



Zoning Bylaw No. 1726, 2018
adopted April 8, 2019

**CONSOLIDATED FOR
CONVENIENCE ONLY
Includes amendments adopted
up to July 25, 2022***

*Please see the Planning Department for the most recent updated mapping.

**Record of Amendments
to
District of Coldstream Zoning Bylaw No. 1726, 2018**

Amendment Bylaw No.	Adoption	Amendment
1748, 2019	Dec. 9, 2019	<ul style="list-style-type: none"> Add section 902.3(e) in the RU-ALR zone to allow two 'Dwelling, Single Unit' on Lot 1, Plan 17218 (10257 Ricardo Road)
1759, 2020	Sept. 28, 2020	<ul style="list-style-type: none"> Replaced Schedules 'A' & 'B'
1766, 2020	Nov. 9, 2020	<ul style="list-style-type: none"> Amend Schedule 'F' Screening and Landscaping. Delete Section 1 (8) and replace with Section 1 (8), (9), (10) & (11).
1765, 2020	Jan. 11, 2021	<ul style="list-style-type: none"> Amend Schedule 'A' - Add Section 816 Residential Single Unit Carriage House Zone (R1c) to allow carriage house on Lot 8, Plan 18809 Except Plan 35365 (7506 Cunliffe Road) Amend Map sheet 13 of Schedule 'B'
1770, 2021	Feb. 1, 2021	<ul style="list-style-type: none"> Amend Schedule 'F' Screening and Landscaping to regulate fence heights within the Kalavista Neighbourhood Amend Schedule 'A' Section 337.3 to amend fence heights on retaining walls.
1754, 2020	March 8, 2021	<ul style="list-style-type: none"> Amend Schedule 'A' – Add new zone 814 Residential Single Lot Single Unit Zone (R1-B); 814 Residential Small Lot Single Unit with Secondary Suite Zone (R1-Bs); 815 Residential Two Unit Small Lot Zone (R2-A) Amend Table of Contents, Index Table & Interpretations Amend Map Sheets 1,2,7 & 8
1779, 2021	July 12, 2021	<ul style="list-style-type: none"> Amend Schedule 'A' Sec. 902.5(5)(a) to change the maximum number of farm workers per farm operation from 40 to 76 on Lot 1, DLs57, 79, 84,86, ODYD, Plan EPP27553
1783, 2021	July 26, 2021	<ul style="list-style-type: none"> Schedule 'B' of Bylaw No. 1726, 2018 is amended by changing the zoning of Lot A, DL 3888, ODYD, Plan 35196 from Residential Single Unit (R1) to Residential Two Unit Zone (R2).
1784, 2021	Aug. 9, 2021	<ul style="list-style-type: none"> Amend Schedule 'A' – Add new zone Section 818 – Residential Single Unit Zone with Secondary Suite (R1s) Amend Schedule 'B' by changing the zoning of Lot 3, Sec. 14, TP9, ODYD, Plan 25953 from Residential Single Unit (R1) to Residential Single unit Zone with a secondary suite (R1s). Update table of contents and subsequent sections accordingly to reflect the addition of Section 818.
1785, 2021	Aug. 23, 2021	<ul style="list-style-type: none"> Amend Schedule 'A' – Add new zone Section 407 – Commercial Comprehensive Development Zone One (CCD1) Amend Schedule 'B' by changing the zoning of Lot 1 Plan EPP108686 from C2 – Highway and Tourist Commercial Zone to CCD1 – Commercial Comprehensive Development Zone One.

Amendment Bylaw No.	Adoption	Amendment
1768, 2021	Sept. 13, 2021	<ul style="list-style-type: none"> • Amend Schedule 'A' – Add new zone Section 817 Small Lot Single Unit Two Zone (R1-D) • Amend Schedule 'B' by changing the zoning of a portion of the NE ¼ Sec 23, TP, ODYD, Except Plans 4485, KAP65639, KAP74564, KAP76946, KAP79526, KAP81777, KAP82761, KAP84273, KAP87075 and EPP50838 from Residential Single Unit Zone (R1) to Residential Small Lot Single Unit Two Zone (R1-D) • Update table of contents and subsequent sections accordingly to reflect the addition of Section 817
1792, 2022	Mar. 14, 2022	<ul style="list-style-type: none"> • Amend Section 803(R2), 813(RE2), 816(R1c), 903(RU-LH), to allow carriage houses and garden suites & off street parking limits
1796, 2022	Feb. 28, 2022	<ul style="list-style-type: none"> • Amend Schedule 'A' – Add new Section 338 – Lighting
1801, 2022	April 25, 2022	<ul style="list-style-type: none"> • Amend Schedule 'B' by changing the zoning of Lot 3 Sec. 30 TwP 6 ODYD Plan KAP33030 from Residential Estate Two Zone (RE2) to Residential Estate One Zone (RE1).
1809, 2022	July 25, 2022	<ul style="list-style-type: none"> • To update definitions and conditions of use for secondary suites currently permitted under the existing residential zones.

**DISTRICT OF COLDSTREAM
BYLAW NO. 1726, 2018**

**A BYLAW TO REGULATE THE USE OF LANDS, BUILDINGS AND STRUCTURES
WITHIN THE DISTRICT OF COLDSTREAM**

WHEREAS the *Local Government Act* provides that local government may adopt a Zoning Bylaw;

AND WHEREAS Council has prepared a new Zoning Bylaw covering all lands within the boundaries of the District of Coldstream;

AND WHEREAS all persons who might be affected by this Bylaw have, before the passage thereof, been afforded an opportunity to be heard on the matters covered therein before the Council in accordance with the provisions of the *Local Government Act*;

NOW THEREFORE the Council of the District of Coldstream ENACTS AS FOLLOWS:

TITLE

- 1 This Bylaw may be cited "DISTRICT OF COLDSTREAM ZONING BYLAW NO. 1726, 2018".

INTERPRETATION

- 2 (1) Unless otherwise provided in this Bylaw, words and phrases used herein have the same meanings as in the *Community Charter*, *Local Government Act* and the *Interpretation Act* as the context and circumstances may require.
- (2) A reference to an Act in this Bylaw refers to a statute of British Columbia, and a reference to any statute, regulation, bylaw or other enactment refers to that enactment as it may be amended or replaced from time to time.
- (3) Words in the singular include the plural, and words in the plural include the singular.
- (4) Headings are for convenience only and must not be construed as defining or limiting the scope or intent of the provisions.

SEVERABILITY

- 3 If any part of this Bylaw is held to be invalid by a court of competent jurisdiction, the invalid part is severed and the remainder of the Bylaw continues to be valid.

SCHEDULES

4 The following schedules are attached to and form part of this Bylaw:

- Schedule 'A' – Scope and Applicability, Interpretation, General Regulations, and Zones
- Schedule 'B' – Official Zoning Maps of the District of Coldstream (map sheets 1 to 23)
- Schedule 'C' – Off-Street Parking and Off-Street Loading
- Schedule 'D' – Campground Regulations
- Schedule 'E' – Signage
- Schedule 'F' – Screening and Landscaping
- Schedule 'G' – Agricultural Setbacks in Rural Zones
- Schedule 'H' – Use and Height Areas for RCD2 Zone
- Schedule 'I' – Agricultural Buffer Design
- Schedule 'J' – Agricultural Buffer Locations in the RCD2 Zone
- Schedule 'K' – Warehouse Use on Lot A, Plan EPP20176

APPLICATION

5 This Bylaw applies to the land within the boundaries of the Corporation of the District of Coldstream and to the uses, buildings, and structures thereon.

REPEAL

6 “District of Coldstream Zoning Bylaw No. 1382, 2002” and amendments thereto are hereby repealed.

READ A FIRST TIME this	11 th	day of	June	2018
RESCINDED FIRST READING this	27 th	day of	August	2018
READ A FIRST TIME as AMENDED this	27 th	day of	August	2018
A PUBLIC HEARING was held on the	17 th	day of	September	2018
and the	7 th	day of	January	2019
READ A SECOND TIME this	28 th	day of	January	2019
RESCINDED SECOND READING this	11 th	day of	February	2019
READ A SECOND TIME as AMENDED this	11 th	day of	February	2019
RESCINDED SECOND READING this	25 th	day of	February	2019
READ A SECOND TIME as AMENDED this	25 th	day of	February	2019
A PUBLIC HEARING was held on the	11 th	day of	March	2019
READ A THIRD TIME as AMENDED this	11 th	day of	March	2019
APPROVAL of the MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE was received this	13 th	day of	March	2019
ADOPTED this	8 th	day of	April	2019

Corporate Officer

Mayor

Attachments: Schedules 'A' to 'K'

September 17, 2018 Public Hearing

Notice of the Public Hearing was posted on the bulletin board at the District of Coldstream Municipal Office from August 31 to September 17, 2018.

Notice of the Public Hearing was published in the August 31, September 7 and September 12, 2018 issues of the Vernon Morning Star and distributed in the District of Coldstream.

September 17, 2018 Public Hearing reconvened January 7, 2019

Notice of the Public Hearing was posted on the bulletin board at the District of Coldstream Municipal Office from December 14, 2018 to January 7, 2019.

Notice of the Public Hearing was published in the December 14, 2018 and January 2, 2019 issues of the Vernon Morning Star and distributed in the District of Coldstream.

March 11, 2019 Public Hearing

Notice of the Public Hearing was posted on the bulletin board at the District of Coldstream Municipal Office from March 5 to March 11, 2019.

Notice of the Public Hearing was published in the March 6, 2019 issue of the Vernon Morning Star and distributed in the District of Coldstream.

Notice of the Public Hearing was published in the March 6 and March 7, 2019 issues of The Daily Courier and distributed in the District of Coldstream.

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Schedule 'A' – Scope and Applicability, Interpretation, General Regulations, Zones



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100 – Scope and Applicability

100 SCOPE AND APPLICABILITY

ZONES

101.1 The area within the boundaries of the Corporation of the District of Coldstream is divided into zones with the following designations and their short-form equivalents:

ZONE DESIGNATIONS	SHORT FORM	
Commercial		
General Commercial	C1	
Highway and Tourist Commercial	C2	
Town Centre Mixed Use Commercial	C3	
Recreation Commercial	C5	
Shopping Centre Commercial	C6	
Resort Commercial	C7	
Commercial Comprehensive Development Zone One	CCD1	<i>Amendment Bylaw No. 1785</i>
Industrial		
Light Industrial	I1	
General Industrial	I2	
Resource Industrial	I5	
Institutional		
Institutional	P1	
Parks and Open Space		
Parks and Open Space	P2	
Residential		
Residential Single Unit	R1	
Residential Medium Density Single Unit	R1-A	
Residential Small Lot Single Unit	R1-B	<i>Amendment Bylaw No. 1754</i>
Residential Small Lot Single Unit with Secondary Suite	R1-Bs	<i>Amendment Bylaw No. 1754</i>
Residential Two Unit	R2	
Residential Two Unit Small Lot	R2-A	<i>Amendment Bylaw No. 1754</i>
Residential Apartment and Multi-Unit	R3	
Residential High Density Multi-Unit	R3-A	
Residential Manufactured Home Subdivision	R4	
Residential Manufactured Home Community	R5	
Residential Recreation	R6	
Residential Bed and Breakfast	RBB	
Residential Comprehensive Development One	RCD1	
Residential Comprehensive Development Two	RCD2	
Residential Estate One	RE1	
Residential Estate Two	RE2	<i>Amendment Bylaw No. 1792</i>
Residential Single-Unit Carriage House	R1c	<i>Amendment Bylaw No. 1792</i>
Residential Small Lot Single Unit Two	R1-D	<i>Amendment Bylaw No.1768</i>
Residential Single Unit with Secondary Suite	R1s	<i>Amendment Bylaw No. 1784</i>

100 – Scope and Applicability

Rural

Rural One	RU1	
Rural Two	RU-ALR	<i>Amendment Bylaw No.1779</i>
Rural Three	RU-LH	<i>Amendment Bylaw No. 1792</i>

Special Use

Assembly and Private Hospital	S1
Recreational Water Use and Moorage	W1

OFFICIAL ZONING MAPS

- 102.1 The area extent of each zone is as shown on Schedule 'B', being the "Official Zoning Maps of the District of Coldstream".
- 102.2 The zone boundaries on the Zoning Map are to be interpreted as follows:
- (a) Where a zone boundary follows a street, lane, railway, pipeline, power line, utility right-of-way, or easement, it follows the centre line, unless otherwise clearly indicated on the Zoning Map;
 - (b) Where a zone boundary is shown as approximately following the District boundary, it follows the District boundary;
 - (c) Where a zone boundary is shown as approximately following the edge, shoreline, or high water mark of a river, lake, or other water body, it follows that line;
 - (d) Where a zone boundary is shown as approximately following a property line, it follows the property line;
 - (e) Where a zone boundary is shown as approximately following a topographic contour line or a top-of-bank line, it follows that line; and
 - (f) Where a zone boundary is shown as being generally parallel to or as an extension of any of the features listed in this section, it shall be so.
- 102.3 (1) When any street or lane is closed or the dedication has been removed in accordance with Section 40 of the Community Charter, the roadway lands have the same zoning as the abutting land. When abutting lands are governed by different zones, the centre of roadway is the zone boundary unless the zone boundary is shown clearly following the edge of the roadway.
- (2) Where a zone boundary does not follow a legally defined line and where the distances are not specifically indicated, the location of the boundary is determined by scaling from the Zoning Maps.

100 – Scope and Applicability

- 102.4 (1) Where a lot is divided into more than one zone, each zoned portion of the lot is considered as a separate lot for the purpose of determining zone provisions.
- (2) For the purpose of determining interior side yard setbacks for each zoned portion of the lot, the zone boundary separating uses on the same legal lot is considered to be the interior side yard line for the abutting uses.

USE INDEX

- 103.1 The uses listed in section 103.3 USE INDEX TABLE are permitted (either as a primary or secondary use) where indicated within the corresponding zone.
- 103.2 Despite section 103.1, the USE INDEX TABLE is provided for information only. Where a discrepancy exists between the uses listed within the USE INDEX TABLE, and the uses listed within the Permitted Uses Table in each zone and any other parts that may be added to include zoning regulations in this Bylaw, the uses listed within the individual zones prevail.

103.3 USE INDEX TABLE

USE	ZONE WHERE USE IS PERMITTED
Accessory Buildings and Structures	C1 C2 C5 C6 C7 I1 I2 I5 P1 P2 R1 R1-A R1-B R1-Bs R1-D R1s R2 R2-A R3 R3-A R4 R5 R6 RBB RCD1 RCD2 RE1 RE2 RU1 RU-ALR RU-LH S1
Accessory Residential Use	C1 C2 C5 C7 I1 I2 I5 P1 R5 RCD2 S1 RU-ALR
Accessory Use	C1 C2 C3 C5 C6 C7 CCD1 I1 I2 I5 P1 R1 R1-A R1-B R1-Bs R1-D R1s R2 R2-A R3 R3-A R4 R5 R6 RBB RCD1 RCD2 RE1 RE2 RU1 RU-ALR RU-LH S1
Agriculture	I1 I2 I5 P1 P2 RCD2 RU1 RU-ALR RU-LH
Agriculture, Intensive	I1 (on land in the ALR) I2 I5 P1 P2 RU-ALR RU1
Agriculture, Restricted	RCD1 RE2
Agri-Tourism	RE2 (on properties with farm assessment) RU1 RU-ALR
Appliance and Small Equipment Repair	I1 I2
Apartment Building	C1
Assembly	C3 CCD1
Automobile Body Shop	I1 I2
Bed and Breakfast	RBB RCD1 RE2 RU1 RU-ALR RU-LH
Boat Launch	W1
Boat Lift	W1
Boating	W1
Campgrounds	C2 RU-LH

100 – Scope and Applicability

USE	ZONE WHERE USE IS PERMITTED
Carriage House	R1c, R2, RE2, RU-LH <i>(Amendment Bylaw No.1792)</i>
Cemetery	P1
Civic Uses	All zones
Commercial Vehicle Sales and Repair	I1 I2
Community Care Facility (major)	S1
Community Care Facility (minor)	R1 R1-A R1-B R1-Bs R1-D R1s R2 R2-A R3 R3-A R4 R5 R6 RBB RCD1 RE1 RE2 RU1 RU-ALR RU-LH S1
Community Pier adjacent to Kalamalka Beach	W1
Community Recreation Service	P1
Concession Stand	P2
Cultural Exhibit	P1
Direct Farm Marketing	RE2 RU-ALR
Dock, private	W1
Dog Kennel	RU-ALR
Dwelling, Apartment	C3 R3 R3-A
Dwelling, Four Unit	R3 R3-A
Dwelling, Multi-Unit	C3 R3 R3-A
Dwelling, Row House	C3 R3 R3-A
Dwelling, Single Unit	P2 R1 R1-A R1-B R1-Bs R1-D R1s R2 R2-A R3 R3-A R6 RBB RCD1 RE1 RE2 RU1 RU-ALR RU-LH
Dwelling, Single Unit with Secondary Suite	R1-Bs R1s R2-A
Dwelling, Three Unit	R3 R3-A
Dwelling, Two Unit	R2 R2-A R3 R3-A RE2 RU-ALR
Educational Facility	C1 C3 C6 CCD1 P1
Entertainment Facility	C1 C3 C6 C7
Farmer's Market	C3
Food Processing	I1 I2
Food Establishment	C1 C2 C3 C5 C6 C7 CCD1 I1 I2
Foreshore Public Access	W1
Garden Suite	R1c, R2, RE2, RU-LH <i>(Amendment Bylaw No.1792)</i>
Gathering for an Event	RU-ALR
General Industrial	I2
Greenhouse, Commercial	C2
Heavy Equipment and Machinery Sales	I2
Home Occupation, Rural	RE2 RU1 RU-ALR RU-LH
Home Occupation, Urban	R1 R1-A R1-B R1-Bs R1-D R1s R2 R2-A R3 R3-A R4 R5 R6 RBB RCD1 RE1
Hospital	P1 S1
Hotel	C1 C2 C6 C7

100 – Scope and Applicability

USE	ZONE WHERE USE IS PERMITTED
Library	P1
Light Industrial	I1 I2
Log Sort Yard	I5
Major Equipment Repair	I1 I2
Manufacturing	I1 I2
Manufacturing, Processing, and Storage of Chemical, Food, Metal, Non-Metallic Mineral, Petroleum and Coal, and Wood Products, Synthetic Fibres; and Machinery and Transportation Equipment	I2
Mobile Manufactured Home	R4 R5 RU-ALR
Modular Manufactured Home	R4 R5 RU-ALR
Motor Vehicle Sales Rental and Repair	I1 I2
Office	C1 C3 C6 CCD1
Off-Street Parking	P2
On-Farm Processing	RE2 RU1 RU-ALR
On-Farm Product Preparation	RE2 RU1 RU-ALR
Open Space	P2
Outdoor Recreation Facility	C5 P2
Parks	P2
Personal Service Establishment	C1 C2 C3 C6 C7 CCD1 I1 I2
Professional Studios	C1 C6
Public Lake Access Routes	W1
Public Park and Playground	R1 R1-A R1-B R1-Bs R1-D R1s R2 R2-A R3-A R4 R5 R6 RBB RCD1 RE1 RE2 RU1 RU-ALR RU-LH
Public Service	All zones
Recreational Use	R5 RCD2
Recreational Water Activities	W1
Recycling Depot	I1 I2
Religious Assembly	C3 P1 RCD2 S1
Rental Cabin	C7
Rest Home and Congregate Care Facility	S1
Retail Sales	C1 C3 C6 CCD1
Retail Sales of; clothing, alcohol, gifts, novelties and sporting goods	C7
Retail Sale of; flowers, garden supplies and groceries	C2
Retail Sale and Service of; automobiles, boats, manufactured homes, motorcycles, , recreation vehicles and trucks	C2
Retail sales (specific products)	I1 I2

100 – Scope and Applicability

USE	ZONE WHERE USE IS PERMITTED
Retail Sales, Rental, Repair, and Servicing of Sporting Goods and Equipment	C5
Seniors Housing, Assisted	RCD2
Seniors Housing, Residential Care	RCD2
Seniors Housing, Supportive	RCD2
Service and Repair Facility for Automobiles and Heavy Equipment	I2
Service and Repair of farm equipment and irrigation equipment	I1 I2
Service Station Use	C1 C2 C3 C6 I1 I2
Shopping Centre	C6
Temporary Farm Worker Housing	RU-ALR
Transportation Facility	C1 C6 I1 I2
Urban Hens	R1 R1-A R1s R2 RE1
Uses permitted by Provincial Crown Lands	W1
Utility Service Building	R5
Veterinary Hospital	RU-ALR
Warehouse	I1 I2 RE2 (specific property)

ZONE REGULATIONS

- 104.1 In each zone, the **Permitted Uses Table** sets out the uses, buildings and structures permitted in that zone referred to in the title of the table. Only the uses, buildings, and structures listed in the zone are permitted in the zone and all other uses are prohibited.
- 104.2 In each zone, the **Development Regulations Table** sets out the development regulations that apply to that zone referred to in the title of the table.
- 104.3 In each zone, the **Subdivision Regulations Table** sets out the subdivision regulations that apply to that zone referred to in the title of the table.
- 104.4 Within the **Development Regulations Table** and the **Subdivision Regulations Table**, Column I sets out the matter to be regulated and Column II set out the regulations.
- 104.5 On a parcel in an area within the zone referred to in the title of the Subdivision Regulations Table and the Development Regulations Table, land must not be subdivided and buildings, structures or uses must not be constructed, located or altered in contravention of the regulations set out in the Subdivision Regulations Table and the Development Regulations Table, respectively.
- 104.6 Site-specific permitted uses are permitted on the legally described land within zones, as of the date of coming into force of this Bylaw and in subsequent amendments adopted to this Bylaw.

100 – Scope and Applicability

MEASUREMENTS

105.1 Metric units are used for all measurements in this Bylaw. Imperial measurements are provided for convenience and do not form part of this Bylaw. Where imperial measurements are provided, they are enclosed in brackets.

105.2 The following abbreviations are used throughout this Bylaw:

Expression	Abbreviation	Expression	Abbreviation	Expression	Abbreviation
hectares	ha	square metres	m ²	inches	in.
kilogram	kg	acres	ac.	square feet	sq. ft.
metres	m	pounds	lbs.	feet	ft.
Kilometers per hour	km/hr	miles per hour	mph		

105.3 Where the calculation of allowable density results in a fraction, the number of dwelling units or floor area permitted is not greater than the whole number calculated.

105.4 The calculation of floor space ratio is rounded to two decimal places.

ILLUSTRATIONS

106.1 Examples and illustrations are for the purposes of clarification and convenience. Where there is a direct conflict between an illustration and the text of this Bylaw, the text shall prevail.

ENFORCEMENT

107.1 Any employee of the District appointed by Council to administer or enforce this Bylaw is hereby authorized to enter at all reasonable times upon any property to ascertain whether the regulations and provisions of this Bylaw are being or have been complied with.

107.2 A person who violates any provision of this Bylaw, permits any act or thing to be done in contravention of this Bylaw, or neglects to do or refrains from doing anything required to be done by any provision of this Bylaw, commits an offence against this Bylaw and

- (a) is liable to a penalty as set out in the *District's* current Bylaw Notice Enforcement Bylaw,
- (b) is liable to a fine as set out in the *District's* current Municipal Ticket Information Utilization Bylaw, and

100 – Scope and Applicability

(c) is liable upon summary conviction, to the maximum fines plus costs under the *Offence Act*, and the *Community Charter*.

107.3 Each day that a violation continues to occur is deemed to be a separate offence against this Bylaw.

107.4 Any penalty imposed pursuant to this Bylaw shall be in addition to, and not in substitution for, any other penalty or remedy imposed by this Bylaw or any other applicable statute, law or legislation.

200 – Interpretation

200 INTERPRETATION

201.1 In this Bylaw,

ACCESSORY BUILDING OR STRUCTURE means a building or structure, the use or intended use of which is ancillary to or customarily associated with that of a principal building situated on the same lot.

ACCESSORY RESIDENTIAL BUILDING means a building containing an accessory residential use. This can be a separate building or within a building accommodating a principal use.

ACCESSORY RESIDENTIAL USE means the residential use of one dwelling unit that is accessory to a principal use, exclusively for the accommodation of the household of an owner, operator, manager, employee, or caretaker of the principal use.

ACCESSORY USE means a use customarily associated with or incidental to a principal use on a property.

ADDITIONAL FARM RESIDENCE means a building on a farm that is used as a home or residence by:

- (a) a full-time employee of the farm and his/her spouse and children; or
- (b) a member of the land owner's immediate family; or
- (c) temporary farm worker(s).

ADVERTISING USE means a use of land, of a building exterior, or of a structure or thing located other than within a building, providing for the advertising, advancing, or promoting by visible or other means, of a product, service, place, or event.

AGRICULTURE means the use of land, buildings and structures for any of the following:

- (a) growing, producing, raising or keeping animals and plants, including agriculture, poultry and the growing of mushrooms and the primary products of those plants or animals, but does not include the breeding of pets or operating a kennel;
- (b) cultivation in plantations of any specialty wood crops or specialty fibre crops prescribed by the Minister of Agriculture;
- (c) turf production with approval under the ALCA, if required;
- (d) raising or keeping of farmed game by a person licensed to do so under the Game Farm Act;

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- (e) raising or keeping of furbearing animals by a person licensed to do so under the Fur Farm Act;
- (f) raising or keeping of exotic animals prescribed by the Minister responsible for Agriculture;
- (g) British Columbia licensed winery or cidery, provided that the use is in accordance with all conditions in the Agricultural Land Commission Act and regulations or orders pursuant thereto; and
- (h) the following farm activities to enable uses in paragraphs (a) to (g) of the farm on that lot:
 - (i) clearing, draining, irrigating, or cultivating land;
 - (ii) using farm machinery, equipment, devices, materials, and structures;
 - (iii) applying fertilizers, manure, pesticides, biological control agents, including ground and aerial spraying; and
 - (iv) storage of agricultural products and the products of on-farm processing and on-farm product preparation.

AGRICULTURE, INTENSIVE means the use of land, buildings and other structures by a commercial enterprise or an institution for:

- (a) The confinement of poultry, livestock or fur bearing animals; or
- (b) The growing of mushrooms.

AGRICULTURE, RESTRICTED means agriculture in concentrations of three (3) animal units or less per ha.

AGRI-TOURISM means travel that combines agricultural or rural settings with products of agricultural operations – all within a tourism experience that is paid for by visitors. It is a tourist activity, service or facility which is accessory to a farm operation, as defined in the Farm Practices Protection (Right to Farm) Act, where the land is classified as a farm under the Assessment Act; and where the farm is in active operation each year. Without limiting the extent of allowed activities the following are examples of agri-tourism:

- (a) an agricultural heritage exhibit displayed on the farm;

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- (b) a tour of the farm, an educational activity or demonstration in respect of all or part of the farming operations that take place on the farm, and activities ancillary to any of these;
- (c) cart, sleigh and tractor rides on the land comprising the farm;
- (d) subject to section 2(2)(h) of the Agricultural Land Reserve Use, Subdivision and Procedure Regulation, activities that promote or market livestock from the farm, whether or not the activity also involves livestock from other farms, including shows, cattle driving and petting zoos;
- (e) dog trials held at the farm;
- (f) harvest festivals and other seasonal events held at the farm for the purpose of promoting or marketing farm products produced on the farm; and
- (g) corn mazes prepared using corn planted on the farm.

ANIMAL UNIT means the total number of animals making up one (1) animal unit as listed below:

4	swine (plus weaner pigs), or
1	dairy cow (plus calf), or
1	beef cow (plus calf), or
1	bull, or
2.5	beef feeders to be fed to a maximum weight of 340 kg, (750 lbs.) or
1.67	beef feeders to be fed to a maximum weight of 500 kg, (1100 lbs.) or
10	veal calves to be fed to a maximum weight of 140 kg (300 lbs.), or
1	horse, (mare and foal, or stallion or gelding or donkey or mule or hinny), or
4	sheep (plus lambs) or goats (plus kids), or
12	feeder lambs, or
250	laying chicken hens, or
500	broiler chickens, roasters, or pullets, or
100	turkeys to be fed to a weight exceeding 5 kg (11 lbs.), or
200	turkeys to be fed to a weight of 5 kg (11 lbs.) or less, or
125	geese or ducks, or
40	rabbits (bucks, or does plus progeny to weaning, or growers), or
80	mink (males, or females plus progeny to weaning, or growers), or
250,000	bees.

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

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APPLIANCE AND SMALL EQUIPMENT REPAIR means the use of buildings, structures, or land for servicing or repairing household appliances (e.g. stoves) and small equipment (e.g. lawnmowers).

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

ARIZONA ROOM means a covered patio or covered porch attached to a recreational vehicle or park model trailer consisting of a single room enclosed with insect screening or a combination of insect screening and a partial wall. An Arizona room must be used only for recreational, outdoor living purposes and not as storage or a habitable room. An Arizona room must not be enclosed with windows or a combination of walls and windows. All openings between the recreational vehicle or park model trailer and the Arizona Room must remain closable as if opening onto an open patio. Emergency egress cannot open into an Arizona Room.

ASSEMBLY USE means a use providing for the assembly of persons for religious, charitable, philanthropic, cultural, or private educational purposes; includes churches including manse, auditoriums, youth centres, social halls, private schools, kindergartens, play schools, day nurseries, day care schools, and specifically excludes residential use.

AUTOMOBILE BODY SHOP means use of a building or structure for the purpose of structural or cosmetic repair of automobiles, including painting and metal plating.

AVERAGE NATURAL SLOPE (ANS) means the average natural longitudinal slope of an existing lot. The average natural slope of an existing lot is calculated using the average elevation of the natural ground surface along the front lot line and the average elevation of the natural ground surface along the rear lot line as the reference points. The elevation difference between the reference points is then used to calculate the average natural slope over the horizontal distance between said points. The elevations and slope calculation must be determined by a BC Land Surveyor if required by the District.

Extreme slope conditions located on the lot that do not affect the building envelope of the lot, as determined by the District, are not included in the calculation of the average natural slope. In this event the reference points used to calculate the average elevation of the natural ground surface and the average natural slope itself may not necessarily coincide with the front and rear lot lines.

BASEMENT means a space 2.2 m (7 ft.-3 in.) or more in height between two floors, the lower floor of which is buried between 0.3 m (1 ft.) and 1.5 m (4 ft.-11 in.) below the average finished grade at the perimeter of the building.

200 – Interpretation

BED AND BREAKFAST SIGN means a sign that advertises a bed and breakfast business operating on the property on which the sign is located.

BED AND BREAKFAST means a business operation carried out by the registered owner of the lot, to provide temporary accommodations, where the maximum length of occupancy does not exceed 30 consecutive days within a 12-month period. The use is not permitted to operate on a lot with a carriage house, garden suite, or secondary suite. *(Amendment Bylaw No.1809)*

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

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

BOAT LAUNCH means a ramp that extends from an upland property or right-of-way across the foreshore and into the lake, the purpose of which is to facilitate placement and removal of boats and other water vessels.

BOAT LIFT means an uncovered structure, ancillary to and attached to a dock, which facilitates the removal of boats from the water, and which can allow for a boat to be stored above the high water level of the lake.

BOATING means the use of boats and other water vessels for recreational and transportation purposes.

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

BUILDING means any structure, wholly or partially enclosed by a roof or roofs supported by walls, columns or posts.

BUILDING AREA means the area of the building contained within the exterior walls of such building where the walls intersect the ground when viewed in plan.

BUSINESS SIGN means a sign for the purpose of advertising services or products available at the property on which the sign is located.

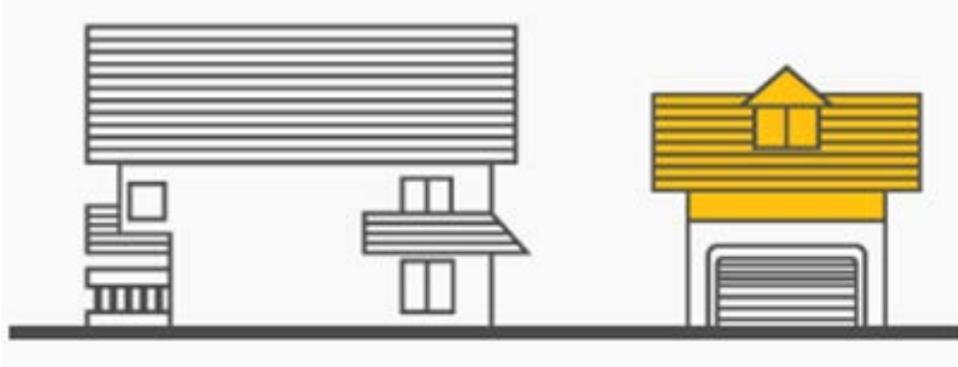
CAMPSITE means an area in a campground used or intended to be used, leased or rented for seasonal occupancy of tents, recreational vehicles, or park model trailers.

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CAMPGROUND means designated sites for the accommodation of the travelling public in tents, trailers, recreational vehicles and may include accessory personal service facilities to accommodate the needs of the campers but excludes the retail sale of recreational vehicles, tents and trailers.

CARRIAGE HOUSE means a non strata-titled accessory dwelling unit that is ancillary or incidental to the single-detached dwelling located on the same lot, and located above the second storey of an accessory building. The use excludes a Bed and Breakfast.

(Amendment Bylaw No.1792)



CELLAR means a space between two floors, the lower floor of which is 1.5 m (4 ft.-11 in.) or more below the average finished ground level at the perimeter of the building; or a space between two floors less than 2.2 m (7 ft.-3 in.) high, the lower floor of which is below the average finished ground level at the perimeter of the building.

CEMETERY means land, buildings and or structures used as a place for interment for human remains or to memorialize the deceased.

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

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

COMMERCIAL VEHICLE SALES means the retail sale of any motor vehicle that is defined as such in the Commercial Transport Act.

COMMERCIAL ZONE means the following zones that contain commercial uses: C1, C2, C3, C5, C6, and C7, and including all zones listed as Commercial in section 101.1 Zone Designations table.

200 – Interpretation

COMMUNITY CARE FACILITY (major) means a premises or part of a premises licenced by the province that is being used to provide care in the meaning prescribed by the province in the Community Care and Assisted Living Act as:

- (a) a day care for more than 8 persons in care, or
- (b) a residence for more than 10 persons.

COMMUNITY CARE FACILITY (minor) means a premises or part of a premises licenced by the province that is being used to provide care in the meaning prescribed by the province in the Community Care and Assisted Living Act, as:

- (a) a day care for no more than 8 persons in care, or
- (b) a residence for no more than 10 persons, not more than 6 of whom are persons in care.

COMMUNITY RECREATION ORGANIZATIONS means not-for-profit societies having a focus on sports, sustainability, environment, social and health promotion.

COMMUNITY RECREATION SERVICE means a recreation, social or multi-purpose use that is primarily intended for local community purposes. Uses include but are not limited to community halls, non-profit social clubs, and community centres.

COMMUNITY SEWER SYSTEM means a system of sewage disposal which serves two or more lots and which is owned, operated and maintained by the District.

COMMUNITY WATER SYSTEM means a system of waterworks which serves five or more lots and which is owned, operated and maintained by the District or the Regional District of the North Okanagan.

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.

CONGREGATE HOUSING means housing in the form of multiple sleeping units where residents are provided with common living facilities, meal preparation, laundry services and room cleaning. Congregate housing may also include other services such as transportation for routine medical appointments and counselling.

CONSTRUCTION SIGN means a temporary sign erected for the duration of construction by the contractor listing the project name and firms involved in the construction. It may be free-standing or a fascia sign.

200 – Interpretation

CONTROLLED ACCESS HIGHWAY means a highway designated as a controlled access highway, under the provincial Highway Act.

COPY means the wording on a sign surface.

COPY AREA means the area(s) of the smallest geometric figure(s) which would enclose the copy of a sign.

COUNCIL means the Municipal Council of the Corporation of the District of Coldstream.

CULTURAL EXHIBIT means the collection, preservation and public exhibition of works or objects of historical, scientific, or artistic value. Uses include but are not limited to museums and art galleries.

DAIRY ANIMAL means an animal kept for the production of milk or farm separated cream or any milk product, and includes cows, goats and sheep.

DIRECT FARM MARKETING means the selling or distribution of farm products directly to consumers from a farm unit.

DIRECT FARM MARKETING AREA means the indoor or outdoor area used to display farm products or other products for sale, including space for circulation, counter space for the purchase of goods, and space for the service and consumption of food items, but excluding office space, wholesale storage space, processing facilities, and public washrooms.

DIRECTIONAL SIGN means a sign intended solely to give direction to an Entrance, Exit, Handicapped Access, etc., that is located on the same lot as the sign.

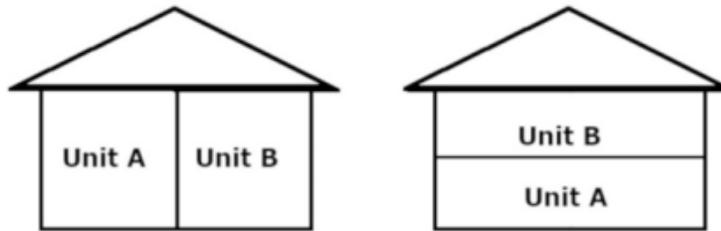
DISTRICT means the Corporation of the District of Coldstream.

DOCKS, PRIVATE means a structure, used for personal or private purposes, permanently affixed to aquatic land and used on a year-round basis.

DUPLEX means a principal building, fee simple or strata, that is divided horizontally or vertically into two (2) separate dwelling units on the same lot, with:

- a. 50% of the common wall or floor/ceiling system affixed or attached;
- b. a separate and independent entrance for each dwelling unit;
- c. the net floor area of a dwelling unit shall be greater than 90 m² (968.7 ft²);
- d. designed and constructed simultaneously, utilizing a Party Wall Agreement or as common property (common wall/floor/ceiling system); and
- e. excludes units affixed or attached by a carport, breezeway, and the like.

200 – Interpretation



Typical building forms include side-by-side or above-and-below, as shown.

(Amendment Bylaw No.1809)

DWELLING, APARTMENT means any building divided into not less than three dwelling units each of which is occupied, or intended to be occupied as a permanent home or residence of one household as distinct from a hotel or motel.

DWELLING, FOUR UNIT means any building divided into four dwelling units, by common walls or a common floor/ceiling systems, each of which is occupied or intended to be occupied as a permanent home or residence of one household. Four household dwellings are permitted to be attached by completely enclosed garages. The degree of attachment of the dwelling units must not be less than fifty percent (50%) of the length or width of the common wall or common floor/ceiling system that is proposed to attach the dwelling. Carports and breezeways must not attach the dwelling units.

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

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

DWELLING, SECONDARY SUITE see "SECONDARY SUITE".

(Amendment Bylaw No.1809)

DWELLING, SINGLE UNIT see "SINGLE DETACHED DWELLING".

(Amendment Bylaw No.1809)

DWELLING, SINGLE UNIT WITH A SECONDARY SUITE see "SECONDARY SUITE" and "SINGLE DETACHED DWELLING".

(Amendment Bylaw No.1809)

DWELLING, STUDIO UNIT means a dwelling unit within a building where the dwelling unit has one habitable room in addition to kitchen facilities and a bathroom.

DWELLING, TWO UNIT see "DUPLEX", except for lands located within the Provincial Agricultural Land Reserve (ALR), see "SINGLE DETACHED DWELLING" and "SECONDARY SUITE".

(Amendment Bylaw No.1809)

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DWELLING, THREE UNIT means any building divided into three dwelling units, by common walls or a common floor/ceiling systems, each of which is occupied or intended to be occupied as a permanent home or residence of one household. Three household dwellings are permitted to be attached by completely enclosed garages. The degree of attachment of the dwelling units must not be less than fifty percent (50%) of the length or width of the common wall or common floor/ceiling system that is proposed to attach the dwelling units. Carports and breezeways must not attach the dwelling units.

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 sleeping facilities, sanitary facilities, and only one kitchen, and specifically excludes a mobile or modular manufactured home.

Dwelling Types

Apartment



A residential building with 3 or more dwelling units, with shared entrance(s) at ground level.

Rowhouse and attached units



3 or more attached units with separate entrances. May be side-by-side or stacked units

Two unit dwelling (duplex)



2 attached units with separate entrances. May be side-by-side or stacked units.

Single unit dwelling



One principal dwelling unit in a detached building.

EDUCATIONAL FACILITY means assembly for education, training or instruction purposes, and includes the administration offices and maintenance/storage facilities required for the daily operation of the facility on the same site or within the same school district. Uses may include but are not limited to schools, colleges, universities, and technical and vocational schools and their administrative offices. This use does not include facilities other than what is required for the operation of the educational facility on the same site.

ENTERTAINMENT FACILITY means a building, structure or lot to be used for self- or group-enjoyment purposes. Uses may include but are not limited to arcades, billiard halls, bowling alleys, night clubs, social clubs, sports clubs, sports facilities, and theatres.

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

200 – Interpretation

FARM BUSINESS means a business in which one or more farm operations are conducted, and includes a farm education or farm research institution to the extent that the institution conducts one or more farm operations.

FARM BUSINESS IDENTIFICATION SIGN means a sign that is intended to advertise an agricultural use or uses of the land upon which the sign is located. Farm business identification signs may contain the "Buy BC" logo prepared by the Ministry of Agriculture, may contain the farm's and/or farmer's name, and may contain text similar to "Proud Producers of (the agricultural product(s) grown or raised on the subject property)".

FARM OPERATION means any of the following activities involved in carrying on a farm business:

- (a) growing, producing, raising or keeping animals or plants, including mushrooms, or the primary products of those plants or animals;
- (b) clearing, draining, irrigating or cultivating land;
- (c) using farm machinery, equipment, devices, materials, and structures;
- (d) applying fertilizers, manure, pesticides and biological control agents, including by either ground or aerial spraying;
- (e) conducting any other agricultural activity on, in, or over agricultural land, and includes:
 - (i) intensively cultivating in plantations, any
 - (A) specialty wood crops, or
 - (B) specialty fibre crops prescribed by the minister;
 - (ii) conducting turf production in an agricultural land reserve with the approval under the Agricultural Land Commission Act of the Provincial Agricultural Land Commission;
 - (iii) aquaculture as defined in the Fisheries Act when carried on by a person licensed under that Act to carry on the business of aquaculture;
 - (iv) raising or keeping game, within the meaning of the Game Farm Act, by a person licensed to do so under that Act;
 - (v) raising or keeping furbearing animals, within the meaning of the Fur Farm Act, by a person licensed to do so under that Act;

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- (vi) processing or direct marketing by a farmer of one or both of
 - (A) the products of a farm owned or operated by the farmer, and
 - (B) within limits prescribed by the minister, of products not of that farm, to the extent that the processing or marketing of those products is conducted on the farmer's farm;
- (f) but does not include:
 - (i) an activity, other than grazing or hay cutting, if the activity constitutes a forest practice as defined in the Forest Practices Code of British Columbia Act;
 - (ii) breeding pets or operating a kennel;
 - (iii) growing, producing, raising or keeping exotic animals, except types of exotic animals prescribed by the Minister.

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

FARM UNIT means an area of land used for a farm operation consisting of one or more contiguous or non-contiguous lots, that may be owned, rented or leased, which form and are managed as a single farm.

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

FARMERS MARKET means a facility providing for the retail sale of locally produced agricultural and craft products. The facility may be operated within a building or outdoors, and on a temporary or permanent basis. Non-local products may be sold at a farmers market but the predominant feature of the market should be a selection of locally produced goods. A farmers market may be governed by separate local, provincial or national bodies that have restrictions greater than those outlined in this Bylaw.

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

FINISHED GRADE means the finished elevation of the ground surface of land following construction or land altering activities.

FISH means shellfish, crustaceans, and marine animals and the eggs, spawn, spat, and juvenile stages of fish, shellfish, crustaceans, and marine animals.

200 – Interpretation

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

FLOOR AREA RATIO (FAR) means the numerical value of the net floor area on all levels of all buildings and structures on a lot, divided by the area of the lot.

FOOD ESTABLISHMENT means development where prepared food and beverages are offered for sale to the public. Typical uses include but are not limited to licensed restaurants, banquet facilities, cafes, delicatessens, coffee shops, refreshment stands and take-out restaurants.

FOOD PROCESSING means the preparing of foods for consumption by means such as mincing and macerating, liquefaction, emulsification, and cooking (such as baking, boiling, broiling, frying, or grilling); pickling, pasteurization, and many other kinds of preservation; and canning or other packaging. Typical examples are: bakeries, butchers, and canneries, but does not include facilities such as restaurants.

FORESHORE means the Crown land between the natural boundary of the upland parcel and low water level of a lake.

FORESHORE PUBLIC ACCESS means unimpeded access for pedestrians through the foreshore as defined by Provincial regulations.

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

GARDEN SUITE means a non strata-titled accessory dwelling unit that is ancillary or incidental to a single-detached dwelling located on the same lot, and located within the rear yard. The use excludes a Bed and Breakfast.

(Amendment Bylaw No. 1792)



200 – Interpretation

GATHERING FOR AN EVENT means:

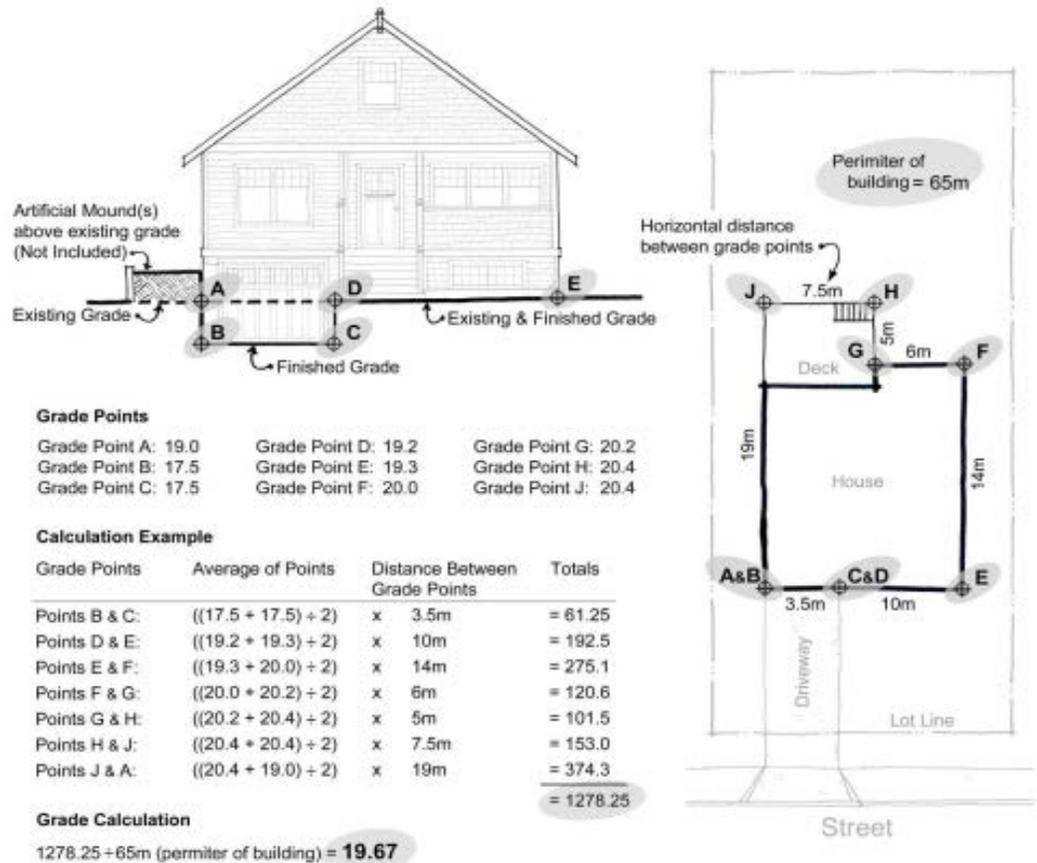
- (a) a gathering of people on a farm for the purposes of attending the following activities:
 - (i) a wedding, unless clause (iii) (B) applies;
 - (ii) a music festival, or
 - (iii) an event, other than
 - (A) an event held for the purpose of agritourism, or
 - (B) the celebration, by residents of the farm and those persons whom they invite, of a family event for which no fee or other charge is payable in connection with the event by invitees.
- (b) The activities identified in paragraph (a):
 - (i) must be carried out on land that is classified as a farm under the Assessment Act;
 - (ii) must be to which members of the public are ordinarily invited, with or without a fee;
 - (iii) must not use, construct, or erect any permanent facilities. No existing permanent facilities may be used, or converted for use, without an approved non-farm use application and a valid building permit for assembly use;
 - (iv) must be accessory to and related to the principal use of the property, which is farming; and
 - (v) must be in compliance with the Agricultural Land Commission Act, and the Agricultural Land Reserve Use, Subdivision, and Procedure Regulation.
- (c) No more than 10 gatherings for an event of any type, or such other number as may be allowed by the Agricultural Land Commission Act and Regulation, may occur on the farm within a single calendar year and no more than 150 people, excluding residents and employees of the farm, may be gathered on the farm at one time for the purpose of attending the event.
- (d) No single event can be more than 24 hours in duration.

GENERAL INDUSTRIAL USE means a use providing for the processing, fabricating, assembling, storing, transporting, distributing, wholesaling, testing, servicing, repairing, wrecking, or

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salvaging of goods, materials, or things, and the selling of heavy industrial equipment, and farm machinery; includes accessory office and retail facilities.

GRADE means the elevation calculated by averaging the elevation of natural grade or finished grade, whichever is lower at any points at which any part of a building comes into contact with the surface of a lot, excluding any artificial mounds of earth or rocks placed at or near the wall of a building, and excluding the minimum window well width and depth required by the British Columbia Building Code.



GREENHOUSE, COMMERCIAL (including nursery) means a building and/or land for the growing of flowers, fruits, vegetables, plants, shrubs, trees and/or similar vegetation which is sold directly from such building or lot at retail.

GREENHOUSE, DOMESTIC means an accessory building for the growing of flowers, fruits, vegetables, plants, shrubs, trees and/or similar vegetation for personal use.

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

200 – Interpretation

HARD SURFACES means any material harder than the natural ground such as concrete, asphalt, brick, concrete blocks, patio stones, paving stones, or metal, and permanent swimming pools constructed or erected on the ground as part of the landscape, but excludes designed permeable materials such as “pervious concrete” and “porous asphalt”.

HEIGHT OF BUILDINGS AND STRUCTURES means the vertical distance measured from the finished grade to the highest point of a building or structure as set out in section 326.1, excluding those fixtures outlined in section 310.1.

HIGHWAY includes a street, road, lane, bridge, viaduct and any other way open to public use, other than a private right of way on private property.

HOME OCCUPATION (rural or urban) means an occupation which is undertaken inside a residential building or accessory residential building or is accessory to an agricultural use. The use of which does not alter the residential character of the premises and the character of the residential or rural district where the premises are situated. The short term rental of a residential dwelling unit is excluded as a Home Occupation.

HOME OCCUPATION SIGN means a sign that advertises a home occupation.

HOSPITAL means an institution providing health services for both in-patients and out-patients including room, board, emergency care, and the prevention and treatment of illness, disease, or injury. This use is intended to include standard administrative and operational support functions and small offices for health-related charities and research advocacy organizations. The secondary operation of private medical practices which accommodate patients for specialized procedures or services are permitted only if it is necessary for that procedure or service to be delivered in a hospital setting.

HOUSEHOLD means the persons sharing a single dwelling unit consisting of

- (a) two or more persons related by blood, marriage, adoption or foster parenthood,
- (b) four or fewer unrelated persons living together excluding persons in foster care, or
- (c) any combination of the above.

For the purpose of this definition, two people living together in a common-law relationship shall be deemed to be in a marriage relationship, and each of the blood relatives of the parties to a common-law relationship shall be considered to be related to the partners and to the other blood relatives thereof.

200 – Interpretation

HOTEL means a building (including a motel) which contains sleeping units used or intended to be used for the temporary accommodation of transient lodgers. It may include ancillary facilities such as a restaurant, meeting rooms, convention facilities, gift shop, recreational facilities and/or pub.

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

IMMEDIATE FAMILY means with respect to an owner, the owner's

- (a) parents, grandparents and great grandparents,
- (b) spouse, parents of spouse and stepparents of spouse,
- (c) brothers and sisters, and
- (d) children or stepchildren, grandchildren and great grandchildren.

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

INDUSTRIAL ZONE means the following zones that contain industrial uses: I1, I2 and I5, and including all zones listed as Industrial in section 101.1 Zone Designations table.

INSTITUTIONAL ZONE means the following zones that contain institutional uses: P1, and including all zones listed as Institutional in section 101.1 Zone Designations table.

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

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

LANDSCAPE SCREEN means a hedge of compact plant material, fence, or wall, when such hedge, fence, or wall is continuous except for access driveways and walkways. Codling moth host trees including apple and crabapple trees (*Malus* spp.), pear trees (*Pyrus* spp.), quince trees (*Cydonia oblonga*) and flowering quince or japonica trees (*Chaenomeles japonica*) must not be used for landscape screening purposes.

200 – Interpretation

LANDSCAPING means the planting of lawns, shrubs and trees, and the addition of fencing, walks, drives, or other structures and materials as used in landscape architecture. Codling moth host trees including apple and crabapple trees (*Malus* spp.), pear trees (*Pyrus* spp.), quince trees (*Cydonia oblonga*) and flowering quince or japonica trees (*Chaenomeles japonica*) must not be used for landscaping purposes.

LANE means a road allowance more than 3.0 m (10 ft.) but less than 10.0 m (33 ft.) in width.

LIBRARY means the collection of literary, artistic, musical and similar reference materials in the form of books, manuscripts, recordings and films for public use.

LIGHT INDUSTRIAL means providing for the manufacturing, processing, fabricating, assembling, storing, transporting, distributing, wholesaling, testing, servicing, repairing; of goods material or things; includes accessory office and retail facilities of products manufactured or produced on the site, and that operates in such a manner that no nuisance factor is created or apparent outside an enclosed building. Limited outdoor activities (loading, service, storage, etc.) that are accessory to a principal use may occur providing the scale of such activities does not unduly conflict with the primary purpose of this Zone or dominate the Use of the site.

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

LOG SORT YARD means a parcel of land used for the grading, sorting, management and storage of logs for sale and shipment. A log sort use excludes all manufacturing of products and any processing not mentioned above.

LOT means a parcel of land legally described on the records of the Land Title Office and includes Land Act surveys.

LOT AREA means the area of a lot taken in a horizontal plane; excluding land covered by a natural body of water. In the calculation of a minimum lot area, that portion of a lot that comprises a panhandle must not be included in the minimum area determination.

LOT COVERAGE means the area of a lot covered by buildings, structures, hard surfaces and certain areas of land used for agricultural purposes as described elsewhere in this Bylaw.

LOT FRONTAGE means that length of a parcel boundary which immediately adjoins a highway other than a lane or walkway.

LOT LINE means the legally defined boundaries of any lot.

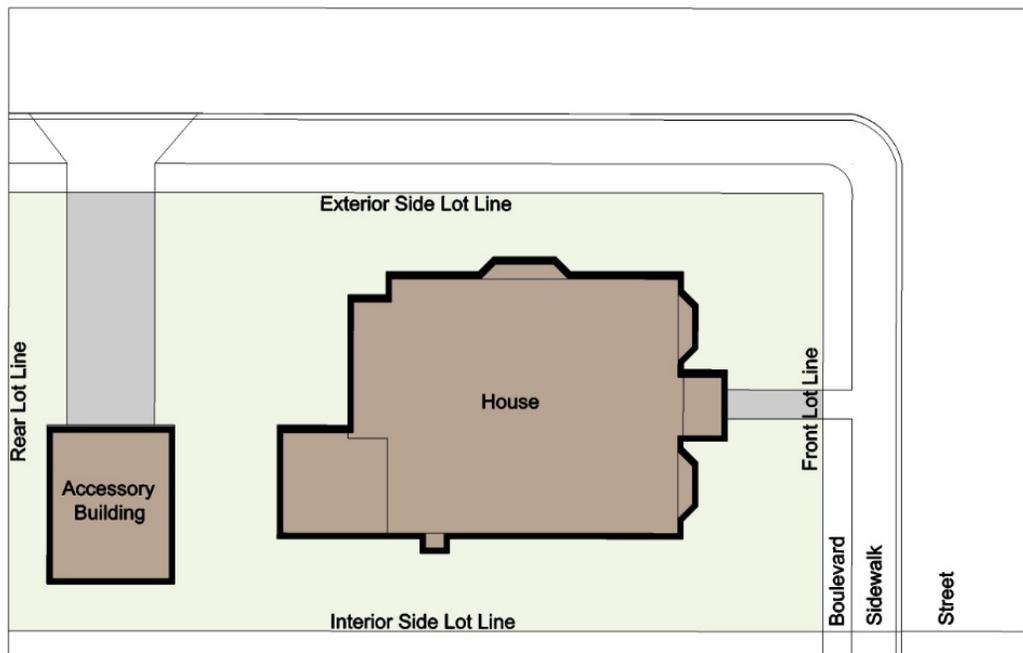
200 – Interpretation

LOT LINE, EXTERIOR means a lot line common to a lot and a street.

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

LOT LINE, INTERIOR means a lot line common to another lot or walkway separating two lots.

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



MAJOR EQUIPMENT REPAIR means the use of buildings, structures, or land for the purpose of repairing farm equipment, construction equipment, industrial equipment, commercial vehicles, and the like.

MANUFACTURED HOME, MOBILE means a manufactured home built to the CAN/CSA Z240 MH standard whether ordinarily equipped with wheels or not that is designed, constructed or manufactured to be moved from one place to another by being towed or carried.

200 – Interpretation

MANUFACTURED HOME, MODULAR means a manufactured home constructed to the CAN/CSA A277 Modular Home standard, built in two or more sections to be assembled on a permanent foundation.

MANUFACTURED HOME COMMUNITY means any lot on which are located two or more manufactured homes excluding those parcels where manufactured homes are used exclusively for providing housing for temporary farm workers.

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

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.

MARINE FUEL FACILITIES means a fueling station containing pump facilities. Any portion of the premises must not be used for the sale of any product other than fuel and motor products required for the operation of marine equipment or convenience retail products for the boating public. Gas sales must not include services related to repairs, oil changes, or greasing.

MOTOR VEHICLE means a vehicle, not run on rails, that is designed to be self-propelled or propelled by electric power obtained from overhead trolley wires, but does not include mobile equipment or a motor assisted cycle.

NATURAL GRADE means the elevation of the ground surface of land prior to any land alteration, including, but not limited to, disturbance, excavation, filling, or construction. Where land alteration has occurred, the natural grade is determined by historical records or interpolation based on surrounding natural grades.

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

NET FLOOR AREA means the sum of the horizontal areas of each storey of the building measured from the exterior faces of the exterior walls providing that in the case of a wall containing windows, the glazing line of the windows may be used. The net floor area measurement is exclusive of basement areas, attics, attached garages, carports, breezeways, porches, balconies, exit stairways, corridors, and terraces. In the case of multiple dwelling housing, public corridors, common amenity spaces, and building mechanical systems are also excluded. In the case of congregate housing, communal dining and kitchen facilities are excluded.

200 – Interpretation

OFF-FARM PRODUCTS means farm products that are grown, reared, raised or produced on a farm unit that is not owned by the owner of the land on which the direct farm marketing use is located.

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

OFFICE means the provision of professional, management, administrative, consulting, or financial services in an office setting. Uses include but are not limited to the offices of lawyers, accountants, travel agents, real estate and insurance firms, engineers, clerical and secretarial agencies, funeral homes, management companies; medical offices, labs, clinics, and mortuaries. This includes construction and development industry offices but excludes the servicing and repair of goods, the sale of goods to the customer on the site, and the manufacture or handling of a product.

OFF-STREET PARKING means a use providing for parking spaces for the temporary storage of vehicles.

ON-FARM PROCESSING means the undertaking of processes, including mixing, drying, canning, size reduction, fermentation, heat treatments, cold treatments, chemical treatments and biological treatments, on a farm unit to

- (a) prepare farm products or value-added products to sell, or
- (b) prepare feed for livestock, poultry, farmed game or fur bearing animals located on the farm, but excludes on-farm composting, on-farm product preparation and on-farm soilless medium production.

ON-FARM PRODUCT PREPARATION means cleaning, sorting, separating, grading or packing farm products on a farm unit.

OPEN SPACE means sites that serve visual, environmental and passive recreational opportunities and includes natural areas, trails, and waterfront access points.

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

PARK MODEL TRAILER means either a recreational unit designed to meet CSA Z-240 RV standards and which is not connected to wheels that can be used for conveyance on or off the highway, or a recreational unit designed to meet CSA Z- 241 standards. Park model trailers are used for temporary or seasonal occupancy in a campground.

200 – Interpretation

PARKS means sites meeting active and passive recreational needs and they include: regional, community, and neighbourhood parks and tot lots.

PARKS AND OPEN SPACE ZONE means the following zone that contains park and open space uses: P2 and including all zones listed as Parks and Open Space in section 101.1 Zone Designations table.

PARTY WALL means a wall jointly owned and jointly used by two parties under easement agreement or by right in law, and erected at or upon a line separating two parcels of land, each of which is, or is capable of being, a separate real estate entity. *(Amendment Bylaw No. 1754)*

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

PERSONAL SERVICE ESTABLISHMENT means the administration of personal needs to individuals. Uses may include but are not limited to appliance repair, automobile rental, beauty parlours, barber shops, day care and day nurseries, dry cleaners, hairdressers, interior decorators, kindergartens, laundromats, locksmith shops, optical shops, pet groomers and shoe repair shops.

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

PIER, COMMUNITY means a publicly accessible platform, supported by piles or pillars, which extends from shore over water.

POLITICAL SIGN means a sign promoting a political candidate, party, or issue.

PORTABLE/TEMPORARY SIGN means a sign not permanently attached to the ground, building, or structure and includes banners, pennants, flags, vehicles, search lights, balloons, and other similar devices.

POTABLE WATER SUPPLY means water which is approved for drinking purposes by the Medical Health Officer in accordance with the Health Act.

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

PRIVATE HOSPITAL USE means a use providing for the care of a sick, injured, or aged person or persons other than in a public hospital and includes, convalescent homes, nursing homes and personal care homes.

200 – Interpretation

PROFESSIONAL STUDIO means a facility that encourages creative endeavours, including art studios, dance studios, music studios, photography studios, radio studios, and television studios.

PROJECTING SIGN means a sign attached to the wall of any building or to any ground or roof structure and projecting therefrom with a sign face or faces forming an angle greater than thirty (30) degrees with the plane of the wall or structure.

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

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

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

RECREATIONAL VEHICLE means a vehicle which is or was originally designed to travel or to be transported on a highway and constructed or equipped to be used as temporary living or sleeping quarters for seasonal occupancy, or a vehicle which is designed as a recreational conveyance on or off the highway and, without limiting the generality of the foregoing, includes a trailer, travel trailer, tent trailer, coach, camper, motor home, but not a manufactured home or park model trailer. Recreational vehicles must be connected to wheels that can be used for conveyance on or off the highway.

RECREATIONAL WATER ACTIVITIES means leisure activities that could not take place in areas other than the water. Examples include but are not limited to jet skiing, fishing, water skiing, boating, swimming, and diving. Recreational water activities do not include residential or commercial facilities.

RECYCLING DEPOT means a facility in which recyclable resources originating in households, including but not limited to newspapers, cardboard, bottles and metal cans are collected, stored, flattened, crushed, or bundled to be taken to another site for processing.

RELIGIOUS ASSEMBLY means a building wherein people regularly assemble for religious worship and related religious, philanthropic or social activities which is maintained and controlled for public worship. Uses include but are not limited to accessory manses, churches, chapels, mosques, temples, synagogues, convents, rectories and monasteries.

200 – Interpretation

RESIDENTIAL ZONE means the following zones that contain residential uses: R1, R1-A, R1-B, R1-Bs, R1-D, R2, R2-A, R3, R3-A, R4, R5, R6, RBB, RCD1, RCD2, RE1 and RE2, and including all zones listed as Residential in section 101.1 Zone Designations table. (Amendment Bylaw No. 1754 & 1768)

REST HOME CONGREGATE CARE FACILITY means means housing intended for residents, who on account of their physical, mental or psychiatric condition, require 24-hour care and supervision as well as assistance with the performance of the personal functions and activities necessary for daily living. This use includes community care facilities operated under the Community Care and Assisted Living Act and may be funded by a Health Authority.

RETAIL SALES means the business of selling or renting goods, merchandise, parts and accessories to the ultimate consumer and not for resale purposes, excluding the sale of medical cannabis and its derivatives or recreational cannabis and its derivatives.

RETAINING WALL means a structure or portions thereof of any kind supported by or sunk into land to hold back soil or rock from a building, structure or area.

RESOURCE USE means a use of a lot providing for the conservation, management, and extraction of primary forest, mineral, and other resource materials grown on or originating from the same lot and includes the preliminary grading, cutting, or crushing of such materials for shipment. A resource use excludes all manufacturing of products and any processing not mentioned above.

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

RURAL ZONE means the following zones that contain rural uses: RU1, RU-ALR and RU-LH, and including all zones listed as Rural in section 101.1 Zone Designations table.

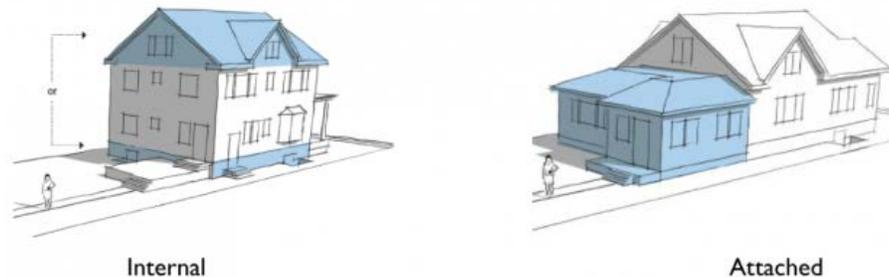
SEASONAL FEEDING AREA means an area:

- (a) used for forage or other crop production, and
- (b) used seasonally for feeding livestock, poultry or farmed game that is primarily sustained by supplemental feed, but does not include a confined livestock area or grazing area.

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

SECONDARY SUITE means a non-strata-titled accessory dwelling unit, attached by a common wall or adjoining floor/ceiling system, that is ancillary or incidental to a single detached dwelling on the same lot. The use excludes a **Bed and Breakfast**.

200 – Interpretation



(Amendment Bylaw No. 1809)

SENIOR CITIZEN DWELLING UNIT means a dwelling unit within a building for an apartment use provided for elderly persons by a corporation wholly owned by the Province or Municipality, or by a corporation constituted exclusively for charitable purposes.

SENIORS HOUSING means housing for persons 55 years of age or older designed in the form of apartment or multi-unit residential housing, or multiple sleeping units where residents are provided with common living facilities.

SENIORS HOUSING – ASSISTED means housing in the form of apartment or multi-unit residential housing, or multiple sleeping units, where residents are provided with common living facilities and where residents do not require 24-hour care and supervision. Residents require personal care (meal assistance or provision, transportation for residents, medication management, dressing or bathing assistance), hospitality services (laundry and housekeeping) and on-site emergency monitoring and emergency response services.

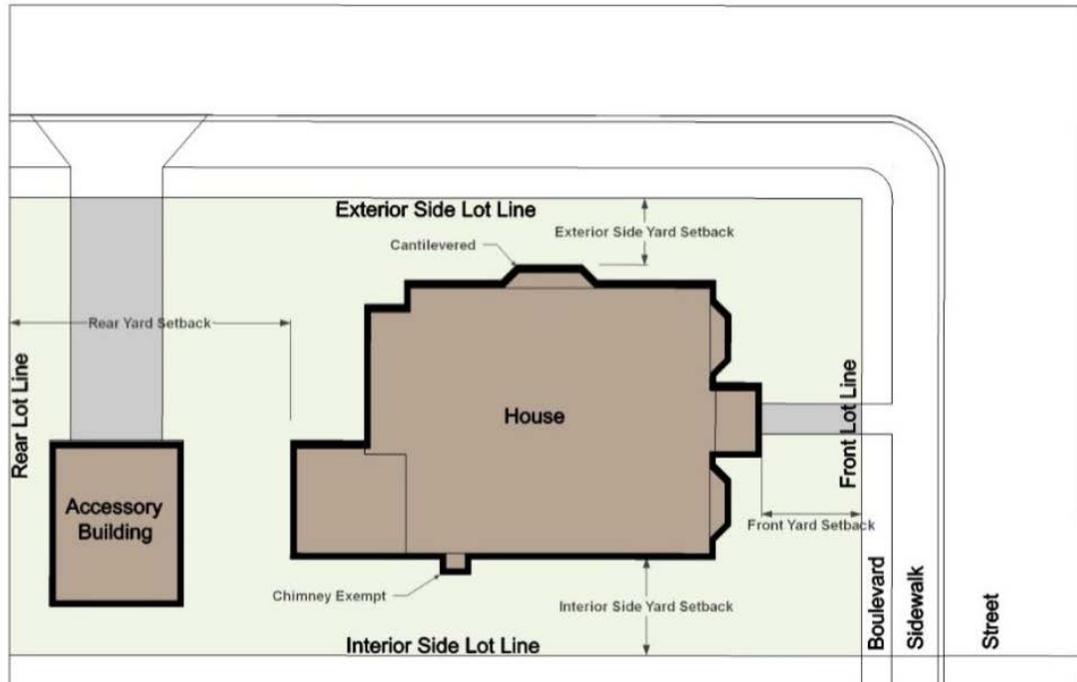
SENIORS HOUSING – RESIDENTIAL CARE means housing intended for senior residents, who on account of their physical, mental or psychiatric condition, require 24-hour care and supervision as well as assistance with the performance of the personal functions and activities necessary for daily living. This use includes community care facilities operated under the Community Care and Assisted Living Act and may be funded by a Health Authority.

SENIORS HOUSING – SUPPORTIVE means housing in the form of apartment or multi-unit residential housing or multiple sleeping units, where residents are provided with common living facilities and where residents do not require 24-hour care. Some combination of personal care (meal assistance or provision, transportation for residents, medication management, dressing or bathing assistance) and/or hospitality services (laundry and housekeeping) is available. Residents do not require on-site medical personnel. This housing may or may not be licensed as required under the Community Care and Assisted Living Act.

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

200 – Interpretation

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



SHOPPING CENTRE means one or more buildings designed as an integrated unit to be used for the permitted uses of land, buildings, and structures of the Shopping Centre Commercial Zone (C6).

SHORT-TERM RESIDENTIAL ACCOMODATION see “BED AND BREAKFAST”.

(Amendment Bylaw No. 1809)

SIGN means an identification, description, illustration, contrivance, or device visible from a public place that is intended to direct attention to a product, service, place, activity, person, institution, business, or solicitation.

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

SIGN COPY AREA means the area(s) of the smallest geometric figure(s) that encloses the wording on a sign surface.

SIGN HEIGHT means the greatest vertical distance from the average finished ground elevation at the base of the sign to the highest point on the sign.

SILVICULTURE means the theory and practice of controlling forest establishment, composition, and growth.

200 – Interpretation

SINGLE DETACHED DWELLING means a single-family residential building intended as the principal use on the lot. *(Amendment Bylaw No. 1809)*

SLAUGHTER HOUSE means land or premises engaged in commercial abattoir operations.

SLEEPING UNIT means an area in a building that is designed, occupied or intended for use, including occupancy, by one or more persons exclusively for sleeping accommodation but does not contain cooking facilities.

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

SOIL EXTRACTION means the removal, crushing, screening, storage, or mixing of unconsolidated earth material including sand, soil, and gravel; may also include rock removal, crushing, screening and storage.

SPECIAL USE ZONE means the following zones that contain special uses: S1 and W1, and including all zones listed as Special Use in section 101.1 Zone Designations table.

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

STOREY means a habitable space between two floors or between any floor and the upper surface of the floor next above, except that the top most storey is that portion of a building included between the upper surface of the top most floor and the ceiling above. A basement which contains a dwelling unit is considered as a storey.

STREET means a road allowance 10.0 m (3 ft.-3 in.) or more in width and includes access routes intended to serve lots created pursuant to the Strata Property Act, including the Bare Land Strata Regulations.

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

TEMPORARY DEVELOPMENT SIGN means a sign erected for a specified period of time advertising a specific real estate development project.

TEMPORARY FARM WORKER means a person employed on a farm on a temporary or seasonal basis. The worker may be a domestic worker or a foreign worker employed under the terms of Federal and Provincial regulations such as the Federal “Seasonal Agricultural Worker Program”.

200 – Interpretation

TRAILER means any vehicle constructed so as to be suitable for attachment to a motor vehicle or designed to travel on highways, constructed or equipped to be used as temporary living or sleeping quarters by travelers.

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

URBAN HEN means a domesticated female chicken, kept on a parcel within a zone that permits primarily single detached dwellings.

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

USE, ACCESSORY means a use or activity that is customarily associated with or incidental to a primary use on a property.

USE, PERMITTED means the use of a parcel listed as either Primary or Secondary in the table of permitted uses in each zone.

USE, PRIMARY means the main or principal use of a parcel that is listed as a permitted use in the table of permitted uses in each zone.

USE, SECONDARY means those uses that are listed as a secondary use in the list of permitted uses in each zone.

USEABLE OPEN SPACE means a compact, unobstructed area or areas available for safe and convenient use by all the building's occupants, having no dimensions of less than 6.0 m (19 ft.-8 in.) and no slope greater than ten percent (10%), provided for greenery, recreational space, and other leisure activities normally carried on outdoors. Useable open space excludes areas used for off-street parking, off-street loading, and service driveways.

USED FOR means constructed, reconstructed, altered, moved, extended, or occupied for a stated purpose.

VETERINARY HOSPITAL means animal clinic, but does not include the boarding of animals.

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

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

WAREHOUSING means storage, distribution, and wholesaling of goods.

200 – Interpretation

WATERCOURSE includes any of the following that provides fish habitat:

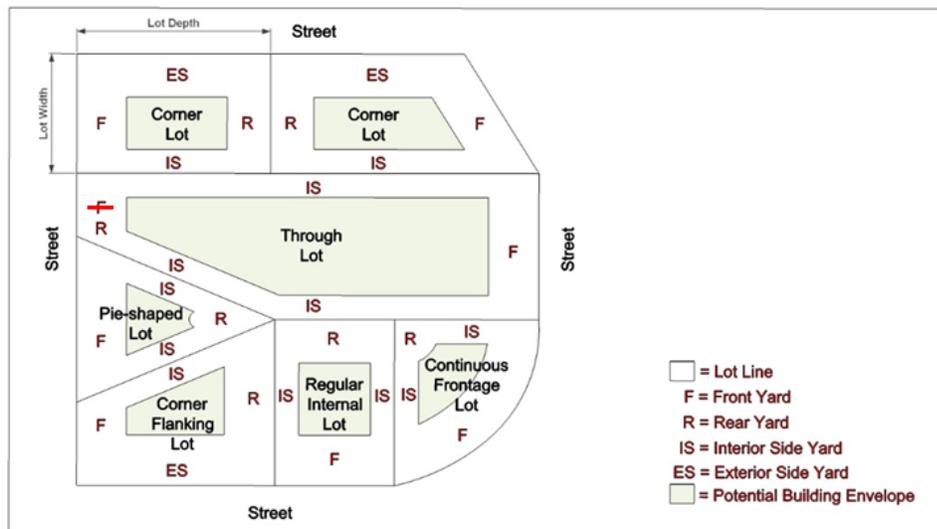
- (a) a watercourse, whether it usually contains water or not;
- (b) a pond, lake, river, creek, brook or stream; and
- (c) a ditch, spring or wetland that is connected by surface flow to something referred to in paragraph (a) or (b).

YARD, FRONT means the area of a lot bounded by the front lot line, each side lot line, and a line drawn parallel to and perpendicularly distant from the front lot line, such perpendicular distance (depth) to be as specified by this Bylaw for the zone in which the lot is located.

YARD, REAR means the area of a lot bounded by the rear lot line, each side lot line, and a line drawn parallel to and perpendicularly distant from the rear lot line, such perpendicular distance (depth) to be as specified by this Bylaw for the zone in which the lot is located.

YARD, EXTERIOR SIDE means the area of a lot bounded by the exterior side lot line and a line drawn perpendicularly distant from and parallel to the exterior side lot line extending from the front lot line to the rear lot line for such lot, and such perpendicular distance (depth) is as specified under this Bylaw for the zone in which the lot is located.

YARD, SIDE means the area of a lot bounded by the side lot line and a line drawn perpendicularly distant from and parallel to the side lot line extending from the front lot line to the rear lot line for such lot, and such perpendicular distance (width) is as specified under this Bylaw for the zone in which the lot is located.



ZONE means a zone established under this Bylaw.

300 – General Regulations

300 GENERAL REGULATIONS

- 300.1 General regulations shall apply to the use and development of all properties within the District. Notwithstanding the provisions contained in a General Regulation, the requirements contained in a Zone or Schedule shall apply.

LOTS EXEMPT FROM MINIMUM LOT DIMENSION REQUIREMENTS

- 301.1 The consolidation or adjustment of lot lines to create two (2) or more lots into a single lot may be permitted at the discretion of the Approving Officer, even though the consolidated lot may not comply with the minimum lot area requirement as specified in the zone in which the new parcel is situated.
- 301.2 Where three (3) or more contiguous lots registered prior to adoption of this Bylaw have less than the minimum lot area required by this Bylaw, the lots may be consolidated or adjusted to create fewer lots than exist at the time of application as long as no new lot created is smaller than any previously existing lot.
- 301.3 Where it is not possible to create a lot that has the minimum lot area required for a zone, the minimum lot area requirement may be reduced where the proposed subdivision involves any one of the following and meets all other requirements outlined in legislation:
- (a) a boundary adjustment that does not create, or make it possible to create, additional lots to those that exist at the time of application;
 - (b) a lot that, at the time of adoption of this Bylaw, is divided by a street and or where the boundaries of the street will be the boundaries of the proposed lots;
 - (c) a lot where two (2) or more Single Unit Dwellings, Two Unit Dwellings, or a combination of those dwellings existed prior to adoption of this Bylaw; or
 - (d) a lot divided by a zone boundary.
- 301.4 Where a dwelling has been constructed across a legal property line prior to the adoption of this Bylaw, lot lines may be adjusted in order to legitimize buildings as long as no lot created results in a lot area that is less than currently exists.
- 301.5 There is no minimum lot area or lot frontage for lots dedicated for trails, parks, playgrounds, community gardens and unattended public utility buildings and structures.
- 301.6 Lots that are shown on a plan filed in the Land Title Office, which have less than the minimum lot area required in this Bylaw, may be used for any permitted use in the zone where the lot is located, provided that the use meets all other requirements of this Bylaw.

300 – General Regulations

BISECTED LOT SUBDIVISIONS

- 302.1 Despite provisions of this Bylaw, a subdivision of any parcel of land that is physically bisected by a watercourse or an existing public road constructed to District standards, may be considered for approval, where the proposed subdivision is designed to establish a legal boundary along the waterbody or frontage of the public road, provided that the subdivision thereof is suitable for the intended use.

SITING, SIZE, SHAPE, AND DIMENSIONS OF LAND, BUILDINGS, AND STRUCTURES

- 303.1 The construction, reconstruction, alteration, moving, or extension of buildings and structures within any zone must be in conformity with the regulations for the siting, size, and dimensions of buildings and structures specified in this Bylaw.
- 303.2 Buildings existing at the time of the effective date of this Bylaw or for which a valid building permit has been obtained which do not conform with the siting requirements of these regulations are not considered non-conforming with respect to their siting.

USES OF LAND, BUILDINGS, AND STRUCTURES

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

ROAD DEDICATION

- 305.1 In conjunction with a subdivision or other application, where land dedicated from a lot for the purposes of lane or highway widening
- (a) results in a remaining lot having less than the minimum lot area specified for the applicable zone, that lot will not be deemed to be non-conforming, nor will the subdivision be disallowed on the basis of lot area;
 - (b) renders the setbacks of existing buildings or structures non-conforming to requirements of the applicable zone, the setbacks will be deemed to be conforming to the requirements of that zone.

300 – General Regulations

COMMUNITY CARE FACILITIES

- 306.1 Where a community care facility is permitted to be carried out pursuant to the Community Care and Assisted Living Act, said use is subject to the following regulations:
- (a) the operators of the community care facility must have a valid business licence issued under the District’s current Coldstream Business Licence Bylaw; and
 - (b) the community care facility must comply with all other applicable bylaws or regulations affecting such use.

HOME OCCUPATION, RURAL

- 307.1 A Home Occupation, Rural is permitted in all Rural zones, provided that:
- (a) the use is accessory to an existing residential use;
 - (b) there is no indication from the exterior that the premises are being so used except for one home occupation sign permitted pursuant to Schedule ‘E’;
 - (c) the use does not occupy more than twenty-five percent (25%) of the net floor area of the main floor within any dwelling unit;
 - (d) the total maximum net floor area does not exceed 80 m² (860 sq. ft.) within accessory or agricultural buildings;
 - (e) for properties with farm assessment, a home occupation may use ten percent (10%) of the lot area to a maximum of 500 m² (5,382.0 sq. ft.) for activities associated with the home occupation, as well as for the storage of equipment and material associated with the home occupation;
 - (f) where the home occupation uses outside areas in accordance with paragraph (e), the area must not have permanent structures erected nor the land be hard-surfaced;
 - (g) the home occupation use does not have more than two “on-premise” employees; for the purposes of this paragraph, an "on-premise" employee includes any person employed in the carrying out of the home occupation other than occupants of the dwelling;

300 – General Regulations

- (h) the use does not discharge or emit:
 - (i) odorous, toxic or noxious matter or vapour;
 - (ii) heat, glare or radiation;
 - (iii) recurrently generated ground vibration;
 - (iv) noise in excess of ambient noise at the property boundary;
 - (v) electrical interference; or
 - (vi) any other health or safety hazard;
- (i) the use does not involve the sale of a commodity on the premises, unless it is produced on the premises;
- (j) the use does not include the storage of recreational vehicles, watercraft or similar chattels aside from those owned by the property owner;
- (k) the use does not include auto body and paint shops or automobile sales, service and repair;
- (l) the use is operated by at least one of the persons designated on the records of the Kamloops Land Title Office as the registered owner of the lot. In the case of a rental premises, the use is operated by the occupant with the written permission from the registered owner;
- (m) the use has a valid business licence issued under the District's current Business Licence Bylaw; and
- (n) off-street parking spaces are provided on the lot on which the home occupation is located, sufficient to meet the following requirements:
 - (i) the number of off-street parking spaces that would be required, for the residential use of the subject property under the off-street parking requirements of this Bylaw applicable to said use, if no home occupation use was carried on the lot; plus
 - (ii) three (3) additional off-street parking spaces. These parking spaces must not be provided within the front yard setback area applicable to the subject property.

300 – General Regulations

HOME OCCUPATION, URBAN

308.1 A Home Occupation, Urban is permitted in all Residential zones provided that:

- (a) the use is accessory to an existing residential use;
- (b) the use is completely enclosed within a building with no outside storage permitted, except where the use involves horticulture;
- (c) there is no indication from the exterior that the premises are being so used except for one home occupation sign permitted pursuant to Schedule 'E';
- (d) the use does not occupy more than twenty percent (20%) of the net floor area of the main floor of any dwelling unit or accessory residential building except that an artist's studio must not occupy more than twenty-five percent (25%) of the net floor area of the main floor of the principal residence, whether the artist's studio is located in a separate building or not. For the purposes of this paragraph, an artist's studio means the working area or room of a painter, sculptor, potter, designer, photographer or musician;
- (e) the home occupation use does not have more than one "on-premise" employee; for the purposes of this paragraph, an "on-premise" employee includes any person employed in the carrying out of the home occupation other than occupants of the dwelling;
- (f) the use does not discharge or emit:
 - (i) odorous, toxic or noxious matter or vapour;
 - (ii) heat, glare or radiation;
 - (iii) recurrently generated ground vibration;
 - (iv) noise in excess of ambient noise at the property boundary;
 - (v) electrical interference; and
 - (vi) any other health or safety hazard;
- (g) the use does not involve the sale of a commodity on the premises, unless it is produced on the premises;

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- (h) the use does not include auto body and paint shops or automobile sales, service and repair;
- (i) the use is operated by at least one of the persons designated on the records of the Land Title Office as the registered owner of the lot. In the case of a rental premises, the use is operated by the occupant with the written permission from the registered owner;
- (j) the use has a valid business licence issued under the District's current Business Licence Bylaw; and
- (k) off-street parking spaces are provided on the lot on which the home occupation is located, sufficient to meet the following requirements:
 - (i) the number of off-street parking spaces that would be required, for the residential use of the subject property under the off-street parking requirements of this Bylaw applicable to said use, if no home occupation use was carried on, on the lot; plus
 - (ii) two additional parking spaces may be provided in the driveway in tandem with existing parking.

SETBACK EXCEPTIONS

- 309.1 Where under the provisions of this Bylaw, a yard free of all buildings and structures is required to be provided, all projections are deemed to be part of such building or structure for the purpose of measurement of the depth or width of the required yard, provided that:
- (a) where such projections are chimneys, cornices, built-in hatches, leaders, gutters, pilasters, belt courses, bay windows or ornamental features, the depth or width of the required yard into which such projections extend may be reduced by not more than 0.6 m (2 ft.);
 - (b) where such projection is a cantilevered wall section of a building, it may project into a required yard, provided such projection does not exceed 0.6 m (2 ft.). The total area of a cantilevered wall must not comprise more than thirty percent (30%) of the total area of the exterior wall in which it is located. The total area of the exterior wall is calculated based on the total area of the wall, generally parallel to the side lot line, measured from the front to the rear of the building, not including decks, trellises, or other open structures. For buildings or structures that are more than one storey, the area of the projection is calculated per storey. Individual structural projection must not exceed 3.0 m (9 ft.-10 in.) in length. Two structural projections must not be closer than 1.5 m (4 ft.-11 in.) apart;

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- (c) where such projections are steps, eaves, sunlight control projections, canopies, balconies or open porches, the depth or width of the required yard into which such projections extend may be reduced by not more than 1 m (3 ft.-3 in.);
- (d) projecting signs;
- (e) an underground structure is permitted to be sited in any portion of a lot, provided that the top surface of such structure must not, at any point, extend above the average finished ground elevation; and
- (f) free-standing light poles, warning devices, antennas, masts, utility poles, wires, flag poles, signs and sign structures, are permitted to be sited on any portion of a lot, provided that the location and design thereof is not prohibited under any other bylaw or regulation of the District.

HEIGHT EXCEPTIONS

310.1 The height of buildings and structures permitted elsewhere in this Bylaw may be exceeded for industrial cranes, upright silos, grain elevators, towers, tanks, bunkers, radio and television antennas, church spires, belfries, domes, monuments, chimneys and smoke stacks, flag poles, drive-in theatre screens, stadium bleachers, lighting poles, apartment elevator shafts, stair towers, scenery lofts, fire and hose towers, and wind machines.

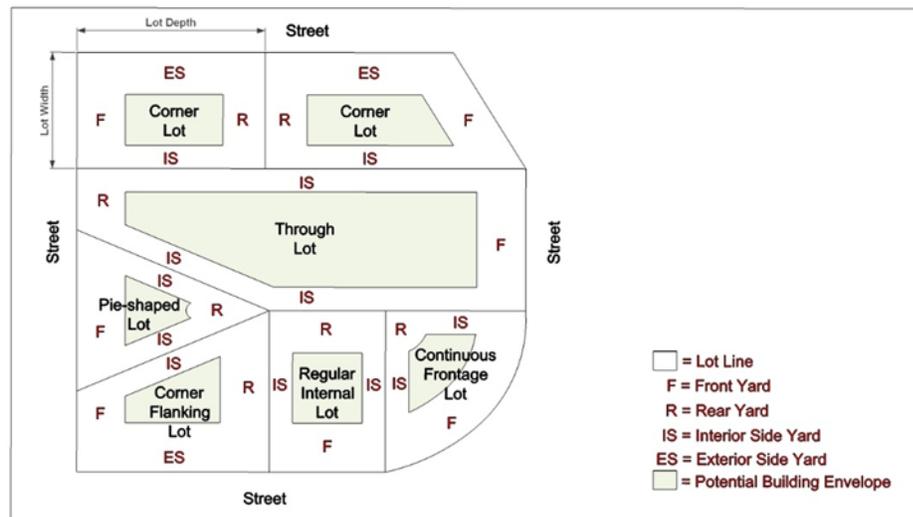
MINIMUM LOT AREA FOR LOTS SUBDIVIDED PURSUANT TO SECTION 514 OF LOCAL GOVERNMENT ACT

- 311.1 The minimum size for a parcel that is not within the Agricultural Land Reserve that may be subdivided to provide a residence for a relative is 4.0 ha (10 ac.) in any zone.
- 311.2 For land within the Agricultural Land Reserve, any parcel created by subdivision under this section must be at least 2,500 m² (0.6 ac.) in size.
- 311.3 For land outside of the Agricultural Land Reserve, any parcel created by subdivision under this section must be at least 1.0 ha (2.47 ac.) in size.
- 311.4 In order to reduce the potential for abuse of this provision of the Zoning Bylaw and enabling legislation, a restrictive covenant must be registered as part of an approved subdivision. The intent of the restrictive covenant is to ensure that either parcel created under this section cannot be sold for five years from the date of approval of the subdivision. The suitably worded restrictive covenant would permit a sale of property to other family members or in the case of an estate sale.
- 311.5 Where a lot is a panhandle lot, that access strip or panhandle is not calculated as part of the minimum lot area.

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LOT FRONTAGE

- 312.1 There is no minimum lot frontage required for lots created for public parks and playgrounds.
- 312.2 Lot frontages of lots located at the turnabout area of cul-de-sacs may be reduced to not less than 12.0 m (39 ft.-5 in.) in width, provided that the average lot width, throughout a depth of 30.0 m (98 ft.-5 in.) measured along a perpendicular line commencing at the centre of the property on the frontage street, complies with the required minimum lot width.



- 312.3 Lot frontages of lots located on the outside curve of a road having a radius of not more than 120.0 m (393 ft.-8 in.), that are located in Residential zones, may be reduced by not more than 3.0 m (9 ft.-10 in.), provided that the average lot width, throughout a depth of 30.0 m (98 ft.-5 in.) measured along a perpendicular line on the centre of the property on the frontage street, complies with the required minimum lot width.

GATHERING FOR AN EVENT

- 313.1 The gathering for an event use shall be in accordance with the Agricultural Land Commission Act and Regulation, ALC Policy L-22 Gathering for an Event:
- the farm must be located on land classified as a farm under the BC Assessment Act;
 - permanent facilities must not be used, constructed or erected in connection with the event;

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- (c) parking for those attending the event must be available on the farm, but must not be permanent (asphalt, concrete, gravel, etc.) nor interfere with the farm's agricultural productivity;
- (d) no more than 150 people, excluding residents and employees of the farm, may be gathered on the farm at one time for the purpose of attending the event;
- (e) the event must be of no more than 24 hours duration; and
- (f) no more than 10 gatherings for an event, or such other number as may be allowed by the Agricultural Land Commission Act and Regulation, of any type may occur on the farm within a single calendar year.

USES PERMITTED IN ALL ZONES

314.1 The following uses are permitted in all zones:

- (a) Public service and civic uses. Despite the site area and setback requirements cited elsewhere in this Bylaw, there is no minimum lot area or lot frontage required for public service and civic uses. The minimum setback from all property lines must not be less than 2.0 m (6 ft.-7 in.).
- (b) Community garden; and
- (c) Public utility use. Despite the site area and setback requirements cited elsewhere in this Bylaw, there is no minimum lot area or lot frontage required for public utility uses. The minimum setback from all property lines must not be less than 2.0 m (6 ft.-7 in.).

SETBACKS FROM MAJOR ROADS

315.1 Despite setback provisions elsewhere in this Bylaw, all buildings and structures must be provided with a setback of not less than 4.5 m (14 ft.-9 in.) from the road right-of-way of Highway 6 and Highway 97.

315.2 Despite the setbacks in section 315.1, all buildings and structures must be provided with a setback of not less than 6.0 m (19 ft.-8 in.) from the property line abutting Highway 6 for Lot 7, Sec. 25, TP 9, ODYD, Plan KAP72201 (excluding Plans KAP75613, KAP80770 and KAP82744) and Lot 2, Sec. 25, TP 9, ODYD, Plan KAP70594 (excluding Plans KAP80770 and KAP82744).

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315.3 All buildings and structures must be provided with a setback of not less than 12.5 m (41 ft.), plus the required setback of the respective zone measured from the centre lines of:

- (a) Aberdeen and North Aberdeen Roads
- (b) Buchanan Road from Nickel Drive to the SE Quarter of Section 26, Township 6
- (c) College Way from Highway No. 97 to the west boundary of Plan B5457
- (d) Kalamalka Road
- (e) Learmouth Road from Highway 6 to the District Boundary
- (f) Park Lane
- (g) Reid Road from Learmouth Road to Whitevale Road
- (h) Ricardo Road
- (i) School Road
- (j) Warren Road

TEMPORARY REAL ESTATE OFFICES

316.1 Despite any other requirements of this Bylaw, a temporary real estate sales office may be established on a lot in any new subdivision of twenty or more lots for the sole purpose of marketing the lots within that subdivision. The following conditions apply to a temporary real estate sales office:

- (a) must be not larger than 78 m² (839.6 sq. ft.);
- (b) must be provided with a potable water supply and be connected to an approved sewage disposal system;
- (c) must be provided with landscaping along any front or exterior side yard affecting the subject property;
- (d) must comply with any applicable development permit or building scheme conditions affecting exterior design, finish and colour schemes within the subdivision;

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- (e) must be removed from the subdivision within one year of the date of registration of the said subdivision plan except that a further one-year extension may be granted by Council upon application, in writing by the owner, to Council; and
- (f) must not be used for residential purposes.

TEMPORARY RESIDENCE DURING THE PERIOD OF CONSTRUCTION OF A NEW RESIDENCE

317.1 Where a temporary residence is required during the period of construction of a new residence, the following conditions apply:

- (a) a temporary residence is not permitted on lots smaller than 0.4 ha (1.0 ac.);
- (b) the temporary residence may include a manufactured home or an existing Dwelling, Single Unit legally sited on the subject property;
- (c) a manufactured home that is used for a temporary dwelling must be sited in conformity with this Bylaw and must not be sited on a permanent foundation with a basement excavation;
- (d) the temporary residence must be removed from the owner's land within thirty (30) days of the end of the period of construction of the new residence except that the temporary residence may be converted to any non-residential use permitted within the applicable zone subject to:
 - (i) compliance with all other regulations of the applicable zone with respect to density and the siting, size and dimensions of the building;
 - (ii) removal of all plumbing fixtures, hot water tanks, furnaces, and sewer connections;
 - (iii) refinishing of the exterior of the building to portray a building intended for the proposed use; and
 - (iv) completion of the conversion within thirty (30) days of the end of the period of construction of the new residence; and

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- (e) a covenant must be registered pursuant to the Land Title Act to permit the temporary residence during the period of construction and to prohibit the temporary residential use from continuing after the period of construction ends. The covenant must also include an agreement by the owner to indemnify and save harmless the District against all costs and expenses incurred by the District, in default by the owner, in the conversion, demolition, or removal of the temporary residence, and/or legal costs incurred in pursuing such legal remedies as the District sees fit. The covenant must be registered as a condition precedent to the issuance of a building permit for the new residence;
- (f) a blanket statutory right-of-way must be granted to the District, permitting the District to enter onto the owner's land for the purpose of converting, demolishing, or removing the temporary residence in the event that the owner defaults. The statutory right-of-way plan must be registered as a condition precedent to the issuance of a building permit for the new residence;
- (g) an irrevocable unconditional letter of credit from a chartered bank must be drafted in favour of the District, to be held as security for performance by the owner of his covenants and obligations with respect to the conversion, demolition or removal of the temporary residence. The amount of the letter of credit must be 1.5 times the estimated cost of conversion, demolition, or removal of the temporary residence, which estimate shall be obtained from a qualified building, demolition, or moving contractor. The letter of credit must be provided as a condition precedent to the issuance of a building permit for the new residence;
- (h) for the purposes of this section, "period of construction" means the period of time commencing when a building permit is issued for the new residence and ending either one year from the date of issuance of the permit or when a notice of conversion, demolition, or removal is delivered to the owner, whichever event first occurs. The notice of conversion, demolition, or removal of the temporary residence must be in writing and delivered from the District.

BUILDING ELEVATIONS IN RELATION TO WATERCOURSES

- 318.1 Buildings and structures must not be constructed with the underside of the floor system of any area used for habitation, business, or storage of goods damageable by floodwaters, or in the case of a mobile unit, the ground level on which it is located, lower than 393.2 m (1,290 ft.) Geodetic Survey Canada Datum for Kalamalka Lake or less than 1.5 m (4 ft.-11 in.) above the natural boundary of a lake and any other watercourse.

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ACCESSORY DWELLING UNITS

(Amendment Bylaw No. 1809)

319.1 Where permitted, a **Secondary Suite** must meet the following conditions and requirements:

- (a) incidental and accessory to a **Single Detached Dwelling** located on the same lot;
- (b) be limited to a maximum net floor area of 90 m² (968.7 ft²);
- (c) provision of additional off-street parking on the same lot, supported by a parking plan, and in accordance with Schedule “C” of this bylaw;
- (d) not permitted on a lot with a **Bed and Breakfast**;
- (e) built or constructed in accordance with BC Building Code (BCBC) requirements; and
- (f) not permitted on a pan-handle lot, or a cul-de-sac lot.

319.2 Where permitted, a **Carriage House** or **Garden Suite** must meet the following conditions and requirements:

- (a) incidental and accessory to a **Single Detached Dwelling** located on the same lot;
- (b) be limited to a maximum net floor area of 90 m² (968.7 ft²);
- (c) provision of additional off-street parking on the same lot, supported by a parking plan, and in accordance with Schedule “C” of this bylaw;
- (d) not permitted on a lot with a **Bed and Breakfast**;
- (e) built or constructed in accordance with BC Building Code (BCBC) requirements;
- (f) not permitted on a pan-handle lot, or a cul-de-sac lot; and
- (g) provision of a minimum of one (1) yard tree for the purposes of landscape screening, and in accordance with **Development Permit** Guidelines, in accordance with the Official Community Plan (OCP).

USE OF MODULAR CONTAINERS

320.1 Modular containers are permitted in Rural, Industrial, and Parks and Open Space zones.

320.2 The total height of modular containers must not be greater than 3.0 m (9 ft.-10 in.).

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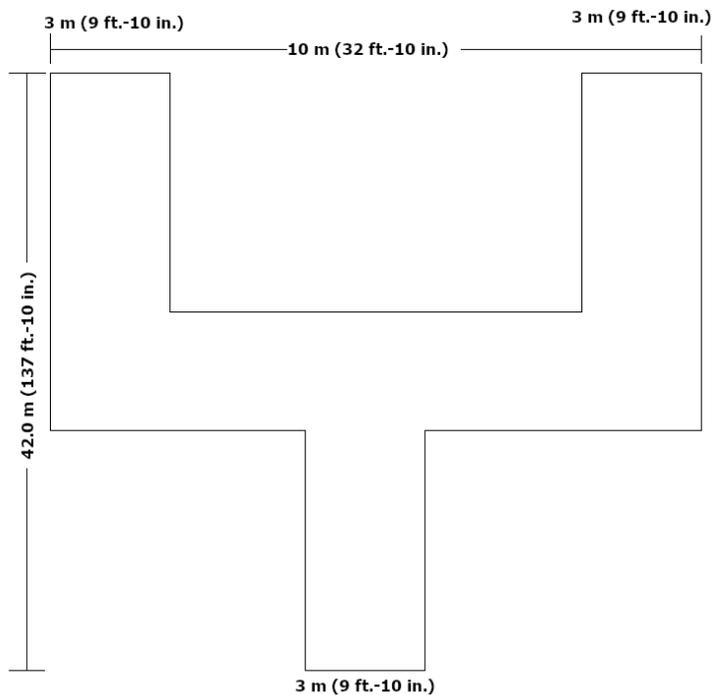
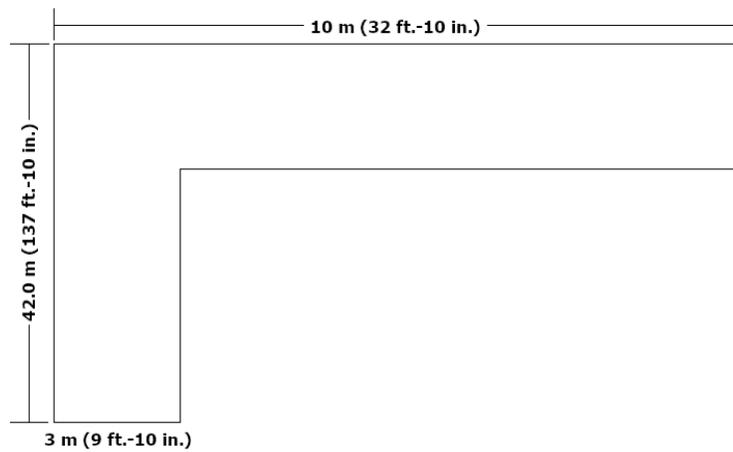
- 320.3 The siting of modular containers in Rural, Industrial, or Parks and Open Space zones must meet the setback requirements for accessory buildings and structures of those zones and there must not be advertising of any kind on a modular container.
- 320.4 Modular containers in Rural or Industrial zones must be screened in accordance with the screening requirements in Schedule 'F'.
- 320.5 Modular containers in Rural or Industrial zones must be ancillary to a permitted use and not be rented out for any purpose.
- 320.6 Modular containers used for agricultural purposes within Rural zones are limited to one per 2.0 ha (4.9 ac.) of land within a parcel.
- 320.7 Temporary use of modular containers for moving or relocation purposes is permitted in any zone for a period of up to seven days, provided the District has issued the appropriate permit.
- 320.8 Temporary use of modular containers for construction purposes is permitted in any zone for a period of up to six months, provided the District has issued the appropriate permit and has received the appropriate security.
- 320.9 Modular containers used for a temporary purpose can have advertising on the outside surface.

DOCK AND BOATLIFT REGULATIONS

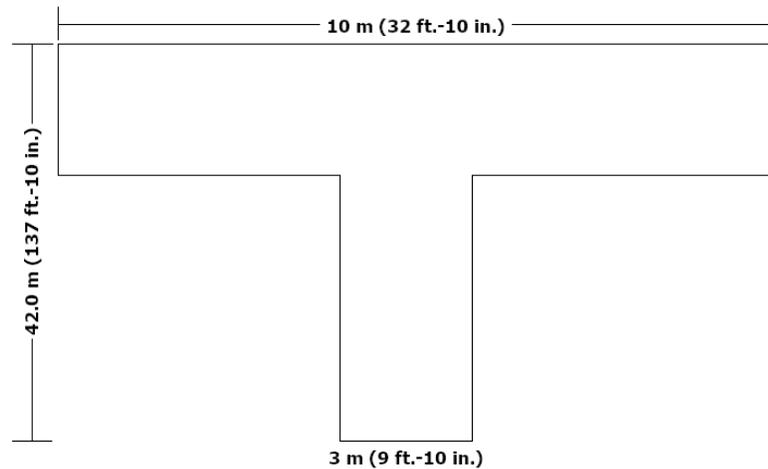
- 321.1 Non-moorage uses, such as beach houses, boat houses, storage sheds, patios, and hot tubs, are not permitted on a dock.
- 321.2 The placement of fill, or the dredging of aquatic land, is not permitted. Natural habitat and shoreline processes must not be altered.
- 321.3 Public access along the foreshore must be in accordance with provincial regulations.
- 321.4 Moorage facilities consisting of docks are permitted if developed in accordance with the following regulations:
- (a) a maximum of one dock per waterfront property;
 - (b) only one dock is permitted, even where more than one waterfront lot is owned by a single owner and the lots are located adjacent to each other and operated as one property; and
 - (c) the dock is permitted to accommodate a maximum of one boat slip per strata unit for strata corporations;

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- (d) docks must not extend a distance greater than 42.0 m (137 ft.-10 in.) from the natural boundary of the upland parcel;
- (e) dock walkways must not exceed a width of 3.0 m (9 ft.-10 in.), except where there is less than a 1.5 m (4 ft.-11 in.) water depth in which case the maximum width is 1.5 m (4 ft.-11 in.);
- (f) L-, U- or T-shaped dock structures are permitted if the length of the structure which is parallel to the shoreline does not exceed the lesser of 10.0 m (32 ft.-3 in.) or one-half the width of frontage of the upland parcel;



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- (g) docks must not impede pedestrian access along the foreshore as per provincial regulations. In cases where the dock platform is raised by more than 0.3 m (1 ft.) above any point on the public foreshore, steps must be provided for public access over the dock and this access must not be blocked by fences or other means;
- (h) setback from the side property line of the upland parcel, projected at right angles onto the foreshore, must be a minimum of 5.0 m (16 ft.-5 in.);
- (i) setback from the side property line of the upland parcel, projected at right angles onto the foreshore, must be a minimum of 6.0 m (19 ft.-8 in.) where the adjacent property is a right-of-way beach access or adjacent to publicly owned or controlled land;
- (j) siting of the dock must be undertaken only in a manner that is consistent with the orientation of neighbouring docks and avoids impacts on access to existing docks and adjacent properties;
- (k) dock structures must be supported by piles and be made of non-toxic materials;
- (l) roof or covered structures must not be placed on a dock structure; and
- (m) except as permitted by federal regulations, aircraft are not permitted to use any dock structure for take-off, storage or landing.

321.6 Roof or covered structures must not be used, constructed, or maintained for boat lifts.

321.7 Additional dock regulations may be applied by the Province of British Columbia or other designated approving agencies.

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URBAN HENS

322.1 Urban hens, where permitted as a use, must meet the following regulations:

- (a) a maximum of four (4) hens per parcel;
- (b) roosters are not permitted on the parcel; and
- (c) the chicken coop must be located within the rear yard and meet at least the following additional setbacks:
 - (i) 3.0 m (9 ft.-10 in.) from the rear lot line, interior side lot line, or exterior side lot line; and
 - (ii) 3.0 m (9 ft.-10 in.) from windows or doors on the principal dwelling.

SHORT-TERM RESIDENTIAL ACCOMMODATION

(Amendment Bylaw No. 1809)

323.1 Short-Term Residential Accommodation is permitted on a lot zoned for a Bed and Breakfast use, and comply with the following:

- (a) permitted to operate solely within the principal building and primary residence on the lot;
- (b) operated by the registered owner of the lot;
- (c) must have a valid Business Licence issued by the District of Coldstream;
- (d) in accordance with the ALR Use Regulation and Assessment Act, where permitted;
- (e) provision of a current parking plan, and in accordance with Schedule “C” of this bylaw;
- (f) a maximum of one (1) sign advertising the use, and in accordance with provisions under Schedule “E” of this bylaw; and
- (g) not permitted on a pan-handle lot, or a cul-de-sac lot.

STORAGE OF VEHICLES AND EQUIPMENT

324.1 A person must not, at any time, park or store any commercial vehicle, truck, bus, self-propelled camper, travel trailer, tow truck (or parts of any of the above) or any equipment or building material on a lot in a Residential zone, except for

- (a) one truck or commercial vehicle not exceeding 6,350 kg (13,999 lbs) GVW rated capacity;

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- (b) one self-propelled camper or travel trailer, provided that the overall length does not exceed 10.0 m (33 ft.);
- (c) trucks or equipment required for construction, repair, servicing, or maintenance of the premises when parking during normal working hours;
- (d) one boat or vessel not exceeding a length of 10.0 m (33 ft.); and
- (e) building materials when the owner, lessee, or occupier of the premises is in possession of a valid building permit, provided that the materials stored are in connection with the construction or development of the building situated on the same property as which the material is stored pursuant to the building permit.

BED AND BREAKFASTS

325.1 A bed and breakfast use must comply with the following regulations:

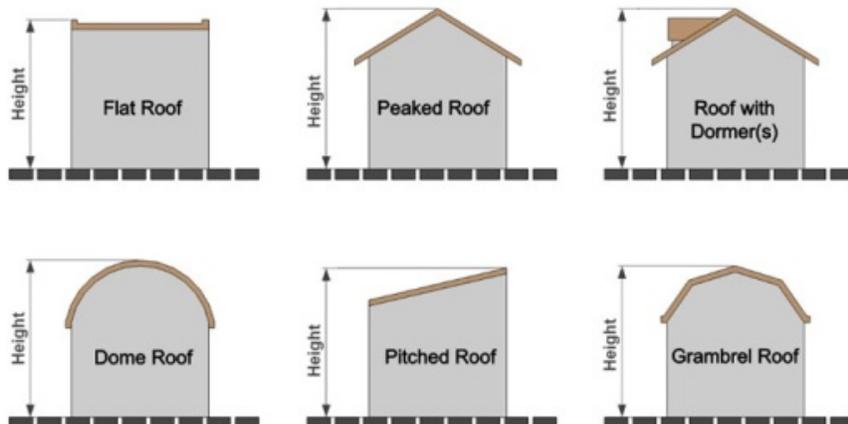
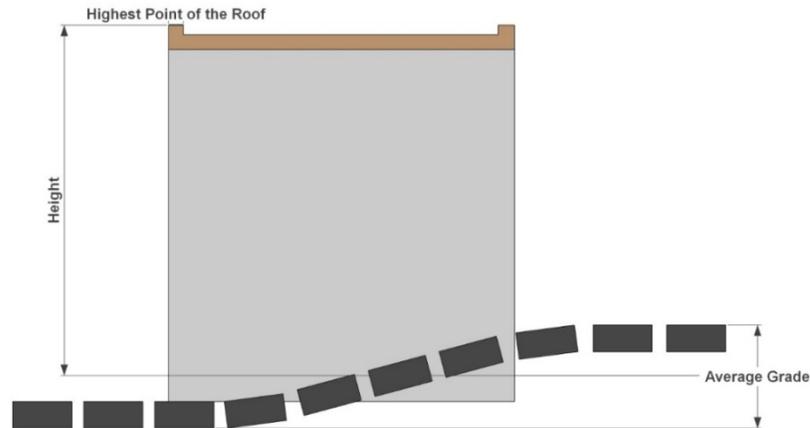
- (a) the dwelling unit within which the use is carried on, and the lot upon which the dwelling unit is located, must be occupied by at least one of the persons designated on the records of the Land Title Office as the registered owner of the lot and dwelling unit;
- (b) in a Residential zone, not more than three bedrooms are permitted for a bed and breakfast use;
- (c) in a Rural zone:
 - (i) on lots smaller than 0.1 ha (10,763.9 sq. ft.) in size, not more than two bedrooms are permitted for a bed and breakfast use;
 - (ii) on lots 0.1 ha (10,763.9 sq. ft.) to 1.0 ha (2.47 ac.) in size, not more than three bedrooms are permitted for a bed and breakfast use; and
 - (iii) on lots greater than 1.0 ha (2.47 ac.) in size, not more than five bedrooms are permitted for a bed and breakfast use;
- (d) the occupants of the dwelling unit who are the operators of bed and breakfast use must have a valid business licence issued under the District's current Business Licence Bylaw;
- (e) not more than one sign advertising the bed and breakfast permitted pursuant to Schedule 'E';
- (f) despite provisions of this Bylaw relating to off-street parking requirements, a bed and breakfast use must not be carried on within a dwelling unit unless off-street parking spaces are provided on the lot on which the dwelling unit is located, sufficient to meet the following requirements:

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- (i) the number of off-street parking spaces that would be required for such dwelling unit under the off-street parking requirements of this Bylaw applicable to a dwelling unit if no bed and breakfast use was carried on within the dwelling unit; and
- (ii) one additional off-street parking space for each bedroom within the dwelling unit used or reserved for the bed and breakfast use.

MEASUREMENT OF HEIGHT

326.1 The height of a building or structure is measured as the vertical distance from the finished grade to the highest point of the building or structure, excluding the projection of items outlined in section 310.1.



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CALCULATION OF LOT COVERAGE

327.1 Lot coverage is calculated by dividing the total area covered by all buildings, structures and hard-surfaced areas, by the total area of the lot. Swimming pools and pool aprons and other similar structures are calculated as part of the hard-surfaced area.

OFF-STREET PARKING

328.1 Requirements for off-street parking must adhere to regulations outlined in Schedule 'C'.

OFF-STREET LOADING

329.1 Requirements for off-street loading must adhere to regulations outlined in Schedule 'C'.

CAMPGROUND REGULATIONS

330.1 Requirements for campgrounds must adhere to regulations outlined in Schedule 'D'.

SIGNAGE

331.1 Signs are permitted within all zones subject to adherence to the regulations outlined in Schedule 'E'.

SCREENING AND LANDSCAPING

332.1 Requirements for screening and landscaping must adhere to regulations outlined in Schedule 'F'.

AGRICULTURAL SETBACKS IN RURAL ZONES

333.1 Requirements for agricultural setbacks in Rural zones must adhere to regulations outlined in Schedule 'G'.

USE AND HEIGHT AREAS FOR RCD2 ZONE

334.1 Requirements for use and height areas in the RCD2 zone must adhere to regulations outlined in Schedule 'H'.

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AGRICULTURAL BUFFER DESIGN

335.1 Requirements for agricultural buffer design must adhere to regulations outlined in Schedule 'I'.

AGRICULTURAL BUFFER LOCATIONS IN THE RCD2 ZONE

336.1 Requirements for agricultural buffer locations in the RCD2 zone must adhere to regulations outlined in Schedule 'J'.

RETAINING WALLS

337.1 A building permit is required for any retaining wall greater than 1.2 m (3 ft.-10 in.) in height in accordance with the District's current Building and Plumbing Bylaw.

337.2 For the purpose of this section, the height of a retaining wall, including any fence portion situated on top of the retaining wall, is determined by measurement from the ground level at the lowest of natural grade or finished grade approved by the District, measured within 1.0 m (3 ft.-3 in.) of both sides of such retaining wall to the highest point, including any fence portion.

337.3 The following regulations apply to retaining walls:

- (a) retaining walls must not exceed 2.0 m (6 ft.-7 in.) in height;
- (b) retaining walls with a fence on the upper portion must not exceed a combined maximum height of 2.0 m (6ft.-6 in.); *(Amendment Bylaw No. 1770)*
- (c) retaining walls 2.0 m (6 ft.-7 in.) in height may be constructed in any setback area;
- (d) all retaining walls, including footings and drainage works, must be located on the owner's property and not located on a right-of- way;
- (e) multiple retaining walls must have a minimum horizontal separation of at least 2.0 m (6 ft.-7 in.) between them;
- (f) a series of retaining walls must have a maximum of three (3) walls, providing a maximum total retained height of 6.0 m (19 ft.-8 in.) with a minimum total separation of 4.0 m (13 ft.-1 in.) between the first and third wall; and
- (g) areas of fill must be fully landscaped either hardsurfacing or with shrubs, ground cover, trees or other vegetation to minimize the visual prominence of the retaining wall.

(Diagrams deleted by Amendment Bylaw No. 1770)

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LIGHTING

(Amendment Bylaw No. 1796)

- 338.1 Any outdoor lighting for any development shall be located and arranged so that no direct rays of light are directed at any adjacent lots, streets, walkways or interfere with the effectiveness of any traffic control device.
- 338.2 No flashing or blinking exterior lighting shall be permitted in any zone, unless required by other legislation.
- 338.3 No exterior neon lighting shall be permitted in residential zones.
- 338.4 All direct and ambient lighting shall be shielded in residential zones so as not to shine directly beyond the boundaries of the lot.

401 GENERAL COMMERCIAL ZONE

INTENT

401.1 The intent of the General Commercial Zone is to accommodate general commercial uses in areas throughout the District.

PERMITTED USES

401.2	Permitted Uses Table for C1 Zone
	<p>(1) Primary Uses</p> <ul style="list-style-type: none"> (a) Apartment Building (b) Educational Facility (c) Entertainment Facility (d) Food Establishment (e) Hotel (f) Office (g) Personal Service Establishment (h) Professional Studio (i) Retail Sales (j) Service Station Use (k) Transportation Facility
	<p>(2) Secondary uses</p> <ul style="list-style-type: none"> (a) Accessory Buildings and Structures (b) Accessory Residential Use (c) Accessory Use

DEVELOPMENT REGULATIONS

401.3	Development Regulations Table for C1 Zone	
	Column I	Column II
	(1) Density	(a) Apartments – 30 units per ha (12.14 units per ac.)
	(2) Minimum setbacks (front lot line)	(a) 4.5 m (14 ft.-9 in.)
	(3) Minimum setbacks (rear lot line)	(a) 7.5 m (24 ft.-7 in.)
	(4) Minimum setbacks (interior side lot line)	<ul style="list-style-type: none"> (a) Lots abutting Residential zones or separated by a lane from a Residential zone – 3.0 m (9 ft.-10 in.) (b) Lots not served by lanes – 5.0 m (16 ft.-5 in.) on at least one side (c) All other lots – 0 m
	(5) Minimum setbacks (exterior side yard)	(a) 4.5 m (14 ft.-9 in.)

(6) Height (maximum)	(a) 12.0 m (39 ft.-4 in.)
(7) Lot coverage (maximum)	(a) 50% of the lot area for all buildings and structures to a maximum of 65% including hard-surfaced areas
(8) Minimum lot area	(a) Hotel use –2,500 m ² (0.6 ac.)
(9) Maximum number of accessory residential buildings	(a) One

SUBDIVISION REGULATIONS

401.4

Subdivision Regulations Table for C1 Zone	
Column I	Column II
(1) Lot area (minimum)	(a) Lot serviced by community water and community sewer – 835 m ² (8,987.9 sq. ft.) (b) Lot serviced by community water and septic tank – 1.0 ha (2.47 ac.)
(2) Lot frontage (minimum)	(a) 23.0 m (75 ft.-5 in.)

OTHER REQUIREMENTS

401.5

- (1) Every business or undertaking must be conducted within a completely enclosed building except for parking and loading facilities and outdoor garden shops.
- (2) If there is a dwelling unit for the use of the owner, operator, or employee of the primary use, the dwelling unit must be located either at the second storey level or behind the commercial premises and must be contained within the same building housing the commercial premises.
- (3) Storage yards or areas, are not permitted in a required front yard, nor in any required yard which abuts a lot in a Residential zone, or is separated therefrom by a lane, street or main thoroughfare.
- (4) An apartment use
 - (a) is not permitted unless served by a community water system and community sewer system,
 - (b) must be located entirely above the commercial use,
 - (c) is permitted only where no advertising use is located above or extends above the first storey of the building
 - (d) must be limited to storeys above the first storey of a building, and
 - (e) must be the only use in a storey so used, and in all storeys above a storey so used.

402 HIGHWAY AND TOURIST COMMERCIAL ZONE

INTENT

402.1 The intent of the Highway and Tourist Commercial Zone is to accommodate commercial uses that due to their nature are preferred to be situated near or adjacent to major thoroughfares; or those that provide specialized services and/or goods for tourism.

PERMITTED USES

402.2

Permitted Uses Table for C2 Zone	
(1) Primary Uses	<ul style="list-style-type: none"> (a) Campgrounds (b) Food Establishment (c) Greenhouse, Commercial (d) Hotel (e) Personal Service Establishment (f) Retail Sale of; flowers, garden supplies and groceries (g) Retail Sale and Service of; automobiles, boats, manufactured homes, motorcycles, , recreation vehicles and trucks. (h) Service Station Use
(2) Secondary uses	<ul style="list-style-type: none"> (a) Accessory Buildings and Structures (b) Accessory Residential Use (c) Accessory Use (d) Retail Sales

DEVELOPMENT REGULATIONS

402.3

Development Regulations Table for C2 Zone	
Column I	Column II
(1) Minimum setbacks (front lot line)	(a) 4.5 m (14 ft.-9 in.)
(2) Minimum setbacks (rear lot line)	(a) 7.5 m (24 ft.-7 in.)
(3) Minimum setbacks (interior lot line)	(a) 3.0 m (9 ft.-10 in.)
(4) Minimum setbacks (exterior lot line)	(a) 4.5 m (14 ft.-9 in.)
(5) Height (maximum)	<ul style="list-style-type: none"> (a) Motel – 10.0 m (32 ft.-10 in.) (b) Hotel – 12.0 m (39 ft.-4 in.) (c) All other uses – 10.0 m (32 ft.-10 in.)

(6) Lot coverage (maximum)	(a) 50% of the lot area for all buildings and structures to a maximum of 65% including hard-surfaced areas
(7) Minimum lot area	(a) Hotel use 2,500 m ² (0.6 ac.) with community sewer; 1 ha (2.47 ac.) without community sewer (b) Campground use – 2.0 ha (4.9 ac.)
(8) Maximum number of accessory residential buildings	(a) One

SUBDIVISION REGULATIONS

402.4

Subdivision Regulations Table for C2 Zone	
Column I	Column II
(1) Lot area (minimum)	(a) Lot serviced by community water and community sewer – 835 m ² (8,987.9 sq. ft.) (b) Lot serviced by community water and septic tank – 1.0 ha (2.47 ac.)
(2) Lot frontage (minimum)	(a) 23.0 m (75 ft.-5 in.)

OTHER REQUIREMENTS

- 402.5
- (1) If there is a dwelling unit for the use of the owner, operator, or employee of the primary use, the dwelling unit must be located either at the second storey level or behind the commercial premises and must be contained within the same building housing the commercial premises.
 - (2) A service station use must not include body or frame repairs or painting.
 - (3) All auto parts, dismantled vehicles, and similar articles must be stored within a building.
 - (4) With respect to service station use, the fuel pumps and accessory structures must not be located closer than 35.0 m (114 ft.-10 in.) from the centre line of Highway 6 and Highway 97.
 - (5) Storage yards or areas, are not permitted in a required front yard, nor in any required yard which abuts a lot in a Residential zone, or is separated therefrom by a street or main thoroughfare.

403 TOWN CENTRE MIXED USE COMMERCIAL ZONE

INTENT

403.1 The intent of the Town Centre Mixed Use Commercial Zone is to create a vibrant, sustainable and community focussed town centre along the Kalamalka Road corridor, between Aberdeen Road and Whetzell Drive, in accordance with the Central Coldstream Neighbourhood Plan. The intent is for the Town Centre Mixed Use Commercial Zone to promote commercial and commercial-residential mixed use buildings while maintaining a rural feel.

PERMITTED USES

403.2

Permitted Uses Table for C3 Zone	
(1) Primary Uses	<ul style="list-style-type: none"> (a) Assembly (b) Educational Facility (c) Entertainment Facility (d) Farmer’s Market (e) Food Establishment (f) Office (g) Personal Service Establishment (h) Religious Assembly (i) Retail Sales (j) Service Station Use
(2) Secondary Uses	<ul style="list-style-type: none"> (a) Accessory Use (b) Dwelling, Apartment (c) Dwelling, Multi-Unit (d) Dwelling, Row House

DEVELOPMENT REGULATIONS

403.3

Development Regulations Table for C3 Zone	
Column I	Column II
(1) Density (maximum)	(a) Floor Area Ratio (FAR) – 2.0
(2) Minimum setbacks (front lot line)	(a) First and Second Floors of Multi-Storey Building - 3.0 m (9 ft.-10 in.)
	(b) Third Storey of a Multi-Storey Building – 6.0 m (19 ft.-8in.)
(3) Minimum setbacks (rear lot line)	(a) 6.0 m (19 ft.-8 in.)

(4) Minimum setbacks (interior lot line)	(a) Lots abutting Residential zones or separated by a lane from a Residential zone – 3.0 m (9 ft.-10 in.) (b) Lots not served by lanes – 3.0 m (9 ft.-10 in.) (c) All other lots – 0 m
(5) Minimum setbacks (exterior lot line)	(a) 3.0 m (9 ft.-10 in.)
(6) Height (maximum)	(a) 10.0 m (32 ft.-10 in.)

SUBDIVISION REGULATIONS

403.4

Subdivision Regulations Table for C3 Zone	
Column I	Column II
(1) Lot area (minimum)	(a) 600 m ² (6,458.4 sq. ft.)
(2) Lot frontage (minimum)	(a) 17.0 m (55 ft.-9 in.)

OTHER REGULATIONS

- 403.5
- (1) Every business or undertaking must be conducted within a completely enclosed building, except for parking and loading facilities, restaurants, farmers markets and outdoor garden shops.
 - (2) The portion of buildings and structures used for one individual permitted use, or one individual business or undertaking licensed under the District’s current Business Licence Bylaw must not exceed 1,000 m² (10,763.9 sq. ft.) of net floor area.
 - (3) Primary or secondary uses may be located on any storey within a permitted building.
 - (4) A residential use on the first storey must not occupy more than 50% of the net floor area of the first storey.
 - (5) A commercial use on the first storey must occupy a minimum of 50% of the net floor area of the first floor and be situated adjacent to the front or street side of the building.

404 RECREATION COMMERCIAL ZONE

INTENT

404.1 The intent of the Recreation Commercial Zone is to accommodate outdoor recreation uses, such as golf courses and driving ranges, on large lots.

PERMITTED USES

404.2

Permitted Uses Table for C5 Zone	
(1) Primary Uses	<ul style="list-style-type: none"> (a) Food Establishment (b) Outdoor Recreation Facility (c) Retail Sales, Rental, Repair, and Servicing of Sporting Goods and Equipment
(2) Secondary uses	<ul style="list-style-type: none"> (a) Accessory Buildings and Structures (b) Accessory Residential Use (c) Accessory Use

DEVELOPMENT REGULATIONS

404.3

Development Regulations Table for C5 Zone	
Column I	Column II
(1) Maximum floor area	<ul style="list-style-type: none"> (a) Principal Recreation Commercial Building – 200 m² (2,152.8 sq. ft.) (b) Accessory Recreation Commercial Building – 100 m² (1,076.4 sq. ft.)
(2) Density (maximum)	(a) Number of buildings permitted per lot is: <ul style="list-style-type: none"> (i) One principal recreation commercial building (ii) Two accessory recreation commercial buildings (iii) One Dwelling, Single Unit (iv) Two accessory residential buildings
(3) Minimum setbacks (front lot line)	(a) 15.0 m (49 ft.-3 in.)
(4) Minimum setbacks (rear lot line)	(a) 15.0 m (49 ft.-3 in.)
(5) Minimum setbacks (interior lot line)	(a) 15.0 m (49 ft.-3 in.)
(6) Minimum setbacks (exterior lot line)	(a) 15.0 m (49 ft.-3 in.)
(7) Height (maximum)	(a) 12.0 m (39 ft.-4 in.)
(8) Lot coverage (maximum)	(a) 10% of the lot area for all buildings and structures to a maximum of 15% including hard-surfaced areas

SUBDIVISION REGULATIONS

404.4

Subdivision Regulations Table for C5 Zone	
Column I	Column II
(1) Lot area (minimum)	(a) 2.0 ha (4.9 ac.)
(2) Lot frontage (minimum)	(a) 1/10 th of the perimeter of the lot

OTHER REGULATIONS

- 404.5 (1) Storage yards or areas are not permitted in a required front or exterior side yard, nor in any required yard which abuts a lot in a Residential zone or is separated therefrom by a street or main thoroughfare.

405 SHOPPING CENTRE COMMERCIAL ZONE

INTENT

405.1 The intent of the Shopping Centre Commercial Zone is to accommodate a range of commercial uses in an automobile-oriented environment.

PERMITTED USES

405.2

Permitted Uses Table for C6 Zone	
(1) Primary Uses	
(a) Educational Facility	
(b) Entertainment Facility	
(c) Food Establishment	
(d) Hotel	
(e) Office	
(f) Personal Service Establishment	
(g) Professional Studio	
(h) Retail Sales	
(i) Service Station Use	
(j) Shopping Centre	
(k) Transportation Facility	
(2) Secondary uses	
(a) Accessory Buildings and Structures	
(b) Accessory Use	

DEVELOPMENT REGULATIONS

405.3

Development Regulations Table for C6 Zone	
Column I	Column II
(1) Minimum setbacks (front lot line)	(a) 3.0 m (9 ft.-10 in.)
(2) Minimum setbacks (rear lot line)	(a) 6.0 m (19 ft.-8 in.)
(3) Minimum setbacks (interior lot line)	(a) 3.0 m (9 ft.-10 in.)
(4) Minimum setbacks (exterior lot line)	(a) 3.0 m (9 ft.-10 in.)
(5) Minimum setbacks from residential zones	(a) 8.0 m (26 ft.-3 in.)
(6) Height (maximum)	(a) 10.0 m (32 ft.-10 in.)
(7) Lot coverage (maximum)	(a) 50% of the lot area for all buildings and structures to a maximum of 80% including hard-surfaced areas

SUBDIVISION REGULATIONS

405.4

Subdivision Regulations Table for C6 Zone	
Column I	Column II
(1) Lot area (minimum)	(a) Not applicable
(2) Lot frontage (minimum)	(a) 1/10 th of the perimeter of the lot

OTHER REGULATIONS

- 405.5
- (1) Every business or undertaking must be conducted within a completely enclosed building, except for parking and loading facilities, outdoor garden shops, and outdoor eating in conjunction with an established business.
 - (2) Storage yards or areas, are not permitted in a required front or exterior side yard, nor in any required yard which abuts a lot in a Residential zone, or is separated therefrom by a street or main thoroughfare.
 - (3) The height of buildings and structures may be exceeded for sloped roofs to act as a decorative element or to cover or screen mechanical rooftop equipment to a maximum height of 2.0 m (6 ft.-7 in.).

SITE-SPECIFIC REGULATIONS

- 405.6 (1) Despite Schedule 'F', a landscape buffer area must be provided with a minimum width of 6.0 m (19 ft.-8 in.) where Lot 7, Sec. 25, TP 9, ODYD, Plan KAP72201 (excluding Plans KAP75613, KAP80770 and KAP82744) and Lot 2, Sec. 25, TP 9, ODYD, Plan KAP70594 (excluding Plans KAP80770 and KAP82744) abut Highway No. 6,
- (2) Despite Schedule 'C', the Required Off-Street Loading Spaces must be three spaces for buildings with a total gross floor area of greater than 2,300 m² (0.6 ac.) on every site used as a retail store, business, industry, warehouse, or other similar use for Lot 7, Sec. 25, TP 9, ODYD, Plan KAP72201 (excluding Plans KAP75613, KAP80770 and KAP82744) and Lot 2, Sec. 25, TP 9, ODYD, Plan KAP70594 (excluding Plans KAP80770 and KAP82744).

406 RESORT COMMERCIAL ZONE

INTENT

406.1 The intent of the Resort Commercial Zone is to accommodate resort commercial and associated uses including tourist accommodation.

PERMITTED USES

406.2	Permitted Uses Table for C7 Zone
	<ul style="list-style-type: none"> (1) Primary Uses <ul style="list-style-type: none"> (a) Entertainment Facility (b) Food Establishment (c) Hotel (d) Personal Service Establishment (e) Rental Cabin (f) Retail Sales of; clothing, alcohol, gifts, novelties and sporting goods
	<ul style="list-style-type: none"> (2) Secondary uses <ul style="list-style-type: none"> (a) Accessory Buildings and Structures (b) Accessory Residential Use (c) Accessory Use

DEVELOPMENT REGULATIONS

406.3	Development Regulations Table for C7 Zone	
	Column I	Column II
	(1) Minimum setbacks (front lot line)	(a) 4.5 m (14 ft.-9 in.)
	(2) Minimum setbacks (rear lot line)	(a) 7.5 m (24 ft.-7 in.)
	(3) Minimum setbacks (interior lot line)	(a) Lots separated by lanes or abutting Residential zones – 3.0 m (9 ft.-10 in.) (b) Lots not served by lanes – 5.0 m (16 ft.-5 in.) (c) All other lots – 0 m
	(4) Minimum setbacks (exterior lot line)	(a) 4.5 m (14 ft.-9 in.)
	(5) Height (maximum)	(a) 12.0 m (39 ft.-4 in.)
	(6) Lot coverage (maximum)	(a) 50% of the lot area for all buildings and structures to a maximum of 65% including hard-surfaced areas
	(7) Maximum number of accessory residential buildings	(a) One

SUBDIVISION REGULATIONS

406.4	Subdivision Regulations Table for C7 Zone	
	Column I	Column II
	(1) Lot area (minimum)	(a) Lots serviced by septic tanks – 1.0 ha (2.47 ac.) (b) All other lots – 0.5 ha (1.24 ac.)
	(2) Lot frontage (minimum)	(a) 23.0 m (75 ft.-5 in.)

OTHER REGULATIONS

- 406.5
- (1) Every business or undertaking must be conducted within a completely enclosed building, except for parking and loading facilities and non-motorized watercraft rental.
 - (2) If there is a dwelling unit for the use of the owner, operator, or employee of the primary use, the dwelling unit must be located either at the second storey level or behind the commercial premises and must be contained within the same building housing the commercial premises.

407 –Commercial Comprehensive Development Zone One (CCD1)



407 COMMERCIAL COMPREHENSIVE DEVELOPMENT ZONE ONE (CCD1)

INTENT

407.1 The intent of the Commercial Comprehensive Development Zone One (CCD1) is a site specific zone incorporating Development Permit guidelines which will facilitate orderly development on the Commercial property at Coldstream Station.

PERMITTED USES

407.2	Permitted Uses Table for CCD1 Zone
	(1) Primary Uses (a) Assembly (b) Educational Facility (c) Food Establishment (d) Retail Sales
	(2) Secondary uses (a) Accessory Use (b) Office (c) Personal Service Establishment

DEVELOPMENT REGULATIONS

407.3	Development Regulations Table for CCD1 Zone	
	Column I	Column II
	(1) Minimum setbacks (front lot line)	(a) Setbacks shall be 0 m on all property lines. (b) The provisions of Sec. 315.3 of this bylaw do not apply to the CCD1 zone.
	(2) Height (maximum)	(a) 10.0 m (32 ft.-10 in.)

SUBDIVISION REGULATIONS

407.4

Subdivision Regulations Table for CCD1 Zone	
Column I	Column II
(1) Lot area (minimum)	(a) 753 m ² (8,105.22 sq.ft.)
(2) Lot frontage (minimum)	(a) 37.8 m (124 ft.)

OTHER REGULATIONS

- 407.5
- (1) Notwithstanding other bylaw requirements, parking shall be located offsite, subject to an agreement with the parking provider, ad no on-site parking is required.
 - (2) Garbage enclosures may be located off-site, subject to an agreement with the landowner of lands where garbage enclosures are located.

(Zone created by Amendment Bylaw No.1785)

501 LIGHT INDUSTRIAL ZONE

INTENT

501.1 The intent of the Light Industrial Zone is to accommodate a mix of light industrial uses.

PERMITTED USES

501.2	Permitted Uses Table for I1 Zone
	<p>(1) Primary Uses</p> <ul style="list-style-type: none"> (a) Agriculture (b) Agriculture, Intensive (lands within the ALR) (c) Appliance and Small Equipment Repair” (d) Automobile Body Shop (e) Commercial Vehicle Sales, Rental and Repair (f) Food Establishment (g) Food Processing (h) Light Industrial (i) Major Equipment Repair (j) Motor Vehicle Sales, Rental and Repair (k) Personal Service Establishment (l) Recycling Depot (m) Retail Sales of automobiles (including parts and accessories); building supplies; chemicals; farm equipment; irrigation equipment; lumber; manufactured homes; tools and small equipment; trucks; and other products manufactured or processed on site (n) Service and Repair of farm equipment and irrigation equipment (o) Service Station (p) Transportation Facility (q) Warehouse
	<p>(2) Secondary uses</p> <ul style="list-style-type: none"> (a) Accessory Buildings and Structures (b) Accessory Residential Use (c) Accessory Use

DEVELOPMENT REGULATIONS

501.3	Development Regulations Table for I1 Zone	
	Column I	Column II
	(1) Minimum setbacks (front yard)	<ul style="list-style-type: none"> (a) Lots separated by streets from Residential or Rural zones – 9.0 m (29 ft.-6 in.) (b) All other lots – 6.0 m (19 ft.-8 in.)
	(2) Minimum setbacks (rear yard)	<ul style="list-style-type: none"> (a) Lots abutting Residential or Rural zones or separated from these zones by lanes – 9.0 m (29 ft.-6 in.) (b) All other lots – 0 m

(3) Minimum setbacks (interior lot line)	(a) 0 m excepting lots abutting Residential or Rural zones or separated from these zones by lanes – 6.0 m (19 ft.-8 in.)
(4) Minimum setbacks (exterior lot line)	(a) 6.0 m (19 ft.-8 in.) excepting lots separated from Residential or Rural zoned lots by a street – 9.0 m (29 ft.-6 in.)
(5) Height (maximum)	(a) 12.0 m (39 ft.-4 in.)
(6) Lot coverage (maximum)	(a) 60% of the lot area for all buildings and structures to a maximum of 75% including hard-surfaced areas
(7) Minimum setbacks for agricultural buildings and structures	(a) As set out in Schedule 'G'
(8) Maximum number of accessory residential buildings	(a) One

SUBDIVISION REGULATIONS

501.4

Subdivision Regulations Table for I1 Zone	
Column I	Column II
(1) Lot area (minimum)	(a) Lots serviced by community water and community sewer – 835 m ² (8,987.9 sq. ft.) (b) Lots serviced by community water and septic tank – 1.0 ha (2.47 ac.)
(2) Lot frontage (minimum)	The greater of either: (a) 23.0 m (75 ft.-5 in.); or (b) 1/10 th of the perimeter of the lot

OTHER REGULATIONS

- 501.5
- (1) All permitted uses must be housed completely within an enclosed building, except for outdoor display, rental, sale or storage yards, parking and loading facilities, and agricultural use.
 - (2) Nothing shall be done which is or will become an annoyance or nuisance to the surrounding areas by reason of unsightliness, the emission of odours, liquid effluence, dust, fumes, smoke, vibration, noise or glare; nor shall anything be done which creates or causes a health, fire, or explosion hazard, electrical interference, or undue traffic congestion.

- (3) If there is a dwelling unit for the use of the owner, operator, or employee of the primary use, the dwelling unit must be located either at the second storey level or behind the commercial premises and must be contained within the same building housing the commercial premises.
- (4) An agricultural use is not permitted on lots outside of the ALR and smaller than 1.0 ha (2.47 ac.).
- (5) Buildings and structures used for agricultural use must be provided with setbacks in accordance with Schedule 'G'.
- (6) For a service station use, the fuel pumps and accessory structures must not be located closer than 35.0 m (114 ft.-10 in.) from the centre line of a controlled access highway.
- (7) Storage yards or areas, are not permitted in a required front yard, nor in any required yard which abuts a lot in a Residential zone, or is separated therefrom by a street or main thoroughfare.

502 GENERAL INDUSTRIAL ZONE

INTENT

502.1 The intent of the General Industrial Zone is to accommodate both light industrial and a broader range of general industrial uses.

PERMITTED USES

502.2	Permitted Uses Table for I2 Zone
<p>(1) Primary Uses</p> <ul style="list-style-type: none"> (a) All uses listed as permitted in I1 Zone (b) Agriculture, Intensive (lands within the ALR) (c) Automobile Body Shop (d) Commercial Vehicle Sales and Repair (e) General Industrial (f) Heavy Equipment and Machinery Sales (g) Manufacturing, Processing, and Storage of Chemical, Food, Metal, Non-Metallic Mineral, Petroleum and Coal, and Wood Products, Synthetic Fibres; and Machinery and Transportation Equipment (h) Motor Vehicle Sales, Rental and Repair (i) Recycling Depot (j) Service and Repair Facility for Automobiles and Heavy Equipment (k) Warehouse 	
<p>(2) Secondary uses</p> <ul style="list-style-type: none"> (a) Accessory Buildings and Structures (b) Accessory Residential Use (c) Accessory Use 	

DEVELOPMENT REGULATIONS

502.3	Development Regulations Table for I2 Zone	
		Column II
(1) Minimum setbacks (front yard)	(a)	Lots separated by streets from Residential or Rural zones – 9.0 m (29 ft.-6 in.)
		(b) All other lots – 6.0 m (19 ft.-8 in.)
(2) Minimum setbacks (rear yard)	(a)	Lots abutting to or separated by a lane from Residential or Rural zones – 9.0 m (29 ft.-6 in.)
		(b) All other lots – 3.0 m (9 ft.-10 in.)

(3) Minimum setbacks (interior lot line)	(a) 3.0 m (9 ft.-10 in.) excepting (i) Lots not abutting a street, lane, or Residential or Rural zone may be reduced to 0 m if the other side yard has a width of 6.0 m (19 ft.-8 in.) (ii) Lots abutting Residential or Rural zones or separated by a lane from Residential or Rural zones – 6.0 m (19 ft.-8 in.)
(4) Minimum setbacks (exterior lot line)	(a) 6.0 m (19 ft.-8 in.) excepting lots separated from Residential or Rural zoned lots by a street – 9.0 m (29 ft.-6 in.)
(5) Height (maximum)	(a) 18.0 m (59 ft.)
(6) Lot coverage (maximum)	(a) 60% of the lot area for all buildings and structures to a maximum of 75% including hard-surfaced areas
(7) Minimum setbacks for agricultural buildings and structures	(a) As set out in Schedule 'G'
(8) Maximum number of accessory residential buildings	(a) One

SUBDIVISION REGULATIONS

502.4

Subdivision Regulations Table for I2 Zone	
Column I	Column II
(1) Lot area (minimum)	(a) Lots serviced by community water and community sewer – 1100 m ² (0.27 ac.) (b) Lots serviced by community water and septic tank – 1.0 ha (2.47 ac.)
(2) Lot frontage (minimum)	The greater of either: (a) 23.0 m (75 ft.-5 in.); or (b) 1/10 th of the perimeter of the lot

OTHER REGULATIONS

502.5

- (1) Nothing shall be done which is or will become an annoyance or nuisance to the surrounding areas by reason of unsightliness, the emission of odours, liquid effluence, dust, smoke, vibration, noise or glare; nor shall any activity be carried out which creates or causes a health, fire, or explosion hazard, electrical interference, or undue traffic congestion.

- (2) If there is a dwelling unit for the use of the owner, operator, or employee of the primary use, the dwelling unit must be located either at the second storey level or behind the commercial premises and must be contained within the same building housing the commercial premises.
- (3) An agricultural use is not permitted on lots outside of the ALR and smaller than 1.0 ha (2.47 ac.).
- (4) Buildings and structures used for agricultural use must be provided with setbacks in accordance with Schedule 'G'.
- (5) For a service station use, the fuel pumps and accessory structures must not be located closer than 35.0 m (114 ft.-10 in.) from the centre line of a controlled access highway.
- (6) Storage yards or areas, are not permitted in a required front yard, nor in any required yard which abuts a lot in a Residential zone, or is separated therefrom by a street or main thoroughfare.

503 RESOURCE INDUSTRIAL ZONE

INTENT

503.1 The intent of the Resource Industrial Zone is to accommodate industrial use, primarily a log sort yard, and agriculture.

PERMITTED USES

503.2	Permitted Uses Table for I5 Zone
	(1) Primary Uses (a) Agriculture (b) Agriculture, Intensive (lands within the ALR) (c) Log Sort Yard
	(2) Secondary uses (a) Accessory Buildings and Structures (b) Accessory Residential Use (c) Accessory Use

DEVELOPMENT REGULATIONS

503.3	Development Regulations Table for I5 Zone	
	Column I	Column II
	(1) Minimum setbacks (front yard)	(a) Lots abutting Residential or Rural zones or separated from those zones by a street – 9.0 m (29 ft.-6in.) (b) All other lots – 6.0 m (19 ft.-8 in.)
	(2) Minimum setbacks (rear yard)	(a) Lots abutting Residential or Rural zones or separated from those zones by a street or lane – 9.0 m (29 ft.-6 in.) (b) All other lots – 3.0 m (9 ft.-10 in.)
	(3) Minimum setbacks (side yard)	(a) 3.0 m (9 ft.-10 in.) except where: (i) Lots abutting Residential or Rural zones or separated from those zones by a lane 6.0 m (19 ft.-8 in.) (ii) Lots not abutting a Residential or Rural zone or separated from those zones by a lane one side yard can be reduced to 0 m provided the other is no less than 6.0 m (19 ft.-8 in.)
	(4) Minimum setbacks (exterior side yard)	(a) Lots abutting Residential or Rural zones separated by a street – 9.0 m (29 ft.-6 in.) (b) All other lots – 6.0 m (19 ft.-8 in.)
	(5) Height (maximum)	(a) 10.0 m (32 ft.-10 in.)
	(6) Lot coverage (maximum)	(a) 10% of the lot area for all buildings and structures to a maximum of 15% including hard-surfaced areas

(7) Minimum setbacks for agricultural buildings and structures	(a) As set out in Schedule 'G'
(8) Maximum number of accessory residential buildings	(a) One

SUBDIVISION REGULATIONS

503.4	Subdivision Regulations Table for I5 Zone	
	Column I	Column II
	(1) Lot area (minimum)	(a) 20 ha (49.4 ac.)
	(2) Lot frontage (minimum)	(a) 1/10 th of the perimeter of the lot

OTHER REGULATIONS

- 503.5
- (1) The log sort area must be treated with dust suppression materials as required from time to time to minimize the impact of dust on adjoining lands and highways.
 - (2) An agricultural use is not permitted on lots smaller than 1.0 ha (2.47 ac.), and all buildings and structures used for agricultural use must be provided with setbacks in accordance with Schedule 'G'.

601 INSTITUTIONAL ZONE

INTENT

601.1 The intent of the Institutional Zone is to accommodate general institutional uses such as schools, churches and community facilities.

PERMITTED USES

601.2	Permitted Uses Table for P1 Zone
	<ul style="list-style-type: none"> (1) Primary Uses <ul style="list-style-type: none"> (a) Agriculture (b) Agriculture, Intensive (lands within the ALR) (c) Cemetery (d) Community Recreation Service (e) Cultural Exhibit (f) Educational Facility (g) Hospital (h) Library (i) Religious Assembly
	<ul style="list-style-type: none"> (2) Secondary uses <ul style="list-style-type: none"> (a) Accessory Buildings and Structures (b) Accessory Residential Use (c) Accessory Use

DEVELOPMENT REGULATIONS

601.3	Development Regulations Table for P1 Zone	
	Column I	Column II
	(1) Minimum setbacks	(a) 3.0 m (9 ft.-10 in.)
	(2) Height (maximum)	(a) 15.0 m (49 ft.-3 in.)
	(3) Lot coverage (maximum)	(a) 50% of the lot area for all buildings and structures to a maximum of 65% including hard-surfaced areas
	(4) Maximum number of accessory residential buildings	(a) One

SUBDIVISION REGULATIONS

601.4	Subdivision Regulations Table for P1 Zone	
	Column I	Column II
	(1) Lot area (minimum)	<ul style="list-style-type: none"> (a) Lots serviced by community water and community sewer – 500 m² (5,382.0 sq. ft.) (b) Lots serviced by community water and septic tank – 1.0 ha (2.47 ac.)
	(2) Lot frontage (minimum)	(a) 15.0 m (49 ft.-3 in.)

701 PARKS AND OPEN SPACE ZONE

INTENT

701.1 The intent of the Parks and Open Space Zone is to accommodate parks, open spaces, general outdoor recreational uses and Dwelling, Single Units.

PERMITTED USES

701.2	Permitted Uses Table for P2 Zone
	<ul style="list-style-type: none"> (1) Primary Uses <ul style="list-style-type: none"> (a) Agriculture (b) Agriculture, Intensive (lands within the ALR) (c) Dwelling, Single Unit (d) Off-Street Parking (e) Open Space (f) Outdoor Recreation Facility (g) Parks
	<ul style="list-style-type: none"> (2) Secondary uses <ul style="list-style-type: none"> (a) Accessory Buildings and Structures (b) Concession Stand

DEVELOPMENT REGULATIONS

701.3	Development Regulations Table for P2 Zone	
	Column I	Column II
	(1) Maximum number of Buildings per Lot	<ul style="list-style-type: none"> (a) One - Dwelling, Single Unit (b) One - Park Facility Building (c) Two - Accessory Buildings
	(2) Minimum setbacks (front lot line)	(a) 6.0 m (19 ft.-8 in.)
	(3) Minimum setbacks (rear lot line)	(a) 7.5 m (24 ft.-7 in.)
	(4) Minimum setbacks (interior lot line)	(a) 3.0 m (9 ft.-10 in.)
	(5) Minimum setbacks (exterior lot line)	(a) 4.5 m (14 ft.-9 in.)
	(6) Height (maximum)	(a) 10.0 m (32 ft.-10 in.)
	(7) Lot coverage (maximum)	(a) 10% of the lot area for all buildings and structures to a maximum of 15% including hard-surfaced areas

OFF-STREET PARKING

- 701.4 (1) Parking is limited to that needed for the park facility.
- (2) The following off-street parking is prohibited on Lot 21, Block 9, District Lot 3888, ODYD, Plan 4068:
- (a) boat trailer parking; and
 - (b) parking used for any purpose that facilitates, assists, or supports the use of any motorized watercraft which includes but is not limited to power boat storage on racks or otherwise, or as a staging area to facilitate boat launching or boat tie-down.

OTHER REGULATIONS

- 701.5 (1) A business or undertaking must not be carried out on any lot situated within the P2 zone unless the proprietor or owner of such business or undertaking has obtained a licence or permit for the carrying on of such business or undertaking where such licence is required under the District's current Business Licence Bylaw or under other applicable statutes, bylaws, and regulations.
- (2) Community recreation organizations may operate within park sites, subject to approval by Council.
- (3) Special events hosted by community recreation organizations are permitted within park sites, subject to terms and conditions approved by Council.

801 – Residential Single Unit Zone (R1)

R1

801 RESIDENTIAL SINGLE UNIT ZONE

INTENT

801.1 The intent of the Residential Single Unit Zone is to accommodate single detached dwellings on standard lots.

PERMITTED USES

801.2	Permitted Uses Table for R1 Zone
	(1) Primary Uses (a) Community Care Facility (minor) (b) Public Park and Playground (c) Dwelling, Single Unit (d) Modular manufactured home on Lot 2, DL 3888, ODYD Plan EPP75420
	(2) Secondary uses (a) Accessory Buildings and Structures (b) Accessory Use (c) Home Occupation, Urban (d) Urban Hens

DEVELOPMENT REGULATIONS

801.3

Development Regulations Table for R1 Zone						
Column I		Column II				
(1)	Maximum number of buildings per lot	(a) One Dwelling, Single Unit or one modular manufactured (if permitted)				
(2)	Minimum Building Width	(a) Principal Building – 6.0 m (19 ft.-8 in.)				
(3)	Maximum Building Area	(a) Accessory Buildings and Structures – up to 10% of the parcel size but cannot exceed the size of the principal building or 185.8 m ² (1,999.9 sq. ft.), whichever is less				
(4)	Minimum setbacks (front lot line)	(a) 7.5 m (24 ft.-7 in.) (b) Garages or carports either attached to a principal building or detached on lots exceeding 20% average natural slope – 4.5 m (14 ft.-9 in.)				
(5)	Minimum setbacks (rear lot line)	(a) Principal Building – 7.5 m (24 ft.-7 in.) (b) Accessory Buildings and Structures – 2.0 m (6 ft.-7 in.)				
(6)	Minimum setbacks (interior lot line)	(a) 2.0 m (6 ft.-7 in.)				
(7)	Minimum setbacks (exterior lot line)	(a) 5.0 m (16 ft.-5 in.)				
(8)	Height (maximum)	(a) Properties with an Average Natural Slope (ANS) of 5% or greater			(b) Properties with an ANS less than 5%	(c) All properties
		(i) Principal buildings on the downhill side of a road must not exceed a height of 5.0 m (16 ft.-5 in.) above the centreline of the road immediately adjacent to the centre of the front of the residence.	(ii) Principal buildings on the uphill side of a road must not exceed a height of 5.0 m (16 ft.-5 in.) above the midpoint of the rear property line on which the residence is located.	(iii) The height of the principal building must not exceed an overall height of 11.0 m (36 ft.-1 in.).	(i) Principal Building – 8.0 m (26 ft.-3 in.)	(i) Detached garages and carports – 5.0 m (16 ft.-5 in.) above the driveway at the entrance of the garage or carport (ii) Other Accessory Buildings and Structures – 5.0 m (16 ft.-5 in.)

(9) Lot coverage (maximum)	(a) 35% of the lot area for all buildings and structures to a maximum of 50% including hard-surfaced areas
(10) Minimum floor area	(a) The net floor area for a dwelling, single unit shall be not less than 90 m ² (968.7 sq. ft.) on one (1) floor, except that the net floor area on one (1) floor may be reduced to 70 m ² (753.5 sq. ft.) where there are two (2) floor levels exclusive of the basement floor.

SUBDIVISION REGULATIONS

801.4

Subdivision Regulations Table for R1 Zone	
Column I	Column II
(1) Lot area (minimum)	(a) Lots serviced by community water and community sewer – 835 m ² (8,987.9 sq. ft.) (b) Lots serviced by community water and septic tank – 1.0 ha (2.47 ac.)
(2) Lot frontage (minimum)	(a) Corner lots – 24.5 m (80 ft.-5 in.) (b) All other lots – 23.0 m (75 ft.-5 in.)

801 – Residential Single Unit Zone (R1)

R1

OTHER REGULATIONS

801.5 Urban hens are not permitted on lots less than 835 m² (8,987.9 sq. ft.) in area.

801.6 Where permitted, the keeping of Urban Hens shall be in compliance with section 322.1.

802 – Residential Medium Density Single Unit Zone (R1-A)

R1-A

802 RESIDENTIAL MEDIUM DENSITY SINGLE UNIT ZONE

INTENT

802.1 The intent of the Residential Medium Density Single Unit Zone is to accommodate single detached dwellings on compact lots.

PERMITTED USES

802.2	Permitted Uses Table for R1-A Zone
	<ul style="list-style-type: none"> (1) Primary Uses <ul style="list-style-type: none"> (a) Community Care Facility (minor) (b) Public Park and Playground (c) Dwelling, Single Unit (2) Secondary uses <ul style="list-style-type: none"> (a) Accessory Buildings and Structures (b) Accessory Use (c) Home Occupation, Urban (d) Urban Hens

DEVELOPMENT REGULATIONS

802.3	Development Regulations Table for R1-A Zone	
	Column I	Column II
	(1) Maximum number of Buildings per lot	(a) One Dwelling, Single Unit
	(2) Minimum Building Width	(a) Principal Building – 6.0 m (19 ft.-8 in.)
	(3) Maximum Building Area	(a) Accessory Buildings and Structures – up to 10% of the parcel size but cannot exceed the size of the principal building or 185.8 m ² (1,999.9 sq. ft.), whichever is less
	(4) Minimum setbacks (front lot line)	(a) 7.5 m (24 ft.-7 in.) (b) Garages or carports either attached to a principal building or detached on lots exceeding 20% average natural slope – 4.5 m (14 ft.-9 in.)
	(5) Minimum setbacks (rear lot line)	(a) Principal Building – 7.5 m (24 ft.-7 in.) (b) Accessory Buildings and Structures – 2.0 m (6 ft.-7 in.)
	(6) Minimum setbacks (interior lot line)	(a) 1.5 m (4 ft.-11 in.)
	(7) Minimum setbacks (exterior lot line)	(a) 5.0 m (16 ft.-5 in.)

**802 – Residential Medium Density
Single Unit Zone (R1-A)**

R1-A

(8) Height (maximum)	(a) Properties with an Average Natural Slope (ANS) of 5% or greater			(b) Properties with an ANS less than 5%	(c) All properties
	(i) Principal buildings on the downhill side of a road must not exceed a height of 5.0 m (16 ft.-5 in.) above the centreline of the road immediately adjacent to the centre of the front of the residence.	(ii) Principal buildings on the uphill side of a road must not exceed a height of 5.0 m (16 ft.-5 in.) above the midpoint of the rear property line on which the residence is located.	(iii) The height of the principal building must not exceed an overall height of 11.0 m (36 ft.-1 in.).	(i) Principal Building – 8.0 m (26 ft.-3 in.)	(i) Detached garages and carports – 5.0 m (16 ft.-5 in.) above the driveway at the entrance of the garage or carport (ii) Other Accessory Buildings and Structures – 5.0 m (16 ft.-5 in.)
(9) Lot coverage (maximum)	(a) 35% of the lot area for all buildings and structures to a maximum of 50% including hard-surfaced areas				
(10) Minimum floor area	(a) The net floor area for a dwelling, single unit shall be not less than 85 m ² (914.9 sq. ft.) on one (1) floor, except that the net floor area on one (1) floor may be reduced to 60 m ² (645.8 sq. ft.) where there are two (2) floor levels exclusive of the basement floor				

SUBDIVISION REGULATIONS

802.4

Subdivision Regulations Table for R1-A Zone	
Column I	Column II
(1) Lot area (minimum)	(a) Lots serviced by community water and community sewer – 700 m ² (7,534.7 sq. ft.) (b) Lots serviced by community water and septic tank – 1.0 ha (2.47 ac.)
(2) Lot frontage (minimum)	(a) Corner lots – 20.5 m (67 ft.-4 in.) (b) All other lots – 19.0 m (62 ft.-4 in.)

**802 – Residential Medium Density
Single Unit Zone (R1-A)**

R1-A

OTHER REGULATIONS

802.5 Urban hens are not permitted on lots less than 835 m² (8,987.9 sq. ft.) in area.

802.6 Where permitted, the keeping of Urban Hens shall be in compliance with section 322.1.

803 – Residential Two Unit Zone (R2)

R2

803 RESIDENTIAL TWO UNIT ZONE

(ZONE AMENDED BY AMENDMENT BYLAW NO.1792)

INTENT

803.1 The intent of the Residential Two Unit Zone is to accommodate a Single Detached Dwelling with an Accessory Dwelling Unit, or a Duplex, on an urban residential lot.

PERMITTED USES

803.2	Permitted Uses Table for R2 Zone
	<ul style="list-style-type: none"> (1) Primary Uses <ul style="list-style-type: none"> (a) Dwelling, Single Unit (or Single Detached Dwelling) (b) Dwelling, Two Unit (or Duplex) (c) Community Care Facility (Minor) (d) Public Park and Playground (2) Secondary Uses <ul style="list-style-type: none"> (a) Accessory Buildings and Structures (b) Carriage House (c) Garden Suite (d) Home Occupation, Urban (e) Secondary Suite (f) Urban Hens

DEVELOPMENT REGULATIONS

803.3	Development Regulations Table for R2 Zone	
	Column I	Column II
	(1) Density	<ul style="list-style-type: none"> (b) Single Detached Dwelling; or (c) Single Detached Dwelling with a Secondary Suite; or (d) Single Detached Dwelling with a Carriage House or Garden Suite; or (e) Duplex (or Two Unit Dwelling)
	(2) Minimum Building Width	(b) Principal Building – 6.0 m (19.8 ft)
	(3) Minimum Lot Area for a Carriage House, Garden Suite or Duplex	<ul style="list-style-type: none"> (a) 1,200 m² (11,000 ft²) with community sewer; or (b) 1.0 ha (2.47 ac.) without community sewer
	(4) Maximum Building Area	(a) Accessory Buildings and Structures cannot exceed 10% of the parcel size, or 185.8 m ² (2,000 ft ²), whichever is less
	(5) Minimum Setbacks (Front Lot Line)	<ul style="list-style-type: none"> (a) Principal Building – 7.5 m (24.7 ft) (b) Carriage House or Garden Suite – 7.5 m (24.7 ft) (c) Garages or carports either attached to a principal building or detached on lots exceeding 20% Average Natural Slope (ANS) – 4.5 m (14.9 ft)

803 – Residential Two Unit Zone (R2)

R2

(6) Minimum Setbacks (Rear Lot Line)	(a) Principal Building – 7.5 m (24.7 ft) (b) Carriage House or Garden Suite – 3.0 m (9.8 ft) (c) Accessory Buildings and Structures – 2.0 m (6.7 ft)
(7) Minimum Setbacks (Interior Lot Line)	(a) 2.0 m (6.7 ft)
(8) Minimum Setbacks (Exterior Lot Line)	(a) 5.0 m (16.4 ft)
(8) Minimum Setbacks Between Buildings	(a) 3.0 m (9.8 ft)
(9) Height (Maximum)	(a) Principal Building – 8.0 m (26.2 ft) (b) Accessory Building or Structures – 4.5 m (14.7 ft) (c) Carriage House – 6.5 m (21.3 ft) (d) Garden Suite – 4.5 m (14.7 ft) (e) On lots with an Average Natural Slope (ANS) of 5% or greater: <ul style="list-style-type: none"> i. Principal building on the downhill side of a road must not exceed a height of 5.0 m (16.4 ft) above the centreline of the road; ii. Principal building on the uphill side of a road must not exceed a height of 5.0 m (16.4 ft) above the midpoint of the rear property line on which the residence is located; and iii. The height of the principal building must not exceed an overall height of 11.0 m (36.0 ft).
(10) Lot Coverage (Maximum)	(a) 35% of the lot area for all buildings and structures; and (b) 50% of the lot area for all hard-surfaced areas
(11) Minimum Floor Area	(a) The net floor area for a Single Detached Dwelling or half Duplex unit is not less than 90 m ² (968.7 ft ²) (b) The net floor area for a Carriage House or Garden Suite shall be not less than 55 m ² (592 ft ²) per dwelling unit
(12) Maximum Floor Area	(a) The net floor area for a Carriage House or Garden Suite shall be not more than 90 m ² (968.7 ft ²)

SUBDIVISION REGULATIONS

803.4

Subdivision Regulations Table for R2 Zone	
Column I	Column II
<p>(1) Lot Area (Minimum)</p>	<p>(a) Lot serviced by community water and sanitary service</p> <ul style="list-style-type: none"> i. Single Detached Dwelling – 835 m² (8,987.9 ft²) ii. Single Detached Dwelling with a Secondary Suite – 1,200 m² (12,916.6 ft²) iii. Single Detached Dwelling with a Carriage House or Garden Suite – 1,200 m² (12,916.6 ft²) iv. Duplex Fee Simple – 1,200 m² (12,916.6 ft²) v. Duplex Strata – 600 m² (6,458.3 ft²), divided along an interior lot line <p>(b) Lot serviced by community water and onsite sewage</p> <ul style="list-style-type: none"> i. Single Detached Dwelling – 1.0 ha (2.4 ac) ii. Single Detached Dwelling with a Secondary Suite – 1.0 ha (2.4 ac) iii. Single Detached Dwelling with a Carriage House or Garden Suite – 1.0 ha (2.4 ac) iv. Duplex Fee Simple – 1.0 ha (2.4 ac) v. Duplex Strata – 0.5 ha (1.2 ac), divided along an interior lot line
<p>(2) Lot Frontage (Minimum)</p>	<p>(a) Single Detached Dwelling – 23.0 m (75.5 ft)</p> <p>(b) Single Detached Dwelling with a Secondary Suite – 23.0 m (75.5 ft)</p> <p>(c) Single Detached Dwelling with a Carriage House or Garden Suite – 27.0 m (88.7 ft)</p> <p>(d) Duplex Fee Simple – 27.0 m (88.7 ft)</p> <p>(e) Duplex Strata – 13.5 m (44.3 ft), divided along an interior lot line</p> <p>(f) On a corner lot:</p> <ul style="list-style-type: none"> i. Single Detached Dwelling – 24.5 m (80.5 ft) ii. Single Detached Dwelling with a Secondary Suite – 24.5 m (80.5 ft) iii. Single Detached Dwelling with a Carriage House or Garden Suite – 28.5 m (93.6 ft) iv. Duplex Fee Simple – 28.5 m (93.6 ft) v. Duplex Strata – 14.2 m (46.8 ft), divided along an interior lot line

CONDITIONS OF USE

- 803.5 Urban hens are a permitted use under the following:
- (a) on a lot greater than 835 m² (8,987.9 ft²);
 - (b) limited to a maximum of four (4) hens; and
 - (c) a chicken coop must be located within the rear yard setback area, and be a minimum of:
 - i. 3.0 m (9.1 ft) from the rear lot line;
 - ii. 3.0 m (9.1 ft) from the interior lot line;
 - iii. 3.0 m (9.1 ft) from the exterior lot line; and
 - iv. 3.0 (9.1 ft) from the principal building.
- 803.6 Carriage House, Garden Suite, or Secondary Suite is permitted under the following:
- (a) the registered owner of the property must provide additional off-street parking, in accordance with Schedule 'C' of the bylaw;
 - (b) a Bed and Breakfast is not permitted in conjunction with the use;
 - (c) built or constructed in accordance with the BC Building Code; and
 - (d) strata titling of a Carriage House, Garden Suite, or Secondary Suite is not permitted.
- 803.7 Where applicable, each half of an accessory building and/or structure of a Duplex shall be simultaneously designed and constructed utilizing:
- (a) a Party Wall Agreement; or
 - (b) as common property and limited common property.
- 803.8 Home Occupation, Urban, is permitted in accordance with Sec. 308.1 of the bylaw.

804 RESIDENTIAL APARTMENT AND MULTI-UNIT ZONE

INTENT

804.1 The intent of the Residential Apartment and Multi-Unit zone is to accommodate a range of housing types, including apartments and row houses, on medium-sized lots.

PERMITTED USES

804.2	Permitted Uses Table for R3 Zone
	<p>(1) Primary Uses</p> <ul style="list-style-type: none"> (a) Community Care Facility (minor) (b) Dwelling, Apartment (c) Dwelling, Four Unit (d) Dwelling, Multi-Unit (e) Dwelling, Row House (f) Dwelling, Single Unit, (g) Dwelling, Three Unit (h) Dwelling, Two Unit (i) Seniors Housing, Assisted (j) Seniors Housing, Residential Care (k) Seniors Housing, Supportive
	<p>(2) Secondary uses</p> <ul style="list-style-type: none"> (a) Accessory Buildings and Structures (b) Accessory Use (c) Home Occupation, Urban

DEVELOPMENT REGULATIONS

804.3	Development Regulations Table for R3 Zone	
	Column I	Column II
	(1) Maximum number of Buildings per lot	(a) One – ‘Dwelling, Single Unit’, or ‘Dwelling, Two Unit’, or ‘Dwelling, Three Unit’ or ‘Dwelling, Four Unit’, or ‘Dwelling, Row House’
	(2) Density (maximum)	<ul style="list-style-type: none"> (a) Apartments – 25 units per ha (b) Seniors Housing, Assisted – 25 units per ha to a maximum of 50 beds (c) Seniors Housing, Residential Care – 25 units per ha to a maximum of 50 beds (d) Seniors Housing, Supportive – 25 units per ha to a maximum of 50 beds
	(3) Minimum Building Width	(a) Principal Building – 6.0 m (19 ft.-8 in.)

(4) Maximum Building Area	(a) Accessory Buildings and Structures – up to 10% of the parcel size but cannot exceed the size of the principal building or 185.8 m ² (1,999.9 sq. ft.), whichever is less
(5) Minimum setbacks (front lot line)	(a) Dwelling, Row Housing – 6.0 m (19 ft.-8 in.) (b) Dwelling, Apartment – 10.0 m (32 ft.-10 in.) (c) Accessory Buildings – 4.5 m (14 ft.-9 in.) (d) All other uses – 7.5 m (24 ft.-7 in.) except that garages or carports either attached to a principal building or detached on lots exceeding 20% average natural slope – 4.5 m (14 ft.-9 in.)
(6) Minimum setbacks (rear lot line)	(a) Dwelling, Row Housing – 6.0 m (19 ft.-8 in.) (b) Dwelling, Apartment – 10.0 m (32 ft.-10 in.) (c) Single, Two, Three, and Four Unit Dwellings – 7.5 m (24 ft.-7 in.) (d) Accessory Buildings and Structures – 2.0 m (6 ft.-7 in.)
(7) Minimum setbacks (interior lot line)	(a) Dwelling, single unit – 2.0 m (6 ft.-7 in.) (b) Two, Three, Four Unit and Apartment Dwelling and without a window or with a window to a non-habitable room – 3.0 m (9 ft.-10 in.) (c) Apartment with a balcony or window to a habitable room – 7.5 m (24 ft.-7 in.) (d) Row Housing end unit – 4.0 m (13 ft.-1 in.)
(8) Minimum setbacks (exterior lot line)	(a) Apartment – 8.0 m (26 ft.-3 in.) (b) All other uses – 5.0 m (16 ft.-5 in.)
(9) Height (maximum)	(a) Residential buildings other than Apartments – 8.0 m (26 ft.-3 in.) (b) Apartment – 12.0 m (39 ft.-4 in.) (c) Accessory Buildings and Structures – 5.0 m (16 ft.-5 in.) (d) All Other Uses – 10.0 m (32 ft.-10 in.)
(10) Lot coverage (maximum)	(a) 40% of the lot area for all buildings and structures to a maximum of 55% including hard-surfaced areas

(11) Minimum floor area	<ul style="list-style-type: none"> (a) The floor area for a single dwelling unit shall be not less than 90 m² (968.7 sq. ft.) (b) The floor area for a two, three, and four unit dwellings and row housing unit shall be not less than 60 m² (645.8 sq. ft.) per dwelling unit (c) The net floor area for apartment and multi-unit dwellings <ul style="list-style-type: none"> (i) 27 m² (290.6 sq. ft.) within each senior citizen dwelling unit; or (ii) 27 m² (290.6 sq. ft.) within each bachelor dwelling unit; or (iii) 40 m² (430.6 sq. ft.) within each one-bedroom dwelling unit; or (iv) 45 m² (484.4 sq. ft.) within each two-bedroom dwelling unit; or (v) 55 m² (592.0 sq. ft.) within each three-bedroom or larger dwelling unit.
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SUBDIVISION REGULATIONS

804.4

Subdivision Regulations Table for R3 Zone	
Column I	Column II
(1) Lot area (minimum)	<ul style="list-style-type: none"> (a) Dwelling, single unit serviced by community water and community sewer – 835 m² (8,987.9 sq. ft.) (b) Dwelling, Single Unit serviced by community water and septic tank – 1.0 ha (2.47 ac.) (c) Dwelling, Two Unit serviced by community water and community sewer – 1,395 m² (15,016 sq. ft.) (d) Dwelling, Two Unit serviced by community water and septic tank – 1.0 ha (2.47 ac.) (e) Dwelling, Three Unit, Dwelling, four Unit and Dwelling, Apartment – 1,860 m² (20,021 sq. ft.) (f) Dwelling, Row Housing (per unit) – 220 m² (2,368 sq. ft.), with 330 m² (3,552 sq. ft.) for the end unit (g) Seniors Housing – based on building form type
(2) Lot frontage (minimum)	<ul style="list-style-type: none"> (a) Dwelling, Single Unit – 23.0 m (75 ft.-5 in.) (b) Dwelling, Single Unit on a corner lot – 24.5 m (80 ft.-5 in.) (c) Dwelling, Two Unit – 27.0 m (88 ft.-7 in.) (d) Dwelling, Two Unit on a corner lot – 28.5 m (93 ft.-6 in.) (e) Dwelling, Apartment – 35.0 m (114 ft.-10 in.) (f) Dwelling, Row Housing (per unit) – 7.5 m (24 ft.-7 in.), with 11.0 m (36 ft.-1 in.) for the end unit (g) Seniors Housing – based on building form type

OTHER REGULATIONS

- 804.5 (1) Apartment, row housing, and multi-unit dwellings (including three and four unit dwellings) is not permitted unless served by a community water system and community sewer system.
- (2) Useable open space must be provided on the lot for each dwelling unit contained in an apartment or multi-unit building based on the following ratio:
- (a) 45 m² (484.4 sq. ft.) for each three-bedroom unit;
 - (b) 35 m² (376.7 sq. ft.) for each two-bedroom unit;
 - (c) 25 m² (269.1 sq. ft.) for each one-bedroom unit or studio unit
- (3) A row house development must contain a minimum of four and a maximum of eight side-by-side dwelling units and be designed in such a manner so as to stagger each pair of dwelling units, with a minimum of 1.0 m (3 ft.-3 in.) offset and be provided with a rear yard having access to a lane for each dwelling unit contained in the row housing project.

805 RESIDENTIAL HIGH DENSITY MULTI-UNIT ZONE

INTENT

805.1 The intent of the Residential High Density Multi-Unit Zone is to accommodate a variety of housing types, including high-density residential uses such as apartments and row houses, on medium-sized lots.

PERMITTED USES

805.2	Permitted Uses Table for R3-A Zone
	<ul style="list-style-type: none"> (1) Primary Uses <ul style="list-style-type: none"> (a) Community Care Facility (minor) (b) Dwelling, Apartment (c) Dwelling, Four Unit (d) Dwelling, Multi-Unit (e) Dwelling, Row House (f) Dwelling, Single Unit (g) Dwelling, Three Unit (h) Dwelling, Two Unit
	<ul style="list-style-type: none"> (2) Secondary uses <ul style="list-style-type: none"> (a) Accessory Buildings and Structures (b) Accessory Use (c) Home Occupation, Urban

DEVELOPMENT REGULATIONS

805.3	Development Regulations Table for R3-A Zone	
	Column I	Column II
	(1) Minimum Building Width	(a) Principal Building – 6.0 m (19 ft.-8 in.)
	(2) Maximum Building Area	(a) Accessory Buildings and Structures – up to 10% of the parcel size but cannot exceed the size of the principal building or 185.8 m ² (1,999.9 sq. ft.), whichever is less
	(3) Density (maximum)	(a) 37 dwelling units per ha
	(4) Minimum setbacks (front lot line)	<ul style="list-style-type: none"> (a) Dwelling, Row House – 6.0 m (19 ft.-8 in.) (b) Dwelling, Apartment and Dwelling, Multi-Unit – 10.0 m (32 ft.-10 in.) (c) Accessory Buildings and Structures – 4.5 m (14 ft.-9 in.) (d) All other uses – 7.5 m (24 ft.-7 in.) except that garages or carports either attached to a principal building or detached on lots exceeding 20% average natural slope – 4.5 m (14 ft.-9 in.)

(5) Minimum setbacks (rear lot line)	<ul style="list-style-type: none"> (a) Dwelling, Row House – 6.0 m (19 ft.-8 in.) (b) Dwelling, Apartment and Dwelling, Multi-Unit – 10.0 m (32 ft.-10 in.) (c) Single, Two, Three and Four Unit Dwellings 7.5 m (24 ft.-7 in.) (d) Accessory Buildings and Structures – 2.0 m (6 ft.-7 in.)
(6) Minimum setbacks (interior lot line)	<ul style="list-style-type: none"> (a) Dwelling, Single Unit – 2.0 m (6 ft.-7 in.) (b) Two, Three, and Four Unit Dwellings and Dwellings, Apartment or Dwellings, Multi-Unit having walls without windows or windows to non-habitable rooms – 3.0 m (9 ft.-10 in.) (c) Dwelling, Apartment and Dwelling, Multi-Unit having walls with a balcony or windows to habitable rooms – 7.5 m (24 ft.-7 in.) (d) Dwelling, Row House end unit – 4.0 m (13 ft.-1 in.) (e) Accessory Buildings and Structures – 2.0 m (6 ft.-7 in.)
(7) Minimum setbacks (exterior lot line)	<ul style="list-style-type: none"> (a) Dwelling, Apartment and Dwelling, Multi-Unit Use – 8.0 m (26 ft.-3 in.) (b) All other uses – 5.0 m
(8) Height (maximum)	<ul style="list-style-type: none"> (a) Residential Dwellings excepting Dwelling, Apartment and Dwelling, Multi-Unit – 8.0 m (26 ft.-3 in.) (b) Apartment and Multi-Unit – 12.0 m (39 ft.-4 in.) (c) Accessory Buildings and Structures – 5.0 m (16 ft.-5 in.) (d) All other uses – 10.0 m (32 ft.-10 in.)
(9) Lot coverage (maximum)	<ul style="list-style-type: none"> (a) 40% of the lot area for all buildings and structures to a maximum of 55% including hard-surfaced areas
(10) Minimum floor area	<ul style="list-style-type: none"> (a) The net floor area for a single dwelling unit shall be not less than 90 m² (968.7 sq. ft.) (b) The net floor area for a two, three, and four unit dwellings and row housing unit shall be not less than 60 m² (645.8 sq. ft.) per dwelling unit (c) The net floor area for apartment and multi-unit dwellings <ul style="list-style-type: none"> (i) 27 m² (290.6 sq. ft.) within each senior citizen dwelling unit; or (ii) 27 m² (290.6 sq. ft.) within each bachelor dwelling unit; or (iii) 40 m² (430.6 sq. ft.) within each one-bedroom dwelling unit; or (iv) 45 m² (484.4 sq. ft.) within each two-bedroom dwelling unit; or (v) 55 m² (592.0 sq. ft.) within each three-bedroom or larger dwelling unit.

SUBDIVISION REGULATIONS

805.4	Subdivision Regulations Table for R3-A Zone	
	Column I	Column II
	(1) Lot area (minimum)	(a) 1,100 m ² (11,804 sq. ft.)
	(2) Lot frontage (minimum)	(a) Dwelling, Apartment and Dwelling, Multi-Unit – 37.0 m (b) Row House – 7.5 m (24 ft.-7 in.) or 11.0 m (36 ft.-1 in.) for end units

OTHER REGULATIONS

- 805.5 (1) Row housing development must contain a minimum of four, and to a maximum of eight, side-by-side dwelling units within a building and be designed in such a manner so as to stagger each pair of dwelling units to a minimum of a 1 m (3 ft.-3 in.) offset and be provided with a rear yard having access to a lane or access easement for each dwelling unit contained in the row housing building.
- (2) Useable open space must be provided on the lot for each dwelling unit contained in an apartment or multi-unit building based on the following ratio:
- (a) 45 m² (484.4 sq. ft.) per 3-bedroom unit;
 - (b) 35 m² (376.7 sq. ft.) per 2-bedroom unit;
 - (c) 25 m² (269.1 sq. ft.) per 1-bedroom unit or studio unit.

806 – Residential Manufactured Home Subdivision Zone (R4)

R4

806 RESIDENTIAL MANUFACTURED HOME SUBDIVISION ZONE

INTENT

806.1 The intent of the Residential Manufactured Home Subdivision Zone is to accommodate manufactured homes on individual lots either in a bare land strata or fee simple subdivision.

PERMITTED USES

806.2

Permitted Uses Table for R4 Zone	
(1) Primary Uses	<ul style="list-style-type: none"> (a) Community Care Facility (minor) (b) Mobile Manufactured Home (c) Modular Manufactured Home (d) Public Park and Playground
(2) Secondary uses	<ul style="list-style-type: none"> (a) Accessory Buildings and Structures (b) Accessory Use (c) Home Occupation, Urban

DEVELOPMENT REGULATIONS

806.3

Development Regulations Table for R4 Zone	
Column I	Column II
(1) Maximum number of Buildings per lot	(a) One Manufactured Home or One Modular Manufactured Home
(2) Maximum Building Area	(a) Accessory Buildings and Structures – up to 10% of the parcel size but cannot exceed the size of the principal building or 80 m ² (861.1 sq. ft.), whichever is less
(3) Minimum setbacks (front lot line)	<ul style="list-style-type: none"> (a) Principal Building – 7.5 m (24 ft.-7 in.) (b) Garages or carports either attached to a principal building or detached on lots exceeding 20% average natural slope – 4.5 m (14 ft.-9 in.)
(4) Minimum setbacks (rear lot line)	<ul style="list-style-type: none"> (a) Principal Building – 4.0 m (13 ft.-1 in.) (b) Accessory Buildings and Structures – 2.0 m (6 ft.-7 in.)
(5) Minimum setbacks (interior lot line)	(a) 1.5 m (4 ft.-11 in.)
(6) Minimum setbacks (exterior lot line)	(a) 5.0 m (16 ft.-5 in.)

**806 – Residential Manufactured Home
Subdivision Zone (R4)**

R4

(7) Height (maximum)	(a) Principal Building – 8.0 m (26 ft.-3 in.) (b) Accessory Buildings and Structures – 5.0 m (16 ft.-5 in.)
(8) Lot coverage (maximum)	(a) 35% of the lot area for all buildings and structures to a maximum of 50% including hard-surfaced areas
(9) Minimum floor area	(a) The net floor area for a manufactured home shall be not less than 45 m ² (484.4 sq. ft.)

SUBDIVISION REGULATIONS

806.4

Subdivision Regulations Table for R4 Zone	
Column I	Column II
(1) Lot area (minimum)	(a) Lots serviced by community water and community sewer – 450 m ² (4,843.8 sq. ft.) (b) Lots serviced by community water and septic tank – 1.0 ha (2.47 ac.)
(2) Lot frontage (minimum)	(a) Corner lots – 16.5 m (54 ft.-1 in.) (b) 15.0 m (49 ft.-3 in.)

807 – Residential Manufactured Home Community Zone (R5)

R5

807 RESIDENTIAL MANUFACTURED HOME COMMUNITY ZONE

INTENT

807.1 The intent of the Residential Manufactured Home Community Zone is to accommodate manufactured homes on individual pads within an unsubdivided manufactured home park.

PERMITTED USES

807.2	Permitted Uses Table for R5 Zone
	(1) Primary Uses
	(a) Community Care Facility (minor)
	(b) Mobile Manufactured Home
	(c) Modular Manufactured Home
	(d) Public Park and Playground
	(e) Recreational Use
	(f) Utility Service Building
	(2) Secondary uses
	(a) Accessory Buildings and Structures
	(b) Accessory Residential Use (one)
	(c) Accessory Use
	(d) Home Occupation, Urban

DEVELOPMENT REGULATIONS

807.3 Development is subject to the provisions of the District’s current Manufactured Home Park Bylaw.

807.4 An Accessory Residential Use can be located within a Dwelling, Single Unit.

808 RESIDENTIAL RECREATION ZONE

INTENT

808.1 The intent of the Residential Recreation Zone is to accommodate single detached homes and recreational uses on medium-sized lots.

PERMITTED USES

808.2	<p>Permitted Uses Table for R6 Zone</p> <p>(1) Primary Uses</p> <ul style="list-style-type: none"> (a) Community Care Facility (minor) (b) Public Park and Playground (c) Dwelling, Single Unit <p>(2) Secondary uses</p> <ul style="list-style-type: none"> (a) Accessory Buildings and Structures (b) Accessory Use (c) Home Occupation, Urban
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DEVELOPMENT REGULATIONS

808.3	Development Regulations Table for R6 Zone	
	Column I	Column II
	(1) Maximum number of Buildings per Lot	(a) One Dwelling, Single Unit and One Accessory Building
	(2) Minimum Building Width	(a) Principal Building – 6.0 m (19 ft.-8 in.)
	(3) Maximum Building Area	(a) Accessory Buildings and Structures – up to 10% of the parcel size but cannot exceed the size of the principal building or 185.8 m ² (1,999.9 sq. ft.), whichever is less
	(4) Minimum setbacks (front lot line)	(a) 1.5 m (4 ft.-11 in.) (b) Garages or carports either attached to a principal building or detached on lots exceeding 20% average natural slope – 0.0 m (0 ft.)
	(5) Minimum setbacks (rear lot line)	(a) Principal Building – 7.5 m (24 ft.-7 in.) (b) Accessory Buildings and Structures – 1.5 m (4 ft.-11 in.)
	(6) Minimum setbacks (interior lot line)	(a) 1.5 m (4 ft.-11 in.)
	(7) Minimum setbacks (exterior lot line)	(a) 1.5 m (4 ft.-11 in.)
	(8) Height (maximum)	(a) Principal Building – 8.0 m (26 ft.-3 in.) (b) Accessory Buildings and Structures – 5.0 m (16 ft.-5 in.)

(9) Minimum floor area	(a) The net floor area for a dwelling, single unit shall be not less than 70 m ² (753.5 sq. ft.).
(10) Lot coverage (maximum)	<p>(a) For lots 300 m² (3,229.2 sq. ft.) or less, the maximum lot site coverage is 70%</p> <p>(b) For lots 835 m² (8,987.9 sq. ft.) or greater, the maximum lot coverage is 55%</p> <p>(c) For lots greater than 300 m² (3,229.2 sq. ft.) but less than 835 m² (8,987.9 sq. ft.), the maximum lot coverage is calculated in accordance with the following formula, where “lot area” means the area of the lot being developed:</p> <p style="text-align: center;">$.55 + ((835 - \text{lot area}) \times 0.000280374) = \text{lot coverage}$</p> <p>The maximum lot coverage is inclusive of buildings, structures and hard-surfaced areas. Buildings and structures can comprise the maximum coverage less 15%.</p> <p style="text-align: center;"><i>A sample calculation is provided below</i></p>
<p><i>Lot Coverage Sample Calculation for a 507 m² (5,457.3 sq. ft.) lot</i></p> <p>An R6 zoned property with total lot area of 507 m² (5,457.3 sq. ft.) would have a maximum lot coverage of 64.2%, as per the calculation:</p> <p style="margin-left: 40px;"> $(0.55 + ((835 - 507) \times 0.000280374)) = \text{lot coverage}$ $(0.55 + (328 \times 0.000280374)) = \text{lot coverage}$ $0.55 + (0.0919) = \text{lot coverage}$ $0.6412 = \text{lot coverage}$ $64.2\% = \text{lot coverage}$ </p>	

SUBDIVISION REGULATIONS

808.4

Subdivision Regulations Table for R6 Zone	
Column I	Column II
(1) Lot area (minimum)	<p>(a) Lots serviced by community water and community sewer – 835 m² (8,987.9 sq. ft.)</p> <p>(b) Lots serviced by community water and septic tank – 1.0 ha (2.47 ac.)</p>
(2) Lot frontage (minimum)	<p>(a) Corner lot – 24.5 m (80 ft.-5 in.)</p> <p>(b) All other lots – 23.0 m (75 ft.-5 in.)</p>

809 RESIDENTIAL BED AND BREAKFAST

INTENT

809.1 The intent of the Residential Bed and Breakfast Zone is to accommodate bed and breakfast uses within Dwelling, Single Units on medium-sized lots.

PERMITTED USES

809.2	Permitted Uses Table for RBB Zone
	<ul style="list-style-type: none"> (1) Primary Uses <ul style="list-style-type: none"> (a) Bed and Breakfast (b) Community Care Facility (minor) (c) Public Park and Playground (d) Dwelling, Single Unit
	<ul style="list-style-type: none"> (2) Secondary Uses <ul style="list-style-type: none"> (a) Accessory Buildings and Structures (b) Accessory Use (c) Home Occupation, Urban

DEVELOPMENT REGULATIONS

809.3	Development Regulations Table for RBB Zone	
	Column I	Column II
	(1) Maximum number of Buildings per Lot	(a) One Dwelling, Single Unit
	(2) Minimum Building Width	(a) Principal Building – 6.0 m (19 ft.-8 in.)
	(3) Maximum Building Area	(a) Accessory Buildings and Structures – up to 10% of the parcel size but cannot exceed the size of the principal building or 185.8 m ² (1,999.9 sq. ft.), whichever is less
	(4) Minimum setbacks (front lot line)	(a) Principal Building – 7.5 m (24 ft.-7 in.) (b) Garages or carports either attached to a principal building or detached on lots exceeding 20% average natural slope – 4.5 m (14 ft.-9 in.)
	(5) Minimum setbacks (rear lot line)	(a) Principal Building – 7.5 m (24 ft.-7 in.) (b) Accessory Buildings and Structures – 2.0 m (6 ft.-7 in.)
	(6) Minimum setbacks (interior lot line)	(a) 2.0 m (6 ft.-7 in.)
	(7) Minimum setbacks (exterior lot line)	(a) 5.0 m (16 ft.-5 in.)
	(8) Height (maximum)	(a) Principal Building – 8.0 m (26 ft.-3 in.) (b) Accessory Buildings and Structures – 5.0 m (16 ft.-5 in.)

(9) Lot coverage (maximum)	(a) 35% of the lot area for all buildings and structures to a maximum of 50% including hard-surfaced areas
(10) Minimum floor area	(a) The net floor area for a dwelling, single unit shall be not less than 90 m ² (968.7 sq. ft.)

SUBDIVISION REGULATIONS

809.4

Subdivision Regulations Table for RBB Zone	
Column I	Column II
(1) Lot area (minimum)	(a) Lots serviced by community water and community sewer – 835 m ² (8,987.9 sq. ft.) (b) Lots serviced by community water and septic tank – 1.0 ha (2.47 ac.)
(2) Lot frontage (minimum)	(a) Corner lots – 24.5 m (80 ft.-5 in.) (b) All other lots – 23.0 m (75 ft.-5 in.)

810 – Residential Comprehensive Development Zone One (RCD1)

RCD1

810 RESIDENTIAL COMPREHENSIVE DEVELOPMENT ZONE ONE

INTENT

810.1 The intent of the Residential Comprehensive Development Zone One is to accommodate comprehensive development with amenities on large residential lots.

PERMITTED USES

810.2	Permitted Uses Table for RCD1 Zone
	<ul style="list-style-type: none"> (1) Primary Uses <ul style="list-style-type: none"> (a) Agriculture, Restricted (b) Amenities as may be provided for pursuant to the provisions of this zone (c) Bed and Breakfast (d) Community Care Facility (minor) (e) Public Park and Playground (f) Dwelling, Single Unit
	<ul style="list-style-type: none"> (2) Secondary uses <ul style="list-style-type: none"> (a) Accessory Buildings and Structures (b) Accessory Use (c) Home Occupation, Urban

DEVELOPMENT REGULATIONS

810.3	Development Regulations Table for RCD1 Zone	
	Column I	Column II
	(1) Maximum Number of Buildings per Lot	<ul style="list-style-type: none"> (a) One Dwelling, Single Unit (b) One Restricted Agriculture Building
	(2) Minimum Building Width	(a) Principal Building – 6.0 m (19 ft.-8 in.)
	(3) Maximum Building Area	<ul style="list-style-type: none"> (a) Accessory Buildings and Structures excepting restricted Agriculture buildings – up to 10% of the parcel size but cannot exceed the size of the principal building or 278.7 m² (2,999.9 sq. ft.), whichever is less (b) Restricted Agriculture buildings – up to 90 m² (968.7 sq. ft.)
	(4) Minimum setbacks (front lot line)	<ul style="list-style-type: none"> (a) Principal Building – 7.5 m (24 ft.-7 in.) (b) Garages or carports either attached to a principal building or detached on lots exceeding 20% average natural slope – 4.5 m (14 ft.-9 in.)
	(5) Minimum setbacks (rear lot line)	<ul style="list-style-type: none"> (a) Principal Building – 7.5 m (24 ft.-7 in.) (b) Accessory Buildings and Structures – 2.0 m (6 ft.-7 in.)
	(6) Minimum setbacks (interior lot line)	<ul style="list-style-type: none"> (a) Dwelling, Single Unit – 2.0 m (6 ft.-7 in.) (b) Agricultural Use – 6.0 m (19 ft.-8 in.)

**810 – Residential Comprehensive
Development Zone One (RCD1)**

RCD1

(7) Minimum setbacks (exterior lot line)	(a) 5.0 m (16 ft.-5 in.)
(8) Height (maximum)	(a) Principal Building – 8.0 m (26 ft.-3 in.) (b) Accessory Buildings and Structures – 5.0 m (16 ft.-5 in.) (c) Restricted Agricultural Use – 10.0 m (32 ft.-10 in.)
(9) Lot coverage (maximum)	(a) 20% of the lot area for all buildings and structures to a maximum of 25% including hard-surfaced areas
(10) Minimum floor area	(a) The net floor area for a dwelling, single unit shall be not less than 90 m ² (968.7 sq. ft.)

SUBDIVISION REGULATIONS

810.4

Subdivision Regulations Table for RCD1 Zone	
Column I	Column II
(1) Lot area (minimum)	(a) 2.0 ha, or (b) except that where amenities are provided in accordance with section 810.5, the lot area may be reduced to not less than an average of 0.5 ha (1.2 ac.), with no lots less than 0.4 ha (1.0 ac.) in size
(2) Lot frontage (minimum)	(a) 1/10 th of the perimeter of the parcel, or (b) except that where amenities are provided in accordance with section 810.5, the lot frontage may be reduced to not less than 30 m (98 ft.-5 in.)

OTHER REGULATIONS

810.5 The larger minimum lot area and lot frontage requirements in this zone may be reduced to the lesser lot area and lot frontage requirements in section 810.4, subject to the owner constructing walkways/equestrian trails and viewpoints throughout the subdivision and open space area in accordance with the District’s current Official Community Plan.

811 – Residential Comprehensive Development Zone Two (RCD2)

RCD2

811 RESIDENTIAL COMPREHENSIVE DEVELOPMENT ZONE TWO

INTENT

811.1 The intent of the Residential Comprehensive Development Zone Two is to accommodate a variety of seniors housing.

PERMITTED USES

811.2	Permitted Uses Table for RCD2 Zone
	<ul style="list-style-type: none"> (1) Primary Uses <ul style="list-style-type: none"> (a) Agriculture (b) Seniors Housing, Assisted, within those areas shown as Areas #1 to #3 inclusive on Schedule 'H' (c) Seniors Housing, Residential Care, within those areas shown as Areas #1 to #4 inclusive, on Schedule 'H' (d) Seniors Housing, Supportive, within those areas shown as Areas #1 to #3 inclusive, on Schedule 'H'
	<ul style="list-style-type: none"> (2) Secondary Uses <ul style="list-style-type: none"> (a) Accessory Buildings and Structures (b) Accessory Residential Use (c) Accessory Use (d) Religious Assembly (e) Recreational Use

DEVELOPMENT REGULATIONS

811.3	Development Regulations Table for RCD2 Zone	
	Column I	Column II
	(1) Density (maximum)	<ul style="list-style-type: none"> (a) Total combined number of dwelling and sleeping units – 270 (b) Despite paragraph (a), a maximum of 195 'Seniors Housing, Assisted' and 'Seniors Housing, Supportive' dwelling and/or sleeping units
	(2) Minimum Building Width	(a) Principal Building – 6.0 m (19 ft.-8 in.)
	(3) Minimum setbacks	<ul style="list-style-type: none"> (a) Uses located adjacent to a Parks and Open Space Zone (P2) – 4.5 m (14 ft.-9 in.) (b) All other uses – 15.0 m (49 ft.-3 in.)

**811 – Residential Comprehensive
Development Zone Two (RCD2)**

RCD2

(4) Height (maximum)	(a) Area #1 –must not exceed the height of buildings within each strata lot as shown on Strata Plan KAS3208 (b) Area #2 residential buildings – 6.0 m (19 ft.-8 in.) (c) Area #2 non-residential buildings – 8.0 m (26 ft.-3 in.) (d) Areas #3 and #4 – 12.0 m (39 ft.-4 in.) (e) Area #5 – 8.0 m (26 ft.-3 in.) (f) Agricultural Use– 10.0 m (32 ft.-10 in.)
(5) Lot coverage (maximum)	(a) 20% of the lot area for all buildings and structures to a maximum of 25% including hard-surfaced areas

SUBDIVISION REGULATIONS

811.4

Subdivision Regulations Table for RCD2 Zone	
Column I	Column II
(1) Lot area (minimum)	(a) Not applicable
(2) Lot frontage (minimum)	(a) Not applicable

OTHER REGULATIONS

811.5 The following events, up to 24 per year, are permitted within the Chapel facility for members of the public who do not reside in the RCD2 Zone:

- (a) Church services;
- (b) Weddings;
- (c) Social events;
- (d) Temporary classroom facilities for programs sponsored by School District No. 22; and
- (e) Up to two, six-week-long sessions.

812 – Residential Estate One Zone (RE1)

RE1

812 RESIDENTIAL ESTATE ONE ZONE

INTENT

812.1 The intent of the Residential Estate One Zone is to accommodate residential uses on large estate lots, along with agricultural uses.

PERMITTED USES

812.2	Permitted Uses Table for RE1 Zone
(1) Primary Uses	(a) Community Care Facility (minor) (b) Public Park and Playground (c) Dwelling, Single Unit
(2) Secondary uses	(a) Accessory Buildings and Structures (b) Accessory Use (c) Home Occupation, Urban (d) Urban Hens

DEVELOPMENT REGULATIONS

812.3	Development Regulations Table for RE1 Zone	
	Column I	Column II
(1) Maximum number of Buildings per Lot		(a) One Dwelling, Single Unit
(2) Minimum Building Width		(a) Principal Building – 6.0 m (19 ft.-8 in.)
(3) Maximum Building Area		(a) Accessory Buildings and Structures – up to 10% of the parcel size but cannot exceed the size of the principal building or 278.7 m ² (2,999.9 sq. ft.), whichever is less
(4) Minimum setbacks (front lot line)		(a) 12.0 m (39 ft.-4 in.)
(5) Minimum setbacks (rear lot line)		(a) Principal Building – 7.5 m (24 ft.-7 in.) (b) Accessory Buildings and Structures – 2.0 m (6 ft.-7 in.)
(6) Minimum setbacks (side lot line)		(a) 2.0 m (6 ft.-7 in.)
(7) Minimum setbacks (exterior lot line)		(a) 12.0 m (39 ft.-4 in.)
(8) Height (maximum)		(a) Principal Building – 10.0 m (32 ft.-10 in.) (b) Accessory Buildings and Structures – 5.0 m (16 ft.-5 in.)

812 – Residential Estate One Zone (RE1)

RE1

(9) Lot coverage (maximum)	(a) 20% of the lot area for all buildings and structures to a maximum of 30% including hard-surfaced areas
(10) Minimum floor area	(a) The net floor area for a dwelling, single unit shall be not less than 90 m ² (968.7 sq. ft.)

SUBDIVISION REGULATIONS

812.4	Subdivision Regulations Table for RE1 Zone	
	Column I	Column II
	(1) Lot area (minimum)	(a) Lots serviced by community water and community sewer – 1,975 m ² (21,258.7 sq. ft.) (b) Lots serviced by community water and septic tank – 1.0 ha (2.47 ac.)
	(2) Lot frontage (minimum)	(a) The greater of 30.0 m (98 ft.-5 in.) or 1/10 th of the perimeter of the lot (b) Despite paragraph (a), a reduced minimum lot frontage of 23.0 m (75 ft.-5 in.) is permitted for Remainder Lot 3, Plan 32782. (c) Despite paragraph (a), a reduced minimum lot frontage of 0 m (0 ft.) is permitted for Lot 9, Plan 32124.

OTHER REGULATIONS

812.5 Urban hens are not permitted on lots less than 835 m² (8,987.9 sq. ft.) in area.

812.6 Where permitted, the keeping of Urban Hens must be in compliance with section 322.1.

101 813 – Residential Estate Two Zone (RE2)

RE2

813 RESIDENTIAL ESTATE TWO ZONE

(ZONE AMENDED BY AMENDMENT BYLAW NO.1792)

INTENT

813.1 The intent of the Residential Estate Two Zone is to accommodate residential uses on large rural estate lots.

PERMITTED USES

813.2	<p>Permitted Uses Table for RE2 Zone</p> <p>(1) Primary Uses</p> <ul style="list-style-type: none"> (e) Dwelling, Single Unit (or Single Detached Dwelling) (f) Dwelling, Two Unit (or Duplex) (g) Community Care Facility (Minor) (h) Public Park and Playground (i) Agriculture, Restricted <p>(2) Secondary Uses</p> <ul style="list-style-type: none"> (g) Accessory Buildings and Structures (h) Secondary Suite (i) Carriage House (j) Garden Suite (k) Home Occupation, Rural (l) Agri-Tourism (m) On-Farm Processing (n) On-Farm Preparation (o) Direct Farm Marketing
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SITE SPECIFIC USE

813.3 Warehousing use is permitted on the following parcel, in accordance with Schedule 'K':

- (a) Lot A, Plan EPP20176, civically located at 8465 Buchanan Road

DEVELOPMENT REGULATIONS

813.4	Development Regulations Table for RE2 Zone	
	Column I	Column II
	(1) Density	(f) Single Detached Dwelling; or (g) Single Detached Dwelling with a Secondary Suite; or (h) Single Detached Dwelling with a Carriage House or Garden Suite; or (i) Duplex (or Two Unit Dwelling)
	(2) Minimum Building Width	(c) Principal Building – 6.0 m (19.8 ft)

101 813 – Residential Estate Two Zone (RE2)**RE2**

(3) Maximum Building Area	(a) Accessory Buildings and Structures cannot exceed 10% of the parcel size, or 185.8 m ² (2,000 ft ²), whichever is less (b) Accessory Buildings and Structures for Restricted Agriculture cannot exceed 10% of the parcel size, or 278.7 m ² (3,000 ft ²), whichever is less
(4) Minimum Setbacks (Front Lot Line)	(a) 12.0 m (39.4 ft)
(5) Minimum Setbacks (Rear Lot Line)	(a) Principal Building – 7.5 m (24.7 ft) (b) Carriage House or Garden Suite – 3.0 m (9.8 ft) (c) Accessory Buildings and Structures – 2.0 m (6.7 ft) (d) Keeping of animals abutting residential zones – 30.0 m (98.5 ft)
(6) Minimum Setbacks (Interior Lot Line)	(a) 2.0 m (6.7 ft) (b) Keeping of animals abutting residential zones – 30.0 m (98.5 ft)
(7) Minimum Setbacks (Exterior Lot Line)	(a) 12.0 m (39.4 ft)
(8) Minimum Setbacks Between Buildings	(a) 3.0 m (9.8 ft)
(9) Height (Maximum)	(f) Principal Building – 10.0 m (32.1 ft) (g) Accessory Building or Structures – 5.0 m (16.5 ft) (h) Carriage House – 6.5 m (21.3 ft) (i) Garden Suite – 5.0 m (16.5 ft)
(10) Lot Coverage (Maximum)	(c) 20% of the lot area for all buildings and structures; and (d) 30% of the lot area for all hard-surfaced areas
(11) Minimum Floor Area	(a) The net floor area for a Single Detached Dwelling or half Duplex unit is not less than 90 m ² (968.7 ft ²) (b) The net floor area for a Carriage House or Garden Suite shall be not less than 55 m ² (592 ft ²) per dwelling unit
(12) Maximum Floor Area	(a) The net floor area for a Carriage House or Garden Suite shall be not more than 90 m ² (968.7 ft ²)

SUBDIVISION REGULATIONS

813.5

Subdivision Regulations Table for RE2 Zone	
Column I	Column II
(1) Lot Area (Minimum)	(a) Single Detached Dwelling or Duplex Fee Simple – 2.0 ha (4.9 ac) (b) Duplex Strata – 1.0 ha (2.4 ac), divided along an interior lot line
(2) Lot Frontage (Minimum)	(a) 10% of the perimeter of the lot

101 813 – Residential Estate Two Zone (RE2)**RE2****CONDITIONS OF USE**

- 813.6 Carriage House, Garden Suite, or Secondary Suite is permitted under the following:
- (a) the registered owner of the property must provide additional off-street parking, in accordance with Schedule 'C' of the bylaw;
 - (b) a Bed and Breakfast is not permitted in conjunction with the use;
 - (c) built or constructed in accordance with the BC Building Code; and
 - (d) strata titling of a Carriage House, Garden Suite or Secondary Suite is not permitted.
- 813.7 Rural Home Occupation is permitted in accordance with Sec. 307.1 of the bylaw.
- 813.8 Agri-tourism is permitted on lands classified under Section 23 of the *Assessment Act* and BC Reg. 411/95 as Farm Class.
- 813.9 Direct Farm Marketing is permitted under the following:
- (a) must be accessory and incidental to an agricultural use on the lot;
 - (b) must be contained within a building;
 - (c) limited to 300 m² (3,229.2 ft²), excluding:
 - i. office;
 - ii. wholesale storage;
 - iii. washrooms; and
 - iv. processing facilities.
 - (d) outdoor display area less than 100 m² (1,076.4 ft²);
 - (e) provide one (1) off-street parking space per 12 m² (129.2 ft²) of retail and display area;
 - (f) off-street parking must be in accordance with Schedule 'C' of this bylaw;
 - (g) signage must be in accordance with Schedule 'E' of this bylaw, and shall be landscaped in accordance with Schedule 'F' of this bylaw;
 - (h) lighting must not cause a public nuisance to adjacent properties, or to the travelling public at-large; and
 - (i) must be carried out by the register owner of the lot, and have a valid business licence issued by the District of Coldstream.
- 813.10 Lots located within the *Agricultural Land Reserve (ALR)* must adhere to Provincial regulations under the *ALR Use Regulation*.
- 813.11 Where applicable, each half of an accessory building and/or structure of a Duplex shall be simultaneously designed and constructed utilizing:
- (a) a Party Wall Agreement; or
 - (b) as common property and limited common property.

**814 – Residential Small Lot Single Unit Zone (R1-B)
 – Residential Small Lot Single Unit with
 Secondary Suite Zone (R1-Bs)**

**R1-B
 R1-Bs**

- 814 – RESIDENTIAL SMALL LOT SINGLE UNIT ZONE (R1-B)
 – RESIDENTIAL SMALL LOT SINGLE UNIT WITH SECONDARY SUITE ZONE (R1-Bs)**

INTENT

814.1 The intent of the Residential Small Lot Single Unit Zone is to accommodate on small lots single detached dwellings (R1-B), or single detached dwellings with a secondary suite (R1-Bs).

PERMITTED USES

814.2	Permitted Uses Table for R1-B and R1-Bs Zone
	(1) Primary Uses (a) Community Care Facility (minor) (b) Dwelling, Single Unit (c) Dwelling, Single Unit with a secondary suite (R1-Bs only) (d) Public Park and Playground
	(2) Secondary uses (a) Accessory Buildings and Structures (b) Accessory Use (c) Home Occupation, Urban

DEVELOPMENT REGULATIONS

814.3	Development Regulations Table for R1-B and R1-Bs Zone	
	Column I	Column II
	(1) Maximum number of Buildings per lot	(a) One Dwelling, Single Unit, or (b) One Dwelling, Single Unit with a secondary suite (R1-Bs only)
	(2) Minimum Building Width	(a) Principal Building – 6.0 m (19 ft.-8 in.)
	(3) Maximum Building Area	(a) Accessory Buildings and Structures – up to 10% of the parcel size but cannot exceed the size of the principal building or 185.8 m ² (1,999.9 sq. ft.), whichever is less
	(4) Minimum setbacks (front lot line)	(a) Principal Building – 7.5 m (24 ft.-7 in.) (b) Garages or carports attached to the principal building on lots exceeding 20% average natural slope – 4.5 m (14 ft.-9 in.) (c) Accessory Buildings and Structures – 7.5 m (24 ft. 7 in.)
	(5) Minimum setbacks (rear lot line)	(a) Principal Building – 7.5 m (24 ft.-7 in.) (b) Accessory Buildings and Structures – 2.0 m (6 ft.-7 in.)

814 – Residential Small Lot Single Unit Zone (R1-B)
– Residential Small Lot Single Unit with
Secondary Suite Zone (R1-Bs)

R1-B
R1-Bs

(6) Minimum setbacks (interior lot line)	(a) 1.5 m (4 ft.-11 in.)				
(7) Minimum setbacks (exterior lot line)	(a) 3.0 m (9 ft.-11 in.)				
(8) Height (maximum)	(a) Properties with an Average Natural Slope (ANS) of 5% or greater			(b) Properties with an ANS less than 5%	(c) All properties
	(i) Principal buildings on the downhill side of a road must not exceed a height of 6.5 m (21 ft.-4 in.) above the centreline of the road immediately adjacent to the centre of the front of the residence.	(ii) Principal buildings on the uphill side of a road must not exceed a height of 6.5 m (21 ft.-4 in.) above the midpoint of the rear property line on which the residence is located.	(iii) The height of the principal building must not exceed an overall height of 12.5 m (41 ft.).	(i) Principal Building – 9.5 m (31 ft.-2 in.)	(i) Detached garages and carports – 5.0 m (16 ft.-5 in.) above the driveway at the entrance of the garage or carport (ii) Other Accessory Buildings and Structures – 5.0 m (16 ft.-5 in.)
(9) Lot coverage (maximum)	(a) 35% of the lot area for all buildings and structures to a maximum of 50% including hard-surfaced areas				
(10) Minimum floor area	(a) Single Dwelling Unit 85 m ² (914.9 sq. ft.), excluding attached garages or carports (b) Single dwelling unit with a secondary suite 85 m ² (914.9 sq. ft.), excluding attached garages or carports				

**814 – Residential Small Lot Single Unit Zone (R1-B)
 – Residential Small Lot Single Unit with
 Secondary Suite Zone (R1-Bs)**

**R1-B
 R1-Bs**

SUBDIVISION REGULATIONS

814.4

Subdivision Regulations Table for R1-B and R1-Bs Zone	
Column I	Column II
(1) Lot area (minimum)	(a) Lots serviced by community water and community sewer – 300 m ² (3,229.2 sq. ft.) (b) Corner lots serviced by community water and community sewer – 337.5 m ² (3,632.8 sq. ft.) (c) Lots serviced by community water and septic tank – 1.0 ha (2.47 ac.)
(2) Lot frontage (minimum)	(a) Corner lots – 13.5 m (44 ft.-4 in.) (b) All other lots – 12.0 m (39 ft.-4 in.)

OTHER REGULATIONS

814.5 An “s” notation shown on Schedule ‘B’ as part of the identified zone classification indicates that a secondary use in the form of a secondary suite is permitted on the properties so designated, subject to meeting the conditions of use of the zone. An “s” zoning classification on a property shall be established by rezoning the subject property to the “s” version of the parent zone.

(Zone created by Amendment Bylaw No.1754)

815 RESIDENTIAL TWO UNIT SMALL LOT ZONE (R2-A)

INTENT

815.1 The intent of the Residential Two Unit Small Lot Zone is to accommodate single detached dwellings, single detached dwellings with a secondary suite, and two-unit dwellings on small-sized lots.

PERMITTED USES

815.2	Permitted Uses Table for R2-A Zone
	<ul style="list-style-type: none"> (1) Primary Uses <ul style="list-style-type: none"> (a) Community Care Facility (minor) (b) Dwelling, Single Unit (c) Dwelling, Single Unit with a secondary suite (d) Dwelling, Two Unit (e) Public Park and Playground
	<ul style="list-style-type: none"> (2) Secondary uses <ul style="list-style-type: none"> (a) Accessory Buildings and Structures (b) Accessory Use (c) Home Occupation, Urban

DEVELOPMENT REGULATIONS

815.3	Development Regulations Table for R2-A Zone	
	Column I	Column II
	(1) Maximum number of Buildings per lot	(a) One - Dwelling, Single Unit, or Dwelling, Single Unit with a Secondary Suite, or Dwelling, Two Unit
	(2) Minimum Building Width	(a) Principal Building – 6.0 m (19 ft.-8 in.)
	(3) Maximum Building Area	(a) Accessory Buildings and Structures – up to 10% of the parcel size but cannot exceed the size of the principal building or 185.8 m ² (1,999.9 sq. ft.), whichever is less
	(4) Minimum setbacks (front lot line)	<ul style="list-style-type: none"> (a) Principal Building – 7.5 m (24 ft.-7 in.) (b) Garages or carports attached to the principal building on lots exceeding 20% average natural slope – 4.5 m (14 ft.-9 in.) (c) Accessory Buildings and Structures – 7.5 m (24 ft.-7 in.)
	(5) Minimum setbacks (rear lot line)	<ul style="list-style-type: none"> (a) Principal Building – 7.5 m (24 ft.-7 in.) (b) Accessory Buildings and Structures – 2.0 m (6 ft.-7 in.)

(6) Minimum setbacks (interior lot line)	(a) 1.5 m (4 ft.-11 in.) (b) 0.0 m for semi-detached dwellings on a lot line that has a party wall				
(7) Minimum setbacks (exterior lot line)	(a) 3.0 m (9 ft.-11 in.)				
(8) Height (maximum)	(a) Properties with an Average Natural Slope (ANS) of 5% or greater			(b) Properties with an ANS less than 5%	(c) All properties
	(i) Principal buildings on the downhill side of a road must not exceed a height of 6.5 m (21 ft.-4 in.) above the centreline of the road immediately adjacent to the centre of the front of the residence.	(ii) Principal buildings on the uphill side of a road must not exceed a height of 6.5 m (21 ft.-4 in.) above the midpoint of the rear property line on which the residence is located.	(iii) The height of the principal building must not exceed an overall height of 12.5 m (41 ft.).	(i) Principal Building – 9.5 m (31 ft.-2 in.)	(i) Detached garages and carports – 5.0 m (16 ft.-5 in.) above the driveway at the entrance of the garage or carport (ii) Other Accessory Buildings and Structures – 5.0 m (16 ft.-5 in.)
(9) Lot coverage (maximum)	(a) 35% of the lot area for all buildings and structures to a maximum of 50% including hard-surfaced areas				
(10) Minimum floor area	(a) Dwelling, Single Unit with or without a secondary suite – 85 m ² (914.9 sq. ft.), excluding attached garages or carports (b) Dwelling, Two Unit – 60 m ² (645.8 sq. ft.) per dwelling unit, excluding attached garages or carports				

SUBDIVISION REGULATIONS

815.4

Subdivision Regulations Table for R2-A Zone	
Column I	Column II
(1) Lot area (minimum)	<ul style="list-style-type: none"> (a) Dwelling, Single Unit with or without a secondary suite on a lot serviced by community water and community sewer – 375 m² (4,036.5 sq. ft.) (b) Dwelling, Single Unit with or without a secondary suite on a <u>corner lot</u> serviced by community water and community sewer – 412.5 m² (4,440.1 sq. ft.) (c) Dwelling, Single Unit with or without a secondary suite on a lot serviced by community water and septic tank – 1.0 ha (2.47 ac.) (d) Dwelling, Two Unit on a lot serviced by community water and community sewer – 450 m² (4,843.8 sq. ft.) <ul style="list-style-type: none"> (i) Where a lot with a developed semi-detached dwelling is being subdivided along a party wall, the minimum lot area is 225 m² (2,417.4 sq. ft.) (e) Dwelling, Two Unit on a <u>corner lot</u> serviced by community water and community sewer – 487.5 m² (5,247.4 sq. ft.) <ul style="list-style-type: none"> (i) Where a <u>corner lot</u> with a developed semi-detached dwelling is being subdivided along a party wall, the minimum lot area of the created <u>corner lot</u> is 262.5 m² (2,533 sq. ft.) (f) Dwelling, Two Unit on a lot serviced by community water and septic tank – 1.0 ha (2.47 ac.)
(2) Lot frontage (minimum)	<ul style="list-style-type: none"> (a) Dwelling, Single Unit with or without a secondary suite – 15.0 m (49 ft.-3 in.) (b) Dwelling, Single Unit with or without a secondary suite on a <u>corner lot</u> – 16.5 m (54 ft.-2 in.) (c) Dwelling, Two Unit – 18.0 m (59 ft.-2 in.) <ul style="list-style-type: none"> (i) Where a lot with a developed semi-detached dwelling is being subdivided along a party wall, the minimum lot frontage is 9.0 m (29 ft.-7 in.). (d) Dwelling, Two Unit on a <u>corner lot</u> – 19.5 m (64 ft.-0 in.) <ul style="list-style-type: none"> (i) Where a <u>corner lot</u> with a developed semi-detached dwelling is being subdivided along a party wall, the minimum lot frontage of the created corner lot is 10.5 m (34 ft.-5 in.).

(Zone created by Amendment Bylaw No.1754)

816 – Residential Single Unit Carriage House Zone (R1c)

R1c

816 RESIDENTIAL SINGLE UNIT CARRIAGE HOUSE ZONE *(ZONE AMENDED BY AMENDMENT BYLAW NO.1792)*

INTENT

816.1 The intent of the Residential Single Unit Carriage House Zone is to accommodate a Single Detached Dwelling with an Accessory Dwelling Unit on an urban residential lot.

PERMITTED USES

816.2	Permitted Uses Table for R1c Zone
	(1) Primary Uses (j) Dwelling, Single Unit (or Single Detached Dwelling) (k) Community Care Facility (Minor) (l) Public Park and Playground
	(2) Secondary Uses (p) Accessory Buildings and Structures (q) Carriage House (r) Garden Suite (s) Home Occupation, Urban (t) Secondary Suite (u) Urban Hens

DEVELOPMENT REGULATIONS

816.3	Development Regulations Table for R1c Zone	
	Column I	Column II
	(1) Density	(j) Single Detached Dwelling; or (k) Single Detached Dwelling with a Secondary Suite; or (l) Single Detached Dwelling with a Carriage House or Garden Suite
	(2) Minimum Building Width	(d) Principal Building – 6.0 m (19.8 ft)
	(3) Minimum Lot Area for Carriage House or Garden Suite	(a) 1,200 m ² (11,000 ft ²) with community sewer; or (b) 1.0 ha (2.47 ac.) without community sewer
	(4) Maximum Building Area	(a) Accessory Buildings and Structures cannot exceed 10% of the parcel size, or 185.8 m ² (2,000 ft ²), whichever is less
	(5) Minimum Setbacks (Front Lot Line)	(a) Principal Building – 7.5 m (24.7 ft) (b) Carriage House or Garden Suite – 7.5 m (24.7 ft) (c) Garages or carports either attached to a principal building or detached on lots exceeding 20% Average Natural Slope (ANS) – 4.5 m (14.9 ft)

**816 – Residential Single Unit Carriage House Zone
(R1c)**

R1c

(6) Minimum Setbacks (Rear Lot Line)	(a) Principal Building – 7.5 m (24.7 ft) (b) Carriage House or Garden Suite – 3.0 m (9.8 ft) (c) Accessory Buildings and Structures – 2.0 m (6.7 ft)
(7) Minimum Setbacks (Interior Lot Line)	(a) 2.0 m (6.7 ft)
(8) Minimum Setbacks (Exterior Lot Line)	(a) 5.0 m (16.4 ft)
(8) Minimum Setbacks Between Buildings	(a) 3.0 m (9.8 ft)
(9) Height (Maximum)	(j) Principal Building – 8.0 m (26.2 ft) (k) Accessory Building or Structures – 4.5 m (14.7 ft) (l) Carriage House – 6.5 m (21.3 ft) (m) Garden Suite – 4.5 m (14.7 ft) (n) On lots with an Average Natural Slope (ANS) of 5% or greater: iv. Principal building on the downhill side of a road must not exceed a height of 5.0 m (16.4 ft) above the centreline of the road v. Principal building on the uphill side of a road must not exceed a height of 5.0 m (16.4 ft) above the midpoint of the rear property line on which the residence is located vi. The height of the principal building must not exceed an overall height of 11.0 m (36.0 ft)
(10) Lot Coverage (Maximum)	(e) 35% of the lot area for all buildings and structures; and (f) 50% of the lot area for all hard-surfaced areas
(11) Minimum Floor Area	(a) The net floor area for a Single Detached Dwelling or half Duplex unit is not less than 90 m ² (968.7 ft ²) (b) The net floor area for a Carriage House or Garden Suite shall be not less than 55 m ² (592 ft ²) per dwelling unit
(12) Maximum Floor Area	(a) The net floor area for a Carriage House or Garden Suite shall be not more than 90 m ² (968.7 ft ²)

816 – Residential Single Unit Carriage House Zone (R1c)

R1c

SUBDIVISION REGULATIONS

816.4

Subdivision Regulations Table for R1c Zone	
Column I	Column II
(1) Lot Area (Minimum)	<p>(c) Lot serviced by community water and sanitary service</p> <ul style="list-style-type: none"> i. Single Detached Dwelling – 835 m² (8,987.9 ft²) ii. Single Detached Dwelling with a Secondary Suite – 1,200 m² (12,916.6 ft²) v. Single Detached Dwelling with a Carriage House or Garden Suite – 1,200 m² (12,916.6 ft²) <p>(d) Lot serviced by community water and onsite sewage</p> <ul style="list-style-type: none"> vi. Single Detached Dwelling – 1.0 ha (2.47 ac) vii. Single Detached Dwelling with a Secondary Suite – 1.0 ha (2.47 ac) viii. Single Detached Dwelling with a Carriage House or Garden Suite – 1.0 ha (2.47 ac)
(2) Lot Frontage (Minimum)	<ul style="list-style-type: none"> (a) Single Detached Dwelling – 23.0 m (75.5 ft) (b) Single Detached Dwelling with a Secondary Suite – 23.0 m (75.5 ft) (c) Single Detached Dwelling with a Carriage House or Garden Suite – 27.0 m (88.7 ft) (d) On a corner lot: <ul style="list-style-type: none"> vi. Single Detached Dwelling – 24.5 m (80.5 ft) vii. Single Detached Dwelling with a Secondary Suite – 24.5 m (80.5 ft) viii. Single Detached Dwelling with a Carriage House or Garden Suite – 28.5 m (93.6 ft)

CONDITIONS OF USE

- 816.5 Urban hens are a permitted use under the following:
- (d) on a lot greater than 835 m² (8,987.9 ft²);
 - (e) limited to a maximum of four (4) hens; and
 - (f) a chicken coop must be located within the rear yard setback area, and be a minimum of:
 - v. 3.0 m (9.1 ft) from the rear lot line;
 - vi. 3.0 m (9.1 ft) from the interior lot line;
 - vii. 3.0 m (9.1 ft) from the exterior lot line; and
 - viii. 3.0 (9.1 ft) from the principal building.
- 816.6 Carriage House, Garden Suite, or Secondary Suite is permitted under the following:
- (e) the registered owner of the property must provide additional off-street parking, in accordance with Schedule 'C' of the bylaw;
 - (f) a Bed and Breakfast is not permitted in conjunction with the use;
 - (g) built or constructed in accordance with the BC Building Code; and
 - (h) strata titling of a Carriage House, Garden Suite, or Secondary Suite is not permitted.
- 816.7 Home Occupation, Urban, is permitted in accordance with Sec. 308.1 of the bylaw.

(Zone amended by Amendment Bylaw No.1792)

817 – Residential Small Lot Single Unit Two Zone (R1-D)

R1-D

817 RESIDENTIAL SMALL LOT SINGLE UNIT TWO ZONE (R1-D)

INTENT

817.1 The intent of the Residential Small Lot Single Unit Two Zone is to accommodate single detached dwellings on small lots (R1-D).

PERMITTED USES

817.2	Permitted Uses Table for R1-D Zone
	(1) Primary Uses (a) Community Care Facility (minor) (b) Dwelling, Single Unit (c) Public Park and Playground
	(2) Secondary Uses (a) Accessory Buildings and Structures (b) Accessory Use (c) Home Occupation, Urban

DEVELOPMENT REGULATIONS

817.3	Development Regulations Table for R1-D Zone	
	Column I	Column II
	(1) Maximum number of buildings per lot	(a) One Dwelling, Single Unit
	(2) Minimum Building Width	(a) Principal Building – 6.0 m (19 ft.-8 in.)
	(3) Maximum Building Area	(a) Accessory Buildings and Structures – up to 10% of the parcel size but cannot exceed the size of the principal building or 185.8 m ² (1,999.9 sq. ft.), whichever is less
	(4) Minimum setbacks (front lot line)	(a) 5 m (16 ft.-5 in.) (b) Garages or carports either attached to a principal building or detached on lots exceeding 20% average natural slope – 4.5 m (14 ft.-9 in.)
	(5) Minimum setbacks (rear lot line)	(a) Principal Building – 5 m (16 ft.-5 in.) (b) Accessory Buildings and Structures – 2.0 m (6 ft.-7 in.)
	(6) Minimum setbacks (interior lot line)	(a) 1.5 m (4 ft.-11 in.)
	(7) Minimum setbacks (exterior lot line)	(a) 3.0 m (9 ft.-11 in.)

**817 – Residential Small Lot Single Unit Two Zone
(R1-D)**

R1-D

(8) Height (maximum)	(a) Properties with an Average Natural Slope (ANS) of 5% or greater			(b) Properties with an ANS less than 5%.	(c) All properties
	(i) Principal buildings on the downhill side of a road must not exceed a height of 6.5 m (21 ft.-4 in.) above the centreline of the road immediately adjacent to the centre of the front of the residence.	(ii) Principal buildings on the uphill side of a road must not exceed a height of 6.5 m (21 ft.-4 in.) above the midpoint of the rear property line on which the residence is located.	(iii) The height of the principal building must not exceed an overall height of 11.0 m (36 ft-1 in.).	(i) Principal Building – 8.0 m (26 ft.-3 in.)	(i) Detached garages and carports 5 m (16 ft-5 in) above the driveway at the entrance of the garage or carport (ii) Other Accessory Buildings and Structures 5.0 m (16 ft. 5 in.)
(9) Lot coverage (maximum)	(a) 40% of the lot area for all buildings and structures to a maximum of 55% including hard-surfaced areas				
(10) Minimum floor area	(a) The net floor area for a dwelling, single unit shall be not less than 90 m ² (968.7 sq. ft.) on one (1) floor, except that the net floor area on one (1) floor may be reduced to 70 m ² (753.5 sq. ft.) where there are two (2) floor levels exclusive of the basement floor.				

**817 – Residential Small Lot Single Unit Two Zone
(R1-D)**

R1-D

SUBDIVISION REGULATIONS

817.4

Subdivision Regulations Table for R1-D Zone	
Column I	Column II
(1) Lot area (minimum)	(a) Lots serviced by community water and community sewer – 450 m ² (4,843.8 sq. ft.) (b) Lots serviced by community water and septic tank – 1.0 ha (2.47 ac.)
(2) Lot frontage (minimum)	(a) Corner lots – 16.5 m (54 ft.-2 in.) (b) All other lots – 15.0 m (49 ft.-3 in.)

(Zone created by Amendment Bylaw No.1768)

818 – Residential Single Unit with Secondary Suite Zone (R1s)

R1s

818 RESIDENTIAL SINGLE UNIT WITH SECONDARY SUITE ZONE (R1S)

INTENT

818.1 The intent of the Residential Single Unit with Secondary Suite Zone is to accommodate single detached dwellings with a secondary suite on standard lots.

PERMITTED USES

818.2	Permitted Uses Table for R1s Zone
	<ul style="list-style-type: none"> (1) Primary Uses <ul style="list-style-type: none"> (a) Community Care Facility (b) Public Park and Playground (c) Dwelling, Single Unit (d) Dwelling, Single Unit with a secondary suite
	<ul style="list-style-type: none"> (2) Secondary Uses <ul style="list-style-type: none"> (a) Accessory Buildings and Structures (b) Accessory Use (c) Home Occupation, Urban (d) Urban Hens

DEVELOPMENT REGULATIONS

818.3	Development Regulations Table for R1s Zone	
	Column I	Column II
	(1) Maximum number of buildings per lot	(a) One Dwelling, Single Unit; or (b) One Dwelling, Single Unit with a secondary suite
	(2) Minimum Building Width	(a) Principal Building – 6.0 m (19 ft.-8 in.)
	(3) Maximum Building Area	(a) Accessory Buildings and Structures – up to 10% of the parcel size but cannot exceed the size of the principal building or 185.8 m ² (1,999.9 sq. ft.), whichever is less
	(4) Minimum setbacks (front lot line)	(a) Principal Building – 7.5 m (24 ft.-7 in.) (b) Garages or carports either attached to a principal building or detached on lots exceeding 20% average natural slope – 4.5 m (14 ft.-9 in.)
	(5) Minimum setbacks (rear lot line)	(a) Principal Building – 7.5 m (24 ft.-7 in.) (b) Accessory Buildings and Structures – 2.0 m (6 ft.-7 in.)
	(6) Minimum setbacks (interior lot line)	(a) 2.0 m (6 ft.-7 in.)
	(7) Minimum setbacks (exterior lot line)	(a) 5.0 m (16 ft.-5 in.)

**818 – Residential Single Unit with Secondary Suite
Zone (R1s)**

R1s

(8) Height (maximum)	(a) Principal Building – 8.0 m (26 ft.-3 in.) (b) Accessory Buildings and Structures – 5.0 m (16 ft.-5 in.)
(9) Lot coverage (maximum)	(a) 35% of the lot area for all buildings and structures Plus 15% for hard surfaced areas
(10) Minimum floor area	(a) The net floor area for a single dwelling, unit with or without a secondary suite shall be not less than 90 m ² (968.7 sq. ft.) on one (1) floor, except that the net floor area on one (1) floor may be reduced to 70m ² (753.5 sq. ft.) where there are two (2) floor levels exclusive of the basement floor.

SUBDIVISION REGULATIONS

818.4

Subdivision Regulations Table for R1s Zone	
Column I	Column II
(1) Lot area (minimum)	(a) Lots serviced by community water and community sewer – 835 m ² (8,987.9 sq. ft.) (b) Lots serviced by community water and septic tank – 1.0 ha (2.47 ac.)
(2) Lot frontage (minimum)	(a) Corner lots – 24.5 m (80 ft.-5 in.) (b) All other lots – 23.0 m (75 ft.-5 in.)

(Zone created by Amendment Bylaw No.1784)

901 RURAL ONE ZONE

INTENT

901.1 The intent of the Rural One Zone is to accommodate Dwelling, Single Units and agricultural uses on medium-sized rural lots.

PERMITTED USES

901.2	Permitted Uses Table for RU1 Zone
	<ul style="list-style-type: none"> (1) Primary Uses <ul style="list-style-type: none"> (a) Agriculture (b) Agriculture, Intensive (lands within the ALR) (c) Bed and Breakfast (d) Community Care Facility (minor) (e) Public Park and Playground (f) Dwelling, Single Unit
	<ul style="list-style-type: none"> (2) Secondary uses <ul style="list-style-type: none"> (a) Accessory Buildings and Structures (b) Accessory Use (c) Agri-Tourism (d) Home Occupation, Rural (e) On-Farm Processing (f) On-Farm Product Preparation

DEVELOPMENT REGULATIONS

901.3	Development Regulations Table for RU1 Zone	
	Column I	Column II
	(1) Maximum number of Buildings per Lot	(a) One Dwelling, Single Unit
	(2) Maximum Building Area	(a) Accessory Buildings and Structures – up to 10% of the parcel size but cannot exceed the size of the principal building or 278.7 m ² (2,999.9 sq. ft.), whichever is less
	(3) Minimum setbacks (front lot line)	(a) 12.0 m (39 ft.-4 in.)
	(4) Minimum setbacks (rear lot line)	<ul style="list-style-type: none"> (a) Dwelling, Single Units – 7.5 m (24 ft.-7 in.) (b) Structures for Keeping of Animals abutting Residential Zones – 30.0 m (98 ft.-5 in.) (c) Accessory Buildings and Structures – 2.0 m (6 ft.-7 in.)
	(5) Minimum setbacks (side lot line)	<ul style="list-style-type: none"> (a) Yards used for Keeping of Animals abutting Residential Zones – 30.0 m (98 ft.-5 in.) (b) All other uses – 2.0 m (6 ft.-7 in.)

(6) Minimum setbacks (exterior lot line)	(a) 12.0 m (39 ft.-4 in.)
(7) Height (maximum)	(a) Agriculture – 10.0 m (32 ft.-10 in.) (b) Residential Use – 10.0 m (32 ft.-10 in.) (c) Accessory building - 5.0 m (16 ft.-5 in.)
(8) Lot coverage (maximum)	(a) 30% of the lot area for all buildings and structures to a maximum of 40% including hard-surfaced areas
(9) Minimum floor area	(a) The net floor area for a dwelling, single unit shall be not less than 90 m ² (968.7 sq. ft.)

SUBDIVISION REGULATIONS

901.4

Subdivision Regulations Table for RU1 Zone	
Column I	Column II
(1) Lot area (minimum)	(a) 1.0 ha (2.47 ac.)
(2) Lot frontage (minimum)	(a) 1/10 th of the perimeter of the lot

902 RURAL TWO ZONE

INTENT

902.1 The intent of the Rural Two Zone is to accommodate residential and agricultural uses on large rural lots.

PERMITTED USES

902.2	Permitted Uses Table for RU-ALR Zone
<ul style="list-style-type: none"> (1) Primary Uses <ul style="list-style-type: none"> (a) Agriculture (b) Agriculture, Intensive (c) Bed and Breakfast (d) Community Care Facility (minor) (e) Dwelling, Single Unit (f) Dwelling, Two Unit (g) Modular Manufactured Home (h) Public Park and Playground (i) Veterinary Hospital 	
<ul style="list-style-type: none"> (2) Secondary uses <ul style="list-style-type: none"> (a) Accessory Buildings and Structures (b) Accessory Residential Use (c) Accessory Use (d) Agri-Tourism (e) Direct Farm Marketing (f) Dog Kennel (g) Gathering for an Event (h) Home Occupation, Rural (i) Mobile Manufactured homes subject to section 902.5(9) (j) On-Farm Processing (k) On-Farm Product Preparation (l) Temporary Farm Worker Housing 	

DEVELOPMENT REGULATIONS

902.3	Development Regulations Table for RU-ALR Zone	
		Column II
(1) Maximum number of Buildings per Lot	Column I	<ul style="list-style-type: none"> (a) One 'Dwelling, Single Unit' or One 'Modular Manufactured Home' or One 'Dwelling, Two Unit'; and (b) One 'Mobile Manufactured Home' (for an immediate family member) (c) One Accessory Residential Building; (d) One Direct Farm Marketing; and (e) Two 'Dwelling, Single Unit' on Lot 1, Sec. 20, TP 6, Plan 17218

(2) Minimum setbacks for Agricultural Buildings and Structures	(a) As set out in Schedule 'G'
(3) Minimum setbacks (exterior lot line)	(a) 7.5 m (24 ft.-7 in.)
(4) Minimum setbacks (front lot line)	(a) 7.5 m (24 ft.-7 in.)
(5) Minimum setbacks (rear lot line)	(a) 7.5 m (24 ft.-7 in.)
(6) Minimum setbacks (interior lot line)	(a) 4.5 m (14 ft.-9 in.)
(7) Height (maximum)	(a) Residential Use – 12.0 m (39 ft.-4 in.) (b) Agricultural Use – 20.0 m (65 ft.-7 in.) (c) Accessory building – 8.0 m (26 ft.-3 in.)
(8) Lot coverage (maximum)	(a) 30% of the lot area for all buildings and structures to a maximum of 40% including hard-surfaced areas
(9) Minimum floor area	(a) The net floor area for a residential building shall be not less than 90 m ² (968.7 sq. ft.)

SUBDIVISION REGULATIONS

902.4

Subdivision Regulations Table for RU-ALR Zone	
Column I	Column II
(1) Lot area (minimum)	(a) Lots in the ALR – 10.0 ha (24.7 ac.) (b) Lots outside the ALR – 2.0 ha (4.9 ac.)
(2) Lot frontage (minimum)	(a) 1/10 th of the perimeter of the lot

OTHER REGULATIONS

- 902.5
- (1) An accessory residential use may include a modular manufactured home and is not permitted on a lot of less than 8.0 ha (19.8 ac.).
 - (2) Direct farm marketing use
 - (a) must be ancillary to an agricultural use being carried out on the same property,
 - (b) must not allow the sales of any farm products other than those farm products grown, reared, raised or produced on the same parcel except that, for lands that are located within the Agricultural Land Reserve, a direct farm marketing use may include the retail sales of farm products, off-farm products and processed farm products subject to any other regulations in this Bylaw,

- (c) must, except for the outside display area permitted in paragraph (d), be contained wholly within a building. The farm sales use must occupy a floor area, within that building, not greater than 300 m² (3,229.2 sq. ft.) in size. *[For the purpose of calculating the portion of the building to be used for direct farm marketing use, the area of any building or structure used for that purpose, including aisles and other areas for circulation, shelf and display space, counter space for taking payment and packaging, is included, but any office area, wholesale storage area, washroom area and processing facilities is not included.]*
 - (d) may have an outside display area of not greater than 100 m² (1,076.4 sq. ft.) in size, which area must be contiguous with the farm sales area described in paragraph (c),
 - (e) may provide for the retail sales of off-farm products and processed farm products, ancillary to the sale of farm products, provided that the area allotted to the sale of off-farm products and processed farm products does not exceed one-third of the total area, both inside and outside, that is used for direct farm marketing use,
 - (f) must provide one off-street parking space per 12 m² (129.2 sq. ft.) of retail sales and display area and the off-street parking and access driveways must meet the requirements of Schedule 'C',
 - (g) may, notwithstanding any other provisions of this Bylaw, include not more than one wall sign per fronting street, and one free-standing sign, advertising the intended use. Wall signs must meet the sign area requirements of Schedule 'E'. Free-standing signs must not exceed 3.0 m (9 ft.-11 in.) in height; must have a sign area not larger than 3 m² (32.3 sq. ft.); must be located no closer than 2 m (6 ft.-7 in.) to any property boundary; must not be illuminated; and must be incorporated into an area of the parcel that is not less than 10 m² (107.6 sq. ft.) in size and this area shall be landscaped to the standards outlined in Schedule 'F',
 - (h) must not cause undue glare to neighbouring properties, or to persons travelling on adjacent public highways, if lighting is provided to illuminate the building used for farm sales use, the outside storage area, or access driveways and off-street parking areas, and
 - (i) must not be permitted to be carried out unless the owner of such business or undertaking has obtained a licence for the carrying on of such business or undertaking where such licence is required under the District's current Business Licence Bylaw or under other applicable statutes, bylaws, and regulations.
- (3) Temporary farm worker housing is not permitted on a lot of less than 4.0 ha (10 ac.), unless such use existed prior to the adoption of this Bylaw.

- (4) The use of temporary farm worker housing as a rental unit for persons other than workers employed on the farm is prohibited.
- (5) Temporary farm worker housing is permitted so long as the following conditions are met:
 - (a) A maximum of 40 farm workers per farm operation may reside on the lands, except that a maximum of 76 farm workers may reside on Lot 1, DLs 57, 79, 84 and 86, ODYD, Plan EPP27553; *(Amendment Bylaw No.1779)*
 - (b) Housing for Temporary Foreign Workers must comply with the “Guidelines For Seasonal Housing, For Temporary Farm Workers In BC”, established by the BC Agriculture Council, as they may change from time to time.
 - (c) Housing for temporary farm workers should be located in a manufactured home or in an existing building. The manufactured home must be constructed in a manner that makes it easily movable from one location to another for residential use or offsite if the housing is no longer required.
 - (d) Housing in other than an existing building must be provided on a temporary foundation.
 - (e) Total useable floor area of the Temporary Foreign Worker housing should be in the range of 7.44 m² (80.1 sq. ft.) to 10.0 m² (107.6 sq. ft.) per person maximum. This does not include washrooms, laundry rooms, mechanical rooms, or storage rooms.
- (6) An intensive agricultural use is not permitted on lands located outside of the Agricultural Land Reserve.
- (7) Dog kennels are not permitted on lots less than 2.0 ha (4.9 ac.) in size, and all kennels and pens must be sited with a setback of not less than 30 m (98 ft.-5 in.) from all property boundaries.
- (8) The use of a modular manufactured home as a dwelling is permitted on a parcel of 2.0 ha (4.9 ac.) or more.
- (9) A mobile manufactured home, up to 9 m (29 ft. 6 in.) in width, for use by a member of the owner's immediate family. The mobile manufactured home shall be located temporarily (not on a permanent foundation), and its use as a residence shall be discontinued when no longer occupied by an immediate family member.
- (10) For residential buildings, where a lot of less than 0.5 ha (1.24 ac.) was existing at the effective date of this Bylaw, Development Regulations section 801.3(4) through (7) apply.

903 – Rural Three Zone (RU-LH)

RU-LH

903 RURAL THREE ZONE

(ZONE AMENDED BY AMENDMENT BYLAW NO.1792)

INTENT

903.1 The intent of the Rural Three Zone is to accommodate residential and agricultural uses on large rural lots.

PERMITTED USES

903.2	<p>Permitted Uses Table for RU-LH Zone</p> <p>(1) Primary Uses</p> <ul style="list-style-type: none"> (m) Dwelling, Single Unit (or Single Detached Dwelling) (n) Dwelling, Two Unit (or Duplex) (o) Community Care Facility (Minor) (p) Agriculture (q) Public Park and Playground <p>(2) Secondary Uses</p> <ul style="list-style-type: none"> (v) Accessory Buildings and Structures (w) Secondary Suite (x) Carriage House (y) Garden Suite (z) Home Occupation, Rural (aa) Bed and Breakfast (bb) Campground
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DEVELOPMENT REGULATIONS

903.3	<p>Development Regulations Table for RU-LH Zone</p>	
	Column I	Column II
	(1) Density	(m) Single Detached Dwelling; or (n) Single Detached Dwelling with a Secondary Suite; or (o) Single Detached Dwelling with a Carriage House or Garden Suite; or (p) Duplex (or Two Unit Dwelling)
	(2) Minimum Building Width	(e) Principal Building – 6.0 m (19.8 ft)
	(3) Maximum Building Area	(a) Accessory Buildings and Structures cannot exceed 10% of the parcel size, or 185.8 m ² (2,000 ft ²), whichever is less
	(4) Minimum Setbacks (Front Lot Line)	(a) 12.0 m (39.4 ft)
	(5) Minimum Setbacks (Rear Lot Line)	(a) Principal Building – 7.5 m (24.7 ft) (b) Carriage House or Garden Suite – 3.0 m (9.8 ft) (c) Accessory Buildings and Structures – 2.0 m (6.7 ft) (d) Keeping of animals abutting residential zones – 30.0 m (98.5 ft)

(6) Minimum Setbacks (Interior Lot Line)	(a) 2.0 m (6.7 ft) (b) Keeping of animals abutting residential zones – 30.0 m (98.5 ft)
(7) Minimum Setbacks (Exterior Lot Line)	(a) 12.0 m (39.4 ft)
(8) Minimum Setbacks Between Buildings	(a) 3.0 m (9.8 ft)
(9) Height (Maximum)	(o) Principal Building – 10.0 m (32.1 ft) (p) Accessory Building or Structures – 5.0 m (16.5 ft) (q) Carriage House – 6.5 m (21.3 ft) (r) Garden Suite – 5.0 m (16.5 ft)
(10) Lot Coverage (Maximum)	(g) 20% of the lot area for all buildings and structures; and (h) 30% of the lot area for all hard-surfaced areas
(11) Minimum Floor Area	(a) The net floor area for a Single Detached Dwelling or half Duplex unit is not less than 90 m ² (968.7 ft ²) (b) The net floor area for a Carriage House or Garden Suite shall be not less than 55 m ² (592 ft ²) per dwelling unit
(12) Maximum Floor Area	(a) The net floor area for a Carriage House or Garden Suite shall be not more than 90 m ² (968.7 ft ²)

SUBDIVISION REGULATIONS

903.4

Subdivision Regulations Table for RU-LH Zone	
Column I	Column II
(1) Lot Area (Minimum)	(c) 30.0 ha (74.1 ac)
(2) Lot Frontage (Minimum)	(a) 10% of the perimeter of the lot

CONDITIONS OF USE

- 903.5 Carriage House, Garden Suite, or Secondary Suite is permitted under the following:
- (a) the registered owner of the property must provide additional off-street parking, in accordance with Schedule 'C' of the bylaw;
 - (b) a Bed and Breakfast is not permitted in conjunction with the use;
 - (c) built or constructed in accordance with the BC Building Code; and
 - (d) strata titling of a Carriage House, Garden Suite or Secondary Suite is not permitted.
- 903.6 Each dwelling unit of a Duplex shall be simultaneously designed and constructed, and not be strata-titled.
- 903.7 Rural Home Occupation is permitted in accordance with Sec. 307.1 of the bylaw.
- 903.8 Bed and Breakfast is permitted in accordance with Sec. 325.1 of the bylaw.
- 903.9 Campground is permitted in accordance with Schedule 'D' of the bylaw.

1001 ASSEMBLY AND PRIVATE HOSPITAL ZONE

INTENT

1001.1 The intent of the Assembly and Private Hospital Zone is to accommodate medical, personal care, and religious uses.

PERMITTED USES

1001.2	Permitted Uses Table for S1 Zone
	<ul style="list-style-type: none"> (1) Primary Uses <ul style="list-style-type: none"> (a) Community Care Facility (major) (b) Community Care Facility (minor) (c) Hospital (d) Religious Assembly (e) Rest Home/Congregate Care Facility (2) Secondary uses <ul style="list-style-type: none"> (a) Accessory Buildings and Structures (b) Accessory Residential Use (c) Accessory Use

DEVELOPMENT REGULATIONS

1001.3	Development Regulations Table for S1 Zone	
	Column I	Column II
	(1) Maximum number of Buildings per Lot	(a) One Accessory Residential Building (b) No restriction on the number of buildings or structures for religious assembly, hospital use, and rest home/congregate care facility
	(2) Minimum setback (front lot line)	(a) 7.5 m (24 ft.-7 in.)
	(3) Minimum setback (rear lot line)	(a) 7.5 m (24 ft.-7 in.)
	(4) Minimum setback (interior lot line)	(a) 2.0 m (6 ft.-7 in.)
	(5) Minimum setbacks (exterior lot line)	(a) 4.5 m (14 ft.-9 in.)
	(6) Height (maximum)	(a) 12.0 m (39 ft.-4 in.)
	(7) Lot coverage (maximum)	(a) 50% of the lot area for all buildings and structures to a maximum of 65% including hard-surfaced areas

SUBDIVISION REGULATIONS

1001.4	Subdivision Regulations Table for S1 Zone	
	Column I	Column II
	(1) Lot area (minimum)	(a) Assembly Use on lots serviced by community water and community sewer – 1,860 m ² (0.46 ac.) (b) Assembly Use on lots serviced by community water and septic tank – 1.0 ha (2.47 ac.) (c) Private Hospital and Rest Home/Congregate Care Facility on lots serviced by community water and community sewer – 0.4 ha (1.0 ac.) (d) Private Hospital and Rest Home/Congregate Care Facility on lots serviced by community water and septic tank – 1.0 ha (2.47 ac.)
	(2) Lot frontage (minimum)	(a) 1/10 th of the perimeter of the lot

OTHER REGULATIONS

1001.5 A rest home/congregate care facility use must comply with the following regulations:

- (a) For the purposes of this section, a rest home/congregate care use means a use where accommodation is provided to persons 55 years of age or older, with or without medical care and attention. The rest home/congregate care facility must consist of individual sleeping units together with common cooking, dining, laundry, recreation or social facilities; and
- (b) A rest home/congregate care facility use is not permitted to be carried out unless the owner of such business or undertaking has obtained a licence for the carrying on of such business or undertaking where such licence is required under the District’s current Business Licence Bylaw or under other applicable statutes, bylaws, and regulations.

1002 – Recreational Water Use and Moorage Zone (W1)

W1

1002 RECREATIONAL WATER USE AND MOORAGE ZONE

INTENT

1002.1 The intent of the Recreational Water Use and Moorage Zone is to provide for the recreational enjoyment of upland property owners and foreshore public access as defined by provincial regulations while minimizing impacts on fish, wildlife, and vegetation communities.

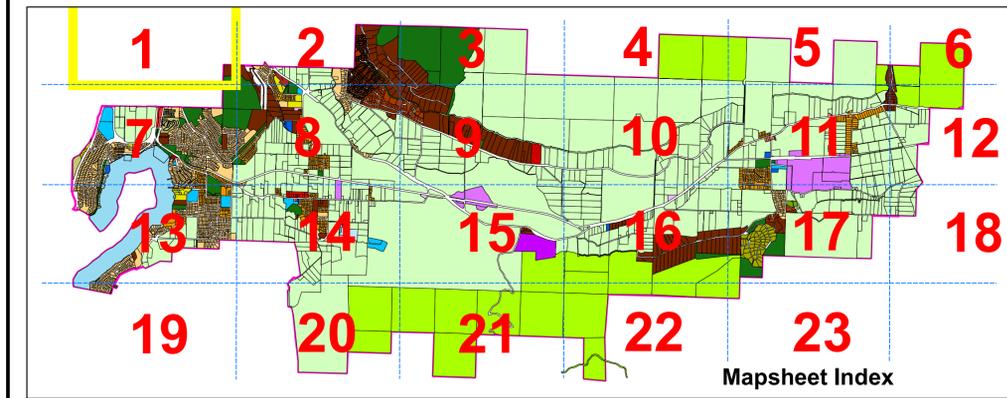
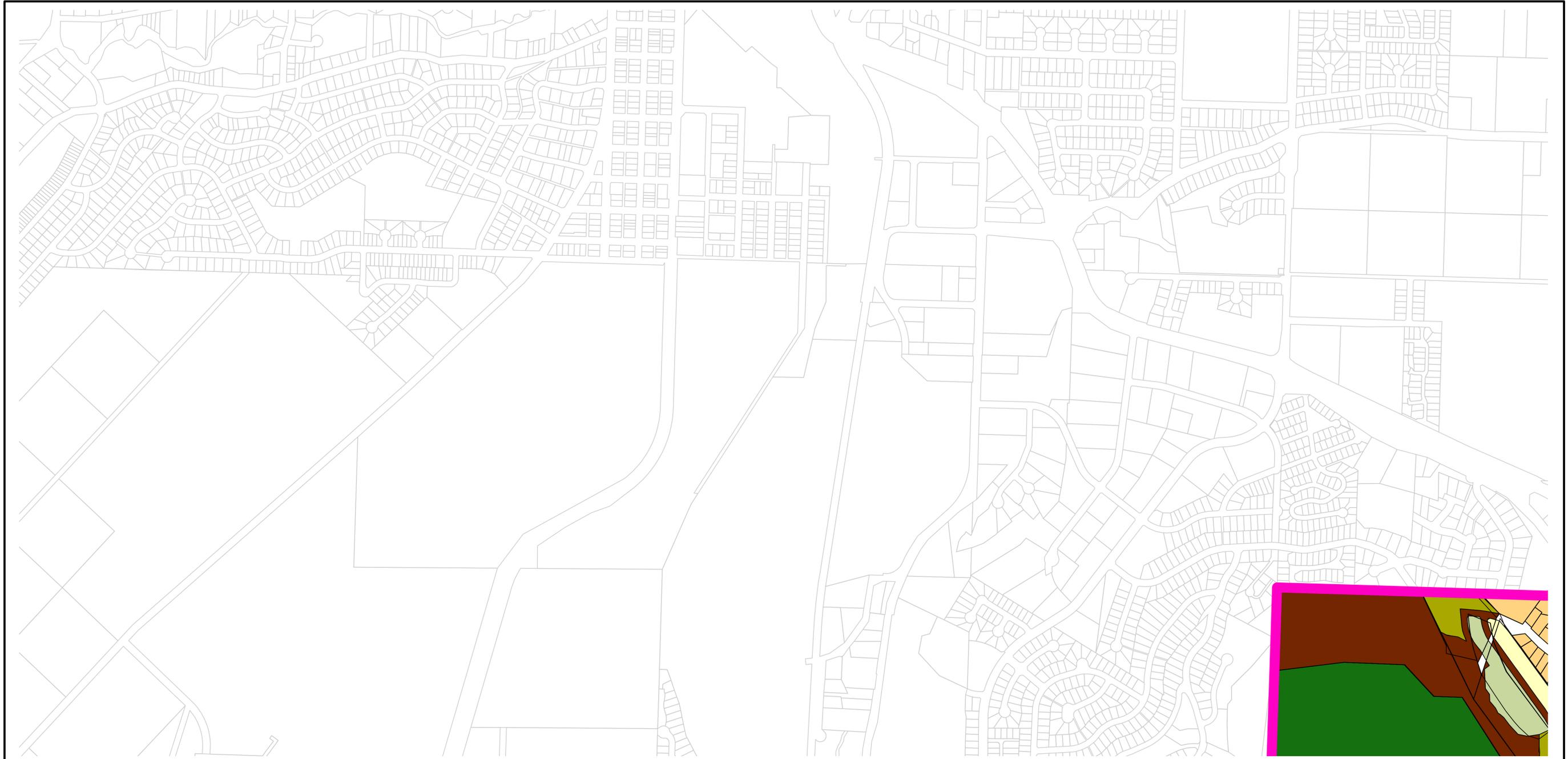
PERMITTED USES

1002.2	Permitted Uses Table for W1 Zone
	(1) Primary Uses (a) Boating (b) Boat Launch (c) Community Pier adjacent to Kalamalka Beach (d) Foreshore Public Access (e) Public Lake Access Routes (f) Recreational Water Activities (g) Uses permitted by Provincial Crown Lands
	(2) Secondary uses (a) Boat Lift (b) Boat Launch (c) Dock, private

OTHER REGULATIONS

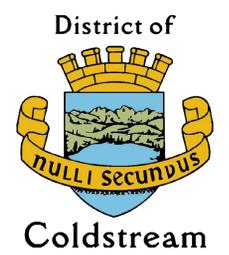
- 1002.3 (1) Docks and mooring buoys must meet the following regulations:
- (a) A maximum of one private dock or pier is allowed for each waterfront property except for residential waterfront strata developments. A maximum of one boat slip may be approved per dwelling unit for residential waterfront strata developments;
 - (b) Private docks, boatlifts and mooring buoys must conform to the regulations outlined in section 321, must have received approval by the Province of British Columbia or by other designated approving agencies, must be used for personal boat access purposes only, and commercial or industrial activity or use must not take place thereon;
 - (c) Any apparatus needed for the construction of a dock must be removed from that part of Kalamalka Lake within District boundaries within thirty (30) days of substantial completion of the dock structure. Substantial completion is to be determined by the District; and

- (d) Boating activity is prohibited in designated swimming areas. Swimming areas are identified by the placement of buoys approved by Transport Canada.
- (2) As per the Transport Canada Vessel Operation Restriction Regulation, vessel speed is restricted to 8 km/hr (5 mph) within 75 m (246.1 ft.) of the shoreline, commencing at Lot 12, Plan 10545 (12904 Kinloch Drive), thence following the shoreline in a north-western direction to the easterly boundary of Lot 1, Plan 20911 (7607 Westkal Road).
- (3) Overnight accommodation on vessels is prohibited within the W1 zone.
- (4) Moorage of vessels is prohibited in front of publicly owned lands within the W1 zone, boundaries of which are defined as projecting at right angles to the foreshore.
- (5) Marine fuel facilities, marinas and other commercial facilities are prohibited within the W1 Zone



Coldstream Zoning Designations

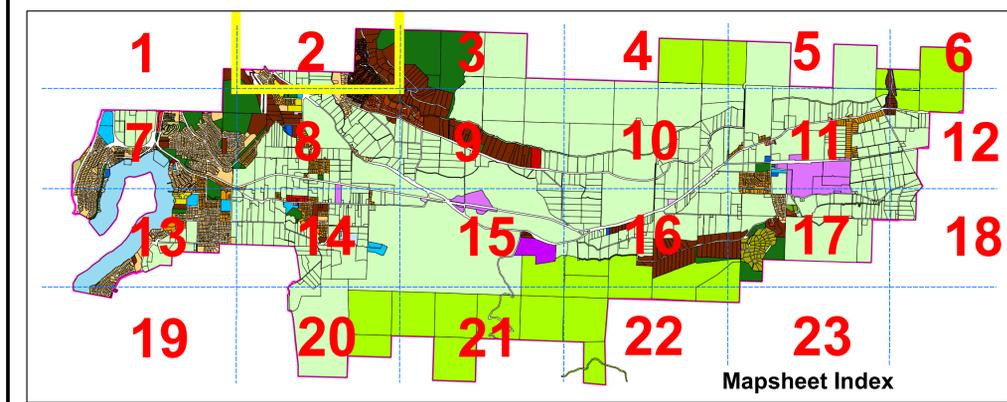
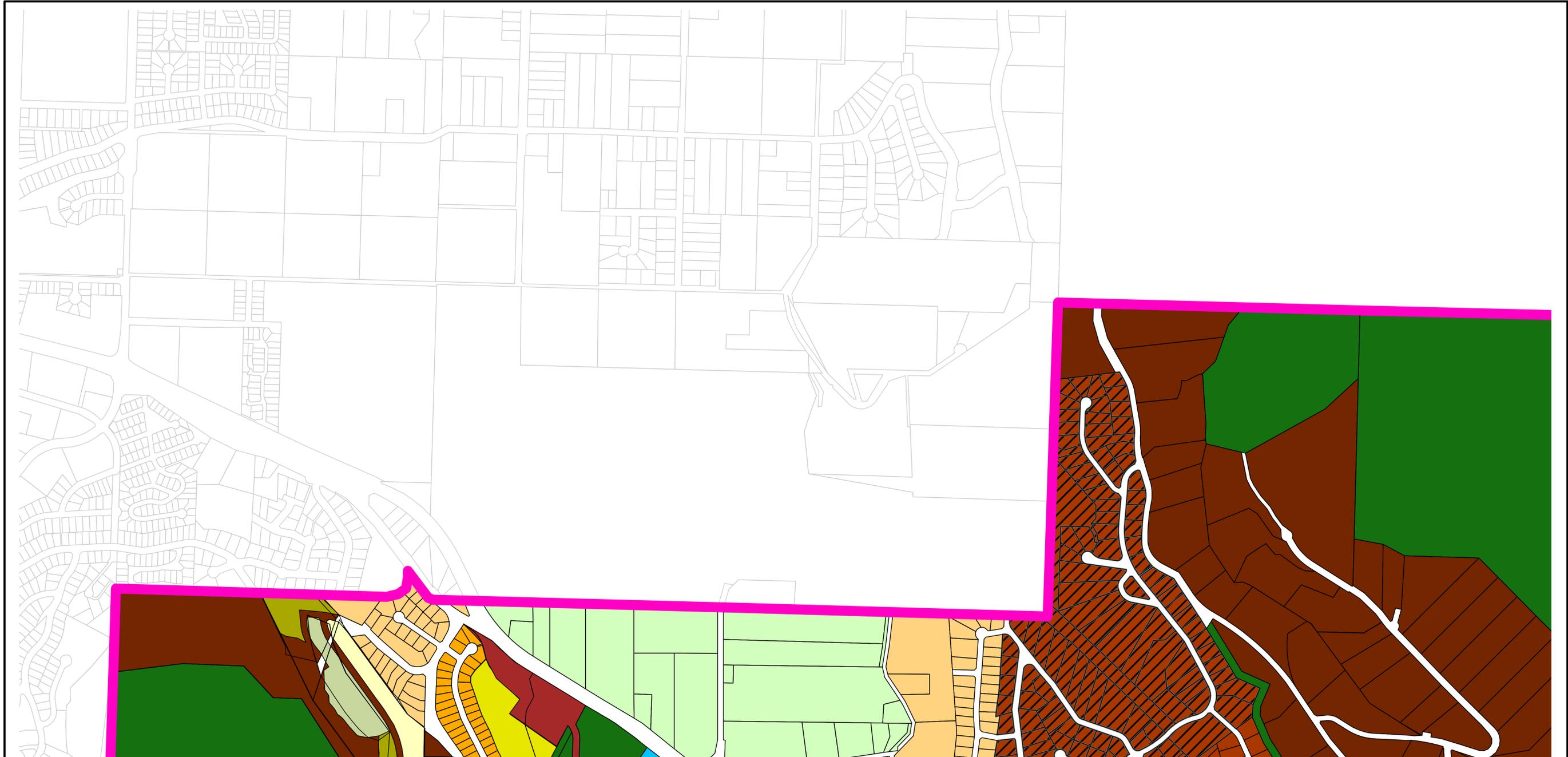
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R1Bs	C6	P2	R5	RU1
R1B	C7	R1	R6	RU-ALR
R1c	I1	R1A	RBB	RU-LH
C1	I2	R2	RCD1	S1
C2	I5	R3	RCD2	W1
C3	LUC 681	R3A	RE1	



I hereby certify this to be a true and correct copy of Schedule 'B' attached to and forming part of DISTRICT OF COLDSTREAM ZONING BYLAW NO. 1726, 2018, AMENDMENT BYLAW NO. 1765, 2020, AMENDMENT NO. 6

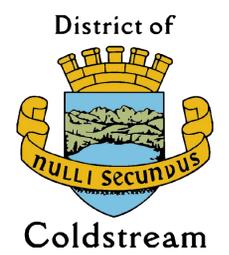
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Schedule 'B' to Zoning Bylaw No 1726, 2018 Consolidated: Mapsheet 1 of 23



Coldstream Zoning Designations

R2A	C5	P1	R4	RE2
R1Bs	C6	P2	R5	RU1
R1B	C7	R1	R6	RU-ALR
R1c	I1	R1A	RBB	RU-LH
C1	I2	R2	RCD1	S1
C2	I5	R3	RCD2	W1
C3	LUC 681	R3A	RE1	

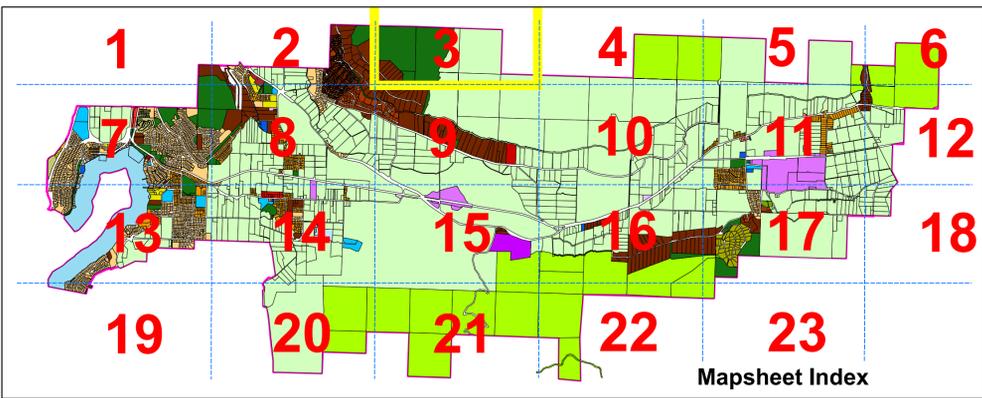
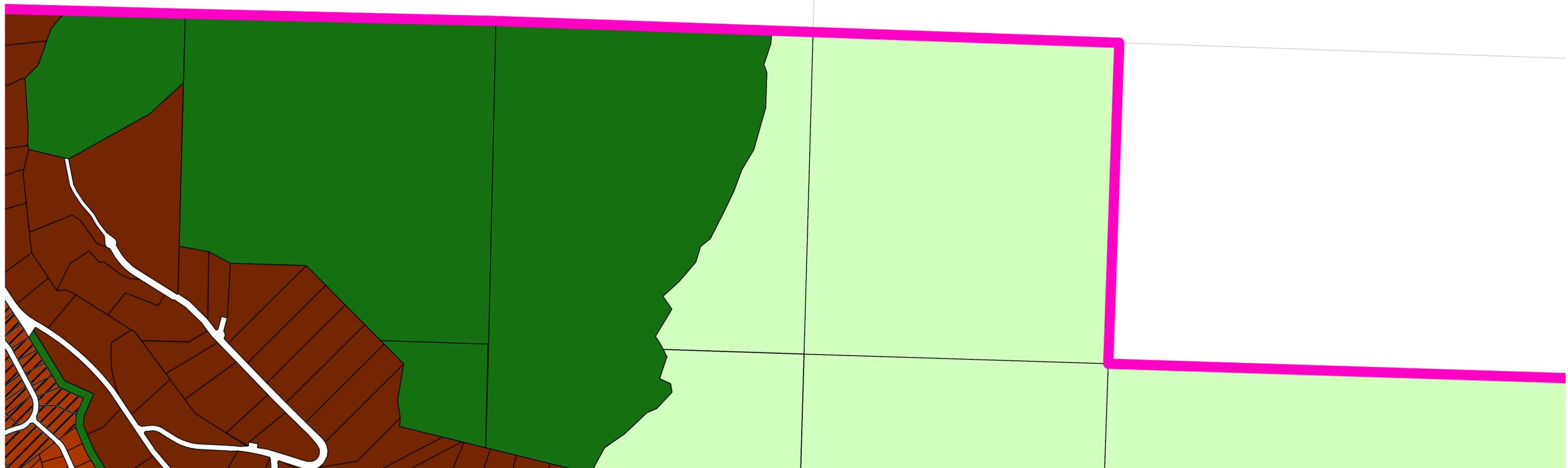


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Schedule 'B' to Zoning Bylaw No 1726, 2018 Consolidated: Mapsheet 2 of 23



Coldstream Zoning Designations

R2A	C5	P1	R4	RE2
R1Bs	C6	P2	R5	RU1
R1B	C7	R1	R6	RU-ALR
R1c	I1	R1A	RBB	RU-LH
C1	I2	R2	RCD1	S1
C2	I5	R3	RCD2	W1
C3	LUC 681	R3A	RE1	

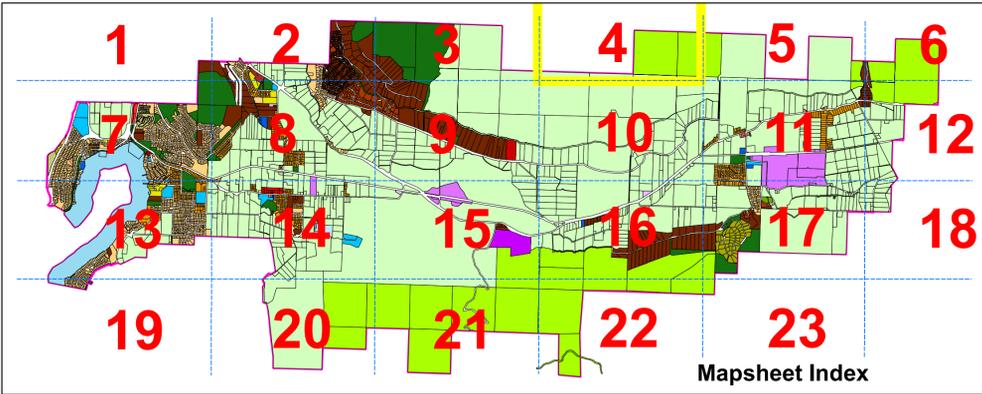
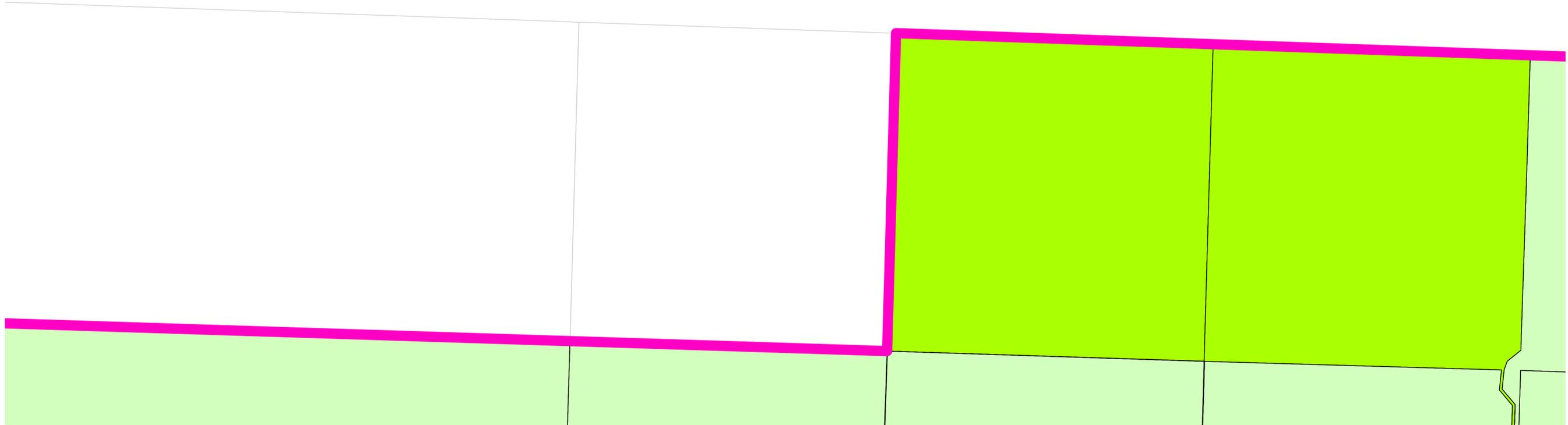


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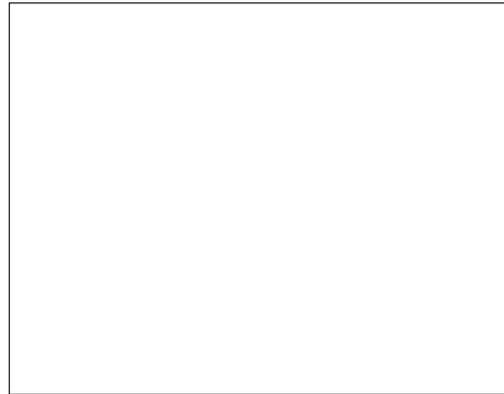


Schedule 'B' to Zoning Bylaw No 1726, 2018 Consolidated: Mapsheet 3 of 23



Coldstream Zoning Designations

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R1B	C7	R1	R6	RU-ALR
R1c	I1	R1A	RBB	RU-LH
C1	I2	R2	RCD1	S1
C2	I5	R3	RCD2	W1
C3	LUC 681	R3A	RE1	

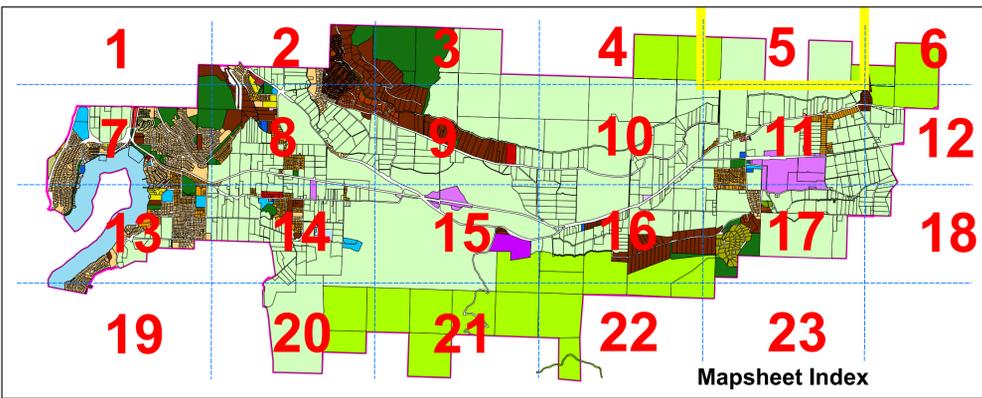
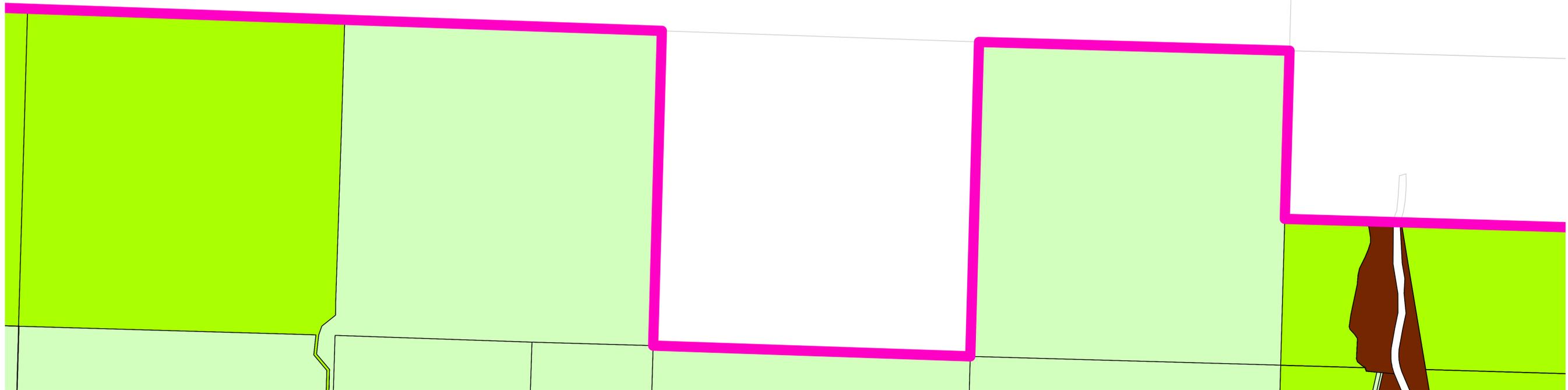


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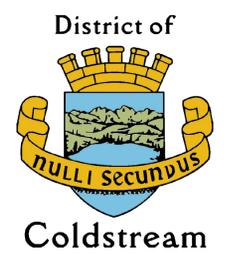


Schedule 'B' to Zoning Bylaw No 1726, 2018 Consolidated: Mapsheet 4 of 23



Coldstream Zoning Designations

R2A	C5	P1	R4	RE2
R1Bs	C6	P2	R5	RU1
R1B	C7	R1	R6	RU-ALR
R1c	I1	R1A	RBB	RU-LH
C1	I2	R2	RCD1	S1
C2	I5	R3	RCD2	W1
C3	LUC 681	R3A	RE1	

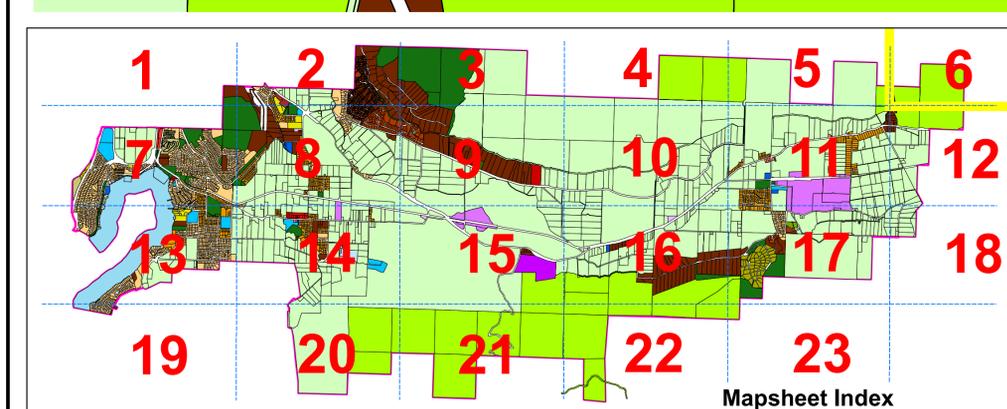
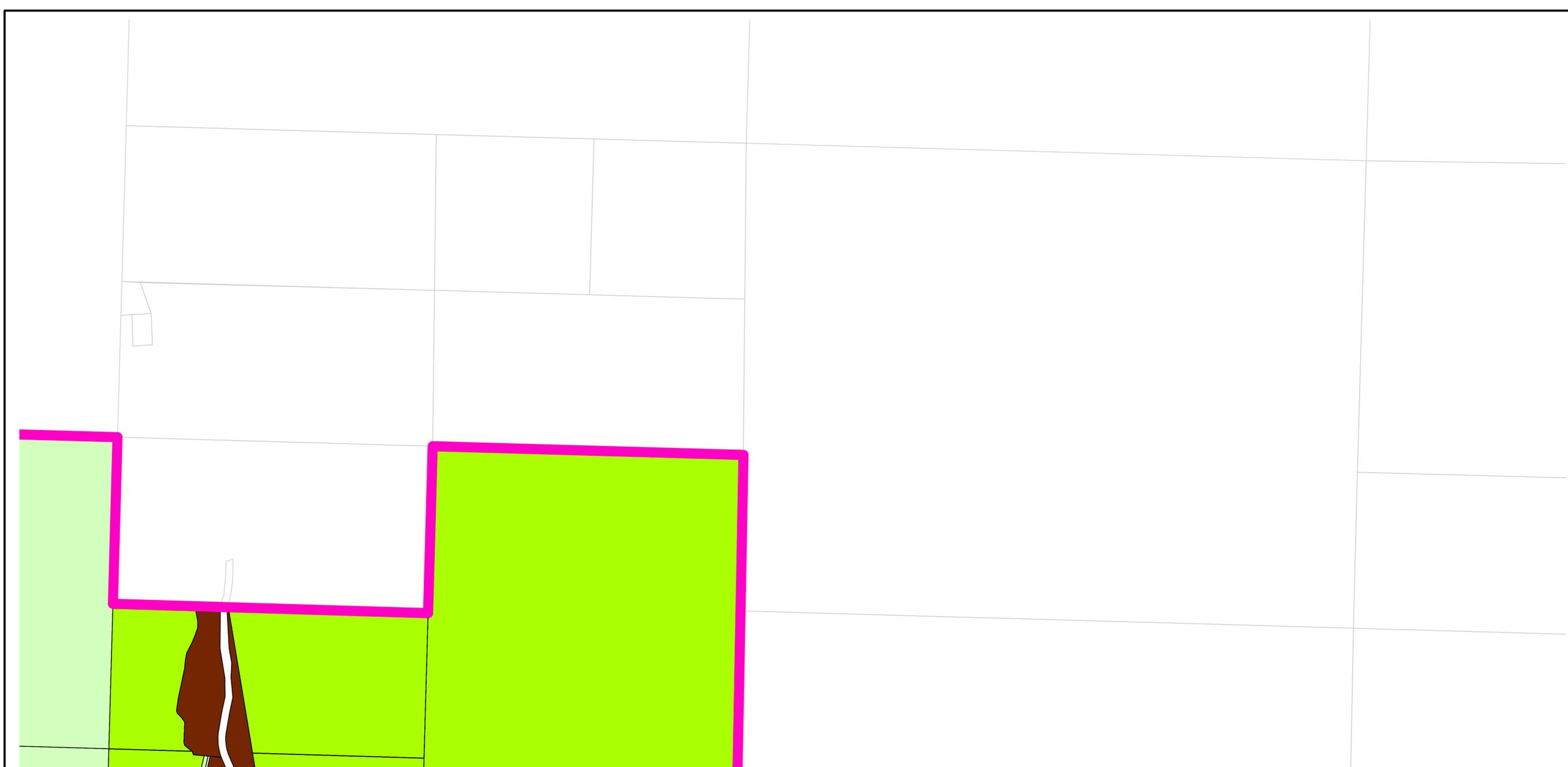


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Schedule 'B' to Zoning Bylaw No 1726, 2018 Consolidated: Mapsheet 5 of 23



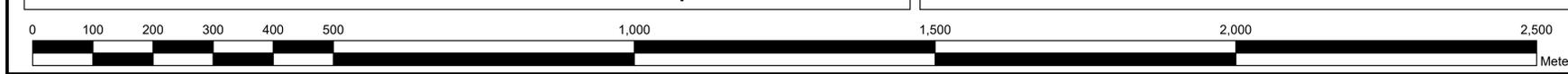
Coldstream Zoning Designations

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R1B	C7	R1	R6	RU-ALR
R1c	I1	R1A	RBB	RU-LH
C1	I2	R2	RCD1	S1
C2	I5	R3	RCD2	W1
C3	LUC 681	R3A	RE1	

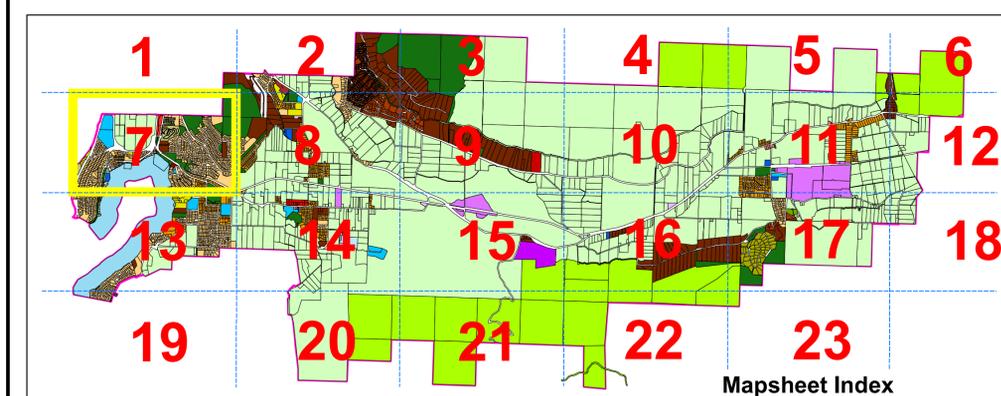
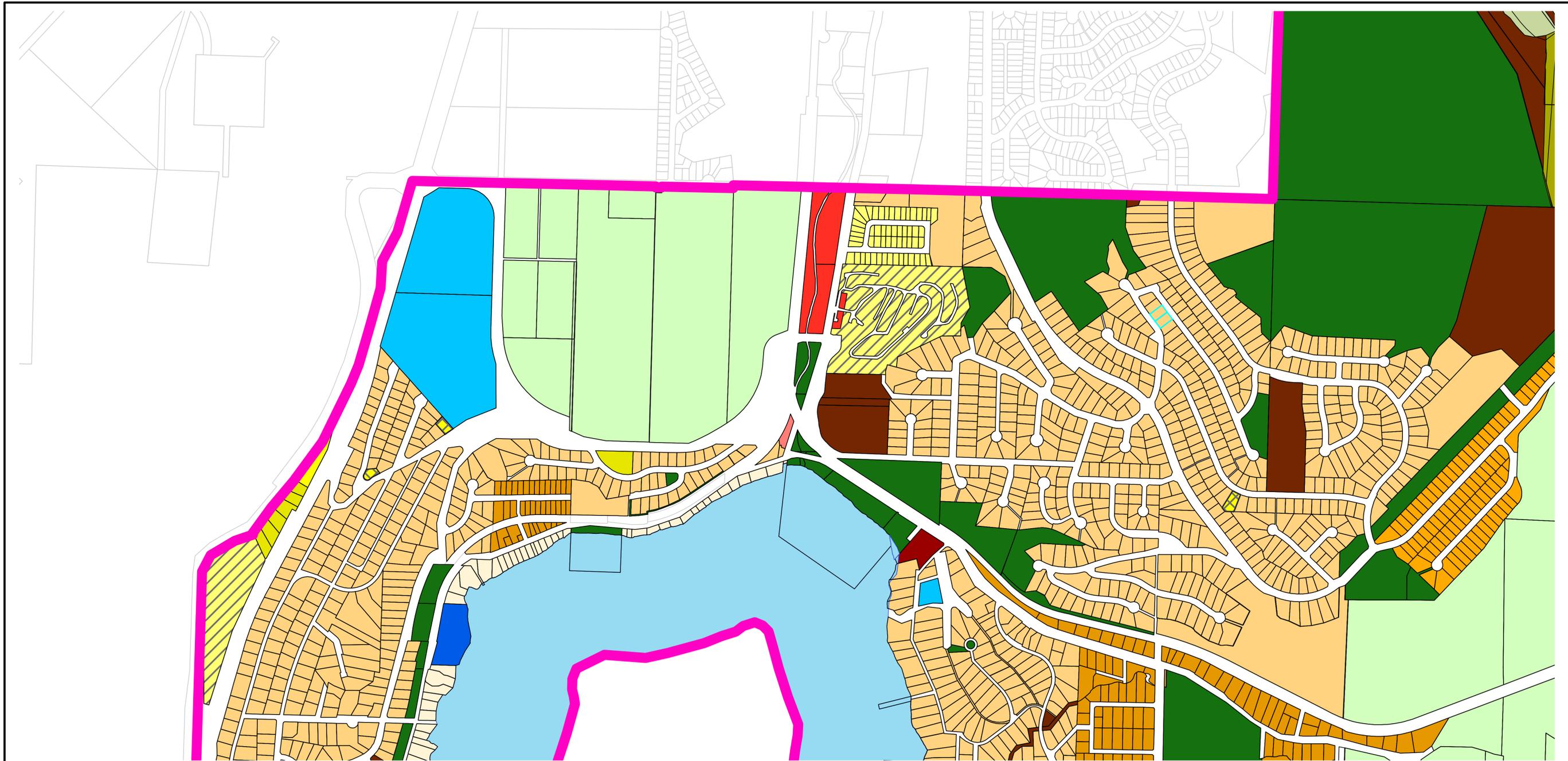


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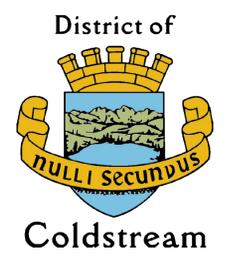
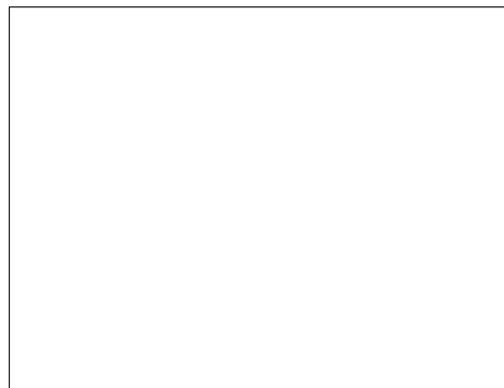


Schedule 'B' to Zoning Bylaw No 1726, 2018 Consolidated: Mapsheet 6 of 23



Coldstream Zoning Designations

R2A	C5	P1	R4	RE2
R1Bs	C6	P2	R5	RU1
R1B	C7	R1	R6	RU-ALR
R1c	I1	R1A	RBB	RU-LH
C1	I2	R2	RCD1	S1
C2	I5	R3	RCD2	W1
C3	LUC 681	R3A	RE1	

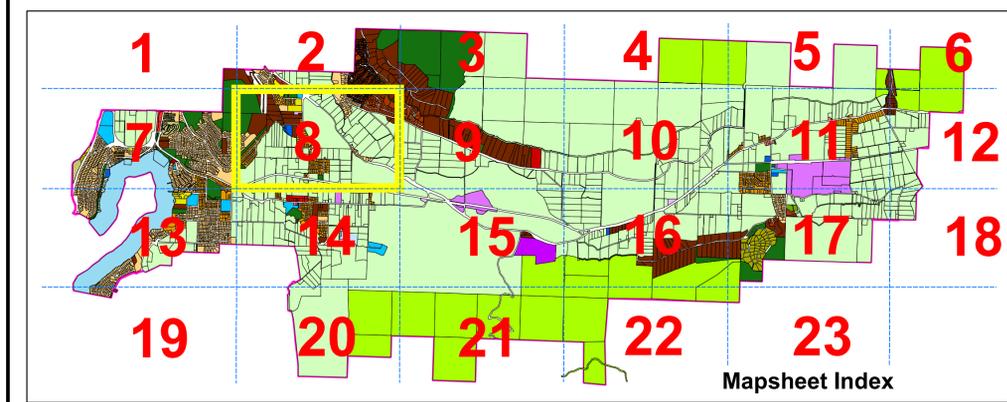
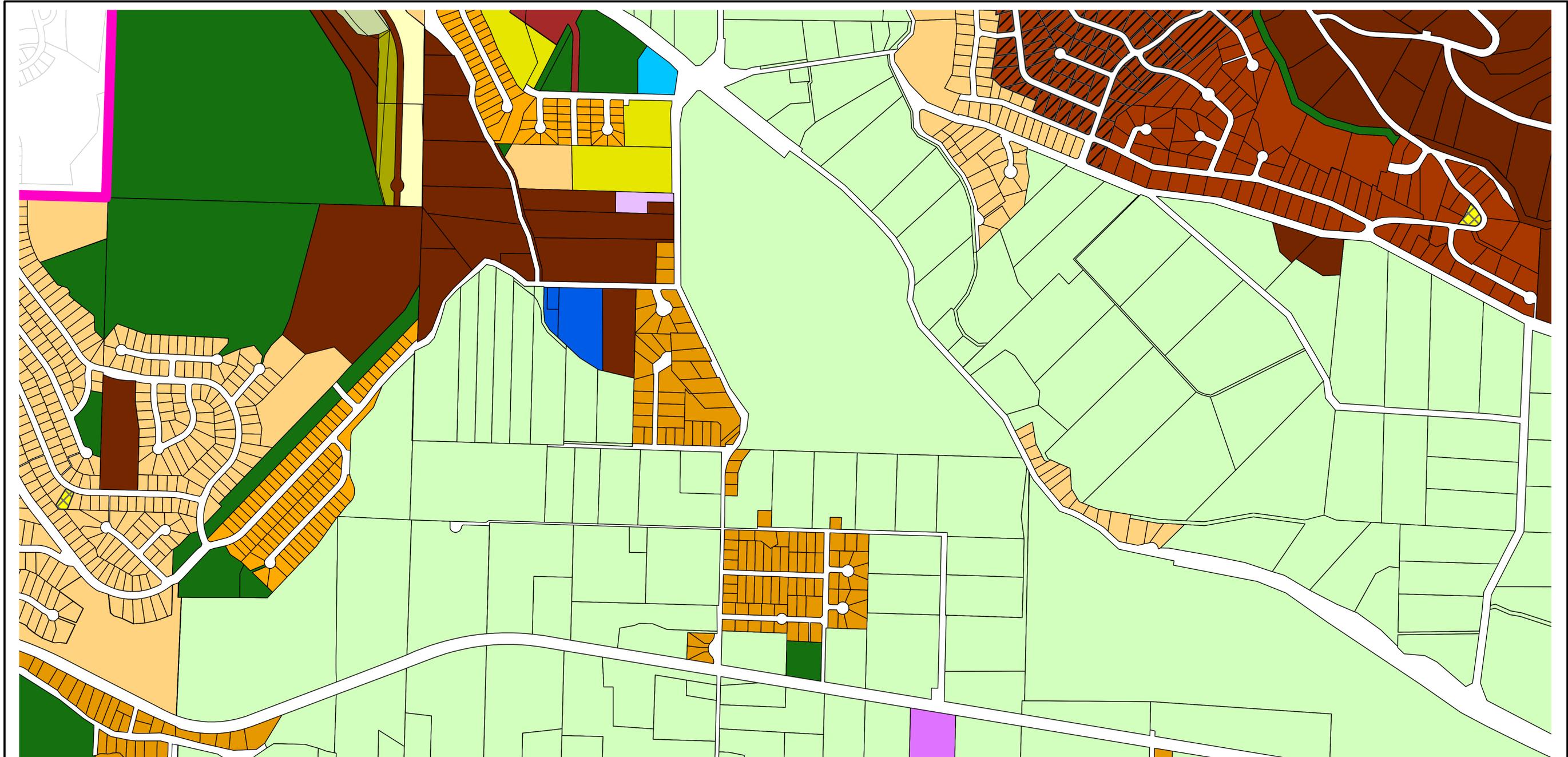


I hereby certify this to be a true and correct copy of Schedule 'B' attached to and forming part of DISTRICT OF COLDSTREAM ZONING BYLAW NO. 1726, 2018, AMENDMENT BYLAW NO. 1765, 2020, AMENDMENT NO. 6

Director of Corporate Administration
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Schedule 'B' to Zoning Bylaw No 1726, 2018 Consolidated: Mapsheet 7 of 23



Coldstream Zoning Designations

R2A	C5	P1	R4	RE2
R1Bs	C6	P2	R5	RU1
R1B	C7	R1	R6	RU-ALR
R1c	I1	R1A	RBB	RU-LH
C1	I2	R2	RCD1	S1
C2	I5	R3	RCD2	W1
C3	LUC 681	R3A	RE1	

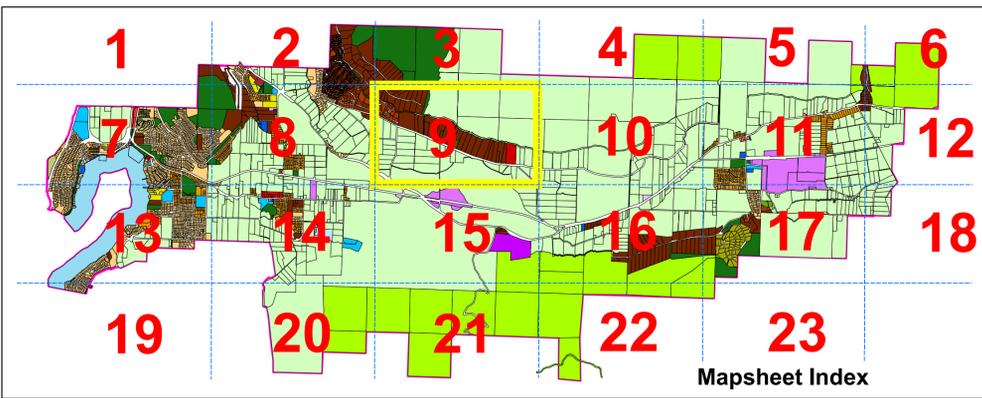
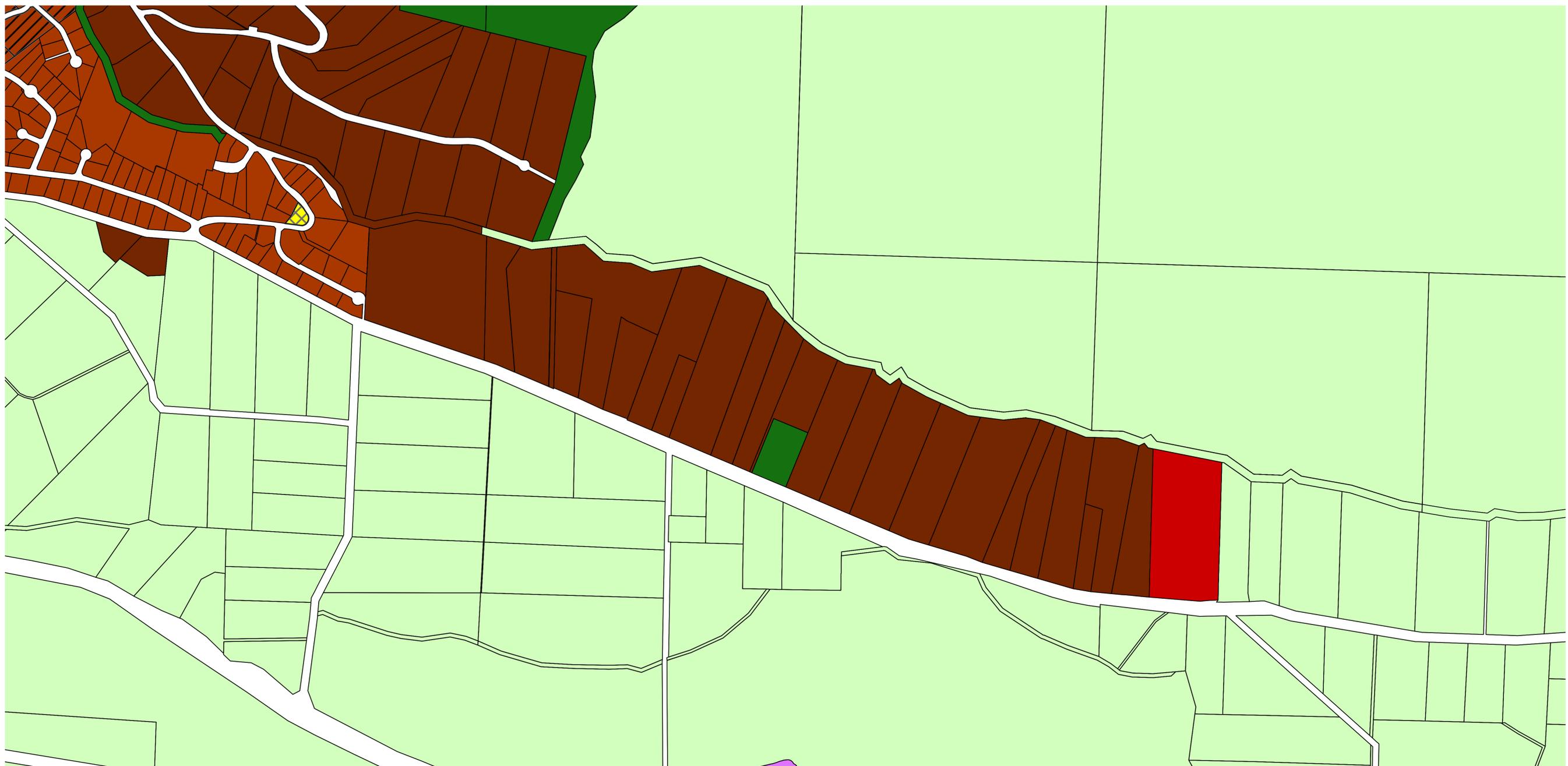


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Schedule 'B' to Zoning Bylaw No 1726, 2018 Consolidated: Mapsheet 8 of 23



Coldstream Zoning Designations

R2A	C5	P1	R4	RE2
R1Bs	C6	P2	R5	RU1
R1B	C7	R1	R6	RU-ALR
R1c	I1	R1A	RBB	RU-LH
C1	I2	R2	RCD1	S1
C2	I5	R3	RCD2	W1
C3	LUC 681	R3A	RE1	

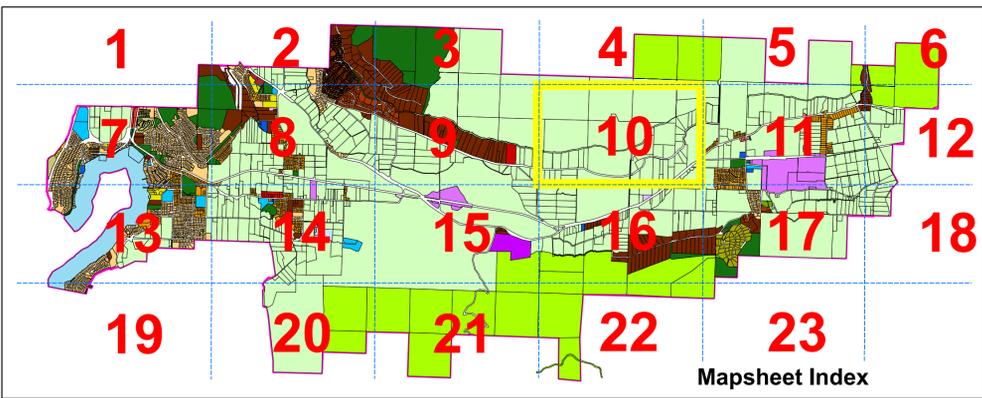
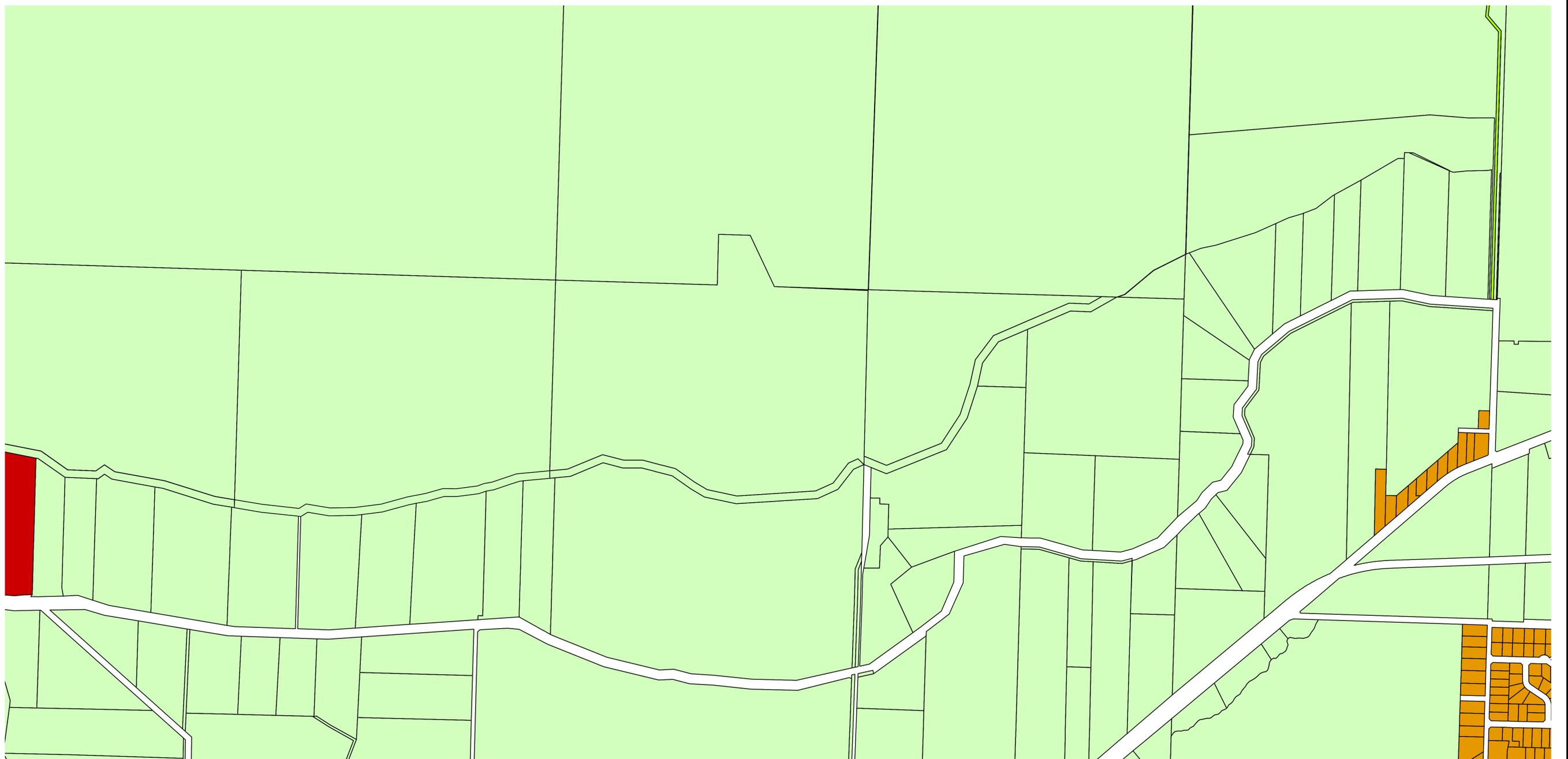


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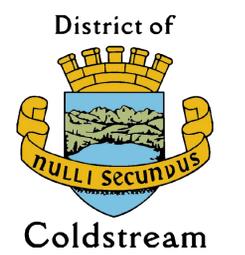


Schedule 'B' to Zoning Bylaw No 1726, 2018 Consolidated: Mapsheet 9 of 23



Coldstream Zoning Designations

R2A	C5	P1	R4	RE2
R1Bs	C6	P2	R5	RU1
R1B	C7	R1	R6	RU-ALR
R1c	I1	R1A	RBB	RU-LH
C1	I2	R2	RCD1	S1
C2	I5	R3	RCD2	W1
C3	LUC 681	R3A	RE1	

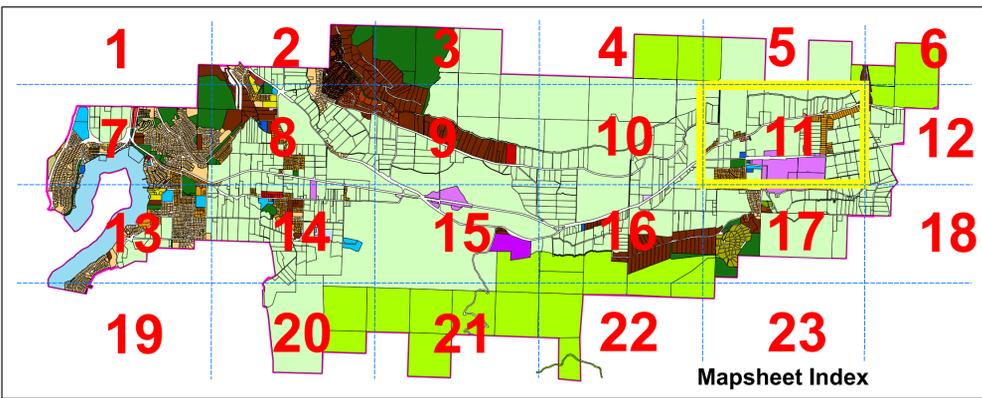
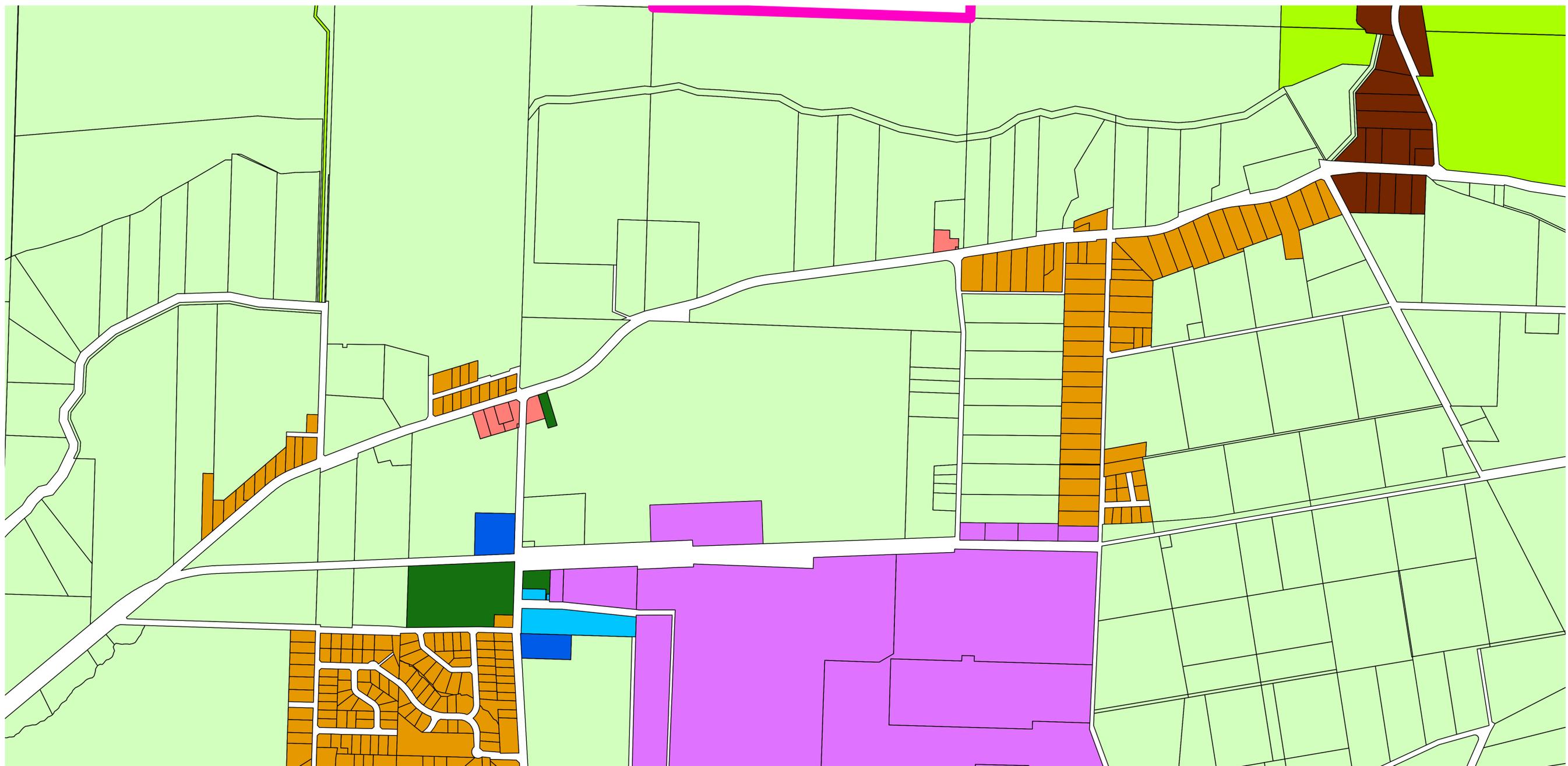


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Schedule 'B' to Zoning Bylaw No 1726, 2018 Consolidated: Mapsheet 10 of 23



Coldstream Zoning Designations

R2A	C5	P1	R4	RE2
R1Bs	C6	P2	R5	RU1
R1B	C7	R1	R6	RU-ALR
R1c	I1	R1A	RBB	RU-LH
C1	I2	R2	RCD1	S1
C2	I5	R3	RCD2	W1
C3	LUC 681	R3A	RE1	

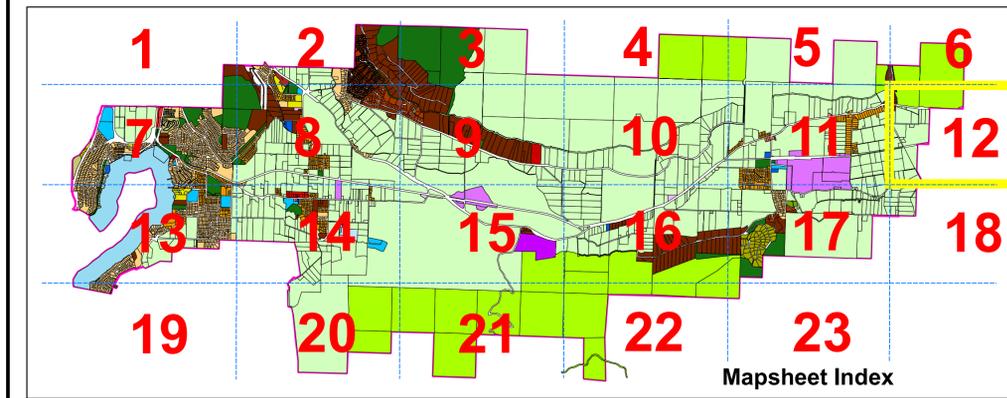
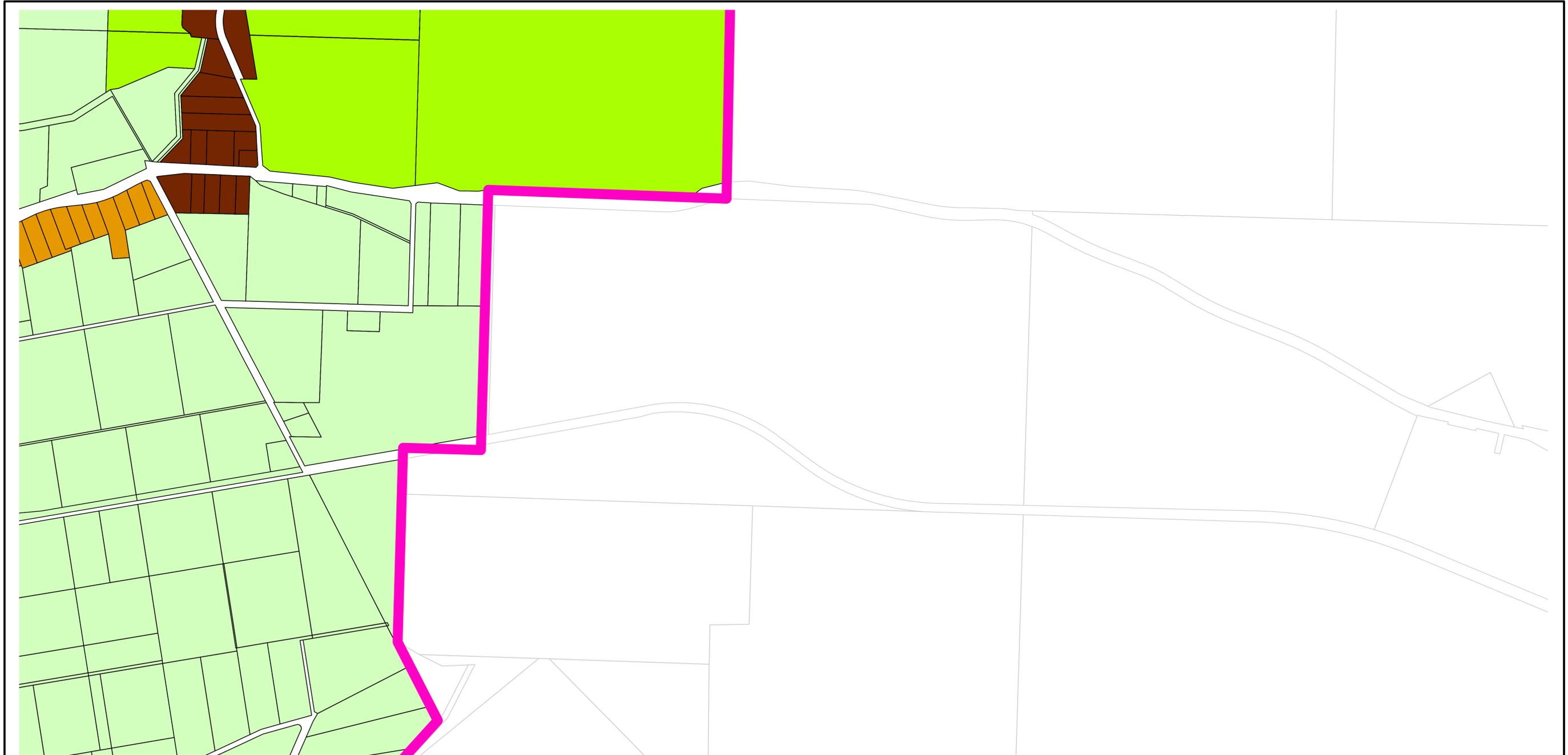


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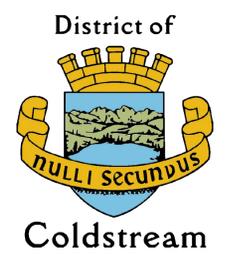


Schedule 'B' to Zoning Bylaw No 1726, 2018 Consolidated: Mapsheet 11 of 23



Coldstream Zoning Designations

R2A	C5	P1	R4	RE2
R1Bs	C6	P2	R5	RU1
R1B	C7	R1	R6	RU-ALR
R1c	I1	R1A	RBB	RU-LH
C1	I2	R2	RCD1	S1
C2	I5	R3	RCD2	W1
C3	LUC 681	R3A	RE1	

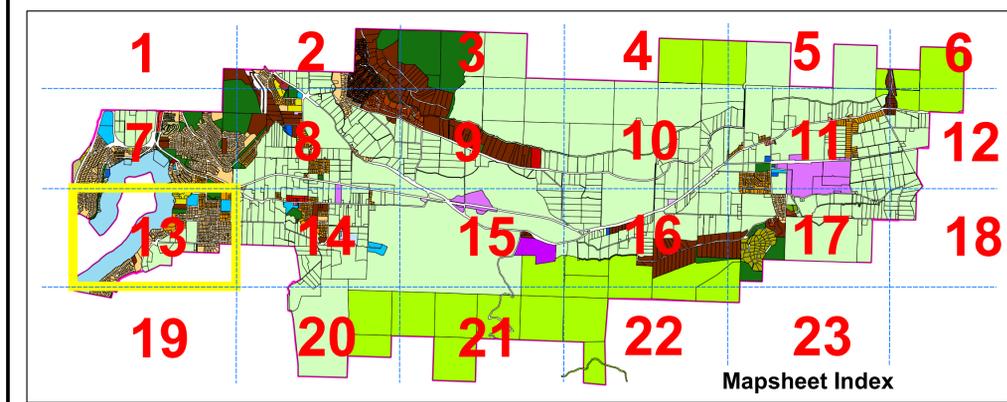
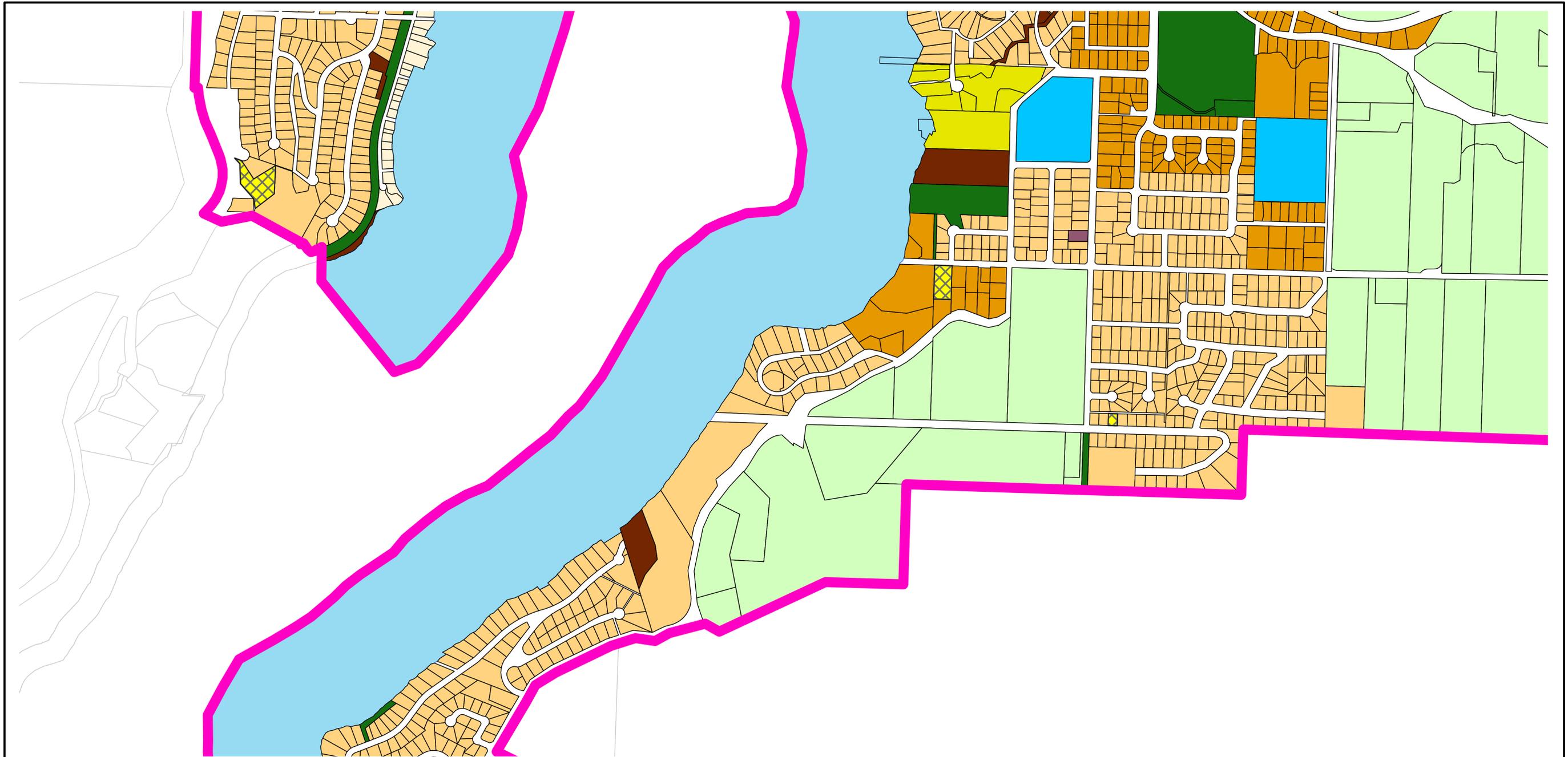


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Schedule 'B' to Zoning Bylaw No 1726, 2018 Consolidated: Mapsheet 12 of 23



Coldstream Zoning Designations

R2A	C5	P1	R4	RE2
R1Bs	C6	P2	R5	RU1
R1B	C7	R1	R6	RU-ALR
R1c	I1	R1A	RBB	RU-LH
C1	I2	R2	RCD1	S1
C2	I5	R3	RCD2	W1
C3	LUC 681	R3A	RE1	

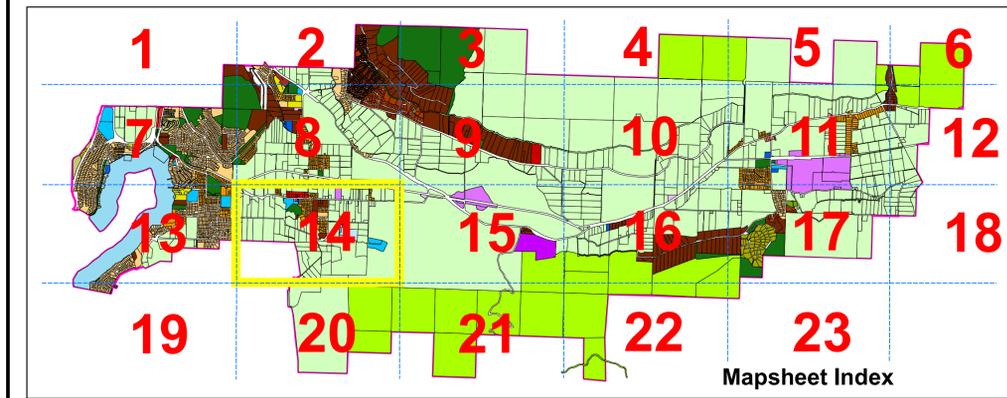
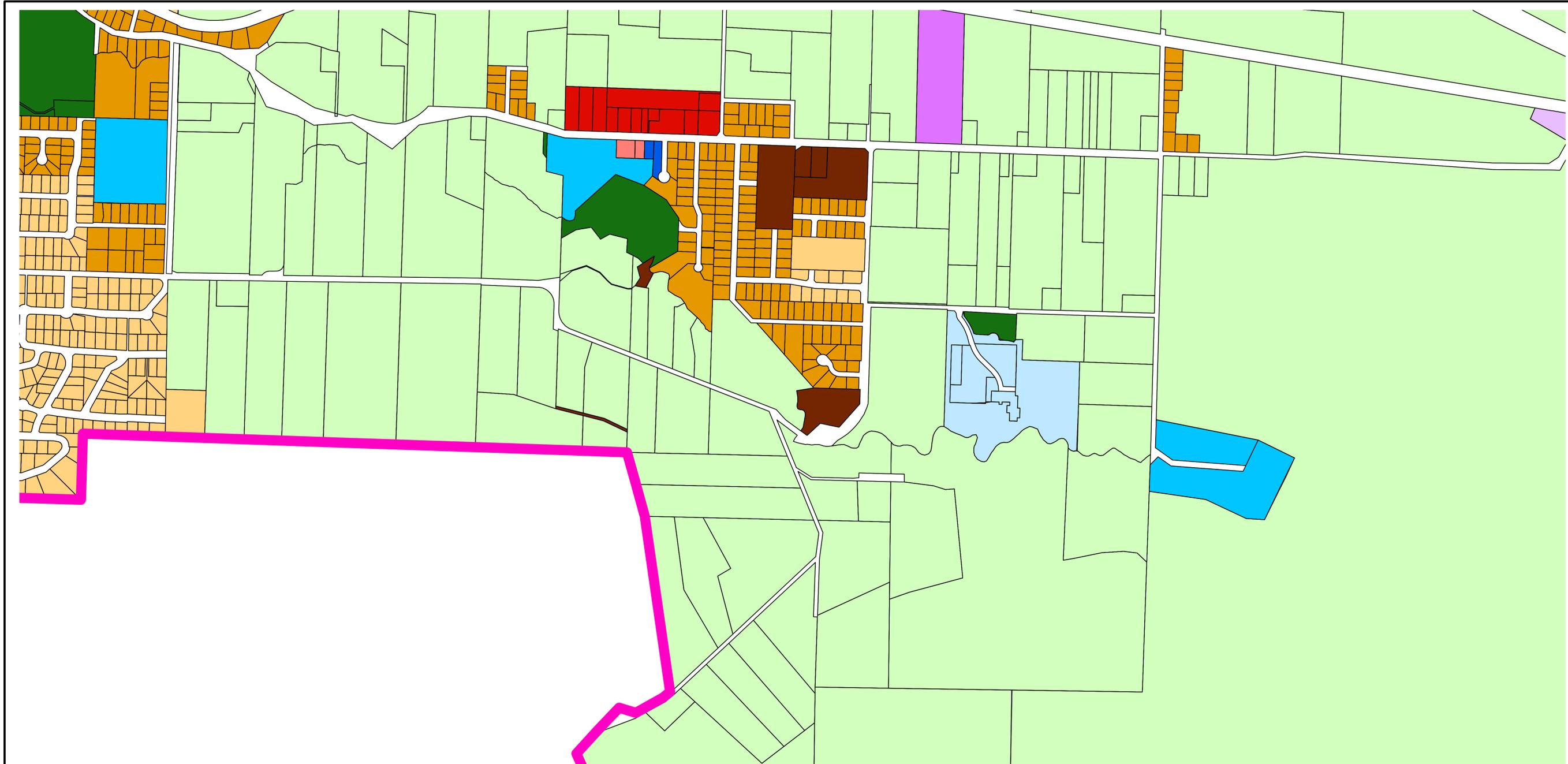


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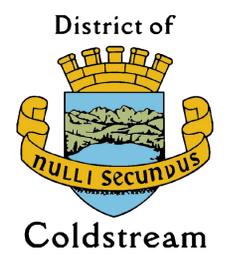


Schedule 'B' to Zoning Bylaw No 1726, 2018 Consolidated: Mapsheet 13 of 23



Coldstream Zoning Designations

R2A	C5	P1	R4	RE2
R1Bs	C6	P2	R5	RU1
R1B	C7	R1	R6	RU-ALR
R1c	I1	R1A	RBB	RU-LH
C1	I2	R2	RCD1	S1
C2	I5	R3	RCD2	W1
C3	LUC 681	R3A	RE1	

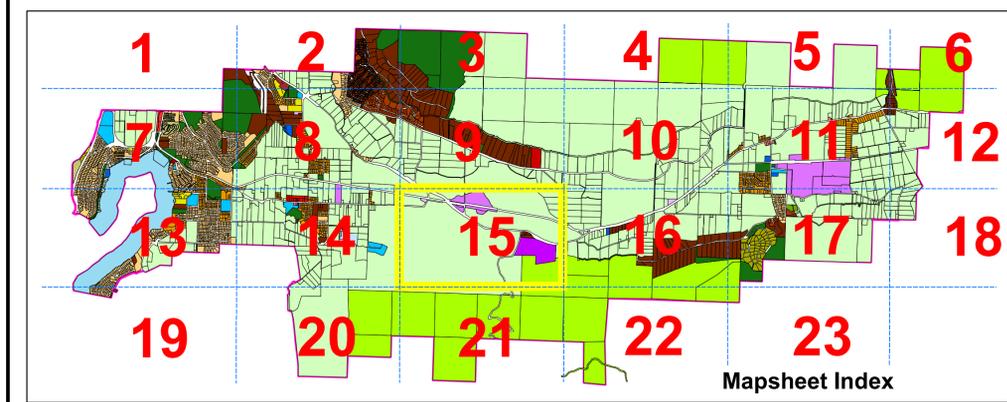
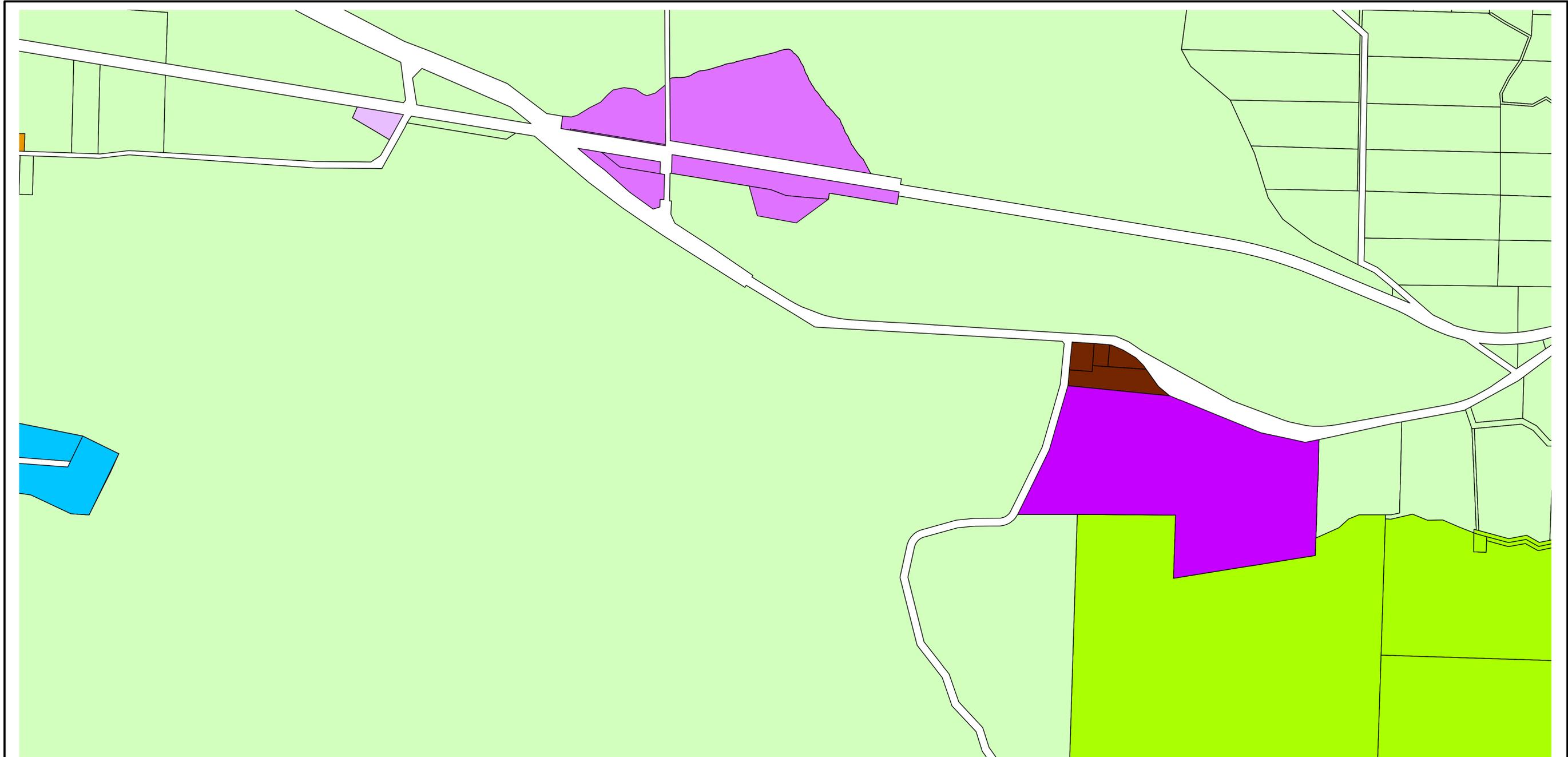


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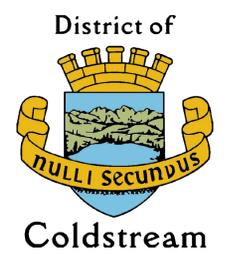


Schedule 'B' to Zoning Bylaw No 1726, 2018 Consolidated: Mapsheet 14 of 23



Coldstream Zoning Designations

R2A	C5	P1	R4	RE2
R1Bs	C6	P2	R5	RU1
R1B	C7	R1	R6	RU-ALR
R1c	I1	R1A	RBB	RU-LH
C1	I2	R2	RCD1	S1
C2	I5	R3	RCD2	W1
C3	LUC 681	R3A	RE1	

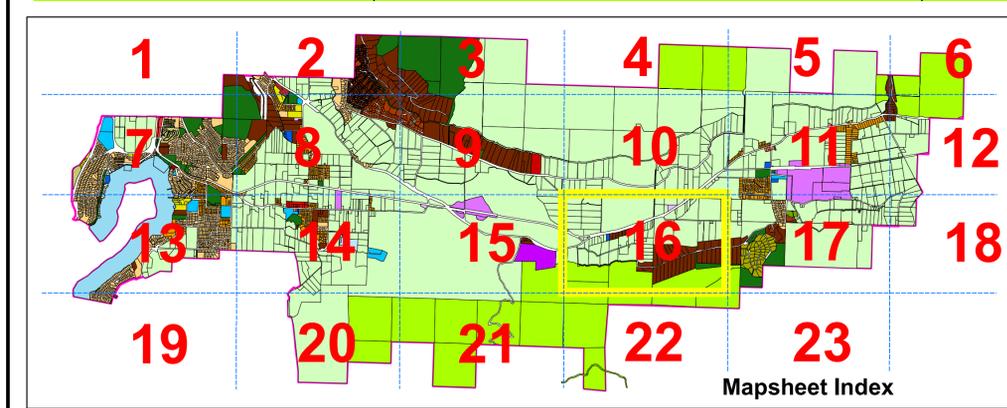


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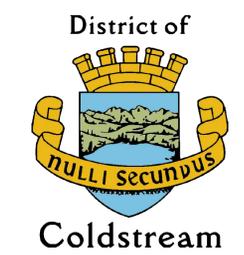
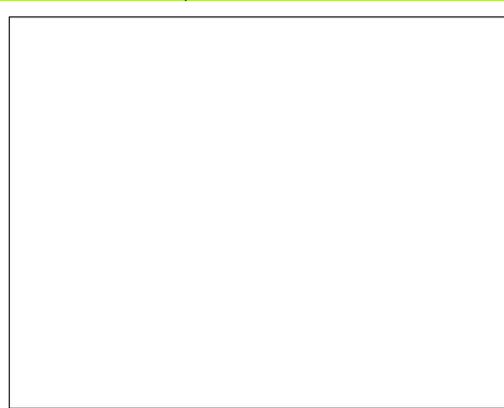


Schedule 'B' to Zoning Bylaw No 1726, 2018 Consolidated: Mapsheet 15 of 23



Coldstream Zoning Designations

R2A	C5	P1	R4	RE2
R1Bs	C6	P2	R5	RU1
R1B	C7	R1	R6	RU-ALR
R1c	I1	R1A	RBB	RU-LH
C1	I2	R2	RCD1	S1
C2	I5	R3	RCD2	W1
C3	LUC 681	R3A	RE1	

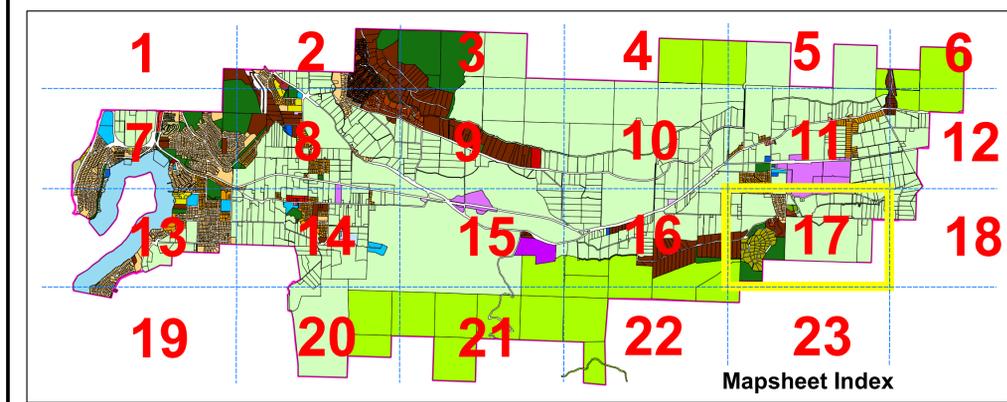
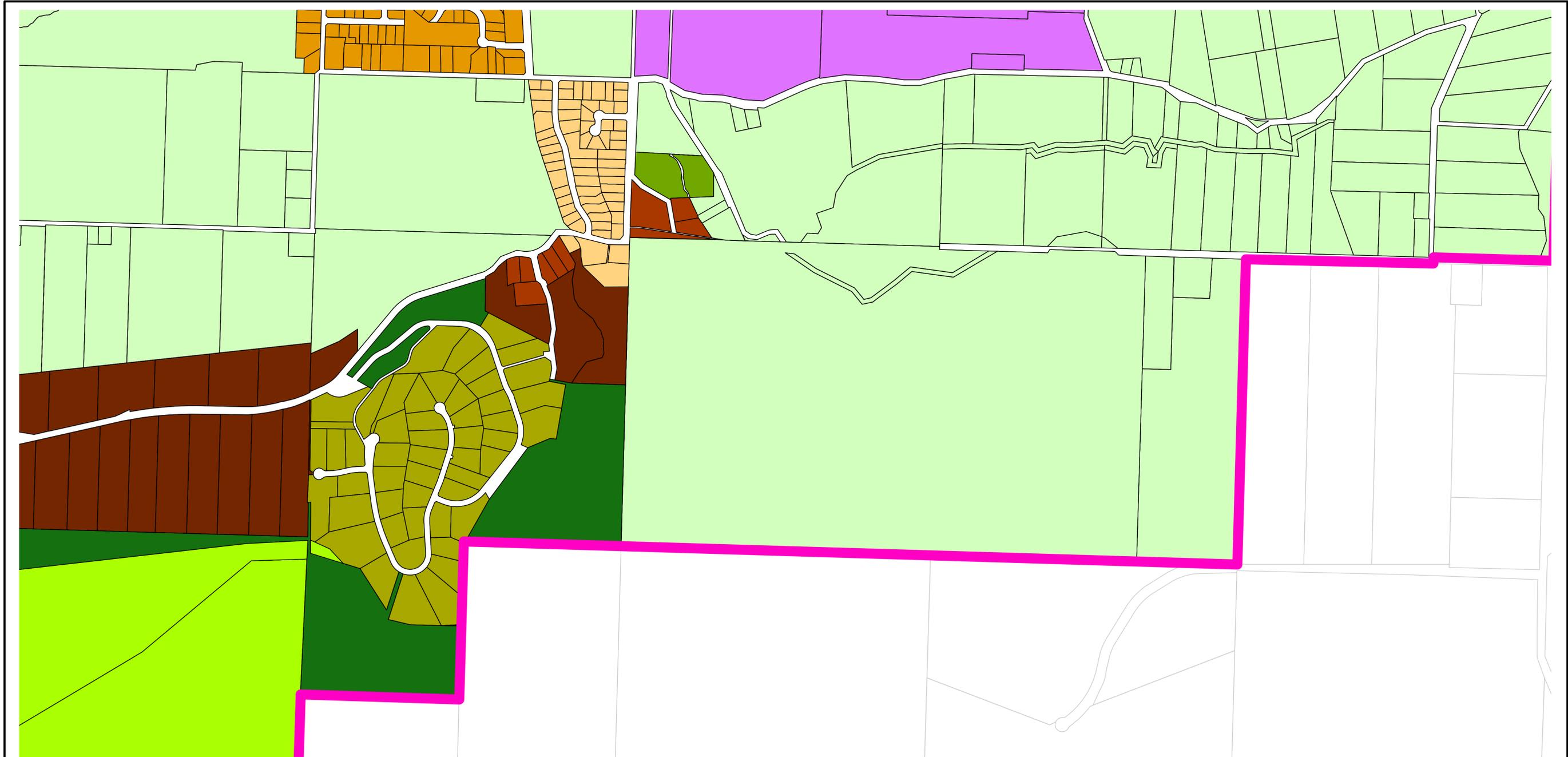


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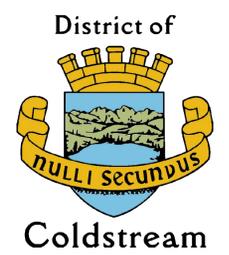
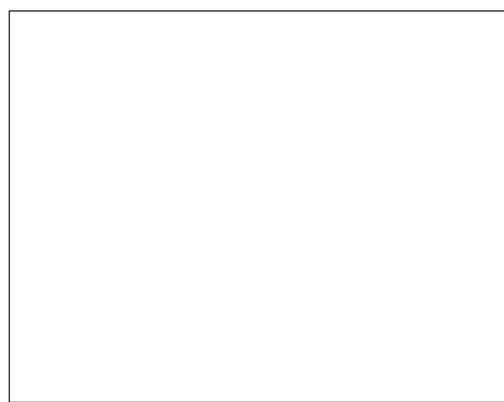


Schedule 'B' to Zoning Bylaw No 1726, 2018 Consolidated: Mapsheet 16 of 23



Coldstream Zoning Designations

R2A	C5	P1	R4	RE2
R1Bs	C6	P2	R5	RU1
R1B	C7	R1	R6	RU-ALR
R1c	I1	R1A	RBB	RU-LH
C1	I2	R2	RCD1	S1
C2	I5	R3	RCD2	W1
C3	LUC 681	R3A	RE1	

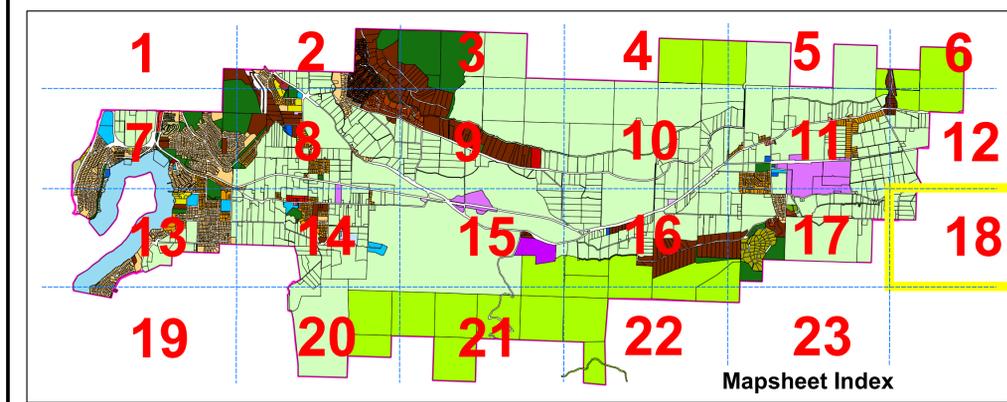
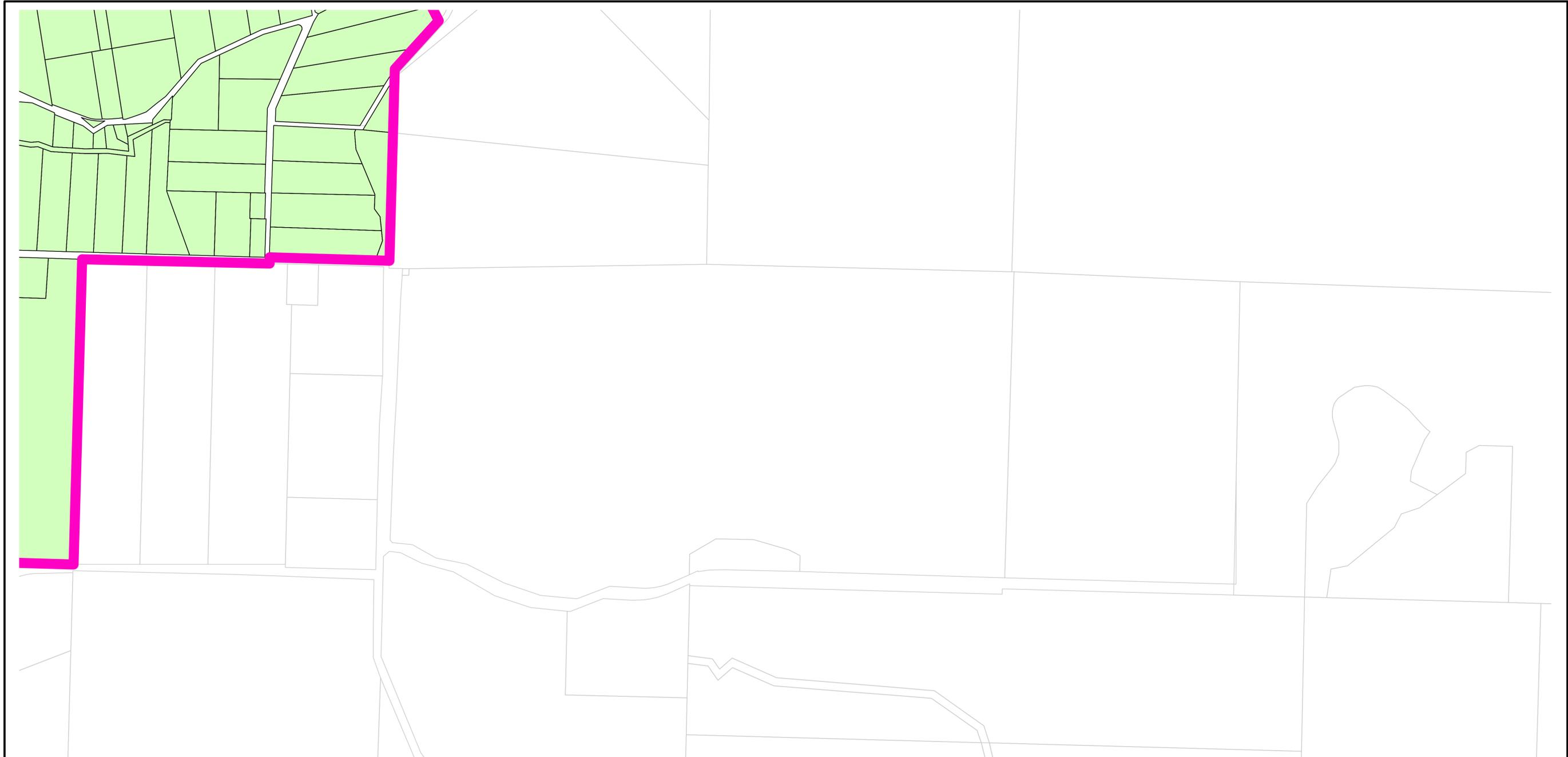


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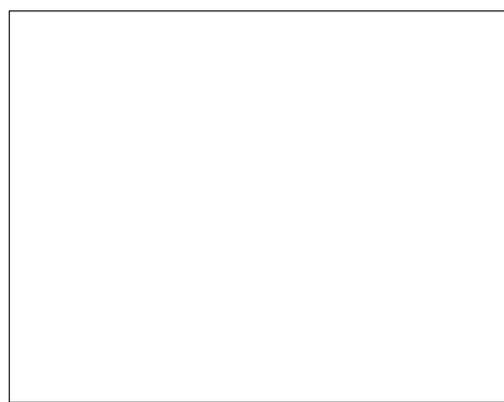


Schedule 'B' to Zoning Bylaw No 1726, 2018 Consolidated: Mapsheet 17 of 23



Coldstream Zoning Designations

R2A	C5	P1	R4	RE2
R1Bs	C6	P2	R5	RU1
R1B	C7	R1	R6	RU-ALR
R1c	I1	R1A	RBB	RU-LH
C1	I2	R2	RCD1	S1
C2	I5	R3	RCD2	W1
C3	LUC 681	R3A	RE1	

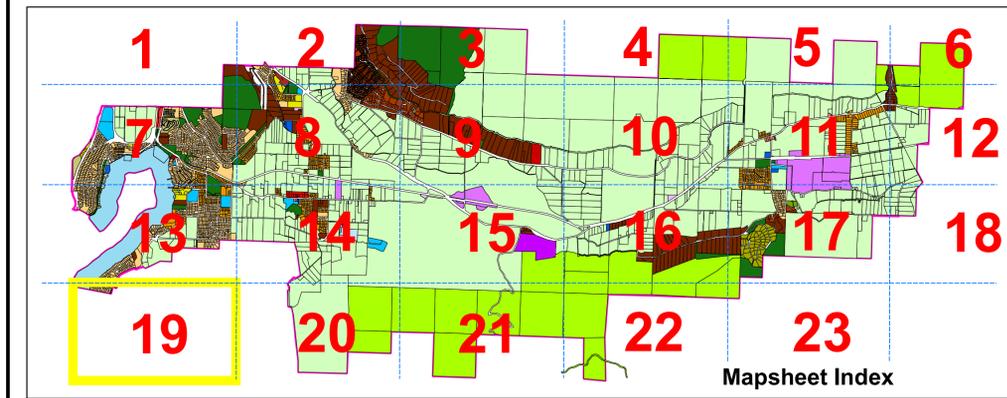
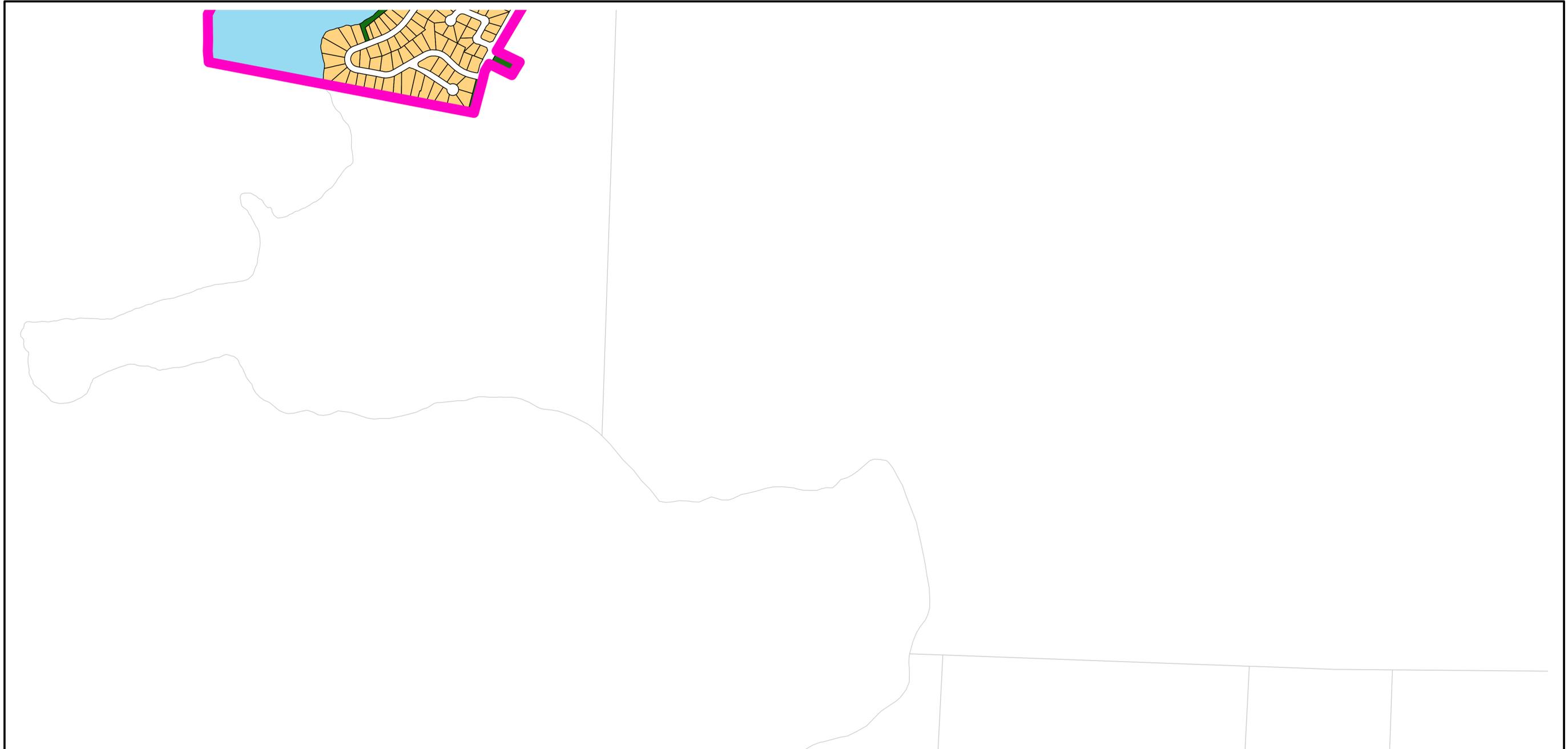


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Schedule 'B' to Zoning Bylaw No 1726, 2018 Consolidated: Mapsheet 18 of 23



Coldstream Zoning Designations

R2A	C5	P1	R4	RE2
R1Bs	C6	P2	R5	RU1
R1B	C7	R1	R6	RU-ALR
R1c	I1	R1A	RBB	RU-LH
C1	I2	R2	RCD1	S1
C2	I5	R3	RCD2	W1
C3	LUC 681	R3A	RE1	

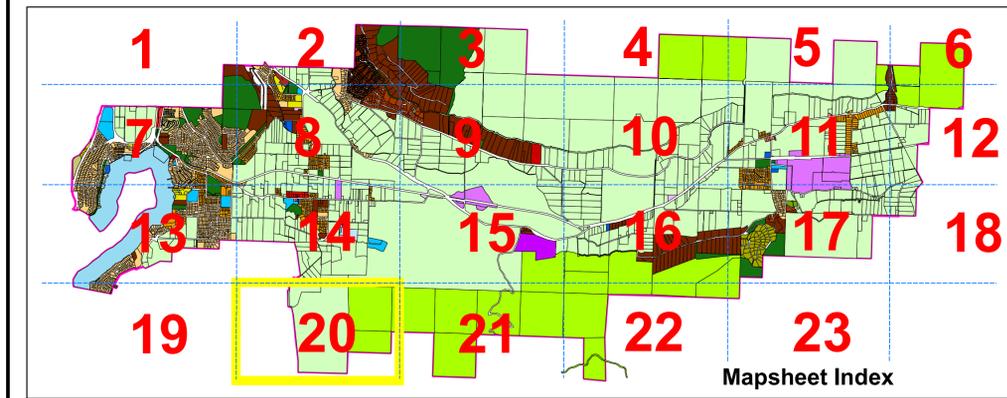
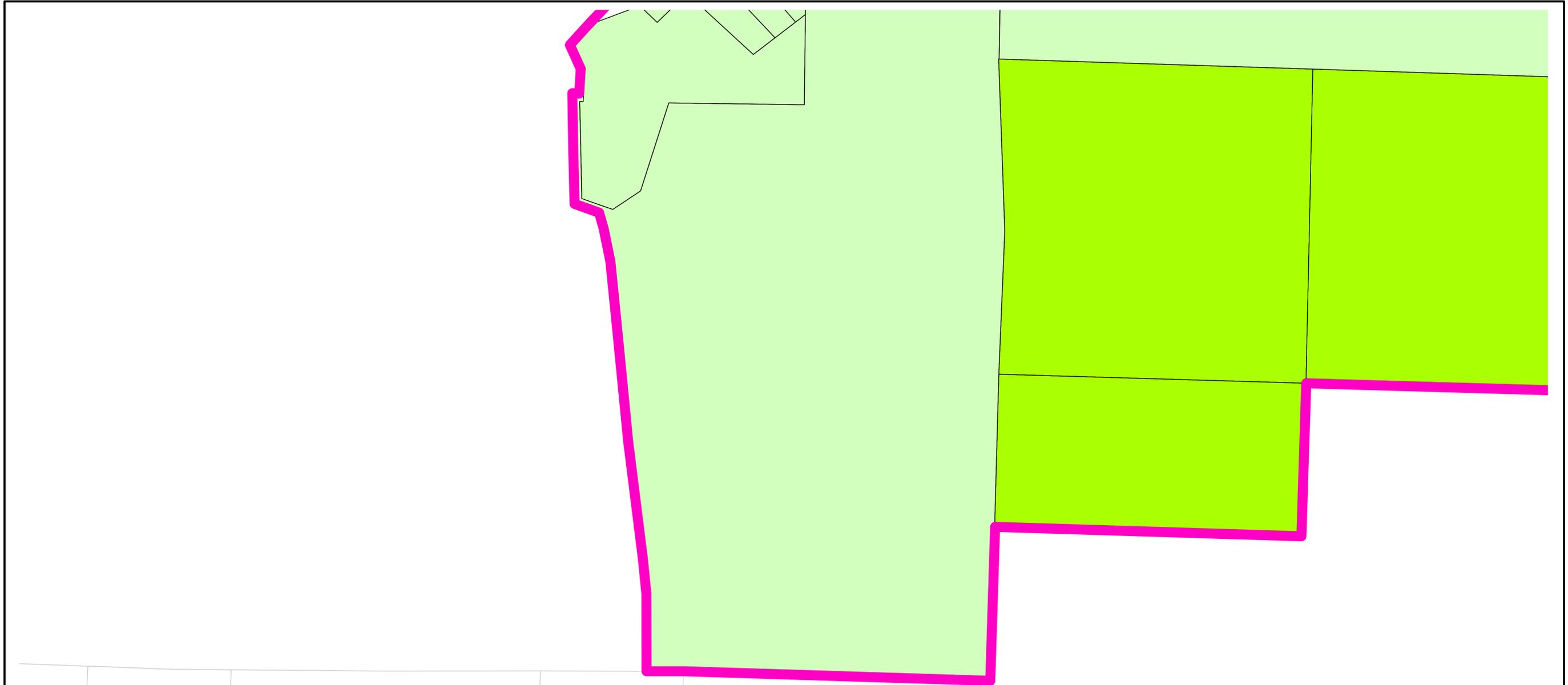


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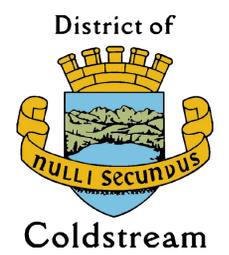


Schedule 'B' to Zoning Bylaw No 1726, 2018 Consolidated: Mapsheet 19 of 23



Coldstream Zoning Designations

R2A	C5	P1	R4	RE2
R1Bs	C6	P2	R5	RU1
R1B	C7	R1	R6	RU-ALR
R1c	I1	R1A	RBB	RU-LH
C1	I2	R2	RCD1	S1
C2	I5	R3	RCD2	W1
C3	LUC 681	R3A	RE1	

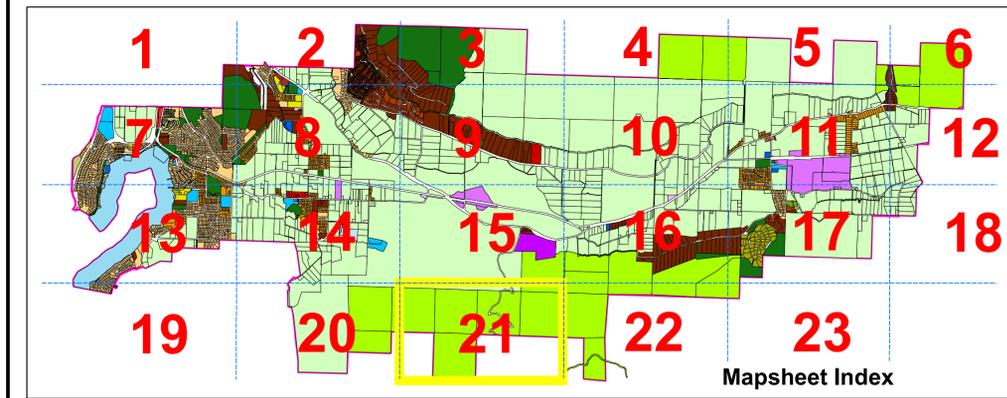
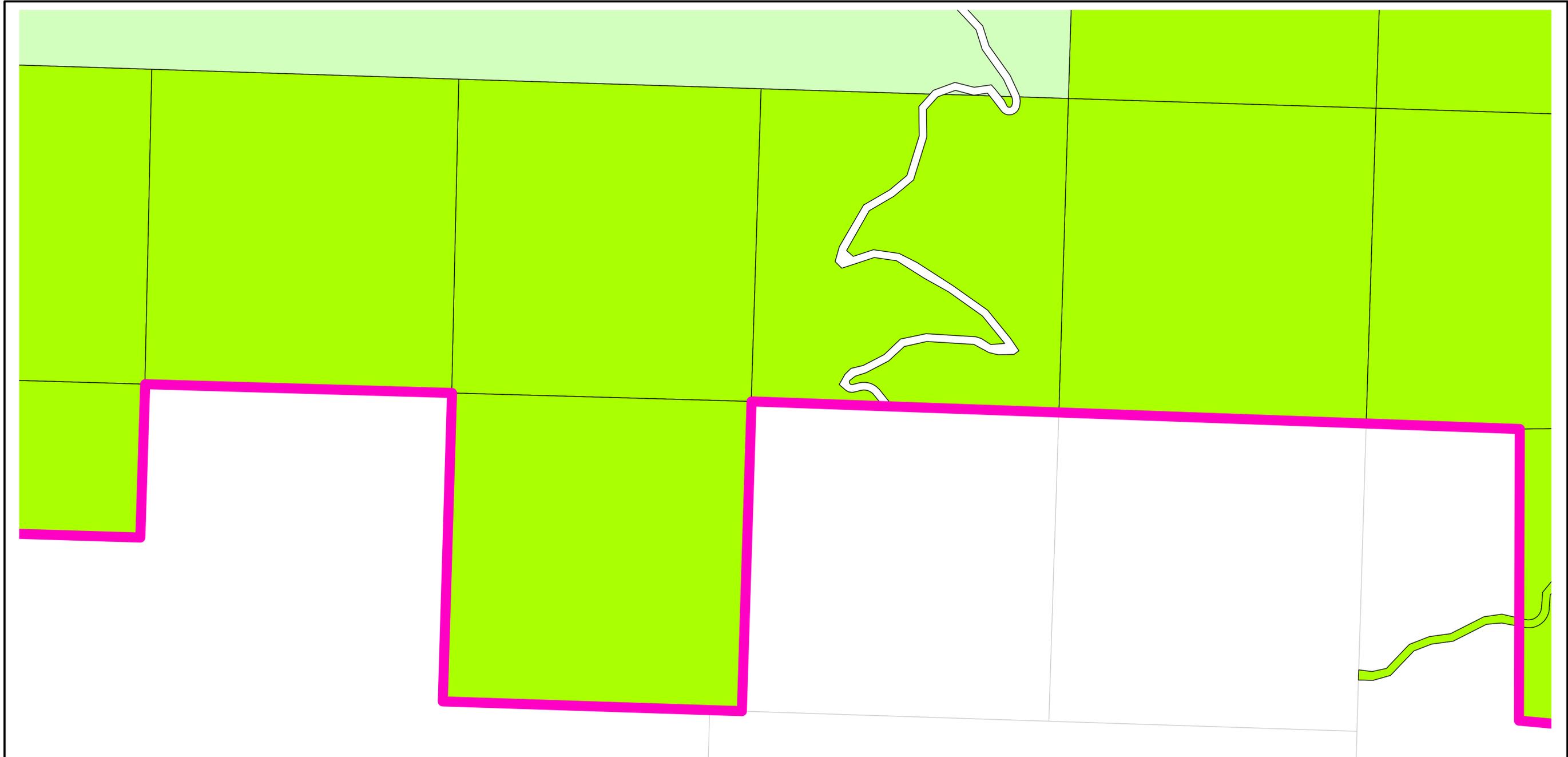


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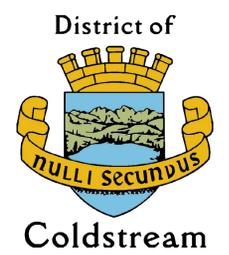


Schedule 'B' to Zoning Bylaw No 1726, 2018 Consolidated: Mapsheet 20 of 23



Coldstream Zoning Designations

R2A	C5	P1	R4	RE2
R1Bs	C6	P2	R5	RU1
R1B	C7	R1	R6	RU-ALR
R1c	I1	R1A	RBB	RU-LH
C1	I2	R2	RCD1	S1
C2	I5	R3	RCD2	W1
C3	LUC 681	R3A	RE1	

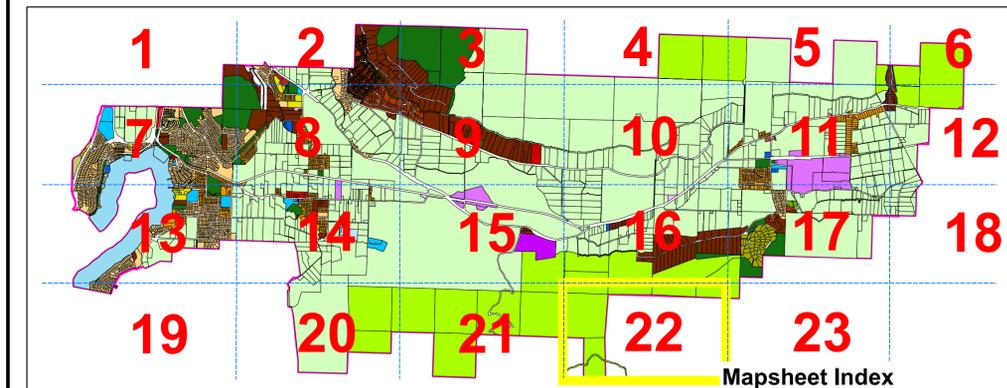
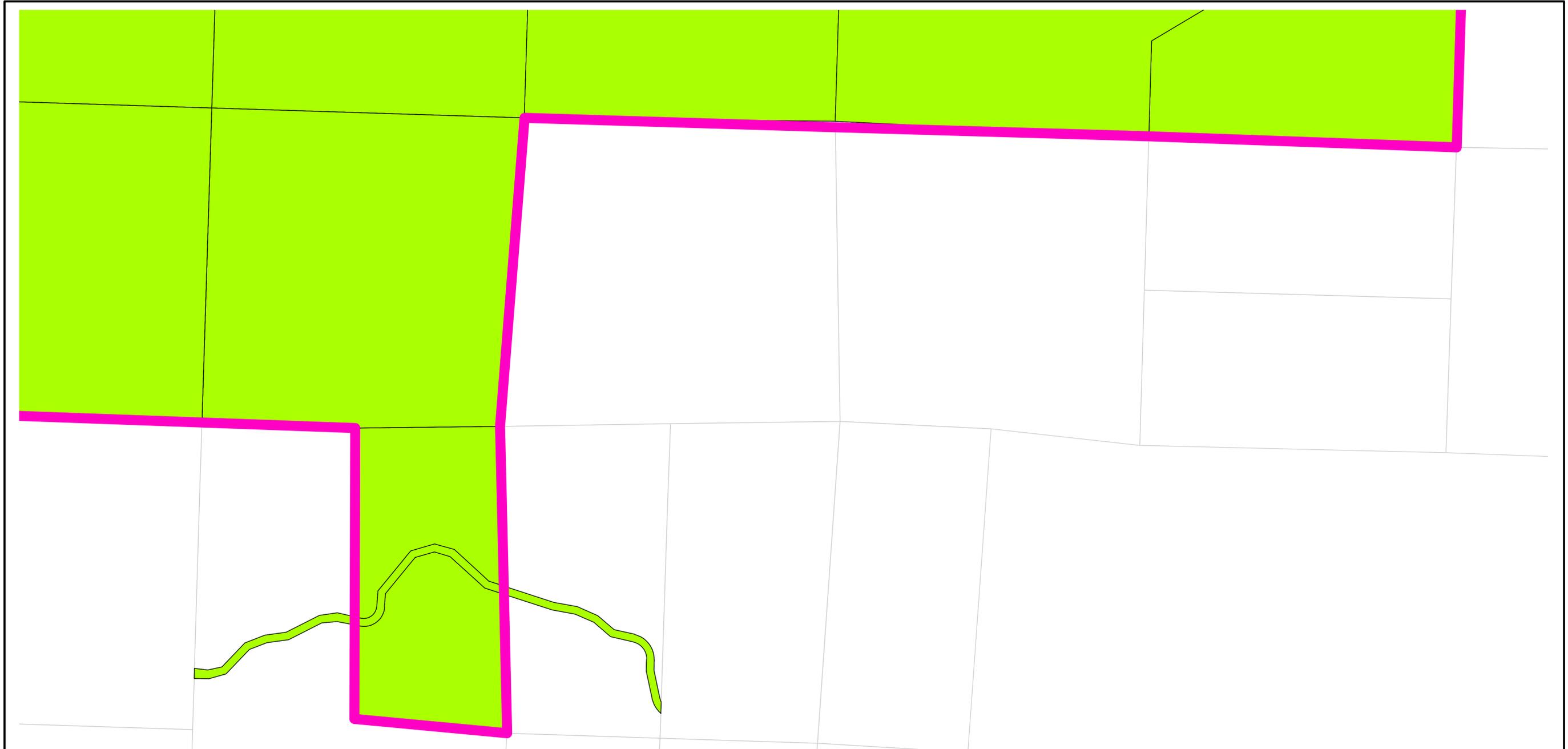


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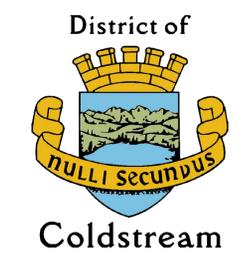


Schedule 'B' to Zoning Bylaw No 1726, 2018 Consolidated: Mapsheet 21 of 23



Coldstream Zoning Designations

R2A	C5	P1	R4	RE2
R1Bs	C6	P2	R5	RU1
R1B	C7	R1	R6	RU-ALR
R1c	I1	R1A	RBB	RU-LH
C1	I2	R2	RCD1	S1
C2	I5	R3	RCD2	W1
C3	LUC 681	R3A	RE1	

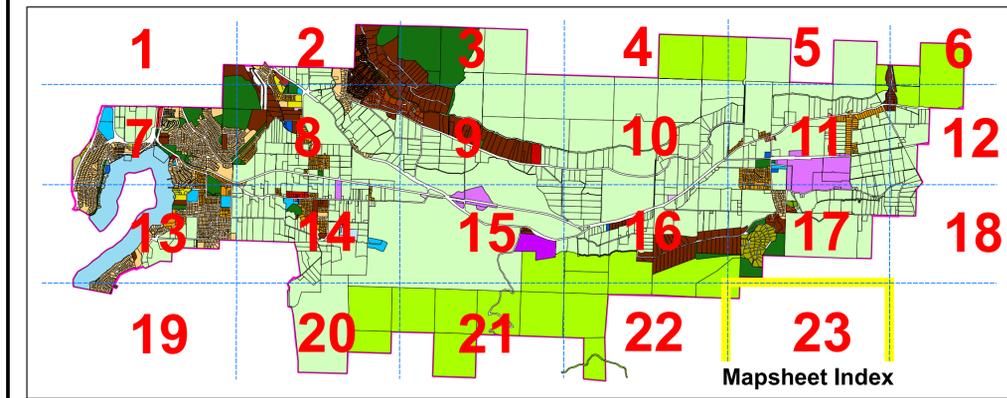
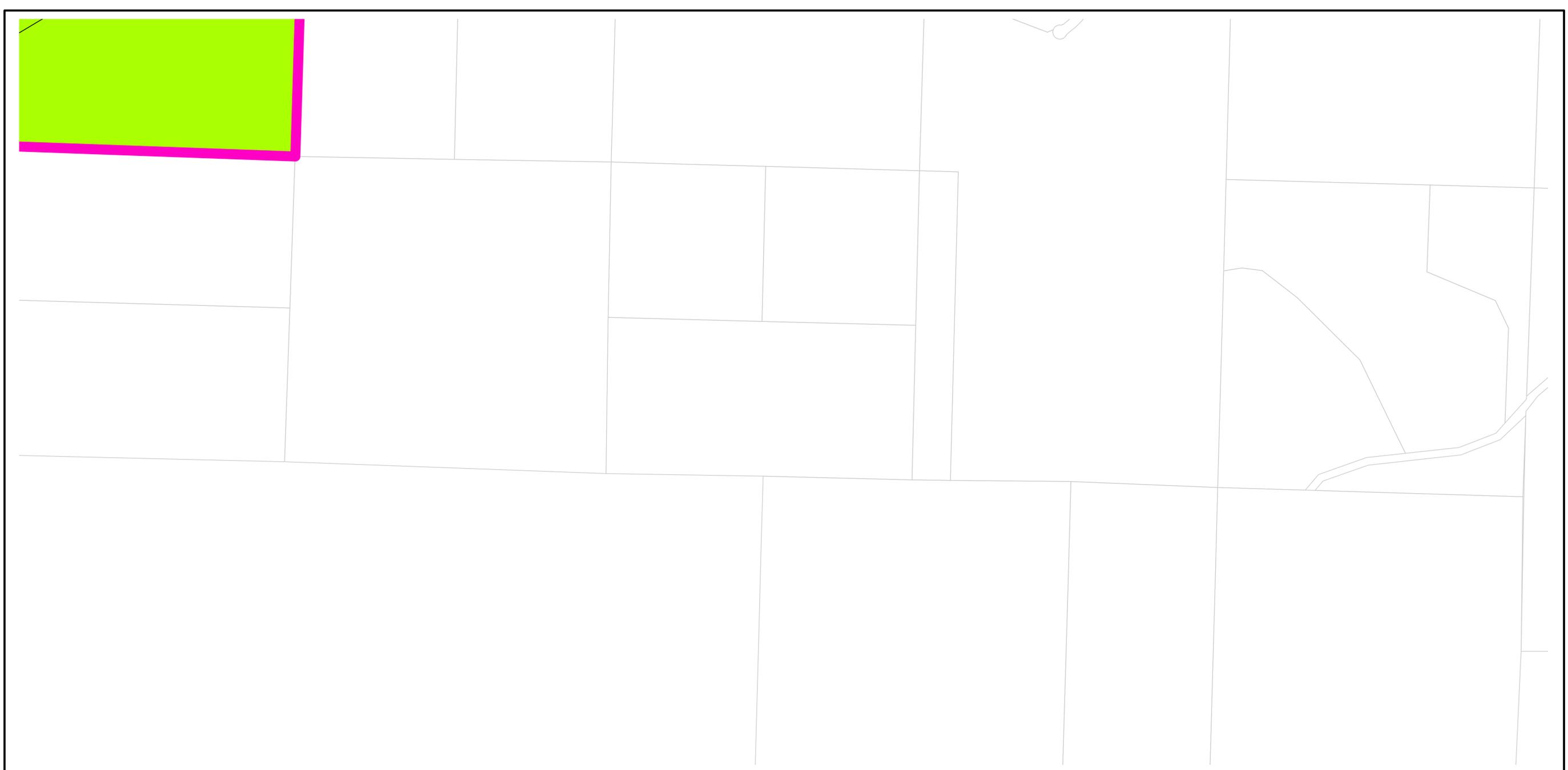


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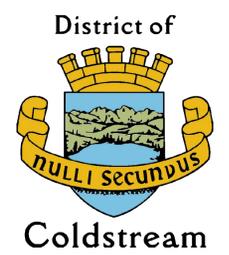


Schedule 'B' to Zoning Bylaw No 1726, 2018 Consolidated: Mapsheet 22 of 23



Coldstream Zoning Designations

R2A	C5	P1	R4	RE2
R1Bs	C6	P2	R5	RU1
R1B	C7	R1	R6	RU-ALR
R1c	I1	R1A	RBB	RU-LH
C1	I2	R2	RCD1	S1
C2	I5	R3	RCD2	W1
C3	LUC 681	R3A	RE1	



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Schedule 'B' to Zoning Bylaw No 1726, 2018 Consolidated: Mapsheet 23 of 23

Schedule 'C' – Off-Street Parking and Off-Street Loading

C

SCHEDULE 'C'- OFF-STREET PARKING AND OFF-STREET LOADING

OFF-STREET PARKING REQUIREMENTS

- 1 Where any building or structure is being erected, enlarged, or increased in capacity, off-street parking must be provided on the same lot as the principal building or on a lot within 60 m (196.8 ft.) thereof. The number of parking spaces required must be in accordance with Table 1 in section 3.
- 2 Despite any other provisions in this Bylaw, all spaces provided for off-street parking, whether public or private, must conform to the following requirements:
 - (1) All parking spaces must have a clear length of not less than 6 m (19 ft.-8in.) and a clear width of not less than 2.8 m (9 ft.-2 in.) and a clear height of not less than 2.2 m (7 ft.-3 in.) except that twenty-five percent (25%) of the total number of required parking spaces may be made up of small car parking spaces having a clear length of not less than 5.2 m (17 ft.-1 in.), a clear width of not less than 2.3 m (7 ft.-7 in.), and a clear height of not less than 2.2 m (7 ft.-3 in.). All small car parking areas must be identified by a sign indicating "Small Car Parking Only".
 - (2) (a) Ingress and egress to and from all parking spaces must be by means of unobstructed manoeuvring aisles of not less than 6 m (19 ft.-8in.) for all angle parking up to sixty degrees (60°) from the manoeuvring aisles and not less than 8 m (26 ft.-3 in.) for right-angle parking.

(b) In the case of a single row of parking from any manoeuvring aisle, the aisle must be 8 m (26 ft.-3 in.) for right-angle parking and may be reduced to 4 m (13 ft.-1 in.) for angle parking up to forty-five degrees (45°) from the manoeuvring aisle.
 - (3) Where more than ten (10) parking spaces are provided, they must be so designed that vehicles are not required to back out onto a highway.
 - (4) If parking is provided "on site", the parking portion must be consolidated with the portion of the lot upon which the building is located so that the whole forms one lot. If the parking is located on a lot not immediately adjacent to the site containing the building for which the parking is provided, the owner must enter into a registerable covenant with the District restricting the use of the lot to parking in conjunction with the building lot.

- (5) Every off-street parking area must
- (a) be graded to provide an even surface,
 - (b) be drained so that no surface water
 - (i) accumulates thereon,
 - (ii) runs off onto any sidewalk, or
 - (iii) runs off onto any highway if the area is not paved,
 - (c) be surfaced with asphalt or concrete pavement of the minimum thickness: for asphalt, 6 cm (2 in.); for concrete, 10 cm (4 in.) reinforced,
 - (d) despite paragraph (c), asphalt or concrete pavement is not required in the following zones:
 - (i) all Rural zones,
 - (ii) all Residential zones, provided the use is single unit dwelling or two unit dwelling,
 - (iii) in Commercial zones where the property is vacant, pending sale or development, and no other use is being made of the lot, and the other provisions of subsection (5) are being complied with, and curbs are erected to prevent gravel going onto sidewalks or highways, and
 - (iv) in the zones in paragraphs (d)(i), (d)(ii) and (d)(iii), the surfaces must
 - (A) be kept free of weeds,
 - (B) be gravelled,
 - (C) be treated to suppress dust, and
 - (D) have access to and from highways as approved by the District and by the Ministry of Transportation and Infrastructure where applicable.
- (6) All parking lots must be provided with curbs, as defined in the District's current Subdivision, Development and Servicing Bylaw, located to the requirements of the District and by the Ministry of Transportation and Infrastructure where applicable.

Schedule 'C' – Off-Street Parking and Off-Street Loading

C

- (7) (a) In multi-unit dwelling zones, where parking is located on the same lot as the principal building, all parts of the parking lot must not be located closer than 1.5 m (4 ft.-11 in.) to any dwelling and not more than 30 m (98 ft.-5 in.) from the farthest parking stall provided, to an entrance to the principal building.
- (b) In Commercial zones, where parking is located on the same lot as the principal building, all parts of the parking lot must not be located closer than 1.5 m (4 ft.-11 in.) to any dwelling and not more than 90 m (295 ft.-3 in.) from the farthest parking stall to the principal building.
- (8) All parking lots for more than ten (10) vehicles, other than for gasoline service stations, must have directional signs so as to provide traffic control.
- (9) Any lighting used to illuminate any parking area or parking garage must be so arranged that all direct rays of light are reflected upon such parking area or parking garage, and not on any adjoining premises.
- (10) In the case of mixed uses, the total requirements for the off-street parking facilities is the sum of the requirements for the various uses computed separately.

SCHEDULE OF OFF-STREET PARKING REQUIREMENTS

- 3 (1) The figures in Table 1 include allowance for employees, customers, and visitors but do not include any allowance for other company vehicles or for loading facilities.

TABLE 1: SCHEDULE OF OFF-STREET PARKING REQUIREMENTS

Uses	Minimum Number of Parking Spaces Required
Animal Hospital/Kennels	1 per 2 employees and 3 per veterinarian
Auction (indoor)	1 per 10 m ² (107.6 sq. ft.) auction floor
Auto Sales and Repair	1 per 70 m ² (753.5 sq. ft.) sales floor and 1 per service bay and 1 per 2 employees
Bank	1 per 20 m ² (215.3 sq. ft.) gross floor area
Beach, Swimming	1 per 8 m ² (86.11 sq. ft.) developed beach above high-water mark
Billiard Hall	2 per table
Boat and Recreation Vehicle	1 per 2 employees and 1 per 90 m ² (968.8 sq. ft.) sales and repairs display area (covered and outside)
Bowling Alley	3 per alley
Building Materials Supply	1 per 2 employees and 1 per 180 m ² (1937.57 sq. ft.) covered sales and storage
Campground/Overnight Trailers	1 per space plus 2
Car Wash	1 per 2 employees plus 4 off-street storage spaces

Schedule 'C' – Off-Street Parking and Off-Street Loading

C

Uses	Minimum Number of Parking Spaces Required
Carriage House	2 per dwelling (Amendment Bylaw No.1765)
Church	0.49 per attendee
Church Hall/Community Hall	1 per 7 m ² (75.35 sq. ft.) gross floor area
Clubs, Lodges	1 per 4 seats
College	1 per employee and 1 per 5 students
Commercial, except as specified elsewhere in this section	4.4 per 100 m ² (1076 sq. ft.) gross leasable area
Congregate Care Facility, Rest Home	1 per 3 beds
Contractors Yard, including public utility structures	1 per 2 employees
Convalescent, Nursing, and Personal Care Home	1 per 3 beds
Cultural Facility (art gallery, etc.)	1 per 40 m ² (430.6 sq. ft.) gross floor area
Dance, Music, and Photo Studio	1 per 30 m ² (322.9 sq. ft.) gross floor area plus 1 per 2 employees
Funeral Parlour	1 per 4 seats in chapel
Garden Suite	2 per dwelling (Amendment Bylaw No.1792)
Gas Station	1 per 2 employees on duty and 2 per service bay
Golf Course	75 stalls per nine (9) holes for regulation golf courses and 36 stalls per nine (9) holes for "pitch and putt" or "executive" golf courses
Golf Driving Range	1 per tee plus 1 per 2 employees
Health Salon	1 per 10 m ² (107.6 sq. ft.) gross floor area
Hospital	1.8 per bed
Hotel, Convention	0.8 per room
Hotel, Non-Convention	0.57 per room
Ice Cream Stand	7 per sales clerk
Industrial except as specified elsewhere in this section	1.5 per 100 m ² (1076 sq. ft.) gross floor area
Laboratory	1 per 2 employees
Laundromat	1 per 3 washing machines
Laundry/Dry Cleaning	1 per 2 employees counted as total of 2 shifts
Machinery Sales	1 per 2 employees and 1 per 90 m ² (968.7 sq. ft.) sales floor
Marina	1 per 2 boat spaces and 1 per 2 employees
Manufactured Home Sales	1 per 2 employees plus 1 per 450 m ² (4844 sq. ft.) of display yard and service
Motel, with Restaurant/Lounge	0.7 per room
Motel, without Restaurant/Lounge	0.54 per room
Neighbourhood Pub	1 per 3 seats

Schedule 'C' – Off-Street Parking and Off-Street Loading

C

Uses	Minimum Number of Parking Spaces Required
Nurseries/Greenhouses	1 per 15 m ² (161.5 sq. ft.) gross floor area retail sales building
Offices	2.8 per 100 m ² (1076 sq. ft.) gross floor area
Police Office	1 per 2 employees counted as total of 2 shifts
Pool, Swimming	1 per 4 m ² (43.06 sq. ft.) pool water surface
Post Office	1 per 2 employees counted as total of 2 shifts and 1 per 300 postal boxes
Printing Establishments	1 per 2 employees plus 1.5 per printing press
Prison	1 per 2 employees counted as total of 2 shifts
Public Bus Depot	1 per 20 m ² (215.3 sq. ft.) waiting room and 1 per 2 employees counted as total of 2 shifts
Recreation Centre	1 per 10 m ² (107.6 sq. ft.) ice area and 1 per 4 m ² (43.06 sq. ft.) pool surface and 1 per 4 player capacity other sports
Residential, Apartments	2 per dwelling unit
Residential, 1 – 4 Dwelling Units	3 per dwelling unit to a maximum of 9 parking spaces
Residential, All Other Uses	1.5 per dwelling unit
Restaurant, Quality	12.7 per 100 m ² (1076 sq. ft.) gross floor area
Restaurant, Family	10.6 per 100 m ² (1076 sq. ft.) gross floor area
Restaurant, Fast Food without Drive-Through	13.3 per 100 m ² (1076 sq. ft.) gross floor area
Restaurant, Fast Food with Drive-Through	11.0 per 100 m ² (1076 sq. ft.) gross floor area
Secondary Suite	1 per dwelling
School, Elementary	1 per employee
School, Secondary	1 per employee plus 1 per 10 students
Ski Resort - Accommodation	1 per 2 sleeping rooms including living rooms
Stadium	1 per 3 seats
Taxi Stand	1 per taxi plus 1 per office employee
Television and Radio Studios	1 per 2 employees counted as total of 2 shifts
Theatre, Drive-In	1 per 2 employees
Theatre, not Drive-In	1 per 4 seats
Tire Repair	1 per 2 employees plus 1 per bay
Tourist Attraction	1 per 4 persons capacity, of which ten percent (10%) of the total required parking is designed for recreation vehicle parking in accordance with section 6
Vegetable/Produce Stand	4 per sales clerk
Warehouse	1 per 2 employees counted as total of 2 shifts

Schedule 'C' – Off-Street Parking and Off-Street Loading

C

- (2) All developments that require the approval of the Ministry of Transportation and Infrastructure for rezoning, access or development permits must comply with the parking standards as set out by the Ministry.

OFF-STREET PARKING REQUIREMENTS FOR UNSPECIFIED USES

- 4 Where in any zone, uses similar to the specified permitted uses are allowed, the minimum number of parking spaces required under section 3 for any such unspecified use is the minimum number of parking spaces required for the specified permitted use to which the unspecified permitted use is most similar.

UNITS OF MEASUREMENT FOR OFF-STREET PARKING

- 5 (1) Where gross floor area is used as a unit of measurement for the calculation of required parking spaces, it includes the floor area of accessory buildings and basements, except where they are used for parking, heating, or storage.
- (2) Where the number of employees is used as a unit of measurement, it means the greatest number of persons at work, at any time of the day or night in a particular building or for a particular use during any season of the year, or, where applicable, it means the number of employees counted as the total of two (2) shifts, whichever is greater.
- (3) Where seating accommodation is used as a unit of measurement, and such accommodation consists of benches, pews, booths, and the like, each 0.5 metres (1 ft.-8 in.) of width of such seating accommodation is counted as one seat.
- (4) When the calculation of parking requirements results in a fractional parking space, one parking space must be provided to meet this fractional requirement.

RECREATIONAL VEHICLE OFF-STREET PARKING

- 6 Despite any other provisions of this Bylaw, the following applies to recreational vehicle parking areas:
- (a) each recreational vehicle space must have a clear length of not less than 12 metres (39 ft.-4 in.), a clear width of not less than 4 metres (13 ft.-1 in.), and a clear height of not less than 4 metres (13 ft.-1 in.);
- (b) all recreational vehicle parking areas must provide unobstructed vehicle manoeuvring aisles of not less than 12 metres (39 ft.-4 in.) in width;
- (c) all recreational vehicle parking areas must provide a sign indicating "Recreational Vehicle Parking"; and
- (d) all recreational vehicle parking must be included in the calculations for the total required parking.

Schedule 'C' – Off-Street Parking and Off-Street Loading

C

HANDICAPPED OFF-STREET PARKING

- 7 Handicapped parking must be provided in accordance with the BC Building Code.

VOLUNTARY ESTABLISHMENT OF OFF-STREET PARKING FACILITIES

- 8 Where off-street parking facilities are provided when not required, the location, design, and operation of such facilities must comply with this Schedule.

USE OF OFF-STREET PARKING

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

OFF-STREET LOADING REQUIREMENTS

- 10 When any development takes place on any lot, off-street loading must be provided and maintained in accordance with this Schedule.

UNIT OF MEASUREMENT FOR OFF-STREET LOADING

- 11 When calculating off-street loading requirements, the gross floor area includes the floor area of accessory buildings or basements, except where they are used for parking or heating.

MIXED OCCUPANCIES FOR OFF-STREET LOADING

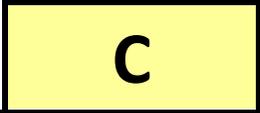
- 12 In the case of mixed uses, the total requirements for off-street loading facilities is the sum of the requirements for the various uses computed separately.

REQUIRED OFF-STREET LOADING SPACES

- 13 (1) On every site used as a retail store, business, industry, warehouse, or other similar use, the minimum number of spaces is as follows:

Total Gross Floor Area of Building(s)	Spaces Required
(1) less than 450 m ² (4,844 sq. ft.)	1
(2) 450 m ² (4,844 sq. ft.) to 2,300 m ² (24,756 sq. ft.)	2
(3) 2,300 m ² (24,756 sq. ft.) to 4,600 m ² (49,514 sq. ft.)	3
(4) each additional 4,600 m ² (49,514 sq. ft.) or each fraction thereof in excess of 2,300 m ² (24,756 sq. ft.)	1 additional

Schedule 'C' – Off-Street Parking and Off-Street Loading



- (2) On every site used as an office building, place of public assembly, hospital, institution, hotel, club or lodge, auditorium, public utility, school, or other similar use, the minimum number of spaces is as follows:

Total Gross Floor Area of Building(s)	Spaces Required
(1) less than 2,700 m ² (29,062 sq. ft.)	1
(2) 2,700 m ² (29,062 sq. ft.) to 5,500 m ² (59,201 sq. ft.)	2
(3) each additional 5,500 m ² (59,201 sq. ft.) or fraction thereof in excess of 2,700 m ² (29,062 sq. ft.)	1 additional

LOCATION AND SITING OF OFF-STREET LOADING FACILITIES

- 14 Off-street loading spaces and facilities must be located on the same lot as the use served, but not within the required front yard, nor closer than 15.5 m (50 ft.-10 in.) to the nearest point of intersection of any two (2) road allowances.

DEVELOPMENT AND MAINTENANCE STANDARDS FOR OFF-STREET LOADING

- 15 (1) The location of all points of ingress and egress to a loading area are subject to approval by the District and by the Ministry of Transportation and Infrastructure where applicable.
- (2) All off-street loading and unloading spaces must be of adequate size and with adequate access thereto to accommodate the types of vehicles that will be loading and unloading, sufficient to accommodate a vehicle at least 9 m (29 ft.-6 in.) in length, 2.4 m (7 ft.-10 in.) in width, and 3.7 m (12 ft.-2 in.) in height.
- (3) All loading areas must be provided with adequate curbs in order to retain all vehicles within such permitted loading areas and to ensure that required fences, walls, hedges, or landscaped areas, as well as any buildings, will be protected from parked vehicles.
- (4) Each loading space must be surfaced with an asphalt, concrete, or similar pavement so as to provide a durable, dust-free surface and must be graded and drained so as to properly dispose of all surface water.
- (5) Any lighting used to illuminate any loading area must be so arranged that all direct rays of light are reflected upon the loading area and not on any adjoining premises.

SCHEDULE 'D'- CAMPGROUND REGULATIONS

MINIMUM CAMPSITE SIZE

- 1 Each campsite must not be less than 140.0 m² (1,507 sq. ft.) in area, clearly distinguishable from adjacent campsites on a campground plan, and accessible from the internal road system of the campground. Campsites must not be directly accessible from a highway.

MAXIMUM NUMBER OF RECREATIONAL VEHICLES, PARK MODEL TRAILERS, AND TENTS PER CAMPSITE

- 2 The maximum number of recreational vehicles, or park model trailers, permitted within a campsite is either one (1) recreational vehicle, or one (1) park model trailer.
- 3 The maximum number of tents permitted within a campsite is three (3) tents.

PERMITTED SIZE OF PARK MODEL TRAILERS

- 4 The gross floor area of park model trailers, excluding additions, must not exceed 50.2 m² (540.3 sq. ft.).

MAXIMUM TOTAL PARCEL CAMPSITE DENSITY

- 5 The maximum campsite density in a campground must not exceed 30 campsites per net ha (12 campsites per net ac.) calculated as the portion of the total parcel in campground use.

PERMITTED STRUCTURES WITHIN CAMPSITES

- 6 Buildings or structures, other than fences, storage sheds, covered or uncovered patios or decks, or Arizona rooms, must not be constructed, erected or located on any campsite.
- 7 Arizona rooms must be constructed so that the covered patio or covered porch is enclosed with insect screening or a combination of insect screening and a 1.0 m (3 ft.-4 in.) high or less knee wall. At least 65% of the longer wall and one additional wall, neither or which are immediately adjacent to the recreational vehicle or park model trailer, must be constructed of screen material.
- 8 Storage sheds within a campsite must not have a gross floor area greater than 10.0 m² (107.6 sq. ft.).
- 9 The maximum height for buildings and structures within campsites is 5.0 m (16 ft.-5 in.).

BUFFER AREA

- 10 Campgrounds must be provided with a landscaped buffer area not less than 7.5 m (24 ft.-7 in.) wide adjacent to a front lot line and not less than 4.5 m (14 ft.-9 in.) wide adjacent to all other lot lines and

within which no camping space, residential accommodation, parking, garbage disposal areas, privies, service buildings or recreational areas is permitted except for waterfront recreation.

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

RECREATION AREA

- 12 A campground must have open space for playground, park, sports, games and similar recreation areas to serve the campground in the amount of not less than 5% of the area of the campground.
- 13 The recreation areas must not include buffer areas, parking areas, ancillary buildings, camping spaces, driveways, and storage areas.

SCHEDULE 'E'- SIGNAGE

PERMIT APPLICATION, FEES, AND INSPECTION

- 1 With the exception of flag poles, signs that are painted on the side of a building, and those signs exempted in this Schedule, a building permit for a sign structure must be obtained from the District. Application for a permit must be made on a form approved by the District.
- 2 At the time of application for a permit, the applicant must pay the fees required in the District's current Building and Plumbing Bylaw.

GENERAL REGULATIONS

3 Permitted Signs

- (1) Signs are be permitted to be located on a parcel of land only if they advertise a product, service, place, activity, person, institution, or business located on the same parcel.
- (2) Subject to the regulations contained within this Bylaw, the following signs are permitted to be located on any parcel of land:
 - (a) business signs
 - (b) construction signs
 - (c) directional signs
 - (d) government and civic signs
 - (e) home occupation signs
 - (e) bed-and-breakfast signs
 - (f) "neighbourhood watch" signs
 - (g) political signs
 - (h) real estate signs
 - (i) seasonal and holiday signs
 - (J) temporary development signs

4 Signs Exempt from Permits

Where such signs are in compliance with the other provisions of this Schedule, the following signs may be installed without a permit issued by the District.

- (a) directional signs
- (b) government and civic signs
- (c) "neighbourhood watch" signs
- (d) political signs
- (e) real estate signs
- (f) seasonal and holiday signs

5 Prohibited Signs

The following signs on any parcel of land are prohibited:

- (a) animated signs
- (b) billboards
- (c) flashing signs
- (d) off-premise signs
- (e) portable/temporary signs
- (f) roof signs

6 Sign Area

The sign area must not be greater than

- (a) 0.4 m² (4.306 sq. ft.) for home occupation and directional signs,
- (b) 0.4 m² (4.306 sq. ft.) for a bed-and-breakfast sign,
- (c) 1.0 m² (10.76 sq. ft.) for directional signs and for real estate and political signs located in a Residential zone,
- (d) 3.0 m² (32.29 sq. ft.) for real estate and political signs located in other than a Residential zone,
- (e) 3.0 m² (32.29 sq. ft.) for farm business identification signs, and
- (f) 6.0 m² (64.58 sq. ft.) for construction signs and temporary development signs.

7 Number of Signs

- (1) One (1) farm business identification, home occupation, or real estate sign is permitted to be located on a parcel of land.
- (2) One (1) construction sign is permitted on a construction site or project regardless of the number of parcels of land involved.
- (3) One (1) temporary development sign is permitted on a development project site regardless of the number of parcels of land involved except when there is a multi-family or commercial development nested within a larger comprehensive development.

8 Illumination

Farm business identification, home occupation, real estate, and political signs must not be illuminated.

9 Setbacks

- (1) Free-standing signs must be set back from all property lines by at least 1 m (3 ft.-3 in.).
- (2) Despite subsection 9(1), a free-standing sign must not be located within a distance of 6 m (19 ft.-8 in.) from:
 - (a) a lot corner adjacent to the intersection of two public highways; and
 - (b) a lot corner adjacent to a public highway and common to two lots.

10 Construction Standards

- (1) Wall signs more than 8 cm (3 in.) thick must
 - (a) be attached to the wall at a height of not less than 2.5 m (8 ft.-2 in.) above the finished grade of any sidewalk or ground surface immediately thereunder, and
 - (b) be not less than 4.5 m (14 ft.-9 in.) above the finished grade of any driveway, lane, or parking space immediately thereunder.
- (2) Projecting signs must
 - (a) be located only within the centre one-third portion of the building façade,
 - (b) not project beyond any wall surface more than 5 cm (2 in.) for each 0.3 m (1 ft.) of building frontage to a maximum projection of 2 m (6 ft.-7 in.),
 - (c) be located at a height of not less than 3 m (9 ft.-10 in.) above the finished grade of any sidewalk or ground surface immediately thereunder and not less than 4.5 m (14 ft.-9 in.) above the finished grade of any driveway, lane, or parking space immediately thereunder, and
 - (d) not encroach on any space immediately above a public roadway.
- (3) Construction signs and temporary development signs must not have a height exceeding 4.0 m (13 ft.-1 in.).

11 Maintenance

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

12 Controlled Sign Permits

Despite any other provisions in this Bylaw, Council may, by special resolution, issue a "controlled sign permit" for the following:

- (a) seasonal or holiday signs located on or above public land including highways except Highway 6 and Highway 97;
- (b) one (1) portable/temporary sign including sidewalk and curb signs, banners, pennants, and streamers intended to advertise a special event such as the opening of a business, sale, fundraising drive, etc., provided that the sign is removed from the property within thirty (30) days of the issue of the permit.

13 Temporary Time Limit

- (1) A permit for any construction sign is effective until substantial completion of the project or for one year, whichever is sooner.
- (2) A permit for any temporary development sign is effective for a maximum of 12 months from the date of substantial completion of the project or registration of subdivision in the case of a subdivision. The permittee may apply for a six (6) month extension in writing, subject to payment of an additional application fee.

14 Off-Premise Farm Sales Sign Permits

Off-premise farm produce sales signs are permitted provided that the operator obtains an off-premise farm sales sign permit and complies with the following regulations:

- (a) up to three (3) signs per farm operation;
- (b) farm operations must be in Rural zones;
- (c) maximum sign area of 1.0 m² (10.76 sq. ft.) per side;
- (d) signs are allowed for the duration of the harvest season; and
- (e) signs are free-standing (i.e., not attached to municipal infrastructure)

15 Specific Regulations - Assembly and Private Hospital, Commercial and Industrial Zones

- (1) The maximum sign area must be not greater than:
 - (a) the square root of (the total wall area x 10) - for wall signs and projecting signs; or
 - (b) the square root of (the total wall area x 2) - for free-standing signs;
 - (c) 1.5 m² (16.15 sq. ft.) for free-standing signs for assembly and private hospital use and rest home/congregate care facility use except that a free-standing sign not larger than 3.0 m² (32.29 sq. ft.) in size may be permitted for assembly and private hospital uses and rest home/congregate care facility uses located on lots 1.5 hectares (3.706 acres) or larger in size.;
 - (d) double-sided free-standing signs need only consider one face in determining the maximum sign area.
- (2) The maximum copy area must not be greater than forty-five percent (45%) of the sign area.
- (3) The height of free-standing signs must not exceed 6 m (19 ft.-8 in.) except that the height of free-standing signs for assembly and private hospital use and rest home/congregate care facility use must not exceed 2 m (6 ft.-7 in.).
- (4) Internal and external illumination of signs are permitted, provided that the light source does not cause undue glare to adjacent properties or persons travelling on adjacent public highways or in any way obstruct or interfere with the function of a traffic signal light or sign.
- (5) Free-standing signs must be placed in and coordinated with the landscaped areas of the parcel.
- (6) The maximum number of signs is
 - (a) The maximum number of free-standing signs permitted on a parcel of land zoned Assembly and Private Hospital, Commercial or Industrial is one (1), except that one (1) additional free-standing sign may be permitted for lot frontages exceeding 100 m (328.1 ft.);
 - (b) The number of wall signs is not restricted; and
 - (c) The number of projecting signs is limited to one (1) per building.

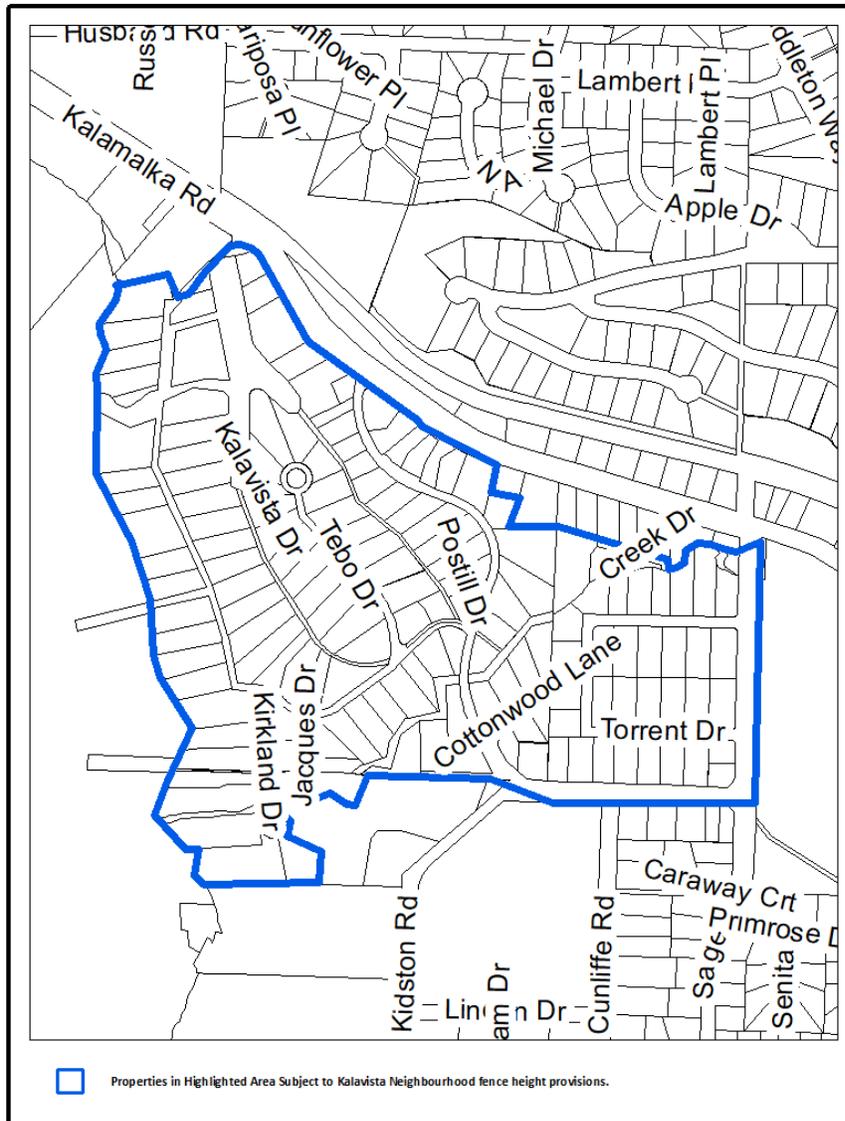
SCHEDULE 'F'- SCREENING AND LANDSCAPING

SCREENING

- 1 (1) Landscape screening consisting of a solid 2.5 m (8 ft.-2 in.) fence or wall in height, which must be uniformly painted and well maintained and not used for advertising or display purposes or for the posting of notices, or a compact evergreen hedge not less than 2 m (6 ft.-7 in.) in height which must be maintained in good condition at all times, must be provided as follows:
 - (a) in Commercial and Industrial zones, any part of a lot used or intended to be used as an outside storage area must be closed by screening on any side not facing directly upon the principal building on the lot, and material must not be piled to extend above such screening. Required front screening must be so situated as to conform with the front yard setback provisions of the applicable zone;
 - (b) where any Commercial, Industrial, or R3, R3-A or RCD2 zone parking or display area abuts a lot in a Residential zone, or is separated by a lane therefrom, screening of 2 m (6 ft.-7 in.) in height must be provided and properly maintained along the common property boundary;
 - (c) despite paragraph (b), screening along a lane must not be less than 0.7 m (2 ft.-4 in.) and not more than 1.1 m (3 ft.-7 in.) in height for a distance of not less than 6 m (19 ft.-8 in.) from all points of ingress and egress to and from such parking or display area; and
 - (d) in Rural and Industrial zones, modular containers must be screened if the container is within 30 m (98 ft.-4 in.) of a property line.
- (2) Screening of over 1 m (3 ft.-3 in.) in height or any lesser height which constitutes a traffic hazard is not be permitted within the area described by three (3) lines interconnecting an exterior lot corner, a point on the front lot line 6 m (19 ft.-8 in.) from the exterior lot corner and a point on the exterior lot line 6 m (19 ft.-8 in.) from the exterior lot corner, the exterior lot corner being the point of intersection of the exterior side lot line and the front lot line when such lines form an interior angle of 135 degrees or less.
- (3) The height of screening is determined by measurement from the ground level at the average grade level.
- (4) That portion of a retaining wall projecting above the surface of the ground which it supports is considered as a screen and subject to this section.
- (5) Despite subsection (4), in cases where a retaining wall has been constructed along a property line, the height of screening is determined by the measurement from the surface of the ground which the retaining wall supports at the average grade level.

- (6) Subject to the vision clearance provisions of subsections (1)(c) and (2), the following height limitations apply to screening:
- (a) in all zones, fences not greater than 1.2 m (3 ft.-11 in.) in height may be located in any exterior side or front yard;
 - (b) in all zones except Industrial zones, fences or walls not greater than 2 m (6 ft.-7 in.) in height may be located on any lot to the rear of a required exterior side or front yard;
 - (c) in Industrial zones, fences or hedges not greater than 2.5 m (8 ft.-2 in.) in height may be located on any lot to the rear of a required front yard; and
 - (d) in Residential zones, where the rear line of a lot abuts the side line of an adjoining lot, the height of fences, walls, or hedges, on such rear lot line must not be greater than the height permitted on the side line of an adjoining lot at the point of abutment.
- (7) Subsection (6) does not apply to open-mesh or chain-link type fences erected on cemetery, public playground, park, playfield, elementary, or high school areas, and in Commercial and Industrial zones. In these cases, such a fence must not exceed a height of 3.5 m (11 ft.-6 in.).
- (8) In all residential and rural zones, where the property line elevation is lower than the adjacent road elevation, the height of the fence constructed along or parallel to said property line is measured from the elevation of the centre line of the road. (Amendment Bylaw No. 1766)
- (9) On those portions of a lot where fences are limited to a maximum height of 1.2 m, a fence exceeding this height up to a maximum of 2.0 m is permitted, provided that the fence maintains a minimum transparency of 33% calculated as the ratio of picket width to open-space width and that pickets do not exceed a width of 6". (Amendment Bylaw No. 1766)
- (10) Notwithstanding the setback provisions within any zone, a fence or landscape screen may be located within the yard area created by the setback, subject to any height restrictions that may apply. (Amendment Bylaw No. 1766)
- (11) Fences exceeding a height of 1.2 m must not have pickets extending above the height of the top fence rail unless the picket is a minimum width of 4" and has a flat or round top. (Amendment Bylaw No. 1766)

(12) Despite other provisions in this Bylaw, for single or two family residential properties within the Kalavista Neighbourhood (i.e., Kalamalka Road, Kalavista Drive, Kirkland Drive, Jacques Drive, Tebo Drive, Postill Drive, Cottonwood Lane, Torrent Drive) as shown in the diagram below, having an average natural slope of five percent (5%) or less, fence heights as noted in this Bylaw are calculated based on elevations of the centre line of the road immediately in front of the lot. (Amendment Bylaw No. 1770)



(Amendment Bylaw No. 1770)

(13) Section (12) above also applies to fencing placed on retaining walls or other forms of permanent screening that might act as fencing. (Amendment Bylaw No. 1770)

LANDSCAPING

- 2 (1) Landscaping of commercial or industrial development must be provided and well maintained at all times, as follows:
 - (a) where any commercial or industrial development abuts a lot in a Residential zone, a landscaped buffer area must be provided with a minimum width of 2 m (6 ft.-7 in.);
 - (b) where any commercial or industrial development abuts a controlled access highway, a landscaped buffer area must be provided with a minimum width of 7.5 m (24 ft.-7 in.); and
 - (c) where any commercial or industrial development abuts any other highway, a landscaped buffer area must be provided with a minimum width of 3 m (9 ft.-10 in.).
- (2) Landscaping of commercial or industrial development must consist of the following:
 - (a) a grass-to-shrubbery ratio of from 6:4 to 8:2;
 - (b) a minimum of five percent (5%) of the landscaped area must be planted in trees, calculated using the canopy area of the trees as a measure of the number and size of trees required;
 - (c) a maximum of fifteen percent (15%) of the area must be planted to annuals;
 - (d) other accepted landscape materials may be utilized under the supervision of a competent landscape contractor or landscape architect; and
 - (e) codling moth host trees must not be used for landscaping, including apple and crabapple trees (*Malus* spp.), pear trees (*Pyrus* spp.), quince trees (*Cydonia oblonga*) and flowering quince or japonica trees (*Chaenomeles japonica*).

SCHEDULE 'G'- AGRICULTURAL SETBACKS IN RURAL ZONE

TABLE 1: Minimum Setbacks from Lot Lines and Water

Building or Facility	From Lot Lines		From Domestic Water Supply Intake
	Front and Exterior Side	Interior Side and Rear	
Principal Farm Buildings, Animal Containment, and Storages			
Greenhouse (nursery, specialty wood & turf crops): including boiler room, header house, machine storage	15.0 m (49 ft.-3 in.)	15.0 m (49 ft.-3 in.)	30.0 m (98 ft.-6 in.)
Tree, vine, field, and forage crop storage; granary	15.0 m (49 ft.-3 in.)	15.0 m (49 ft.-3 in.)	
Apiculture: Bee hive; honey house	7.5 m (24 ft.-7 in.)	7.5 m (24 ft.-7 in.)	
Mushroom: barn	30.0 m (98 ft.-6 in.)	7.5 m (24 ft.-7 in.)	
Livestock, poultry, game, or fur: barn, brooder house; fur farming shed; hatchery; livestock shelter; milking facility; stable, confined livestock area	60.0 m (196 ft.-10 in.) from residential 30.0 m (98 ft.-6 in.) from all others	60.0 m (196 ft.-10 in.) from residential 30.0 m (98 ft.-6 in.) from all others	
Medical Marihuana Production Facilities (MMPF)	30.0 m (98 ft.-6 in.)	30.0 m (98 ft.-6 in.)	
Accessory buildings, structures and facilities			
Incinerator; silo	30.0 m (98 ft.-6 in.)	30.0 m (98 ft.-6 in.)	30.0 m (98 ft.-6 in.)
Generator shed	15.0 m (49 ft.-3 in.)	15.0 m (49 ft.-3 in.)	
Detention pond	7.5 m (24 ft.-7 in.)	4.5 m (14 ft.-9 in.)	
Grain and hay storage; silage storage in plastic bags; straw storage (non-composting materials)	7.5 m (24 ft.-7 in.)	4.5 m (14 ft.-9 in.)	30.0 m (98 ft.-6 in.)
Machine storage and shelters, and accessory buildings, structures and facilities which are low risk for being potential sources of pollution	4.5 m (14 ft.-9 in.)	4.5 m (14 ft.-9 in.)	
Feeding area location in seasonal feeding area	n/a	n/a	
Boilers or walls with fans – all uses	15.0 m (49 ft.-3 in.)	15.0 m (49 ft.-3 in.)	

Schedule 'G' – Agricultural Setbacks in Rural Zones

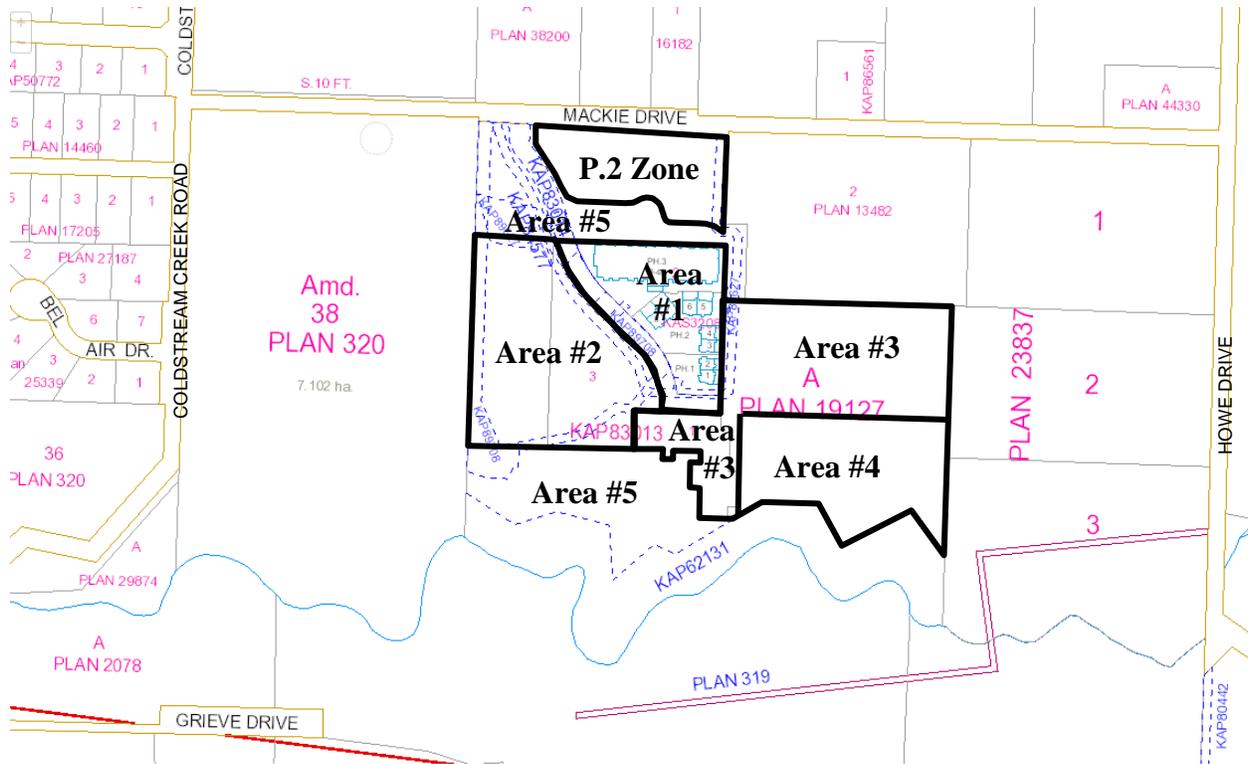


Building or Facility	From Lot Lines		From Domestic Water Supply Intake
	Front and Exterior Side	Interior Side and Rear	
Horse riding rings and exercise yards where no feeding of animals occurs and where a vegetated buffer is provided in the form of a hedge between the ring or yard and neighbouring properties	60.0 m (196 ft.-10 in.)	60.0 m (196 ft.-10 in.)	n/a
Horse riding rings and exercise yards where no feeding of animals occurs and where no vegetated buffer is provided	60.0 m (196 ft.-10 in.)	60.0 m (196 ft.-10 in.)	n/a
Marketing, Processing, and Product Preparation Structures and Facilities			
Direct farm marketing	7.5 m (24 ft.-7 in.)	4.5 m (14 ft.-9 in.)	30.0 m (98 ft.-6 in.)
On-farm processing, on-farm product preparation	7.5 m (24 ft.-7 in.)	7.5 m (24 ft.-7 in.)	
Winery and cider processing facility	7.5 m (24 ft.-7 in.)	4.5 m (14 ft.-9 in.)	
On-farm soilless medium production	30.0 m (98 ft.-6 in.)	30.0 m (98 ft.-6 in.)	
Soilless medium storage, wood waste storage	7.5 m (24 ft.-7 in.)	7.5 m (24 ft.-7 in.)	
Waste and Chemical Handling			
Agricultural liquid or solid waste storage facility; solid agricultural waste (field storage for more than 2 weeks)	30.0 m (98 ft.-6 in.)	30.0 m (98 ft.-6 in.)	30.0 m (98 ft.-6 in.)
Compost storage; on-farm composting	30.0 m (98 ft.-6 in.)	30.0 m (98 ft.-6 in.)	
Chemical storage	15.0 m (49 ft.-3 in.)	15.0 m (49 ft.-3 in.)	
Composting materials (non-manure storage)	15.0 m (49 ft.-3 in.)	15.0 m (49 ft.-3 in.)	
Medical Marihuana Production Facilities (MMPF)			
Setbacks from Parks and Schools	150.0 m (492 ft.-2 in.) maximum setback from MMPFs to Parks and Schools		
Setbacks from non-ALR Residential Uses	30.0 m (98 ft.-6 in.) maximum setback from MMPFs to non-ALR Residential Uses with a buffer, or 60.0 m (197 ft.) maximum setback if a buffer is not employed.		

Schedule 'H' – Use and Heights for RCD2 Zone



SCHEDULE 'H'- USE AND HEIGHTS FOR RCD2 ZONE



Area #5 is all areas within the RCD2 Zone other than the areas shown in Area #1, Area #2, Area #3, Area #4 and the P2 Zone.

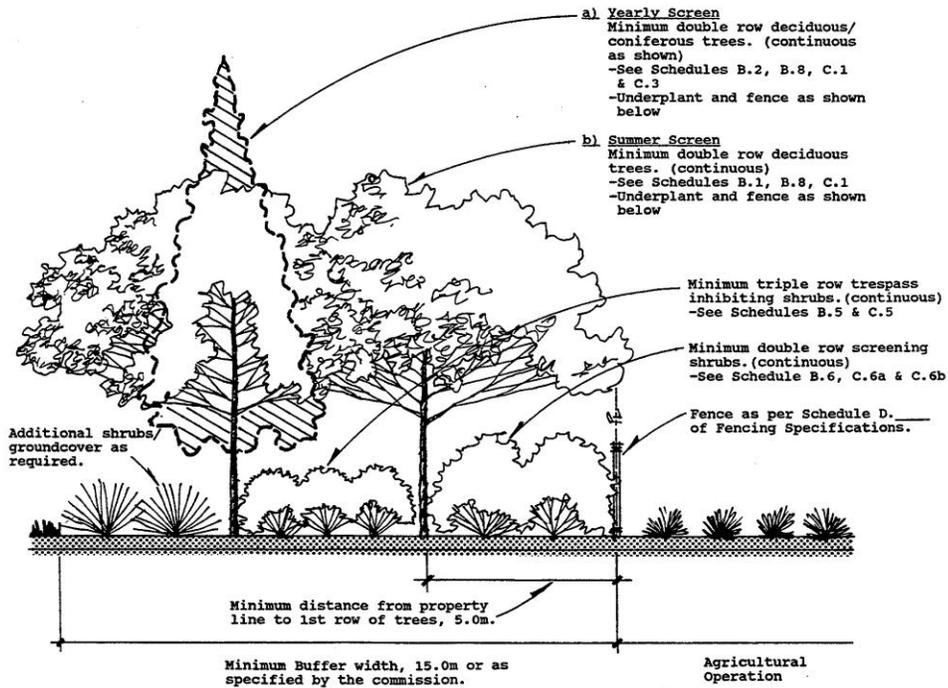
SCHEDULE 'I'- AGRICULTURAL BUFFER DESIGN

SCHEDULE A: BUFFER TYPES

A.3: Airborne Particle and Visual Screen

- a) Yearly Screen
- b) Summer Screen

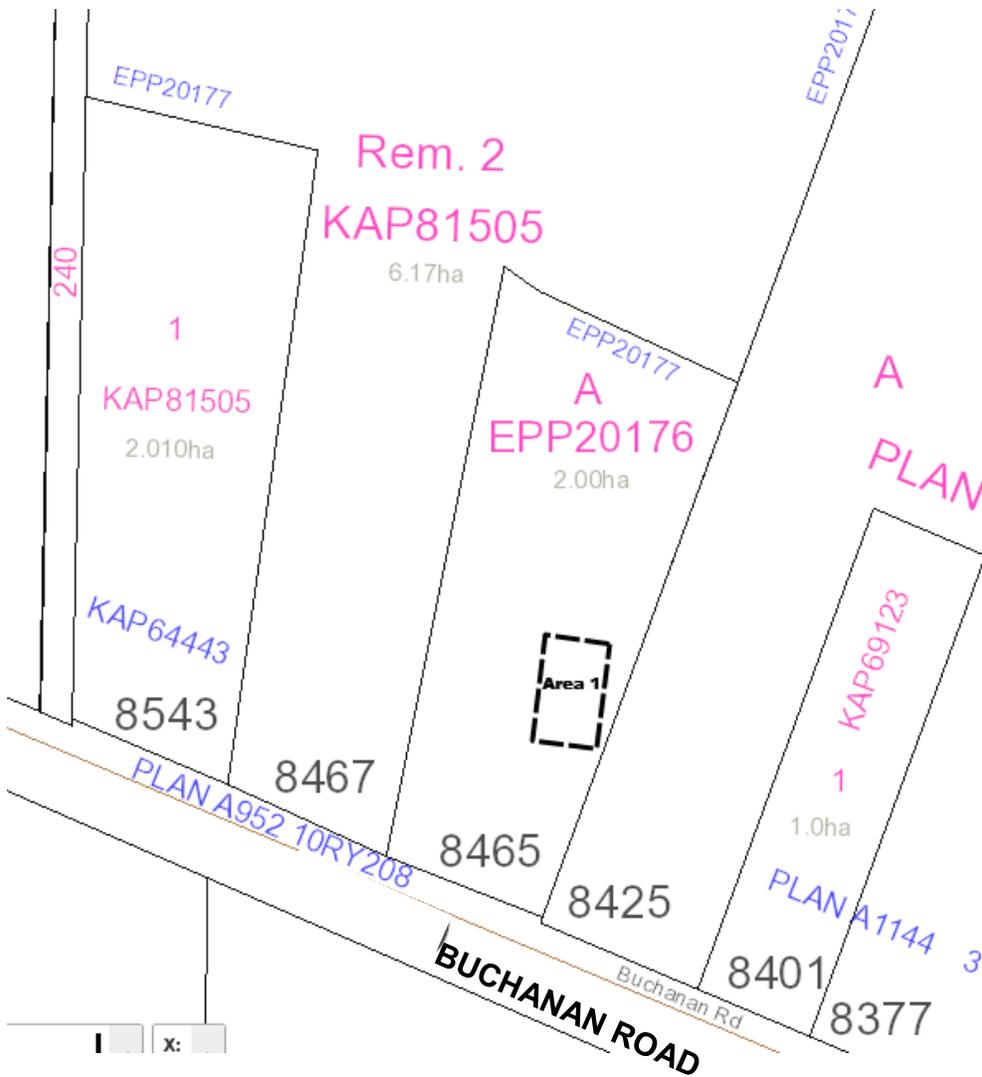
Buffers agricultural operations from trespass and vandalism while offering a greater physical setback between potential conflicting land uses, visually screening uses from one another and minimizing the exchange of undesirable airborne particulate matter between incompatible land uses. (Note: Coniferous trees should be used in the buffer in situations where visual and particulate screening is required on a year round basis. Solution A.3a)



Schedule 'K' – Warehouse Use on
Lot A, Plan EPP20176

K

SCHEDULE 'K'- WAREHOUSE USE ON LOT A, PLAN EPP20176



In addition to uses allowed within the RE2 zone, a warehouse use may occur on that portion of Lot A, Plan EPP20176 shown as Area 1 and surrounded by a dashed black line of the above map which is the approximate location of the existing warehouse building plus an area 10 metres (33 ft. 9 in.) in depth extending perpendicularly from the south elevation of the building.