

CITY OF SALMON ARM

SCHEDULE “A” TO
**ZONING BYLAW
NO. 2303**

CONSOLIDATION

Schedule “A”
Bylaw No. 2303
Effective Date: December 18, 1995

DISTRICT OF SALMON ARM

BY-LAW NO. 2303

A by-law to adopt zoning, parking and loading, screening and landscaping, and floodplain regulations.

WHEREAS the Municipal Act R.S.B.C. 1979, Chapter 290 and amendments thereto provide that a local government may enact zoning, parking and loading, screening and landscaping, and floodplain regulations;

AND WHEREAS Council deems it advisable to enact such regulations pursuant to the provisions of the Municipal Act;

NOW THEREFORE Council of the District of Salmon Arm, in open meeting assembled, enacts as follows:

1. This By-Law may be cited for all purposes as "**District of Salmon Arm Zoning By-Law No. 2303**".
2. The regulations attached to and forming part of this By-Law as Schedules "A" to "G" to By-Law 2303, 1995 are adopted as regulations of the District of Salmon Arm.
3. "Salmon Arm Zoning By-Law, 1976" No. 1180 and all amendments thereto are hereby repealed.

READ A FIRST TIME THIS 20th DAY OF November , 1995.

READ A SECOND TIME THIS 27th DAY OF November , 1995.

READ A THIRD TIME THIS 13th DAY OF December , 1995.

APPROVED BY THE MINISTER OF TRANSPORTATION AND HIGHWAYS
PURSUANT TO SECTION 57 OF THE HIGHWAY ACT ON THE 14TH DAY
OF December , 1995.

RECONSIDERED, FINALLY PASSED AND ADOPTED BY THE COUNCIL ON
THE 18th DAY OF December 1995.

"IAN D. WICKETT"

MAYOR

"G.W. BUCHANAN"

CLERK

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CITY OF SALMON ARM
Zoning Bylaw No. 2303
AMENDMENT PACKAGE

Please retain this listing with your Zoning Bylaw

Page 1

-
- 2518 - Amend Map 18 - Reference ZON-524 (Nyland, Singer, Dauk & Ford, R-9 to R-7, 4901 - 20th St NE)
- 2519 - Amend Map 6 - Reference ZON-532 (Petty/Petty's Meats/Lynch, A-1 to C-3, 2941 - 10th Ave SW -TCH)
- 2434 - Amend Map 10 - Reference ZON-516 (Taleo Holdings Ltd., P-1 to M-1 (restricted uses) 421 Hudson St NW)
- 2483 - Amend Map 10 - Reference ZON-535 (Video Express Movies Ltd., C-3 to C-2, 320 - 2nd Ave NE)
- 2501 - Amend Map 11 - Reference ZON-537 (DSA/Pearce Development Corp, R-1 & P-1 to R-4 and R-1 to P-1, 660 & 750 - 25 St NE & 2550 - 10 Ave NE)
- 2485 - Amend Map 7 - Reference ZON-533 (Laird/Skinner, A-2 to R-5, 660 Shuswap St SE)
- 2335 - Amend Map 5 - Reference ZON-489 (Shattock, R-1 to R-8, 1581 - 20 St SE)
- 2535 - TEXT - Reference ZON-547- Section 4.13 Type C Permits - (remove 4.13.3.5 & 4.13.3.6 re: Public Hearing and Notification)
- 2487 - Amend Map 10 - Reference ZON-530 (Triple 'S'/Empress Resources, P-1 to R-4, 171 Beatty Ave NW)
- n/a - Amend Map 2 - CORRECTION - (Property was missing - Lot A, Plan 12279 - 2510 - 10th St SW)
- 2537 - Amend Map 8 - Reference ZON-543 (D & S Ventures, R-1 to R-4, 781 - 16 St SE)
- 2534 - Amend Map 11 - Reference ZON-545 (R. & T. Stoelting, R-1 to C-6, 880 - 21st St NE)
- 2515 - Amend Map 11 - Reference ZON-536 (K. & P. Angle/Fireside Electric, R-1 to C-3, 821 - 28th St NE)
-
- 2548 - Amend Map 11 - Reference ZON-546 (Plainsman Construction/Forestry, R-1 to P-3, 790 - 16th St NE)
- 2559 - Amend Map 7 - Reference ZON-550 (MRS 5200 Investments, R-1 to R-5, 380 - 4th Ave SE)
- 2553 - Amend Map 10 - Reference ZON-556 (Triple 'S', P-1 to C-6, 801 Harbourfront Dr NE - west)
- Amend Schedule C - Reference ZON-556 to include western portion of 801 Harbourfront Dr NE
 - Amend North Index - Reference ZON-556 (Triple 'S', P-1 to R-7, 801 Harbourfront Dr NE - approx. east 1/2 except most easterly 1.15 ha)
 - Amend Map 11 Reference ZON-556 (DSA, R-1 to R-4, 1391 - 10th Ave NE)
- 2554 - TEXT- Reference ZON-556 - Section 2 Definitions - Upper Floor Dwelling Unit
- TEXT- Reference ZON-556 - Section 20 - C-6 - Upper Floor Dwelling Units
- 2590 - Amend Map 10 - Reference ZON-564 (Salmar Community Assoc, P-3 to C-2, 140 Hudson St NW)
- 2598 - Amend Map 20 - Reference ZON-565 (Lauridson/Bruce Coach, A-2 to C-3, 6210 - 50th ST NE (TCH))
- 2596 - TEXT- Reference - ZON-565 - Definition "Parts Assembly" and Section 17.3.29 (DSA/Lauridson/Bruce Coach)
- 2606 - Amend Map 8 - Reference ZON-566 (Chopick, R-1 to P-3, 20 & 140 - 27th St SE)
- 2608 - Amend Map 7 - Reference ZON-560 (DSA/Salmon Arm & Shuswap Lake Agr. Soc., P-1 to P-3, 421, 481 & 511 - 5th Ave SW)
-
- 2588 - Amend Map 7 - Reference ZON-558 (Soucy, R-1 to R-5, 530 - 1st Ave SE)
- 2605 - Amend Map 8 - Reference ZON-562 (Smith, R-1 to R-2, 1531 Auto Rd SE)
- 2591 - Amend Map 7 - Reference ZON-559 (CDN Dev. Ltd., R-1 to R-5, 241 - 10 Ave SW)
-
- 2642 - TEXT - Reference ZON-573 (Special Building Setbacks - Section 4.9.2.3 - Highway 97B - "Controlled Access Highway" Order -in-Council #1124 Oct. 296)
- 2431 - Amend Map 20 - Reference ZON-514 (Wilmark/Homecraft/Kingma, A-2 to R-7, 6810 Park Hill Rd. NE)
- 2549 - Amend Map 9 - Reference ZON-549 (Godbout, R-1 to R-8, 3470 - 8th Ave SE)
- 2581 - Amend Map 5 - Reference ZON-554 (Bourk, R-1 to R-8, 1581 - 16th Ave SE)
- 2645 - Amend Map 7 - Reference ZON-574 (CDN Development/Lawrence, R-4 (Duplex) to R-5, 190 & 192 - 6th St SE)
- 2489 - Amend Map 7 - Reference ZON-531 (Bowers/Schrik, R-1 to C-3, 480 - 10th St SW)
- n/a - housekeeping - change phone number for Development Services Department on Page 27
-
- 2623 - Amend Map 8 - Reference ZON-570 (DSA 2390 Okanagan & 80 - 23rd St SE)
- 2668 - Amend South Index - Reference ZON-576 (Danapa Hldgs., M-4 to M-1, 5351 - 46 Ave SE)
- 2647 - Amend Map 7 - Reference ZON-572 (Caretenders, R-4 to P-3, 821 - 10 Ave SW)
- 2665 - Amend Map 3 - Reference ZON-575 (Tekarida, [split-zoned] C-3 to C-5, 2800 - 10 Ave SW [TCH])
- 2516 - Amend Map 3 - Reference ZON-538 (Loxton/SA Securities, R-1 to C-3, 1050 - 10 Ave SW)
- 2447 - Amend Map 21 - Reference ZON-499 (Federated Co-op, A-2 to M-1, 5860 Canoe Beach Dr NE)
- 2628 - Amend Map 10 - Reference ZON-569 (Hermanski, C-3 to C-2, 40 Alexander St. NE)
- 2678 - TEXT - Reference ZON-587 (Appendix 1, Section 1, Paragraph 1 - remove requirement for hard surfaced parking for SFD's)
- 2683 - TEXT - Reference ZON-589 (Section 2.2 Definitions - Secondary Suite - increase permitted size to 90m² and 40% habitable floor space)

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AMENDMENT PACKAGE

Please retain this listing with your Zoning Bylaw

Page 2

2671 - TEXT - Reference ZON- 586 (Appendix 1, Section 8 - Downtown Exemption - Commercial 3 storeys or less AND parking requirement for Upper Floor Dwelling Unit in Designated Parking Area)

2688 - TEXT - Reference ZON-590 (Amendments resulting from Revised Statutes of BC 1996)

2666 - Amend Map 10 - Reference ZON-581 (Legion Branch #62, P-3 to C-2, 141 Hudson Ave NW)

2675 - Amend Map 8 - Reference ZON-578 (F. Ram, R-1 to R-8, 651 - 11 St SE)

n/a - housekeeping - formatting problem with "Recreational Uses such as..." - paragraph was split - Page 131

2525 - Amend Map 7 - Reference ZON-534 (M. Farina, R-1 to R-4, 650-10 St SW)

2702 - Amend Map 11 - Reference ZON-593 (Nico's Nurseryland, R-4 to C-3, 830 - 28 St NE)

2698 - Amend Map 12 - Reference ZON-585 (Broadview Evangelical Free Church, R-1 to P-3, 3111 - 2 Ave NE)

2328 - Amend Map 13 - Reference ZON-464 (B.C.B.C., R-1 to C-3, 2561, 2601 & 2631 - 10 Ave NE - TCH)

2660 - Amend Map 21 - Reference ZON-571 (E. Jensen, R-1 to R-8, 7020 - 51 St NE)

2527 - Amend Map 11 - Reference ZON-541 (R. & J. Heyde, R-1 to R-4, 341 - 20 St NE)

2735 - TEXT - Reference ZON-600 (Definition "Recycling Collection Site" and add as permitted use to Section 26.3 in the P-3 Zone)

2736 - TEXT - Reference ZON-596 (Remove three uses and add three new uses to C-3 Zone; Increase Permitted Uses in M-1 and M-2 Zones, and definitions "Upper Floor Dwelling Unit" and "Cafe")

2740 - TEXT - Reference ZON-607 (General Regulations Section 3.8 Public Hearing and 3.9 Bylaw Amendments)

2739 - TEXT - Reference ZON-603 (Trans Canada Highway - Special Building Setbacks)

2582 - Amend Map 5 - Reference ZON-555 (Goertz/Onsorge, R-1 to R-8, 1241 - 13 Ave SE and 1011, 1020 & 1070 - 14 Ave SE)

2695 - Amend Map 7 - Reference ZON-591 (R.P. Johnson Const., C-4 to C-7, 360 TCH SW)

2744 - Amend Map 8 - Reference ZON-606 (Charlebois, R-1 to R-8, 631 - 17 St SE)

2748 - TEXT - Reference ZON-598 (Section 20.5 "Maximum Height of Principle Buildings" C-6 Zone)

2761 - TEXT - Reference ZON-612 (Section 28 - M-1 Zone - Accessory Use Dwelling Unit or SFD or Upper Floor Dwelling Unit) (Section 29 - M-2 Zone - Accessory Use Dwelling Unit or SFD or Upper Floor Dwelling Unit)

2767 - TEXT - Reference ZON-615 (Clarify re: Second Dwellings in A-1 and A-2, Add "Boarders - Limited to Two" as permitted use in A-1, A-2 & A-3)

2782 - TEXT - Reference ZON-617 (Home Occupations in Upper Floor Dwelling Units & R-4 & R-5 Section 4.5 and add Home Occupation as permitted use in C-1, C-2, C-3, C-6, M-1, M-2, M-5, Amend Definitions for "Restaurant" and "Shopping Centre")

2765 - Amend Map 13 - Reference ZON-604 (DSA RCMP Bldg, R-1 to P-3, 1980 - 11 Ave NE and 2051 - 10 Ave NE)

2774 - Amend Map 8 - Reference ZON-616 (Sun West Homes, R-1 to R-8, 671 - 11 St SE)

2758 - TEXT & Amend Map 7 - Reference ZON-610 (New Section 23 - C-9 Country Inn Commercial Zone & Rezone City of Salmon Arm property at 851 - 10 Ave SE, R-8 to C-9)

2785 - Amend Map 8 - Reference ZON-618 (R. Roberts & C. Tolley, R-1 to R-8, 681 - 17 St SE)

2788 - TEXT - Reference ZON-621 (Amend definition of "Retail Store" to include "second hand stores")

2789 - TEXT - Reference ZON-627 (Definitions for "Sleeping Unit", "Boarding Home", "Rooming House"; Sec. 9.3 [R-4] & 10.3 [R-5] add "boarding home" to permitted uses; Section 10.3 (R-5) add "rooming house"; Replace preamble in Section 9.1; Replace preamble in Section 10.1; Replace Section 9.11.1 re: maximum density "sleeping units"; Replace Section 10.11.1 re: maximum density "sleeping units").

BYLAW REPRINTED TO ACCOMMODATE NEW SECTION 23 AND RESULTING PAGE NUMBER CHANGES

2798 - TEXT - Reference ZON-631 (Add Defintion for "Building Footprint")

2786 - TEXT - Reference ZON-622 (Schedule "H" - Declaration - Full-Time Farm Help, add reference to Declaration to Sections 34.4.2 and 35.4.2, add F.O.I. statement to other forms)

2819 - TEXT - Reference ZON-625 (Section 16.3.3 add "churches" as a permitted use in the C-2 Zone)

2804 - TEXT - Reference ZON-628 (Definitions "Recreation Facility - Indoor", "Recreation Facility - Outdoor"; Add "entertainment facility" as permitted use in P-1; APPENDIX II - Floodplain Provisions to 15m of natural boundary of a lake)

2811 - TEXT - Reference ZON-634 (Maximum Parcel Coverage: R-1, R-2, R-3, R-4, R-5, R-7, R-8, R-9) (Special Building Setbacks & Pound and Animal Control Bylaw Setbacks: R-1, R-2, R-3, R-4, R-5, R-7, R-8, R-9, A-1, A-2, A-3)

2820 - TEXT - Reference ZON-642 (Section 4.14 Posting of Notice - remove signs after 3rd reading or defeat)

2837 - TEXT - Reference ZON-638 (Definitions: "Outside Vending" and "Vendor Cart". Add "Outside Vending" as permitted use in C-1, C-3, C-4, C-5, C-6, C-7, C-8, M-1 and M-2. Add "Outside Vending" regulations to General Regulations Section 4.6)

2843 - TEXT - Reference ZON-647 (Appendix III - Screening and Landscaping - to discourage the planting of Codling Moth host trees)

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Please retain this listing with your Zoning Bylaw

Page 3

-
- n/a - housekeeping - Map 4 - more clearly define zoning boundary
- 2831 - Amend Map 5 - Reference ZON-633 (Goertz Investments, 1131 - 15 Ave SE and 1036 - 14 Ave SE, R-1 to R-8)
- 2845 - Amend Map 5 - Reference ZON-648 (Goertz Investments, 1381 - 12 St SE, R-1 to R-8)
- 2825 - Amend Map 7 - Reference ZON-605 (DSA and Salmon Arm & Shuswap Lake Agricultural Assoc., 421, 481 & 511 - 5 Ave SW, P-3 to P-1)
- 2792 - Amend Map 8 - Reference ZON-619 (Spohr, 211 - 17 St SE, R-1 to R-8)
- 2855 - Amend Map 8 - Reference ZON-644 (Laird, 2211 Auto Road SE, R-1 to R-4)
- 2860 - Amend Map 10 - Reference ZON-643 (Salmon Arm Dental Management, 571 - 6 St NE, R-1 to C-2)
- 2802 - Amend Map 11 - Reference ZON-623 (Curtis, 261 - 30 St NE, R-1 to R-8)
- 2784 - Amend Map 11 - Reference ZON-614 (DSA, Shuswap Arena Society, Egans Market, 2590, 2630 & 2660 - 10 Ave NE TCH, C-3 to P-1, R-1 to C-6, R-1 to P-1, C-1 to C-6, C-1 to P-1)
- 2810 - Amend Map 15 - Reference ZON-630 (Bepple, 2740 - 25 Ave NE, R-1 to R-8)
- 2813 - Amend Map 20 - Reference ZON-626 (Kemitzis, 6450 - 50 St NE, C-3 to C-6)

-
- 2851 - TEXT - Reference ZON-649 (Section 4.3.8 - Projections into setbacks)
- 2865 - TEXT - Reference ZON-651 (Add Definition "Recycling Beverage Container Return Centre", add criteria to General Regulations Sec. 4.17 and add as permitted use to C-7 Shopping Centre Commercial Zone)

CORRECTION - redistributed Page 18 - Section 4.3.8 - Projections into setbacks)

ADMINISTRATIVE CORRECTION - "building footprint" in **PARCEL COVERAGE** to match definition.

ADMINISTRATIVE CORRECTION - "**HEIGHT**" definition contained inaccurate reference number.

-
- 2900 - TEXT - Reference ZON-658 (Section 4.18 Road Dedication; APPENDIX 1 Offstreet Parking and Loading - Section 4 - Small Car and Table A1-3 - Small Car; Section 14.7, R-9 Maximum Parcel Coverage to 15%; Section 16.3.4, C-2, add "cafe" as permitted use; Section 24.3.12, P-1, add "outside vending" as permitted use)

-
- 2908 - TEXT - Reference ZON-659 (Section 21.3.5, add "recreation facility - outdoor" as permitted use in C-7)

2920 - TEXT - Reference ZON-660 add new C-2(A) Small Lot Town Centre Commercial Zone - Amend Map 10 (Sanbill/Browne, 180 Lakeshore Dr. NE, C-2 to C-2(A))

- 2844 - Amend Map 10 - Reference ZON-613 (Lakeshore Village, 251 TCH NW, M-2 & R-1 to C-2)
- 2883 - Amend Map 10 - Reference ZON-624 (R. Taylor, 50 & 80 - 8 St NE, R-1 to R-5)
- 2832 - Amend Map 6 - Reference ZON-637 (Shusal Hldgs/Salmik Hldgs, 1200 & 1250 TCH SW, A-1 to C-3)
- 2853 - Amend Map 7 - Reference ZON-639 (L. Pow, 841 - 4 Ave SE, R-1 to R-8)
- 2864 - Amend Map 12 - Reference ZON-645 (K. Pedersen Const. Ltd., 890 - 30 St NE & 3100 - 10 Ave NE TCH, C-5 to C-6)
- 2930 - Amend Map 3 - Reference ZON-661 (McDiarmid/Marshall Surety/321836 BC, 1670 - 10 Ave SW, R-1 to C-3)
- 2943 - Amend South Index - Reference ZON-662 (Okanagan Aggregates, 5781 Auto Rd SE, M-5 to M-1)

REPLACE ALL MAPS (North & South Indexes plus 1 through 21) with new "Arcview" format

- 2933 - TEXT - Reference ZON-663 - (Amend APPENDIX 1 - Offstreet Parking and Loading, Section 9, Downtown Exemption - replaced - cash in lieu of parking, except for residential)

-
- 2958 - TEXT - Reference ZON-670 - (M-2 add "funeral services, including crematorium, embalming and related reviewing rooms)

-
- 2966 - TEXT - Reference ZON-673 - (Amend definition of "Rest Home" to include "licensed by the Province of British Columbia")

ADMINISTRATIVE CORRECTION - remove extra coma in Section 4.13.2.1

ADMINISTRATIVE CORRECTION - Map 10

ADMINISTRATIVE CORRECTIONS - North Index

-
- 2948 - Amend Map 15 - Reference ZON-665 (P. & R. Niinikoski, 2091 - 20 St NE, R-1 to R-8)
- 2949 - Amend Map 3 - Reference ZON-664 (Domaine Holdings Ltd., 1290 - 10 Ave SW, R-1 to C-3)
- 2863 - Amend Map 10 - Reference ZON-636 (430607 BC Ltd./Schrik, 630, 670, 720 & 760 TCH NE, C-5 and C-2 to C-3)
- 2962 - Amend Map 9 - Reference ZON-667 (Scherba/Anseth, 3531 & 3701 - 10 Ave SE, A-2 to A-3)
- 2969 - Amend Map 11 - Reference ZON-671 (City of Salmon Arm, 591 - 21 St NE, R-1 to R-4)
-
- 2910 - Amend Map 3 - Reference ZON-657 (581835 BC Ltd./Homewood Mgmt., 2670 - 10 Ave SW (TCH), A-1 to C-3)
-

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2833 – Amend Map 11 – Reference ZON-635 (Browne, Johnson / A. Morrison, R-1 to R-4, 631 – 21 Street NE)

2988 – Amend South Index Map – Reference ZON-672 (Country Camping Leisure Products, A-2 to C-3 and A-3,
3071 & 3101 – 10 Ave SW [TCH])

2974 – TEXT – Reference ZON-674 – (Section 2 – Definitions – “Sleeping Unit”)

2950 – Amend Map 4 – Reference ZON-646 – (Shoemaker/Scales, R-1 to R-4, 260 – 10 Avenue SE)

3001 – TEXT – Reference ZON-675 – (amend “assembly hall” definition; C-2 add “auto parts retail”; M-2 add “distribution of refurbished/recycled goods”; Appendix
1 Offstreet Parking & Loading – Table A1-3; Figure A-1 Parking Requirements corrections; Figure A1-1 reduce
requirements for car wash)

3003 – Amend Map 13 – Reference ZON-678 (Shuswap Alliance Church, R-1 to P-3, 1141 – 20 St NE)

2781 – Amend Map 7 – Reference ZON-611 (B. & B. Killick, R-1 to P-3, 331 – 8 Street SE)

2997 – Amend Map 14 – Reference ZON-679 (J. & S. Hanna, A-2 to C-6, 3181 – 11 Ave NE)

3019 – Amend Map 11 – Reference ZON-680 (Salmon Arm Savings and Credit Union, R-1 to C-6, 2931 – 9th Avenue NE) **AND Text**
Amendment to Section 30.3 to add “financial institution” as a permitted use.

3021 - Amend Map 10 - Reference ZON-681 (DSA, Taleo Holdings, Empress Resources, 361, 381, 421, 441 Hudson St NW)

3028 - TEXT - Reference ZON-684 (Section 2 - Definitions "Campground"; Section 4 - General Regulations - Home Occupations: increase permitted sign area)

3026 - Amend Map 7 - Reference ZON-677 (W. & S. Contracting, R-1 to R-2, 391 - 10 St SE)

3030 - Amend Map 12 - Reference ZON-683 (Federated Co-op Ltd., C-6 to C-4, 3100 - 10 Ave NE TCH)

HOUSEKEEPING AMENDMENTS - Digital Mapping (all Maps: South Index, North Index & 1 through 21)

3026 - TEXT - Reference ZON-677 - Delete Section 7.11 "Duplexes on Corner Lots" accesses from separate streets.

3042 - TEXT - Reference ZON-688 - Add Definition "Airport Industrial/Commercial", add use to P-2 Airport Zone, Sec. 25.9.2
setbacks for parcels less than 0.4 ha in size.

HOUSEKEEPING - Updated Mapping

November 27/00

HOUSEKEEPING - Map 10 - Corrections

3032 - Amend Map 21 - Reference ZON-685 (Lund, Watson, Adams, 5091, 5131 & 5171 - 75 Ave NE, P-1 to R-1)

3044 - Amend Map 7 - Reference ZON-669 (Nicholson/Cederholm, R-1 to CD-1, 810 - 10 St SW)

TEXT - Add new CD-1 Zone and definition of "ASSISTED LIVING COMMERCIAL"

3053 - Amend North Index - Reference ZON-690 (Webber/Captains Cove, C-5 to R-3, 2051 - 73 Ave NE)

3060 - TEXT - Reference ZON-693 - Add "private utility" to definitions and add as permitted use the C-2 and C-6 Zones

HOUSEKEEPING - South Index Map - Correction

HOUSEKEEPING - Map 7 - Correction

3075 - TEXT - Reference ZON-699 - Change all references to "Municipal Act" to "Local Government Act" AND Penalty Section 3.7 amend to read "Ticket
Information Utilization Bylaw No. 2760, as amended"

3067 - TEXT - Reference ZON-695 - Add definition of "Congregate Housing", add "Congregate Housing as a permitted use in the C-2 Zone, add "Congregate
Housing parking at 1 per 2 units" to Appendix 1 - Offstreet Parking and Loading - Table A1-1

HOUSEKEEPING - Map 7 - Correction

2955 - Amend North Index and Map 7 - Reference ZON-668 (M. Davidson, C-8 to C-3, 1060 - 50 St NE)

HOUSEKEEPING – Appendix 1, Section 1 - Offstreet Parking and Loading Spaces (carry forward Amendment Bylaw #2678 to Section 1.7 -
Surfacing of Offstreet Parking and Loading Spaces - re: SFD hard surfacing exemption)

INTERPRETATIONS - Distribute "Zoning Bylaw No. 2303 Interpretations" - Insert at front of Bylaw.

3080 - TEXT - Reference ZON-700 - Section 4.4 Height Exceptions for "Amateur Radio Antenna Structures" and new
Schedule "I"

3082 - TEXT - Reference ZON-701 - "Group Childcare" and "Family Childcare"

3084 - TEXT - Reference ZON-702 - Second Dwellings for "Temporary Farm Help" in A-1 and A-2

3087 - TEXT - Reference ZON-704 - Two Home Occupations per Parcel Permitted - one of which may have public attending

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HOUSEKEEPING - Correction - South Index

3073 - Amend North Index - Reference ZON-691 (G. Hohmann, A-2 to A-3, 200 Christison Road, SW)

HOUSEKEEPING - Correction - Map 6

2684 - Amend Map 10 - Reference ZON-579 (Purple Springs, R-1 to C-2, 550 Lakeshore Drive NE)

2684 - Amend Map 11 & Map 13 - Reference ZON-698 (Silvatech Constulting Ltd., R-1 to C-3 (restricted uses), 980 - 16 Street NE)

3078 - Amend Map 7 - Reference ZON-696 (Senior Citizens Branch #109, R-1 & R-5 to P-3, 170 - 5 Avenue SE)

3086 - Amend Map 12 - Reference ZON-703 (Tri-City Contracting, R-1 to P-3, 3290 - 10 Ave NE TCH)

3098 - Amend Map 7 - Reference ZON-705 (Margaret Rourke, R-5 to R-8, 530 - 1 Avenue SE)

3107 - Amend Map 7 - Reference ZON-708 (Browne, Johnson / Bootsma, 851 - 5 St SE, R-1 to R-8)

3108 - Amend Map 3 - Reference ZON-706 (Yamaha Sports Center, 2800 - 10 Ave SW TCH, C-5 to C-3)

3110 - Amend Map 10 - Reference ZON-707 (Hermanski/Savex/Fabricland, 121 Okanagan Ave NE, R-1 to C-2)

3124 - Amend Map 11 - Reference ZON-709 (511784 BC Ltd./CDN, 1391 - 10 Ave NE, R-4 to R-5)

3127 - Amend Map 11 - Reference ZON-712 (G. & K. Bissenden, 1181 - 8 Ave NE, R-1 to R-8)

HOUSEKEEPING - Clarity - South Index

HOUSEKEEPING - Clarity - Map 11

HOUSEKEEPING - Street Names - South Index

HOUSEKEEPING - Street Names - Map 3

HOUSEKEEPING - Street Names - Map 10

HOUSEKEEPING - Street Names - Map 11

3157 - Amend Map 14 - Reference ZON-716 (K. Selles, R-1 to R-8, 3041 - 18 Ave NE)

3163 - TEXT - Reference ZON-720 - Section 20, C-6, Subsection 20.3 - add ".18 parkade/off-street parking, in Areas "A", "B" and "C" [Waterfront Area] as shown on Schedule "C" and Appendix 1 - Offstreet Parking and Loading, Section 10 Downtown Waterfront Offstreet Parking - hard surfaced, screened, landscaped, lighting.

3167 - TEXT - Reference ZON-723 - Section 20 - C-6 Zone add permitted use 20.3.30 "work/live studios" and add Definition for same.

HOUSEKEEPING - Correction - Map 7

HOUSEKEEPING - Correction - Map 10

3063 - Amend Map 20 - Reference ZON-692 (Lauridsen/Ingebrigstson, A-2 to C-3, 6210 - 50 St NE TCH)

3165 - TEXT - Reference ZON-719 - Definitions: "Assisted Living Housing" and "Daily Dining Area"; and, Appendix 1 - Parking for Assisted Living Housing

3194 - TEXT - Reference ZON-727 - Section 39 - CD-1 Zone - amend by adding permitted use "assisted living housing" and increase number of units per hectare for same.

3204 - Amend North Index - Reference ZON-729 (Raspberry, A-1 to A-3, 3261 - 50 St NW)

3136 - Amend South Index - Reference ZON-714 (Franzen, A-2 to M-1, 3792 Hwy 97B SE)

3185 - Amend Map 10 - Reference ZON-724 (Chevron/Browne Johnson, C-2 to C-4, 121 TCH NE)

3197 - Amend Map 10 - Reference ZON-725 (BC Buildings Corp, P-3 to C-2, 20 Hudson Ave NE)

3211 - Amend Map 11 - Reference ZON-718 (511785 BC Ltd./CDN Dev. Co., R-5 to P-3, 1351 - 10 Ave NE)

3221 - Amend Map 11 - Reference ZON-732 (T. Johnson/Browne Johnson, R-1 to R-4, 661 - 21 St NE)

3223 - TEXT - Reference ZON-733 (Add definition for "licensee retail store" and add as permitted use to C-1, C-2, C-2(A), C-3, C-5 and C-6; replace "cold beer & wine store" with "licensee retail store" in Appendix 1 Parking; add back "neighbourhood pub" as a permitted use in C-3)

3227 - Amend North Index - Reference ZON-734 (proposed Lots J & K of 801 Harbourfront Dr NE, C-6 to CD-2)

AND add new CD-2 (Comprehensive Development Zone - 2) regulations

HOUSEKEEPING - Map 10 Correction

3212 - TEXT - Reference ZON-731 - Add "secondary suite" as a permitted use in the A-1, A-2 & A-3 Zones

3236 - Amend Map 7 - Reference ZON-735 (Micku/Martinson/Brown Johnson, 3531, 3701 & 3971 - 10 Ave SE, A-3 & P-1 to R-1 and P-1 to R-1)

3249 - TEXT - Reference ZON-739 - Amend definition of "Licensee Retail Store"

3275 - TEXT - Reference ZON-744 - (Add definition for "shelter" and add as permitted use to R-1 Zone)

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-
- 3258 - Amend Map 6 - Reference ZON-741 - (T.R. Thorburn/D. Barnes, 320 - 4 Ave SE, R-1 to R-5)
-
- 3286 - TEXT - Reference ZON-748 - (DSA - Add "triplex" as permitted use in R-5 Zone)
- 3277 - Amend Map 8 - Reference ZON-743 - (Taleo Holdings Ltd., 381 Hudson St NW, R-1 to R-8)
- 3279 - Amend Map 6 - Reference ZON-742 - (Tobiah Riley, 1121 - 1 St SE, R-1 to R-4)
-
- 3287 - Amend Maps 6 & 8 - Reference ZON-748 (Canadian Mental Health, 461 - 4 Ave SE, R-1 to R-4)
-
- 3293 - TEXT - Reference ZON-750 - (Section 4.13.2 Type "B" Permits - to accommodate living in existing single family dwelling while construction a new one)
-
- 3228 - Amend Map 13 - Reference ZON-730 - (R. & J. Meloche, 5301 & 5321 - 75 Ave NE, P-1 to R-1)
- 3291 - Amend Map 10 - Reference ZON-749 - (K. & A. Guenther, 2950 - 15 Ave NE, R-1 to R-8)
- 3290 - Amend Map 8 - Reference ZON-747 - (Salmon Arm Meat & Produce, 350 Narcisse St NW, P-1 to R-4)
- 3213 - Amend North Index - Reference ZON-726 - (Shannon's Outdoor Recreation, 6471 - 46 St NE, A-2 to P-1)
-
- Housekeeping - Amend Map 9 - (re: City owned parcel 481 - 20 St NE)
- 3296 - Amend Map 5 & North Index - Reference ZON-751 - (Kandola Investments Ltd., 1160 - 10 Ave SW, R-1 to C-3)
-
- Housekeeping - Amend Map 1, Map 2 and Map 5 - corrections to 3011 & 3041 - 10 Ave SW (TCH)
-
- 3307 - Amend Map 10 & North Index - Reference ZON-755 - (Good Samaritan Society / Hanna, 2751 - 15 Ave NE, R-4 to P-3)
- 3218 - TEXT - Reference ZON-753 - (Sec. 4.5, R-1 and R-7 size 0.4 ha or larger permitted accessory buildings for home occupations; maximum students or clients per session three for all home occupations; R-4 and R-5 amend Local Government Act reference number to Section 904; A-1 & A-2 add "equestrian facility" and "equestrian facility campsite" as permitted uses - remove "riding stable"; add Definition for "equestrian facility" and "equestrian facility campsite")
-
- 3310 - Amend North Index - Reference ZON-757 - (P.G. & B. Newell, 251 - 60 St SE, R-7 to A-2)
-
- Housekeeping - Amend Map 8 - re Lot 1, Plan KAP72305 (CD-2)
-
- 3318 - Amend North & South Indexes and Map 9 - Reference ZON-756 - (442966 BC Ltd. Shippam, 671 - 24 St NE, R-1 with LUC to R-4)
-
- 3322 - TEXT - Reference ZON-758 - Sec. 34.4.2 and 35.4.2 - (A-1 & A-2) - second dwelling to be for farm help and is to be a mobile home. Add new Schedule "H" - Declaration - Second Dwellings for Farm Help
-
- 3305 - Amend North Index - Reference ZON-754 - (671356 BC Ltd. Nyland, 5360 - 40 Ave NW, A-2 to A-3)
-
- 3306 - Amend North Index & Map 13 - Reference ZON-737 - (H. & I. Stripling, 4531 - 75 Ave NE, P-1 to R-1)
- 3327 - Amend South Index - Reference ZON-759 - (City of Salmon Arm, 4850 - 46 Ave SE, M-1 to M-5)
-
- Housekeeping - Amend Map 5, 1260 - 10 Ave SW correct to read P-3
- 3328 - Amend Map 6 - Reference ZON-760 - (Purple Springs Investments, 720 - 3 St SW, A-2 to R-5)
- 3339 - Amend Map 6 & South Index - Reference ZON-761 - (511784 BC Ltd./CDN, 241 - 10 Ave SW, R-5 to R-1)
- 3342 - Amend North Index & Map 10 - Reference ZON-762 - (P.H.R. Holdings Ltd., 2081 - 11 Ave NE, R-1 to R-4)
-
- 3350 - TEXT - Reference ZON-763 - Add new CD-3 Zone (Comprehensive Development Zone - 3)
- Amend North Index - Reference ZON-763 (671356 BC Ltd. Nyland, 5360 - 40 Ave NW, A-3 to CD-3 and P-1)
-
- 3346 - Amend Map 7 - Reference ZON-764 - (Sandy Ridge Construction, 841 - 35 St SE, R-1 to R-8)
- 3347 - Amend Map 6 - Reference ZON-766 - (Rudy Heyde/Goetz Investments, 1030 - 14 Ave NE, R-1 to R-8)
-
- 3304 - Amend North & South Index & Map 5 - Reference ZON-752 - (David Loudoun, 3191 - 10 Ave SW [TCH], A-2 to C-3)
- 3368 - Amend North & South Index & Map 7 - Reference ZON-767 - (Browne Johnson /Berger, 2561 Auto Rd SE, R-1 to R-8)
- 3310 - Amend South Index - Reference ZON-757 - (P.G. & B. Newell, 251 - 60 St SE, R-7 to A-2)
-
- 3370 - Amend North & South Index - Reference ZON-768 - (Horsman/Browne Johnson, 691 - 60 St SW, A-2 to A-3)
- 3366 - TEXT - Reference ZON-765 - Add new uses to M-5 Zone, Section 32.3.10 "welding, machine or metal fabrication"
- 3367 - Amend South Index - Reference ZON-765 (DSA/Machen Mfg., 4751 & 4791 - 50 St SE, M-1 to M-5)
-
- 3378 - Amend North & South Index - Reference ZON-770 - (J.Clem Dumas, 351 - 50 St NW, A-2 to A-3)
- 3375 - TEXT - Reference ZON-773 - Add to M-2 Zone, Section 29.3 "automotive and truck repair shop, including body repair and painting, excluding fuel service station"
- 3380 - Amend North, South Index & Map 5 - Reference ZON-772 - (Country Camping Leisure Products, 3041 - 10 Ave SW TCH, A-2 to C-3)
-

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-
- 3385 - Amend North & South Index & Map 7 - Reference ZON-775 (N. Eyben, 3571 - 8 Ave SE, R-1 to R-8)
-
- 3384 - Amend North & South Index & Map 5 - Reference ZON-771 (LST Ventures, 1120 - 10 Ave SW R-1 to C-3 & R-4, 1160 - 10 Ave SW C-3 to R-4, 1230 - 10 Ave SW R-1 to C-3 & R-4, 1260 - 10 Ave SW P-3 to C-3 & R-4, 1290 - 10 Ave SW C-3 to R-4, 1231 - 10 St SW R-1 to R-4)
- 3389 - Amend North & South Index & Map 7 - Reference ZON-776 (Sandy Ridge Const., 821 - 37 St SE, R-1 to R-8)
- 3388 - Amend North & South Index & Map 9 - Reference ZON-774 (Hercules Makris, 720 - 22 St NE, C-3 to R-4)
- 3404 - Amend South Index and add M-6 Industrial Holding Zone Text - Reference ZON-779 (Morris/Anderson/Prosser, 4211 Auto Rd SE, A-2 to M-1 & M-6)
-
- 3401 - Amend North & South Index & Map 8 - Reference ZON-778 (Churches of Salmon Arm Used Good Society/Seidlitz & Krieger, 461 & 541 Beatty Ave NW, M-2 to C-2)
- 3403 - Amend North & South Index & Map 6 - Reference ZON-781 (692259 BC Ltd./Exel, 611 Shuswap St SW, R-1 to R-5)
-
- Housekeeping - Amend North & South Index & Map 5 - Corrections to 1321, 1441, 1481, 1511, 1561 & 1591 and portion of 1490 all on 10 Avenue SW - should be R-1 not A-2
- 3400 - Amend North & South Index & Map 7 - Reference ZON-780 (D & S Ventures / City of Salmon Arm, 551 & 781 - 17 St SE and 1550 - 4 Ave SE, R-4 to P-1, R-1 to R-4 and R-1 to P-1)
- 3416 - Amend South Index & Map 3 - Reference ZON-784 (695662 BC Ltd. Massier, 1150 Foothill Rd SW, A-2 to R-1)
- 3417 - Amend North Index & Map 12 - Reference ZON-785 (G. Ritchie, 1120 - 54 Ave NE, A-2 to R-1)
-
- 3420 - Amend North & South Index and Map 6 & Map 7 - Reference ZON-787 (704905 BC Ltd./Harris, 1201 Auto Rd, part R-1 to P-2 and 1431 Auto Rd, part R-1 to R-4)
- 3425 - Amend North Index & Map 12 - Reference ZON-792 (A. Ratzlaff, 1250 - 52 Ave NE, R-1 to R-8)
- 3426 - TEXT - Reference ZON-793 (Section 4.5.5 Home Occupations on parcels not zone residential; R-8 Zone corner parcel setbacks; C-6 Zone offices; A-1 Zone "family childcare facility" and "group childcare"; A-2 and A-3 Zones "group childcare")
-
- 3419 - Amend North & South Index and Map 6 - Reference ZON-786 (F. & E. Schaber, 1491 - 12 St SE, R-1 to R-8)
- 3424 - Amend North & South Index and Map 8 - Reference ZON-789 (B. Reese, 730 - 8 Ave NE, R-1 to R-8)
- 3430 - Amend North Index and Map 10 - Reference ZON-797 (T. & R. Ratzlaff, 2420 - 24 Ave NE, R-1 to R-8)
- 3382 - Amend North & South Index and Map 6 - Reference ZON-777 (G. Krause, 1350 - 13 Ave SE, R-1 to R-8)
- 3428 - Amend North & South Index and Map 6 - Reference ZON-790 (B. Blair, 481 & 451 - 1 St SE, R-1 to CD-4)
- 3428 - TEXT - Reference ZON-790 - Add new CD-4 (Comprehensive Development Zone 4)
-
- 2694 - Amend North & South Index and Map 5 - Reference ZON-584 (Beta Real, 1321 - 10 Ave SW, R-1 to C-3)
- 3455 - Amend North & South Index and Map 6 & Map 7 - Reference ZON- 800 (703904 BC/Harris, 1201 Auto Rd SE, R-1 to P-3 & R-4)
- 3461 - Amend North & South Index and Map 6 - Reference ZON-801 (R. Bartman, 931 - 12 St SE, R-1 to R-4)
- 3365 - Amend South Index - Reference ZON-769 (R 468 Enterprises, 5380 & 5320 - 40 Ave SE, M-1 to M-4)
- 3462 - Amend North & South Index and Map 8 - Reference ZON-804 (C2 Properties, 151 & 161 - 2 Ave NE, R-1 & C-3 to C-2)
-
- 3460 - Amend North & South Index and Map 9 - Reference ZON-802 (2321 Okanagan Holdings/Laird, 2321 Okanagan Ave NE, R-1 to P-3 & R-4)
- 3469 - Amend North & South Index - Reference ZON-806 (M. Hodges, 5871 - 10 Ave NW, A-2 to A-3)
-
- 3460 - Amend North & South Index & Map 9 - Reference ZON-802 (2321 Okanagan Holdings, 2321 Okanagan Ave NE, R-1 to P-3 & R-4)
- 3471 - Amend North Index - Reference ZON-807 (S. & I. Wenger, 5980 - 50 St NE TCH, C-3 to C-5)
- 3477 - Amend North Index & Map 13 - Reference ZON-808 (A. Kemitzis, 6450 - 50 St NE, C-6 to R-1)
- 3475 - TEXT - Reference ZON-809 - Amend "Parcel Coverage" definition, delete "Building Footprint" definition, increase side parcel setback for R-4 adjacent to R-4.
-
- 3480 - Amend North Index - Reference ZON-796 (R. Nyland/671356 BC Ltd., 5581 - 40 Ave NW, A-2 to CD-3)
- 3491 - Amend North & South Index & Map 5 - Reference ZON-811 (Great Canadian Oil Change/J. Weed, 1291 - 10 Ave SW TCH, C-4 to C-3)
- 3517 - TEXT - Reference ZON-815 - Vic Van Isle Const./717832 BC Ltd. - "Accommodation Unit", "Resort Accommodation" and Parking 1 space per unit.
-

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3519 - Amend North & South Index - Reference ZON-816 (C. Dumas, 351 - 50 St NW, A-2 to A-3)

Amend Map 7 - Add legal descriptions

Amend Map 8 - Add legal descriptions

3520 - Amend North & South Index & Map 7 - Reference ZON-817 (J. Kendall, 870 - 26 St SE, R-1 to R-8)

3522 - Text - Reference ZON-819 - Definition - Increase maximum total floor area for “Cafe”

3527 - Amend North Index & Map 13 - Reference ZON-821 (MacKenzie/Arnold, 4400 Canoe Beach Dr NE, R-1 to R-4)

Amend Map 8 - Correction

3526 - Amend North & South Index & Map 6 - Reference ZON-818 (Shuswap Assoc. for Community Living, 520 - 5 St SE, R-1 to R-5)

3530 - Amend North Index - Reference ZON-823 (636414 BC Ltd. Haanebauer, 2551 - 60 St NW)

3454 - Amend North & South Index - Reference ZON-798 (Elliott & Hofferd, 3901 - 10 Ave NE-TCH, A-3 to C-3)

3529 - Amend North & South Index & Map 8 - Reference ZON-822 (D. Richardson, 710 - 1 Ave SE, R-1 to R-2)

3544 - Text - Reference ZON-829 - Add CD-3 & M-6 to Section 4.13 Special Needs Housing

3545 - Text - Reference ZON-828 - Amendments to accommodate new Building Bylaw No. 3535

Administrative - Posting of Notice Requirements - Rezoning Sign - to make it more legible.

3516 - Amend North & South Index & Map 8 - Reference ZON-813 (Woodspan Developments, 790 TCH SW, R-1 to C-3)

Administrative - Section 4.3.1.(b) re: *Community Charter* AND Schedule “E” Special Needs
Housing Agreement Section 4 re: *Community Charter*

Mapping Correction - Map 5 - Should be R-1 (not C-3) at 1200 - 10 Ave SW

Mapping Correction - Map 8 - Should be R-1 (not M-2) at Plan B1963 of 321 Fraser Ave NW

3560 - Amend North & South Index - Reference ZON-832 (Hysop/Evans, 3961 - 20 Ave SE, A-2 to M-1)

3563 - Amend North & South Index - Reference ZON-831 (Longhurst, 3581 - 20 Ave SE, A-2 to M-1 & M-6)

Correction to Page 121 - Typo in numbering

3549 - Amend North & South Index & Map 5 - Reference ZON-826 (Wall, 1050 - 30 St SW, A-1 to C-3)

3562 - Amend North & South Index & Map 8 - Reference ZON-833 (Tofra/Jolly, 171 & 231 - 7 St SE, R-1 to R-5)

Amend North Index & Map 13 - Correction along 65th Ave NE & Parkhill Rd NE

3570 - Amend North & South Index & Map 8 - Reference ZON-834 (Sparks, 880 - 2 Ave SE, R-1 to R-8)

3574 - Amend North & South Index & Map 6 - Reference ZON-836 (Reeves, 1060 - 14 Ave SE, R-1 to R-8)

3580 - Text - Reference ZON-842 - Section 4.5.5 Home Occupations on Parcels not zoned
Residential less than 0.4 hectares (0.98 acres) in size

3572 - Amend North & South Index & Map 6 - Reference ZON-835 (Gerbitz, 1120 Shuswap St SE, R-1 to R-4)

3583 - Amend North Index & Map 12 - Reference ZON-839 (Ackerman, 4281 - 20 St NE, R-1 to R-8)

3579 - Amend North & South Index & Map 8 - Reference ZON-837 (Lauren & Karina Ent., 31 - 1 St SE, R-1 to C-2)

3584 - Amend North & South Index & Map 6 - Reference ZON-838 (Salvation Army, 441 - 3 St SW, P-1 to CD-6)

3587 - Amend North & South Index & Map 10 - Reference ZON-843 (McCartney/Shaw-MacLaren, 2110 Lakeshore Rd NE,
R-1 to R-4)

3588 - Amend North & South Index & Map 7 - Reference ZON-844 (Peterson, 1501 - 10 Ave SE, R-1 to R-8)

Mapping Correction - Map 9 - Should read R-1 (not R-4) for Lot 6, Plan 1327 (2641 - 11 Ave NE)

3584 - Text - Reference ZON-838 - Add Definition “*community shelter*” re: Salvation Army

Mapping Correction - Map 6 - Should read CD-6 (not CD-3) for Lot A, Plan KAP45450 (441 - 3 St SW)

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-
- Mapping Correction - Map 9 - change colour for C-4 on 3100 - 10 Ave NE (TCH)
- 3589 - North, South & Map 10 - Reference ZON-845 (Whitstone/Menzies/Blenkin, 1820 - 23 St NE, R-1 to R-8)
- 3594 - North, South & Map 6 - Reference ZON-848 (Morgan & Babakioff and Burk, 1380 & 1410 - 10 St SW, R-1 to R-4)
-
- 3610 - North, South & Map 10 - Reference ZON-852 (E. Hoskins, 1971 - 20 Ave NE, R-1 to R-4)
-
- 3533 - North, South & Map 8 - Reference ZON-825 (G & H Developments Ltd., 421 & 441 Hudson St NW, R-1 to R-4)
- 3615 - South Index - Reference ZON-856 (C. & B. Vogt, 4331 Auto Rd SE, A-2 to M-1 & M-6)
-
- 3614 - North, South & Map 9 - Reference ZON-853 (Balazs, 1880 Okanagan Ave SE, R-1 to R-8)
- 3623 - North, South & Map 9 - Reference ZON-858 (Sherwood Park/Franklin, 2850 - 7 Ave NE, R-1 to R-4)
- 3629 - North, South, Maps 5 & 6, Reference ZON-859 (R. Adams, 1520 - 10 St SW, R-1 to R-4)
- 3630 - Text - Reference ZON-861 - Amend definition of “Licensee Retail Store” and add it as a permitted use in the C-7 (Shopping Centre Commercial) Zone
-
- 3637 - Text - Reference ZON-865 - ABCO Holdings Inc. - add “Commercial Daycare Facility” to C-6 Zone
- 3640 - Text - Reference ZON-868 - City of Salmon Arm - Sec. 4.9.1 - Special Building Setbacks - Reduction for Collector Streets
- 3622 - North, South & Map 5, Reference ZON-854 (Wojcik/Weightman, 1930 - 10 Ave SW, C-3 to R-1)
- 3631 - North, South & Map 6, Reference ZON-862 (Willow Court Holdings, 100 - 5 Ave SE, R-5 to P-3)
- 3632 - North Index & Map 10, Reference ZON-863 (Whitstone Developments, 1770 - 22 St NE, R-1 to R-8)
- 3636 - North, South & Maps 8 & 9, Reference ZON-855 (0699052 BC Ltd.-Skjerpen, 1351 - 10 Ave NE, P-3 to R-5)
- 3643 - North Index, Reference ZON-867 (671356 BC Ltd.-Nyland, 4050 - 56 St NW, CD-3 to A-3)
- 3661 - North, South & Map 7, Reference ZON-878 (Trevor Harrison, 1970 - 12 Ave SE, R-7 to R-1)
-
- 3674 - North Index & Map 12, Reference ZON-881 (D. & C. Kohlen, 4791 - 20 St NE, R-9 to R-7)
- 3675 - North, South & Map 7, Reference ZON-882 (R. Marriott, 1831 - 12 Ave SE, R-7 to R-8)
-
- Correction to Page 44 - Typo in Section 7.11.5
- 3642 - North, South & Map 8, Reference ZON-866 (Shuswap Lake Brewing Co., 11 & 21 - 1 St SE, R-1 to C-2)
-
- 3658 - South Index, Reference ZON-872 (City of Salmon Arm, 5280 - 20 Ave SE, P-2 to A-2)
- 3682 - North, South & Map 9, Reference ZON-879 (R. Cameron, 541 - 30 St NE, R-1 to R-4)
-
- 3685 - Text - Reference ZON-883 - Add new CD-7 ZONE
- 3685 - North, South & Map 9, Reference ZON-883 (2321 Okanagan Hldgs. Ltd.-Laird, 2321 Okanagan Ave NE, P-3 & R-4 to CD-7)
- 3686 - North, South & Map 9, Reference ZON-885 (Layden Hldgs., 2450 - 10 Ave TCH NE, C-3 to C-6)
- 3687 - Text - Reference ZON-887 - Remove “Duplex lots shall not be located adjacent to one another.”
- 3687 - North, South & Map 9, Reference ZON-887 (Deptford, 680 - 20 St NE, R-1 to R-2)
-
- 3706 - North, South & Map 7, Reference ZON-896 (Lawrence, 821 - 33 St SE, R-1 to R-8)
- 3703 - North, South & Map 8, Reference ZON-876 (Salmon Arm Honda, 631 - 2 Ave NE R-1 to C-3 and 620 TCH NE C-5 to C-3)
- 3714 - North & Map 11, Reference ZON-899 (M. & P. Kavanagh, 3231 - 28 St NE, R-1 to R-8)
- 3715 - North, South, Maps 6 & 7, Reference ZON-898 (L. Olson, 1451 - 15 Ave SE, R-7 to R-1)
-
- 3704 - North, South, Map 7, Reference ZON-892 (R. & M. French, 3161 - 8 Ave SE, R-1 to R-8)
- 3723 - North, South, Map 7, Reference ZON-900 (C. Shipmaker, 1051 - 20 St SE, R-7 to R-8)
- 3724 - Text - Reference ZON- 901 - Add “commercial daycare facility” to M-1 Zone
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-
- 3585 - North, South, Map 8, Reference ZON-840 (0766658 BC Ltd., 321 Fraser Ave NW, R-1 to CD-7)
- 3690 - North, South, Map 9, Reference ZON-888 (T. Davies, 3070 - 8 Ave NE, R-1 to R-8)
- 3726 - North, South, Map 6, Reference ZON-891 (City of Salmon Arm, 851 - 20 Ave SE, C-9 to P-1 and R-1)
-
- 3718 - North, South, Map 8, Reference ZON-903 (City of Salmon Arm, 311 Ross St NE C-2 to P-1 and 450 - 2 Ave NE P-3 to P-1)
- 3731 - Text - Reference ZON-905 - Remove “financial institution” from C-6 Zone
- 3688 - North & Map 13, Reference ZON-841 (Wilmark Homes/Omega Engineering, 6810 Park Hill Rd NE, R-7 and A-2 to R-1, R-4 & R-9)
- 3730 - South Index, Reference ZON-907 (A. & M. Kemitzis, 2250 - 40 St SE, A-2 to M-1)
- 3705 - North, South, Map 5, Reference ZON-894 (Yahoo Ventures Ltd., 2321 - 10 Ave [TCH] SW), R-1 to C-3)
- Correction to Page 127 - Typo in Section 45.11.3
-
- 3737 - Text - Reference ZON-909 (City of Salmon Arm, Clause 4.14.1 - Rezoning sign required for application to R-8 for all but from R-1 and less than 0.4 ha (0.99 acre)
- 3740 - Text - Reference ZON-911 (City of Salmon Arm, Section 9.1 - Purpose of R-4, and 9.8 Minimum Parcel Width)
-
- 3754 - North, South, Map 8, Reference ZON-895 (Husky Oil, 50 TCH SW, C-3 & C-4 to C-4)
- 3756 - North & South Index, Reference ZON-912 (Aresenault, 6571 - 15 Ave SW, A-1 to A-2 & A-3)
-
- 3761 - Text - Reference ZON-913 - Amend Definition of “Secondary Suite”
-
- 3671 - North, South, Map 5, Reference ZON-880 (Winkler/Gulliford/Parkland Building Supplies, 1441 & 1481 - 10 Ave SW, R-1 to C-3)
- 3717 - North, South, Map 8, Reference ZON-902 (T. Dunne & Clough Ventures, 120 - 6 St NE, R-1 to C-2)
-
- 3651 - North, South, Map 10, Reference ZON-860 (Affinity Developments, 1341 - 30 St NE, R-1 to R-5)
- 3736 - North, South, Map 7, Reference ZON-873 (J. Grieve, et al, 2310 - 10 Ave SE, A-3 to R-1)
- 3780 - North, South, Map 6, Reference ZON-917 (Weiker & McAndrews, 661 - 10 Ave SE, R-1 to R-8)
- 3782 - North, South, Map 7, Reference ZON-920 (D. & V. Reid, 1911 - 12 Ave SE, R-7 to R-8)
-
- 3768 - North & South Index, Reference ZON-916 (Birch Haven Farms, 170m² of 3710 - 10 Ave SW TCH, A-1 to C-8)
- 3768 – Text – Reference ZON-916 – Add accessory use “retail sales of arts and crafts” and increase sales area to 680 m² (7,319 ft²) AND reduce parking requirement for Farm Produce Sales to 1 stall per 17 m²
- 3788 – South Index, Reference ZON-922 (Barrow Construction, 7,500 m² of 3350 Foothill Rd SW, A-1 to M-3)
- 3789 – North, South, Map 9, Reference ZON-921 (Derrick Jolly Construction, 781 – 21 Street NE, R-1 to R-2 & R-4)
- 3790 – North & South Index, Reference ZON-918 (661071 BC Ltd [Muto], 381 Hwy 97B NE, R-6 to C-5 and C-5 to R-6 adjustment)
-
- Correction to North Index and Map 10
-
- Add back insets to South Index
-
- 3795 – North, South & Map 7, Reference ZON-924 (W. & D. Halsall, 1130 – 15 St SE, R-7 to R-4)
- Definitions – correct re alphabetical order
-
- 3781 – North, South & Map 8, Reference ZON-919 (M. Ponich, 51 – 4 St SE, R-1 to R-5)
- 3804 – North & Map 10, Reference ZON-925 (M. Hobart, 1891 – 23 St NE, R-1 to R-8)
-
- 3814 – North, South, Maps 9 & 10, Reference ZON-929 (Askew’s Uptown, 2701 – 11 Ave NE, R-1 & C-3 to CD-9)
- 3819 – North, South & Map 6, Reference ZON-934 (D. & G. O’Brien, 1001 – 14 Ave SE, R-1 to R-8)
-
- 3814 – TEXT – CD-9 ZONE , Reference ZON-929 (Askew’s Uptown, 2701 – 11 Avenue NE) **AND** adjust page number balance of bylaw and schedules
-
- 3820 – North, South & Map 8, Reference ZON-933 (Waldhuber/Fuson, 81 – 4 St SE, R-1 to R-8)
- 3821 – North, South & Map 8, Reference ZON-936 (MacGregor/MacGregor/Porter, 121 – 2 St SE, R-1 to R-8)
- 3822 – North & Map 13, Reference ZON-935 (Cooper, 7191 – 51 St NE, P-3 to R-1)

CITY OF SALMON ARM
Zoning Bylaw No. 2303
AMENDMENT PACKAGE

Please retain this listing with your Zoning Bylaw

Page 11

Correction to Map 9 – was missing street names

3836 – TEXT – ZON-938 – Section 4.5.2 – add home occupation for Institutional to regulations.
Sections 24.3.10 and 26.3.7 to add home occupation as a permitted use in the P-1
and P-3 Zones

3840 – North, South & Map 6, Reference ZON-941 (Willness Conts., 1161 – 17 St SE, R-1 to R-8)

3805 – North, South & Map 7, Reference ZON-927 (Banighen, 2691 – 10 Avenue SE, R-1 to R-8)

3808 – South & Map 3, Reference ZON-930 (Bell, 1671 Foothill Road SW, A-1 to A-3)

Correction to TABLE A1-2 “Required Offstreet Loading Spaces”

3813 – North & South Indexes, Reference ZON-926 (Wes Bowie, 4850 – 10A Avenue NE, C-4 to C-3)

3950 – North & Map 12, Reference ZON-945 (Mueller, 4551 – 17 St NE, R-9 to R-1)

3732 – North, South & Map 8, Reference ZON-908 (Cote, 821 Harbourfront Dr NE, R-7 to R-8)

3811 – Text – CD-8 ZONE – Reference ZON-928 (Smart!Centres, 2991 – 10 Ave (TCH) SW to CD-8)

3811 – North, South & Map 5, Reference ZON-928 (Smart!Centres, 2991 – 10 Ave (TCH) SW, M-2, C-3 & A-1 to CD-8)

3825 – North Index – Reference ZON-937 (Wonacoti, 2051 – 73 Ave NE, C-5 to R-3)

3856 – Text – CD-11 ZONE – Reference ZON-942 (LST Ventures, 1120 – 10 Ave SW, C-3 to CD-11)

3856 – North, South & Map 5, Reference ZON-942 (LST Ventures, 1120 – 10 Ave SW, C-3 to CD-11)

3875 – North & Map 13, Reference ZON-948 (Club Shuswap Golf & RV, 6021, 6241 & 6381 – 50 St (TCH) NE, A-1 and A-2 to P-1)

3870 – North, South & Map 6, Reference ZON-949 (Trustees of Mt. Ida Congregation of Jehovah’s Witnesses, 691 – 2 Street SE, R-1 to P-3)

3877 – North, South & Map 7, Reference ZON-951 (Trevor Harrison Const. Ltd., 1241 & 1281 – 20 St SE, R-1 to R-8)

Administrative – All Zoning Maps updated to reflect current parcels.

3861 – North Index & Map 10 – Reference ZON-946 (Affinity Developments, 1341 – 30 St NE, Portion R-5 to R-4)

3885 – North, South & Map 5 – Reference ZON-954 (Giuseppe [Joe] Muto, 1561 – 10 Ave SW, R-1 to C-3)

3889 – North, South & Map 7 – Reference ZON-874 (0695662 BC Ltd. [Massier], 2450 – 10 Ave SE, A-2 to R-1 & A-3)

3892 – Text – Add CD-12 Zone – Reference ZON-955 (1056875 Alberta Ltd. [Gibbons Motor Toys], 630 Ross St NE & 651 Marine Park Dr NE)

3892 – North, South & Map 8, Reference ZON-955 (1056875 Alberta Ltd. [Gibbons Motor Toys], 630 Ross St NE & 651 Marine Park Dr NE)

3896 – North, South & Map 6, Reference ZON-958 (Koop Consulting/Willow Court, 100 – 5 Ave SE & 660 Shuswap St SE, R-5 to P-3)

3896 – North, South & Maps 6 & 8, Reference ZON-959 (Neustaeter, 350 & 370 – 10 St SE, R-1 to R-8)

3899 – North, South & Map 7, Reference ZON-961 (Paterson, 1690 – 13 Ave SE, R-7 to R-1)

3862 – North, South & Map 5, Reference ZON-947 (Kaylar Rentals, 1710 – 10 Ave SW, R-1 to C-3)

3792 – North & South Indexes, Reference ZON-923 (VanLindert, 1191 – 60 St SW, A-1 to A-2 & A-3)

3876 – North Index & Map 12, Reference ZON-953 (Walters, 5020 – 11 St NE, R-1 to R-8)

3874 – North Index & Map 10, Reference ZON-950 (Bouma, 1900 – 36 St NE, R-1 to R-8)

3901 – North, South & Map 9, Reference ZON-963 (Corporate Ventures/Podollan, 1460 TCH NE, C-5 to C-6)

Administrative – Update Page 39 – TABLE 1 – ESTABLISHMENT OF ZONES

Administrative – Italics in CD-7 Zone

Index – Page 4 – Update for New CD-14 Zone

3898 – Text – Amend CD-9 ZONE – Reference ZON-960 – Reduce Minimum Parcel Size from 0.8 ha (2.0 ac) to 0.4 ha (1.0 ac)

3905 – Text – Add CD-14 Zone – Reference ZON-964 (Talus Mgmt/MacLaren, 2100 Lakeshore Rd NE, R-4 to CD-14)

**Updated to
December 13, 2011**

SECTION 1

“Reserved for Future Use”

SECTION 2 - DEFINITIONS

2.1 For ease of use, all words appearing in *italics* are defined terms under this Bylaw.

2.2 In this Bylaw,

ABATTOIR means a *building* or *structure* used to accommodate the penning and slaughtering of live animals and the preliminary processing of animal carcasses and may include the packing, treating, storing and selling of the product on the premises.

ACCESS ROUTE means those portions of the common property in a plan or bare land strata plan intended to provide vehicular access to the lots in the bare land strata plan.

ACCESSORY USE means a use other than the *principal use*, which is ancillary, incidental and exclusively devoted to a *principal use* on the same *parcel*. In all residential *zones* *accessory uses* are permitted to a maximum of 10% of the *parcel area*.

#3517 **ACCOMMODATION UNIT** means a *suite* used or intended to be used for the temporary accommodation of the travelling public or for occupancy by the *owner* or occupier and usually containing cooking, eating, living, sleeping and sanitary facilities.

AGRICULTURE means the non-intensive use of lands, *buildings* or *structures* for the propagation of crops or livestock, including field crops, animal husbandry, tree nurseries and any other uses customarily carried on in the field of general agriculture.

#3042 **AIRPORT INDUSTRIAL/COMMERCIAL** means an industrial or commercial use which is directly related to airport activities and includes, but is not limited to, aircraft manufacturing and sales; aircraft maintenance and repairs, aircraft charter, rental and leasing services; aircraft freight services and flight training schools.

ANCILLARY RETAIL SALES means a use subordinate to a permitted *principal use* which is incidental and exclusively related to the *principal use* on the same *parcel*. Ancillary retail sales floor area shall not exceed twenty-five percent [25%] of the *gross floor area* within the same building.

APPLICANT means an *owner* or a person duly authorized by an *owner* to request a rezoning.

APPROVING OFFICER means an *Approving Officer* as defined in the Land Title Act.

#3001 **ASSEMBLY HALL** means a *structure* or part of a *structure* providing for the assembly of persons for charitable, philanthropic, cultural, private recreational or private educational purposes and may include *clubs* and *lodges*.

#3165 **ASSISTED LIVING HOUSING** means housing intended for both independent and semi-independent living in the form of either *congregate housing*, *dwelling units*, *sleeping units*, or any combination thereof, within which is provided for the exclusive use of the occupants, their families and guests, daily common meal preparation using commercial cooking facilities, *dining area* and laundry facilities. *Assisted living housing* may or may not accommodate health services such as nursing care, home support, rehabilitative and transportation services.

AUTHORITY means any *Official* designated by *Council* for the administration of this Bylaw.

SECTION 2 - DEFINITIONS - CONTINUED

BED AND BREAKFAST means an *owner-occupied single family dwelling* containing rooms without cooking facilities intended primarily for the sleeping accommodation of the travelling public, with breakfast meals being prepared and served to guests by means of the common kitchen and dining facilities used by the owner-occupier.

BOARDER means an individual other than a member of the *family* occupying the *dwelling unit* or a part thereof who, for consideration, is furnished sleeping accommodations and may be furnished meals or other services by means of the common kitchen, dining or other facilities used by the occupying family.

#2789 **BOARDING HOME** means a residential occupancy which is the operator's residence, in which the operator supplies, for a fee, lodging and may supply meals, for not more than eight [8] *boarders*, exclusive of the operator and immediate *family*. Lodging is limited to *sleeping units* with no cooking facilities. The operator may not provide meals to persons other than the *boarders*. The *boarders* are intended to be independent persons who do not require care.

BUILDING means any *structure* used or intended for supporting or sheltering any use or occupancy.

BUILDING WIDTH means the width of the *building* or *structure* at the initial time of construction. For *manufactured housing*, initial time of construction shall mean as shipped from the place of manufacture.

#2736 #3522 **CAFE** means an establishment where food is sold to the public for consumption upon the premises either inside or outside the building, with a maximum total *floor area* of 100m² (1,076 ft²). As an *accessory use*, take-out service of food and beverage for off-site consumption may be provided.

#3028 **CAMPGROUND** means an area used for a range of temporary overnight camping experiences, from tenting to serviced trailer and recreational vehicle sites and seasonal cottages on publicly owned land, as well as accessory facilities which support the use, such as administration offices, laundry facilities, but not including the use of *mobile homes* or trailers on a permanent year round basis.

CHURCH means a *building* for public worship or the holding of religious services.

CHURCH MANSE means a place of residence for the clergy of the associated *church*.

SECTION 2 - DEFINITIONS - CONTINUED

CLUB OR LODGE means a *building* used for fraternal, social, recreational, union, professional, business, travel or political activity which is operated for the use of *club* or *lodge* members and their guests only.

COMMERCIAL DAYCARE FACILITY means any type of facility that provides group daycare programs for eight or more children in accordance with the Provincial Child Care Facilities Regulations as amended from time to time.

#3584 **COMMUNITY SHELTER** means a *building* used to temporarily accommodate homeless or displaced persons, which may contain a caretaker *suite*, a *retail store*, *accessory office* floor area, common kitchen and dining facilities, and a community feeding program.

#3067 **CONGREGATE HOUSING** means housing in multiple unit form for semi-independent persons within which is provided living and sleeping facilities, meal preparation, laundry services, room cleaning and may include cooking facilities.

CONVENIENCE STORE means the use of a *building* or a portion thereof with a maximum *floor area* of not greater than 200.0 square metres (2,152.9 square feet) for the sale of foodstuffs and convenience goods and may include the accessory sale of fast foods.

COUNCIL means the duly elected *Council* of the City of Salmon Arm.

#2758 **COUNTRY INN** means a residential occupancy (as defined in the B.C. Building Code) containing a caretaker's residence and a maximum of eight [8] let rooms intended for the overnight lodging of the travelling public, with no more than two sets of cooking facilities, and with meals being prepared and served only to the caretaker and to guests utilizing the overnight lodging.

CULTURAL FACILITY means any *building* designed or utilized primarily for the presentation to the general public of live theatre, dance performances, musical concerts, cinema, lectures, exhibits of various art forms or exhibits of cultural, academic or scientific materials.

DENSITY means the ratio of the number of *dwelling units* to the *parcel* area.

DEVELOPMENT means a change in the use of any land, *building* or *structure* for any purpose and includes the carrying out of any *building*, engineering, construction or other operation in, on, over or under land or water or the construction, addition or alteration of any *building* or *structure*.

DEVELOPMENT PERMIT means a permit issued pursuant to the *Official Community Plan* Bylaw No. 2301.

#3165 **DINING AREA** means a common area allocated exclusively for dining purposes of sufficient size to accommodate all of the residents of an *assisted living housing* complex, which has not less than 1.4 square metres of floor area per unit.

DUPLEX means any *building* divided into two *dwelling units*.

DWELLING UNIT means a *suite* used or intended to be used as a domicile by one or more persons and usually containing cooking, eating, living, sleeping and sanitary facilities.

SECTION 2 - DEFINITIONS - CONTINUED

EDUCATION/TRAINING FACILITY includes classrooms, lecture halls/rooms and dance/art/music studios that are used solely for educational and training purposes.

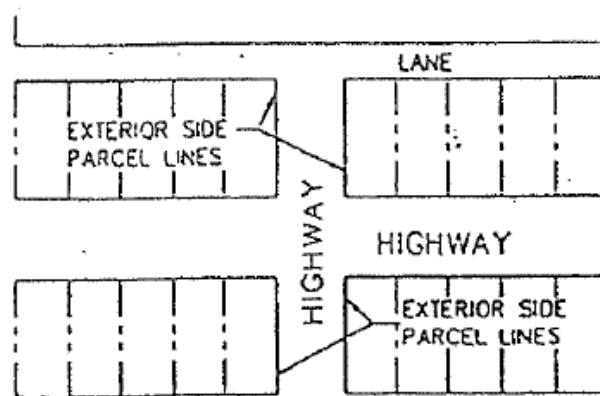
ENTERTAINMENT FACILITY means a facility where fees are charged for the provision of entertainment to the public and includes uses such as theatres and bingo halls.

#3218 **EQUESTRIAN FACILITY** means a facility for horse riding, training and boarding with a maximum of 40 permanent stalls.

#3218 **EQUESTRIAN FACILITY CAMPSITE** means a temporary campsite with a maximum of ten (10) tenting or recreational vehicle sites located on the same *parcel* as a *equestrian facility*. The total developed area of an *equestrian facility campsite*, including open space, landscaped areas and access, shall be no greater than 5% of the gross *parcel* area.

EXTERIOR SIDE PARCEL LINE means a *parcel* line other than a *front* or *rear parcel line* which is common to a *highway* or *access route* excluding lanes and walkways. The figure below illustrates the location of the *exterior side parcel line*.

FIGURE A



FAMILY means:

- .1 an individual, or two or more persons related by blood, marriage, common law, adoption, or foster parenthood; or
- .2 not more than five unrelated persons sharing one *dwelling unit*.

#3082 **FAMILY CHILDCARE FACILITY** means daycare facilities for a maximum of seven (7) children (including child family members) in accordance with the Provincial Child Care Facilities Regulations as amended from time to time and may include a maximum of three (3) employees.

SECTION 2 - DEFINITIONS - CONTINUED

FARM BUILDING means a *building* or part thereof which does not contain a residential occupancy and which is associated with and located on land devoted to the practice of farming, and used essentially for the housing of equipment or livestock, or the production, storage or processing of agricultural and horticultural produce or feeds.

#3545

FENCE means arbour, archway, gate, pagoda, screen, trellis, wall or continuous hedge, generally used as a partial or total enclosure on a *parcel*, but does not include a *retaining wall*.

FINANCIAL INSTITUTION means a bank, trust company, credit union or similar establishment.

FLOODPLAIN means the Designated Floodplain as established by the Ministry of Environment, Lands and Parks and includes any area of land, whether floodproofed or not, which is susceptible to flooding by a *watercourse*.

FLOOR AREA means the space on any *storey* of a *building* within the outside surface of exterior walls and required firewalls, including the space occupied by interior walls and partitions, including exits and vertical service spaces that pierce the *storey*. *Floor areas* that have roofs over them, with or without walls, and unroofed areas located greater than 0.6 metre (2.0 ft.) above surrounding *grade* (including but not limited to: supported sundecks, swimming pools and their appliances, hot tubs, terraces, etc.) are considered for calculating *floor area* and setback requirements.

FLOOR AREA RATIO means the *gross floor area* of a *building* divided by the *parcel area*

as:

$$\frac{\text{Gross Floor Area of Building}}{\text{Parcel Area}} = \text{Floor Area Ratio}$$

FRONT PARCEL LINE means any *parcel* line common to a *parcel* and a *highway* or *access route* excluding lanes and walkways, but in the case of a corner *parcel*, the *front parcel line* shall be the shortest *parcel* line along a *highway* or *access route* excluding lanes and walkways.

FUEL SERVICE STATION means premises used principally for the retail sale of motor fuels.

GRADE means a natural or mechanically developed ground level elevation approved by the *Authority* for the purposes of measurement of a *building* or *structure's height* using the following criteria:

- (a) natural ground level shall be so common and usual, long and continued in its character by visible trees, shrubs, vegetation, and surrounding terrain and the nature of the soil itself to indicate no visible landfill or soils removal in recent years; or

SECTION 2 - DEFINITIONS - CONTINUED

- (b) mechanically developed ground level shall be an altered elevation of soils upon one or more parcels to obtain levelled, terraced, or sloped buildings sites, usually graded to blend with one another as shall be approved by the Approving Officer or Council through due process.

GRAVEL EXTRACTION INDUSTRY means the open area mining, sorting, crushing or processing for sale and off-site use of sand, gravel and rock fragments.

GROSS FLOOR AREA, when determining *floor area ratio* for a *single family dwelling*, means the aggregate of all floors in a *building*, whether at, above, or below established *grade*, measured between the exterior walls of the *building*, but excluding unfinished attic, crawl space or any *floor area* used for unenclosed loading area, or parking of motor vehicles.

#3082

GROUP CHILDCARE means a child care facility for up to a maximum of eight (8) children, ages for which must be grouped from 0-3 years, 3-6 years and 6-12 years. The childcare provider does not have to reside in the home in which the *group childcare* is operated.

HEALTH SERVICES CENTRE means an establishment primarily engaged in furnishing medical, surgical or other services to individuals, including the offices of physicians, dentists and other health practitioners, medical and dental laboratories, out-patient care facilities, blood banks, and oxygen and miscellaneous types of medical supplies and services.

HEIGHT when determining the *height* of *buildings*, except for those *structures* listed in Section 4.4 (Height Exceptions), means the vertically measured distance between the lowest of the average levels of *grade* adjoining each exterior wall of a *building* prior to the start of construction of the *building*, to the roof line of the *building* when roof line means the highest point on any roof top or edge or parapet forming the top line of the (roof) *building* silhouette.

HELIPORT means a facility where an area of land is used for the arrival and departure of helicopters on a regular basis and may or may not include facilities for repair, refuelling and/or overnight storage for same.

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

HOME OCCUPATION means any occupation or profession carried out in a home, where the occupation or profession is accessory to the use of a dwelling for residential purposes. A *home occupation* shall not include a *family* or *commercial daycare facility*, boarders, or a *bed and breakfast* (Also see Section 4.5 General Regulations).

SECTION 2 - DEFINITIONS - CONTINUED

HOTEL means a *building* which contains *sleeping units* and may contain assembly, commerce, entertainment, indoor recreation, or *restaurant* uses and premises licensed for beer and wine sales and on-site consumption of alcoholic beverages.

INTENSIVE AGRICULTURE means the use of land, *buildings* and *structures* by a commercial enterprise or an institution for the confinement of poultry, livestock or fur bearing animals, or the growing of mushrooms.

INTERIOR SIDE PARCEL LINE means a *parcel* line other than a rear or *front parcel line* which is not common to a *highway or access route, excluding lanes and walkways*.

KENNEL means any *building, structure*, compound, group of pens or cages or property in which or where four (4) or more dogs or cats in total are intended to be trained, cared for, bred, boarded, or kept for any commercial purpose. A dog or cat means a member of the canine or feline species which is two (2) or more months in age.

KEY/CARD-LOCK FUEL INSTALLATION means a private facility, not available to the general public, for the dispensing of motor fuel.

#3223
#3249 **LICENSEE RETAIL STORE** means an establishment that specializes in the retail sale of liquor products, and which is licensed in accordance with the Provincial Liquor Control #3630 and Licensing Act Regulations.

LIGHT INDUSTRY means the wholesaling, warehousing, testing, processing, service, repair or maintenance of an article, substance, material, fabric or compound; and includes artisan and manufacturing shops, and industrial retail sales accessory to the *principal use*, excluding all other industrial uses that create a *nuisance*.

MANUFACTURED HOME means a *single family dwelling* manufactured in component parts and constructed to CSA A277 standards with the intention of the parts being transported to a new ultimate *site* and only once fully assembled, attached to a foundation and connected to services is it ready for occupancy.

MARINA means a waterfront *parcel* including the surface of water which may provide for the leasing, rental, moorage, storage and launching of watercraft, for minor repair and service to watercraft and marine engines, for the sale of marine fuel and for the lease, rental or sale of essential marine and sport fishing supplies.

MARINE PUB means a licensed establishment in a marine setting in accordance with the Liquor Control and Licensing Act and Regulations as amended from time to time.

SECTION 2 - DEFINITIONS - CONTINUED

MINI WAREHOUSE means a *building* containing separate, individual self storage units divided from the floor to the ceiling by a wall with an independent entrance, designed to be rented or leased on a short term basis to the general public for private storage of personal goods, materials and equipment.

MOBILE HOME means a factory-built *dwelling unit*, that conforms to Building Code Regulations CSA A277 or CSA Z240, that is suitable for year-round, long term occupancy, designed to be transported from the factory to its ultimate *site* on an integral chassis with integral or detached wheels and arriving at the *site* ready for occupancy apart from incidental operations such as location on a foundation and connection to services, but does not include travel trailers, campers, or other vehicles which are exempt from the provisions of the Mobile Home Act.

MOBILE HOME PARK means any *parcel* of land upon which two (2) or more *mobile homes* are located and occupied or intended to be occupied as *single family dwellings*. *Mobile Home Parks* may include the *owner's* residence and accessory *buildings* and *structures*, but does not include *mobile home* sales, or the display of *mobile homes* for sale.

MOTEL means a *building* or *buildings* which contains *suites* and may include a *restaurant* as an *accessory use*.

MULTIPLE FAMILY DWELLING means any *building* consisting of four or more *dwelling units*.

MUNICIPALITY means the City of Salmon Arm.

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

NEIGHBOURHOOD PUB means a small licensed establishment in a neighbourhood setting in accordance with the Liquor Control and Licensing Act as amended from time to time.

NUISANCE means producing, discharging or emitting: smoke, dust, litter, vibrations, odorous, toxic or noxious matter or vapours; heat; glare; radiation; electrical or television interference; or sufficient noise or congestion to constitute a *nuisance* offensive to the community.

OFFICE means a *building* or part thereof, designed, intended or used for the practice of a profession, the carrying on of a business, the conduct of public administration (i.e. government *offices*), or, where not conducted on the *site* thereof, the administration of an industry, but shall not include a retail commercial use, any industrial use, clinic, *financial institution* or place of amusement or place of assembly.

SECTION 2 - DEFINITIONS - CONTINUED

OFFICIAL means any Officer or employee of the City of Salmon Arm.

#3075

OFFICIAL COMMUNITY PLAN means a community plan that is adopted by the *Council* of the City of Salmon Arm pursuant to Section 882 of the Local Government Act.

OUTDOOR RECREATION means a recreational activity undertaken where extensive facilities are not required, the outdoor setting and landscape is a significant element in the activity, the *density* of recreational users is not a significant element, there is little or no need to modify the natural landscape and includes but is not limited to snowmobiling, horseback riding, hiking, fishing, cross country skiing, canoeing, and kayaking but does not include drag strips, race tracks, or motocross facilities.

#2837

OUTSIDE VENDING means a vendor cart, trailer, van or truck concession outlet not exceeding 2,400 kg Gross Vehicle Weight, for the vending on private property of art, handicrafts and food stuffs such as fruit and vegetables, herbs, hot dogs, ice cream, etc.

OWNER means a person or persons registered in the Land Title Office as the *owner* of land.

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

PARCEL AREA means the net area of a *parcel* (i.e. after *highway*, *park* and/or *watercourse* dedication).

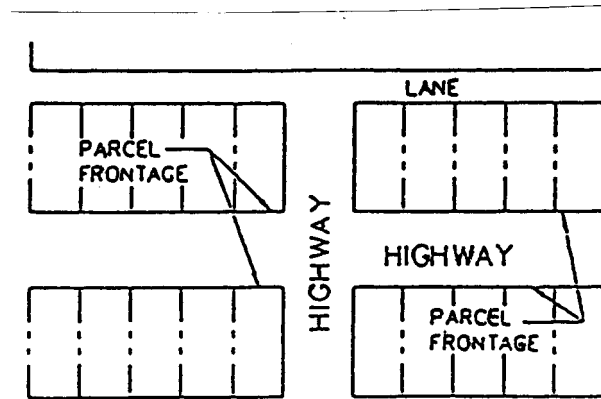
#3475

PARCEL COVERAGE means the greatest horizontal area of all *buildings* and *structures* above grade, calculated as a percentage of parcel area, excluding the area of roof overhangs and swimming pools, sun decks and patios less than 0.6 metre above *grade*.

SECTION 2 - DEFINITIONS - CONTINUED

PARCEL WIDTH means the shorter of two measurements across the lot, one on a line parallel to and 10.0 metres (32.8 feet) to the rear of the *front parcel line*, the other on a line parallel to and 20.0 metres (65.6 feet) to the rear of the *front parcel line*, provided that the *front parcel line* shall not be less than one-half (½) of the minimum *parcel width* requirement.

FIGURE B



PARK means an area open to the public and permanently devoted to recreational uses and generally characterized by its natural, historic or landscaped features, used for both passive and active forms of recreation, community or special events, and may include the limited retail sale of refreshments, candy and fast foods.

PARKING SPACE means a delineated space within a *building* or parking area, for the parking of one vehicle, excluding driveways, aisles, ramps, and columns.

#2596

PARTS ASSEMBLY means value added to materials produced off-site not requiring sanitary sewer or the heavy use of water in their assembly process which produce no dust, emissions (liquid or gas), glare, odour, noise or other nuisances beyond the property line.

PERSONAL SERVICE ESTABLISHMENT means a use catering to personal needs and includes but is not limited to: barber shop, beauty parlour, dry cleaning establishment, laundromat, photographic studio, artist studio, shoe repair shop, tailor shop, dressmaking shop, music studio, florist shop, optical and watch sales and repair shop and food stuffs produced and sold for off-site consumption.

PRINCIPAL BUILDING means the *building* which contains the *principal use* of the *parcel* and shall include attached garages or carports, but does not include an accessory *building*.

PRINCIPAL USE means the main purpose for which land, *buildings* or *structures* are ordinarily used.

SECTION 2 - DEFINITIONS - CONTINUED

#3060 **PRIVATE UTILITY** means a system, work, *building*, plant, equipment or resource owned privately for the provision of water, sewer, drainage, gas, electricity or telecommunications services (excluding transmission towers). A *private utility* does not include a *sanitary landfill* or a *recycling depot*.

PUBLIC USE means land, *buildings* or facilities provided by a government or agency of government for public *park* and recreation, excluding *offices*.

PUBLIC UTILITY means a system, work, *building*, plant, equipment or resources owned by a *Municipality*, Regional District, the Province of British Columbia, the Government of Canada, an Improvement District, Crown Corporation or other government agency for the provision of water, sewer, drainage, gas, electricity, transportation, communication services, fire hall, or public works storage but does not include a *sanitary landfill* or a *recycling depot*.

REAR PARCEL LINE means the boundary of a *parcel* which lies the most opposite to and is not connected to the *front parcel line*.

#2804 **RECREATION FACILITY - INDOOR** means a facility for the provision of recreation, sports and cultural activities conducted primarily indoors such as arcades, arenas, fitness *clubs*, racquet courts, gymnasias, dance studios, swimming pools, bowling alleys, and indoor rifle ranges.

#2804 **RECREATION FACILITY - OUTDOOR** means a facility for the provision of recreation, cultural and sports activities conducted primarily out-of-doors such as a golf course, driving range, field sports, downhill skiing, waterslide, mini-golf, theme park, bumper boats and go-cart tracks, excluding shooting ranges.

#2865 **RECYCLING BEVERAGE CONTAINER RETURN CENTRE** means a premises for the collection, temporary storage, packaging, preparation for shipment and shipment of used beverage containers.

#2735 **RECYCLING COLLECTION SITE** means a site at which the Regional Government Recycling Program provides bins for recyclable products, the scope of which is determined by that government body.

RECYCLING DEPOT means a *building* or *structure* in which used material is separated and processed prior to shipment to others who will use those materials to manufacture new products.

RELATIVE means father, mother, father-in-law, mother-in-law, son, daughter, sister, brother, grandchildren, grandparents and great-grandparents.

SECTION 2 - DEFINITIONS - CONTINUED

- #3517 **RESORT ACCOMMODATION** means a resort-oriented building or buildings containing *accommodation units* for either the temporary accommodation of the travelling public, or for the temporary occupancy by an owner or occupier.
- #2782 **RESTAURANT** means an eating establishment where food and beverages are sold to the public.
- #2966 **REST HOME** means a *boarding home* or other institution licensed by the Province of British Columbia, where food or lodging, together with care or attention are furnished, with or without charge, for two or more persons who, on account of age, infirmity, physical or mental defect, or other disability, require attention or care, excepting a home maintained by a person to whom the occupants are related by blood or marriage.
- #2788 **RETAIL STORE** means a *building* where goods, wares, merchandise, substances, articles or things are offered or kept for sale, including storage of limited quantities of such goods, wares, merchandise, substances, articles or things, sufficient only to service such store and includes but is not limited to: appliance stores, furniture stores, hardware stores, pet shops, video stores and second hand stores.
- #3545 **RETAINING WALL** means a *structure* constructed for the purpose of retaining, stabilizing or supporting an earthen bank as a result of differences in lot *grades*.
- #2789 **ROOMING HOUSE** means a *building* of residential occupancy (as defined by the B.C. Building Code) in which the operator supplies, for a fee, lodging and may supply meals, for up to 12 *boarders*. Lodging is limited to *sleeping units* with no cooking facilities. The operator may not provide meals to persons other than the *boarders*. The *boarders* are intended to be independent persons who do not require care. A *dwelling unit* for the operator is permitted as an *accessory use* within the *rooming house building*. The property owner or operator must reside on-site.
- SANITARY LANDFILL** means the deposit resulting from the disposal of solid waste by spreading it in layers and covering it with soil to control vectors, odours and wind blown litter and may include a *recycling depot*.
- #2683 **SECONDARY SUITE** means a *dwelling unit* conforming to the Building Regulations of
#3761 British Columbia which is accessory to the principal *dwelling unit* and must meet the following criteria:
- a) cannot exceed a maximum floor space of 90 square metres (968.8 square feet);
 - b) cannot exceed a maximum of 40% of habitable floor space of the building;
 - c) must have a separate entrance;
 - d) must be an integral part of the building and have at least one heated wall or floor in common with the principal dwelling unit;
 - e) must be located within a building of residential occupancy containing only one other principal dwelling unit; and
 - f) must be located in and part of a building which is a single real estate entity.

SECTION 2 - DEFINITIONS - CONTINUED

SETBACK means the required minimum distance between a *building, floor area*, or use and each of the respective property lines.

#3275 **SHELTER** means a dwelling managed and maintained by a non-profit society for the provision of temporary care and counselling of ten (10) or less persons leaving abusive relationships.

#2782 **SHOPPING CENTRE** means a unified group of *retail stores, personal service establishments, health services centres, restaurants, hotels and offices*, on a *site* planned, developed and managed as a single operating unit, with shared on-site parking.

SIDE PARCEL LINE means a *parcel* line other than a rear or *front parcel line*.

SINGLE FAMILY DWELLING means any *building* consisting of one *dwelling unit* with a minimum 5.5 metres (18.0 feet) in width measured over 80% of its length.

SITE means a portion of a *parcel* which may be designated as a separate *zone*.

#2974 **SLEEPING UNIT** means a *suite* used or intended to be used as a residence, which is normally accessed only from a common corridor and will contain sleeping, living and washroom facilities, but does not contain an area or facilities for the preparation or serving of food and is located within a building or complex containing a common kitchen/dining facility.

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

STRATA LOT means any lot created in accordance with the Condominium Act as amended from time to time excluding Bare Land *Strata Lots*.

#3545 **STRUCTURE** means any construction fixed to, supported by or sunk into land or water, including swimming pools, satellite dishes, parkades, *retaining walls*, etc., but does not include concrete, asphalt, brick or tile surfaced areas.

SUITE means a single room or series of rooms of complementary use, operated under a single tenancy, and includes *dwelling units*, individual guest rooms in *motels, hotels*, boarding houses, rooming houses and dormitories as well as individual stores and individual or complementary rooms for business and *personal services* occupancies. Tenancy in the context of the term *suite* applies to both rental and ownership tenure.

SECTION 2 - DEFINITIONS - CONTINUED

TOURIST RETAIL SHOP means the use of a *building* or a portion thereof with a *floor area* of not greater than 200.0 square metres (2152.9 sq.ft.) where goods, wares, merchandise, substances, articles or things are offered or kept for sale, including storage of limited quantities of such goods, wares, merchandise, substances, articles or things sufficient only to service such store and includes catering exclusively to the day to day needs of the tourist or travelling public including but not limited to prepackaged fast foods, memorabilia, t-shirts, gifts, boutiques, etc. but does not include a *retail store*.

TRANSPORTATION USE means the operation of bus, taxi, limousine service, courier service, truck, railway terminals, including freight handling and passenger service.

TRIPLEX means any building divided into three *dwelling units*.

#2736 ***UPPER FLOOR DWELLING UNIT*** means a *dwelling unit* that is located above the ground floor of industrial, commercial, retail or office uses and contains a separate entrance.

#2837 ***VENDOR CART*** means, and includes, any device designed to be moved by human power which may be used on a sidewalk or any portion thereof for the purpose of selling or offering for sale any commodity to the public.

VIDEO STORE means a business which rents or sells video programs and movies, video cassette players or recorders and related accessories.

WAREHOUSE means a *building* used primarily for the storage of goods.

WATERCOURSE may include one or all of the following:

- (a) a natural flowing stream or a standing body of water which forms a wetland, marsh, pond or an area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as hydrophytic vegetation;
- (b) a natural depression in the land 0.5 metres or more in depth usually containing water;
- (c) a *watercourse* may also include, but is not limited to: spring, lake, dam, pond, basin, pool, river, lagoon, reservoir, brook, stream, creek, waterfall, swamp or gulch.

#3167 ***WORK / LIVE STUDIO*** means a dwelling unit or a suite that contains commercial floor area, of which a minimum of 35% of the floor area shall be dedicated exclusively for commercial use, and which may be located on either the ground floor or upper floors of a building. The commercial uses permitted within the commercial floor area of a work / live studio are strictly limited to those permitted uses listed in the zone in which the work / live studio is permitted.

YARD, FRONT means an open space which extends across the full width of the *parcel* and measured, as to depth, at the least horizontal distance between the *front parcel line* and the furthest projection of the main *building*.

SECTION 2 - DEFINITIONS - CONTINUED

YARD, REAR means an open space which extends across the full width of the *parcel* and measured, as to depth, at the least horizontal distance between the *rear parcel line* and the furthest projection of the main *building*.

YARD, SIDE means an open space which extends from the *front yard* to the *rear yard* and measured, as to depth, at the least horizontal distance between the *side parcel line* and the furthest projection of the main *building*.

ZONE means a category of land uses established and applied to designated *parcels* or *sites* by this Bylaw.

SECTION 3 - ADMINISTRATION

Application

- 3.1 This Bylaw applies to all of the land, surface of water, *buildings*, *structures* and air space within the *Municipality*.

Conformity

- 3.2 Land, air space or the surface of the water shall not be used and *buildings* and *structures* shall not be developed, altered, located or used except as specifically permitted in this Bylaw.

Severability

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

Inspection

- 3.4 Any *Official* of the *Municipality* duly appointed by *Council*, is hereby authorized to enter between 08:00 and 18:00 hours, on any day, on any property subject to the regulations of this Bylaw to ascertain whether the provisions of this Bylaw are being observed.

Violation

- 3.5 Every person who:
- .1 violates any of the provisions of this Bylaw;
 - .2 causes or permits any act or thing to be done in contravention or violation of any of the provisions of this Bylaw;
 - .3 carries out, causes or permits to be carried out any *development* in a manner prohibited by or contrary to any of the provisions of this Bylaw;
 - .4 fails to comply with an order, direction or notice given under this Bylaw, or
 - .5 prevents, obstructs or attempts to prevent or obstruct the authorized entry of an Officer on property under Section 3.4;

shall be deemed to be guilty on summary conviction of an offence.

SECTION 3 - ADMINISTRATION - CONTINUED

Offence

- 3.6 Every day's continuance of an offence under Section 3.5 constitutes a new and distinct offence.

Penalty

- #3075 3.7 Every person who commits an offence under this Bylaw is liable on summary conviction to a fine not exceeding Two Thousand (\$2,000) Dollars plus costs of prosecution and the offence may be ticketable under City of Salmon Arm Ticket Information Utilization Bylaw No. 2670, as amended.

Public Hearing

- #2740
#3075 3.8 Pursuant to the Local Government Act and the policies of *Council*, an amendment to this bylaw shall require a Public Hearing. Notice of Public Hearing on a proposed amendment to this bylaw shall be mailed to owners of all real properties within a radius of 30 metres (98.43 feet) of such property being rezoned, except that regulatory changes only or changes to an entire zoning classification shall be subject only to the advertising requirements of the Local Government Act (Section 892.1), and affected owners shall be deemed to have received good and sufficient notice by such advertising.

Bylaw Amendments

- #2740
#3075 3.9 In addition to the provisions of the Local Government Act, the following provisions shall apply to any application for amendment to this Zoning Bylaw:
- .1 All applications shall be made on the prescribed Zoning Bylaw Amendment Application Form currently in use by the Municipality.
 - .2 Every application to alter the Zoning Bylaw shall be accompanied by the following:
 - completed application form containing a statement of the purpose of the proposed zoning boundary or regulation amendment.
 - application fee as set out in the current "Fee for Services Bylaw".
 - current "State of Title Certificate" for all properties under application.
 - if applicable, two (2) full size copies and one (1) 8-1/2" by 11" copy of preliminary scaled plan showing dimensions and area of the property, size and location of existing and proposed buildings, elevation drawings, details of access, egress, parking and loading areas, and open space. When essential to clarity, topographical or geotechnical information may also be requested.

SECTION 3 - ADMINISTRATION - CONTINUED

#2740

- .3 No reapplication for an amendment to this Bylaw shall again be considered by Council within a six (6) month period from the date of refusal unless reconsideration is authorized by at least two-thirds (2/3) of all Council Members.

Purpose

- 3.10 The principal purpose of this Bylaw is to guide the natural growth of the *Municipality* in a systematic and orderly way for the ultimate benefit of the community as a whole, and to ensure that the *development* and use of land and the location and use of *buildings* erected thereon is planned with due regard for:

- .1 the promotion of health, safety, convention, and welfare of the public;
- .2 the control of the *density* of land, and the preservation of the amenities peculiar to any *zone*;
- .3 the securing of adequate light, air, and access;
- .4 the value of the land and the nature of its present and prospective use and occupancy;
- .5 the character of each *zone*, the character of the *buildings* already erected, and the peculiar suitability of the *zone* for particular uses;
- .6 the consideration of property values;
- .7 the fulfilment of community goals in accordance with the *Municipality's Official Community Plan*;
- .8 the betterment of the environment;
- .9 the *development* of areas to encourage greater efficiency of land use coupled with quality;
- .10 the impact of *development* on present and future public costs;
- .11 the provision of necessary public space;

and every section of this Bylaw shall be so interpreted.

SECTION 4 - GENERAL REGULATIONS

Application

- 4.1 Except as otherwise specified in this Bylaw, Sections 4.2 to 4.14 inclusive apply to all *zones* established under this Bylaw.

Notwithstanding any other provision of this Bylaw, and in keeping with the goals and objectives of City of Salmon Arm Official Community Plan Bylaw No. 2301, rezoning, subdivision and/or Agricultural Land Commission applications may not be approved by the City for any *parcels* located within the "Rural Area" as designated on Schedule "D" attached hereto and forming part of this Bylaw, except as otherwise provided in the *Official Community Plan*.

Accessory Buildings and Structures

- 4.2 No accessory *building* or *structure* shall be used as a dwelling.

#3545

Setback Exceptions

- 4.3 No *building* or *structure* other than the following shall be located in the *setbacks* required by this Bylaw:

- .1 signs;
- .2 steps;
- .3 uncovered patios or terraces not greater than 0.6 metre (2.0 ft) above surrounding *grade*;
- .4 arbours, trellises, fish ponds, ornaments, flag poles, or similar landscaping;
- .5 *duplexes* where there is a common wall that coincides with an *interior side parcel line* of the strata *parcel* shown on a registered plan pursuant to the Strata Property Act;
- .6 *fences*;
- .7 *retaining walls*;
- .8 temporary *buildings* such as *offices*, lunch rooms, first aid stations or storage *buildings* on active construction sites in conjunction with a valid building permit;
- .9 display yard or unenclosed *parking space*;
- .10 projection of sills, belt courses, cornices and roof eaves to a maximum depth of 0.6 metres (1.9 ft); for each suite, the total combined area of chimney, fireplaces, bay windows, china cabinets or bathroom kickouts and cantilevered balconies is not to exceed 1.6 square metres (17 square feet) in area to a maximum depth of 0.6 metres (1.9 ft) in each required yard. No projection is permitted closer than 0.6 metres (1.9 ft) to a parcel line in a residential area.

#2851

SECTION 4 - GENERAL REGULATIONS - CONTINUED

Height Exceptions

- #3080 4.4 .1 Any of the following *structures* may exceed the height limitations specified for each *zone* of this Bylaw, except residential *zones* where the maximum *height* of the following *structures* must not exceed 11.0 metres (36.0 feet):
- .1 Antenna or mast for the transmission or reception of radio and television signals;
 - .2 chimney;
 - .3 *church* spires, belfries;
 - .4 fire and hose tower;
 - .5 flag pole;
 - .6 mast or aerial;
 - .7 mechanical penthouse or elevator shaft not exceeding 2.0 metres (6.56 ft.) in height above the roof line and not greater than 10.0 square metres (107.6 sq.ft.) in *floor area*;
 - .8 silo;
 - .9 transmission tower;
 - .10 water tower.
- .2 Notwithstanding any of the above restrictions, an antenna or mast for transmission or reception of radio signals by amateur operators licensed by Industry Canada may exceed the *height* restriction in residential zones to a maximum *height* of 13 metres (42.65 feet).
- .3 In accordance with an approved Development Variance Permit or in compliance with the conditions set out in the form attached hereto as Schedule "I" - AMATEUR RADIO ANTENNA STRUCTURES and forming part of this bylaw, the maximum *height* of an antenna or mast for transmission or reception of radio signals by amateur operators licensed by Industry Canada may be increased to 21 metres (68.89 feet).

Home Occupations

- 4.5 *Home occupations* shall comply with the following regulations:
- #3087 .1 The maximum number of *home occupations* per parcel shall be two (2), provided only one (1) requires public to attend the home.
- #3836 .2 Where a *home occupation* is to be located on a *parcel zoned* Residential or Institutional, the *home occupation*:
- shall be wholly contained within a *dwelling unit*; and
 - shall occupy up to 45.0 square meters (484.4 square feet) of combined *floor area*; and
 - shall not involve any outside storage; and
 - shall not create a parking problem or other *nuisance*.
- #3087

SECTION 4 - GENERAL REGULATIONS - CONTINUED

- #3218 .3 Where a *home occupation* is to be located on a *parcel* zoned R-1 - Single Family Residential or R-7 - Large Lot Single Family Residential, in which the *parcel* area is greater than or equal to 0.4 hectares (0.98 acres), the *home occupation*:
- shall be wholly contained within a *dwelling unit* and/or an accessory *building*;
 - shall occupy a combined total floor area of no greater than 100.0 square metres (1,076 square feet);
 - shall not involve any outside storage; and
 - shall not create a parking problem or other *nuisance*.
- #2782 .4 Where a *home occupation* is to be located within an *upper floor dwelling unit*, or a unit zoned R-4 Medium Density Residential or R-5 High Density Residential, the *home occupation*:
- #3087
- shall be wholly contained within a *dwelling unit*; and
 - shall occupy not more than 20% combined total of the area of the dwelling unit; and
 - shall not involve any outside storage; and
 - shall not create a parking problem or other *nuisance*; and
 - shall require the written approval of the property owner or strata council.
- #3580 .5 Where a *home occupation* is to be located on a parcel not zoned Residential, in which the parcel area is less than 0.4 hectares (0.98 acres), the *home occupation*:
- shall be wholly contained within a *dwelling unit* and/or an accessory *building*;
 - shall occupy a combined total floor area of no greater than 100.0 square metres (1,076 square feet);
 - shall not involve any outside storage; and
 - shall not create a parking problem or other *nuisance*.
- #3426 .6 Where a *home occupation* is to be located on a *parcel* not zoned Residential, in which the parcel area is greater than or equal to 0.4 hectares (0.98 acres), the *home occupation*:
- shall be contained within a *dwelling unit* or accessory *building*;
 - shall occupy up to a combined total floor area of no greater than 100.0 square metres (1,076 square feet);
 - shall permit a limited amount of outside storage to a maximum of 200.0 square metres (2,152.9 square feet);
 - shall not create a *nuisance*;
 - any storage area shall be completely screened from adjoining properties or *highways*.
- #3218 .7 The maximum number of students or clients at one time or session for private educational or training services shall not exceed three (3).

SECTION 4 - GENERAL REGULATIONS - CONTINUED

- #3087 .8 One person per *home occupation* other than *family* members residing in the dwelling or on the *parcel* containing the *home occupation* may be engaged in such occupation;
- .9 No food or commodities shall be offered for retail sale or wholesale other than those produced on the premises;
- .10 The *home occupation* shall not use or store material or products that produce inflammable or explosive vapours or gases under ordinary temperatures;
- .11 No *home occupation* shall include a use that generates noise, vibration, smoke, dust, toxic or noxious matter, odour, electrical interference beyond the parcel lines of the *parcel* containing the *home occupation*;
- *3028
#3087 .12 A maximum of one sign per *home occupation* advertising a *home occupation* may be permitted in accordance with Sign Bylaw No. 2880.

Outside Vending

- #2837 4.6 Outside Vending shall comply with the following regulations:
- .1 A maximum of 15 m² (161.5 ft²) is permitted for patron seating or the display of goods or wares, outside of the vendor cart or vehicle.
- .2 Outside Vending is only permitted on private property where there is an existing licensed business. An Outside Vending business must obtain a separate City of Salmon Arm Business Licence.
- .3 The location of an Outside Vending use shall not interfere with pedestrian or traffic circulations.
- .4 The Outside Vending business patrons must have access to the existing licensed business' public washroom facilities.
- .5 Approval is required of the business / property owner who has granted permission for the Outside Vending business to be located.

Parcel Area

- 4.7 Subject to the Land Title Act, a *parcel* shall not be created in any *zone* by any means unless it has an area greater than or equal to the minimum *parcel* area stated for the *zone* in which the *parcel* is located, except public *parks* and *private* and *public utilities* which are not subject to any minimum *parcel area* requirements of this Bylaw.
- 4.8 *Parcels* existing on the effective date of this Bylaw which do not conform with the *parcel* area requirements of this Bylaw may be used for any of the permitted uses outlined in the *zone* applied to the *parcel* provided that all other requirements applicable within that *zone* can be met and provided that no other regulations are contravened.

SECTION 4 - GENERAL REGULATIONS - CONTINUED

Special Building Setbacks

4.9 .1 Notwithstanding any other provisions of this Bylaw, no *principal* or accessory *buildings* or *structures* permitted within a *zone* shall be sited closer to the centre line of any designated Arterial or Collector Street as identified in the *Official Community Plan* as listed below:

#3640 .1 Arterial Street
R-4 or R-5..... 17.5 metres (57.4 feet)
C-2..... 12.5 metres (41.0 feet)
P-2..... 22.5 metres (73.8 feet)
all other *zones*..... 18.5 metres (60.7 feet)

#3640 .2 Collector Street
R-4 or R-5..... 15 metres (49.2 feet)
C-2..... 10 metres (32.8 feet)
P-2..... 20 metres (65.6 feet)
all other *zones*..... 16 metres (52.5 feet)

except within 105.0 metres (344.5 feet) of the intersection of an Arterial with another Arterial or Provincial Highway in which case up to an additional 2.5 metres (8.2 feet) *setback* may be required (see Figure C-1 above).

.2 Notwithstanding any other provisions of this Bylaw, no *principal* or accessory *buildings* or *structures* permitted within a *zone* shall be sited closer than:

Trans-Canada Highway No. 1

#2739 .1 37.0 metres (121.3 feet) to the centre line of Trans-Canada Highway No.1 between 10 Street S.W. and the northwesterly boundary of the City and between 35th Street N.E. and the northeasterly boundary of the City;

#2739 .2 22.0 metres (72.1 feet) to the centre line of Trans Canada Highway No.1 between 10 Street S.W. and Shuswap Street.

Highway 97B

#2642 .3 37.0 metres (121.3 feet) to the centre line of Highway No. 97B between its intersection with Trans Canada Highway No.1 and the southeasterly boundary of the City; and

#2642 Lesser setback from the centre line of the Trans Canada Highway No.1 and Highway 97B may be approved by the City where relief has been obtained from the Regional Approving Officer, Ministry of Transportation and Highways.

SECTION 4 - GENERAL REGULATIONS - CONTINUED

Siting of Buildings and Structures

- 4.10 In all *zones*, *buildings* and *structures* shall be sited so as to facilitate the provision of future road right-of-way requirements as specified in the *Official Community Plan*.

Visual Clearance at Intersections

- 4.11 In any *zone*, except C-2, Town Centre Commercial Zone, no *fence*, sign, wall or *structure* shall be erected to a height greater than 1.0 metre and no hedge, bush, shrub, tree or other growth shall be maintained or allowed to grow so as to obstruct vision clearance in the area bounded by:

The intersecting *parcel* lines at a *highway* corner and a line joining points along said *parcel* lines 3.0 metres (9.8 feet) from their point of intersection and as illustrated in Figure C.

FIGURE C

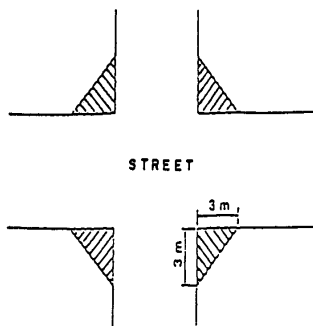
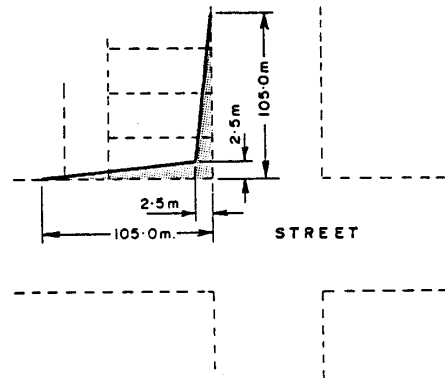


FIGURE C-1



#3545

Fences and Retaining Walls

- 4.12 Except for *fence(s)* and *retaining wall(s)* qualified as screening or landscaping pursuant to a *Development Permit* and subject to subsection 4.11 (visual clearance at intersections), the maximum permitted height of *fence(s)*, *retaining wall(s)* measured from upper finished *grade* to lower finished *grade*, or the combined height of a *fence* in conjunction with a *retaining wall* measured from original *grade* shall be:

- .1 In all Residential Zones
 - (a) 2.0 metres (6.5 ft.) in all *rear* and interior *side yards* and to within 6.0 metres (19.7 ft.) of a *front parcel line* or *exterior parcel line*;
 - (b) 1.2 metres (3.9 ft.) in all *front* and exterior *side yards*.
 - (c) 1.2 metres (3.9 ft.) for *retaining walls* located in required yards.

SECTION 4 - GENERAL REGULATIONS - CONTINUED

- .2 In all Airport and Industrial Zones
 - (a) 1.2 metres (3.9 ft.) for *front* and exterior *side yards* except open mesh or chain link fencing which is permitted to a maximum height of 3.0 metres (9.8 ft.);
 - (b) 3.0 metres (9.8 ft.) for *rear* and interior *side yards*.
- .3 In all Commercial, Park and Recreation and Institutional Zones
 - (a) 1.2 metres (3.9 ft.) for *front* and exterior *side yards* except open mesh or chain link fencing which is permitted to a maximum height of 2.0 metres (6.5 ft.);
 - (b) 2.0 metres (6.5 ft.) for *rear* and interior *side yards*.
- .4 In all Other Zones
 - (a) 2.0 metres (6.5 ft.) for all *rear* and interior *side yards*;
 - (b) 1.2 metres (3.9 ft.) for all *front* and exterior *side yards*.
- .5 In all Zones:
 - (a) 2.4 metres (7.8 ft.) for fencing not located in required yards.

SECTION 4 - GENERAL REGULATIONS - CONTINUED

Special Provisions for Placement of Temporary Buildings

4.13 Temporary *buildings* and permits for their placement/erection shall fall into three categories:

- #3545
- .1 Type "A" Permits are for the placement or construction of a temporary *building* for seasonal greenhouse or storage use. A temporary *building* shall be removed upon expiry of the Type "A" permit. Type "A" temporary *buildings* shall not exceed 90.0 square metres (968.7 square feet).
 - .1 An application for a Type "A" Permit shall be submitted to the Building Department including the required application fee as specified in City of Salmon Arm Fee for Services Bylaw; siting and construction plans, and completed Agreement Letter substantially in the form attached hereto as Schedule "F" and forming part of this bylaw.
 - .2 A deposit of five hundred dollars (\$500.00) in the form of a cash deposit or irrevocable letter of credit shall be deposited with the *Municipality* for Type "A" Permits. Such deposit will be refunded subject to the removal of the temporary *building* prior to the permit expiry date or the expiry date of any approved extension. Failure to remove the temporary *building* by the permit expiry date shall result in forfeiture of the \$500.00 deposit;
 - .3 Type "A" Permits may be issued by the Building Inspector; and
 - .4 Type "A" Permits shall be for a maximum time period of six (6) months, however, one six (6) month extension may be granted on receipt of a written request prior to the permit expiry date.
- #3293
- .2 Type "B" Permits are for the placement or construction of a temporary *building* to meet an immediate need for a permitted use; or, to act as a second dwelling agreement, permitting the owner to live in the original residence while a new residence is being constructed. Only one temporary *building* per legal *parcel* shall be permitted. With the exception of an existing residence, Type "B" buildings shall not exceed 140 square metres (1,507 square feet).
 - .1 An application for a Type "B" Permit shall be submitted to the Building Department including the required application fee as specified in the City of Salmon Arm Fee for Services Bylaw, siting and construction plans and completed Agreement Letter substantially in the form attached hereto as Schedule "G-1" or "G-2" and forming part of this bylaw;

SECTION 4 - GENERAL REGULATIONS - CONTINUED

- .2 A deposit of Five Thousand Dollars (\$5,000.00) in the form of a cash deposit or irrevocable letter of credit shall be deposited with the *Municipality* for Type “B” Permits. Such deposit will be refunded subject to the removal of the temporary *building* prior to the permit expiry date or the expiry date of any approved extension. Failure to remove the temporary *building* or convert the first residence to a permitted use building to the satisfaction of the Building Inspector by the expiry date shall result in forfeiture of the \$5,000.00 deposit and may also result in implementation of the Municipal Ticket Information Utilization Bylaw until compliance has been achieved;
- .3 Type “B” Permits may be issued by the Building Inspector; and
- .4 Type “B” Permits shall be for a maximum time period of one (1) year, however, a one (1) year extension may be granted on receipt of a written request prior to the permit expiry date.

#3544

3. Type “C” Permits are for the placement of a second dwelling within the A-1, A-2, A-3, CD-3 or M-6 Zones on parcels of 0.4 hectares [1 acre] or more and limited to a mobile home provided the following criteria are met:

- .1 The second dwelling shall be occupied by a relative who either receives care and maintenance from or administers care and maintenance to the occupants of the principal dwelling;
 - (a) The second dwelling shall be removed forthwith from the parcel when the circumstances in Clause .1 no longer exist.
 - (b) If the second dwelling is not removed from the parcel as specified in Clause .1(a) and in the Housing Agreement under Clause .5, Council may direct the owner of the parcel on which the second dwelling is located to remove it and Part 8 of the Community Charter will apply if the owner fails to remove it as directed.

#3075

- .2 A physician has certified that such care and maintenance is necessary;
- .3 Upon adoption of a “Special Needs Housing Agreement Bylaw”, application for a Building Permit is to be made to ensure Building Code Regulation compliance for the following:
 - (a) The second dwelling shall be sited in accordance with the minimum setbacks prescribed in each zone and shall be sited not less than 5.0 metres [16.4 ft.] from the principal dwelling or any accessory building and must meeting Building Code Regulations for spatial separation between buildings.

SECTION 4 - GENERAL REGULATIONS - CONTINUED

(b) The second dwelling shall not be anchored to a permanent foundation [provisions for temporary anchorage such as ground anchors, etc. will be acceptable].

#3075 .4 The owner of the *parcel* shall enter into a housing agreement pursuant to Section 905 of the Local Government Act and that agreement shall, amongst other things, specify that the second dwelling shall be removed upon termination of the conditions specified in Section 4.13.3.1. and shall be substantially in the form attached hereto as Schedule “E” and forming part of this bylaw;

#2535 .5 An application for a Type “C” Permit shall be submitted to the Planning Department including siting plans.

Posting of Notice

#2820
#3283
#3737 4.14 .1 *Applicants*, except those applying for the R-8 (Single Family/Secondary Suite Residential Zone) where the current zoning is R-1 (Single Family Residential) and the parcel area of the subject property is less than 0.4 ha (0.99 acre), are advised they shall post a rezoning sign on the subject property within at least ten (10) days prior to the date of the scheduled Public Hearing. The sign shall remain in place until the bylaw is either granted third (3rd) reading or refused by *Council*. The sign shall be removed within seven (7) days following third (3rd) reading or refusal of the bylaw by *Council*.

.2 To be consistent, the *applicant* is required to submit a written statement on the intent and purpose of the rezoning as it will appear on the rezoning sign(s). The statement must accompany the rezoning application.

An example is:

From R-1 (Single Family Residential) to R-5 (High Density Residential) to permit construction of a 30 unit apartment building.

Planning Staff will advise whether the statement is suitable for the rezoning sign(s).

#3283 .3 The sign must be located on street frontage of the subject property.

.4 The sign(s) should be placed approximately 3 metres inside the property line so they do not interfere with pedestrian or vehicular traffic or obstruct visibility from streets, lanes, walkways or driveways.

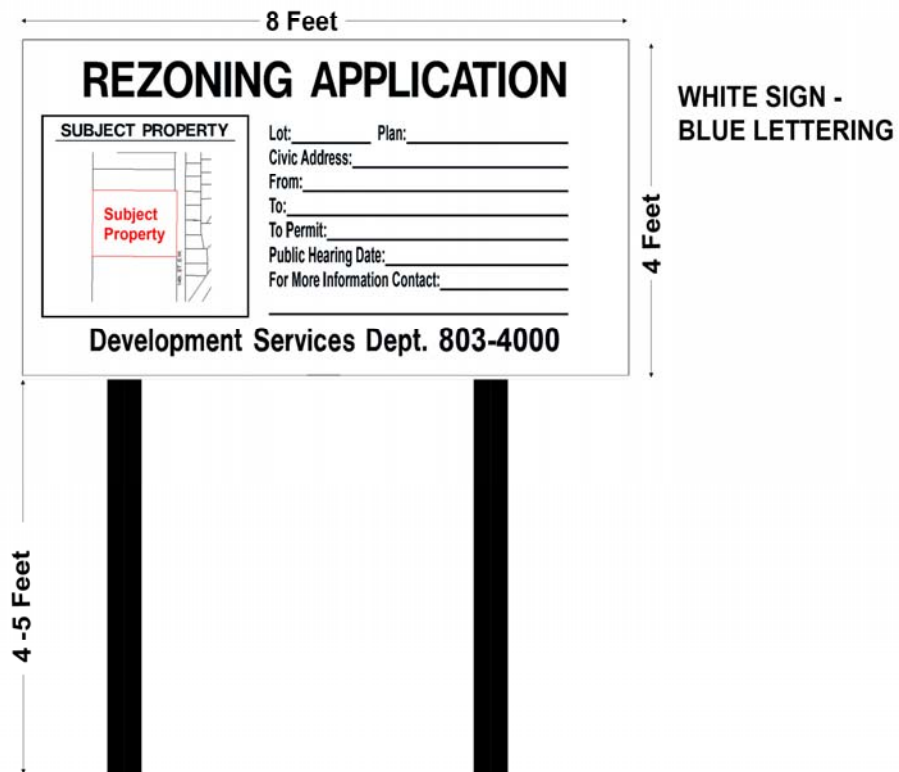
.5 The sign(s) shall be installed and maintained by the *applicant*. The sign(s) must be informative to the public and shall be kept in a sound workmanlike manner, capable of withstanding wind and weather.

.6 Once the rezoning sign is erected, the *applicant* must call the Development Services Department at 803-4000 so that staff may inspect same.

SECTION 4 - GENERAL REGULATIONS - CONTINUED

.7 Sign format and installation details are as follows:

FIGURE D



SECTION 4 - GENERAL REGULATIONS - CONTINUED

Swimming Pools

- 4.15 In all *zones*, the minimum *setback* of a swimming pool from the:
- | | | | |
|----|---|------------|-------------|
| .1 | <i>Front parcel line</i> shall be | 6.0 metres | (19.7 feet) |
| .2 | <i>Rear parcel line</i> shall be | 1.0 metre | (3.3 feet) |
| .3 | <i>Interior side parcel line</i> shall be | 1.0 metre | (3.3 feet) |
| .4 | <i>Exterior side parcel line</i> shall be | 6.0 metres | (19.7 feet) |

Section 946 Subdivisions

- #3075 4.16 The minimum size for a parcel that may be subdivided under Section 946 of the Local Government Act, “Subdivision to Provide for a Residence for a Relative”, is 8.0 hectares (19.76 acres).

Recycling Beverage Container Return Centre

- #2865 4.17 A Recycling Beverage Container Return Centre shall comply with the following regulations:
- .1 All activities must be conducted inside a building.
 - .2 All customer service and retail operations must be conducted at the front of the premises.
 - .3 Any preparation for shipment activities, including glass breaking, must be conducted in a completely enclosed area, not visible from the street or adjacent parking area and not adjacent to any window or area visible from a window.
 - .4 No storage of materials or equipment shall occur outside the premises.
 - .5 No collection of materials other than use, deposit-bearing beverage containers is permitted.

Road Dedication

- #2900 4.18 Where land dedicated from a *parcel* for the purpose of lane or *highway* widening:
- .1 Results in a remaining *parcel* having less than the minimum *parcel area* specified for the applicable *zone* that *parcel* shall not, by reason thereof, be deemed to be non-conforming.
 - .2 Renders the setbacks of existing buildings or structures non-conforming to the requirements of the applicable *zone*, the setbacks shall be deemed to be conforming to the requirements of that *zone*.

SECTION 5 - ESTABLISHMENT OF ZONES

Establishment of Zones

- 5.1 The *Municipality* is divided into *zones* identified in Column I and briefly described in Column II of Table 1. The correct name of each *zone* created by this Bylaw is set out in Column I, while the elaboration found in Column II is for convenience only.

TABLE 1 - ESTABLISHMENT OF ZONES

COLUMN I	COLUMN II
<u>Zones</u>	<u>Title Elaboration</u>
R-1	Single Family Residential Zone
R-2	Single-Family/Duplex Residential Zone
R-3	Waterfront Residential Zone
R-4	Medium Density Residential Zone
R-5	High Density Residential Zone
R-6	Mobile Home Park Zone
R-7	Large Lot Single-Family Residential Zone
R-8	Single-Family/Secondary Suite Residential Zone
R-9	Estate Residential Zone
C-1	Local Commercial Zone
C-2	Town Centre Commercial Zone
C-3	Service Commercial Zone
C-4	Fuel Service Station Commercial Zone
C-5	Tourist Commercial Zone
C-6	Tourist/Recreation Commercial Zone
C-7	Shopping Centre Commercial Zone
C-8	Farm Produce Commercial Zone
#2758 C-9	Country Inn Commercial
P-1	Park and Recreation Zone
P-2	Airport Zone
P-3	Institutional Zone
M-1	General Industrial Zone
M-2	Light Industrial Zone
M-3	Gravel Extraction Zone
M-4	Abattoir Zone
M-5	Auto Wrecking/Salvage Yard Zone
#3404 M-6	Industrial Holding Zone
A-1	Agriculture Zone
A-2	Rural Holding Zone
A-3	Small Holding Zone
EP-1	Ecological Protection Zone
#3194 CD-1	Comprehensive Development Zone - 1
#3227 CD-2	Comprehensive Development Zone - 2
#3350 CD-3	Comprehensive Development Zone - 3
#3428 CD-4	Comprehensive Development Zone - 4
CD-5	
#3584 CD-6	Comprehensive Development Zone - 6
#3685 CD-7	Comprehensive Development Zone - 7
#3811 CD-8	Comprehensive Development Zone - 8
#3814 CD-9	Comprehensive Development Zone - 9
CD-10	
#3856 CD-11	Comprehensive Development Zone - 11
#3892 CD-12	Comprehensive Development Zone - 12
CD-13	Comprehensive Development Zone - 13
#3905 CD-14	Comprehensive Development Zone - 14

SECTION 5 - ESTABLISHMENT OF ZONES - CONTINUED

Zoning Maps

- 5.2 The location of each *zone* is defined in Schedule “B” entitled "The City of Salmon Arm Official Zoning Maps" and Schedule “B” is hereby made an integral part of this Bylaw.

Definition of Zones

- 5.3 Where a *zone* boundary is shown on Schedule “B” as following a *highway* or rail right-of-way or a water course, the centreline of the *highway*, rail right-of-way or water course shall be the *zone* boundary.

5.4 **Metric Units**

Metric units are used for all measurements in this Bylaw. Bracketed () equivalents in Imperial units are included for convenience only and are not an integral part of this Bylaw.

SECTION 6 - R-1 - SINGLE-FAMILY RESIDENTIAL ZONE

Purpose

- 6.1 The purpose of the R-1 *Zone* is to provide for *single-family* residential areas developed to an urban *density*.

Regulations

- 6.2 On a *parcel zoned* R-1, no *building* or *structure* shall be constructed located or altered and no plan of subdivision approved which contravenes the regulations set out in the R-1 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 6.3 The following uses and no others are permitted in the R-1 *Zone*:

- .1 *bed and breakfast*, limited to two let rooms;
- .2 *boarders*, limited to two;
- #3082 .3 *family childcare facility*;
- #3082 .4 *group childcare*;
- .5 *home occupation*;
- .6 *public use*;
- .7 *public utility*;
- #3275 .8 *shelter*;
- .9 *single family dwelling*;
- .10 *accessory use*.

Maximum Number of Single-Family Dwellings

- 6.4 The maximum number of *single family dwellings* shall be one (1) per *parcel*.

Maximum Height of Principal Building

- 6.5 The maximum *height* of the *principal building* shall be 10.0 metres (32.8 feet).

Maximum Height of Accessory Building

- 6.6 The maximum *height* of an *accessory building* shall be 6.0 metres (19.7 feet).

Maximum Parcel Coverage

- #2811 6.7 The total maximum *parcel coverage* for *principal* and *accessory buildings* shall be 45% of the *parcel area*, of which 10% shall be the maximum parcel coverage for *accessory buildings*.

SECTION 6 - R-1 - SINGLE-FAMILY RESIDENTIAL ZONE - CONTINUED

Minimum Parcel Area

6.8 The minimum *parcel area* shall be 450.0 square metres (4,843.9 square feet).

Minimum Parcel Width

6.9 The minimum *parcel width* shall be 14.0 metres (45.9 feet).

Minimum Setback of Principal Building

6.10 The minimum *setback* of the *principal building* from the:

- .1 *Front parcel line* shall be 6.0 metres (19.7 feet)
- .2 *Rear parcel line* shall be 6.0 metres (19.7 feet)
- .3 *Interior side parcel line* shall be 1.5 metres (4.9 feet)
- .4 *Exterior side parcel line* shall be 6.0 metres (19.7 feet)
- .5 Notwithstanding Sections 6.10.2 and 6.10.3, a *principal building* on a corner *parcel* may be sited not less than 1.5 metres (4.9 feet) from the *rear parcel line* provided the combined total of the *rear* and *interior side yards* shall be not less than 6.0 metres (19.7 feet).
- .6 Refer to Section 4.9 for “Special Building Setbacks” which may apply.

#2811

Minimum Setback of Accessory Buildings

6.11 The minimum *setback* of an accessory *building* from the:

- .1 *Front parcel line* shall be 6.0 metres (19.7 feet)
- .2 *Rear parcel line* shall be 1.0 metre (3.3 feet)
- .3 *Interior side parcel line* shall be 1.0 metre (3.3 feet)
- .4 *Exterior side parcel line* shall be 6.0 metres (19.7 feet)
- .5 Refer to “Pound and Animal Control Bylaw” for special setbacks which may apply.

#2811

Maximum Floor Area Ratio

6.12 The maximum *floor area ratio* of a *single family dwelling* shall be 0.65.

Parking

6.13 Parking shall be required as per Appendix I.

SECTION 7 - R-2 - SINGLE-FAMILY / DUPLEX RESIDENTIAL ZONE

Purpose

- #3687 7.1 The R-2 Zone provides an opportunity for low *density, single family dwellings and duplexes located* throughout the City. The R-2 Zone is intended to increase the variety of accommodation within predominately *single family residential* areas. The *dwelling units* may be stacked or side-by-side in non-mirror images and variable *building* designs are required.

Regulations

- 7.2 On a *parcel zoned R-2*, no *building or structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the R-2 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 7.3 The following uses and no others are permitted in the R-2 Zone:

- .1 *bed and breakfast*, within a *single family dwelling* only, limited to two let rooms;
.2 *boarders*, limited to two;
.3 *duplex*;
#3082 .4 *family childcare facility*, within a *single family dwelling* only;
#3082 .5 *group childcare*;
.6 *home occupation*;
.7 *public use*;
.8 *public utility*;
.9 *single family dwelling*;
.10 *accessory use*.

Maximum Number of Single Family Dwellings or Duplexes

- 7.4 The maximum number of *single family dwellings or duplexes* shall be one (1) per *parcel*.

Maximum Height of Principal Building

- 7.5 The maximum *height* of the *principal building* shall be 10.0 metres (32.8 feet).

Maximum Height of Accessory Building

- 7.6 The maximum *height* of an accessory *building* shall be 6.0 metres (19.7 feet).

SECTION 7 - R-2 - SINGLE-FAMILY / DUPLEX RESIDENTIAL ZONE - CONTINUED

Maximum Parcel Coverage

- #2811 7.7 The total maximum *parcel coverage* for *principal* and *accessory buildings* shall be 45% of the *parcel area*, of which 10% shall be the maximum parcel coverage for *accessory buildings*.

Maximum Floor Area Ratio

- 7.8 The maximum *floor area ratio* of a *single family dwelling* shall be 0.65.

Minimum Parcel Area

- 7.9 .1 The minimum *parcel area* for a *single family dwelling* shall be 450.0 square metres (4,843.9 square feet).
- .2 The minimum *parcel area* for a *duplex* shall be 800.0 square metres (8,611.4 square feet).

Minimum Parcel Width

- 7.10 .1 The minimum *parcel width* for a *single family dwelling* or stacked *duplex* shall be 14.0 metres (45.9 feet).
- .2 The minimum *parcel width* for a side-by-side *duplex* shall be 24.0 metres (78.7 feet).

#3026 Duplexes on Corner Lots removed

Minimum Setback of Principal Building

- 7.11 The minimum *setback* of the *principal building* from the:
- .1 *Front parcel line* shall be 6.0 metres (19.7 feet)
- .2 *Rear parcel line* shall be 6.0 metres (19.7 feet)
- .3 *Interior side parcel line* shall be 2.0 metres (6.6 feet)
- .4 *Exterior side parcel line* shall be 6.0 metres (19.7 feet)
- .5 Notwithstanding Sections 7.11.2 and 7.11.3, a *principal building* on a corner *parcel* may be sited not less than 1.5 metres (4.9 feet) from the *rear parcel line* provided the combined total of the *rear* and *interior side yards* shall be not less than 6.0 metres (19.7 feet).
- #2811 .6 Refer to Section 4.9 for “Special Building Setbacks” which may apply.

SECTION 7 - R-2 - SINGLE-FAMILY / DUPLEX RESIDENTIAL ZONE - CONTINUED

Minimum Setback of Accessory Buildings

7.12 The minimum *setback* of accessory *buildings* from the:

- | | | |
|----|---|------------------------|
| .1 | <i>Front parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .2 | <i>Rear parcel line</i> shall be | 1.0 metre (3.3 feet) |
| .3 | <i>Interior side parcel line</i> shall be | 1.0 metre (3.3 feet) |
| .4 | <i>Exterior side parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .5 | Refer to “Pound and Animal Control Bylaw” for special setbacks which may apply. | |

#2811

Parking

7.13 Parking shall be required as per Appendix I.

SECTION 8 - R-3 - WATERFRONT RESIDENTIAL ZONE

Purpose

- 8.1 The R-3 *Zone* is intended to provide for a limited number of *single family dwellings*, summer cottages or cabins adjacent to Shuswap Lake.

Regulations

- 8.2 On a *parcel zoned* at R-3, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the R-3 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 8.3 The following uses and no others are permitted in the R-3 *Zone*:
- .1 *boarders*, limited to two;
 - .2 *home occupation*;
 - .3 *public use*;
 - .4 *public utility*;
 - .5 *single family dwelling*;
 - .6 *accessory use*.

Maximum Number of Single Family Dwellings

- 8.4 The maximum number of *single family dwellings* shall be one (1) per *parcel*.

Maximum Height of Principal Building

- 8.5 The maximum *height* of the *principal building* shall be 10.0 metres (32.8 feet).

Maximum Height of Accessory Building

- 8.6 The maximum *height* of an *accessory building* shall be 6.0 metres (19.7 feet).

Maximum Parcel Coverage

- #2811 8.7 The total maximum *parcel coverage* for *principal* and *accessory buildings* shall be 40% of the *parcel area*, of which 10% shall be the maximum parcel coverage for *accessory buildings*.

SECTION 8 - R-3 - WATERFRONT RESIDENTIAL ZONE - CONTINUED

Minimum Parcel Area

8.8 The minimum *parcel area* shall be 400.0 square metres (4,305.7 square feet).

Minimum Parcel Width

8.9 The minimum *parcel width* shall be 12.0 metres (39.4 feet).

Minimum Setback of Principal Building

8.10 The minimum *setback of the principal building* from the:

- .1 *Front parcel line* shall be 3.0 metres (9.8 feet)
- .2 *Rear parcel line* shall be 6.0 metres (19.7 feet)
- .3 *Interior side parcel line* shall be 1.5 metres (4.9 feet)
- .4 *Exterior side parcel line* shall be 3.0 metres (9.8 feet)
- .6 Refer to Section 4.9 for “Special Building Setbacks” which may apply.

#2811

Minimum Setback of Accessory Buildings

8.11 The minimum *setback of accessory buildings* from the:

- .1 *Front parcel line* shall be 3.0 metres (9.8 feet)
- .2 *Rear parcel line* shall be 1.0 metre (3.3 feet)
- .3 *Interior side parcel line* shall be 1.0 metre (3.3 feet)
- .4 *Exterior side parcel line* shall be 3.0 metres (9.8 feet)
- .5 Refer to “Pound and Animal Control Bylaw” for special setbacks which may apply.

#2811

Maximum Floor Area Ratio

8.12 The maximum *floor area ratio* of a *single family dwelling* shall be 0.65.

Parking

8.13 Parking shall be required as per Appendix I.

SECTION 9 - R-4 - MEDIUM DENSITY RESIDENTIAL ZONE

Purpose

- #2789 9.1 The purpose of the R-4 Zone is to provide for medium *density, multiple family* and small lot
#3740 *single family* residential developments. New *multiple family* developments zoned R-4 shall
be required to obtain a *Development Permit* as per the requirements of the *Official
Community Plan*, and shall comply with the provisions of the *Fire Services Act, British
Columbia Building Code*, and other applicable legislation.

Regulations

- 9.2 On a *parcel zoned R-4*, no *building or structure* shall be constructed, located or altered and
no plan of subdivision approved which contravenes the regulations set out in the *R-4 Zone* or
those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 9.3 The following uses and no others are permitted in the *R-4 Zone*:

- #2789 .1 *bed and breakfast in a single family dwelling*, limited to two let rooms;
.2 *boarders*, limited to two;
#3082 .3 *boarding home*;
#3082 .4 *commercial daycare facility*;
#2782 .5 *duplexes*;
#3082 .6 *family childcare facility*;
#3082 .7 *group childcare*;
#2782 .8 *home occupation*;
.9 *multiple family dwellings*;
.10 *public use*;
.11 *public utility*;
.11 *single family dwelling*;
.12 *triplexes*;
.13 *accessory use*.

Maximum Height of Principal Buildings

- 9.4 The maximum *height of a principal buildings* shall be 10.0 metres (32.8 feet). This may be
increased to 13.0 metres (42.7 ft.), via the *Development Permit* process, if any of the special
amenity(ies) in Table 2 are provided.

Maximum Height of Accessory Buildings

- 9.5 The maximum *height of an accessory building* shall be 6.0 metres (19.7 feet).

SECTION 9 - R-4 - MEDIUM DENSITY RESIDENTIAL ZONE - CONTINUED

Maximum Parcel Coverage

- #2811 9.6 The total maximum *parcel coverage* for *principal* and *accessory buildings* shall be 55% of the *parcel area*, of which 10% shall be the maximum parcel coverage for *accessory buildings*.

Minimum Parcel Area

- 9.7 .1 The minimum *parcel area* for a *single family dwelling* shall be 300.0 square metres (3,229.3 square feet).
.2 The minimum *parcel area* for a *duplex* shall be 600.0 square metres (6,458.6 square feet).
.3 The minimum *parcel area* for all other uses shall be 900.0 square metres (9,687.8 square feet).

Minimum Parcel Width

- #3740 9.8 .1 The minimum *parcel width* shall be 30.0 metres (98.5 feet).
.2 Notwithstanding Section 9.8.1, the minimum *parcel width* for a *single family* lot shall be 10.0 metres (32.8 feet).
.3 Notwithstanding Section 9.8.1, the minimum *parcel width* for a stacked *duplex* lot shall be 14.0 metres (45.9 feet).
.4 Notwithstanding Section 9.8.1, the minimum *parcel width* for a side-by-side *duplex* lot shall be 20.0 metres (65.6 feet)).

Minimum Setback of Principal Buildings

- 9.9 The minimum *setback of principal buildings* from the:
- | | | |
|----|--|------------------------|
| .1 | <i>Front parcel line</i> | |
| | - adjacent to a <i>highway</i> shall be | 5.0 metres (16.4 feet) |
| | - adjacent to an <i>access route</i> shall be | 2.0 metres (6.6 feet) |
| .2 | <i>Rear parcel line</i> | |
| | - adjacent to a <i>parcel zoned</i>
R-4 shall be | 3.0 metres (9.8 feet) |
| | - all other cases shall be | 5.0 metres (16.4 feet) |
| .3 | <i>Interior side parcel line</i> | |
| | - adjacent to a <i>parcel zoned</i>
R-4 shall be | 1.2 metres (3.9 feet) |
| | - all other cases shall be | 1.8 metres (5.9 feet) |
| .4 | <i>Exterior side parcel line</i> | |
| | - adjacent to a <i>highway</i> shall be | 5.0 metres (16.4 feet) |
| | - adjacent to an <i>access route</i> shall be | 2.0 metres (6.6 feet) |
| .5 | Minimum separation between residential
<i>buildings</i> on the same lot of not more
than one storey in height shall be | 1.5 metres (4.9 feet) |
| | .6 Minimum separation between residential
<i>buildings</i> on the same lot of more than
one storey in height shall be | 3.0 metres (9.8 feet) |
- #3475

SECTION 9 - R-4 - MEDIUM DENSITY RESIDENTIAL ZONE - CONTINUED

- .7 Notwithstanding Sections 9.9.2 and 9.9.3, a *principal building* on a corner *parcel* may be sited not less than 1.5 metres (4.9 feet) from the *rear parcel line* provided the combined total of the *rear* and interior *side yards* shall be not less than 6.0 metres (19.7 feet).
- #2811 .8 Refer to Section 4.9 for “Special Building Setbacks” which may apply.

Minimum Setback of Accessory Buildings

9.10 The minimum *setback* of accessory *buildings* from the:

- .1 *Front parcel line* shall be 5.0 metres (16.4 feet)
- .2 *Rear parcel line* shall be 1.0 metre (3.3 feet)
- .3 *Interior side parcel line* shall be 0.6 metre (1.9 feet)
- .4 *Exterior side parcel line* shall be 5.0 metres (16.4 feet)
- #2811 .5 Refer to “Pound and Animal Control Bylaw” for special setbacks which may apply.

Maximum Density

Note: The following *density* provisions are based on the *gross parcel area*. Parking requirements, *setback* requirements, road dedication, etc. have not been taken into consideration.

- #2789 9.11 .1 The maximum *density* shall be a total of 40 *dwelling units* or *sleeping units* per hectare (16.2 *dwelling units* or *sleeping units* per acre).
- .2 Notwithstanding Section 9.11.1, the maximum *density* in the R-4 *Zone* may be increased to a maximum of 50 *dwelling units* per hectare (20.2 units per acre) in accordance with Table 2. In Table 2, Column I sets out the special amenity to be provided and Column II sets out the added *density* assigned for the provision of each amenity.

SECTION 9 - R-4 - MEDIUM DENSITY RESIDENTIAL ZONE - CONTINUED

TABLE 2

<p style="text-align: center;">COLUMN I</p> <p style="text-align: center;">SPECIAL AMENITY TO BE PROVIDED</p>	<p style="text-align: center;">COLUMN II</p> <p style="text-align: center;">ADDED DENSITY</p>
<p>1. Provision of each dwelling unit which caters to the disabled (e.g. wheelchair access)</p>	<p>▪ 2 units per hectare (0.8 units per acre)</p>
<p>2. Provision of <i>commercial daycare facility</i></p> <p>7 - 10 children 11 - 15 children 16 or more children</p>	<p>▪ 3 units per hectare (1.2 units per acre) ▪ 4 units per hectare (1.6 units per acre) ▪ 7 units per hectare (2.8 units per acre)</p>
<p>3. Provision of below <i>grade</i> or <i>parkade</i> type parking for at least 50% of the required off street parking</p>	<p>▪ 10 units per hectare (4.0 units per acre)</p>
<p>4. Provision of each rental <i>dwelling unit</i></p>	<p>▪ 2 units per hectare (0.8 units per acre)</p>
<p>5. Provision of affordable rental <i>dwelling units</i> in accordance with special agreement under Section 904 <small>(#3218)</small></p>	<p>▪ 5 units per hectare (2.0 units per acre)</p>

Maximum Floor Area Ratio

9.12 The maximum *floor area ratio* of a *single family dwelling* shall be 0.65.

Parking

9.13 Parking shall be required as per Appendix I.

SECTION 10 - R-5 - HIGH DENSITY RESIDENTIAL ZONE

Purpose

- #2789 10.1 The purpose of the R-5 Zone is to provide for high *density, multiple family residential development* in selected locations throughout the *Municipality*. New *developments* zoned R-5 shall be required to obtain a *Development Permit* as per the requirements of the *Official Community Plan*, and shall comply with the provisions of the *Fire Services Act, British Columbia Building Code*, and other applicable legislation.

Regulations

- 10.2 On a *parcel zoned R-5*, no *building or structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the *R-5 Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 10.3 The following uses and no others are permitted in the *R-5 Zone*:

- #2789 .1 *boarders*, limited to two;
#2782 .2 *boarding home*;
#2789 .3 *commercial daycare facility*;
#3286 .4 *home occupation*;
.5 *multiple family dwellings*;
.6 *public use*;
.7 *public utility*;
#2789 .8 *rooming house*;
#3286 .9 *triplex*;
.10 *accessory use*.

Maximum Height of Principal Building

- 10.4 The maximum *height* of the *principal buildings* shall be 12.0 metres (39.4 feet). This may be increased to 15.0 metres (49.2 ft.), via the Development Permit process, if any of the special amenity(ies) in Table 3 are provided.

Maximum Height of Accessory Building

- 10.5 The maximum *height* of an accessory *building* shall be 6.0 metres (19.7 feet).

Maximum Parcel Coverage

- #2811 10.6 .1 The total maximum *parcel coverage* for *principal and accessory buildings* shall be 55% of the *parcel area*, of which 10% shall be the maximum parcel coverage for *accessory buildings*.
.2 The above *parcel coverage* may be increased to 70% of the *parcel area* if all requisite parking, except for visitors, is provided underground.

SECTION 10 - R-5 - HIGH DENSITY RESIDENTIAL ZONE - CONTINUED

Minimum Parcel Area

10.7 The minimum *parcel area* shall be 775.0 square metres (8,342.3 square feet).

Minimum Parcel Width

10.8 The minimum *parcel width* shall be 30.0 metres (98.5 feet).

Minimum Setback of Principal Buildings

10.9 The minimum *setback* of *buildings* from the:

- .1 *Front parcel line* shall be 5.0 metres (16.4 feet)
- .2 *Rear parcel line* shall be 5.0 metres (16.4 feet)
- .3 *Interior side parcel line* shall be 2.4 metres (7.8 feet)
- .4 *Exterior side parcel line* shall be 5.0 metres (16.4 feet)
- .5 Refer to Section 4.9 for “Special Building Setbacks” which may apply.

#2811

Minimum Setback of Accessory Buildings

10.10 The minimum *setback* of accessory *buildings* from the:

- .1 *Front parcel line* shall be 5.0 metres (16.4 feet)
- .2 *Rear parcel line* shall be 1.0 metre (3.3 feet)
- .3 *Interior side parcel line* shall be 1.0 metre (3.3 feet)
- .4 *Exterior side parcel line* shall be 5.0 metres (16.4 feet)
- .5 Refer to “Pound and Animal Control Bylaw” for special setbacks which may apply.

#2811

Maximum Density

Note: The following *density* provisions are based on the *gross parcel area*. Parking requirements, *setback* requirements, road dedication, etc. have not been taken into consideration.

- 10.11 .1 The maximum *density* shall be a total of 100 *dwelling units* or *sleeping units* per hectare (40.5 *dwelling units* or *sleeping units* per acre).
- .2 Notwithstanding Section 10.11.1, the maximum *density* in the R-5 Zone may be increased to a maximum of 130 *dwelling units* per hectare (52.6 units per acre) in accordance with Table 3. In Table 3, Column I sets out the special amenity to be provided and Column II sets out the added *density* assigned for each amenity.

#2789

SECTION 10 - R-5 - HIGH DENSITY RESIDENTIAL ZONE - CONTINUED

TABLE 3

<p style="text-align: center;">COLUMN I</p> <p style="text-align: center;">SPECIAL AMENITY TO BE PROVIDED</p>	<p style="text-align: center;">COLUMN II</p> <p style="text-align: center;">ADDED DENSITY</p>
<p>1. Provision of each <i>dwelling unit</i> which caters to the disabled (e.g. wheelchair access)</p>	<p>▪ 2 units per hectare (0.8 units per acre)</p>
<p>2. Provision of <i>commercial daycare facility</i></p> <p>7 - 10 children 11 - 15 children 16 or more children</p>	<p>▪ 4 units per hectare (1.6 units per acre) ▪ 6 units per hectare (2.4 units per acre) ▪ 8 units per hectare (3.2 units per acre)</p>
<p>3. Provision of below <i>grade</i> or parkade type parking for at least 50% of the required off street parking</p>	<p>▪ 10 units per hectare (4.0 units per acre)</p>
<p>4. Provision of each rental <i>dwelling unit</i></p>	<p>▪ 2 units per hectare (0.8 units per acre)</p>
<p>5. Provision of affordable rental <i>dwelling unit</i> in accordance with special agreement under Section 904</p> <p>(#3218)</p>	<p>▪ 5 units per hectare (2.0 units per acre)</p>

Parking

10.12 Parking shall be required as per Appendix I.

SECTION 11 - R-6 - MOBILE HOME PARK RESIDENTIAL ZONE

Purpose

- 11.1 The purpose of the R-6 Zone is to accommodate *mobile homes* in a planned *development* where pads are rented to the *owners* of the *mobile home*, or for the *development* of a strata title *mobile home park*. *Mobile home parks* are also subject to the provisions of the *Municipality's Mobile Home Park Bylaw*.

Regulations

- 11.2 On a *parcel zoned R-6*, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the R-6 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 11.3 The following uses and no others are permitted in the R-6 Zone:

- .1 *boarders*, limited to two;
- .2 *family childcare facility*;
- .3 *group childcare*;
- .4 *home occupation*;
- .5 *mobile home*;
- .6 *mobile home park*;
- .7 *public use*;
- .8 *public utility*;
- .9 *single family dwelling* for the manager or caretaker of the *mobile home park*;
- .10 *accessory use*.

#3082

#3082

Maximum Number of Single Family Dwellings

- 11.4 Only one *single family dwelling* shall be permitted in a *mobile home park* for the manager or caretaker.

Minimum Parcel Area

- 11.5 .1 The minimum *parcel area* for a *Mobile Home Park* shall be 2.0 hectares (4.9 acres);
- .2 The minimum *parcel area* for a Bare Land Strata Lot within a *Mobile Home Park* shall be 420.0 square metres (4,520.9 sq. ft.) for single wide *mobile homes* and 450.0 square metres (4,832.9 sq.ft.) for double wide *mobile homes*.

SECTION 11 - R-6 - MOBILE HOME PARK RESIDENTIAL ZONE - CONTINUED

Minimum Width of Mobile Home

- 11.6 The minimum width of a *mobile home* shall be 4.0 metres (13.1 feet) measured over its entire length.

Maximum Density

- 11.7 The maximum *density* shall be 17 *dwelling units* per hectare (6.8 *dwelling units* per acre).

Maximum Floor Area Ratio

- 11.8 The maximum *floor area ratio* of a *single family dwelling* shall be 0.65.

Mobile Home Park Bylaw

- 11.9 All *mobile home parks* shall be designed, approved and developed in accordance with the *Municipality's* Mobile Home Park Bylaw and amendments thereto.

Parking

- 11.10 Parking shall be required as per Appendix I.

SECTION 12 - R-7 - LARGE LOT SINGLE FAMILY RESIDENTIAL ZONE

Purpose

- 12.1 The R-7 Zone is intended to accommodate *single family dwellings* on large, fully serviced *parcels*.

Regulations

- 12.2 On a *parcel zoned R-7*, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the R-7 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 12.3 The following uses and no others are permitted in the R-7 Zone:

- .1 *bed and breakfast*, limited to three let rooms;
- .2 *boarders*, limited to two;
- .3 *family childcare facility*;
- .4 *group childcare*;
- .5 *home occupation*;
- .6 *public use*;
- .7 *public utility*;
- .8 *single family dwelling*;
- .9 *accessory use*.

#3082

#3082

Maximum Number of Single Family Dwellings

- 12.4 The maximum number of *single family dwellings* shall be one (1) per *parcel*.

Maximum Height of Principal Building

- 12.5 The maximum *height* of the *principal building* shall be 10.0 metres (32.8 feet).

Maximum Height of Accessory Buildings

- 12.6 The maximum *height* of an accessory *building* shall be 6.0 metres (19.7 feet).

SECTION 12 - R-7 - LARGE LOT SINGLE FAMILY RESIDENTIAL ZONE - CONTINUED

Maximum Parcel Coverage

- #2811 12.7 The total maximum *parcel coverage* for *principal* and *accessory buildings* shall be 40% of the *parcel area*, of which 10% shall be the maximum parcel coverage for *accessory buildings*.

Minimum Parcel Area

- 12.8 The minimum *parcel area* shall be 1,330.0 square metres (14,316.5 square feet).

Minimum Parcel Width

- 12.9 The minimum *parcel width* shall be 22.0 metres (72.2 feet).

Maximum Floor Area Ratio

- 12.10 The maximum *floor area ratio* of a *single family dwelling* shall be 0.65.

Minimum Setback of Principal Building

- 12.11 The minimum *setback* of the *principal building* from the:

- .1 *Front parcel line* shall be 6.0 metres (19.7 feet)
.2 *Rear parcel line* shall be 6.0 metres (19.7 feet)
.3 *Interior side parcel line* shall be 2.0 metres (6.6 feet)
.4 *Exterior side parcel line* shall be 6.0 metres (19.7 feet)
#2811 .5 Refer to Section 4.9 for “Special Building Setbacks” which may apply.

Minimum Setback of Accessory Buildings

- 12.12 The minimum *setback* of the *accessory buildings* from the:

- .1 *Front parcel line* shall be 6.0 metres (19.7 feet)
.2 *Rear parcel line* shall be 1.0 metre (3.3 feet)
.3 *Interior side parcel line* shall be 1.0 metre (3.3 feet)
.4 *Exterior side parcel line* shall be 6.0 metres (19.7 feet)
#2811 .5 Refer to “Pound and Animal Control Bylaw” for special setbacks which may apply.

Parking

- 12.13 Parking shall be required as per Appendix I.

SECTION 13 - R-8 - SINGLE-FAMILY/SECONDARY SUITE RESIDENTIAL ZONE

Purpose

13.1 The purpose of the R-8 *Zone* is to permit a *secondary suite* within a *single family dwelling*.

Regulations

13.2 On a *parcel zoned R-8*, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the R-8 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

13.3 The following uses and no others are permitted in the R-8 *Zone*:

- .1 *boarders*, limited to two;
- .2 *family childcare facility*;
- .3 *group childcare*;
- .4 *home occupation*;
- .5 *public use*;
- .6 *public utility*;
- .7 *single family dwelling*;
- .8 *accessory use*, including *secondary suite*.

#3082

#3082

Maximum Number of Single Family Dwellings

13.4 The maximum number of *single family dwellings* shall be one (1) per *parcel*.

Maximum Number of Secondary Suites

13.5 The maximum number of *secondary suites* shall be one (1) per *parcel*.

Maximum Height of Principal Building

13.6 The maximum *height* of the *principal building* shall be 10.0 metres (32.8 feet).

Maximum Height of Accessory Buildings

13.7 The maximum *height* of an accessory *building* shall be 6.0 metres (19.7 feet).

Maximum Parcel Coverage

13.8 The total maximum *parcel coverage* for *principal* and *accessory buildings* shall be 45% of the *parcel area*, of which 10% shall be the maximum parcel coverage for *accessory buildings*.

#2811

Minimum Parcel Area

13.9 The minimum *parcel area* shall be 450.0 square metres (4,843.9 square feet).

Minimum Parcel Width

13.10 The minimum *parcel width* shall be 14.0 metres (45.9 feet).

Maximum Floor Area Ratio

13.11 The maximum *floor area ratio* of a *single family dwelling* shall be 0.65.

Minimum Setback of Principal Building

13.12 The minimum *setback* of the *principal building* from the:

- .1 *Front parcel line* shall be 6.0 metres (19.7 feet)
- .2 *Rear parcel line* shall be 6.0 metres (19.7 feet)
- .3 *Interior side parcel line* shall be 1.5 metres (4.9 feet)
- .4 *Exterior side parcel line* shall be 6.0 metres (19.7 feet)
- #3426 .5 Notwithstanding Sections 13.12.2 and 13.12.3., a *principal building* on a corner *parcel* may be sited not less than 1.5 metres (4.9 feet) from the *rear parcel line* provided the combined total of the *rear* and *interior side yards* shall be not less than 6.0 metres (19.7 feet).
- #2811 .6 Refer to Section 4.9 for “Special Building Setbacks” which may apply.

Minimum Setback of Accessory Buildings

13.13 The minimum *setback* of accessory *buildings* from the:

- .1 *Front parcel line* shall be 6.0 metres (19.7 feet)
- .2 *Rear parcel line* shall be 1.0 metre (3.3 feet)
- .3 *Interior side parcel line* shall be 1.0 metre (3.3 feet)
- .4 *Exterior side parcel line* shall be 6.0 metres (19.7 feet)
- #2811 .5 Refer to “Pound and Animal Control Bylaw” for special setbacks which may apply.

Parking

13.14 Parking shall be required as per Appendix I.

SECTION 14 - R-9 - ESTATE RESIDENTIAL ZONE

Purpose

- 14.1 The purpose of the R-9 Zone is intended to accommodate *single family dwellings* on fully serviced estate (0.4 hectare minimum) *parcels*.

Regulations

- 14.2 On a *parcel zoned R-9*, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the R-9 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 14.3 The following uses and no others are permitted in the R-9 Zone:

- .1 *bed and breakfast*, limited to three let rooms;
- .2 *boarders*, limited to two;
- .3 *family childcare facility*;
- .4 *home occupation*;
- .5 *public use*;
- .6 *public utility*;
- .7 *single family dwelling*;
- .8 *accessory use*.

#3082

Maximum Number of Single Family Dwellings

- 14.4 The maximum number of *single family dwellings* shall be one (1) per *parcel*.

Maximum Height of Principal Building

- 14.5 The maximum *height* of the *principal building* shall be 10.0 metres (32.8 feet).

Maximum Height of Accessory Buildings

- 14.6 The maximum *height* of an accessory *building* shall be 6.0 metres (19.7 feet).

Maximum Parcel Coverage

- 14.7 The total maximum *parcel coverage* for *principal* and *accessory buildings* shall be 15% of the *parcel area*.

#2900

SECTION 14 - R-9 - ESTATE RESIDENTIAL ZONE - CONTINUED

Minimum Parcel Area

14.8 The minimum *parcel area* shall be 0.4 hectare (0.99 acre).

Minimum Parcel Width

14.9 The minimum *parcel width* shall be 45.0 metres (147.6 feet).

Maximum Floor Area Ratio

14.10 The maximum *floor area ratio* of a *single family dwelling* shall be 0.65.

Minimum Setback of Buildings

14.11 .1 The minimum *setback* of the *principal* and accessory buildings from all parcel lines shall be 6.0 metres (19.7 feet).

#2811

.2 Refer to Section 4.9 for “Special Building Setbacks” which may apply.

#2811

.3 Refer to “Pound and Animal Control Bylaw for special setbacks which may apply.

Parking

14.12 Parking shall be required as per Appendix I.

SECTION 15 - C-1 - LOCAL COMMERCIAL ZONE

Purpose

- 15.1 The C-1 *Zone* is intended to provide convenience shopping for people who reside in the adjacent neighbourhood. *Development* in the C-1 *Zone* should not, neither by its scale nor the variety of services or products offered, attract residents from other than the neighbourhood in which the C-1 use is located. New *developments zoned* C-1 shall be sited and required to obtain a *Development Permit* as per the requirements of the *Official Community Plan*. Commercial uses shall be limited to the ground floor only.

Regulations

- 15.2 On a *parcel zoned* C-1, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the C-1 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 15.3 The following uses and no others are permitted in the C-1 *Zone*:

- .1 *commercial daycare facility;*
- .2 *convenience store;*
- .3 *home occupation;*
- .4 *licensee retail store;*
- .5 *neighbourhood pub;*
- .6 *office;*
- .7 *outside vending;*
- .8 *personal service establishment;*
- .9 *public use;*
- .10 *public utility;*
- .11 *video store;*
- .12 *upper floor dwelling units;*
- .13 *accessory use.*

#2782

#8223

#2837

Maximum Number of Principal Buildings

- 15.4 The maximum number of *principal buildings* shall be one (1) per *parcel*.

Maximum Height of Principal Building

- 15.5 The maximum *height* of the *principal building* shall be 10.0 metres (32.8 feet).

SECTION 15 - C-1 - LOCAL COMMERCIAL ZONE - CONTINUED

Maximum Parcel or Site Coverage

- 15.6 The maximum *parcel* or *site* coverage for all buildings and *structures* shall be 65% of the *parcel* or *site* area.

Maximum Gross Floor Area

- 15.7 The total allowable *building* envelope (maximum ground *floor area*) shall not exceed 500.0 square metres (5,382.1 square feet).

Minimum Parcel Size or Site Area

- 15.8 The minimum *parcel* size or *site* area shall be 465.0 square metres (5,005.3 square feet).

Minimum Parcel or Site Width

- 15.9 The minimum *parcel* or *site* width shall be 15.0 metres (49.2 feet).

Minimum Setback of Principal Buildings

- 15.10 The minimum *setback* of the *principal buildings* from:

.1	<i>Front parcel line</i> shall be	6.0 metres (19.7 feet)
.2	<i>Rear parcel line</i> shall be	3.0 metres (9.8 feet)
.3	<i>Interior side parcel line</i> shall be	3.0 metres (9.8 feet)
.4	<i>Exterior side parcel line</i> shall be	6.0 metres (19.7 feet)

Outside Storage

- 15.11 Outside storage shall not be permitted.

Parking and Loading

- 15.12 Parking and loading shall be required as per Appendix I.

SECTION 16 - C-2 - TOWN CENTRE COMMERCIAL ZONE

Purpose

- 16.1 The C-2 Zone is intended to function as the central business district of the *Municipality* and as such be oriented to pedestrian traffic and provide for a wide variety of activities including retail, business, entertainment, cultural and limited residential uses. New *developments zoned C-2* may be required to obtain a *Development Permit* as per the requirements of the *Official Community Plan*.

Regulations

- 16.2 On a *parcel zoned C-2*, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the C-2 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 16.3 The following uses and no others are permitted in the C-2 Zone:

- | | | |
|-------|-----|---|
| | .1 | <i>assembly hall;</i> |
| #3001 | .2 | <i>auto parts retail;</i> |
| | .3 | <i>cabaret;</i> |
| #2900 | .4 | <i>cafe;</i> |
| #2819 | .5 | <i>churches;</i> |
| | .6 | <i>commercial daycare facility;</i> |
| #3067 | .7 | <i>congregate housing;</i> |
| | .8 | <i>education/training facility;</i> |
| | .9 | <i>entertainment facility;</i> |
| | .10 | <i>financial institution;</i> |
| | .11 | <i>health services centre;</i> |
| #2782 | .12 | <i>home occupation;</i> |
| | .13 | <i>hotel;</i> |
| #3223 | .14 | <i>licensee retail store;</i> |
| | .15 | <i>neighbourhood pub;</i> |
| | .16 | <i>nightclub;</i> |
| | .17 | <i>outside display of goods and wares;</i> |
| | .18 | <i>office;</i> |
| | .19 | <i>parkade/off street parking;</i> |
| | .20 | <i>personal service establishment;</i> |
| | .21 | <i>print service;</i> |
| | .22 | <i>public use;</i> |
| #3060 | .23 | <i>private utility;</i> |
| | .24 | <i>public utility;</i> |
| | .25 | <i>radio and television broadcasting station;</i> |
| | .26 | <i>recreation facility - indoor;</i> |
| | .27 | <i>restaurant;</i> |
| | .28 | <i>retail store;</i> |

SECTION 16 - C-2 - TOWN CENTRE COMMERCIAL ZONE - CONTINUED

- .29 sporting goods stores;
- .30 *tourist retail shop*;
- .31 transportation use;
- .32 *upper floor dwelling units*;
- .33 upholstery shop;
- .34 *accessory use*.

Maximum Height of Principal Buildings

- 16.4 The maximum *height* of the *principal buildings* shall be 20.0 metres (65.6 feet).

Maximum Height of Accessory Buildings

- 16.5 The maximum *height* of an accessory *building* shall be 6.0 metres (19.7 feet).

Maximum Parcel or Site Coverage

- 16.6 The maximum *parcel or site coverage* shall be 100% of the *parcel or site* area.

Minimum Parcel Size or Site Area

- 16.7 The minimum *parcel size or site area* shall be 300.0 square metres (3,229.3 square feet).

Minimum Parcel or Site Width

- 16.8 The minimum *parcel or site width* shall be 10.0 metres (32.8 feet).

Outside Storage

- 16.9 Outside storage shall not be permitted.

Parking and Loading

- 16.10 Parking and loading shall be required as per Appendix I.

Purpose

- 16-A.1 The C-2(A) *Zone* is intended to function as a component of the Central Business District of the *municipality* and as such be oriented to pedestrian traffic and provide for a wide variety of activities including retail, business, entertainment, cultural and limited residential uses on small and uniquely shaped lots. New *developments zoned C-2(A)* may be required to obtain a *Development Permit* as per the requirements of the *Official Community Plan*.

Regulations

- 16-A.2 On a parcel *zoned C-2(A)*, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the C-2(A) *Zone* or those regulations contained elsewhere in this bylaw.

Permitted Uses

- 16-A.3 The following uses and no others are permitted in the C-2(A) *Zone*:

- .1 *assembly hall;*
- .2 *cabaret;*
- .3 *church;*
- .4 *commercial daycare facility;*
- .5 *education/training facility;*
- .6 *entertainment facility;*
- .7 *financial institution;*
- .8 *health services centre;*
- .9 *home occupation;*
- .10 *hotel;*
- .11 *licensee retail store;*
- .12 *neighbourhood pub;*
- .13 *nightclub;*
- .14 *outside display of goods and wares;*
- .15 *office;*
- .16 *parkade/offstreet parking;*
- .17 *personal service establishment;*
- .18 *print service;*
- .19 *public use;*
- .20 *public utility;*
- .21 *radio and television broadcasting station;*
- .22 *recreation facility – indoor;*
- .23 *restaurant;*
- .24 *retail store;*
- .25 *sporting goods store;*

Permitted Uses cont'd

- .26 *tourist retail shop;*
- .27 *transportation use;*
- .28 *upper floor dwelling units;*
- .29 *upholstery shop;*
- .30 *accessory use.*

Maximum Height of Principal Buildings

- 16-A.4 The maximum *height* of the *principal buildings* shall be 7.0 metres (22.9 feet).

Maximum Height of Accessory Buildings

- 16-A.5 The maximum *height* of an *accessory building* shall be 6.0 metres (19.7 feet).

Maximum Parcel or Site Coverage

- 16-A.6 The maximum *parcel or site coverage* shall be 100% of the *parcel or site* area.

Minimum Parcel Size or Site Area

- 16-A.7 The minimum *parcel size or site area* shall be 100.0 square metres (1,076.42 square feet).

Minimum Parcel or Site Width

- 16-A.8 The minimum *parcel or site width* shall be 7.5 metres (24.6 feet).

Outside Storage

- 16-A.9 Outside storage shall not be permitted.

Parking and Loading

- 16-A.10 Parking and loading shall be required as per Appendix I.

SECTION 17 - C-3 - SERVICE COMMERCIAL ZONE

Purpose

- 17.1 The C-3 Zone is intended to accommodate commercial uses which are oriented towards vehicular traffic and require large areas of land for storage and/or display purposes and/or to accommodate large *buildings*. New *developments zoned C-3* may be required to obtain a *Development Permit* as per the requirements of the *Official Community Plan*.

Regulations

- 17.2 On a *parcel zoned C-3*, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the C-3 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 17.3 The following uses and no others are permitted in the C-3 Zone:

- .1 appliance store;
- .2 auto parts and accessories (new) sales;
- .3 automotive repair shop, excluding *fuel service stations*;
- .4 automotive sales and rental lots and showroom (new and used);
- .5 boat and trailer sales and rental showrooms, including minor repairs;
- .6 *building* supply establishment;
- #2736 .7 *cafe*;
- .8 car wash;
- .9 *commercial daycare facility*;
- .10 electrical appliance repair shop;
- .11 farm equipment sales and rental;
- .12 frozen food lockers, including retail sales;
- .13 funeral home including accessory crematorium;
- .14 furniture stores;
- .15 greenhouses and nurseries, including retail sales;
- .16 hardware store;
- #2782 .17 *home occupation*;
- .18 laboratory, scientific and research;
- .19 laundromat;
- .20 locksmith shop;
- #3223 .21 *licensee retail store*;
- .22 *mini warehousing*;
- #2736 .23 *mobile home* sales;
- .24 moving and storage establishment;
- #3223 .25 *neighbourhood pub*;
- .26 *offices*;
- #2837 .27 *outside vending*;

SECTION 17 - C-3 - SERVICE COMMERCIAL ZONE - CONTINUED

- .28 pet shop;
- .29 print shop;
- .30 *public use*;
- .31 *public utility*;
- .32 radiator repair shop;
- .33 *recreation facility-indoor*;
- #2596 .34 recreation vehicle sales, repair, rental and assembly on parcels greater than 1.0 hectare with maximum 25% of gross floor area to be used for *parts assembly*.
- #2736 .35 rental and repair of tools, small equipment;
- .36 *restaurant*;
- .37 second hand stores;
- .38 sporting goods stores;
- .39 tire sales and repair establishment;
- .40 *transportation use*;
- .41 truck sales and rental lots and showroom;
- .42 upholstery shop;
- .43 *upper floor dwelling units*;
- .44 veterinary hospital;
- .45 video stores;
- .46 *accessory use*;
- .47 *ancillary retail sales*.

Maximum Height of Principal Buildings

- 17.4 The maximum *height* of the *principal buildings* shall be 10.0 metres (32.8 feet).

Maximum Height of Accessory Buildings

- 17.5 The maximum *height* of *accessory buildings* shall be 6.0 metres (19.68 feet).

Minimum Parcel Size or Site Area

- 17.6 The minimum *parcel size* or *site area* shall be 465.0 square meters (5,005.4 square feet).

Minimum Parcel or Site Width

- 17.7 The minimum *parcel* or *site* width shall be 15.0 metres (49.2 feet).

SECTION 17 - C-3 - SERVICE COMMERCIAL ZONE - CONTINUED

Minimum Setback of Principal Buildings

- 17.8 The minimum *setback* of the *principal buildings* from the:
- | | | |
|----|---|------------------------|
| .1 | <i>Front parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .2 | <i>Rear parcel line</i>
- adjacent to a residential
<i>zone</i> shall be | 3.0 metres (9.8 feet) |
| | - all other cases shall be | 1.0 metre (3.3 feet) |
| .3 | <i>Interior side parcel line</i>
- adjacent to a residential
<i>zone</i> shall be | 3.0 metres (9.8 feet) |
| | - all other cases shall be | 1.0 metre (3.3 feet) |
| .4 | <i>Exterior side parcel line</i> shall be | 6.0 metres (19.7 feet) |

Minimum Setback of Accessory Buildings

- 17.9 The minimum *setback* of accessory *buildings* from the:
- | | | |
|----|---|------------------------|
| .1 | <i>Front parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .2 | <i>Rear parcel line</i> shall be | 1.0 metre (3.3 feet) |
| .3 | <i>Interior side parcel line</i> shall be | 1.0 metre (3.3 feet) |
| .4 | <i>Exterior side parcel line</i> shall be | 6.0 metres (19.7 feet) |

Outside Storage

- 7.10 Outside storage shall be screened as per Appendix III.

Parking and Loading

- 17.11 Parking and loading shall be required as per Appendix I.

SECTION 18 - C-4 - FUEL SERVICE STATION COMMERCIAL ZONE

Purpose

- 18.1 The C-4 Zone is intended to accommodate a limited range of commercial uses which cater to the needs of the travelling public. New *developments zoned C-4* may be required to obtain a *Development Permit* as per the requirements of the *Official Community Plan*.

Regulations

- 18.2 On a *parcel zoned C-4*, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the C-4 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 18.3 The following uses and no others are permitted in the C-4 Zone:

- .1 *fuel service station*;
.2 *outside vending*;
.3 *public use*;
.4 *public utility*;
.5 *accessory use*.

#2837

Accessory Uses

- 18.4 The following *accessory uses* and no others are permitted in the C-4 Zone:

- .1 bakery;
.2 car wash;
.3 *convenience store*;
.4 laundromat;
.5 retail sale of vehicle accessories and products essential to the day to day operation of vehicles;
.6 *restaurant*;
.7 washrooms.

Maximum Height of Principal Building

- 18.5 The maximum *height* of the *principal building* shall be 10.0 metres (32.8 feet).

Maximum Height of Accessory Building

- 18.6 The maximum *height* of an *accessory building* shall be 6.0 metres (19.7 feet).

SECTION 18 - C-4 - FUEL SERVICE STATION COMMERCIAL ZONE - CONTINUED

Maximum Parcel or Site Coverage

- 18.7 .1 The maximum *parcel* or *site* coverage for all *buildings* and *structures* shall be 30% of the *parcel* or *site* area.
- .2 The maximum *parcel* or *site* coverage for all *buildings*, *structures*, pump islands, canopies, parking area and driveways shall be 85% of the *parcel* or *site* area.

Minimum Parcel Size or Site Area

- 18.8 The minimum *parcel* size or *site* area shall be 1,000.0 square metres (10,764.3 square feet).

Minimum Parcel or Site Width

- 18.9 The minimum *parcel* or *site* width shall be 30.0 metres (98.4 feet).

Minimum Setback of Principal and Accessory Buildings

- 18.10 The minimum *setback* of the *principal* and accessory *buildings* from the:
- | | | |
|----|---|------------------------|
| .1 | <i>Front parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .2 | <i>Rear parcel line</i> shall be | 3.0 metres (9.8 feet) |
| .3 | <i>Interior side parcel line</i> shall be | 3.0 metres (9.8 feet) |
| .4 | <i>Exterior side parcel line</i> shall be | 6.0 metres (19.7 feet) |

Outside Storage

- 18.11 Outside storage shall not be permitted.

Parking and Loading

- 18.12 Parking and loading shall be required as per Appendix I.

SECTION 19 - C-5 - TOURIST COMMERCIAL ZONE

Purpose

- 19.1 The C-5 *Zone* is intended to accommodate uses which cater to the travelling public. New *developments zoned C-5* shall be required to obtain a *Development Permit* as per the requirements of the *Official Community Plan*.

Regulations

- 19.2 On a *parcel zoned C-5*, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the C-5 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 19.3 The following uses and no others are permitted in the C-5 *Zone*:

- #3223 .1 *campground*;
- #2837 .2 *licensee retail store*;
- .3 *motel*;
- .4 *outside vending*;
- .5 *public use*;
- .6 *public utility*;
- .7 *recreation facility - indoor*;
- .8 *recreation facility - outdoor*;
- .9 *recreation vehicle park*;
- .10 *restaurant*;
- .11 *accessory use*, which may include one *accessory office* and one *single family dwelling* or caretaker's suite.

Maximum Height of Principal Buildings

- 19.4 The maximum *height* of the *principal buildings* shall be 10.0 metres (32.8 feet).

Maximum Height of Accessory Buildings

- 19.5 The maximum *height* of *accessory buildings* shall be 6.0 metres (19.7 feet).

Maximum Parcel or Site Coverage

- 19.6 The maximum *parcel* or *site* coverage for all *buildings*, *structures* and parking areas including driveways shall be 75% of the *parcel* or *site* area.

SECTION 19 - C-5 - TOURIST COMMERCIAL ZONE - CONTINUED

Minimum Parcel Size or Site Area

- 19.7 .1 The minimum *parcel* size or *site* area shall be 0.2 hectare (0.49 acre);
- .2 Notwithstanding Section 19.7.1, the minimum *parcel* size or *site* area for a campground and/or recreational vehicle park shall be 2.0 hectares (4.9 acres).

Minimum Parcel or Site Width

- 19.8 The minimum *parcel* or *site* width shall be 30.0 metres (98.4 feet).

Minimum Setback of Principal and Accessory Buildings

- 19.9 The minimum *setback* of *principal* and *accessory buildings* from the:
- | | | |
|----|---|------------------------|
| .1 | <i>Front parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .2 | <i>Rear parcel line</i> shall be | 4.5 metres (14.8 feet) |
| .3 | <i>Interior side parcel line</i> shall be | 4.5 metres (14.8 feet) |
| .4 | <i>Exterior side parcel line</i> shall be | 4.5 metres (14.8 feet) |

Campgrounds and Recreational Vehicle Parks

- 19.10 The design and construction of campgrounds and recreational vehicle parks shall conform to the *Municipality's* Campground Bylaw and amendments thereto.

Outside Storage

- 19.11 Outside storage shall be screened as per Appendix III.

Parking and Loading

- 19.12 Parking and loading shall be required as per Appendix I.

SECTION 20 - C-6 - TOURIST / RECREATION COMMERCIAL ZONE

Purpose

- 20.1 The C-6 Zone is intended to accommodate pedestrian oriented tourist/recreation businesses. The area zoned C-6 is envisioned to be developed with a mixture of land uses in an integrated manner and is intended to cater to the resident and tourist alike with a small shop and resort atmosphere. *Development* within the C-6 Zone shall be subject to a *Development Permit* as per the *Official Community Plan*.

Regulations

- 20.2 On a parcel zoned C-6, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the C-6 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 20.3 The following uses and no others are permitted in the C-6 Zone:

- .1 art gallery;
- .2 banking kiosk;
- .3 boat and marine sales, repair and rental, including outside covered or screened storage;
- #3637 .4 *commercial daycare facility*
- .5 *convenience store*;
- .6 convention centre;
- .7 craft making and sales;
- .8 farmers market;
- .9 health service centre;
- #2782 .10 *home occupation*;
- .11 *hotel*;
- .12 library;
- #3223 .13 *licensee retail store*;
- .14 *motel*;
- .15 museum;
- .16 night club;
- #3426 .17 *offices*;
- #2837 .18 *outside vending*;
- #3163 .19 parkade/off-street parking, in Areas "A", "B" and "C" [Waterfront Area] as shown on Schedule "C" attached hereto and forming part of this bylaw.
- .20 *personal service establishment*;
- .21 pub;
- .22 *public use*;
- #3060 .22 *private utility*;
- .24 *public utility*;

SECTION 20 - C-6 - TOURIST / RECREATION COMMERCIAL ZONE - CONTINUED

- #3517 .25 *recreation facility - indoor;*
- .26 *recreation facility - outdoor;*
- .27 *resort accommodation;*
- .28 *restaurant;*
- .29 *theatre;*
- .30 *tourist retail shop;*
- #2554 .31 *upper floor dwelling units;*
- .32 *video stores;*
- #3167 .33 *work/live studios; and*
- .34 *accessory use.*

Accessory Uses

- #2554 20.4 .1 Outside storage and *warehouse* facilities are only permitted within Area "B" as
- #3426 shown on Schedule "C" attached to and forming part of this Bylaw.

Maximum Height of Principal Buildings

- #2748 20.5 The maximum *height* of *principal buildings* shall be 19.0 metres (62.3 feet).

Maximum Height of Accessory Buildings

- 20.6 The maximum *height* of *accessory buildings* shall be 6.0 metres (19.7 feet).

Minimum Parcel Size or Site Area

- 20.7 The minimum *parcel size* or *site area* shall be 325.0 square metres (3,498.4 square feet).

Minimum Parcel or Site Width

- 20.8 The minimum *parcel* or *site* width shall be 10.0 metres (32.8 feet).

Minimum Setback of Principal and Accessory Buildings

- 20.9 The minimum *setback* of the *principal* and *accessory buildings* from the:
 - .1 *Rear parcel line* adjacent to a residential *zone* shall be 3.0 metres (9.8 feet)
 - .2 *Interior side parcel line* adjacent to a residential *zone* shall be 3.0 metres (9.8 feet)

SECTION 20 - C-6 - TOURIST / RECREATION COMMERCIAL ZONE - CONTINUED

Outside Storage

20.10 Outside storage shall be screened as per Appendix III.

Parking and Loading

20.11 Parking and loading shall be required as per Appendix I.

SECTION 21 - C-7 - SHOPPING CENTRE COMMERCIAL ZONE

Purpose

- 21.1 The C-7 Zone is intended to provide for the *development* of *shopping centres* in locations which complement the existing retail commercial areas of the *Municipality*. New *developments zoned C-7* may be required to obtain a *Development Permit* as per the requirements of the *Official Community Plan*.

Regulations

- 21.2 On a *parcel zoned C-7*, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the C-7 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 21.3 The following uses and no others are permitted in the C-7 Zone:

- .1 *shopping centre*;
- #3630 .2 *licensee retail store*;
- #2837 .3 *outside vending*;
- .4 *public use*;
- .5 *public utility*;
- #2908 .6 *recreation facility - outdoor*;
- #2865 .7 *recycling beverage container return centre*.

Maximum Height of Principal Building

- 21.4 The maximum *height* of the *principal building* shall be 12.0 metres (39.4 feet).

Minimum Parcel Size or Site Area

- 21.5 The minimum *parcel size* or *site area* shall be 1.0 hectare (2.5 acres).

Minimum Parcel or Site Width

- 21.6 The minimum *parcel* or *site* width shall be 75.0 metres (246.1 feet).

Minimum Setback of Principal Building

- 21.7 The minimum *setback* of the *principal building* from all *parcel* lines shall be 6.0 metres (19.7 feet).

Outside Storage

- 21.8 Outside storage shall not be permitted.

SECTION 21 - C-7 - SHOPPING CENTRE COMMERCIAL ZONE - CONTINUED

Parking and Loading

21.9 Parking and loading shall be required as per Appendix I.

SECTION 22 - C-8 - FARM PRODUCE COMMERCIAL ZONE

Purpose

22.1 The C-8 *Zone* is intended to provide for the year-round retail sale of farm produce.

Regulations

22.2 On a *parcel zoned C-8*, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the C-8 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

22.3 The following uses and no others are permitted in the C-8 *Zone*:

- .1 retail sale of farm produce;
- .2 *outside vending*;
- .3 *public use*;
- .4 *public utility*;
- .5 *accessory use*.

#2837

Accessory Use

22.4 The following *accessory uses* and no others are permitted in the C-8 *Zone*:

- .1 retail sale of confectioneries and soft drinks;
- .2 retail sale of packaged food stuffs;
- .3 retail sale of bedding plants, processed fruits, shrubs or trees and plant food;
- .4 retail sales of arts and crafts.

#3768

Maximum Parcel or Site Coverage

22.5 The maximum *parcel* or *site* coverage for all *buildings* and *structures* shall be 40% of the *parcel* or *site* area.

Maximum Height of Principal Buildings

22.6 The maximum *height* of the *principal buildings* shall be 10.0 metres (32.8 feet).

Minimum Parcel Size or Site Area

22.7 The minimum *parcel* size or *site* area shall be 1,000.0 square metres (10,764 square feet).

SECTION 22 - C-8 - FARM PRODUCE COMMERCIAL ZONE - CONTINUED

Minimum Parcel or Site Width

22.8 The minimum *parcel* or *site* width shall be 20.0 metres (65.6 feet).

Minimum Setback of Principal Building

22.9 The minimum *setback* of the *principal building* from all *parcel* lines shall be 6.0 metres (19.7 feet).

Maximum Sales Floor Area

#3768 22.10 The maximum sales *floor area* shall be 680.0 square metres (7,319 square feet).

Outside Storage

22.11 Outside storage shall be screened as per Appendix III.

Parking and Loading

#3768 22.12 Parking and loading shall be required as per Appendix I.

Purpose

- 23.1 The C-9 Zone is intended to provide for a country inn which is compatible in a rural, residential environment. The country inn will be sensitive to the rural setting in which it is located in terms of size, scale, siting and architectural relief.

#3075

The C-9 Country Inn Commercial Zone is a Fire Limit area and regulates construction or alteration of Group C residential buildings within the C-9 Zone, pursuant to Section 694 of the Local Government Act, R.S.B.C. 1996, c. 323.

In the instance of a parcel situated adjacent to existing Intensive Agriculture or a parcel appropriately zoned to accommodate Intensive Agriculture, a Section 219 Land Title Act Notice on Title will be registered by the property owner which saves the Province and the Municipality harmless in the event of repercussions arising out of an Intensive Agriculture use and/or the Right to Farm under the Farm Practices Code.

Regulations

- 23.2 On a *parcel zoned C-9*, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the *C-9 Zone* or those regulations contained elsewhere in this bylaw.

Permitted Uses

- 23.3 The following uses and no others are permitted in the *C-9 Zone*:
- .1 *country inn*;
 - .2 *public use*;
 - .3 *public utility*;
 - .4 *agriculture*, on *parcels* greater than 0.8 hectare (2.0 acres);
 - .5 *accessory use*.

Minimum Parcel or Site Area

- 23.4 The minimum *parcel* or *site* area shall be 0.4 hectare (0.99 acre).

Maximum Number of Country Inns

- 23.5 The maximum number of *country inns* shall be one (1) per parcel.

Maximum Number of Let Rooms

23.6 The maximum number of let rooms shall be eight [8].

Maximum Height of Principal Building

23.7 The maximum *height* of the *principal building* shall be 12.0 metres (39.3 feet).

Maximum Height of Accessory Buildings

23.8 The maximum *height* of an *accessory building* shall be 6.0 metres (19.7 feet).

Maximum Parcel or Site Coverage

23.9 The maximum *parcel* or *site* coverage for all buildings and structures shall be 20% of the parcel or site area.

Minimum Parcel or Site Width

23.10 The minimum *parcel* or *site* width shall be 45.0 metres (147.6 feet).

Minimum Setback of Principal and Accessory Buildings

23.11 The minimum *setback* of *principal* and *accessory buildings* from all *parcel* lines shall be 10.0 metres (32.8 feet).

Parking

23.12 Parking shall be required as per Appendix I.

Fire Limit Regulations

23.13 The provisions of this bylaw apply to all new buildings and renovation of existing buildings of residential occupancy classification having between four and eight let rooms.

For the purposes of regulating the construction of buildings for precautions against fire, a fire sprinkler system shall be designed, installed and maintained in accordance with Sprinkler Installation Standard N.F.P.A. 13R as referenced by the current B.C. Building Code and B.C. Fire Code.

SECTION 24 - P-1 - PARK AND RECREATION ZONE

Purpose

- 24.1 The P-1 *Zone* is intended to provide for the location, *development* and preservation of public and private land to serve the *park* and recreational needs of the *Municipality*.

Regulations

- 24.2 On a *parcel zoned* P-1, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the P-1 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 24.3 The following uses and no others are permitted in the P-1 *Zone*:

- .1 *assembly hall*;
- .2 *boat launch*;
- .3 *botanical gardens*;
- .4 *bowling green*;
- .5 *campground*;
- .6 *cemetery*;
- .7 *cultural facilities*;
- #2804 .8 *entertainment facility*;
- .9 *exhibition grounds and buildings*;
- #3836 .10 *home occupation*;
- .11 *marina*;
- .12 *museum*;
- #2900 .13 *outside vending*;
- .14 *park*;
- .15 *picnic grounds*;
- .16 *public use*;
- .17 *public utility*;
- .18 *recreation facility - indoor*;
- .19 *recreation facility - outdoor*;
- .20 *wildlife sanctuary*;
- .21 *accessory use*, including one *single family dwelling* or caretaker's suite.

Maximum Height of Principal Buildings

- 24.4 The maximum *height* of *principal buildings* shall be 10.0 metres (32.8 feet).

Maximum Height of Accessory Buildings

- 24.5 The maximum *height* of *accessory buildings* shall be 6.0 metres (19.7 feet).

SECTION 24 - P-1 - PARK AND RECREATION ZONE - CONTINUED

Minimum Parcel Size or Site Area

24.6 The minimum *parcel* size or *site* area shall be 0.2 hectare (0.49 acre).

Minimum Parcel or Site Width

24.7 The minimum *parcel* or *site* width shall be 20.0 metres (65.6 feet).

Minimum Setback of Principal and Accessory Buildings

24.8 The minimum *setback* of the *principal* and accessory *buildings* from the:

- | | | |
|----|---|------------------------|
| .1 | <i>Front parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .2 | <i>Rear parcel line</i> | |
| | - adjacent to a lane shall be | 6.0 metres (19.7 feet) |
| | - all other cases shall be | 1.0 metre (3.3 feet) |
| .3 | <i>Interior side parcel line</i> shall be | 3.0 metres (9.8 feet) |
| .4 | <i>Exterior side parcel line</i> shall be | 6.0 metres (19.7 feet) |

Outside Storage

24.9 Outside storage shall be screened as per Appendix III.

Parking and Loading

24.10 Parking and loading shall be required as per Appendix I.

SECTION 25 - P-2 - AIRPORT ZONE

Purpose

- 25.1 The P-2 *Zone* is intended to accommodate airports, *heliports*, float plane bases and related uses.

Regulations

- 25.2 On a *parcel zoned P-2*, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the P-2 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 25.3 The following uses and no others are permitted in the P-2 *Zone*:

- #3042
- .1 airport;
 - .2 *airport industrial/commercial*;
 - .3 *flying club*;
 - .4 float plane base;
 - .5 *heliport*;
 - .6 *public use*;
 - .7 *public utility*;
 - .8 *skydiving club*.
 - .9 *accessory use*;

Maximum Height of Principal Buildings

- 25.4 The maximum *height* of the *principal buildings* shall be 10.0 metres (32.8 feet).

Maximum Height of Accessory Buildings

- 25.5 The maximum *height* of *accessory buildings* shall be 6.0 metres (19.7 feet).

Maximum Parcel or Site Coverage

- 25.6 The maximum *parcel* or *site* coverage for all *buildings* and *structures* shall be 40% of the *parcel* or *site* area.

Minimum Parcel Size or Site Area

- 25.7 The minimum *parcel* size or *site* area shall be 0.1 hectare (0.24 acre).

SECTION 25 - P-2 - AIRPORT ZONE - CONTINUED

Minimum Parcel or Site Width

25.8 The minimum *parcel* or *site* width shall be 20.0 metres (65.6 feet).

Minimum Setback of Principal and Accessory Buildings

25.9.1 The minimum *setback* of the *principal* and *accessory buildings* from all *parcel* lines shall be 10.0 metres (32.8 feet).

#3042 25.9.2 On parcels less than 0.4 hectare (0.98 acre) in size, the minimum setback for principal and accessory buildings from all parcel lines shall be 5.0 metres (16.4 feet).

Transport Canada

25.10 Notwithstanding any provisions of this Bylaw, the location of all *buildings*, *structures*, *facilities* or any other use shall conform to the requirements of Transport Canada.

Flammable Fuels

25.11 Where flammable fuels are to be stored or offered for sale on a *parcel zoned* P-2, a permit for the storage or sale shall be obtained from the *Municipality's* Fire Department.

Parking and Loading

25.12 Parking and loading shall be required as per Appendix I.

SECTION 26 - P-3 - INSTITUTIONAL ZONE

Purpose

- 26.1 The P-3 *Zone* is intended to accommodate uses which are charitable, correctional, educational, governmental, philanthropic or religious in nature.

Regulations

- 26.2 On a *parcel zoned P-3*, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the P-3 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 26.3 The following uses and no others are permitted in the P-3 *Zone*:

- .1 *assembly hall*;
- .2 *churches*;
- .3 *commercial daycare facility*;
- .4 *cultural facilities*;
- .5 *educational facilities*, public and private;
- .6 *government offices*;
- #3836 .7 *home occupation*;
- .8 *hospitals and clinics*, public and private;
- .9 *public use*;
- .10 *public utility*;
- #2735 .11 *recycling collection site*;
- .12 *rest home*;
- .13 *accessory use*, including *church manse* and detached portable class rooms.

Maximum Height of Principal Buildings

- 26.4 The maximum *height* of the *principal buildings* shall be 12.0 metres (39.4 feet).

Maximum Height of Accessory Buildings

- 26.5 The maximum *height* of *accessory buildings* shall be 6.0 metres (19.7 feet).

Maximum Parcel or Site Coverage

- 26.6 The maximum *parcel* or *site* coverage for all *buildings* and *structures* shall be 40% of *parcel* or *site* area.

SECTION 26 - P-3 - INSTITUTIONAL ZONE - CONTINUED

Minimum Parcel Size or Site Area

26.7 The minimum *parcel* size or *site* area shall be 465.0 square metres (5,005 square feet).

Minimum Parcel or Site Width

26.8 The minimum *parcel* or *site* width shall be 15.0 metres (49.0 feet).

Minimum Setback of Principal and Accessory Buildings

26.9 The minimum *setback* of the *principal* and accessory *buildings* from the:

- | | | |
|----|---|------------------------|
| .1 | <i>Front parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .2 | <i>Rear parcel line</i> | |
| | - adjacent to a lane shall be | 6.0 metres (19.7 feet) |
| | - all other cases shall be | 1.0 metre (3.3 feet) |
| .3 | <i>Interior side parcel line</i> shall be | 3.0 metres (9.8 feet) |
| .4 | <i>Exterior parcel line</i> shall be | 6.0 metres (19.7 feet) |

Outside Storage

26.10 Outside storage shall not be permitted.

Parking and Loading

26.11 Parking and loading shall be required as per Appendix I.

SECTION 28 - M-1 - GENERAL INDUSTRIAL ZONE

Purpose

- 28.1 The M-1 *Zone* provides for the location of general industrial and manufacturing uses to be located in areas where conflict with other uses is unlikely to occur.

Regulations

- 28.2 On a *parcel zoned* M-1, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the M-1 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 28.3 The following uses and no others are permitted in the M-1 *Zone*:

- #2736 .1 auction yards;
- .2 automotive and truck repair shop, including body repair and painting;
- #2736 .3 building supply establishment;
- .4 bulk petroleum products sales and limited retail fuel sales, maximum two [2] pumps;
- #2736 .5 *cafe*;
- #3724 .6 *commercial daycare facility*;
- .7 concrete products and readi-mix concrete;
- .8 distillery and brewery;
- #2736 .9 farm equipment sales and rentals;
- #2736 .10 greenhouses, nurseries, including retail sales;
- #2782 .11 *home occupation*;
- .12 *key lock fuel installation*;
- #2736 .13 laboratory, scientific and research;
- .14 *light industry*;
- #2736 .15 machinery sales, rental;
- .16 *mini warehousing*;
- .17 *mobile home* manufacturing and sales;
- #2736 .18 moving and storage establishment;
- .19 *office, storage building, workshop and yard for general contractor and trade contractor*;
- #2837 .20 *outside vending*;
- .21 *private utility*;
- .22 *public use*;
- .23 *public utility*;
- #2736 .24 radiator repair shop;
- #2736 .25 *recreation facility - indoor*;
- #2736 .26 recreation vehicle sales and rental lots, and showroom (new and used);
- .27 *recycling depot*;

SECTION 28 - M-1 - GENERAL INDUSTRIAL ZONE - CONTINUED

- #2736 .28 rental and repair of tools, small equipment;
- .29 sale and repair of machinery, farm implements, and heavy equipment;
- .30 storage *building*, warehousing and wholesale establishment, packing and crating, cold storage;
- .31 storage yard;
- .32 *transportation use*;
- .33 truck and truck-tractor sale or rental lot;
- #2736 .34 veterinary hospital;
- .35 welding, machine or metal fabrication;
- .36 wood products manufacturing;
- #2736 .37 *ancillary retail sales*;
- #2761 .38 *accessory use*, including one *dwelling unit*, or one *single family dwelling*, or one *upper floor dwelling unit*.

Maximum Height of Principal and Accessory Buildings

- 28.4 The maximum *height* of *principal* and *accessory buildings* shall be 15.0 metres (49.2 feet).

Maximum Parcel or Site Coverage

- 28.5 The maximum *parcel* or *site* coverage for all *buildings* and *structures* shall be 60% of the *parcel* or *site* area.

Minimum Parcel Size or Site Area

- 28.6 The minimum *parcel* size or *site* area shall be 465.0 square metres (5,005.4 square feet).

Minimum Parcel or Site Width

- 28.7 The minimum *parcel* or *site* width shall be 15.0 metres (49.2 feet).

Minimum Setback of Principal and Accessory Buildings

- 28.8 The minimum *setback* of the *principal* and *accessory buildings* from the:

- .1 *Front parcel line* shall be 6.0 metres (19.7 feet)
- .2 *Rear parcel line* shall be 6.0 metres (19.7 feet)
- .3 *Interior side parcel line*
 - adjacent to a *parcel not zoned industrial* shall be 6.0 metres (19.7 feet)
 - all other cases shall be 4.0 metres (13.1 feet)
- .4 *Exterior side parcel line* shall be 6.0 metres (19.7 feet)

SECTION 28 - M-1 - GENERAL INDUSTRIAL ZONE - CONTINUED

Accessory Retail Use

28.9 Accessory retail uses, including showrooms and display areas, shall not exceed 25% of the maximum *floor area* of the *principal building* as defined under *Light Industry*.

Outside Storage

28.10 Outside storage shall be screened from any adjacent *parcel* not *zoned* Industrial as per Appendix III.

Parking and Loading

28.11 Parking and loading shall be required as per Appendix I.

SECTION 29 - M-2 - LIGHT INDUSTRIAL ZONE

Purpose

- 29.1 The M-2 *Zone* provides for the location of light manufacturing and related uses to be located in areas where conflict with surrounding uses is unlikely to occur.

Regulations

- 29.2 On a *parcel zoned M-2*, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the M-2 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 29.3 The following uses and no others are permitted in the M-2 *Zone*:

- .1 auction yards;
- #3375 .2 automotive and truck repair shop, including body repair and painting, excluding *fuel service station*;
- #2736 .3 auto sales and rental lots, showroom (new and used);
- #2736 .4 boat and boat trailer sales and rental showroom, including minor repairs;
- #2736 .5 *cafe*;
- #2736 .6 distillery and brewery;
- #3001 .7 distribution of refurbished/recycled goods;
- #2736 .8 farm equipment sales and rentals;
- #2736 .9 frozen food lockers, including retail sales;
- #2958 .10 funeral services, including crematorium, embalming and related viewing rooms;
- #2736 .11 greenhouses, and nurseries, including retail sales;
- #2782 .12 *home occupation*;
- .13 *key lock fuel installation*;
- #2736 .14 laboratory, scientific and research;
- .15 *light industry*;
- .16 machinery sales, rental;
- .17 *mini warehousing*;
- #2736 .18 *mobile home* sales;
- #2736 .19 moving and storage establishment;
- #2736 .20 *office*, in association with a permitted industrial use, where the *office* does not exceed 50% of the lot area;
- #2837 .21 *outside vending*;
- #2736 .22 print shop;
- #2736 .23 *private utility*;
- .24 *public use*;
- .25 *public utility*;
- #2736 .26 recreation vehicle sales and rental lots, and showroom (new and used);
- .27 *recycling depot*;

SECTION 29 - M-2 - LIGHT INDUSTRIAL ZONE - CONTINUED

- #2736 .28 rental and repair of tools, small equipment;
.29 *transportation use*;
- #2736 .30 truck sales and rental lots, and showroom (new and used);
- #2736 .31 upholstery shop;
- #2736 .32 *ancillary retail sales*;
- #2761 .33 *accessory use*, including one *dwelling unit*, or one *single family dwelling*, or one *upper floor dwelling unit*.

Maximum Height of Principal and Accessory Buildings

- 29.4 The maximum *height* of *principal* and *accessory buildings* shall be 15.0 metres (49.2 feet).

Maximum Parcel or Site Coverage

- 29.5 The maximum *parcel* or *site* coverage for all *buildings* and *structures* shall be 70% of the *parcel* or *site* area.

Minimum Parcel Size or Site Area

- 29.6 The minimum *parcel* size or *site* area shall be 465.0 square metres (5,005.4 square feet).

Minimum Parcel or Site Width

- 29.7 The minimum *parcel* or *site* width shall be 15.0 metres (49.2 feet).

Minimum Setback of Principal and Accessory Buildings

- 29.8 The minimum *setback* of the *principal* or *accessory buildings* from the:
- | | | |
|----|--|------------------------|
| .1 | <i>Front parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .2 | <i>Rear parcel line</i>
- adjacent to a <i>parcel</i> not zoned
Industrial shall be | 6.0 metres (19.7 feet) |
| | - all other cases shall be | 3.0 metres (9.8 feet) |
| .3 | <i>Interior side parcel line</i>
- adjacent to a <i>parcel</i> not zoned
Industrial shall be | 6.0 metres (19.7 feet) |
| | - where the <i>parcel</i> has access to
a lane shall be | 1.5 metres (4.9 feet) |
| | - where the <i>parcel</i> does not have
access to a lane shall be | 4.0 metres (13.1 feet) |
| .4 | <i>Exterior side parcel line</i> shall be | 6.0 metres (19.7 feet) |

SECTION 29 - M-2 - LIGHT INDUSTRIAL ZONE - CONTINUED

Accessory Retail Use

- 29.9 Accessory retail uses, including showrooms and display areas, shall not exceed 25% of the maximum *floor area* of the *principal building* as defined under *Light Industry*.

Outside Storage

- 29.10 Outside storage shall be screened from public view and any adjacent *parcel* not zoned Industrial as per Appendix III.

Parking and Loading

- 29.11 Parking and loading shall be required as per Appendix I.

SECTION 30 - M-3 - GRAVEL EXTRACTION ZONE

Purpose

- 30.1 The M-3 *Zone* is intended to accommodate sand and gravel pits in accordance with those areas designated in the *Official Community Plan*.

Regulations

- 30.2 On a *parcel zoned M-3*, no *building* or *structure* shall be constructed, located, or altered and no plan of subdivision approved which contravenes the regulations set out in the M-3 *Zone* or those regulations contained elsewhere in this Bylaw. The location, use and operation of *parcels zoned M-3* shall conform to the *Municipality's Sand and Gravel Extraction Bylaw* and amendments thereto.

Permitted Uses

- 30.3 The following uses and no others are permitted in the M-3 *Zone*:
- .1 asphalt plant;
 - .2 *gravel extraction industry*;
 - .3 *public use*;
 - .4 *public utility*;
 - .5 *accessory use*.

Minimum Setback of Principal and Accessory Buildings

- 30.4 The minimum *setback* of the *principal* and *accessory buildings* from all *parcel* lines shall be 6.0 metres (19.7 feet).

Parking and Loading

- 30.5 Parking and loading shall be required as per Appendix I.

SECTION 31 - M-4 - ABATTOIR ZONE

Purpose

31.1 The M-4 Zone provides for *the development* of *abattoirs* in selected locations.

Regulations

31.2 On a *parcel zoned M-4*, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the M-4 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

31.3 The following uses and no others are permitted in the M-4 Zone:

- .1 *abattoir*;
- .2 *public use*;
- .3 *public utility*;
- .4 *accessory use*.

Minimum Parcel Size or Site Area

31.4 The minimum *parcel* size or *site* area shall be 0.8 hectare (1.97 acres).

Minimum Parcel or Site Width

31.5 The minimum *parcel* or *site* width shall be 60.0 metres (196.8 feet).

Minimum Setback of a Principal or Accessory Building

31.6 The minimum *setback* of the *principal* or *accessory buildings* from all *parcel* lines shall be 6.0 metres (19.7 feet).

Provincial/Federal Regulations

31.7 In addition to the provisions of this Bylaw, the location, construction, operation of an *abattoir* shall meet all applicable provincial and federal regulations.

Parking and Loading

31.8 Parking and loading shall be required as per Appendix I.

SECTION 32 - M-5 - AUTO WRECKING / SALVAGE YARD ZONE

Purpose

- 32.1 The M-5 *Zone* is intended to accommodate auto wrecking and salvage yards in selected locations where their operation will not have a negative impact on adjacent uses or public *highways*.

Regulations

- 32.2 On a *parcel zoned M-5*, no *building or structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the M-5 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 32.3 The following uses and no others are permitted in the M-5 *Zone*:

- .1 auto towing;
- .2 auto wrecking;
- .3 automobile parts sales;
- .4 automobile repair;
- #2782 .5 *home occupation*;
- .6 outside storage yard;
- .7 *public use*;
- .8 *public utility*;
- .9 scrap metal dealer;
- #3366 .10 welding, machine or metal fabrication;
- .11 *upper floor dwelling unit*;
- .12 *accessory use*.

Maximum Height of Principal Buildings

- 32.4 The maximum *height of principal buildings* shall be 10.0 metres (32.8 feet).

Maximum Height of Accessory Buildings

- 32.5 The maximum *height of accessory buildings* shall be 6.0 metres (19.7 feet).

Maximum Parcel or Site Coverage

- 32.6 The maximum *parcel or site coverage* for all *buildings and structures* shall be 40% of the *parcel or site area*.

Minimum Parcel Size or Site Area

- 32.7 The minimum *parcel size or site area* shall be 1.0 hectare (2.5 acres).

SECTION 32 - M-5 - AUTO WRECKING / SALVAGE YARD ZONE - CONTINUED

Minimum Parcel or Site Width

32.8 The minimum *parcel* or *site* width shall be 60.0 metres (196.8 feet).

Minimum Setback of Principal or Accessory Buildings

32.9 The minimum *setback* of the *principal* or accessory *buildings* from the:

- | | | |
|----|---|------------------------|
| .1 | <i>Front parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .2 | <i>Rear parcel line</i> shall be | 1.0 metre (3.3 feet) |
| .3 | <i>Interior side parcel line</i> shall be | 1.0 metre (3.3 feet) |
| .4 | <i>Exterior side parcel line</i> shall be | 6.0 metre (19.7 feet) |

Outside Storage

- 32.10 .1 All outside storage or supply yards shall be screened as per Appendix III.
- .2 The *height* of stacked or stored materials, goods, parts, vehicles or shelters shall not exceed the *height* of screening.

Parking and Loading

32.11 Parking and loading shall be required as per Appendix I.

Purpose

- 33.1 The M-6 *Zone* is intended to accommodate phased industrial zoning on rural residential lots designated in the Official Community Plan.

Regulations

- 33.2 On a *parcel zoned M-6*, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the M-6 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 33.3 The following uses and no others are permitted in the M-6 *Zone*:
- .1 *agriculture*;
 - .2 *bed and breakfast*, limited to three let rooms;
 - .3 *boarders*, limited to two;
 - .4 *equestrian facility*;
 - .5 *equestrian facility campsite*;
 - .6 *family childcare facility*;
 - .7 *home occupation*;
 - .8 *kennel*;
 - .9 *outdoor recreation*;
 - .10 *public use*;
 - .11 *public utility*;
 - .12 *secondary suite*;
 - .13 *silviculture*;
 - .14 *single family dwelling*;
 - .15 *accessory use*, including the retail sale of agricultural products produced on the *parcel*.

Maximum Number of Single Family Dwellings

- 33.4 The maximum number of *single family dwellings* shall be one (1) per *parcel*.
- .1 A second dwelling may be permitted under Section 4.13 of this bylaw.

Maximum Height of Single Family Dwellings

- 33.5 The maximum *height* of the *single family dwelling* shall be 10.0 metres (32.8 feet).

SECTION 33 - M-6 - INDUSTRIAL HOLDING ZONE CONT'D

Maximum Height of Accessory Buildings

33.6 The maximum *height* of accessory *buildings* shall be 12.0 metres (39.4 feet).

Minimum Parcel Size

33.7 The minimum *parcel* size shall be 0.4 hectare (0.98 acre).

Minimum Parcel Width

33.8 The minimum *parcel width* shall be 18.0 metres (59.0 feet).

Minimum Setback of Principal and Accessory Buildings Intended to Accommodate Non-Agricultural Uses

33.9 The minimum *setback* of *principal* and *accessory buildings* intended to accommodate non-agricultural uses from the:

- | | | |
|----|--|------------------------|
| .1 | <i>Front parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .2 | <i>Rear parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .3 | <i>Interior side parcel line</i> shall be | 3.0 metres (9.8 feet) |
| .4 | <i>Exterior side parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .5 | Refer to Section 4.9 for "Special Building Setbacks" which my apply. | |

Minimum Setback of Buildings or Structures Intended to Accommodate Agricultural Uses

33.10 The minimum *setback* of *buildings* and *structures* intended to accommodate agricultural uses from the:

- | | | |
|----|---|-------------------------|
| .1 | <i>Front parcel line</i> shall be | 30.0 metres (98.4 feet) |
| .2 | <i>Rear parcel line</i> shall be | 15.0 metres (49.2 feet) |
| .3 | <i>Interior side parcel line</i> shall be | 15.0 metres (49.2 feet) |
| .4 | <i>Exterior side parcel line</i> shall be | 30.0 metres (98.4 feet) |
| .5 | <i>Any single family dwelling</i> shall be | 15.0 metres (49.2 feet) |
| .6 | <i>Any watercourse</i> or body of water shall be | 30.0 metres (98.4 feet) |
| .7 | Refer to "Pound and Animal Control Bylaw" for special setbacks which may apply. | |

Minimum Setback of Kennels

33.11 The minimum *setback* of *kennels* from all *parcel* lines shall be 30.0 metres (98.4 feet).

SECTION 33 - M-6 - INDUSTRIAL HOLDING ZONE CONT'D

Sale of Agricultural Products

33.12 The retail sale of agricultural products produced on the *parcel* is permitted provided the maximum *floor area* of the retail stand is 40.0 square metres (430.5 square feet).

Parking

33.13 Parking shall be required as per Appendix 1.

SECTION 34 - A-1 - AGRICULTURE ZONE

Purpose

- 34.1 The A-1 *Zone* is intended to identify and preserve land with good agricultural or forestry potential. *Development* on land located in the A-1 *Zone* will respect the rural nature of the area.

Regulations

- 34.2 On a *parcel zoned A-1*, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the A-1 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 34.3 The following uses and no others are permitted in the A-1 *Zone*:

- .1 *agriculture*;
- .2 *bed and breakfast*, limited to three let rooms;
- #2767 .3 *boarders*, limited to two;
- #3218 .4 *equestrian facility*;
- #3218 .5 *equestrian facility campsite*;
- #3426 .6 *family childcare facility*;
- #3426 .7 *group childcare*;
- .8 *home occupation*;
- .9 *intensive agriculture*;
- .10 *kennel*;
- .11 *outdoor recreation*;
- .12 *public use*;
- .13 *public utility*;
- .14 *silviculture*;
- #3212 .15 *secondary suite*;
- .16 *single family dwelling*;
- .17 *accessory use*, including the retail sale of agricultural products produced on the *parcel*.

Maximum Number of Single Family Dwellings

- 34.4 .1 On *parcels* less than 8.0 hectares (19.8 acres) in area, the maximum number of *single family dwellings* shall be one (1) per *parcel*
- #3322 .2 On *parcels* 8.0 hectares (19.8 acres) or larger in area, a second dwelling is permitted provided the second dwelling is used for farm help and is a mobile home. The additional dwelling shall be for the exclusive use of a person employed full-time to work on the farm or for temporary farm help and, where applicable, shall comply with the provisions of the Agricultural Land Commission Act and amendments thereto. The property owner will sign a Declaration, substantially in the form attached hereto as Schedule “H” and forming part of this bylaw, that the second dwelling is to be for the exclusive use of a person employed full-time to work on the farm.
- .3 A second dwelling may be permitted under Section 4.13 of this bylaw.

SECTION 34 - A-1 - AGRICULTURE ZONE - CONTINUED

Maximum Height of Residential Buildings

34.5 The maximum *height* of a residential *building* shall be 10.0 metres (32.8 feet).

Maximum Height of Accessory Buildings

34.6 The maximum *height* of an accessory *building* shall be 12.0 metres (39.4 feet).

Minimum Parcel Size

34.7 The minimum *parcel* size shall be 8.0 hectares (19.8 acres).

Minimum Parcel Width

34.8 The minimum *parcel width* shall be 150.0 metres (492.1 feet).

Minimum Setback of Principal and Accessory Buildings Intended to Accommodate Non-Agricultural Uses

34.9 The minimum *setback* of *principal* and *accessory buildings* intended to accommodate non-agricultural uses from the:

- .1 *Front parcel line* shall be 6.0 metres (19.7 feet)
- .2 *Rear parcel line* shall be 6.0 metres (19.7 feet)
- .3 *Interior side parcel line* shall be 3.0 metres (9.8 feet)
- .4 *Exterior side parcel line* shall be 6.0 metres (19.7 feet)
- .5 Refer to Section 4.9 for “Special Building Setbacks” which may apply.

#2811

Minimum Setback of Buildings or Structures Intended to Accommodate Agricultural Uses

34.10 The minimum *setback* of *buildings* and *structures* intended to accommodate agricultural uses from the:

- .1 *Front parcel line* shall be 30.0 metres (98.4 feet)
- .2 *Rear parcel line* shall be 15.0 metres (49.2 feet)
- .3 *Interior side parcel line* shall be 15.0 metres (49.2 feet)
- .4 *Exterior side parcel line* shall be 30.0 metres (98.4 feet)
- .5 *Any single family dwelling* shall be 15.0 metres (49.2 feet)
- .6 *Any watercourse* or body of water shall be 30.0 metres (98.4 feet)
- .7 Refer to “Pound and Animal Control Bylaw” for special setbacks which may apply.

#2811

SECTION 34 - A-1 - AGRICULTURE ZONE - CONTINUED

Minimum Setback of Kennels

34.11 The minimum *setback* of *kennels* from all *parcel* lines shall be 30.0 metres (98.4 feet).

Minimum Setback of Feed Lots

34.12 The minimum *setback* of feed lots from:

- .1 any *highway* right-of-way shall be 100.0 metres (328.1 feet)
- .2 any *parcel* not *zoned* A-1 shall be 65.0 metres (213.3 feet)

Sale of Agricultural Products

34.13 The retail sale of agricultural products produced on the *parcel* is permitted provided the maximum *floor area* of the retail sale stand does not exceed 40.0 square metres (430.5 square feet).

Parking

34.14 Parking shall be required as per Appendix I.

SECTION 35 - A-2 - RURAL HOLDING ZONE

Purpose

- 35.1 The A-2 *Zone* is intended to provide predominantly residential *parcels* in a rural setting.

Regulations

- 35.2 On a *parcel zoned A-2*, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the A-2 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 35.3 The following uses and no others are permitted in the A-2 *Zone*:

- .1 *agriculture*;
- .2 *bed and breakfast*, limited to three let rooms;
- #2767 .3 *boarders*, limited to two;
- #3218 .4 *equestrian facility*;
- #3218 .5 *equestrian facility campsite*;
- #3082 .6 *family childcare facility*;
- #3426 .7 *group childcare*;
- .8 *home occupation*;
- .9 *kennel*;
- .10 *outdoor recreation*;
- .11 *public use*;
- .12 *public utility*;
- #3212 .13 *secondary suite*;
- .14 *silviculture*;
- .15 *single family dwelling*;
- .16 *accessory use*, including the retail sale of agricultural products produced on the *parcel*.

Maximum Number of Single Family Dwellings

- 35.4 .1 On *parcels* less than 8.0 hectares (19.8 acres) in area, the maximum number of *single family dwellings* shall be one (1) per *parcel*.
- #3322 .2 On *parcels* 8.0 hectares (19.8 acres) or larger in area, a second dwelling is permitted provided the second dwelling is used for farm help and is a mobile home. The additional dwelling shall be for the exclusive use of a person employed full-time to work on the farm or for temporary farm help and, where applicable, shall comply with the provisions of the Agricultural Land Commission Act and amendments thereto. The property owner will sign a Declaration, substantially in the form attached hereto as Schedule "H" and forming part of this bylaw, that the second dwelling is to be for the exclusive use of a person employed full-time to work on the farm.
- .3 A second dwelling may be permitted under Section 4.13 of this bylaw.

SECTION 35 - A-2 - RURAL HOLDING ZONE - CONTINUED

Maximum Height of Residential Buildings

35.5 The maximum *height* of a residential *building* shall be 10.0 metres (32.8 feet).

Maximum Height of Accessory Buildings

35.6 The maximum *height* of accessory *buildings* shall be 12.0 metres (39.4 feet).

Minimum Parcel Size

35.7 The minimum *parcel* size shall be 4.0 hectares (9.9 acres).

Minimum Parcel Width

35.8 The minimum *parcel width* shall be 100.0 metres (328.1 feet).

Minimum Setback of Principal and Accessory Buildings Intended to Accommodate Non-Agricultural Uses

35.9 The minimum *setback* of *principal* and accessory *buildings* intended to accommodate non-agricultural uses from the:

- | | | |
|-------|---|---|
| .1 | <i>Front parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .2 | <i>Rear parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .3 | <i>Interior side parcel line</i> shall be | 3.0 metres (9.8 feet) |
| .4 | <i>Exterior side parcel line</i> shall be | 6.0 metres (19.7 feet) |
| #2811 | .5 | Refer to Section 4.9 for “Special Building Setbacks” which may apply. |

Minimum Setback of Buildings or Structures Intended to Accommodate Agricultural Uses

35.10 The minimum *setback* of *buildings* and *structures* intended to accommodate agricultural uses from the:

- | | | |
|-------|--|---|
| .1 | <i>Front parcel line</i> shall be | 30.0 metres (98.4 feet) |
| .2 | <i>Rear parcel line</i> shall be | 15.0 metres (49.2 feet) |
| .3 | <i>Interior side parcel line</i> shall be | 15.0 metres (49.2 feet) |
| .4 | <i>Exterior side parcel line</i> shall be | 30.0 metres (98.4 feet) |
| .5 | Any <i>single family dwelling</i> shall be | 15.0 metres (49.2 feet) |
| .6 | Any <i>watercourse</i> or body of water shall be | 30.0 metres (98.4 feet) |
| #2811 | .7 | Refer to “Pound and Animal Control Bylaw” for special setbacks which may apply. |

Minimum Setback of Kennels

35.11 The minimum *setback* of *kennels* from all *parcel* lines shall be 30.0 metres (98.4 feet).

SECTION 35 - A-2 - RURAL HOLDING ZONE - CONTINUED

Sale of Agricultural Products

35.12 The retail sale of agricultural products produced on the *parcel* is permitted provided the maximum *floor area* of the retail sale stand is 40.0 square metres (430.5 square feet).

Parking

35.13 Parking shall be required as per Appendix I.

SECTION 36 - A-3 - SMALL HOLDING ZONE

Purpose

- 36.1 The A-3 *Zone* is intended to provide for the creation of two hectare *parcels* in areas specified in the *Official Community Plan* where further urbanization is not anticipated and where the Agricultural Land Commission (ALC) has either excluded the area from the Agricultural Land Reserve or where the ALC has agreed to the A-3 Zoning).

Regulations

- 36.2 On a *parcel zoned A-3*, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the A-3 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 36.3 The following uses and no others are permitted in the A-3 *Zone*

- .1 *agriculture*;
- .2 *bed and breakfast*, limited to three let rooms;
- #2767 .3 *boarders*, limited to two;
- #3082 .4 *family childcare facility*;
- #3426 .5 *group childcare*;
- .6 *home occupation*;
- .7 *public use*;
- .8 *public utility*;
- #3212 .9 *secondary suite*;
- .10 *silviculture*;
- .11 *single family dwelling*;
- .12 *accessory use*, including the retail sale of agricultural products produced on the *parcel*.

Maximum Number of Single Family Dwellings

- 36.4 The maximum number of *single family dwellings* shall be one (1) per *parcel*.

- .1 A second dwelling may be permitted under Section 4.13 of the bylaw.

Maximum Height of Single Family Dwellings

- 36.5 The maximum *height of the single family dwelling* shall be 10.0 metres (32.8 feet).

Maximum Height of Accessory Buildings

- 36.6 The maximum *height of accessory buildings* shall be 12.0 metres (39.4 feet).

SECTION 36 - A-3 - SMALL HOLDING ZONE - CONTINUED

Minimum Parcel Size

36.7 The minimum *parcel* size shall be 2.0 hectares (4.9 acres).

Minimum Parcel Width

36.8 The minimum *parcel width* shall be 50.0 metres (164.0 feet).

Minimum Setback of Principal and Accessory Buildings Intended to Accommodate Non-Agricultural Uses

36.9 .1 The minimum *setback* of *principal* and accessory *buildings* intended to accommodate non-agricultural uses from all *parcel* lines shall be 6.0 metres (19.7 feet).

#2811

.2 Refer to Section 4.9 for “Special Building Setbacks” which may apply.

Minimum Setback of Buildings or Structures Intended to Accommodate Agricultural Uses

36.10 The minimum *setback* of *buildings* and *structures* intended to accommodate agricultural uses from the:

.1 *Front parcel line* shall be 30.0 metres (98.4 feet)

.2 *Rear parcel line* shall be 15.0 metres (49.2 feet)

.3 *Interior side parcel line* shall be 15.0 metres (49.2 feet)

.4 *Exterior side parcel line* shall be 30.0 metres (98.4 feet)

.5 Any *single family dwelling* shall be 15.0 metres (49.2 feet)

.6 Any *watercourse* or body of water shall be 30.0 metres (98.4 feet)

#2811

.7 Refer to “Pound and Animal Control Bylaw” for special setbacks which may apply.

Sale of Agricultural Products

36.11 The retail sale of agricultural products produced on the *parcel* is permitted provided the maximum *floor area* of the retail sale stand is 40.0 square metres (430.5 square feet).

Parking

36.12 Parking shall be required as per Appendix I.

SECTION 38 - EP-1 - ECOLOGICAL PROTECTION ZONE

Purpose

- 38.1 The EP-1 *Zone* is intended to protect ecologically sensitive areas within the *Municipality*. Development within the EP-1 *Zone* shall be subject to a *Development Permit* as per the *Official Community Plan*.

Regulations

- 38.2 On a *parcel zoned* EP-1, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the EP-1 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 38.3 The following uses and no others are permitted in the EP-1 *Zone*:
- .1 viewing platforms;
 - .2 visitor information facility;
 - .3 wildlife sanctuary;
 - .4 *accessory use*.

Maximum Height of Principal and Accessory Buildings

- 38.4 The maximum *height* of *principal* and accessory buildings shall be 5.0 metres (16.4 feet).

Maximum Parcel or Site Coverage

- 38.5 The maximum *parcel* or *site* coverage for all *buildings* and *structures* shall be 10% of the *parcel* or *site* area.

Minimum Setback of Principal and Accessory Buildings

- 38.6 The minimum *setback* of the *principal* and accessory *buildings* from all *parcel* lines shall be 6.0 metres (19.7 feet).

Parking

- 38.7 Parking shall be required as per Appendix I.

Purpose

39.1 The CD-1 Zone is intended to accommodate and regulate the *development* of an assisted living seniors centre with accessory commercial uses based on a comprehensive development plan. New developments zoned CD-1 shall be required to obtain a Development Permit in accordance with the requirements of the Official Community Plan.

Regulations

39.2 On a *parcel zoned CD-1*, no *building or structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the CD-1 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

39.3 The following uses and no others are permitted in the CD-1 Zone:

#3194

- .1 *assisted living housing;*
- .2 *home occupation;*
- .3 *multiple family dwellings;*
- .4 *public use;*
- .5 *public utility;*
- .6 *Assisted Living Commercial to a maximum of 10% of total gross floor area;*
- .7 *accessory use.*

Maximum Height of Principal Building

39.4 The maximum *height* of the *principal buildings* shall be 12.0 metres (39.4 feet).

Maximum Height of Accessory Building

39.5 The maximum *height* of an accessory *building* shall be 6.0 metres (19.7 feet).

Maximum Parcel Coverage

39.6 The total maximum *parcel coverage* for principal and accessory buildings shall be 40% of the parcel area.

Minimum Parcel Area

39.7 The minimum *parcel area* shall be 4,800.0 square metres (51,668 square feet).

SECTION 39 - CD-1 - COMPREHENSIVE DEVELOPMENT ZONE - 1

Minimum Parcel Width

39.8 The minimum *parcel width* shall be 35.0 metres (114.8 feet).

Minimum Setback of Principal Buildings

39.9 The minimum *setback* of *buildings* from the:

- .1 *Front parcel line* shall be 5.0 metres (16.4 feet)
- .2 *Rear parcel line* shall be 5.0 metres (16.4 feet)
- .3 *Interior side parcel line* shall be 2.4 metres (7.8 feet)
- .4 *Exterior side parcel line* shall be 5.0 metres (16.4 feet)
- .5 Refer to Section 4.9 for “Special Building Setbacks” which may apply.

Minimum Setback of Accessory Buildings

39.10 The minimum *setback* of accessory *buildings* from the:

- .1 *Front parcel line* shall be 5.0 metres (16.4 feet)
- .2 *Rear parcel line* shall be 1.0 metre (3.3 feet)
- .3 *Interior side parcel line* shall be 1.0 metre (3.3 feet)
- .4 *Exterior side parcel line* shall be 5.0 metres (16.4 feet)
- .5 Refer to “Pound and Animal Control Bylaw” for special setbacks which may apply.

Maximum Density

39.11 Note: The following *density* provisions are based on the *gross parcel area*. Parking requirements, *setback* requirements, road dedication, etc. have not been taken into consideration.

- #3194 .1 The maximum *density* shall be a total of 100 *dwelling units* per hectare (40.5 *dwelling units* per acre).
- #3194 .2 Notwithstanding Section 39.11.1, the maximum *density* in the CD-1 Zone may be increased to a maximum of 200 units per hectare (81 units per acre) for *Assisted Living Housing*.

SECTION 39 - CD-1 - COMPREHENSIVE DEVELOPMENT ZONE - 1

Parking and Loading

39.12 Parking and loading shall be required as per Appendix I.

.1 Notwithstanding the provisions of Appendix I, the number of off-street parking stalls required is calculated according to the following:

- .1 Assisted Living Commercial - 1.0 spaces per 35 square metres
- .2 Seniors Dwelling Units - 1.0 space per 3 units
- .3 Upper Floor Dwelling Units - 1.0 space per unit
- .4 Manager's Suite - 1.0 space per unit

SECTION 40 - CD-2 - COMPREHENSIVE DEVELOPMENT ZONE - 2

Purpose

- 40.1 The CD-2 Zone accommodates and regulates the *development* of a seniors' oriented *Assisted Living Housing* complex based on a comprehensive development plan. Proposed developments zoned CD-2 shall be required to obtain a Development Permit in accordance with the requirements of the Official Community Plan.

Regulations

- 40.2 On a parcel zoned CD-2, no *building* or structure shall be constructed, located or altered and no plan of subdivision shall be approved which contravenes the regulations set out in the CD-2 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 40.3 The following uses and no others are permitted in the CD-2 Zone:
- .1 *assisted living housing;*
 - .2 *home occupation;*
 - .3 *public use;*
 - .4 *public utility; and*
 - .5 *accessory use.*

Maximum Height of Principal Building

- 40.4 The maximum *height* of the *principal building* shall be 16.53 metres (54.25 feet).

Maximum Height of Accessory Building

- 40.5 The maximum *height* of an accessory *building* shall be 6.0 metres (19.7 feet).

Maximum Parcel Coverage

- 40.6 The total maximum *parcel coverage* for principal and accessory *buildings* shall be 25% of the *parcel area*.

Minimum Parcel Area

- 40.7 The minimum *parcel area* shall be 4,900.0 square metres (52,745 square feet).

Minimum Parcel Width

- 40.8 The minimum *parcel width* shall be 50.0 metres (164.0 feet).

Minimum Setback of Principal Building

- 40.9 The minimum *setback* of the *principal building* from the:
- .1 *Front parcel line* shall be 5.0 metres (16.4 feet);
 - .2 *Rear parcel line* shall be 44.36 metres (145.56 feet);
 - .3 *Interior side parcel line* shall be 4.0 metres (13.1 feet);
 - .4 *Exterior side parcel line* shall be 5.0 metres (16.4 feet);
 - .5 Refer to Section 4.9 for "Special Building Setbacks" which may apply.

Minimum Setback of Accessory Buildings

- 40.10 The minimum *setback* of accessory *buildings* from the:
- .1 *Front parcel line* shall be 3.0 metres (11.5 feet);
 - .2 *Rear parcel line* shall be 1.0 metres (3.3 feet);
 - .3 *Interior side parcel line* shall be 1.0 metres (3.3 feet);
 - .4 *Exterior side parcel line* shall be 5.0 metres (16.4 feet);
 - .5 Refer to "Pound and Animal Control Bylaw" which may apply.

Maximum Density

- 40.11 Explanatory Note: The following *density* provisions are based on the *gross parcel area*. Parking requirements, *setback* requirements, road dedication, etc. have not been taken into consideration.
- .1 The maximum *density* shall be a total of 125 *Assisted Living Housing* units per hectare (50 units per acre).

Parking and Loading

- 40.12 Parking and loading shall be required as per Appendix I.

SECTION 41 - CD-3 - COMPREHENSIVE DEVELOPMENT ZONE - 3

Purpose

- 41.1 The CD-3 *Zone* is intended to provide for the creation of minimum 1.4 hectare *parcels* in areas specified in the *Official Community Plan* where a subdivision or boundary realignment is intended to facilitate public ownership of a linear park adjacent to a watercourse.

Regulations

- 41.2 On a *parcel zoned CD-3*, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the CD-3 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 41.3 The following uses and no others are permitted in the CD-3 *Zone*
- .1 *agriculture*;
 - .2 *bed and breakfast*, limited to three let rooms;
 - .3 *boarders*, limited to two;
 - .4 *family childcare facility*;
 - .5 *home occupation*;
 - .6 *public use*;
 - .7 *public utility*;
 - .8 *secondary suite*;
 - .9 *silviculture*;
 - .10 *single family dwelling*;
 - .11 *accessory use*, including the retail sale of agricultural products produced on the parcel.

Maximum Number of Single Family Dwellings

- 41.4 The maximum number of *single family dwellings* shall be one (1) per parcel.
- .1 A second dwelling may be permitted under Section 4.13 of the bylaw.

Maximum Height of Single Family Dwellings

- 41.5 The maximum *height* of the *single family dwelling* shall be 10.0 metres (32.8 feet).

Maximum Height of Accessory Buildings

- 41.6 The maximum *height* of accessory *buildings* shall be 12.0 metres (39.4 feet).

Minimum Parcel Size

41.7 The minimum *parcel* size shall be 1.4 hectares (3.45 acres).

Minimum Parcel Width

41.8 The minimum *parcel width* shall be 50.0 metres (164 feet).

Minimum Setback of Principal and Accessory Buildings Intended to Accommodate Non-Agricultural Uses

- 41.9 .1 The minimum *setback of principal* and accessory *buildings* intended to accommodate non-agricultural uses from all parcel lines shall be 6.0 metres (19.7 feet).
- .2 Refer to Section 4.9 for “Special Building Setbacks” which may apply.

Minimum Setback of Buildings or Structures Intended to Accommodate Agricultural Uses

- 41.10 The minimum *setback of buildings and structures* intended to accommodate agricultural uses from the:
- .1 *Front parcel line* shall be 30.0 metres (98.4 feet)
 - .2 *Rear parcel line* shall be 15.0 metres (49.2 feet)
 - .3 *Interior side parcel line* shall be 15.0 metres (49.2 feet)
 - .4 *Exterior side parcel line* shall be 30.0 metres (98.4 feet)
 - .5 *Any single family dwelling* shall be 15.0 metres (49.2 feet)
 - .6 *Any watercourse* or body of water shall be 30.0 metres (98.4 feet)
 - .7 Refer to “Pound and Animal Control Bylaw” for special setbacks which may apply.

Sale of Agricultural Products

41.11 The retail sale of agricultural products produced on the *parcel* is permitted provided the maximum *floor area* of the retail sale stand is 40.0 square metres (430.5 square feet).

Parking

41.12 Parking shall be required as per Appendix I.

SECTION 42 - CD-4 - COMPREHENSIVE DEVELOPMENT ZONE - 4

Purpose

- 42.1 The purpose of the CD-4 Zone is to accommodate the *development of assisted living housing* on small parcels designated High Density Residential in the *Official Community Plan*. New *development* proposals require a Development Permit in accordance with the Residential Development Permit Area Guidelines of the *Official Community Plan*, and shall comply with the provisions of the British Columbia Building and Fire Codes, and any other applicable legislation.

Regulations

- 42.2 On a *parcel* zoned CD-4, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision shall be approved which contravenes the regulations set out in the CD-4 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 42.3 The following uses and no others are permitted in the CD-4 *Zone*
- .1 *assisted living housing*;
 - .2 *public use*;
 - .3 *public utility*;
 - .4 *rest home*; and
 - .5 *accessory use*, including a managers suite.

Maximum Building Height

- 42.4 The maximum *building height* shall be 12.0 metres (39.4 feet).

Maximum Parcel Coverage

- 42.5 The maximum *parcel coverage* for all *buildings* shall be 55% of the *parcel area*.

Minimum Parcel Area

- 41.6 The minimum *parcel area* shall be 1,050.0 square metres (11,302.4 square feet).

Minimum Parcel Width

- 42.7 The minimum *parcel width* shall be 30.0 metres (98.4 feet).

Minimum Setback of Principal Buildings

42.8 The minimum *setback* of a *building* from the:

- .1 *Front parcel line* shall be 3.0 metres (9.8 feet)
- .2 *Rear parcel line* shall be 3.0 metres (9.8 feet)
- .3 *Interior side parcel line* shall be 1.5 metres (4.8 feet)
- .4 *Exterior side parcel line* shall be 3.0 metres (9.8 feet)
- .5 Refer to Section 4.9 for "Special Building Setbacks" which may apply.

Maximum Density

42.9 The maximum *density* shall be 200 units per hectare (80 units per acre).

Parking

42.10 Parking shall be required as per Appendix I.

SECTION 43 - CD-5 - COMPREHENSIVE DEVELOPMENT ZONE - 5

CD-5 Zone - Pending

SECTION 43 - CD-5 - COMPREHENSIVE DEVELOPMENT ZONE - 5

CD-5 Zone - Pending

SECTION 44 - CD-6 - COMPREHENSIVE DEVELOPMENT ZONE - 6

Purpose

- 44.1 The purpose of the CD-6 *Zone* is to accommodate the use of a *community shelter* as defined in the *Zoning Bylaw* on the *parcel* legally described as Lot A, Section 14, Township 20, Range 10, W6M, KDYD, Plan KAP45450.

Regulations

- 44.2 On a parcel zoned CD-6, no *building* or *structure* shall be used, constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the CD-6 *Zone*, or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 44.3 The following uses and no others are permitted in the CD-6 *Zone*:

- .1 *community shelter,*
- .2 *public utility,*
- .4 *public use, and*
- .5 *accessory use.*

Maximum Height of Principal Buildings

- 44.4 The maximum *height* of *principal buildings* shall be 10.0 metres (32.8 feet).

Maximum Height of Accessory Buildings

- 44.5 The maximum *height* of *accessory buildings* shall be 6.0 metres (19.68 feet).

Minimum Parcel Size or Site Area

- 44.6 The minimum *parcel size* or *site area* shall be 0.4 hectares (1.0 acre).

Minimum Setback of Principal Buildings

- 44.7 The minimum *setback* of the *principal building* from the:

- | | | |
|----|---|------------------------|
| .1 | <i>Front parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .2 | <i>Rear parcel line</i> shall be | 1.0 metre (3.3 feet) |
| .3 | <i>Interior side parcel line</i> shall be | 1.0 metre (3.3 feet) |
| .4 | <i>Exterior side parcel line</i> shall be | 6.0 metres (19.7 feet) |

SECTION 44 - CD-6 - COMPREHENSIVE DEVELOPMENT ZONE - 6
cont'd

Minimum Setback of Accessory Buildings

44.8 The minimum setback of accessory *buildings* from the:

- | | | |
|----|---|------------------------|
| .1 | <i>Front parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .2 | <i>Rear parcel line</i> shall be | 0.6 metre (1.9 feet) |
| .3 | <i>Interior side parcel line</i> shall be | 0.6 metre (1.9 feet) |
| .4 | <i>Exterior side parcel line</i> shall be | 4.0 metres (13.1 feet) |

Community Shelter Parking

44.9.1 The minimum number of parking stalls required in the CD-6 *Zone* shall be 15 or 1 stall per 15 m² (161 ft²) of *retail store* floor area, whichever is greater.

Outside Storage

44.10 Outside storage shall be screened as per Appendix I.

Purpose

- 45.1 The purpose of the CD-7 Zone is to provide for medium density, *single-family dwellings* with *secondary suites*.

Regulations

- 45.2 On a *parcel* zoned CD-7, no *building* or *structure* shall be constructed located or altered and no plan of subdivision approved which contravenes the regulations set out in the CD-7 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 45.3 The following uses and no others are permitted in the CD-7 Zone:

- .1 *bed and breakfast*, limited to two let rooms;
- .2 *boarders*, limited to two;
- .3 *home occupation*;
- .4 *public use*;
- .5 *public utility*;
- .6 *single family dwelling*;
- .7 *accessory use*, including *secondary suite*.

Maximum Number of Single-Family Dwellings

- 45.4 The maximum number of *single family dwellings* shall be one (1) per *parcel*.

Maximum Number of Secondary Suites

- 45.5 The maximum number of *secondary suites* shall be one (1) per *parcel*.

Maximum Height of Principal Building

- 45.6 The maximum *height* of the *principal building* shall be 10.0 metres (32.8 feet).

Maximum Height of Accessory Building

- 45.7 The maximum *height* of an *accessory building* shall be 6.0 metres (19.7 feet).

Maximum Parcel Coverage

- 45.8 The total maximum *parcel coverage* for *principal* and *accessory buildings* shall be 45% of the *parcel area*, of which 10% shall be the maximum *parcel coverage* for *accessory buildings*.

Minimum Parcel Area

45.9 The minimum *parcel area* shall be 325.0 square metres (3,498 square feet).

Minimum Parcel Width

45.10 The minimum *parcel width* shall be 11.0 meters (36 feet).

Minimum Setback of Principal Building

45.11 The minimum *setback* of the *principal building* from the:

- .1 *Front parcel line* shall be 5.0 metres (16.4 feet)
- .2 *Rear parcel line* shall be 5.0 metres (16.4 feet)
- .3 *Interior side parcel line* shall be 1.2 metres (3.9 feet)
- .4 *Exterior side parcel line* shall be 5.0 metres (16.4 feet)
- .5 Notwithstanding Sections 6.10.2 and 6.10.3, a *principal building* on a corner *parcel* may be sited not less than 1.5 metres (4.9 feet) from the rear parcel line provided the combined total of the *rear* and *interior side yards* shall be not less than 5.0 metres (16.4 feet).
- .6 Refer to Section 4.9 for “Special Building Setbacks” which may apply.

Minimum Setback of Accessory Buildings

45.12 The minimum setback of an *accessory building* from the:

- .1 *Front parcel line* shall be 5.0 metres (16.4 feet)
- .2 *Rear parcel line* shall be 1.0 metre (3.3 feet)
- .3 *Interior side parcel line* shall be 1.0 metre (3.3 feet)
- .4 *Exterior side parcel line* shall be 5.0 metres (16.4 feet)
- .5 Refer to “Pound and Animal Control Bylaw” for special *setbacks* which may apply.

Maximum Floor Area Ratio

45.13 The maximum *floor area ratio* of a *single family dwelling* shall be 0.65.

Parking

45.14 Parking shall be required as per Appendix I.

SECTION 46 – CD-8 – COMPREHENSIVE DEVELOPMENT ZONE - 8

Purpose

- 46.1 The CD-8 *Zone* is intended to provide for the *development* of a regional *shopping centre*. New *developments* zoned CD-8 may be required to obtain a *Development Permit* as per the requirements of the *Official Community Plan*.

Regulations

- 46.2 On a *parcel* zoned CD-8, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the CD-8 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 46.3 The following uses and no others are permitted in the CD-8 *Zone*:
- .1 appliance store;
 - .2 auto parts and accessories (new) sales;
 - .3 automotive repair shop;
 - .4 banking kiosk;
 - .5 *building* supply establishment;
 - .6 *café*;
 - .7 car wash;
 - .8 *commercial daycare facility*;
 - .9 frozen food lockers, including retail sales;
 - .10 *fuel service station* (one per parcel);
 - .11 furniture stores;
 - .12 greenhouses and nurseries, including retail sales;
 - .13 hardware store;
 - .14 *neighborhood pub*;
 - .15 *offices*;
 - .16 *outside vending*;
 - .17 pet shop;
 - .18 print shop;
 - .19 *public use*;
 - .20 *public utility*;
 - .21 *recreation facility – indoor*;
 - .22 *recreational facility – outdoor*;
 - .23 *recycling beverage container return centre*;
 - .24 *restaurant*;
 - .25 second hand stores;
 - .26 *shopping centre*, excluding Government Liquor Stores;
 - .27 sporting goods stores;
 - .28 tire sales and repair establishment;
 - .29 *upper floor dwelling units*;
 - .30 veterinary hospital;
 - .31 video stores;
 - .32 accessory use; and
 - .33 ancillary retail sales.

SECTION 46 – CD-8 – COMPREHENSIVE DEVELOPMENT ZONE - 8 cont'd

Maximum Height of Principal and Accessory Buildings

46.4 The maximum *height* of the *principal building* shall be 12.0 metres (39.4 feet).

Maximum Area of Principal and Accessory Buildings

46.5 The maximum ground *floor area* of a *building* shall be 10,776.4 square metres (116,000 square feet).

Minimum Parcel Size or Site Area

46.6 The minimum *parcel* size or *site* area shall be 2.0 hectare (5.0 acres).

Minimum Parcel or Site Width

46.7 The minimum *parcel* or *site* width shall be 150.0 metres (492.1 feet).

Minimum Setback of Principal and Accessory Buildings

46.8 The minimum *setback* of the *principal buildings* and *accessory buildings* from all *parcel* lines shall be 6.0 metres (19.7 feet).

Outside Storage

46.9 Outside storage – shall be screened as per Appendix III or as approved in a Development Permit.

Parking and Loading

46.10 Parking and loading shall be required as per Appendix I.

Purpose

- #3898 47.1 The purpose of the CD-9 *Zone* is to accommodate a comprehensive, mixed use *development* on a *parcel* of land fronting 11 Avenue NE and 25 Street NE. *Development* within the CD-9 *Zone* shall be subject to the relevant Development Permit Area Guidelines of the *Official Community Plan*.

Regulations

- 47.2 On a parcel zoned CD-9, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the CD-9 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 47.3 The following uses and no others are permitted in the CD-9 Zone:

- .1 *assembly hall;*
- .2 **banking kiosk;**
- .3 *commercial daycare facility;*
- .4 *education/training facility;*
- .5 *financial institution;*
- .6 *health services centres;*
- .7 *home occupation;*
- .8 **library;**
- .9 *licensee retail store;*
- .10 **neighbourhood pub;**
- .11 **off-street parking;**
- .12 *offices;*
- .13 *outside vending;*
- .14 *personal services establishments;*
- .15 *private utility;*
- .16 *public use;*
- .17 *public utility;*
- .18 *recreation facility – indoor;*
- .19 *recycling beverage container return centre;*
- .20 *restaurants;*
- .21 *shopping centre;*
- .22 *upper floor dwelling units;*
- .23 **veterinary hospital; and**
- .24 *accessory use.*

SECTION 47 - CD-9 - COMPREHENSIVE DEVELOPMENT ZONE – 9 – CONT'D

Maximum Height of Principal and Accessory Buildings

47.4 The maximum *height* of a *building* shall be 19.0 metres (62.3 feet).

Minimum Parcel Size or Site Area

#3898 47.5 The minimum *parcel* size or *site* area shall be 0.4 hectares (1.0 acres).

Minimum Parcel Width

47.6 The minimum *parcel width* shall be 50.0 meters (164 feet).

Minimum Setback of Principal and Accessory Buildings

47.7 The minimum setback of the *principal* and *accessory buildings* from all *parcel* lines shall be 3.0 metres (9.8 feet), except along the 11th Avenue NE frontage which shall be 0.0 metres (0.0 feet) for below *grade structures*.

Outside Storage

47.8 Outside storage shall be screened as per Appendix III, or as approved by Development Permit.

Parking and Loading

47.9 Parking and loading shall be required as per Appendix I and as follows:

Financial Institution *1 per 24 square metres of gross floor area*

For future use.

For future use.

Purpose

- 49.1 The purpose of the CD-11 *Zone* is to provide convenient commercial amenities and professional services for people who reside in the vicinity of 10 Avenue and 10 Street SW. The CD-11 *Zone* is primarily intended for land indentified as “Commercial Village” in the Modified Area B Comprehensive Development Plan (1999). To encourage a mix of uses, the CD-11 *Zone* permits upper floor dwelling units. *Development* within the CD-11 *Zone* shall be subject to the relevant Development Permit Area Guidelines of the *Official Community Plan*.

Regulations

- 49.2 On a *parcel zoned* CD-11, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the CD-11 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 49.3 The following uses and no others are permitted in the CD-11 *Zone*:

- .1 *accessory use*
- .2 *assembly hall*
- .3 *café*
- .4 *churches*
- .5 *commercial daycare facility*
- .6 *congregate housing*
- .7 *educational/training facility*
- .8 *health services centre*
- .9 *home occupation*
- .10 *licensee retail store*
- .11 *neighbourhood pub*
- .12 *office*
- .13 *personal services establishment*
- .14 *print service*
- .15 *private utility*
- .16 *public utility*
- .17 *public use*
- .18 *recreation facility indoor*
- .19 *restaurant*
- .20 *retail store*
- .21 *upper floor dwelling units*

Maximum Height of Principal and Accessory Buildings

- 49.4 The maximum *height* of a *building* shall be 16.0 metres (52.5 feet).

Minimum Parcel Size or Site Area

49.5 The minimum *parcel* size or *site* area shall be 1,800.0 square metres (19,375.0 square feet).

Minimum Parcel Width

49.6 The minimum *parcel width* shall be 25.0 meters (82.0 feet).

Minimum Setbacks for Principal and Accessory Buildings

49.7 The minimum setback of *principal* and accessory *buildings* from:

- | | | |
|----|---|------------------------|
| .1 | The <i>front parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .2 | An <i>exterior parcel line</i> shall be | 6.0 metres (19.7 feet) |
| .3 | A <i>parcel line</i> adjacent to a residential <i>zone</i> shall be | 3.0 metres (9.8 feet) |

Outside Storage

49.8 Outside storage shall be screened as per Appendix III, or as approved by a Development Permit.

Parking and Loading

49.9 Parking and loading shall be required as per Appendix I.

SECTION 50 - CD-12 - COMPREHENSIVE DEVELOPMENT ZONE - 12

Purpose

- 50.1 The CD-12 *Zone* is intended to accommodate tourist/recreation businesses including boat and marine sales, repair and rental. *Development* within the CD-12 *Zone* shall be subject to the relevant Development Permit Area Guidelines of the *Official Community Plan*.

Regulations

- 50.2 On a parcel zoned CD-12, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the CD-12 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 50.3 The following uses and no others are permitted in the CD-12 *Zone*:
- .1 art gallery;
 - .2 banking kiosk;
 - .3 boat and marine sales, repair and rental, including outside covered or screened storage;
 - .4 *commercial daycare facility*
 - .5 *convenience store*;
 - .6 convention centre;
 - .7 craft making and sales;
 - .8 farmers market;
 - .9 health service centre;
 - .10 *home occupation*;
 - .11 *hotel*;
 - .12 library;
 - .13 *licensee retail store*;
 - .14 *motel*;
 - .15 museum;
 - .16 night club;
 - .17 *offices*;
 - .18 *outside vending*;
 - .19 parkade/off-street parking, in Areas "A", "B" and "C" [Waterfront Area] as shown on Schedule "C" attached hereto and forming part of this bylaw.
 - .20 *personal service establishment*;
 - .21 pub;
 - .22 *public use*;
 - .23 *private utility*;
 - .24 *public utility*;
 - .25 *recreation facility - indoor*;
 - .26 *recreation facility - outdoor*;
 - .27 *resort accommodation*;
 - .28 restaurant;
 - .29 theatre;
 - .30 *tourist retail shop*;

SECTION 50 - CD-12 - COMPREHENSIVE DEVELOPMENT ZONE - 12 - CONT'D

Permitted Uses cont'd

- 50.3 .31 *upper floor dwelling units;*
.32 *video stores;*
.33 *work/live studios; and*
.34 *accessory use.*

Accessory Use

- 50.4 Sales and repair of motor cycles, all terrain vehicles and snow mobiles provided that use is accessory to the principal use of boat and marine sales, repair and rental, including outside covered or screened storage.

Maximum Height of Principal Buildings

- 50.5 The maximum *height of principal buildings* shall be 19.0 metres (62.3 feet).

Maximum Height of Accessory Buildings

- 50.6 The maximum *height of accessory buildings* shall be 6.0 metres (19.7 feet).

Minimum Parcel Size or Site Area

- 50.7 The minimum *parcel size or site area* shall be 325.0 square metres (3,498.4 square feet).

Minimum Parcel or Site Width

- 50.8 The minimum *parcel width* shall be 10.0 meters (32.8 feet).

Minimum Setback of Principal and Accessory Buildings

- 50.9 The minimum setback of the principal and accessory buildings from the:

- | | | |
|----|--|-----------------------|
| .1 | <i>Rear parcel line adjacent to a residential zone shall be</i> | 3.0 metres (9.8 feet) |
| .2 | <i>Interior side parcel line adjacent to a residential zone shall be</i> | 3.0 metres (9.8 feet) |

Outside Storage

- 50.10 Outside storage shall be screened as per Appendix III, or as approved by a Development Permit.

Parking and Loading

- 50.11 Parking and loading shall be required as per Appendix I

For future use.

For future use.

Purpose

- 52.1 The purpose of the CD-14 Zone is to accommodate the *development of assisted living housing* on land legally described as Lot 1, Section 24, Township 20, Range 10, W6M, KDYD, Plan 39456, Except Plans KAP57773 and EPP1245 (Civic Address: 2110 Lakeshore Road NE). *Development* within the CD-14 Zone shall be subject to the relevant *Development Permit Area Guidelines* of the *Official Community Plan*.

Regulations

- 52.2 On a *parcel zoned CD-14*, no *building or structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the CD-14 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 52.3 The following uses and no others are permitted in the CD-14 Zone:

- .1 *assisted living housing*
- .2 *public utility*
- .3 *private utility*
- .4 *public use*
- .5 *accessory use*

Maximum Height of Principal Building

- 52.4 The maximum *height* of a *principal building* shall be 10.0 metres (32.8 feet).

Maximum Height of Accessory Buildings

- 52.5 The maximum *height* of an *accessory building* shall be 6.0 metres (19.7 feet).

Maximum Parcel Coverage

- 52.6 The maximum *parcel coverage* for all *buildings* shall be 55% of the *parcel area*.

Minimum Parcel Area

- 52.7 The minimum *parcel area* shall be 0.70 hectares (1.72 acres).

Minimum Setbacks for Buildings

52.8 The minimum setback of all *buildings* from:

- .1 The *front parcel line* shall be 5.0 metres (16.4 feet)
- .2 The *rear parcel line* shall be 5.0 metres (16.4 feet)
- .3 An *exterior parcel line* shall be 5.0 metres (16.4 feet)
- .4 An *interior parcel line* shall be 3.0 metres (9.8 feet)
- .5 Refer to Section 4.9 for "Special Building Setbacks" which may apply.

52.9 **Maximum Density**

The maximum *density* shall not exceed 64 *assisted living housing* units.

Outside Storage

52.10 Outside storage shall be screened as per Appendix III or as approved by a Development Permit.

Parking and Loading

52.11 Parking and loading shall be required as per Appendix I and as follows:

assisted living housing 0.70 stall per unit

SCHEDULE "B" - ZONING MAPS

Please see the end of this document for the mapping.

Map 1 - North Index (note map numbers contained thereon and scroll to required map)

Map 2 - South Index (note map numbers contained thereon and scroll to required map)

Map 3

Map 4

Map 5

Map 6

Map 7

Map 8

Map 9

Map 10

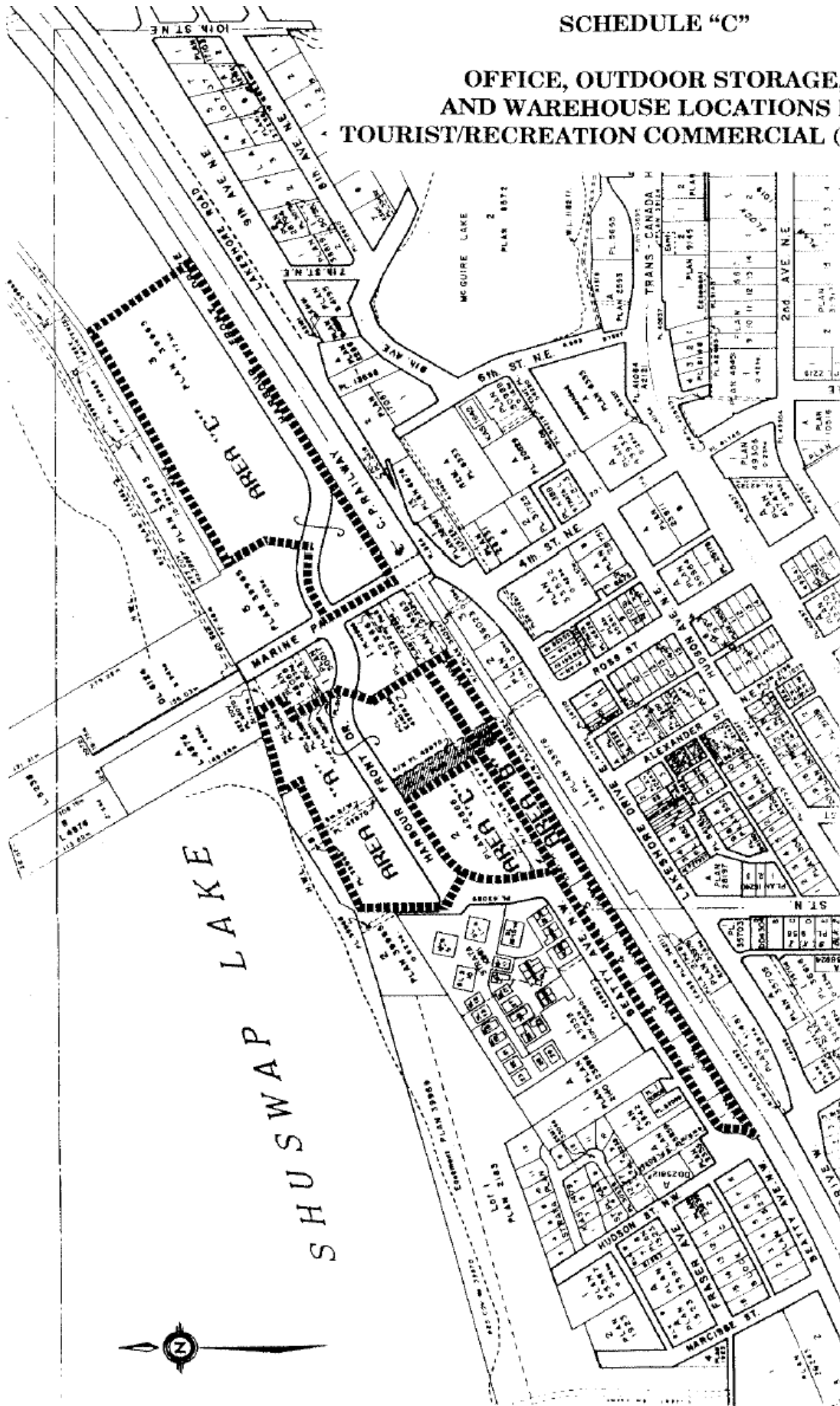
Map 11

Map 12

Map 13

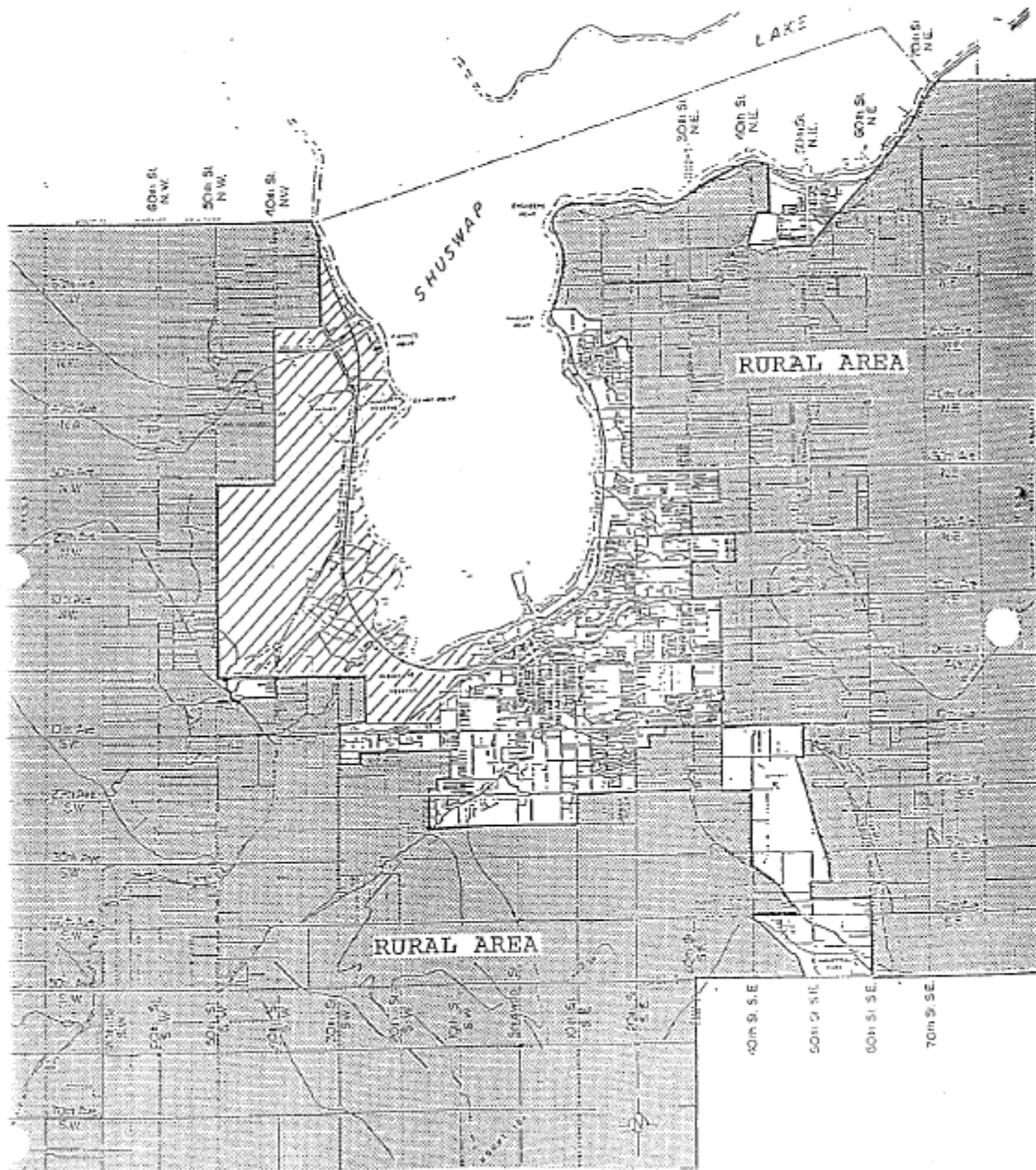
SCHEDULE "C"

OFFICE, OUTDOOR STORAGE,
AND WAREHOUSE LOCATIONS IN
TOURIST/RECREATION COMMERCIAL (C-6) ZON



SCHEDULE "D"

RURAL AREAS MAP



SCHEDULE "D" TO ZONING BYLAW 2303, 1995

SCHEDULE "E"

SPECIAL NEEDS HOUSING AGREEMENT

THIS AGREEMENT made this _____ day of _____, 19____.

BETWEEN:

CITY OF SALMON ARM

P.O. Box 40
Salmon Arm, B.C.
V1E 4N2

(hereinafter called the "City"

OF THE FIRST PART

AND:

(hereinafter called the "Owner")

OF THE SECOND PART

WHEREAS:

A. The Owner is the registered owner of:

PID: _____

Lot _____, Section _____, Township _____, Range _____, West of the 6th Meridian,
Kamloops Division, Yale District, Plan _____

(hereinafter called the "Land")

B. The Owner has requested the City enter into a Special Needs Housing Agreement to enable the Owner to give/receive care and maintenance to/from _____ (Relative) _____.

(hereinafter called the "Relative")

C. A letter from the attending Physician stating care is required has been received in accordance with Section 4.13.3.2 of City of Salmon Arm Zoning Bylaw No. 2303.

NOW THIS AGREEMENT WITNESSES that in consideration of the premises the parties hereto covenant and agree each with the other as follows:

1. The Owner may install on the Land a second dwelling consisting of a _____ wide mobile home to be occupied exclusively by the Owner or Relative for the purpose of administering/receiving care and maintenance to/from the Owner of the principal dwelling on the Land.
2. The second dwelling shall:
 - (a) not be anchored to a permanent foundation on the Land;
 - (b) be sited in accordance with the minimum setbacks prescribed in the zone designation for the Land under Zoning Bylaw No. 2303.
 - (c) be greater than 5.0 metres (16.4 feet) from the principal or any accessory building on the Land; and
 - (d) be removed when the second dwelling is no longer occupied by the Owner or Relative or when the principal dwelling is no longer owned or occupied by the Owner or Relative.
3. The Owner shall produce to the City on the anniversary of this agreement in each year a sworn declaration that the second dwelling is still exclusively occupied by the owner or owner's relative as of that date and that the compassionate grounds for the person or persons as stated in the original application have not changed.
4. The Owner of the parcel agrees not to dispute an action taken by the municipality pursuant to Part 8 of the Community Charter to remove the second dwelling.
5. In this Agreement, gender specific terms include both genders and include corporations; words in the singular include the plural and words in the plural include the singular.
6. This agreement shall enure to the benefit of and be binding upon the parties hereto, their respective successors and assignees.
7. This Agreement is personal to the Owner and shall not be assigned by the Owner to any other party.

#3075

IN WITNESS WHEREOF the parties hereto have set their hands and seals as of the day and year first above written.

The Corporate Seal of the)
CITY OF SALMON ARM)
was hereto affixed in the presence of:)
)
_____)
Mayor)
)
_____)
Clerk)

(seal)

SIGNED, SEALED AND DELIVERED)
in the presence of:)
)
_____)
Witness)
)
Address)
_____)
_____)
_____)
_____)
Occupation)

OWNER and APPLICANT:

_____)
Signature of Owner)
)
_____)
Signature of Applicant)

#2786

Information provided by this form may be subject to *Freedom of Information and Protection of Privacy Act* inquiries.

SCHEDULE "F"
TYPE "A" PERMIT AGREEMENT

Date

City of Salmon Arm
P.O. Box 40
Salmon Arm, B.C.
V1E 4N2

Attention: Chief Building Inspector

Dear Sir:

RE: Legal Description:
 Civic Address:
 Roll Number:

I hereby agree that, in consideration of the issuance of Building Permit No. _____ by the City of Salmon Arm to locate a temporary building on the above-described parcel, the use of said temporary building will be terminated and it will be removed from the property, demolished or converted to a building which complies with the applicable regulations within six (6) months from the date of this agreement.

In addition to the fee for an application for a Building Permit for a temporary building set out in City of Salmon Arm Fee for Services Bylaw, a non-interest bearing deposit of five hundred dollars (\$500.00) in the form of a cash deposit or irrevocable letter of credit shall be required to ensure compliance with the terms and conditions of Zoning Bylaw 2303; and upon removal, demolition or conversion of a temporary building to comply with the applicable regulations the security deposit shall be returned.

Applicant

Witness

Date

Information provided by this form may be subject to *Freedom of Information and Protection of Privacy Act* inquiries.

SCHEDULE "G-1"

TYPE "B" PERMIT AGREEMENT

Date

City of Salmon Arm
P.O. Box 40
Salmon Arm, B.C.
V1E 4N2

Attention: Chief Building Inspector

Dear Sir:

RE: Legal Description:
Civic Address:
Roll Number:

It is my wish to locate a temporary building on the above described property. In order that I, _____, owner of the property may place this temporary building I hereby voluntarily agree to the following:

1. In addition to the fee for an application for a Building Permit for a temporary building set out in City of Salmon Arm Fee for Services Bylaw, the requirement to submit to the City of Salmon Arm a performance bond by cash or certified cheque, or by an Irrevocable Letter of Credit drawn upon a chartered bank or any registered credit union for a period of one (1) year, the sum of five thousand dollars (\$5,000.00).
2. To conform to the requirements of Zoning Bylaw 2303 and all other municipal bylaws, by removal of the temporary building to the satisfaction the Building Inspector, within one (1) year from the date of this agreement.

Further it is my understanding that:

1. In the event of my failure to comply with the provisions of paragraph 2, within the specified time period, the City of Salmon Arm shall have the right to enter upon the land and to remove or demolish the temporary building at my cost, drawing upon the deposit or Letter of Credit if necessary.
2. Upon completion of the demolition or removal to the satisfaction of the Building Inspector, any unused portion of my deposit will be refunded.

Applicant

Witness

Date

#2786 Information provided by this form may be subject to *Freedom of Information and Protection of Privacy Act* inquiries.

SCHEDULE "G-2"

TYPE "B" - SECOND DWELLING AGREEMENT

City of Salmon Arm
Box 40
Salmon Arm BC V1E 4N2

Dear Sir(s):

Re: Civic Address _____ Roll # _____
Legal Description _____

It is my wish to construct a new single family residence on the above described property, but to reside in the existing residence during the construction period. Under the City of Salmon Arm Zoning Bylaw No. 2303, only one (1) single family residence is permitted per parcel. In order that I, _____, owner of the property, may obtain a building permit for the new residence from the building inspector, I hereby voluntarily agree to the following:

1. To submit to the City of Salmon Arm a performance bond by cash or certified cheque, or by an irrevocable letter of credit drawn upon a local chartered bank or local registered credit union for a period of one (1) year, the sum of five thousand dollars (\$5,000.00).
2. To conform to the requirements of Zoning Bylaw No. 2303 and all other municipal bylaws within one (1) year from the date of this agreement, or upon approval of the new residence for occupancy, whichever is earlier, by:

Check a) or b):

- a) conversion of the first residence to a permitted use building to the satisfaction of the building inspector, (requires a separate building permit for change of use) or;
- b) removal of the first residence to the satisfaction of the building inspector (requires a demolition permit).

Further it is my understanding that:

1. In the event of my failure to comply with the provisions of paragraph 2, within the specified time period, the City of Salmon Arm shall have the right to enter upon the land and to remove or demolish the first residence at my cost, drawing upon the deposit or letter of credit if necessary.
2. If my new residence is not completed within one (1) year, I have the right to reapply to the building inspector for an extension, not exceeding one (1) year, and conditional upon renewal of any letter of credit for a one (1) year period. Application fee is \$200; renewal prior to expiry is \$200.
3. Upon completion of the demolition or removal, or conversion to an accessory building to the satisfaction of the building inspector, any unused portion of my deposit will be refunded.

Applicant

Witness (Notary Public)

Date

Information provided by this form may be subject to *Freedom of Information and Protection of Privacy Act* inquiries.

SCHEDULE "H"

#3322

DECLARATION - SECOND DWELLINGS FOR FARM HELP

Date: _____

City of Salmon Arm
P.O. Box 40
Salmon Arm, BC, V1E 4N2

Attn: Building Department

Dear Sir:

Re: Civic Address _____

Legal Description _____

Roll Number _____

I hereby declare that I am the registered owner of the above-described property, and that the second dwelling located on the above-described property is occupied by the person(s) employed for **Farm Help**.

The property must be classified as a "Farm" with BC Assessment Authority. City of Salmon Arm staff must be convinced there is a legitimate need for farm help based upon the size or type of operation, and may require additional information to make a determination. All information related to this form may be reviewed by the Ministry of Agriculture, Food & Fisheries and the Provincial Agricultural Land Commission, and must be provided to the satisfaction of the City of Salmon Arm. Pursuant to Section 20(3) of the *Agricultural Land Commission Act*, a Non-Farm Use Application, and approval of same, may be required for a second dwelling.

A mobile home for Farm Help is non-transferable and shall be removed from the property within ninety (90) days if no longer required by the approved user.

I make this declaration knowing that it is of the same force and effect as if made under oath and by the virtue of the *Canada Evidence Act*.

Name of Occupant(s) of Second Dwelling

EXECUTIONS

DECLARED before me at the _____)
)
of _____, in the Province of)
)
British Columbia, this _____ day) _____
)
of _____, A.D. 200____)

A Commissioner for Taking Affidavits for British Columbia
OR
A Notary Public in and for the Province of British Columbia

Information provided by this form may be subject to *Freedom of Information and Protection of Privacy Act* inquiries.

SCHEDULE "I"**AMATEUR RADIO ANTENNA STRUCTURES****POLICY GUIDELINES FOR THE DEVELOPMENT OF AMATEUR RADIO ANTENNA STRUCTURES
IN RESIDENTIAL AREAS****INVESTIGATION:****Regulation of Amateur Radio Antenna Structures**

Industry Canada is the legal authority under the federal *Radiocommunication Act* to regulate and approve amateur radio communications in Canada. This includes authorization for the location of radio communication facilities such as antenna towers. The full scope of Industry Canada's powers is laid out in Circular CPC-2-0-03, "Spectrum Management Client Procedures - Environmental Process, Radio Frequency Fields and Land Use Consultation".

The Circular classifies amateur radio services as "Type 2" stations which are exempt from the site-specific licensing requirements of commercial broadcasting and telecommunications stations (for example cellular telephone services). Type 2 stations must comply with Health and Welfare Canada's Safety Code 6 regarding safe levels of radio frequency fields. With respect to the City of Salmon Arm's involvement in the approval process, Type 2 station applications must comply with Industry Canada's requirements for consultation with the local land use authority.

Under the heading "Land Use Authority", the Circular states:

Industry Canada does not require, nor does it have the power to require, the participation of this process by any land-use authority. The procedure does not have the effect of conferring any federal power on a land-use authority. Nor does it confer any right of veto. In the event that a proposal is opposed, the land-use authority may provide Industry Canada with a statement should it wish to do so. There is no specified form for statements of either concurrence or opposition.

The "Land Use Consultation" section of the Circular provides the basis for the City to establish the formal community consultation process requested in NM98-10, and reads as follows:

Prior to the installation of an antenna structure for which it is felt that community concerns could be raised, owners of Type 2 stations must consult with their land-use authority. There is no specific procedure for this consultation, nor is there any requirement to receive the prior approval from Industry Canada to construct the antenna or its supporting structure. Where the land-use authority concurs with the proposal, installation of the structure may proceed. Should the owner of the Type 2 station believe that the proposed structure or change proposed thereto is insignificant, and decide to proceed with the installation without consulting with the land-use authority, it must be with the acceptance of any consequences of this decision.

Where the owner of a Type 2 station has consulted with the land-use authority but has not received a response, the owner may decide to either:

continue to pursue a decision from the land-use authority, or

- proceed with the installation of the structure and accept any consequences of this decision.

Industry Canada expects Type 2 radio station owners to address the concerns of the community in a responsible manner, and to consider seriously all requests put forward by the land-use authority. Where Industry Canada believes that the installation of an antenna structure is not appropriate within its surroundings, it may request submissions explaining why the structure should not be altered or removed.

Although the City may participate in the review of amateur radio antenna structure developments, only the Federal Government can regulate and approve such structures. This precludes establishing municipal regulation through the Land Use Bylaw.

Despite its authority to regulate the development of antenna tower structures, Industry Canada has no involvement with the application of private restrictive covenants (RC's) that prohibit the erection of amateur radio antenna structures in residential areas. Industry Canada's position is that an applicant is required to check out whether RC's are in force in a particular area, and should avoid proposing installations in such areas.

Proposed Municipal Development Policy Guidelines

Industry Canada and Radio Amateurs of Canada representatives support the introduction of a City policy for the development of amateur radio antenna structures in residential areas and an appropriate community consultation process. To this end, the City has set out its position with respect to the placement of new amateur radio antenna structures in residential areas through the proposed policy guidelines contained in this report. The proposed guidelines are described below:

(a) Development Requirements

The proposed policy provides a listing of the City's requirements concerning the physical design and location of antenna tower structures. The policy would apply to all residential areas, but the majority of concerns occur in lower density residential land use districts.

The proposed policy guidelines allow, subject to a total height limit of 13 metres (42.64 feet), for antenna support structures to be erected in residential areas without the need for a public consultation process, provided placement and design conditions are met to the satisfaction of the City Administration. In this case, a letter of support will be forwarded to Industry Canada stating that a public consultation process is not required. The 13 metre height limit may allow acceptable signal reception and transmission within the amateur radio spectrum, reducing ground level electromagnetic interference, and be aesthetically compatible with the urban design and character of lower density residential land use districts. The proposed policy does not support the erection of any antenna tower structure exceeding 21 metres (68.89 feet) in total height.

It is the responsibility of the owner to ensure installation and maintenance of the antenna structure in accordance with sound engineering practices.

Council and / or the Building Inspector may request design requirements relating to the placement on site, appearance, landscape screening, and verification of structural design and support of antenna structures.

In determining the proposed height standards, it was recognized that the maximum building height in lower density residential land use districts is 10 metres (32.8 feet) and that the height difference between this and the 13 metre tower height is less than 10 feet (9.84 feet).

An 18 metre height limit has been applied in other urban areas in Alberta, including the City of Edmonton and the County of Strathcona, and has been accepted by stakeholder groups in these municipalities. This has been increased to 21 metres (68.89 feet) for practical considerations.

(b) Public Consultation Process

Antenna structures in residential areas that exceed the 13 metre total height are subject to a formal public consultation process that is undertaken by the applicant:

- In that circumstance, the amateur radio operator will be expected to notify owners of properties within 100 metres (328 feet) of the boundaries of the site for the proposed antenna. Notification to property owners, Ham or amateur radio operators, the Municipal Councillors, the federal Member of Parliament and the City of Salmon Arm Development Services Department will be by formal letter.
- The applicant will also be required to provide all persons notified with information on the proposed antenna structure including its type, total height, design and location.

- Following receipt of a letter of notification from the applicant, any party claiming to be affected may send their comments to the City of Salmon Arm Development Services Department within 30 days.
- The applicant or any notified party may convene a public meeting to discuss any matter contained in the letter of notification within 21 days of such notification by the applicant. Following the meeting, the Administration would be provided with a written record of the proceedings.
- The Administration will provide a letter to Industry Canada and the applicant within 45 days of receipt of the letter of notification to indicate its position on the proposed antenna structure and to confirm, when appropriate, that the consultation process was undertaken in accordance with the policy guidelines. The letter will also be copied to the City Councillors, the federal Member of Parliament and the Ham or radio operators association.

Attach.

Date _____

Industry Canada
Radio Licensing-Inspections &
Investigations
603 - 1726 Dolphin Avenue
Kelowna, BC, V1Y 9R9

Re: Proposed Antenna Structure - Height Requested _____
Applicant: _____
Lot ____, Section ____, Township ____, Range ____, W6M, KDYD, Plan _____
Civic Address:

In response to a "Letter of Notification" received from the Applicant on (date _____), the City of Salmon Arm advises that the proposed antenna structure (is sanctioned / is not sanctioned) by the Municipality.

The consultation process has been undertaken resulting in this decision. We now seek input from Industry Canada with respect to whether or not special circumstances are evident in this proposal.

Please provide your comments to the undersigned at your earliest opportunity.

Relevant information is attached for your use. If you require anything more specific, please contact the Applicant directly at the address set out below.

Yours truly,

Carl Bannister, MCIP
Director of Development and Planning

:ss
attach.

cc: (Applicant's name, mailing address, telephone/fax/e-mail)

APPENDIX I

OFFSTREET PARKING AND LOADING

1. Offstreet Parking and Loading Spaces

#2678

All parking spaces, loading spaces, communal parking areas, driveways and accesses including lanes, except in Agricultural or Industrial zoned parcels or for Single Family Dwellings, shall be hard surfaced with concrete, asphalt or decorative brick.

Space for all offstreet parking and loading of motor vehicles in respect of a class of building or use permitted under this Bylaw shall be provided and maintained in accordance with the regulations of this Appendix.

Development within 800 metres of a controlled access highway falls under the joint jurisdiction of the Ministry of Transportation and Highways and the Municipality. Accordingly, such developments must comply with the requirements of the Ministry pursuant to Section 54 of the Highway Act which may supersede this Bylaw.

#3075

Subject to Section 911 of the Local Government Act, the regulations contained in this Appendix do not apply to land, buildings or structures existing at the date of adoption of this Bylaw.

The number of required offstreet parking and loading spaces shall be calculated as follows:

- .1 the number of offstreet parking required for a building or parcel is calculated according to Table A1-1 of this Bylaw in which Column I sets out the use of a building or parcel and Column II sets out the number of required offstreet parking spaces;
- .2 the number of offstreet loading spaces required for a class of use is calculated according to Table A1-2 of this Bylaw in which Column I sets out the use and Column II sets out the number of required offstreet loading spaces;
- .3 where the calculation of the required offstreet parking spaces or loading spaces results in fraction, one parking or loading space shall be provided in respect of that fraction;
- .4 where seating accommodation is the basis for a unit of measurement under this section and consists of benches, pews, booths or similar seating arrangements, each one half metre of width of such seating shall be deemed to be one seat;
- .5 where the number of employees is used to determine the required parking spaces, the calculation shall use the maximum number of employees anticipated on the parcel at any time;
- .6 in the case of mixed uses, the total requirements for offstreet parking or loading shall be the sum of the requirements for the various uses computed separately;
- .7 in respect of a class of building or use permitted under this Bylaw which is not specifically referred to in Column I of Tables A1-1 and A1-2, the number of offstreet parking and loading spaces is calculated on the basis of the requirements for a similar class of building or use that is listed in Tables A1-1 and A1-2.

TABLE A1-1**Required Offstreet Parking Spaces**

Column I Use	Column II Required Offstreet Parking Spaces
Abattoir	1 per 2 employees
Airport Terminal	1 per 20 square metres of waiting room plus 1 per 2 employees
Amusement Arcade	1 per 13 square metres of gross floor area
Animal Hospital and/or Veterinary Clinic	3 per Veterinarian plus 1 per 2 employees
Art Gallery	1 per 30 square metres gross floor area
Assembly Hall	1 per 4 seats and 1 per 15 square metres of gross floor area intended for public assembly without fixed seats, excluding playing surfaces
Auctions	1 per 10 square metres of auction floor
Auto, RV and Boat Sales and Repair	1 per 70 square metres of gross floor area, plus 2 per service bay
Autobody	1 per 70 square metres of gross floor area, plus 2 per service bay
Banks and Financial Institutions, Business and Professional Offices	1 per 20 square metres of gross floor area
Beach	1 per 9 square metres of developed beach above high water mark
Bed and Breakfast	1 per bedroom available for rental (in addition to parking required for residential use)
Billiard and Pool Hall	2 per table plus 1 per 2 employees

TABLE A1-1

Required Offstreet Parking Spaces
(Cont'd)

Column I Use	Column II Required Offstreet Parking Spaces
Boarder	1 per let room (in addition to parking required for residential use)
Boat Repair Service	1 per 100 square metres of floor area
Bowling Alleys	3 per alley
Building Supplies	1 per 15 square metres of retail floor area
Bus Depot	1 per 20 square metres of waiting room plus 1 per 2 employees
Campground	1 per camping site, plus 2 spaces for the operator
Car Wash <small>(amendment Bylaw #3001)</small>	1 per two employees on duty, plus 2 per service bay (excluding washbay)
Church, Chapel or other Religious Institution	The greater of: a) 1 per 4.5 seats or 3.0 square metres of gross floor area of worship assembly area, whichever is greater; or b) 1 per 15 square metres of gross floor area of entire church building including worship area;

TABLE A1-1**Required Offstreet Parking Spaces**
(Cont'd)

Column I Use	Column II Required Offstreet Parking Spaces
Community Care Facility	1 per 4 patient beds
Congregate Housing	1 per 2 units
Convention Centre	1 per 3 seats or 1 per 10 square metres of gross floor area, whichever is greater
Convenience Store	1 per 15 square metres of retail area or 4, whichever is greater
Country Inn #2758	3 plus 1 per let room
Cultural Facility	1 per 37 square metres of gross floor area
Daycare	1 per 35 square metres gross floor area
Delivery and Express Facility	1 per 100 metres of office area
Dormitories	1 per 5 beds
Equipment, Machinery, Tool and Appliance Sales Rental and Repair	1 per 100 square metres gross floor area plus 1 per 20 m ² retail or display area
Farm Produce Sales #3768	1 per 17 square metres gross floor area and covered area
Flying Club	1 per 10 square metres gross floor area

TABLE A1-1

Required Offstreet Parking Spaces
(Cont'd)

Column 1 Use	Column II Required Offstreet Parking Spaces
Frozen Food Locker	1 per 24 square metres gross floor area
Fuel Service Station	3 per service bay or one per pump, whichever is greater
Funeral Parlour	1 per 15 square metres gross floor area
Golf Course	5 per tee
Golf Driving Range	1 per tee plus 1 per 2 employees
Government & Utility Service Uses	1 per employee
Gravel Extraction	1 per employee
Health and Fitness Establishment and Health Services Centre	1 per 35 square metres gross floor area
Home Occupation	1 space, or spaces (in addition to parking required for single family dwelling use) as required for the specific use if listed elsewhere in this Table, whichever is greater.
Hospitals	1 per 3 beds

TABLE A1-1

Required Offstreet Parking Spaces
(Cont'd)

Column 1 Use	Column II Required Offstreet Parking Spaces
Hotel and Motel	1 per sleeping or kitchen unit
Kennel	1 per 2 employees
Laundromat	1 per 3 washing machines
Laundry, Dry Cleaner	1 per 50 square metres of gross floor area
Licensee Retail Store #3223	1 per 12 square metres of retail floor area
Library	1 per 10 square metres gross floor area
Livestock Auction, Stockyard	1 per 100 square metres gross floor area plus 1 per 15 square metres of gross floor area intended for public assembly
Manufacturing; Industrial; Laboratories;	1 per 100 square metres plus 1 per 2 employees
Marina	1 per docking berth
Marina Repair	1 per 100 square metres gross floor area
Medical and Dental Clinic	1 per 35 square metres of gross floor area
Miniature Golf	1 per hole plus 1 per 2 employees

TABLE A1-1**Required Offstreet Parking Spaces**
(Cont'd)

Column 1 Use	Column II Required Offstreet Parking Spaces
Mobile Home Park	2 per mobile home pad
Mobile Home Sales and Rental	1 per 200 square metres gross floor area
Museum	1 per 40 square metres of gross floor area
Nurseries and Greenhouses	1 per 15 square metres of gross floor area of retail sales building
Nightclubs, Bars and Neighbourhood Pubs	1 per 3 seats
Office	1 per 35 square metres of gross floor area
Personal Services Establishment	1 per 10 square metres of gross floor area
Post Office	1 per 30 square metres of gross floor area
Public Use	1 per employee
Private Utility (amendment Bylaw #3060)	1 per employee
Public Utility	1 per employee
Recreational Vehicle Sales and Rental	1 per 100 square metres of gross floor area plus 1 per 2 employees
Recreational Uses Such as Arenas, Curling Rinks and Swimming Pools	1 per 4 square metres of swimming pool surface, and 1 per 10 square metres of ice surface or recreation floor space, plus 1 per 23 spectator seats

TABLE A1-1

Required Offstreet Parking Spaces
(Cont'd)

Column I Use	Column II Required Offstreet Parking Spaces
Residential Requirements:	
Duplex	2 per dwelling unit
Multi-Family R-4	1.5 per dwelling unit
Multi-Family R-5	1.25 per dwelling unit
Secondary Suite	1 per suite
Single Family Dwelling	2 per dwelling unit
Upper Floor Dwelling Unit	1.25 per dwelling unit
Upper Floor Dwelling Unit in Designated Parking Area <small>(Amendment Bylaw #2671)</small>	1 per dwelling unit
Assisted Living Housing <small>(Amendment Bylaw #3165)</small>	1 per 3 units
Resort Accommodation <small>(Amendment Bylaw No. 3517)</small>	1 per accommodation unit
Restaurant	1 per 3 seats
Rest Home	1 per 3 beds
Retail Stores	1 per 10 square metres of gross floor area
Riding Stable	1 per horse stall or a minimum of 5 spaces, whichever is greater
Rifle Range	2 per position
Schools	
▪ Kindergarten, elementary and junior high	1.5 per classroom
▪ senior high	5 per classroom
▪ college	10 per classroom

TABLE A1-1

Required Offstreet Parking Spaces
(Cont'd)

Column I Use	Column II Required Offstreet Parking Spaces
Servicing; Rental and Repair; Printing and Publishing; Display Yards; Storage;	1 per 20 square meters of display or retail sales area
Shopping Centres	1 per 24 square metres gross floor area
Theatre	1 per 5 seats
Trade Contractors Office and Storage	1 per 50 square metres gross floor area
Transportation Depots	1 per 15 square metres of waiting room area
Video Rental	1 per 12 square metres of gross floor area
Warehousing; and Wholesale Uses	1 per 2 employees
Wildlife Sanctuary	10

TABLE A1-2

Required Offstreet Loading Spaces

Column I Use	Column II Required Offstreet Loading Spaces
<u>Commercial and Industrial</u>	
▪ Buildings having less than 450 square metres of gross floor area	1
▪ Buildings having between 450 square metres to 2500 square metres of gross floor area	2
▪ Buildings having more than 2500 square metres of gross floor area	3
<u>Institutional</u>	
▪ Buildings having less than 2800 square metres of gross floor area	1
▪ Buildings having 2800 square metres or more gross floor area	2

2. Location of Parking and Loading Spaces

In all residential zones, required offstreet parking shall be located on the same parcel as the use or building they serve. In all non-residential zones, offstreet parking spaces may be located on another parcel located within 300 metres of the parcel these spaces serve.

If parking is not located on the same parcel as these spaces serve, a restrictive covenant, pursuant to Section 219 of the Land Titles Act, shall be registered. The covenant must be registered on the title of the parcel that accommodates the parking spaces.

3. Dimensions of Offstreet Parking Spaces

Each offstreet parking space shall comply with the dimensions specified in Table A1-3 and illustrated in Figure A1.

#2900

4. Small Car Parking Spaces

Small car parking spaces may be used for 20% of the total number of offstreet parking spaces required. Each small car, offstreet parking space shall comply with the dimensions specified in Table A1-3.

5. Dimensions of Offstreet Loading Spaces

Each offstreet loading space required by this Bylaw shall be a minimum of 3.7 metres wide and shall have a minimum vertical clearance of 3.7 metres. All loading facilities and spaces shall be located entirely on-site.

6. Access to Highways

Each offstreet parking and loading space shall have a direct egress and ingress to a travel aisle, except that in the case of church parking, a maximum of 50% of the required parking spaces may have indirect egress and ingress to a travel aisle. The location of access (egress and ingress) to any parking area shall not be less than 20 metres from any street intersection.

7. Surfacing of Offstreet Parking and Loading Spaces

#2678

All offstreet parking spaces, driveways, loading spaces, and access aisles, except in Agricultural, Industrial and Single Family Residential zoned parcels, shall be surfaced with asphalt, concrete or brick and shall be graded and drained to properly dispose of surface water.

8. Delineation of Offstreet Parking and Loading Spaces

Where more than two offstreet parking and loading spaces are provided, each space shall be clearly delineated by painted lines.

9. Downtown Exemption

#2933

That portion of commercial uses, buildings or structures less than 1,858 square metres [20,000 square feet] created within a “Designated Parking Area” as defined in the municipality’s “Parking Area Bylaw”, are exempted from providing off-street parking. This exemption does not apply to residential units contained within the buildings or structures, parking for which is to be provided in accordance with Table A1-1 for Upper Floor Dwelling Unit within the Designated Parking Area. The owner or occupier may provide cash in lieu of the required off-street parking in accordance with the “Payment in Lieu of Parking Bylaw”.

#3163

10. Downtown Waterfront - Offstreet Parking

Parking shall be hard surfaced and screened with tall shade trees and low profile evergreen landscaping in combination with undulating berms. Parking areas shall be interspersed with low intensity lighting and shall be designed and constructed for convenient pedestrian access. Larger parking areas in excess of 20 stalls shall be interrupted with intensively landscaped islands of hardy vegetation to accommodate snow storage.

11. Boats, Trucks, Trailers and Wrecked Vehicles

No commercial vehicle, truck, bus, contractor's equipment, dismantled or wrecked automobile, boat, trailer, or any similar vehicle, conveyance, craft or equipment shall be parked or stored unenclosed in any Residential Zone, except the following which may be stored in the rear or side yard only:

- .1 One (1) truck or commercial vehicle, not exceeding 5600 kg. Gross Vehicle Weight capacity;
- .2 Any dismantled or wrecked vehicle for a period of not more than thirty (30) consecutive days, provided same is completely covered by a tarpaulin;
- .3 One (1) travel trailer;
- .4 One (1) boat or vessel not exceeding a length of 8.0 metres (26.25 ft.);
- .5 One (1) recreational vehicle;

Trucks, commercial vehicles or equipment required for the construction, repair, servicing or maintenance of the premises are allowed to park in the front yard during working hours.

#3001

TABLE A1-3

Minimum Dimensions for the Design of Parking Facilities**					
Parking Angle (A)*	Aisle Width (B)* (one way)	Clear Length (C)*	Stall Width (D)*	Curb Width (E)*	Height
Parallel Parking 0°	3.8 m (min.)		2.6 m	7.0 m (6.0 m small car)	2.2 m
30°	3.8 m	5.2 m	2.6 m	5.2 m	2.2 m
45°	4.3 m	5.9 m	2.6 m	3.7 m	2.2 m
60°	5.8 m	6.3 m	2.6 m	3.0 m	2.2 m
90°	7.3 m	5.8 m	2.6 m	2.6 m	2.2 m

* Location of these dimensions are shown on Figure A-1.

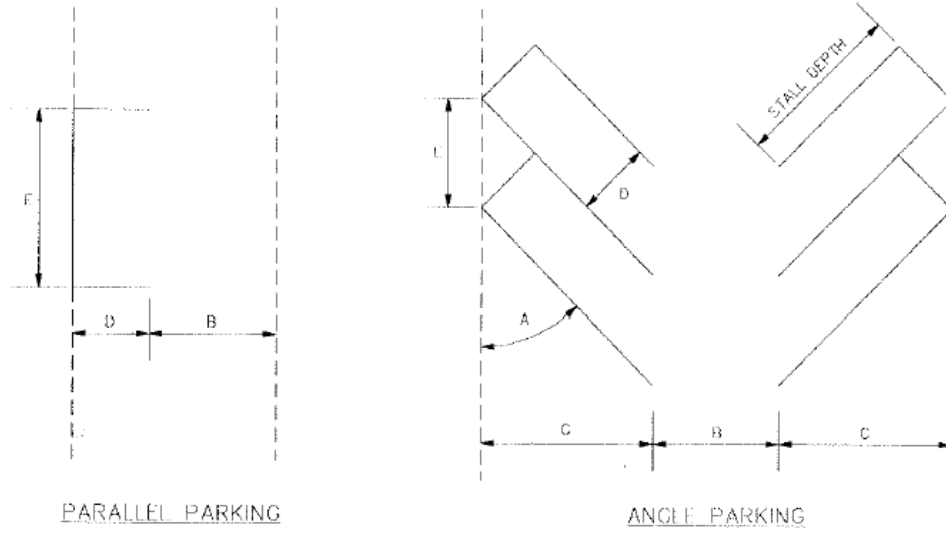
** Refer to Section 1. of this Appendix for properties located within 800 metres of a controlled access highway.

NOTE:

- 1) Except for parallel parking, the minimum stall depth of 5.8 m may be reduced to 5.0 m and the minimum stall width of 2.6 m may be reduced to 2.4 m for the provision of Small Car Parking Spaces.
- 2) Minimum aisle width for 2-way traffic 7.3 m.

#3001

Figure A-1



APPENDIX II
FLOODPLAIN PROVISIONS

1. **Floodplain Provisions**

Notwithstanding any other provision of this Bylaw, no building or part thereof shall be constructed, reconstructed, moved or extended nor shall any mobile home or unit, modular home or structure be located:

#2804

- .1 within 15 metres (49.2 feet) of the natural boundary of a lake, with the exception of Federated Co-operatives Ltd. Canoe operations;
- .2 within 15 metres (49.2 feet) of the natural boundary of Canoe Creek or the Salmon River;
- .3 with the underside of any floor system, or the top of any pad supporting any space or room, including a mobile home, that is used for dwelling purposes, business or the storage of goods which are susceptible to damage by floodwaters lower than 0.6 metre (1.9 feet) above the 200 year flood level where it can be determined; or
 - 1.5 metres (4.9 feet) above the natural boundary of a lake; or
 - 3.0 metres (9.8 feet) above the natural boundary of Canoe Creek or the Salmon River;

where the 200 year flood level cannot be determined, provided that in any event, the underside of a floor system or the top of any pad supporting any space or room shall not be lower than 351 metres G.S.C. (Geodetic Survey Coordinate).

2. **Exemption Provisions**

The following types of development are exempt from the requirement of Section 1. above as it pertains to the Flood Construction Levels:

- .1 a renovation of an existing building or structure that does not involve an addition thereto;
- .2 an addition to a building or structure, at the original non-conforming floor elevation, that would increase the size of the building or structure by less than 25 percent of the floor area existing at the date of adoption of this Bylaw, provided that the degree of non-conformity regarding setback is not increased.
- .3 that portion of a building or structure to be used as a carport, garage or entrance foyer.

APPENDIX III
SCREENING AND LANDSCAPING REQUIREMENTS

1. **Screening**

All storage yards shall be completely screened from public view and adjacent properties. Screening fence heights shall be not less than 2.0 metres (6.5 feet) nor greater than 2.4 metres (8.0 feet).

Forms of acceptable screening are as follows:

- .1 A uniformly painted solid wall fence of uniform height;
- .2 Walls of concrete block, masonry custom units, or buildings located adjacent to a property line.
- .3 Chain link fencing with mature evergreen tree hedge planted on-site adjacent to fencing to block view of the top of the chain link fence.

2. **Landscaping**

In conjunction with the provision of screening, continuous landscaping shall be provided, except that chain link fencing with solid evergreen hedge, shall satisfy the landscaping requirement.

- .1 Where solid wall fencing is used fronting a highway, such fencing is to be set back a minimum of 1.5 metres (4.9 feet) to accommodate landscaping.
- .2 Landscaping shall comprise any of the following combinations: trees, trees and ground cover; raised earth berms with trees and ground cover.
- .3 Minimum calliper of trees shall be 6.5 cm (2.5 inches).
- .4 To assist with control of the codling moth, the planting of codling moth host trees, including all apples and crabapples (*Malus* spp.), all pears (*Pyrus* spp.), quince (*Cydonia oblonga*) and flowering quince or japonica (*Chaenomeles japonica*) is discouraged on all developments, excluding commercial orchards.

#2843

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Salmon Arm, BC V1E 4N2
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Zoning Bylaw No. 2303, as amended

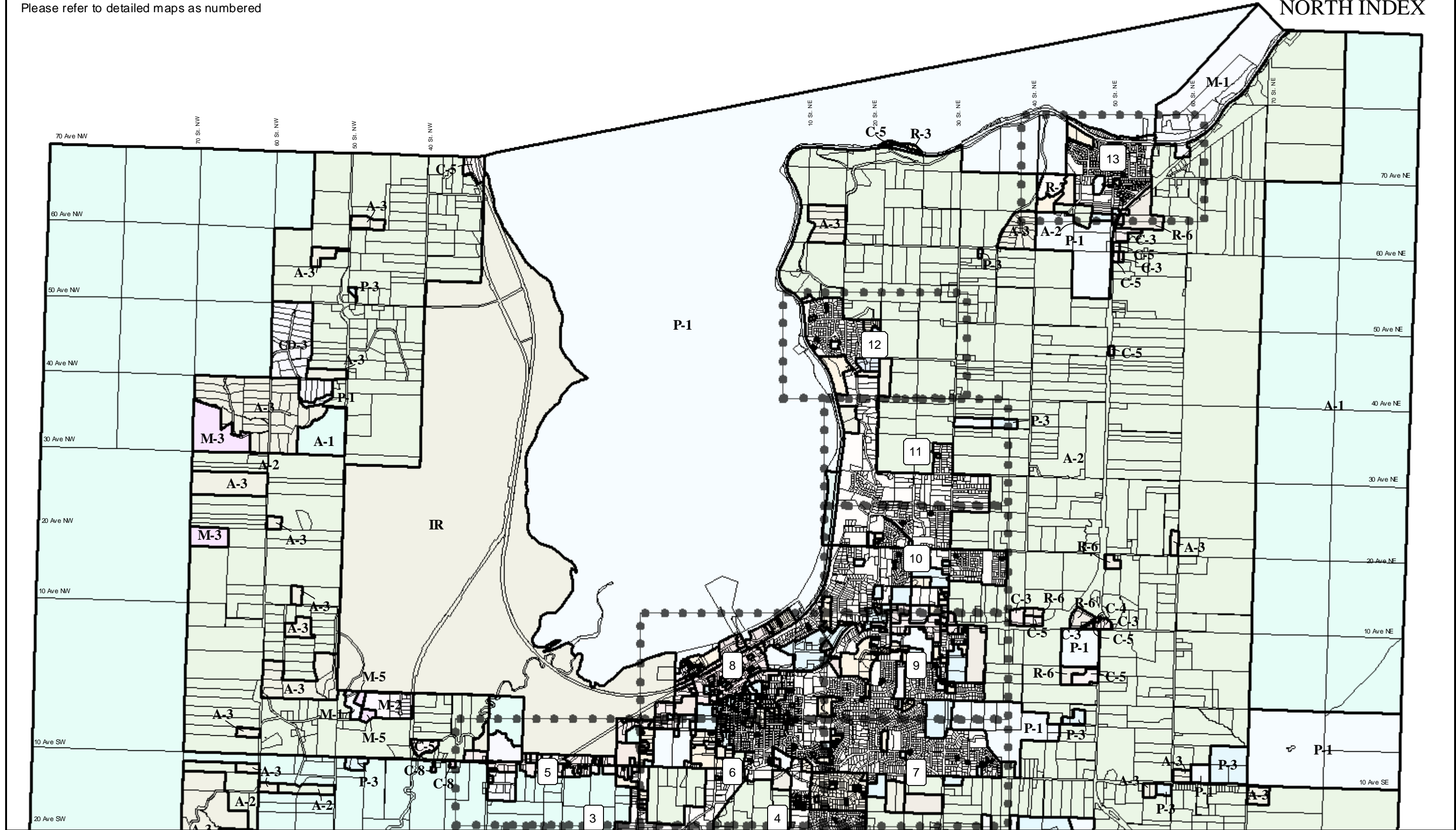
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NORTH INDEX



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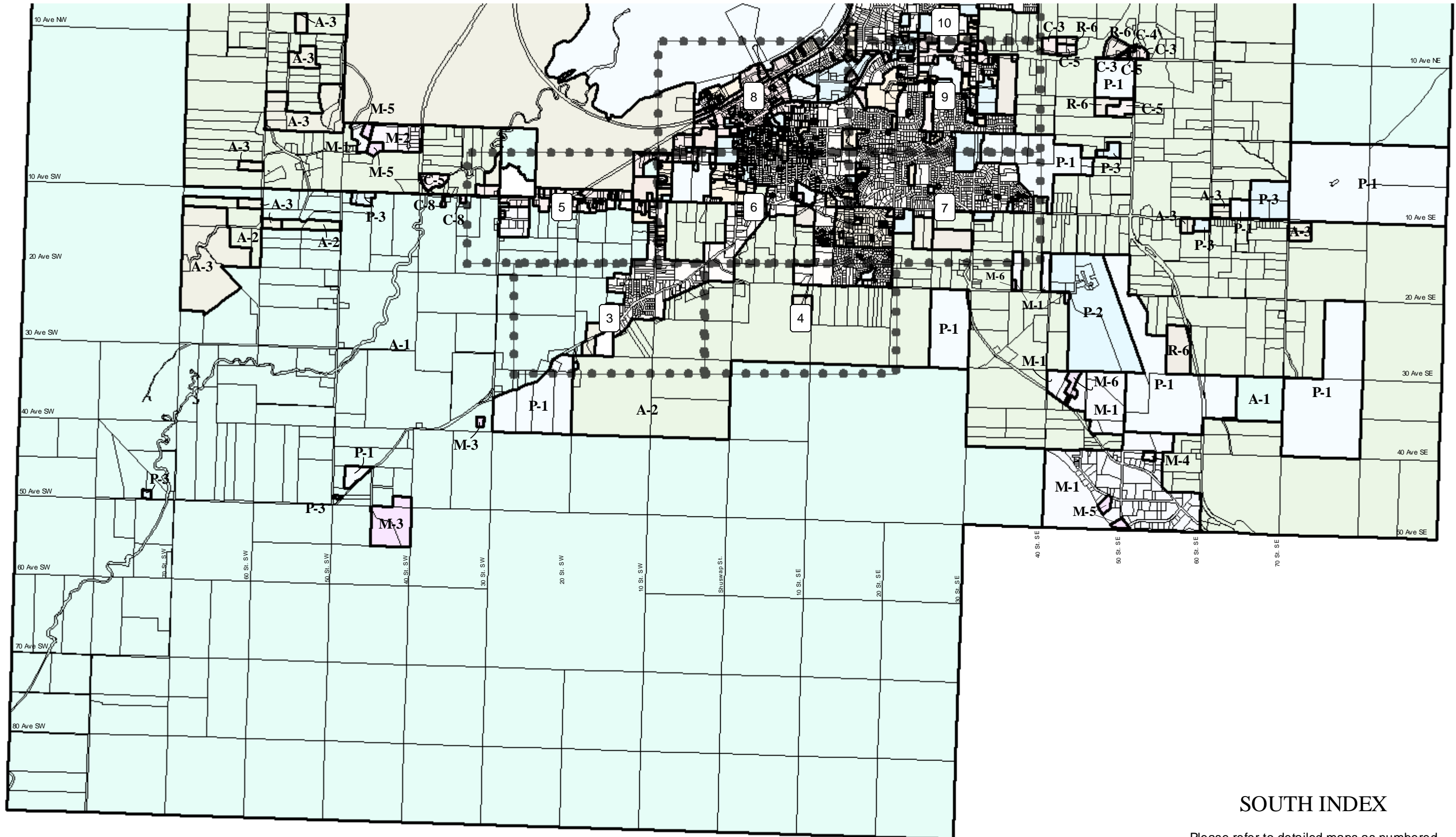
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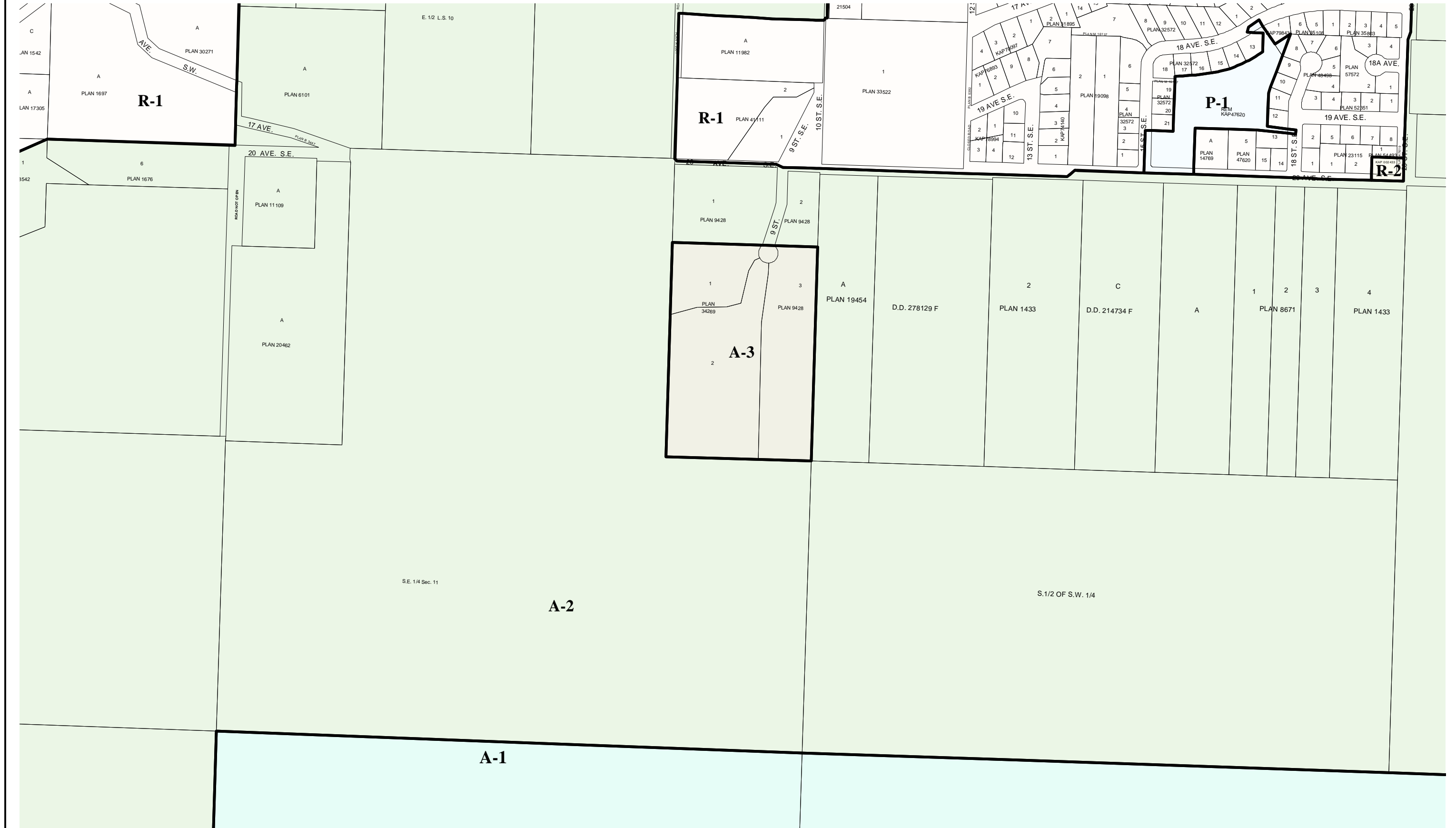
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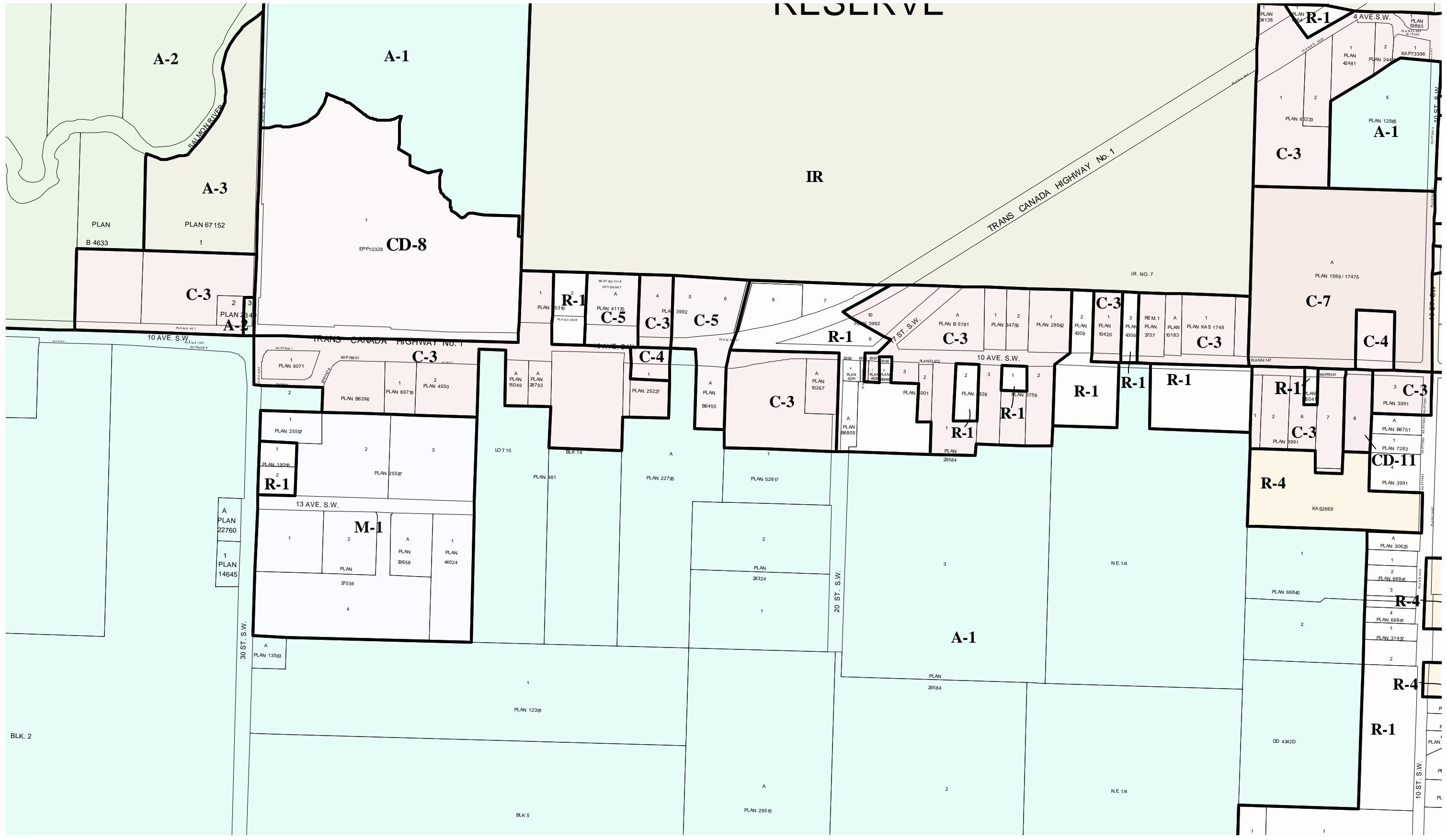
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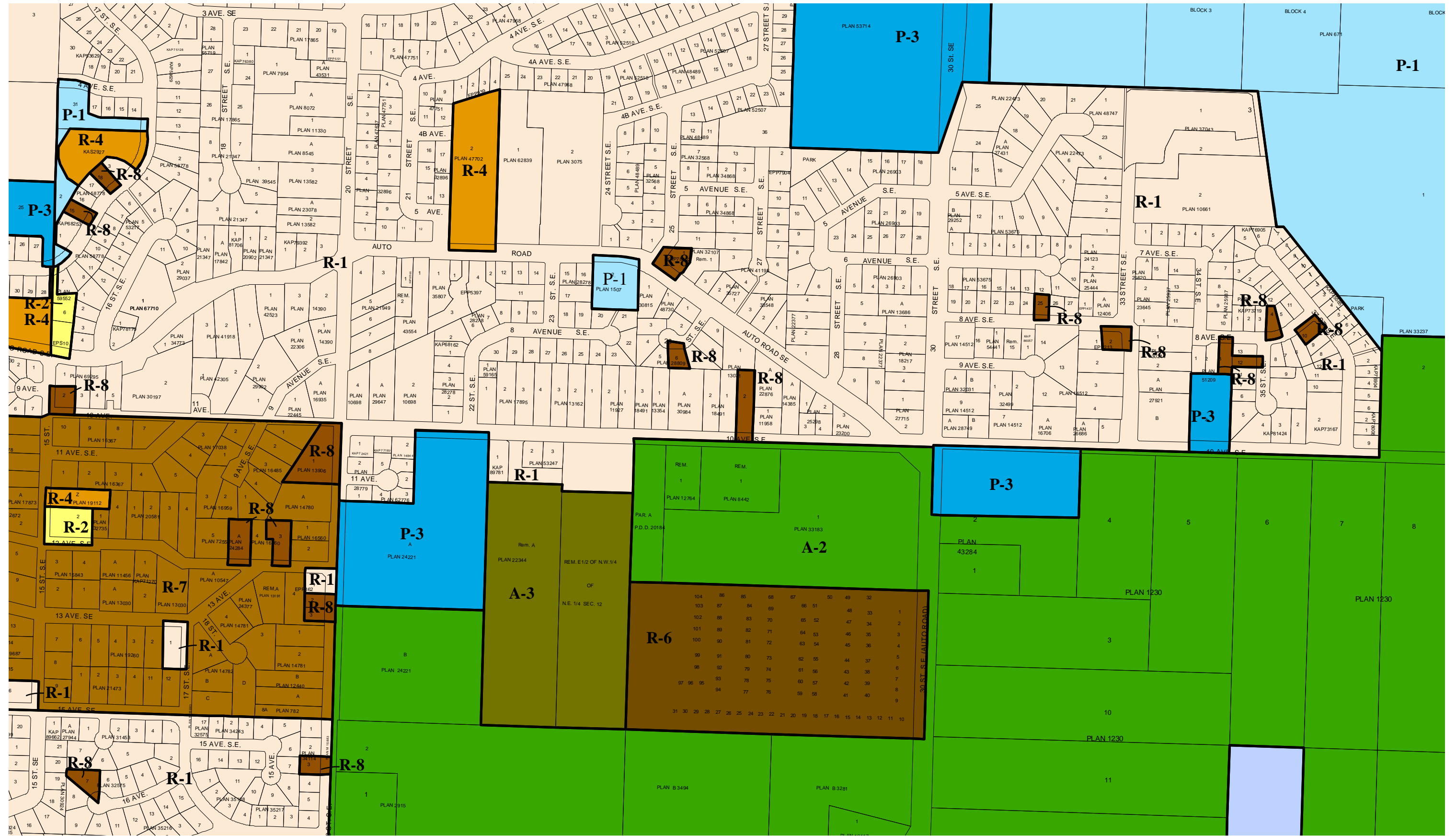
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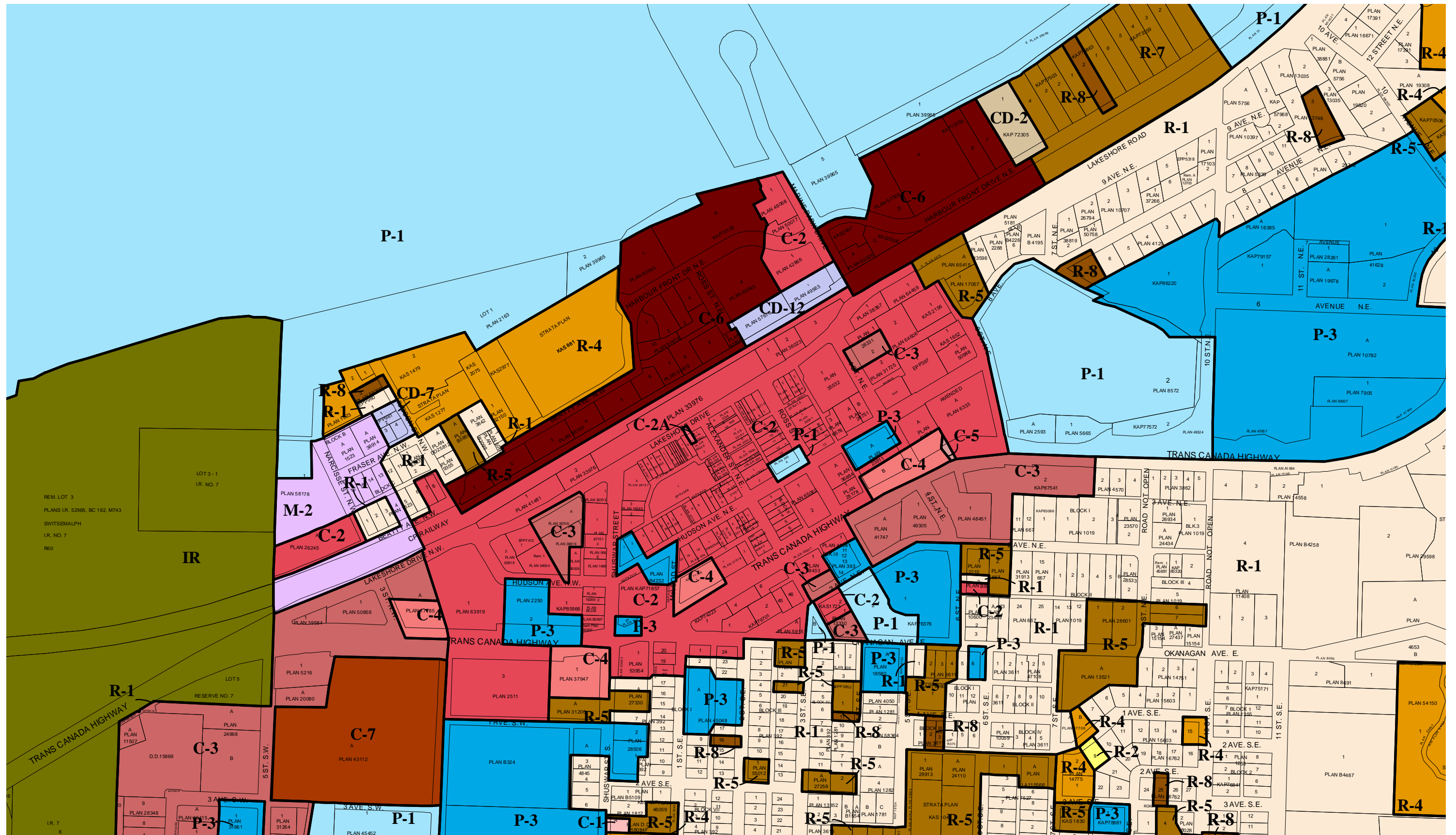
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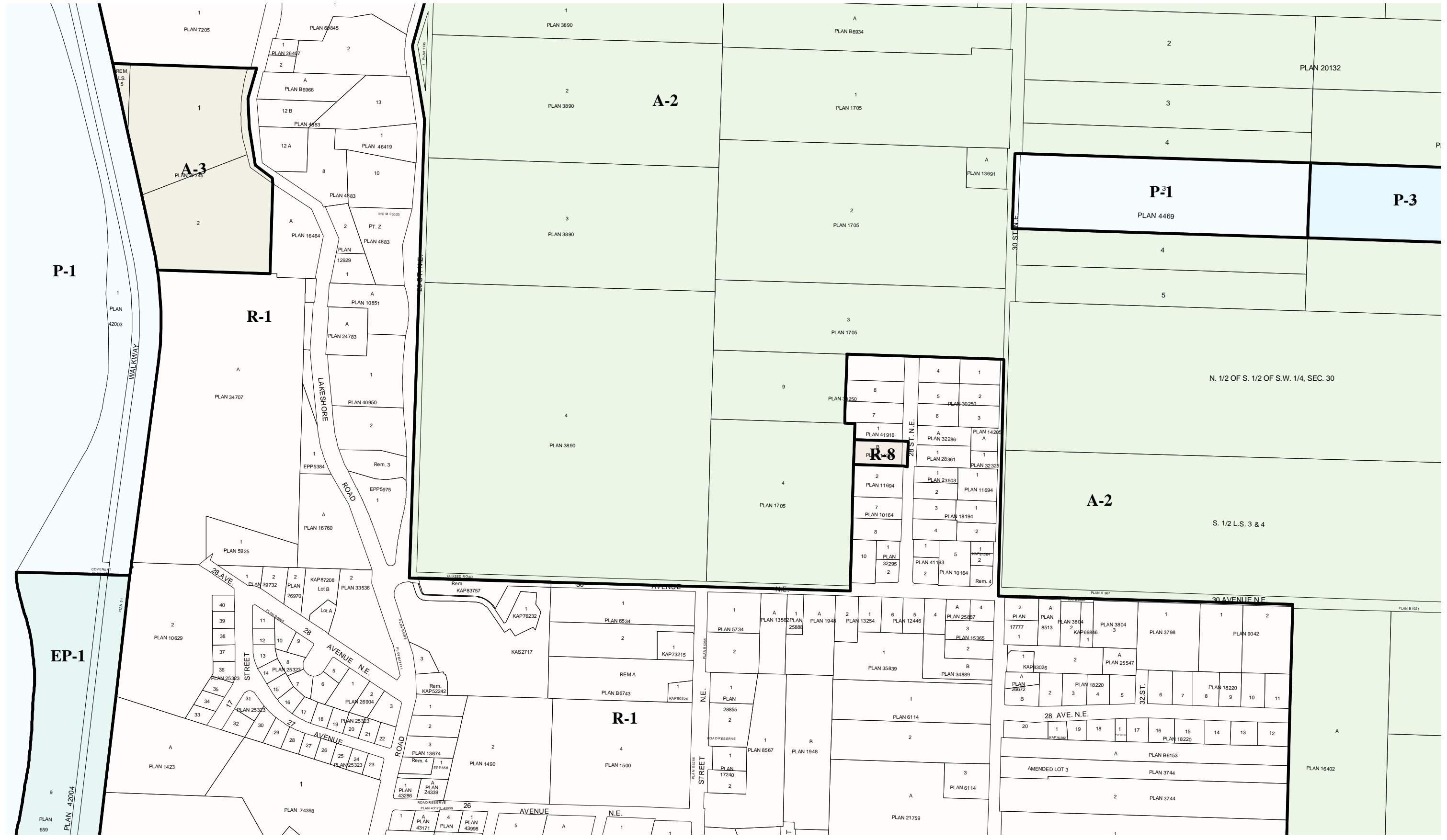
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