



REGIONAL DISTRICT OF CENTRAL KOOTENAY

ZONING BYLAW No. 1675, 2004

**CONSOLIDATED FOR CONVENIENCE
ONLY AND HAS NO LEGAL SANCTION**

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ADOPTED NOVEMBER 20, 2004

REGIONAL DISTRICT OF CENTRAL KOOTENAY

ZONING BYLAW No. 1675, 2004

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LIST OF AMENDMENTS TO REGIONAL DISTRICT OF CENTRAL KOOTENAY ZONING BYLAW No. 1675, 2004 UP TO (see date at bottom of last page of amendments) WHICH ARE INCLUDED IN THIS CONSOLIDATED VERSION OF THE BYLAW

Bylaw No. File No.	Adopted	Amendment	Purpose
1698 Z0405A-1173.000 Wynndel Box	January 22, 2005	Re-designate PID 016-364-694 Pcl 2 (Expl. Plan 14020I) DL 191, KD; and PID 005-212-260 Pcl A (RP 43715I) of Pcl 4 (27388I) DL 191 from Country Residential (R2) to Medium Industrial (M2).	To permit subject properties to be utilized as part of the sawmill operation.
1738 4600-24 Z0503B-1575-1675 78602597000 78602598000 78602617000 78605526000 78604553000 78602715000 78602718000 78602740100 78602781000 78605835100	August 27, 2005	<p>Re-designate properties legally described as:</p> <ul style="list-style-type: none"> • Parcel 3 (see 160532I) of Parcel A (1) (Ref Plan 1652I) Lot A District Lot 812 KD Plan 1014 PID 012-833-771, • Parcel A (Ref Plan 1652I) of Lot A District Lot 812 KD Plan 1014, except Parcel 3 (see 160532I) PID 012-330-850, • Lot A, District Lot 812, KD Plan NEP20079, PID 017-971-918, • Lot 1, District Lot 5617, KD Plan 4249, PID 014-988-437, • That part of Lot 28, District Lot 812, KD Plan 730A, LYING EAST OF HIGHWAY INCLUDED IN PL R145 EXC PL 1757, PID 016-091-531, and • Lot A, District Lot 812, KD Plan 1757, District Lot 812, PID 015-626-113 <p>from 'Suburban Residential (R1)' to 'Institutional (I)'.</p> <ul style="list-style-type: none"> • Lot 1, District Lot 4592, KD Plan 2378, Except Plan NEP20353, PID 015-276-376, and • Lot 1, District Lot 812, KD Plan 6026, PID 010-829-849 <p>from 'Country Residential (R2)' to 'Institutional (I)'.</p> <ul style="list-style-type: none"> • 1 ha portion of a property legally described as Parcel B (see 20387I) of the Northeast Quarter of Section 9, District Lot 812, KD Plan 730, PID 010-246-266 <p>from 'Agriculture 2 (AG2)' to 'Institutional (I)</p> <ul style="list-style-type: none"> • 7.24 ha portion of a property legally described as District Lot 7786 KD, Except Parts included in Plans 17439 and 18381, PID 007-161-107 <p>from 'Commercial (C2)' to 'Industrial (M2)'</p> <p>In order to reflect the current uses of the properties.</p>	
1766	November 26, 2005	Add Areas I & J into Bylaw. Add Schedule B	Include all of Areas I and J into Bylaw

Regional District of Central Kootenay Zoning Bylaw No. 1675, 2004

Bylaw No. File No.	Adopted	Amendment	Purpose
		Include New Division 2 Add Section 605 Sub 4 Add Division 9A Country Residential (R2SA – South Arrow) Add Division 13A Rural Resource (R4SA – South Arrow) Include in Division 5 – Guest Add Division 38A Comprehensive Development (CD1)	
1788 Z0510I-08897.340 Knaack	February 25, 2006	<ul style="list-style-type: none"> • Include zone in Division 6 • Add Division 38B Comprehensive Development (CD2) • Re-designate Lot 5, District Lot 7245, Kootenay District Plan 4784, In Trust for School Purposes See DD 14122 (PID 014-833-484) from Institutional (I) to Comprehensive Development (CD2) 	To permit subject property to allow uses in zone.
1806 78606319000 Creston Landfill	May 27, 2006	Re-designate a 3 ha portion of DL 16037 KD PID 014-586-941 from Agriculture 2 (AG2) to Heavy Industrial (M3)	To allow RDCK Waste to subdivide and develop the 3 ha site to provide an alternate access from Mallory Road to the Creston Landfill and locate a weigh scale, scale house and waste transfer station on the subject site.
1833 70910065060 Vicars	November 25, 2006	Re-designate Lot 2, District Lot 12370, Kootenay District Plan NEP23682 (PID 023-670-975) from Neighbourhood Commercial (C1) to General Commercial (C2)	To allow development of a mini warehouse storage operation. Development Permit required
1798 70909034000 Arrow Lakeside Resort	January 27, 2007	Add “Mixed Use Developments” to the list of “Permitted Uses” identified in Division 23, Section 2300 of the “Tourist Commercial (C3)” zone	To allow development of a condominium complex and marina
1873 5100-23	June 23, 2007	Schedule B be amended as per Schedule A of Bylaw 1873	Ootischenia Planning Review

Regional District of Central Kootenay Zoning Bylaw No. 1675, 2004

Bylaw No. File No.	Adopted	Amendment	Purpose
		Section 619 be amended by adding the Ootischenia Suburban Residential (R1A) zone Division 7, Suburban Residential (R1) zone be amended by adding Ootischenia Suburban Residential (R1A) zone	
1818 Z0601B-04391.000 J.H. Huscroft Sawmill	August 25, 2007	Re-designate Lots 1 and 2, Plan 5104 and Pcl A (see 124108I) of Lot 25, Plan 1455, all DL 3864 from Suburban Residential (R1) to Medium Industrial (M2) and rezoning Lot 1, DL 3864, Plan NEP76811 from Heavy Industrial (M3) to Medium Industrial (M2) NOTE property is now consolidated to: Lot A, District Lot 3864, KD, Plan NEP84365	To allow for removal of the homes on the properties and consolidate the lots with the existing J.H. Huscroft Sawmill.
1916 Z0709C-02284.000	October 27, 2007	Re-designate a roughly 10 ha portion of a property legally described as Lot 1, District Lot 774, KD, Plan 11059 (PID 011-724-340) from Agriculture 3 (AG3) to Light Industrial (M1)	To accommodate the existing potato processing operation as well as a proposed commercial scale water bottling business.
1892 Z0702A-01476.000 Craven	February 23, 2008	Re-designate Lot 28, District Lot 279, KD, Plan 1391, Except that part lying east of Cory Road as shown on said Plan (PID 015-722-228) from Country Residential (R2) to Suburban Residential (R1)	To allow an 8 lot residential subdivision of the property.
1926 4600-26 (07)	February 23, 2008	Text amendment to wording in Section 603.5	Adding “or is within the ALR or created under Section 946 of the Local Government Act” to Section 603.5 – reduction of minimum lot size for a single lot for subdivision within the ALR.
1980 Z0803J-07285.100 McCarthy	July 26, 2008	Re-designate PID 025-798-031 & 025-798-049 – Lots 1 & 2, Plan NEP74484, District Lot 4598 from General Commercial (C2) to	To potentially allow the applicant to subdivide 2 lots with on-site services or up to 10 lots on community water and sewer.

Regional District of Central Kootenay Zoning Bylaw No. 1675, 2004

Bylaw No. File No.	Adopted	Amendment	Purpose
		Ootischenia Suburban Residential (R1A)	
1575 Z0814B-04467.000 Petersen	September 20, 2008	Re-designate PID 016-342-139 – The Southwest Quarter of the North Half of Sublot 4, District Lot 4592, Kootenay District Plan X30, Except Parcel A (Reference Plan 58359I) and Parcel B (Reference Plan 82789I) from Agriculture 2 (AG2) to Agriculture 1 (AG 1)	To accommodate subdivision of the property into two equal lots of 5.35 hectares (13.2 acres).
1949 Z0713I-01586.100 South East Fire	September 20, 2008	Re-Designate PID 015-885-844 – Lot 3, District Lot 302A, Kootenay District, Plan 1318, Except part included in Plan 12613 from Country Residential (R2I) to Institutional (I) Site Specific - Division 32, Institutional Permitted Uses, 3200, “Government Offices” be added as a permitted use; and - Division 5, Interpretation – GOVERNMENT OFFICES means an office where government employees work.	To permit a Provincial administrative building, and associated uses for the Ministry of Forests Protection Branch.
1985 Z0813B-04300.100 Gerlinsky	October 25, 2008	Re-designate PID 005-204-569 – Lot 1, District Lot 2546, Kootenay District Plan 13762 from Neighborhood Commercial (C1) to Suburban Residential (R1)	To allow for the placement of an additional single family dwelling on the property for a relative.
1973 4600-27-Z0802-RDCK-MTI	December 13, 2008	Amend Enforcement Regulations	To allow Municipal Ticketing on violations to the bylaw.
2046 Z0905B-04591.160 Smith	June 25, 2009	Rezoning a 2.0 ha (4.94 acre) portion of PID 013-669-630 – Lot 1, District Lot 4592, Kootenay District Plan 18348 from Heavy Industrial (M3) to Country Residential (R2) and the remaining 6 ha (14.82 acre) portion of the subject property from Heavy Industrial (M3) to Medium Industrial (M2).	To allow for future subdivision of the property into several 1 ha (2.47 acre) parcels appropriate for both residential and industrial use.
2010	June 25, 2009	Add definitions for: Accessory	To clarify the intent, size

Regional District of Central Kootenay Zoning Bylaw No. 1675, 2004

Bylaw No. File No.	Adopted	Amendment	Purpose
4600-28-Z0821		Building or Structure and Principal Dwelling; delete and replace Schedule 'A' Division 7 Suburban Residential (R1), Development Regulations 701, 8	and number of accessory buildings or structures in the R1 zones.
1822 Z0602J-10064.005 Woods	June 25, 2009	Rezoning a 9.6 ha portion of a property legally described as District Lot 12367, Except Parts included in Plans 5198, 10912, 14116, 14228, NEP21786, NEP62159, R256 and NEP79251 (PID 007-740-069) from Rural Residential (R3) to Country Residential (R2)	To allow for the subdivision of the property to a maximum of nine 1 ha Country Residential lots.
2057	November 26, 2009	Add Area K into Bylaw. Add Schedule B Include New Division 2 Add Division 9B Suburban Residential K (R1K) Add Division 9B Country Residential K (R2K) Add Division 12B Rural Residential K (R3K) Add Division 13B Rural Resource K (R4K) Add Division 15A Seasonal Residential (R7) Add Division 20A Agriculture 4 K (AG4K) Add Division 25A Small Scale Tourism Accommodation K (C5K) Add Division 25B Resort Commercial (C6)	Include all of Area K into Bylaw
2038 4600-29-Z0904	December 10, 2009	Amend AG1 1600, 1601 7, 1601 9 Amend AG2 1700, 1701 7, 1701 9 Amend AG2-A 1800, 1801 6, 1801 8 Amend AG3 1900, 1901 7, 1901 9 Amend AG4 2000, 2001 7, 2001 12	The amendments include language that supports small scale food processing in the RDCK, while protecting residents from the negative impacts of large scale feedlot or abattoir operations, or other large volume, industrial food processing.
2097 4600-31-Z0913	May 20, 2010	Add Section 610A Shipping Containers	The amendments include language to allow shipping

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Bylaw No. File No.	Adopted	Amendment	Purpose
			containers in all zones with restrictions
2122 4600-20-Z0820K-29105030 Nakusp Greenscapes	May 20, 2010	Re-designate a 17.20 hectare portion of PID 014-028-085 - District Lot 9152, Kootenay District, Except Plan NEP23532; a 1.10 hectare portion of PID 014-028-051 - District Lot 9149, Kootenay District; and a 8.75 hectare portion of PID 005-543-894 - District Lot 7896, Kootenay District, Except Plans 5875 and 17277 from Open Space (OS) to Rural Residential K (R3K)	To allow an 11 lot subdivision along Alexander Road
2125	May 20, 2010	Amend "Accessory" definition	To permit <u>any size</u> of accessory building or structure as noted in Division 5 – Accessory, in the Country Residential (R2), and Rural Residential (R3) designations
2110 4600-20-Z0914K-Block	June 24, 2010	Lot A, DL 100 & 2451, Plan 23675 – C3 to R7 DL 2451, except Plans 9709, NEP22912, NEP79667 – R1 to R7 Lot C, DL 397, Plan NEP65355, exc. Plan NEP71611 – R2K to R3K Lot A, DL 397, Plan NEP76869 – R2K to R3K Lot 114, DL 397, Plan 980, exc. Plan NEP76869 – R2K to R3K Lot 115, 116, 117, 118, 119, DL 397, Plan 980 – R2K to R3K Lots 2 & 3, DL 8513, Plan 1331, exc. Plan 10178 – R2K to R1K Lot 4, DL 8513, Plan 1331, exc. Plan 15588 – R2K to R1K Lot 3, DL 8513, Plan 1379 – R2K to R1K Lot A, DL 8513, Plan 11930 – R2K to R1K Lot B, DL 8513, Plan 11930 – R2K to R1K Sec 22 Twp 69, Pcl A (T16306)	As a result of the adoption of a new Official Community Plan for Electoral Area K and the inclusion of Area K in the RDCK Zoning Bylaw No. 1675.

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Bylaw No. File No.	Adopted	Amendment	Purpose
		exc. Plan NEP63485 – AG2 to R2K Sec 22 Twp 69 Part NE ¼ Part SW of SRW R308 – AG2 to R2K Lot A, DL 183A, Plan NEP23556 – R2K to R1K Lot 2, DL 7604, Plan 918 – R2K to C3 Lot B, Sec 18, Twp 70 Plan NEP89323 – AG4K to R3K Lot A, Sec 18, Twp 70 Plan 89323 – AG4K to AG2	
2157 Z1005-4600_29_Text_Abattoir	July 29, 2010	Amending Schedule 'A' Agricultural Zones to allow for small scale food processing that processes more than 50% of off farm product and limited to livestock processing with specified setbacks.	Text Amendment for small scale food processing
2133 Z0908J-09926.000	January 13, 2011	Re-designate PID 013-236-971 – The east Half of the North Half of DL 11917 KD from Rural Residential (R3) to Rural Residential (R3) Site Specific including definition of ANIMAL PHYSICAL REHABILITATION FACILITY	To accommodate an animal rehabilitation facility.
2176 Z1003K-02839.000	January 11, 2011	Re-designate a 22 ha (55 acre) portion of the property legally described as PID 005-517-966, District Lot 8186, Kootenay District, Except Parcel A (Explanatory Plan 85896I) from Institutional (I) to Resort Commercial (C6)	To recognize existing tourist commercial use following an error in zoning during the Area K OCP review.
2206 4420-20-Z1101A_2205_1178	May 19, 2011	Re-designate PID 010-977-732 DL 15727 Kootenay District Except Part Plan 12945 from Country Residential (R2) to Tourist Commercial (C3)	To reflect current tourist commercial operation
2181 4420-20-Z1006B-04570.000	June 23, 2011	Re-designate PID 012-564-842 Lot 2 DL 4592 KD Plan 8148 from Tourist Commercial (C3) to Rural Residential B (R3B)	To accommodate proposed 5 lot residential subdivision
2199 4420-20-Z1007J-10063.020	June 23, 2011	Re-designate PID 009-994-360 Lot 2 DL 12366 KD Plan 14472 from Rural Residential (R3) to	To accommodate proposed 2 lot subdivision.

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Bylaw No. File No.	Adopted	Amendment	Purpose
		Country Residential (R2)	
2211 4420-20-Z1102A- 2211_1675	June 23, 2011	Application of zoning within the portion of Electoral Area 'A' Boswell	Application of zoning within the portion of Electoral Area 'A' Boswell
2227 4420-20Z1104I-08897.340	September 22, 2011	Amendment to Section 3800 Permitted Use to remove 'detached' and replace with 'one dwelling'	To allow for development of a dwelling within an existing structure.
2225	January 19, 2012	Add Area F into Bylaw. Add Schedule E Include No. 5 & 6 Division 2 Include No. 302 Division 3 Include No. 5 Section 605 Division 6 Amend No. 12, Section 607 Division 6 Amend Section 619 Division 6 to include R1F and R6F Add Division 7C Suburban Residential F (R1F) Add Division 15B High Density Residential (R6F) Add Division 12B Rural Residential K (R3K)	Include all of Area F into Bylaw
2266 4420-20-Z1109B- 03005.000	April 12, 2012	Re-designate PID 012-128-147 Lot 7 Block 25 DL 812 KD Plan 1428 from Institutional (I) to Country Residential (R2)	To recognize current use of Lister School property for private residential use
2251 4420-20-Z1107F- 04910.000	April 12, 2012	Re-designate PID 016-066-367 Block F DL 917 KD Plan 764 from Country Residential (R2) to Suburban Residential F (R1F)	To facilitate a two lot subdivision
1675 4420-20-Z1108F- BL2264_1675	May 25, 2012	Re-designate PID 019-104-782 – Lot B District Lot 787 Kootenay District Plan NEP21895 from Manufactured Home Park (R5) to Multi-Unit Residential (R6)	To recognize proposed use of vacant property adjacent to MHP
2308 4600-20-Z1208F-Z- 2308_OCP2307	October 18, 2012	Re-designate the following: Firstly, that portion of Lot 1, District Lot 790, Kootenay District Plan 2449 (PID 008-874-042) and Lot 2, District Lot 790, Kootenay District Plan 2449 (PID 008-874-107) from	To allow for "Light Manufacturing" activities on affected properties in Area F

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Bylaw No. File No.	Adopted	Amendment	Purpose
		General Commercial (C2) to Light Industrial (M1); Secondly, Lot 1, District Lot 787, Plan EPP14453 (PID 008-021-171) and Lot 29, District Lot 787, Kootenay District Plan 1329, Parcel A (Reference Plan 56923D) (PID 014-205-645) from General Commercial (C2) to Light Industrial (M1); Thirdly, by re-zoning Lot 1, District Lot 787, Kootenay District Plan 18383 (PID 013-899-724) from Neighborhood Commercial (C1) to Light Industrial (M1) site specific.	
2385 4600-20-Z1401- Bylaw2385_Gen_HK_Ame nd_1675	June 19, 2014	Text amendment for inclusion of 'campground' definition and inclusion as primary 'permitted use' in the Tourist Commercial (C3) zone. Also includes amendments take Areas A, B and C out of the Bylaw as they have been repealed from this Bylaw as of November 2013.	To recognize 'campground' as an explicit use in the Tourist Commercial (C3) zone for clarity and to also remove Areas A, B and C from the Bylaw.
2400 Z1414-K-02773.000	July 17, 2014	Re-designate a portion of The East ½ of Block 3, District Lot 8156, Kootenay District Plan 846, Except Part Included In SRW Plan 10288 (PID 013-160-931) from the Suburban Residential (R1K) zone to the Medium Industrial (M2) zone and remainder to the Country Residential (R2K) zone.	To enable the development of the property for a towing operation and vehicle storage and dismantling.
2398 4600-10-Z1404-2398- 1675-MMPR	August 21, 2014	Text amendment to provide definitions and general regulations for licensed medical marihuana production and research facilities in Agricultural and Industrial zones.	To provide clarity on the definition and regulations for licensed medical marihuana.
2452 4600-20-Z1501K- 02478.300	June 18, 2015	Re-designate a 1 ha portion of lands legally described as Lot 3 DL 7700 KD Plan NEP14190 (PID 010-107-738) from Heavy Industrial (M3) to Institutional	To enable the development of a senior's housing project on lands owned by the RDCK.

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Bylaw No. File No.	Adopted	Amendment	Purpose
		(I) and the remainder to Agriculture 3K (AG3K)	
2431 5110-20-Z1418- Bylaw2431_Amend1675	March 17, 2016	General housekeeping amendment to correct typographical, formatting and cross-referencing errors; remove references to repealed Legislation and Bylaws; remove references specific to Electoral Areas 'A', 'B' and 'C'; provide for consistent definitions and terminology; and to include various explanatory notes to provide better clarity on matters contained within the Bylaw.	To ensure Bylaw 1675 remains current and consistent throughout.
2485 4200-20-Z1504F- 07783.350	April 21, 2016	Re-designate portion of Lot 1 DL 4780 & 6593 KD Plan NEP91158 (PID 028-285-654) from High Density Residential F (R6F) to Suburban Residential F (R1F) and text amendments to the R6F zone to allow servicing options	To allow for on-site servicing for a proposed two lot subdivision
2503 4200-20-Z1601J-08434.000	June 16, 2016	Re-designate DL7164 KD Exc (1) Parts Included in RW Plans RW 12 and RW 8744 and (2) Parts Inc. in Plans 5647, 5674, 5701, 6085, 6155, 7136, 8252, 8300, 9036, 10258 (PID 013-381-652) from Quarry (Q) to Country Residential (R2)	To facilitate a residential subdivision proposal for lands no longer actively required for aggregate purposes
2529 4200-20-Z1605J-07593.098	November 17, 2016	Re-designate Lot 69 Plan NEP795 District Lot 301A Kootenay Land District from Open Space (OS) to Rural Resource (R4)	To facilitate residential development
2513 4200-20-Z1604J-07289.465	November 17, 2016	Re-designate a portion of Lot 91 District Lot 4598 Kootenay Land District Plan 4924 (PID 009-597-581) from Ootischenia Suburban Residential (R1A) to Light Industrial (M1) Site Specific	To facilitate the use of the property for a Contractors Yard and Storage of Heavy Equipment within an Enclosed Building

Regional District of Central Kootenay Zoning Bylaw No. 1675, 2004

Bylaw No. File No.	Adopted	Amendment	Purpose
<p align="center">2547 4200-20-Z1607K- 02581.000</p>	<p align="center">March 16th, 2017</p>	<p>Re-designate a portion of Crown land adjoining Lot 2 KD Plan NEP64626 District Lot 7904 (PID 024-541-541) from Open Space (OS) to Medium Industrial (M2)</p>	<p>For the purposes of log storage and sorting.</p>

March 16th, 2017

REGIONAL DISTRICT OF CENTRAL KOOTENAY
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**REGIONAL DISTRICT OF CENTRAL KOOTENAY
ZONING BYLAW No. 1675, 2004**

The BOARD of the Regional District of Central Kootenay in open meeting assembled ENACTS as follows:

DIVISION 1 TITLE

100 This Bylaw may be cited for all purposes as the Regional District of Central Kootenay Zoning Bylaw No. 1675, 2004.

DIVISION 2 APPLICATION

200 The Regional District of Central Kootenay Zoning Bylaw No. 1675, 2004 applies to the following areas of the Regional District:

- 1 All of Electoral Area F; Electoral Area I; Electoral Area J – Lower Arrow/Columbia; and Electoral Area K –The Arrow Lakes, as identified on Schedule ‘A’ – Zoning Map.

201 The provisions of this Bylaw include:

- 1 Schedule ‘A’ – Zoning Map.
- 2 The boundaries of the zones listed in this Bylaw, together with any explanatory legends, notations and reference in respect thereof, are delineated and described on the “Zoning Map” noted which consists of a computer record compiled by means of geographic information software. The “Zoning Map” is kept in the office of the Secretary and in the Planning Department at the Regional District office. The Schedules form part of this Bylaw. A generalized diagrammatic representation of the Zoning Map is annexed to this Bylaw as Schedule ‘A’. In the event of a conflict or inconsistency between Schedule ‘A’ and the Zoning Map, and in the event that the Zoning Map shows and provides more information than Schedules, then in all such cases the Zoning Map shall prevail.

202 The attached schedules form part of this Bylaw and constitute the Regional District of Central Kootenay Zoning Bylaw No. 1675, 2004 pursuant to Part 26 of the Local Government Act of British Columbia.

DIVISION 3 TRANSITION

300 The Regional District of Central Kootenay Creston Valley Land Use Bylaw No. 795, 1989, is hereby repealed.

301 The Regional District of Central Kootenay Kootenay-Columbia Rivers Zoning Bylaw No. 1373, 2000, is hereby repealed.

302 The Zoning portion of Regional District of Central Kootenay Electoral Area K – The Arrow Lakes Rural Land Use Bylaw No. 1248, 1997 is hereby repealed.

303 The Zoning portion of Regional District of Central Kootenay Electoral Area F Rural Land Use Bylaw No. 951, 1992 is hereby repealed

DIVISION 4 AUTHORITY AND REQUIREMENTS OF THE LEGISLATION

Jurisdiction of Local Government

400 Jurisdiction of the Local Government

- 1 Section 903 of the *Local Government Act* lists the elements that may be addressed in a zoning bylaw.
- 2 Section 904 of the *Local Government Act* allows the Regional District to require owners or occupiers of land, buildings or structures to provide off-street parking and loading spaces.
- 3 Section 908 of the *Local Government Act* allows the Regional District to regulate the number, size, type, form, appearance and location of any signs.
- 4 Section 909 of the *Local Government Act* allows the Regional District Board to set standards for and to regulate the provision of screening and landscaping to mask and separate uses.
- 5 Section 946(4) of the *Local Government Act* allows the Regional District to establish the minimum parcel size to allow subdivision to provide a residence for a relative.

Amendment Procedure

401

- 1 The Zoning Bylaw may be amended by the Board of the Regional District on its own initiative or in response to an application for amendment.
- 2 Amendments to this bylaw may be made pursuant to all applicable requirements of the Local Government Act and any applicable Regional District of Central Kootenay Planning Procedures Bylaw.

Administration

402

- 1 The Bylaw Enforcement Officer and such other persons appointed by the Board of the Regional District of Central Kootenay is hereby authorized to administer and enforce this Bylaw and to enter, at all reasonable times, on any property to inspect and determine whether all regulations, prohibitions, and requirements of this Bylaw are being met.

Violation

403

- 1 Any person who:
 - Violates any of the provisions of this Bylaw commits an offence;
 - Causes or permits any act or thing to be done in contravention or violation of any of the provisions of this Bylaw;
 - Neglects or omits to do anything required under this Bylaw;
 - Carries out, causes, or permits to be carried out any use, construction or subdivision in a manner prohibited by or contrary to any of the provisions of this Bylaw;

- Fails to comply with an order, direction or notice given under this Bylaw; or
- Prevents or obstructs or attempts to prevent or obstruct the authorized entry of a bylaw enforcement officer onto property;

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

Penalty & Offence

404

- 1 Any person who violates bylaw provisions may, on summary conviction, be liable to a minimum penalty of not less than two hundred dollars (\$200.00), plus the cost of prosecution, pursuant to the Offence Act of British Columbia.
- 2 Penalties will double upon the third and subsequent offences.
- 3 The penalties imposed under this section are a supplement and not a substitute for any other remedy to an infraction of this bylaw.
- 4 Penalties are subject to the conditions of the RDCK Municipal Ticket Information Utilization Bylaw No. 1907, 2007.
- 5 Each day's continuance of an offence under this bylaw constitutes a new and distinct offence.

Units of Measure

405 All units of measure contained within this bylaw are metric standards.

Severability

406 If any portion of this bylaw is held to be invalid by a court of competent jurisdiction, the validity of the remaining portions of this bylaw shall not be affected.

Appeals

407

- 1 An appeal for a minor variance may be available to the Board of Variance in accordance with Section 901 of the Local Government Act.
- 2 A Development Variance permit may be issued by the Board subject to Section 922 of the Local Government Act.

DIVISION 5 INTERPRETATION

In this bylaw, unless the context otherwise requires:

ACCESSORY means a use or structure naturally and normally incidental, subordinate and devoted to the principal use or structure and located on the same lot or site;

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

ACCESSORY TOURIST ACCOMMODATION means accessory bed and breakfast operations or camping facilities providing temporary accommodation of the travelling public;

AGRICULTURE means the carrying on of a farm operation as defined by the Farm Practices Protection (Right to Farm) Act (FPPA);

ALLUVIAL FAN means an alluvial deposit of a stream where it issues from a steep mountain valley or gorge upon a plain or at the junction of a tributary stream with the main stream or other water body;

ANIMAL PHYSICAL REHABILITATION FACILITY means a facility for the care, examination and treatment of sick, ailing, infirm, injured or post-operative pets, and may include accessory short term accommodation of pets, pet grooming and pet clinics, but does not include animal breeding and boarding, or animal shelters.

BED AND BREAKFAST means an accessory use located wholly within a principal one-family dwelling that provides temporary lodging for tourists and visitors;

BOARD means the Board of the Regional District of Central Kootenay;

BUILDING means any structure used or intended for supporting or sheltering any use or occupancy, and includes a manufactured home; but does not include a recreational vehicle, tent or park model recreational unit;

BUFFER AREA means a landscaped area intended to separate one use from another;

BYLAW ENFORCEMENT OFFICER means a Bylaw Enforcement Officer of the Regional District of Central Kootenay;

CABIN means one (1) self contained or non-self contained structure no larger than 100 square metres intended for the purposes of temporary or seasonal residential purposes or temporary lodging for tourists and visitors;

CAMPGROUND means a site used or intended to be used for temporary accommodation of persons in recreational vehicles or tents for less than 30 consecutive days, but excludes a manufactured home park (as defined by this Bylaw); campgrounds may offer central washrooms or full or partial hook-ups, in addition to common amenity areas and facilities; such as a sani-dump, showers, laundry facilities, playgrounds, picnic and day use areas, recreational trails, swimming pools, recreational facilities, marinas, boat launches, convenience stores or other similar uses;

CARRIAGE HOUSE means a self contained, detached accessory building consisting of one (1) dwelling unit and used or intended to be used as a residence for one (1) family whereas the residential unit is built over an existing garage or car-port and is either purpose built or a conversion of an existing building;

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

COMMERCIAL BACK COUNTRY RECREATION means remote facilities for the purpose providing accommodation for backcountry recreation activities such as hiking, skiing, biking, kayaking and similar activities;

COMMUNITY CARE FACILITY means any facility licensed by the Provincial government as a community care facility or social care facility or like establishments not licensed by the Province;

COMMUNITY HALL means a building or part of a building designed for, or intended to be used by the public for such purposes as civic meetings, educational meeting, political meetings, recreational activities or social activities and may include banquet facilities;

COMMUNITY RECREATION CENTRE means a building or part of a building designed for, or intended to be used by the public for such purposes including recreational activities, leisure activities, social activities and community meetings and may include swimming pools, playgrounds, tennis courts, gymnasiums, meeting rooms or other similar communal recreational assets;

COMMUNITY WASTEWATER SYSTEM means a system owned and operated by the Regional District, Strata Corporation, Utility or Corporation (private or public) for the collection, treatment and disposal of sanitary waste, which serves two (2) or more lots and is operated under the *Public Health Act* or the *Environmental Management Act*;

COMMUNITY WATER SYSTEM means a system of waterworks approved under the *Drinking Water Protection Act*, which is owned, operated, and maintained by the Regional District, and Improvement District or Utility operating under the jurisdiction of the Province;

CONVENIENCE STORE means a retail sales outlet which sells or offers for sale foodstuffs, periodicals, sundries, fresh fruit and vegetables, hygienic or cosmetic goods, or plants;

CONVENTION FACILITIES means a building or structure, or a group of buildings or structures, designed to host conventions, exhibitions, markets, festivals, meetings, seminars, shows and similar activities.

CURIO-SHOP means a retail sales outlet which sells or offers for sale antiques, collector items, art, bric-a-brac or objects of curiosity;

DAY CARE FACILITY means a building Provincially licensed as a community care facility in which care, supervision or any form of educational or social training not provided under the *School Act* is provided for any portion of the day to three (3) or more children under six (6) years of age not forming part of the operator's family;

DENSITY means the number of dwelling, visitor or resort accommodation units on a site expressed in units per acre or hectare, or alternatively as the site area required per dwelling unit;

DWELLING UNIT means one (1) or more rooms in a detached building with self-contained eating, living, sleeping and sanitary facilities and not more than one kitchen, used or intended to be used as a residence for no more than one (1) family;

DWELLING, MULTI-FAMILY means a detached building, used exclusively for residential purposes, consisting of three (3) or more dwelling units, either with private individual access or common access intended to be used as a residence by three (3) or more families living independently of each other;

DWELLING, ONE-FAMILY means a detached building used exclusively for residential purposes, consisting of one (1) dwelling unit used or intended to be used as the residence of one (1) family;

DWELLING, TWO-FAMILY means a detached building used exclusively for residential purposes, as a duplex or dwelling separated by a common wall or floor where one unit may be a secondary suite intended to be used as a residence by two (2) families living independently of each other;

EDUCATIONAL FACILITIES means a building(s) including residences, structures and grounds associated with the operation of a school, college, university or training centre;

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

FAMILY means one (1) or more persons related by blood, marriage, adoption or foster parenthood, occupying a dwelling unit; or not more than five (5) unrelated persons sharing a dwelling unit; or residents of a group home;

FARM ANIMALS means horses, cattle, sheep, goats, swine, fur-bearing animals, poultry and rabbits;

FARM BUSINESS means a business in which one (1) or more farm operations are conducted, and includes a farm education or farm research institution to the extent that the institution conducts one or more farm operations;

FARM OPERATION means an activity in carrying out a farm business as defined in the *Farm Practices Protection (Right to Farm) Act*.

FARM PRODUCTS means commodities or goods derived from the cultivation and husbandry of land, plants and animals (except pets and exotic animals not prescribed by the Minister under the *Farm Practices Protection (Right to Farm) Act*) and any other similar activity including aquaculture as defined in the *Fisheries Act*, game farming within the meaning of the *Game Farm Act*, and the raising or keeping of fur bearing animals, within the meaning of the *Fur Farm Act*.

FARMER'S MARKET means a market whose vendors either make, bake or grow the products they produce, where farmer's and/or their families display and sell locally grown or processed foods with only a limited number of non-food crafts and no imported products;

FOOD PROCESSING means an establishment in which food is processed or otherwise prepared for human consumption, but not consumed on the premises;

FRONT LOT LINE means the lot line common to the lot and an abutting street, or where there is more than one (1) lot line common to abutting streets, the shortest of these lines shall be considered as the front lot line; or in the case of a lot abutting two (2) parallel or approximately parallel streets, the lot lines abutting these two (2) streets shall be considered as front lot lines;

GAME means game as defined in the *Game Farm Act* that is being raised for a farm operation under licence issued pursuant to that Act;

GOLF COURSE means a public or private area operated for the purpose of playing golf and may include, but is not limited to, golf courses, club houses, and accessory driving ranges;

GOVERNMENT OFFICES means an office where government employees work;

GROSS FLOOR AREA (G.F.A) means the sum of the horizontal areas of each storey of the building measured from the exterior faces of the exterior walls. The gross floor area measurement is exclusive of areas of unfinished basements, unfinished attics, attached garages, carports, breezeways, and unenclosed porches, balconies and terraces;

GROSS LEASABLE AREA (G.L.A) means the total floor area designed for tenant occupancy and exclusive use, including any basements, mezzanines or upper floors, expressed in square metres and measured from the centreline of joint partitions and from outside wall faces;

GROUP CARE FACILITIES means a type of facility, which provides a living environment for up to eight (8) persons under care who operate as the functional equivalent of a family; including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents;

GUEST for the purposes of the R2K, R2SA, R3K, R4K and R4SA zones means a family member or others occupying a cabin or recreation vehicles at the invitation of the owner.

HEIGHT means the vertical distance measured from the average finished ground level at the perimeter of a building or structure to the highest point of the structure;

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

HORTICULTURE means growing of fruits, vegetable, flowers or ornamental plants for resale with or without greenhouses;

HOUSEKEEPING UNIT means a room with cooking facilities used for the temporary accommodation of travellers;

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

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

INTERPRETIVE FACILITIES means a building or structure or group of buildings or structures that provides interpretation of a place of interest through a variety of media, such as displays and exhibitions of material, and, may include facilities such as trails;

JUNK YARD means the collection or accumulation of rubbish, garbage, bottles, broken glass or other discarded materials or unwholesome materials or ashes on real property, except where the owner of the real property holds a valid permit respecting those items under the *Waste Management Act*; or the outside storage or accumulation on real property of any building material, whether new or used, where there is no apparent or real construction occurring on the real property for which the materials are required; or the outside storage or accumulation on real property of any goods or merchandise which is offered or intended to be offered for sale, unless that real property is used solely for the wholesale or retail sale of those goods or merchandise;

KENNEL means a building, structure, compound, group of pens or cages or property where four (4) or more adult dogs (dogs aged six (6) months and older) are, or are intended to be trained, cared for, bred, boarded or kept either for commercial, hobby or not-for-profit purposes; and where dogs bred on the same property and pet supplies may be made available for auxiliary sale.

KITCHEN means facilities intended to be used for the preparation or cooking of food, and includes any room or portion of a room containing cooking appliances including, without limitation, stoves or ovens. Plumbing, wiring or provision for a stove or oven constitutes the existence of such appliances;

LANDSCAPE SCREEN means a continuous fence, wall, compact evergreen hedge or combination thereof that screens the property that it encloses and is broken only by access drives, walks and lanes;

LAUNDROMAT means an establishment with self-service operated washing and drying machines intended for public use;

LICENSED MEDICAL MARIHUANA PRODUCTION FACILITY means the use of land, buildings or structures for the cultivation, processing, testing, research and development, destruction, packaging, storage and shipping of marihuana used for medical purposes as permitted and licensed by Canada. A licensed facility also includes office functions that are directly related to and in support of growing and cultivation activities;

LICENSED MEDICAL MARIJUANA RESEARCH AND DEVELOPMENT FACILITY means a facility to be used for the research and development of medical marijuana only in a fully enclosed building as lawfully sanctioned by Canada under the Controlled Drugs and Substances Act (as amended from time to time);

LIVESTOCK means cattle, horses, swine, farmed game, mules, asses, musk oxen, llamas, alpacas, ostriches, rheas and emus;

LODGE means an establishment for the use of tourists consisting of three or more attached or detached sleeping units and includes recreational facilities;

LOT has the same meaning as parcel under the *Local Government Act*, and means any lot, block or other area in which land is held or into which it is subdivided, but does not include a highway;

MANUFACTURED HOME means any structure, whether ordinarily equipped with wheels or not, that is designed, constructed, or manufactured to be moved from one place to another by being towed or carried, and to provide a dwelling or premises, and which conforms to the requirements of the British Columbia Building Code and manufactured to and compliant with the Canadian Standards Association (CSA) Z-240 MH and CSA A277 MH series of standards;

MANUFACTURED HOME PARK means a manufactured home park as defined in any applicable Manufactured Home Park Bylaw currently in effect in the Regional District of Central Kootenay;

MARINA means the use of land or surface of water for the sale, servicing and/or rental of boats, marine engines, marine supplies, marine fuel, and docking facilities for the use of recreational boating vessels;

MIXED USE DEVELOPMENT means the use of a building or buildings on a site involving more than one (1) permitted use as defined in the appropriate zone and incorporates residential use as being integral to the development;

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

MUSEUM means an outdoor area, building, or group of buildings in which objects of historical, scientific, artistic, or cultural interest are stored and exhibited;

OFFICE means a building or structure, or one or more rooms within a building or structure used to conduct the business of a professional, commercial, industrial or bureaucratic organisation;

OUTDOOR RECREATIONAL ACTIVITIES means development that provides facilities for use by the public at large for sports and active recreation conducted outdoors and may include Tourist Accommodation for remote locations;

PARK means any publicly owned or privately owned outdoor land or facility specifically designed for passive or active recreation including tot lots, playgrounds, playing fields, walkways, trails, band shells, green space, buffers, nature interpretation areas and similar land uses, facilities, buildings and structures consistent with the purpose of such park land;

PARK MODEL TRAILER means a recreational vehicle under CSA Z241 standards designed as living quarters for seasonal recreation accommodation, which can be relocated on occasion, and must be connected to those utilities necessary for the operation of installed fixtures and appliances, and has a gross floor area, including lofts, not exceeding 50 square metres when in the set up mode, and has a width no greater than 4.42 metres in the transit mode. A park model trailer shall not be considered a dwelling unit;

PERMANENT FOUNDATION means a foundation that irreversibly alters the land that it is constructed on and is physically difficult to remove once a structure is no longer required;

PERMITTED USE means the principal, permissible purpose for which land, buildings or structures may be used, and for the purposes of this Bylaw all uses not listed as permitted shall be deemed to be a prohibited use within the applicable zone;

PERSONAL SERVICE ESTABLISHMENT means uses that provide personal services to an individual which are related to the care and appearance of the body or the cleaning and repair of personal effects;

POULTRY means any domesticated birds kept for eggs, meat, feathers, hide or cosmetic or medicinal purposes and includes, but not limited to broilers, layers, turkeys, partridge species, pheasant species, quail, silkie and squab;

PRINCIPAL BUILDING means the main building on a lot in which the majority of the space is used for a permitted principal use or uses;

PRINCIPAL DWELLING means a principal residential unit that consists of a self-contained set of rooms located in a building; is used or intended for use as a residential premises, and contains kitchen and bathroom facilities that are intended to be exclusive to the unit; and is not a secondary or accessory dwelling unit, or any vehicle.

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

REAR LOT LINE means the lot line opposite to, and most distant from the front lot line, or, where the rear portion of the lot is bounded by intersecting side lot lines, the rear lot line shall be deemed to be the point of such intersection;

RECREATIONAL VEHICLE means a vehicle, either designed to be towed behind a motor vehicle or self propelled, and includes such vehicles commonly known as travel trailers, fifth wheels, campers, motor homes, or other similar vehicles designed to provide temporary accommodation for recreational, camping, or travel use;

REGIONAL BOARD means the Board of the Regional District of Central Kootenay;

REGIONAL DISTRICT means the Regional District of Central Kootenay;

RESORT means a building or group of buildings or an area, used by the travelling public for accommodation on a temporary and seasonal basis, and may include accessory retail, banquet, conference, sports and entertainment facilities;

RESOURCE BASED ACTIVITIES means activities related to forest harvesting and management, natural resource extraction, natural resource processing, and resource based outdoor recreation;

RESOURCE PROCESSING means a use providing for the processing of primary mineral resources mined on-site, including preliminary grading, washing, and crushing of such materials, but excluding all other processing or manufacturing;

RETREAT CENTRE means a facility that includes overnight accommodation that primarily delivers spiritual and/or physical well-being programmes and includes church camps and similar uses;

SCREENING means a fence or landscaping or combination thereof that obstructs certain view of the property;

SERVICE STATION means any building or land used for the retail sale of motor fuels and products and may include automobile diagnostic centres, the servicing and minor repairing of motor vehicles, the sale of automotive accessories, convenience store facilities and the sale of liquor

SETBACK means the measured distance from a specified property line and/or specified natural feature in which building is prohibited;

SHIPPING CONTAINER means a non-combustible, portable unit designed and fabricated for the storage or intermodal transporting of goods, and includes cargo containers, but specifically excludes dumpsters and recycling receptacles intended for waste collection;

SIGN means a free standing or projecting structure designed to be used for the purposes of displaying information including the advertising for a business on-site and includes a sign board;

SITE AREA means the area of a lot or part thereof sufficient to satisfy the provisions for each permitted use in this bylaw;

SITE COVERAGE means the area of a lot covered by structures, buildings, driveways, parking areas and outdoor storage;

SLEEPING UNIT means either a unit in a residential care facility or a room without cooking facilities used for the temporary accommodation of travellers;

SMALL SCALE FOOD PROCESSING means storage, packing, product preparation or processing of farm products, if at least 50% of the farm product being stored, packed, prepared or processed is produced on the farm or is feed required for farm production purposes on the farm;

STORAGE YARD means an area outside an enclosed building where construction materials and equipment, solid fuels, lumber and new building materials, monuments and stone products, public service and utility equipment or other new goods, materials, products, vehicles, equipment or machinery are stored, baled, piled, handled, sold or distributed;

STOREY means that portion of a building that 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;

STRUCTURE means a construction or portion thereof of any kind, whether fixed to, supported by or sunk into land or water, but specifically excludes landscaping, fences, paving and retaining structures;

TOURIST ACCOMMODATION means a building or structure principally used to provide accommodation for the travelling public on a commercial basis, such as a Hotel, Motel, Lodge or other similar facilities.

UNATTENDED PUBLIC UTILITY BUILDING OR STRUCTURE means a building or structure containing unattended equipment necessary for the operation of community water, sewer or gas distribution systems, radio or television antennae, telecommunication relay stations, automatic telephone exchanges, navigational aids, electrical substations or generating stations, fire halls, or other similar facilities or utilities;

VACATION RENTAL means the use of a self contained dwelling for the purposes of providing temporary lodging for tourists and visitors;

VETERINARY CLINIC means a use conducted for the care, treatment, and hospitalization of animals, birds and fish and may include grooming facilities and sales of accessory supplies, but does not include the keeping or boarding of healthy animals;

VEHICLE means any motor vehicle as defined under the Motor Vehicle Act;

WOOD PRODUCT MANUFACTURING includes a sawmill, a planer mill, lumber remanufacturing, log storage yards, shake mills, particle board plants and hard board plants.

WRECKED VEHICLE means a vehicle that is dilapidated, physically wrecked or disabled so that it cannot be operated by its own mode of power; or a vehicle that is dilapidated or appears to be physically wrecked although it could be operated by its own mode of power, but is not displaying thereon a lawful current licence for its operation on a highway.

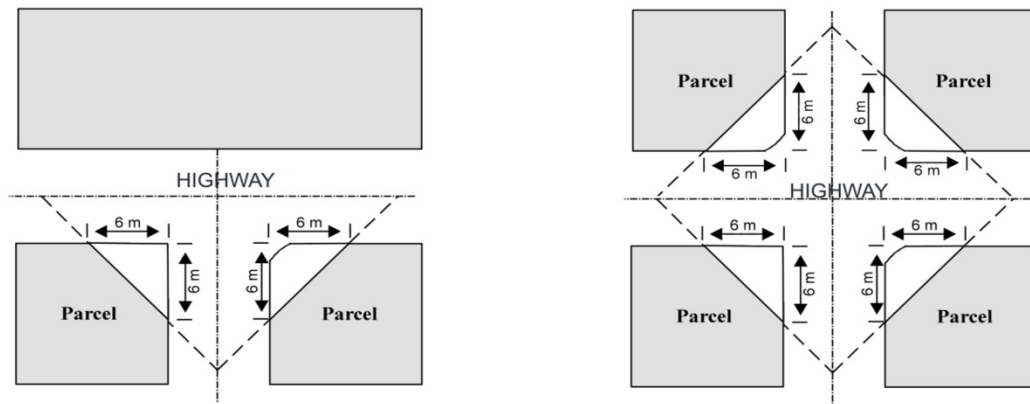
DIVISION 6 GENERAL REGULATIONS

Non-Conforming Uses and Siting “Grandfathering”

600 Non-conforming uses and siting shall comply with all applicable requirements of Section 911 of the *Local Government Act*.

Clear Vision Area

601 No person who owns or occupies land at the intersection of two (2) or more highways may place or grow any tree, shrub, plant, fence or other structure within the sight triangle above an elevation such that an eye one (1) metre above the surface elevation on one highway cannot see an object one (1) metre above the surface elevation of the other highway as shown on the site triangle on Figure 1. The Ministry of Transportation and Infrastructure is the final authority for sight distance on the roads under their jurisdiction and for the purpose of subdivision.



SIGHT TRIANGLE (Figure 1)

Site Areas

602

- 1 There shall be no minimum site area for trails, parks, playgrounds and unattended public utility buildings and structures.
- 2 The minimum parcel size for a parcel subdivided under Section 946 of the *Local Government Act* shall be the minimum site area of the zone in which the parcel is located unless otherwise stated.
- 3 Despite any other provision of this bylaw, where a parcel of land is located in the Agricultural Land Reserve as identified under the *British Columbia Agricultural Land Commission Act*, no subdivision shall be permitted without approval from the Agricultural Land Commission.
- 4 Despite any provision of this bylaw, any lot located on any land rated as an ‘E’ or ‘P’ on a Non Standard Flood & Erosion Area under any applicable Regional District of Central Kootenay Floodplain Management Bylaw currently in effect for this area and amendments thereto cannot be further subdivided unless flood protective works are constructed to an appropriate standard as determined by the authority having jurisdiction and maintained by an ongoing authority.

- 5 Lots that are shown on a plan duly filed in the Land Title Office, which have less than the minimum site area required in this bylaw may be used for any permitted use in the zone where the lot is located provided that the method by which sewage is to be disposed of complies with any restrictions set out under any regulation under the Public Health Act and provided that all other requirements applicable to the zone can be met.
- 6 Despite any other provision of this bylaw, no subdivision shall be permitted where the proposed lots cannot each accommodate two (2) full septic systems as determined by the Interior Health Authority where no community sewer system is in place.
- 7 No newly created lot shall be bisected by a legally dedicated road.

Reduction of Minimum Site Areas

603

- 1 Where two or more contiguous lots registered prior to adoption of this bylaw have less than the minimum site area required by this bylaw, the lots may be consolidated into fewer lots than exist at the time of application as long as no new lot created is smaller than any previously existing lot.
- 2 Where it is not possible to create a lot that has the minimum site area required for a zone, the minimum site area requirement may be reduced where the proposed subdivision involves any one of the following and meets local health authority requirements:
 - a. a boundary adjustment that does not create, or make it possible to create additional lots to those that exist at the time of application;
 - b. a lot that, at the time of adoption of this bylaw, is divided by a highway or forest service road and where the boundaries of the highway or road will be the boundaries of the proposed lots;
 - c. a lot where two or more one-family, two-family or combination of one-family and two-family dwellings existed prior to adoption of this bylaw; or
 - d. a lot divided by a zone boundary.
- 3 The minimum site area for a lot created under Sections 603(1) and 603(2) shall be 0.2 hectares where serviced by a community water system and 0.4 hectares where not serviced by a community water system.
- 4 Despite Section 603(3), where a dwelling has been constructed across a legal property line prior to the adoption of this bylaw, lot lines may be adjusted so as to allow property owners to legitimize the structure as long as no lot is reduced in site area.
- 5 A reduction of the minimum lot size for a single lot for subdivision within any Agricultural zone shall be permitted subject to:
 - a. the lot being no smaller than 0.4 hectares in area;
 - b. where the lot is serviced by a community water system; and

- c. where the remainder of the lot is consolidated with an adjacent property that has an agricultural tax assessment from the British Columbia Assessment Authority or is within the ALR or created under Section 946 of the Local Government Act.

Subdivision Servicing Requirements

604

- 1 All subdivisions shall comply with the provisions of the *Local Services Act* and the Subdivision Regulations thereto.
- 2 All subdivisions shall be in full compliance with any Regional District of Central Kootenay Subdivision Bylaw currently in effect for the area.
- 3 All subdivisions shall comply with the *Drinking Water Protection Act*, the *Public Health Act* and the *Environmental Management Act*.

Setback Requirements

605

- 1 Unless otherwise stated, no principal or accessory building or structure except a fence may be located within 7.5 metres of a front or exterior side lot line or within 1.5 metres of any other lot line.
- 2 Despite Section 605(1), on all lots adjacent to land zoned Agriculture, a minimum of a ten (10) metre setback shall be required from any portion of the Agricultural Land Reserve boundary.
- 3 Unless otherwise stated no portable sawmill may be located within 100 metres from a property line.
- 4 Despite Section 605(1), on all lots having a residential zone and are less than 0.2 hectares in area, the minimum setback to front or exterior lot lines shall be 4.5 metres.
- 5 Despite Section 605(1), for all of Electoral Area F, unless otherwise stated in the zone, no principal or accessory building or structure except a fence may be located within 4.5 metres of a front or exterior side lot line or within 1.5 metres of any other lot line.

Note: BC Building Code regulations may require greater setbacks than those identified in Section 605 and Section 606 of this bylaw.

Setback Exceptions

606

- 1 Where the top surface of an underground structure projects no more than 0.6 metre above the average finished ground elevation, that structure may be sited in any portion of a lot.
- 2 Freestanding lighting poles, warning devices, antennae, masts, solar collectors, utility poles, wires, and flagpoles up to ten (10) metres in height may be sited on any portion of a lot.
- 3 Where chimneys, cornices, leaders, gutters, pilasters, belt courses, sills, bay windows, or ornamental features project beyond the face of the building, the minimum distance to an

abutting lot line as permitted elsewhere in this bylaw may be reduced by not more than 0.6 metre providing such reduction shall apply only to the projecting feature.

- 4 Where steps, eaves, sunlight control projections, canopies, balconies, or porches project beyond the face of a building, the minimum distance to an abutting front lot line as permitted elsewhere in this bylaw may be reduced by not more than 1.2 metres and the minimum distance to an abutting site lot line or rear lot line as permitted elsewhere in this bylaw may be reduced by not more than 0.6 metre provided such reduction shall apply only to the projecting feature.

Home Based Businesses

607 A Home Based Business, where permitted, is subject to the requirements that:

- 1 The activity shall be conducted in a dwelling unit or accessory building;
- 2 The area devoted to the Home Based Business shall not exceed 100 square metres on any R1, R2, R3, R5, R6, C5 and AG zoned lot;
- 3 The area devoted to the Home Based Business shall not exceed 200 square metres on any lot in the R4 zone;
- 4 No more than two (2) persons who are not a resident of the dwelling may be employed in the Home Based Business in on any R1, R2, R3, R6, C5 and AG zoned lot.
- 5 No more than four (4) persons who are not a resident of the dwelling may be employed in the Home Based Business on a lot in the R4 zone;
- 6 No change is made in the external appearance of the building which would indicate that a Home Based Business is being conducted therein; except for one un-illuminated sign not exceeding:
 - a. 0.4 square metre on a lot in the R1 and R6 zones; or
 - b. 1.0 square metre on any R2, R3, R4 and AG zoned lot.
- 7 External storage of materials, equipment or finished products shall be screened from view from adjacent properties and road right-of-ways;
- 8 There shall be minimal noise, traffic, vibration, smoke, odour, glare or electrical interference, or emissions other than that normally associated with a dwelling;
- 9 No dwelling unit or accessory building used for Home Based Businesses involving automotive mechanical or body repairs, electronic repairs, wood working, or iron working may be located within 15 metres of a lot line.
- 10 The maximum number of vehicles permitted for repair on any lot at any one time shall be limited to:
 - a. two (2) for lots zoned R1, R2, C5; and
 - b. six (6) on any R3, R4, and AG zoned lot.

- 11 Home Based Businesses that include the caring of more than eight individuals at any one time shall not be permitted.
- 12 No commodities may be offered for sale except those produced on the premises, with the exception of Electoral Area 'F' where commodities may be offered for sale, including those produced off the premises.
- 13 Two off-street parking spaces shall be provided in excess of those required for the dwelling unit.

Accessory Tourist Accommodation

608 Accessory Tourist Accommodation operations where permitted are subject to the requirements that:

- 1 The proprietor resides in the principal dwelling;
- 2 No more than two (2) persons who are not a resident of the premises may be employed in the tourist accommodation operation on any R1, R2, R3, R4, R6, C5 and AG zoned lot;
- 3 No change is made in the external appearance of the building, which indicates a Accessory Tourist operation is being conducted on the premises, except for one un-illuminated sign not larger than:
 - a. 0.4 square metre on a lot zoned R1 or R6; and
 - b. 1.0 square metre on any R2, R3, R4, C5 or AG zoned lot.
- 4 Bed and Breakfast accessory tourist accommodation operations shall be confined to the principal dwelling;
- 5 No more than three (3) sleeping rooms with a maximum of eight (8) lodgers may be used for the bed and breakfast accessory tourist accommodation in a dwelling in any R1, R2, R3, R6 and AG zoned lot;
- 6 No more than four (4) sleeping rooms with a maximum of eight (8) lodgers may be used for the accessory tourist accommodation in a dwelling in the R4 and C5 zones;
- 7 Accessory tourist accommodation camping operations shall be limited to a maximum of six (6) campsites on any R3, R4, AG or C5 zoned lot;
- 8 Accessory tourist accommodation camping operations shall not be permitted on any lots zoned R1, R2 or R6;
- 9 Accessory tourist accommodation camping operations shall only be permitted on lots 1.2 hectares or larger;
- 10 Subject to the requirements of the Interior Health Authority, accessory tourist camping operations shall be required to provide washroom facilities and may offer full or partial hook-ups, laundry facilities and other similar facilities;

- 11 Accessory tourist camping operations shall not include recreation centres, marinas, boat launches, retail stores and other similar facilities.

Storage

- 609 Except in the M2 and M3 zones, no lot may be used as a junkyard, auto wrecking yard or for the outdoor storage of more than two (2) wrecked vehicles in any R1, R2, R5 and R6 zones or more than six (6) wrecked vehicles in any R3, R4 and AG zone.

Uses Permitted in All Zones

- 610 The following uses shall be permitted in any zone:
- 1 Parks, playgrounds and trails;
 - 2 Fire halls; and
 - 3 Unattended public utility buildings and structures.

Shipping Containers

610A Shipping containers shall be permitted for use as accessory buildings subject to the requirements that:

- 1 The maximum number of shipping containers for storage or other accessory use permitted on a lot at any one time shall be limited to:
 - a. None for lots in any R1, R5, R6, R7, C4 or ER zone;
 - b. One (1) for lots in any R2, C5, or I zone;
 - c. Two (2) for lots in any R3, AG4, C1, C2, C3, M1 or M2 zone; and
 - d. unlimited in other zones.
- 2 Any shipping container used as an unattended utility building or structure is exempt from the provisions of Section 610A(1).
- 3 Any shipping container placed on a lot as an accessory building must comply with site coverage, siting, size and setback requirements for that zone.
- 4 Any shipping container used as an accessory building must be screened from view from the roadway(s) and adjacent residential properties using a landscape screen or fencing of a height no less than 2.5 metres.

Parking Space Requirements

611 Off-street parking spaces for each building and use shall be provided in accordance with the following:

Application of Regulations

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

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

General Provisions

- 1 Space for the off-street parking and loading of motor vehicles in respect of a class of building or use under this bylaw must be provided and maintained in accordance with the provisions of this bylaw except where the buildings and structures are intended to be accessed exclusively by hiking, skiing, snowmobile, horseback, boat or aircraft.
- 2 The number of off-street parking and loading spaces for motor vehicles required for any use or class of building is calculated according to the table contained in this Section. In cases of mixed uses, the total requirements for off-street parking or off-street loading will be the sum of the requirements for the various uses calculated separately unless otherwise permitted. Required off-street parking spaces for one use will not be considered as required off-street parking spaces for any other use.
- 3 In reference to a building or use permitted under this bylaw which is not specifically referred to in the table below, the number of off-street parking and loading spaces is calculated on the basis of the requirements for a similar class of building or use that is listed.
- 4 Where the calculation of the required off-street parking or loading space results in a fraction, one parking space must be provided in respect of the fraction.
- 5 Where seating accommodation is the basis for a unit of measurement under this section and consists of benches, pews, booths or similar seating accommodation, each 0.5 m of length of such seating shall be deemed to be one seat.
- 6 Off-street parking and loading spaces must be located on the same parcel as the building or use they serve unless a suitably zoned site is located within 50 metres of the site.
- 7 Where some or all of the off-street parking is provided on a parcel other than that on which the use, building or structure being served is located, a covenant under Section 219 of the Land Title Act must be registered in the Land Title Office in favour of the Regional District of Central Kootenay against the parcel to be used for parking, reserving the off-street parking spaces that are not on the same parcel as the use, building or structure that they are intended to serve, for as long as that use, building or structure exists.
- 8 Off-Street Parking Space Standards
- 9 Off-street parking spaces shall be a minimum of 17.0 square metres and shall have at all times convenient, vehicular access to a public thoroughfare.
- 10 Each parking space shall have a length of not less than 5.8 metres and a width of not less than 2.6 metres and a height of not less than 2.2 metres.

- 11 Where a parking space abuts a wall along its side, the width of the parking space shall be increased by 0.6 metres from the minimum required.
- 12 Access and manoeuvring aisles must not be less than 3.6 metres for one-way traffic and 6.6 metres for two-way traffic.
- 13 Required parking and associated manoeuvring aisles in all Multi-Unit Residential, Commercial and Industrial zones shall be surfaced with either asphalt or concrete pavement, be adequately provided with lighting and drainage facilities, have access to and from highways and provide one (1) disabled person's parking space for every ten (10) parking spaces required.
- 14 In all parking areas containing more than five (5) parking spaces, every off-street parking space must have curbs, or wheel stops, to prevent vehicles from overhanging parcel lines, landscaped areas or walking corridors.
- 15 All parking areas must contain adequate provisions so that vehicles may turn around on the parcel.
- 16 All parking areas shall be so designed that motor vehicles do not back out onto a public road.
- 17 The maximum slope for the required off-street parking in all Multi-Unit Residential, Commercial and Industrial zones to accommodate more than 3 spaces is 6%. The maximum slope applies only to the area that provides the required parking spaces and not to the driveway providing access to the required parking spaces.
- 18 Excepting recreational vehicles (maximum two) and farm vehicles, not more than one (1) vehicle with a gross vehicle weight in excess of 4000 kg shall be permitted on a lot in a Residential or Agricultural zone at any time, except vehicles that are required for construction, repair, servicing or maintenance of a premises which may be on the lot during daylight hours.
- 19 Where off-street parking is required by this bylaw and where access for a person with disabilities is required, parking space(s) will be provided in accordance with the British Columbia Building Code and amendments thereto.
- 20 Where drive-through facilities are installed, there must be adequate magazine storage provided on the parcel to accommodate three (3) automobiles between the property line and the ordering station. Direct access to off-street parking spaces from the magazine storage is prohibited.

Off-Street Loading Facilities

612

- 1 Off-street loading facilities for commercial and industrial uses involving the receipt and delivery of goods or materials by vehicles shall be one (1) space for the first 1,200 m² of gross floor area or fraction thereof, plus an additional space for each additional 2,000 m² of gross floor area or fraction thereof.
- 2 Off-street loading facilities shall:

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- a. be provided on the same parcel as the use it serves;
- b. be set back a minimum of six (6) metres from the designated fronting street;
- c. have a minimum of 30 m² in area, at least three (3) metres in width and four (4) metres in height for each space;
- d. not project into any street, lane or public thoroughfare;
- e. have unobstructed vehicular access to a public street or lane;
- f. be located to the rear or side of a principal building if possible; and
- g. have a durable dust free surface.

Off-Street Parking and Loading Space Requirements

Category	Type of Uses	Parking Spaces	Loading Spaces	Notes
Residential	One-Family Dwelling	2 spaces per dwelling unit	0	
	Two-Family Dwelling	2 spaces per dwelling unit /4 spaces total	0	
	Multi-Family Dwelling	1.2 spaces per dwelling unit	0	
	Accessory Home Based Business Use	2 spaces	0	Plus 2 spaces for the operators residence
	Accessory Bed & Breakfast, Room & Board	1 space per guest room/rental unit	0	Plus 2 spaces for operators residence
	Accessory Produce Sales Use	1 space per 20 m ² of floor area	0	Plus 2 spaces for operators residence
	Congregate/Seniors housing	0.75 space per sleeping unit	0	
Commercial	All uses in a C zone, except as listed below	4 spaces per 100 m ² of GFA	0	
	Building Supply, Garden Supply, Nursery	1 spaces per 100 m ² of display, sales, greenhouse and storage area	1	Minimum 10 spaces per business
	Campground	1 space per camp site	0	
	Childcare Centre	4.4 spaces per 100 m ² of GFA	0	

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Category	Type of Uses	Parking Spaces	Loading Spaces	Notes
	Food and Beverage Services	1 space per 4 seats or 10 spaces per 100 m ² of customer service area, whichever is greater	0	
	Food and Beverage Services Drive-in/Take-out Only	10 spaces	0	
	Gasoline Station, Auto Repair Shop, Auto-body Shop, Car Wash	2 spaces per gasoline pump, 2 spaces per service bay and 2 spaces per 100 m ² or GFA	0	Minimum 5 spaces per business
	Golf Course	6 spaces per hole	0	
	Golf Driving Range	1 per tee plus 1 space per 2 employees	0	
	Hotel/Motel	1 space per guest room plus 1 per 5 seats of 15 m ² of customer service area in any eating and drinking establishments with the motel	0	Plus number of spaces required for each incidental use
	Laundromats	1 per 3 washing machines	0	
	Library, Museum, Art Gallery	2.5 spaces per 100 m ² of GFA	0	
	Marina	1 per 2 boat spaces plus 1 per 2 employees	0	
	Offices, Medical or Dental Offices	3.4 spaces per 100 m ² of GFA	0	Minimum 5 spaces per building
	Outdoor Retail Sales, Public Market	2 spaces per stall or sales area	1	
	Ski Resort	½ space per person hourly lift capacity	0	
	Tourist Attraction	1 per 4 persons capacity	0	
	Vehicle or Equipment Sales and	1 space per 70 m ² of Sales Floor Area, 1 per service bay plus 1 per 30	1	Minimum 5 spaces per business

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Category	Type of Uses	Parking Spaces	Loading Spaces	Notes
	Rental	m2 of office area		
	Veterinarian, Animal Hospital, Kennel	1 per 2 employees plus 3 per veterinarian	0	
Public	Assembly Hall, Auditorium, Convention Centre, Church, Theatre, Funeral Home, Clubhouse	1 space per 5 seats of capacity or 10 per 100 m2 of floor area used for customers, patrons or clients, whichever is greater	1	
	Arena, Swimming Pool	1 space per 5 seats plus 2 per 100 m2 of customer service area	0	
	Beach, swimming	1 per 10 m2 of developed beach above the natural boundary of the water body	0	
	Billiard Hall	1 space per pool table plus 2 spaces per 100 m2 of GFA	0	
	Bowling Alley	2 spaces per bowling alley plus 1 space per 100 m2 of GFA	0	
	College or University	1 per 5 students and staff	0	
	Curling Rink	4 spaces per curling sheet plus 1 space per 100 m2 of GFA	0	
	Hospital, Care Facility	1 space per 4 beds, 1 space per 2 employees plus 10 spaces for doctors (hospitals only)	0	
	School (Elementary)	2 spaces per classroom including gymnasium, assembly hall and library or 1.2 spaces employee, whichever	0	

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Category	Type of Uses	Parking Spaces	Loading Spaces	Notes
		is greater		
	School (Secondary)	3 spaces per classroom including gymnasium, assembly hall and library or 1.2 spaces per employee plus 1 space per 10 students who are at Grade 11 or higher.	0	
Industrial	All uses in an Industrial zone, except as listed below	1.5 spaces per 100 m2 of GFA, 1 space/employee plus one space for every commercially licensed vehicle for that address	1	
	Auction Hall	10 spaces per 100 m2 of GFA	1	
	Pulp Mill, Saw Mill, Particle Board Plant, Asphalt Plant, Concrete Batch Plant	0.8 spaces per employee	1	
	Truck Repair Shop, Bulk Fuel Depot, Gasoline Key Lock	1 space per 420 m2 of operation area	1	Operation area is defined as lot area minus areas used for parking facilities and landscaping
	Truck Terminal, Freight Station	2 spaces	Truck Loading Bay	

Keeping of Farm Animals

613

- 1 Where the keeping of farm animals are permitted on lots outside the AG1, AG2 and the AG3 zones:
 - a. The following regulations shall be complied with:
 - i. two (2) livestock for every 0.4 hectare, with the minimum lot size of 0.4 hectares; OR

- ii. six (6) sheep or goats for every 0.4 hectares, with the minimum lot size of 0.4 hectares; OR
 - iii. twelve (12) head of poultry or rabbits for every 0.4 hectares, with the minimum lot size of 0.2 hectares.
- b. No buildings, structures or enclosures used for housing farm animals; no drinking or feeding troughs; and no manure piles may be located within 15 metres of a lot line in the R1, R2, R3 and R4 zones.
 - c. Section 613 (1)(b) does not apply to fences adjacent to lot lines that are used for enclosures for the grazing of animals.

Hazard Land Development

614 Despite any other provisions of this bylaw, development on flood hazard lands should be flood proofed in accordance with those provisions specified in any applicable Regional District of Central Kootenay Floodplain Management Bylaw and amendments thereto. Subdivision potential may be limited by the Approving Officer due to site-specific hazards.

Manufactured Home Parks

615 Where a site contains two (2) or more manufactured homes and meets the density requirements of the R1, R2, R3, and R4 then the parcel is not a manufactured home park pursuant to this bylaw.

Agricultural Land Commission

616 Despite any other provision of this bylaw, development of lands within the Agricultural Land Reserve is subject to the *British Columbia Agricultural Land Commission Act*, Regulations and Orders.

Mining Activities

617 Any mineral or mining management activity relating to the exploration or production of minerals, sand, gravel, coal or quarries that is classified a 'mineral' under the *Mineral Tenure Act* or a 'mine' the *Mines Act* shall not be restricted by any terms or conditions of this bylaw so long as the Ministry of Energy and Mines manages the activities and land for that purpose.

Signs

618 Unless otherwise prescribed in this bylaw, all signs are subject to the requirements that:

- 1 No sign shall be located within 1.5 metres of any lot line.
- 2 Signs shall be limited to the following;
 - a. A maximum height of 7.5 metres,
 - b. A maximum area of ten (10) square metres,
 - c. A maximum width of 1.5 metres, and
 - d. One sign for each public road access.
- 3 Signs shall only be used for the advertising of businesses and activities located onsite. The advertising of businesses and activities other than those located onsite shall be prohibited.

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- 4 Signs advertising community events or public service announcements or political campaign signs during an election are exempt from the requirements of Sections 618(1), (2) and (3).
- 5 Signs associated with the operation of on-site businesses and activities such as parking, loading, vehicle movement, employee and visitor safety and other similar signs are exempt from the requirements of Sections 618(1), (2) and (3).
- 6 Signs may be illuminated provided that glare is contained onsite when adjacent to any residential, agricultural, institutional, park and recreation zoned property.

Zone Designations

619 For the purpose of this bylaw, the land subject to regulation in this bylaw is divided into the following zones:

<u>ZONE</u>	<u>SHORT FORM</u>
Suburban Residential	R1
Ootischenia Suburban Residential	R1A
Suburban Residential F	R1F
Suburban Residential K	R1K
Country Residential	R2
Country Residential I	R2I
Country Residential K	R2K
Country Residential (South Arrow)	R2SA
Rural Residential	R3
Rural Residential I	R3I
Rural Residential K	R3K
Rural Resource	R4
Rural Resource K	R4K
Rural Resource (South Arrow)	R4SA
Manufactured Home Park	R5
Multi-Unit Residential	R6
High Density Residential F	R6F
Seasonal Residential	R7
Agriculture 1	AG1
Agriculture 2	AG2
Agriculture 3	AG3
Agriculture 4	AG4
Agriculture 4 K	AG4K

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Neighbourhood Commercial	C1
General Commercial	C2
Tourist Commercial	C3
Heritage Commercial	C4
Small Scale Tourism Accommodation	C5
Small Scale Tourism Accommodation K	C5K
Resort Commercial	C6
Light Industrial	M1
Medium Industrial	M2
Heavy Industrial	M3
Industrial Logging	M4
Industrial – Railway	M5
Industrial – Airport	M6
Institutional	I
Parks and Recreation	PR
Special Recreation 1	PR1
Open Space	OS
Quarry	Q
Environmental Reserve	ER
Forest Resource	FR
Comprehensive Development 1	CD1
Comprehensive Development 2	CD2

Zone Boundaries

620

- 1 The extent of each zone is shown on Schedule 'A' – Zoning Map, which is incorporated in and forms part of this bylaw.
- 2 Where the zone boundary is designated as following a road allowance, creek or other body of water, the centre line of the road allowance, creek or body of water shall be the zone boundary.
- 3 Where a zone boundary does not follow a legally defined line and where the distances are not specifically indicated, the location of the boundary shall be determined by scaling from the zoning sheets referred to in Section 620(1).
- 4 Any area not specifically shown on Schedule 'A' – Zoning Map, shall be deemed to be zoned Open Space (OS).

Landscaping Requirements - Applicability

621 Due regard should be given to the following to incorporate landscaping into neighbourhood design:

- 1 Provision of privacy for outdoor and indoor spaces through use of plant screens, walls or fences;
- 2 Separation of distinct areas allocated to different types of activities;
- 3 Reduction of glare or illumination from automobile traffic, street lighting or other sources;
- 4 Direction of pedestrian circulation away from privacy areas onto designated paths with vegetation and varied paving textures;
- 5 Curtailing erosion on steep grades;
- 6 Control of noise from streets or activity areas;
- 7 Environmental modification, such as the blocking of wind.

General Regulations for Landscaping

622

- 1 In a multi-unit residential development including manufactured home parks, any part of a lot not used for structures and associated parking areas should be fully landscaped and properly maintained as a landscaping area, or as undisturbed forest.
- 2 At least 30 percent of the total area of any lot used for multi-unit residential purposes shall be maintained as open space landscaped area in a permeable state.
- 3 Any off-street parking area, exterior display area or loading area on a lot used for Commercial or Industrial purposes shall:
 - a. be provided with screening in the form of a fence not less than 1.5 metre in height or by a hedge not less than 1.5 metre in height at the time of planting where adjacent to a lot in any Residential zone; such screening shall be planted or installed so that no person shall be able to see through it;
 - b. be separated from any directly abutting lot in any Residential zone and from any adjoining highway other than a lane, by a fully and suitably landscaped and properly maintained strip not less than 1.5 metres in width.
- 4 Where any lot is used for commercial, industrial and institutional purposes, any part of such lot that is not used for buildings, exterior display areas, parking or loading facilities shall be maintained as a landscaped area, or as undisturbed forest.
- 5 Where any off-street parking area for four (4) or more vehicles is located within 4.5 metres of a front or exterior side lot line, it shall be screened by an evergreen hedge not less than 1.5 metre in height at the time of planting. The minimum width of soil area for the hedge shall be 0.75 metres. The hedge shall be planted one (1) metre from curbs or wheel stops.
- 6 The design, installation and maintenance of any landscaping area or screen should be in conformity with the current specifications of the 'British Columbia Landscape Standard'

prepared by the B.C. Society of Landscape Architects and the B.C. Nursery Trades Association.

- 7 In the Quarry zone, a landscape screen or a continuous three (3) metre high opaque fence shall be maintained within the 100 metre setback required for any processing operation.

Development Permit Variances

- 623 Pursuant to Section 920 of the *Local Government Act*, setback and height variances may be approved by the Regional District on a Development Permit where community plan objectives for the form and character of commercial, industrial and multi-family developments can be achieved provided that no siting variances cross a property line.

DIVISION 7 SUBURBAN RESIDENTIAL (R1)

Permitted Uses

700 Land, buildings and structures in the Suburban Residential (R1) zone shall be used for the following purposes only:

Dwellings:

One-Family

Two-Family

Accessory Uses:

Accessory Buildings and Structures

Accessory Tourist Accommodation

Home Based Business

Horticulture

Keeping of Farm Animals

Sale of Site Grown Farm Products

Development Regulations

700

1 The minimum site area for the following uses shall be required as follows:

	Community Water Supply and Community Sewer System	Community Water Supply Only	On-Site Servicing Only
One-Family Dwelling	700 square metres	0.2 hectare	1.0 hectare
Two-Family Dwelling	1,000 square metres	0.4 hectare	1.0 hectare

2 The maximum site coverage is 50 percent of the site area.

3 Buildings and structures shall not cover more than 33 percent of the site area.

4 The keeping of farm animals shall comply with the requirements of Section 613 except that under all circumstances swine shall not be kept on any lot.

5 Farm animals and poultry shall be caged, fenced or housed at all times.

6 No principal building may exceed ten (10) metres in height.

7 No accessory buildings or structures may exceed six (6) metres in height; except towers, retaining walls, radio and television antennae, chimneys, flag poles, lighting poles and scenery lofts.

8 The maximum gross floor area of an accessory building or structure shall not exceed 100 square metres and the total gross floor area devoted to all accessory buildings and structures shall not exceed the cumulative gross floor area of all permitted dwellings.

9 Buildings and structures in the case of a lot that may be further subdivided shall be sited so as to facilitate the further subdivision of the lot or adjacent lots.

10 Landscape screens or fences not exceeding a height of one (1) metre may be sited on any portion of a lot.

- 11 Fences not exceeding a height of two (2) metres may be sited to the rear of the front lot line setback or exterior side setback on a lot.

DIVISION 8 OOTISCHENIA SUBURBAN RESIDENTIAL (R1A)

Permitted Uses

800 Land, buildings and structures in the Ootischnia Suburban Residential (R1A) zone shall be used for the following purposes only:

Dwellings:

One-Family

Two-Family

Accessory Uses:

Accessory Buildings and Structures

Accessory Tourist Accommodation

Home Based Business

Horticulture

Keeping of Farm Animals

Sale of Site Grown Farm Products

Development Regulations

801

1 The minimum site area for the following uses shall be required as follows:

	Community Water Supply Only	On-Site Servicing Only
One-Family Dwelling	0.2 hectare	1.0 hectare
Two-Family Dwelling	0.4 hectare	1.0 hectare

2 The maximum site coverage is 50 percent of the site area.

3 Buildings and structures shall not cover more than 33 percent of the site area.

4 The keeping of farm animals shall comply with the requirements of Section 613 except that under all circumstances swine shall not be kept on any lot.

5 Farm animals and poultry shall be caged, fenced or housed at all times.

6 No principal building may exceed ten (10) metres in height.

7 No accessory buildings or structures may exceed six (6) metres in height; except towers, retaining walls, radio and television antennae, chimneys, flag poles, lighting poles and scenery lofts.

8 The maximum size of any accessory building shall not exceed 54 square metres. A maximum of one accessory building is permitted on lots less than 2000 square metres.

9 Buildings and structures in the case of a lot that may be further subdivided shall be sited so as to facilitate the further subdivision of the lot or adjacent lots.

10 Landscape screens or fences not exceeding a height of one (1) metre may be sited on any portion of a lot.

11 Fences not exceeding a height of two (2) metres may be sited to the rear of the front lot line setback or exterior side setback on a lot.

DIVISION 9 SUBURBAN RESIDENTIAL F (R1F)

Permitted Uses

900 Land, buildings and structures in the Suburban Residential F (R1F) zone shall be used for the following purposes only:

Dwellings:

- One-Family
- Two-Family

Accessory Uses:

- Accessory Buildings and Structures
- Accessory Tourist Accommodation
- Home Based Business
- Horticulture
- Keeping of Farm Animals
- Sale of Site Grown Farm Products

Development Regulations

901

1 The minimum site area for the following uses shall be required as follows:

	Community Water Supply and Community Sewer System	Community Water Supply Only	On-Site Servicing Only
One-Family Dwelling	700 square metres	0.2 hectare	0.5 hectare
Two-Family Dwelling	1,000 square metres	0.4 hectare	0.5 hectare

- 2 The maximum site coverage is 50 percent of the site area.
- 3 Buildings and structures shall not cover more than 33 percent of the site area.
- 4 Subdivision of lots between 0.5 hectares to 1.0 hectares are subject to a qualified professional assessment of on-site water and sewer capacity prior to approval.
- 5 The keeping of farm animals shall comply with the requirements of Section 613 except that under all circumstances swine shall not be kept on any lot.
- 6 Farm animals and poultry shall be caged, fenced or housed at all times.
- 7 No principal building may exceed ten (10) metres in height.
- 8 No accessory buildings or structures may exceed six (6) metres in height; except towers, retaining walls, radio and television antennae, chimneys, flag poles, lighting poles and scenery lofts.
- 9 The maximum gross floor area of an accessory building or structure shall not exceed 100 square metres and the total gross floor area devoted to all accessory buildings and structures shall not exceed the cumulative gross floor area of all permitted dwellings.

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- 10 Buildings and structures in the case of a lot that may be further subdivided shall be sited so as to facilitate the further subdivision of the lot or adjacent lots.
- 11 Landscape screens or fences not exceeding a height of one (1) metre may be sited on any portion of a lot.
- 12 Fences not exceeding a height of two (2) metres may be sited to the rear of the front lot line setback or exterior side setback on a lot.

DIVISION 10 SUBURBAN RESIDENTIAL K (R1K)

Permitted Uses

1000 Land, buildings and structures in the Suburban Residential K (R1K) zone shall be used for the following purposes only:

Dwellings:

One-Family

Two-Family

Accessory Uses:

Accessory Buildings and Structures

Accessory Tourist Accommodation

Day Care Facility

Home Based Business

Horticulture

Keeping of Farm Animals

Sale of Site Grown Farm Products

Secondary Suite or Carriage House as per Section 1002

Development Regulations

1001

1 The minimum site area for the following uses shall be required as follows:

	Community Water Supply and Community Sewer System	Community Water Supply Only	On-Site Servicing Only
One-Family Dwelling	700 square metres	0.2 hectare	1.0 hectare
Two-Family Dwelling	1,000 square metres	0.4 hectare	1.0 hectare

- 2 The maximum site coverage is 50 percent of the site area.
- 3 Buildings and structures shall not cover more than 33 percent of the site area.
- 4 The keeping of farm animals shall comply with the requirements of Section 613.
- 5 Farm animals and poultry shall be caged, fenced or housed at all times.
- 6 No principal building may exceed ten (10) metres in height.
- 7 No accessory buildings or structures may exceed six (6) metres in height; except towers, retaining walls, radio and television antennae, chimneys, flag poles, lighting poles and scenery lofts.
- 8 The maximum gross floor area of an accessory building or structure shall not exceed 100 square metres and the total gross floor area devoted to all accessory buildings and structures shall not exceed the cumulative gross floor area of all permitted dwellings.
- 9 Buildings and structures in the case of a lot that may be further subdivided shall be sited so as to facilitate the further subdivision of the lot or adjacent lots.

Secondary Suites and Carriage Houses

1002

- 1 Subject to compliance with the requirements of the Interior Health Authority for sewage disposal and water supply, one (1) secondary suite OR carriage house per lot is permitted as an accessory use to a one-family dwelling subject to the following:
 - a. the minimum site area for the suite shall be the same as for two-family dwelling above depending on level of servicing;
 - b. a maximum gross floor area of 90 square metres;;
 - c. the secondary suite or carriage house shall not be a vehicle; and
 - d. the secondary suite or carriage house shall have a separate entrance and separate living, sleeping sanitary and kitchen facilities from the one-family dwelling.
- 2 The minimum separation distance between a carriage house, inclusive of attached decks and porches, and another dwelling shall be three (3) metres.
- 3 A secondary suite shall not comprise more than 40 percent of the total floor area of the dwelling.
- 4 One (1) additional off-street parking space shall be provided for a secondary suite or a carriage house.
- 5 Recreation vehicles shall not be used as rental accommodation.
- 6 Secondary suites shall not be used as tourist accommodation.

DIVISION 11 COUNTRY RESIDENTIAL (R2)

Permitted Uses

1100 Land, buildings and structures in the Country Residential (R2) zone shall be used for the following purposes only:

Dwellings:

One-Family

Two-Family

Accessory Uses:

Accessory Buildings and Structures

Accessory Tourist Accommodation

Home Based Business

Horticulture

Keeping of Farm Animals

Sale of Site Grown Farm Products

Portable Sawmills for processing of material harvested on site only

Development Regulations

1101

- 1 The minimum site area for each permitted use shall be one (1) hectare.
- 2 The minimum parcel size for a parcel subdivided for a relative under Section 946 of the *Local Government Act*, with the approval of the Interior Health Authority shall be 0.8 hectare.
- 3 The maximum site coverage permitted shall be 50 percent of the lot area.
- 4 The keeping of farm animals shall comply with the requirements of Section 613.
- 5 One-family dwellings and two-family dwellings shall be permitted subject to conformance with the density provisions of Section 1101(1).
- 6 Buildings and structures in the case of a lot that may be further subdivided shall be sited so as to facilitate further subdivision of the lot or adjacent lots.
- 7 Portable Sawmills shall be located a minimum of 30 metres from any property line.
- 8 A garage may be constructed on a lot prior to construction of a dwelling subject to the maximum size of 56 square metres.

DIVISION 12 COUNTRY RESIDENTIAL I (R2I)

Permitted Uses

1200 Land, buildings and structures in the Country Residential I (R2I) zone shall be used for the following purposes only:

Dwellings:

One-Family

Two-Family

Horticulture

Accessory Uses:

Accessory Buildings and Structures

Accessory Tourist Accommodation

Home Based Business

Keeping of Farm Animals

Sale of Site Grown Farm Products

Portable Sawmills for processing of material harvested on site only

Development Regulations

1201

- 1 The minimum site area for each permitted use shall be one (1) hectare.
- 2 Not more than one (1) one-family dwelling or one (1) two-family dwelling shall be located on a lot, except where the lot has a one-family dwelling; a manufactured home may be placed on the lot to provide temporary accommodation for immediate family of the occupant of the principal dwelling.
- 3 The minimum parcel size for a parcel subdivided for a relative under Section 946 of the *Local Government Act* with the approval of the Interior Health Authority shall be 0.8 hectare.
- 4 The maximum site coverage permitted shall be 50 percent of the lot area.
- 5 The keeping of farm animals shall comply with the requirements of Section 613.
- 6 Portable sawmills shall be located a minimum of 30 metres from any property line.
- 7 A garage may be constructed on a lot prior to construction of a dwelling subject to the maximum size of 56 square metres.

DIVISION 13

COUNTRY RESIDENTIAL K (R2K)

Permitted Uses

1300 Land, buildings and structures in the Country Residential K (R2K) zone shall be used for the following purposes only:

Dwellings:

One-Family

Two-Family

Horticulture

Accessory Uses:

Accessory Buildings and Structures

Accessory Tourist Accommodation

Day Care Facility

Home Based Business

Keeping of Farm Animals

Sale of Site Grown Farm Products

Secondary Suites and Carriage Houses as per Section 1302

Temporary Guest Accommodation as per Section 1303

Development Regulations

1301

- 1 The minimum site area for each permitted use shall be one (1) hectare.
- 2 The minimum parcel size for a parcel subdivided for a relative under Section 946 of the Local Government Act with the approval of the Interior Health Authority shall be 0.8 hectare.
- 3 The maximum site coverage permitted shall be 50 percent of the lot area.
- 4 The keeping of farm animals shall comply with the requirements of Section 613.
- 5 One-family dwellings and two-family dwellings shall be permitted subject to conformance with the density provisions of Section 1301(1).
- 6 Buildings and structures in the case of a lot that may be further subdivided shall be sited so as to facilitate further subdivision of the lot or adjacent lots.

Secondary Suites and Carriage Houses

1302

- 1 Subject to compliance with the requirements of the Interior Health Authority for sewage disposal and water supply, one (1) secondary suite OR carriage house per lot is permitted as an accessory use to a one-family dwelling subject to the following:
 - a. the minimum site area shall be 1 hectare;
 - b. a maximum gross floor area of 90 square metres;
 - c. the secondary suite or carriage house shall not be a vehicle; and
 - d. the secondary suite or carriage house shall have a separate entrance and separate living, sleeping sanitary and kitchen facilities from the one-family dwelling.

- 2 The minimum separation distance between a carriage house, inclusive of attached decks and porches, and another dwelling shall be three (3) metres.
- 3 A secondary suite shall not comprise more than 40 percent of the total floor area of the primary dwelling.
- 4 One (1) additional off-street parking space shall be provided for a secondary suite or a carriage house.
- 5 Recreation vehicles shall not be used as rental accommodation.
- 6 Secondary suites shall not be used as tourist accommodation.

Temporary Guest Accommodation

1303

- 1 Subject to compliance with the requirements of the Interior Health Authority for sewage disposal and water supply, one (1) cabin per lot for the temporary accommodation of guests is permitted as an accessory use to a one-family or two-family dwelling subject to the following:
 - a. the minimum site area for the guest cabin shall be 1.4 hectares; and
 - b. a maximum gross floor area for a cabin of 100 square metres.
- 2 Subject to Section 611(17), a recreation vehicle may be used for temporary guest accommodation provided that no more than two (2) recreation vehicles shall be located on a lot and recreation vehicles shall be required to be licensed and remain mobile consistent with the original design of the vehicle, and a recreation vehicle that has its wheels or towing hitch removed, or is placed on footings or foundation, or includes additions such as porches, decks or a roof structure or in any way is altered or situated so as to be permanently affixed to the lot shall be considered a dwelling or guest cabin.
- 3 The minimum separation distance between a guest cabin, inclusive of attached decks and porches, and another dwelling shall be three (3) metres.
- 4 Each guest cabin or recreation vehicle that is used as temporary guest accommodation shall have sufficient site area to accommodate two (2) off-street parking spaces.
- 5 Temporary Guest Accommodation cabins or recreational vehicles shall not be used as rental accommodation.

DIVISION 14 COUNTRY RESIDENTIAL SA (R2SA – South Arrow)

Permitted Uses

1400 Land, buildings and structures in the Country Residential (R2SA – South Arrow) zone shall be used for the following purposes only:

Dwellings:

One-Family

Two-Family

Horticulture

Accessory Uses:

Accessory Buildings and Structures

Accessory Tourist Accommodation

Home Based Business

Keeping of Farm Animals

Sale of Site Grown Farm Products

Portable Sawmills for processing of material harvested on site only

Temporary Guest Accommodation as per Section 1402

Development Regulations

1401

- 1 The minimum site area for each permitted use shall be one (1) hectare.
- 2 The minimum parcel size for a parcel subdivided for a relative under Section 946 of the *Local Government Act* with the approval of the Interior Health Authority shall be 0.8 hectare.
- 3 The maximum site coverage permitted shall be 50 percent of the lot area.
- 4 The keeping of farm animals shall comply with the requirements of Section 613.
- 5 One-family dwellings and two-family dwellings shall be permitted subject to conformance with the density provisions of Section 1401(1).
- 6 Buildings and structures in the case of a lot that may be further subdivided shall be sited so as to facilitate further subdivision of the lot or adjacent lots.

Temporary Guest Accommodation

1402

- 1 Subject to compliance with the requirements of the Interior Health Authority for sewage disposal and water supply, one (1) cabin per lot for the temporary accommodation of guests is permitted as an accessory use to a one-family or two-family dwelling subject to the following:
 - a. the minimum site area for the guest cabin shall be 1.4 hectares; and
 - b. a maximum gross floor area per cabin of 75 square metres.
- 2 Subject to Section 611(17), a recreation vehicle may be used for temporary guest accommodation provided that no more than two (2) recreation vehicles shall be located on a lot and recreation vehicles shall be required to be licensed and remain mobile consistent

with the original design of the vehicle, and a recreation vehicle that has its wheels or towing hitch removed, or is placed on footings or foundation, or includes additions such as porches, decks or a roof structure or in any way is altered or situated so as to be permanently affixed to the lot shall be considered a dwelling or guest cabin.

- 3 The minimum separation distance between a guest cabin, inclusive of attached decks and porches, and another dwelling shall be three (3) metres.
- 4 Each guest cabin or recreation vehicle that is used as temporary guest accommodation shall have sufficient site area to accommodate two (2) off-street parking spaces.
- 5 Temporary guest accommodation cabins or recreation vehicles shall not be used as rental accommodation.

DIVISION 15 RURAL RESIDENTIAL (R3)

Permitted Uses

1500 Land buildings and structures in the Rural Residential (R3) zone shall be used for the following purposes only:

Dwellings:

One-Family

Two-Family

Horticulture

Veterinary Clinics

Accessory Uses:

Accessory Buildings and Structures

Accessory Tourist Accommodation

Home Based Business

Keeping of Farm Animals

Sale of Site Grown Farm Products

Portable Sawmills for processing of material harvested on site only

Animal Physical Rehabilitation Facility - Site Specific – Part E ½ of N ½ of DL 11917

Development Regulations

1501

- 1 The minimum site area for each permitted use shall be two (2) hectares.
- 2 The maximum site coverage permitted shall be 50 percent of the lot area.
- 3 The keeping of farm animals shall comply with the requirements of Section 613.
- 4 One-family dwellings and two-family dwellings shall be permitted subject to conformance with the density provisions of Section 1501(1).
- 5 Buildings and structures in the case of a lot that may be further subdivided shall be sited so as to facilitate the further subdivision of the lot or adjacent lots.
- 6 Portable sawmills shall be located a minimum of 30 metres from any property line.
- 7 A garage may be constructed on a lot prior to construction of a dwelling subject to the maximum size of 56 square metres.
- 8 An animal rehabilitation facility shall be limited to a parcel no less than 8 hectares (20 acres); no more than 15 animals on the premises at any time; and animals are to be confined within a building between the hours of 9:00 pm and 6:00 am.

DIVISION 16 **RURAL RESIDENTIAL I (R3I)**

Permitted Uses

1600 Land, buildings and structures in the Rural Residential I (R3I) zone shall be used for the following purposes only:

Dwellings:

One-Family

Two-Family

Horticulture

Veterinary Clinics

Accessory Uses:

Accessory Buildings and Structures

Accessory Tourist Accommodation

Home Based Business

Keeping of Farm Animals

Sale of Site Grown Farm Products

Portable Sawmills for processing of material harvested on site only

Development Regulations

1601

- 1 The minimum parcel size shall be two (2) hectares.
- 2 One one-family dwelling or two-family dwelling is permitted and one additional one-family dwelling or two-family dwelling shall be permitted per every additional four (4) hectares of lot area.
- 3 The minimum parcel size for a parcel subdivided for a relative under Section 946 of the Local Government Act, with the approval of the Interior Health Authority shall be 1.6 hectares.
- 4 The maximum site coverage permitted shall be 50 percent of the lot area.
- 5 The keeping of farm animals shall comply with the requirements of Section 613.
- 6 Buildings and structures in the case of a lot that may be further subdivided shall be sited so as to facilitate the further subdivision of the lot or adjacent lots.
- 7 A garage may be constructed on a lot prior to construction of a dwelling subject to the maximum size of 56 square metres.
- 8 Portable sawmills shall be located a minimum of 30 metres from any property line.

DIVISION 17 RURAL RESIDENTIAL K (R3K)

Permitted Uses

1700 Land, buildings and structures in the Rural Residential K (R3K) zone shall be used for the following purposes only:

Dwellings:

One-Family

Two-Family

Horticulture

Veterinary Clinics

Accessory Uses:

Accessory Buildings and Structures

Accessory Tourist Accommodation

Home Based Business

Keeping of Farm Animals

Small Scale Wood Product Manufacturing subject to Section 1702

Temporary Guest Accommodation subject to Section 1703

Development Regulations

1701

- 1 The minimum site area for each permitted use shall be two (2) hectares.
- 2 The maximum site coverage permitted shall be 50 percent of the lot area.
- 3 The keeping of farm animals shall comply with the requirements of Section 613.
- 4 Buildings and structures in the case of a lot that may be further subdivided shall be sited so as to facilitate the further subdivision of the lot or adjacent lots.
- 5 Despite Section 1701(1), a manufactured home on a non-permanent foundation may be permitted in addition to a one-family dwelling.
- 6 A garage may be constructed on a lot prior to construction of a dwelling subject to the maximum size of 56 square metres.

Small Scale Wood Product Manufacturing

1702 A small scale wood product manufacturing operation is subject to the following requirements:

- 1 The minimum parcel size shall be 2.0 hectares.
- 2 The sawmill is limited to a band sawmill powered by an engine of no more than 42 Horsepower.
- 3 The property owner will continue to reside in the principal residence on the property.

- 4 Despite the site area requirements detailed elsewhere in the R3K Zone, the maximum area used for a small scale wood processing business, including external storage shall not exceed 0.4 hectares.
- 5 Any portion of a property used for a small scale wood product manufacturing use shall be located a minimum of 30 metres from any property line.
- 6 No more than three (3) persons who are not residents of the principal dwelling may be employed in the business.
- 7 External storage of materials, mill and other equipment, finished product and parking shall be screened from view from adjacent residential uses and road right-of-ways with a landscape screen of no less than 1.8 metres in height.
- 8 No commodities may be offered for sale except those produced on the premises.
- 9 There shall be minimal noise, traffic, vibration, smoke, odour, glare or electrical interference or emissions other than that normally associated with a dwelling.
- 10 Operation of the sawmill shall be limited to between the hours of 8:00 a.m. and 6:00 p.m. Monday through Saturday.
- 11 There shall be no operation of the small scale wood product manufacturing operation on Sundays or Statutory Holidays.
- 12 Access to the small scale wood products manufacturing site shall minimize the impact of any related traffic on neighbouring properties and have approval from the applicable authorities.
- 13 Any sawmill operation under this section may be subject to an annual inspection to ensure compliance with the zoning bylaw.

Temporary Guest Accommodation

1703

- 14 Subject to compliance with the requirements of the Interior Health Authority for sewage disposal and water supply, two (2) cabins per lot for the temporary accommodation of guests is permitted as an accessory use to a one-family or two-family dwelling subject to the following:
 - a. the minimum site area for the guest cabin shall be 1.4 hectares; and
 - b. a maximum gross floor area for a cabin of 100 square metres.
- 15 Subject to Section 611(17), a recreation vehicle may be used for temporary guest accommodation provided that no more than two (2) recreation vehicles shall be located on a lot and recreation vehicles shall be required to be licensed and remain mobile consistent with the original design of the vehicle, and a recreation vehicle that has its wheels or towing hitch removed, or is placed on footings or foundation, or includes additions such as porches, decks or a roof structure or in any way is altered or situated so as to be permanently affixed to the lot shall be considered a dwelling or guest cabin.

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- 16 The minimum separation distance between a guest cabin, inclusive of attached decks and porches, and another dwelling shall be three (3) metres.
- 17 Each guest cabin or recreation vehicle that is used as temporary guest accommodation shall have sufficient site area to accommodate two (2) off-street parking spaces.
- 18 Temporary Guest Accommodation cabins or recreational vehicles shall not be used as rental accommodation.

DIVISION 18

RURAL RESOURCE (R4)

Permitted Uses

1800 Land, buildings and structures in the Rural Resource (R4) zone shall be used for the following purposes only:

Dwellings:

One-Family

Two-Family

Horse Riding Stables and Boarding Stables

Horticulture

Kennels

Veterinary Clinics

Accessory Uses:

Accessory Buildings and Structures

Accessory Tourist Accommodation

Home Based Business

Keeping of Farm Animals

Sale of Site Grown Farm Products

Portable Sawmills

Development Regulations

1801

- 1 The minimum site area for each permitted use shall be two (2) hectares.
- 2 The maximum site coverage permitted shall be 50 percent of the lot area.
- 3 The keeping of farm animals shall comply with the requirements of Section 613.
- 4 One-family dwellings and two-family dwellings shall be permitted subject to conformance with the density provisions of Section 1801(1).
- 5 Buildings and structures in the case of a lot that may be further subdivided shall be sited so as to facilitate the further subdivision of the lot or adjacent lots.
- 6 Portable Sawmills shall be located a minimum of 30 metres from any property line.
- 7 The minimum setback for a kennel shall be 30 metres from any lot line.
- 8 A garage may be constructed on a lot prior to construction of a dwelling subject to the maximum size of 56 square metres.

DIVISION 19

RURAL RESOURCE K (R4K)

Permitted Uses

1900 Land, buildings and structures in the Rural Resource (R4K) zone shall be used for the following purposes only:

Dwellings:

One-Family

Two-Family

Horse Riding Stables and Boarding Stables

Horticulture

Kennels

Veterinary Clinics

Accessory Uses:

Accessory Buildings and Structures

Accessory Tourist Accommodation

Home Based Business

Keeping of Farm Animals

Sale of Site Grown Farm Products

Portable Sawmills

Temporary Guest Accommodation as per Section 1902

Development Regulations

1901

- 1 The minimum site area for each permitted use shall be two (2) hectares.
- 2 The maximum site coverage permitted shall be 50 percent of the lot area.
- 3 The keeping of farm animals shall comply with the requirements of Section 613.
- 4 One-family dwellings and two-family dwellings shall be permitted subject to conformance with the density provisions of Section 1901(1).
- 5 Buildings and structures in the case of a lot that may be further subdivided shall be sited so as to facilitate the further subdivision of the lot or adjacent lots.
- 6 Portable Sawmills shall be located a minimum of 30 metres from any property line.
- 7 The minimum setback for a kennel shall be 30 metres from any lot line.

Temporary Guest Accommodation

1902

- 1 Subject to compliance with the requirements of the Interior Health Authority for sewage disposal and water supply one (1) cabin per lot for the temporary accommodation of guests is permitted as an accessory use to a one-family dwelling or two-family dwelling subject to a maximum gross floor area of 75 square metres.

Regional District of Central Kootenay Zoning Bylaw No.1675, 2004

- 2 Cabins used as temporary guest accommodation may be located on existing lots less than the two (2) hectares minimum site area required pursuant to Section 1901(1) provided that the subject lot has a minimum site area of 1.4 hectares.
- 3 Subject to Section 611(17), a recreation vehicle may be used for temporary guest accommodation provided that:
 - a. no more than two (2) recreation vehicles shall be located on a lot;
 - b. recreation vehicles shall be required to be licensed and remain mobile consistent with the original design of the vehicle; and
 - c. a recreation vehicle that has its wheels or towing hitch removed, or is placed on footings or foundation, or includes additions such as porches, decks or a roof structure or in any way is altered or situated so as to be permanently affixed to the lot shall be considered a dwelling or guest cabin.
- 4 The minimum separation distance between a guest cabin, inclusive of attached decks and porches, and another dwelling shall be three (3) metres.
- 5 Each guest cabin or recreation vehicle that is used as temporary guest accommodation shall have sufficient site area to accommodate two (2) off-street parking spaces.
- 6 Temporary guest accommodation cabins or recreation vehicles shall not be used as rental accommodation.

DIVISION 20 RURAL RESOURCE (R4SA – South Arrow)

Permitted Uses

2000 Land, buildings and structures in the Rural Resource (R4SA – South Arrow) zone shall be used for the following purposes only:

Dwellings:

One-Family

Two-Family

Horse Riding Stables and Boarding Stables

Horticulture

Kennels

Veterinary Clinics

Accessory Uses:

Accessory Buildings and Structures

Accessory Tourist Accommodation

Home Based Business

Keeping of Farm Animals

Sale of Site Grown Farm Products

Portable Sawmills

Temporary Guest Accommodation as per Section 2002

Development Regulations

2001

- 1 The minimum site area for each permitted use shall be two (2) hectares.
- 2 The maximum site coverage permitted shall be 50 percent of the lot area.
- 3 The keeping of farm animals shall comply with the requirements of Section 613.
- 4 One-family dwellings and two-family dwellings shall be permitted subject to conformance with the density provisions of Section 2001(1).
- 5 Buildings and structures in the case of a lot that may be further subdivided shall be sited so as to facilitate the further subdivision of the lot or adjacent lots.
- 6 Portable Sawmills shall be located a minimum of 30 metres from any property line.
- 7 The minimum setback for a kennel shall be 30 metres from any lot line.

Temporary Guest Accommodation

2002

- 1 Subject to compliance with the requirements of the Interior Health Authority for sewage disposal and water supply one (1) cabin per lot for the temporary accommodation of guests is permitted as an accessory use to a one-family or two-family dwelling subject to a maximum gross floor area of 75 square metres.

Regional District of Central Kootenay Zoning Bylaw No.1675, 2004

- 2 Cabins used as temporary guest accommodation may be located on existing lots less than the two (2) hectares minimum site area required pursuant to Section 2001(1) provided that the subject lot has a minimum site area of 1.4 hectares.
- 3 Subject to Section 611(17), a recreation vehicle may be used for temporary guest accommodation provided that:
 - a. no more than two (2) recreation vehicles shall be located on a lot;
 - b. recreation vehicles shall be required to be licensed and remain mobile consistent with the original design of the vehicle; and
 - c. a recreation vehicle that has its wheels or towing hitch removed, or is placed on footings or foundation, or includes additions such as porches, decks or a roof structure or in any way is altered or situated so as to be permanently affixed to the lot shall be considered a dwelling or guest cabin.
- 4 The minimum separation distance between a guest cabin, inclusive of attached decks and porches, and another dwelling shall be three (3) metres.
- 5 Each guest cabin or recreation vehicle that is used as temporary guest accommodation shall have sufficient site area to accommodate two (2) off-street parking spaces.
- 6 Temporary guest accommodation cabins or recreation vehicles shall not be used as rental accommodation.

DIVISION 21 MANUFACTURED HOME PARK (R5)

Permitted Uses

2100 Land, buildings and structures in the Manufactured Home Park (R5) zone shall be used for the following purposes only:

Manufactured Home Park

Accessory Uses:

Accessory Buildings and Structures

Development Regulations

2101

- 1 Manufactured Home Parks shall comply with all applicable regulations in any applicable Mobile Home Park bylaw or Manufactured Home Park Bylaw adopted by the Board.
- 2 Landscaping shall be provided in accordance with Sections 621 and 622.

DIVISION 22 MULTI-UNIT RESIDENTIAL (R6)

Permitted Uses

2200 Land, buildings and structures in the Multi-Unit Residential (R6) zone shall be used for the following purposes only:

Dwellings:

- One-Family
- Two-Family
- Multi-Family

Accessory Uses:

- Accessory Buildings and Structures
- Accessory Tourist Accommodation
- Home Based Business

Development Regulations

2201

1 The minimum site area (per unit) for the following uses shall be required as follows:

	Community Water Supply and Community Sewer System	Community Water Supply Only	On-Site Servicing Only
One-Family Dwelling	700 square metres	0.2 hectare	1.0 hectare
Two-Family Dwelling	500 square metres	0.4 hectare	0.75 hectare
Multi-Family Dwelling	300 square metres	0.1 hectare	0.4 hectare

2 The maximum site coverage permitted shall be 50 percent of the lot area.

3 Landscaping shall comply with all applicable requirements of Sections 621 and 622.

DIVISION 23 HIGH DENSITY RESIDENTIAL (R6F)

Permitted Uses

2300 Land, buildings and structures in the High Density Residential (R6F) zone shall be used for the following purposes only:

Dwellings:

One-Family

Accessory Uses:

Accessory Buildings and Structures

Development Regulations

2301

1 The minimum site area for the following uses shall be required as follows:

	Community Water Supply and Community Sewer System	Community Water Supply Only	On-Site Servicing Only
One-Family Dwelling	400 square metres	0.2 hectare	0.5 hectare

- 2 The maximum site coverage permitted shall be 60 percent of the lot area.
- 3 The minimum lot width shall be no less than 12 metres except those lots located on a radii and the minimum lot depth shall be no less than 25 metres.
- 4 Development in this zone may be subject to the requirements of a Development Permit.

DIVISION 24 SEASONAL RESIDENTIAL (R7)

Permitted Uses

2400 Land, buildings and structures in the Seasonal Residential (R7) zone shall be used for the following purposes only:

Dwellings:

One-Family

Two-Family

Horticulture

Accessory Uses:

Accessory Buildings and Structures

Accessory Tourist Accommodation

Home Based Business

Keeping of Farm Animals

Sale of Site Grown Farm Products

Development Regulations

2401

5 The minimum site area for the following uses shall be required as follows:

	Community Water Supply and Community Sewer System	Community Water Supply Only	On-Site Servicing Only
One-Family Dwelling	700 square metres	0.2 hectare	1.0 hectare
Two-Family Dwelling	1,000 square metres	0.4 hectare	1.0 hectare

6 The maximum site coverage is 50 percent of the site area.

7 Buildings and structures shall not cover more than 33 percent of the site area.

8 The keeping of farm animals shall comply with the requirements of Section 613 except that under all circumstances swine shall not be kept on any lot.

9 Farm animals and poultry shall be caged, fenced or housed at all times.

10 No principal building may exceed ten (10) metres in height.

11 No accessory buildings or structures may exceed six (6) metres in height; except towers, retaining walls, radio and television antennae, chimneys, flag poles, lighting poles and scenery lofts.

12 The maximum size of any accessory building shall not exceed 54 square metres. A maximum of one accessory building is permitted on lots less than 2000 square metres.

Regional District of Central Kootenay Zoning Bylaw No.1675, 2004

- 13 Buildings and structures in the case of a lot that may be further subdivided shall be sited so as to facilitate the further subdivision of the lot or adjacent lots.
- 14 Landscape screens or fences not exceeding a height of one (1) metre may be sited on any portion of a lot.
- 15 Fences not exceeding a height of two (2) metres may be sited to the rear of the front lot line setback or exterior side setback on a lot.
- 16 One-family dwellings may be used for short term rentals.

DIVISION 25

AGRICULTURE 1 (AG1)

Permitted Uses

2500 Subject to the *British Columbia Agricultural Land Commission Act*, Regulations and Orders, land, buildings and structures in the Agriculture 1 (AG1) zone shall be used for the following purposes only:

All activities designated as "Farm Use" as defined in the *Agricultural Land Commission Act* and Part 2 of the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation*

Dwellings:

One-Family

Two-Family

Horse Riding Arena and Boarding Stables

Horticulture

Keeping of Farm Animals

Kennel

Licensed Medical Marihuana Production Facilities

Sale of Site Grown Farm Products

Small Scale Food Processing Facilities by Development Permit (with the exception of lands within Electoral Areas I and J-Lower Arrow/Columbia)

Veterinary Clinic

Accessory Uses:

Accessory Buildings and Structures

Accessory Tourist Accommodation

Home Based Business

Secondary Residences subject to Section 2501(3) and 2501(4)

Portable Sawmills for processing of material harvested on site only

Development Regulations

2501

- 1 The minimum lot area shall be four (4) hectares in the Agricultural Land Reserve and two (2) hectares outside the Agricultural Land Reserve.
- 2 The maximum site coverage permitted shall be 35 percent of the lot area unless an area not larger than 60 percent of the lot is covered with greenhouses.
- 3 No more than one one-family dwelling or two-family dwelling may be located on a lot except where a lot is classified as a farm under the Assessment Act, where one additional one-family dwelling to accommodate people employed on the farm may be located on the lot as long as the lot is larger than four (4) hectares.
- 4 In addition to that permitted in Section 2501(3); one manufactured home to be inhabited by a member of the immediate family of the owner of the principal dwelling may be permitted where:
 - a. the manufactured home is not sited on a permanent foundation with a basement excavation;

- b. the manufactured home is removed from the property within 90 days when no longer required by the member of the immediate family; and
- c. the manufactured home is no wider than nine (9) metres.

Additions, including porches, to a manufactured home permitted under this section shall not exceed 24 square metres in floor area.

- 5 No building, structures or enclosures used for housing farm animals; no drinking or feeding troughs; and no manure piles may be located within five (5) metres of a lot line.
- 6 Section 2501(5) does not apply to fences adjacent to lot lines that are used for enclosures for the grazing of farm animals.
- 7 In Area K the minimum setback for a kennel or small scale food processing facility that processes more than 50% of off-farm product and is limited to livestock processing shall be 7.5 metres from any lot line.
- 8 Despite any other provision of this bylaw, development of lands within the Agricultural Land Reserve shall comply with all applicable regulations of the British Columbia Agricultural Land Commission Act, Regulations and Orders.
- 9 Small scale food processing facilities serving local producers:
 - a. must meet descriptions in Section 311 Food Manufacturing in the North American Industry Classification System (excluding Rendering from Carcasses);
 - b. must be located on a minimum 2 hectare site outside the Agricultural Land Reserve or 3 hectares within the Agricultural Land Reserve;
 - c. must have valid licenses to operate from the Province of BC, including:
 - meeting the BC Slaughter and Poultry Processing Policies
 - approval by the Farm Industry Review Board
 - approval of The Canadian Food Inspection Agency
 - meeting BC Food Premises Regulations
 - licensing approval from the Centre for Disease Control
 - approval of Provincial Ministry responsible for water and wastewater systems and administration of the Meat Inspection Regulation (MIR)
 - approval of the Agricultural Land Commission for composting; and
 - d. must be located at least 30 meters from the nearest business or residence on another parcel.

A Development Permit is required for any food processing facility. Any food processing facility considered a non-farm use must have ALC approval for an exemption.

Development Regulations for Licensed Medical Marihuana Production Facilities

2502

- 1 The minimum lot area shall be three (3) hectares.

Regional District of Central Kootenay Zoning Bylaw No.1675, 2004

- 2 The maximum site coverage shall be 35 percent of the lot area unless an area not larger than 60 percent of the lot is covered with greenhouses.
- 3 All principal and accessory buildings or structures, except fences shall be set back a minimum of 30 metres from all property lines.
- 4 The maximum height of a principal building shall be 15 metres.

DIVISION 26

AGRICULTURE 2 (AG2)

Permitted Uses

2600 Subject to the *British Columbia Agricultural Land Commission Act*, Regulations and Orders, land, buildings and structures in the Agriculture 2 (AG2) zone shall be used for the following purposes only:

All activities designated as “Farm Use” as defined in the *Agricultural Land Commission Act* and Part 2 of the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation*

Dwellings:

One-Family

Two-Family

Horse Riding Arena and Boarding Stables

Horticulture

Keeping of Farm Animals

Kennel

Licensed Medical Marihuana Production Facilities

Sale of Site Grown Farm Products

Small Scale Food Processing Facilities by Development Permit (with the exception of lands within Electoral Areas I and J-Lower Arrow/Columbia)

Veterinary Clinic

Accessory Uses:

Accessory Buildings and Structures

Accessory Tourist Accommodation

Home Based Business

Secondary Residences subject to Section 2601(3) and 2601(4)

Portable Sawmills for processing of material harvested on site only

Development Regulations

2601

- 1 The minimum lot area shall be eight (8) hectares in the Agricultural Land Reserve and two (2) hectares outside the Agricultural Land Reserve.
- 2 The maximum site coverage permitted shall be 35 percent of the lot area unless an area not larger than 60 percent of the lot is covered with greenhouses.
- 3 No more than one one-family dwelling or two-family dwelling may be located on a lot except where a lot is classified as a farm under the *Assessment Act*, where one additional one-family dwelling to accommodate people employed on the farm may be located on the lot as long as the lot is larger than four (4) hectares.
- 4 In addition to that permitted in Section 2601(3); one manufactured home to be inhabited by a member of the immediate family of the owner of the principal dwelling may be permitted where:
 - a. the manufactured home is not sited on a permanent foundation with a basement excavation;

- b. the manufactured home is removed from the property within 90 days when no longer required by the member of the immediate family; and
- c. the manufactured home is no wider than nine (9) metres.

Additions, including porches, to a manufactured home permitted under this section shall not exceed 24 square metres in floor area.

- 5 No building, structures or enclosures used for housing farm animals; no drinking or feeding troughs and no manure piles may be located within five (5) metres of a lot line.
- 6 Section 2601(5) does not apply to fences adjacent to lot lines that are used for enclosures for the grazing of farm animals.
- 7 In Area K the minimum setback for a kennel or small scale food processing facility that processes more than 50% of off farm product and is limited to livestock processing shall be 7.5 metres from any lot line.
- 8 Despite any other provision of this bylaw, development of lands within the Agricultural Land Reserve shall comply with all applicable regulations of the *British Columbia Agricultural Land Commission Act*, Regulations and Orders.
- 9 Small scale food processing facilities serving local producers:
 - a. must meet descriptions in Section 311 Food Manufacturing in the North American Industry Classification System (excluding Rendering from Carcasses);
 - b. must be located on a minimum 2 hectare site outside the Agricultural Land Reserve or 3 hectares within the Agricultural Land Reserve;
 - c. must have valid licenses to operate from the Province of BC, including:
 - meeting the BC Slaughter and Poultry Processing Policies
 - approval by the Farm Industry Review Board
 - approval of The Canadian Food Inspection Agency
 - meeting BC Food Premises Regulations
 - licensing approval from the Centre for Disease Control
 - approval of Provincial Ministry responsible for water and wastewater systems and administration of the Meat Inspection Regulation (MIR)
 - approval of the Agricultural Land Commission for composting; and
 - d. must be located at least 30 meters from the nearest business or residence on another parcel.

A Development Permit is required for any food processing facility. Any food processing facility considered a non-farm use must have ALC approval for an exemption.

Development Regulations for Licensed Medical Marihuana Production Facilities

2602

- 1 The minimum lot area shall be three (3) hectares.

Regional District of Central Kootenay Zoning Bylaw No.1675, 2004

- 2 The maximum site coverage shall be 35 percent of the lot area unless an area not larger than 60 percent of the lot is covered with greenhouses.
- 3 All principal and accessory buildings or structures, except fences shall be set back a minimum of 30 metres from all property lines.
- 4 The maximum height of a principal building shall be 15 metres.

DIVISION 27

AGRICULTURE 3 (AG3)

Permitted Uses

2700 Subject to the *British Columbia Agricultural Land Commission Act*, Regulations and Orders, land, buildings and structures in the Agriculture 3 (AG3) zone shall be used for the following purposes only:

All activities designated as "Farm Use" as defined in the *Agricultural Land Commission Act* and Part 2 of the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation*

Dwellings:

One-Family

Two-Family

Horse Riding Arena and Boarding Stables

Horticulture

Keeping of Farm Animals

Kennel

Licensed Medical Marihuana Production Facilities

Sale of Site Grown Farm Products

Small Scale Food Processing Facilities by Development Permit (with the exception of lands within Electoral Areas I and J-Lower Arrow/Columbia)

Veterinary Clinic

Accessory Uses:

Accessory Buildings and Structures

Accessory Tourist Accommodation

Home Based Business

Secondary Residences subject to Section 2701(3) and 2701(4)

Portable Sawmills for processing of material harvested on site only

Development Regulations

2701

- 1 The minimum lot area shall be sixty (60) hectares in the Agricultural Land Reserve and two (2) hectares outside the Agricultural Land Reserve.
- 2 The maximum site coverage permitted shall be 35 percent of the lot area unless an area not larger than 60 percent of the lot is covered with greenhouses.
- 3 No more than one one-family dwelling or two-family dwelling may be located on a lot except where a lot is classified as a farm under the *Assessment Act*, one additional one-family dwelling to accommodate people employed on the farm may be located on the lot as long as the lot is larger than four (4) hectares.
- 4 In addition to that permitted in Section 2701(3); one manufactured home to be inhabited by a member of the immediate family of the owner of the principal dwelling may be permitted where:
 - a. the manufactured home is not sited on a permanent foundation with a basement excavation;

- b. the manufactured home is removed from the property within 90 days when no longer required by the member of the immediate family; and
- c. the manufactured home is no wider than nine (9) metres.

Additions, including porches, to a manufactured home permitted under this section shall not exceed 24 square metres in floor area.

- 5 No building, structures or enclosures used for housing farm animals; no drinking or feeding troughs and no manure piles may be located within five (5) metres of a lot line.
- 6 Section 2701(5) does not apply to fences adjacent to lot lines that are used for enclosures for the grazing of farm animals.
- 7 In Area K the minimum setback for a kennel or small scale food processing facility that processes more than 50% of off farm product and is limited to livestock processing shall be 7.5 metres from any lot line.
- 8 Despite any other provision of this bylaw, development of lands within the Agricultural Land Reserve shall comply with all applicable regulations of the *British Columbia Agricultural Land Commission Act*, Regulations and Orders.
- 9 Small scale food processing facilities serving local producers:
 - a. must meet descriptions in Section 311 Food Manufacturing in the North American Industry Classification System (excluding Rendering from Carcasses);
 - b. must be located on a minimum 2 hectare site outside the Agricultural Land Reserve or 3 hectares within the Agricultural Land Reserve;
 - c. must have valid licenses to operate from the Province of BC, including:
 - meeting the BC Slaughter and Poultry Processing Policies
 - approval by the Farm Industry Review Board
 - approval of The Canadian Food Inspection Agency
 - meeting BC Food Premises Regulations
 - licensing approval from the Centre for Disease Control
 - approval of Provincial Ministry responsible for water and wastewater systems and administration of the Meat Inspection Regulation (MIR)
 - approval of the Agricultural Land Commission for composting; and
 - d. must be located at least 30 meters from the nearest business or residence on another parcel.

A Development Permit is required for any food processing facility. Any food processing facility considered a non-farm use must have ALC approval for an exemption.

Development Regulations for Licensed Medical Marihuana Production Facilities

2702

- 1 The minimum lot area shall be three (3) hectares.

Regional District of Central Kootenay Zoning Bylaw No.1675, 2004

- 2 The maximum site coverage shall be 35 percent of the lot area unless an area not larger than 60 percent of the lot is covered with greenhouses.
- 3 All principal and accessory buildings or structures, except fences shall be set back a minimum of 30 metres from all property lines.
- 4 The maximum height of a principal building shall be 15 metres.

DIVISION 28

AGRICULTURE 4 (AG4)

Permitted Uses

2800 Subject to the *British Columbia Agricultural Land Commission Act*, Regulations and Orders, land, buildings and structures in the Agriculture 4 (AG4) zone shall be used for the following purposes only:

All activities designated as “Farm Use” as defined in the *Agricultural Land Commission Act* and Part 2 of the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation*

Dwellings:

One-Family

Two-Family

Horse Riding Arena and Boarding Stables

Horticulture

Keeping of Farm Animals

Kennel

Licensed Medical Marihuana Production Facilities

Sale of Site Grown Farm Products

Small Scale Food Processing Facilities by Development Permit (with the exception of lands within Electoral Areas I and J-Lower Arrow/Columbia)

Veterinary Clinic

Accessory Uses:

Accessory Buildings and Structures

Accessory Tourist Accommodation

Home Based Business

Secondary Residences subject to Section 2801(3) and 2801(4)

Portable Sawmills for processing of material harvested on site only

Development Regulations

2801

- 1 The minimum lot area shall be two (2) hectares.
- 2 The maximum site coverage permitted shall be 35 percent of the lot area unless an area not larger than 60 percent of the lot is covered with greenhouses.
- 3 No more than one one-family dwelling or two-family dwelling may be located on a lot except where a lot is classified as a farm under the *Assessment Act*, one additional one-family dwelling to accommodate people employed on the farm may be located on the lot as long as the lot is larger than four (4) hectares.
- 4 In addition to that permitted in Section 2801(3); one manufactured home to be inhabited by a member of the immediate family of the owner of the principal dwelling may be permitted where:
 - a. the manufactured home is not sited on a permanent foundation with a basement excavation;

Regional District of Central Kootenay Zoning Bylaw No.1675, 2004

- b. the manufactured home is removed from the property within 90 days when no longer required by the member of the immediate family; and
- c. the manufactured home is no wider than nine (9) metres.

Additions, including porches, to a manufactured home permitted under this section shall not exceed 24 square metres in floor area.

- 5 No building, structures or enclosures used for housing farm animals; no drinking or feeding troughs and no manure piles may be located within five (5) metres of a lot line.
- 6 Section 2801(5) does not apply to fences adjacent to lot lines that are used for enclosures for the grazing of farm animals.
- 7 In Area K the minimum setback for a kennel or small scale food processing that processes more than 50% of off farm product and is limited to livestock processing shall be 7.5 metres from any lot line.
- 8 The minimum lot size for a kennel shall be two (2) hectares.
- 9 The keeping of farm animals shall comply with the requirements of Section 613.
- 10 Despite Section 2801(8); parcels assessed as a farm by the BC Assessment Authority shall not be required to comply with the farm animal requirements of Section 613.
- 11 Despite any other provision of this bylaw, development of lands within the Agricultural Land Reserve shall comply with all applicable regulations of the *British Columbia Agricultural Land Commission Act*, Regulations and Orders.
- 12 Small scale food processing facilities serving local producers:
 - a. must meet descriptions in Section 311 Food Manufacturing in the North American Industry Classification System (excluding Rendering from Carcasses);
 - b. must be located on a minimum 2 hectare site outside the Agricultural Land Reserve or 3 hectares within the Agricultural Land Reserve;
 - c. must have valid licenses to operate from the Province of BC, including:
 - meeting the BC Slaughter and Poultry Processing Policies
 - approval by the Farm Industry Review Board
 - approval of The Canadian Food Inspection Agency
 - meeting BC Food Premises Regulations
 - licensing approval from the Centre for Disease Control
 - approval of Provincial Ministry responsible for water and wastewater systems and administration of the Meat Inspection Regulation (MIR)
 - approval of the Agricultural Land Commission for composting; and
 - d. must be located at least 30 meters from the nearest business or residence on another parcel.

A Development Permit is required for any food processing facility. Any food processing facility considered a non-farm use must have ALC approval for an exemption.

Development Regulations for Licensed Medical Marihuana Production Facilities

2802

- 1 The minimum lot area shall be three (3) hectares.
- 2 The maximum site coverage shall be 35 percent of the lot area unless an area not larger than 60 percent of the lot is covered with greenhouses.
- 3 All principal and accessory buildings or structures, except fences shall be set back a minimum of 30 metres from all property lines.
- 4 The maximum height of a principal building shall be 15 metres.

DIVISION 29 AGRICULTURE 4 K (AG4K)

Permitted Uses

2900 Subject to the *British Columbia Agricultural Land Commission Act*, Regulations and Orders, land, buildings and structures in the Agriculture 4 K (AG4K) zone shall be used for the following purposes only:

All activities designated as “Farm Use” as defined in the *Agricultural Land Commission Act* and Part 2 of the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation*

Dwellings:

 One-Family

 Two-Family

Horse Riding Arena and Boarding Stables

Horticulture

Keeping of Farm Animals

Kennel

Licensed Medical Marihuana Production Facilities

Sale of Site Grown Farm Products

Small Scale Food Processing Facilities by Development Permit (with the exception of lands within Electoral Areas I and J-Lower Arrow/Columbia)

Veterinary Clinic

Accessory Uses:

 Accessory Buildings and Structures

 Accessory Tourist Accommodation

 Home Based Business

 Secondary Residences subject to Section 2901(3) and 2901(4)

 Small Scale Wood Product Manufacturing subject to Section 2902

Development Regulations

2901

- 1 The minimum lot area shall be two (2) hectares.
- 2 The maximum site coverage permitted shall be 35 percent of the lot area unless an area not larger than 60 percent of the lot is covered with greenhouses.
- 3 No more than one one-family dwelling or two-family dwelling may be located on a lot except where a lot is classified as a farm under the Assessment Act, one additional one-family dwelling to accommodate people employed on the farm may be located on the lot as long as the lot is larger than four (4) hectares.
- 4 In addition to that permitted in Section 2901(3); one manufactured home to be inhabited by a member of the immediate family of the owner of the principal dwelling may be permitted where:
 - a. the manufactured home is not sited on a permanent foundation with a basement excavation;
 - b. the manufactured home is removed from the property within 90 days when no longer required by the member of the immediate family; and

Regional District of Central Kootenay Zoning Bylaw No.1675, 2004

- c. the manufactured home is no wider than nine (9) metres.
 - d.
 - e. Additions, including porches, to a manufactured home permitted under this section shall not exceed 24 square metres in floor area.
- 5 No building, structures or enclosures used for housing farm animals; no drinking or feeding troughs and no manure piles may be located within five (5) metres of a lot line.
 - 6 Section 2901(5) does not apply to fences adjacent to lot lines that are used for enclosures for the grazing of farm animals.
 - 7 In Area K the minimum setback for a kennel or small scale food processing that processes more than 50% of off farm product and is limited to livestock processing shall be 7.5 metres from any lot line.
 - 8 The minimum lot size for a kennel shall be two (2) hectares.
 - 9 The keeping of farm animals shall comply with the requirements of Section 613.
 - 10 Despite Section 2901(9), parcels assessed as a farm by the BC Assessment Authority shall not be required to comply with the farm animal requirements of Section 613.
 - 11 Despite any other provision of this bylaw, development of lands within the Agricultural Land Reserve shall comply with all applicable regulations of the *British Columbia Agricultural Land Commission Act*, Regulations and Orders.
 - 13 Small scale food processing facilities serving local producers:
 - a. must meet descriptions in Section 311 Food Manufacturing in the North American Industry Classification System (excluding Rendering from Carcasses);
 - b. must be located on a minimum 2 hectare site outside the Agricultural Land Reserve or 3 hectares within the Agricultural Land Reserve;
 - c. must have valid licenses to operate from the Province of BC, including:
 - meeting the BC Slaughter and Poultry Processing Policies
 - approval by the Farm Industry Review Board
 - approval of The Canadian Food Inspection Agency
 - meeting BC Food Premises Regulations
 - licensing approval from the Centre for Disease Control
 - approval of Provincial Ministry responsible for water and wastewater systems and administration of the Meat Inspection Regulation (MIR)
 - approval of the Agricultural Land Commission for composting; and
 - d. must be located at least 30 meters from the nearest business or residence on another parcel.

A Development Permit is required for any food processing facility. Any food processing facility considered a non-farm use must have ALC approval for an exemption.

Small Scale Wood Product Manufacturing

- 2902 A small scale wood product manufacturing operation is subject to the following requirements:
- 1 If the parcel is located within the ALR, the operator must apply to the ALC for a Non-Farm Use.
 - 2 The minimum parcel size shall be 2.0 hectares;
 - 3 The sawmill is limited to a band sawmill powered by an engine of no more than 42 Horsepower.
 - 4 The property owner will continue to reside in the principal residence on the property.
 - 5 Despite the site area requirements detailed elsewhere in the AG4K Zone, the maximum area used for a small scale wood product manufacturing business, including external storage shall not exceed 0.4 hectares.
 - 6 Any portion of a property used for a small scale wood product manufacturing use shall be located a minimum of 30 metres from any property line.
 - 7 No more than three (3) persons who are not residents of the principal dwelling may be employed in the business.
 - 8 External storage of materials, mill and other equipment, finished product and parking shall be screened from view from adjacent residential uses and road right-of-ways with a landscape screen of no less than 1.8 metres in height.
 - 9 No commodities may be offered for sale except those produced on the premises.
 - 10 There shall be minimal noise, traffic, vibration, smoke, odour, glare or electrical interference or emissions other than that normally associated with a dwelling.
 - 11 Operation of the sawmill shall be limited to between the hours of 8:00 a.m. and 6:00 p.m. Monday through Saturday.
 - 12 There shall be no operation of the small scale wood product manufacturing operation on Sundays or Statutory Holidays.
 - 13 Access to the small scale wood products manufacturing site shall minimize the impact of any related traffic on neighbouring properties and have approval from the applicable authorities.
 - 14 Any sawmill operation under this section may be subject to an annual inspection to ensure compliance with the Zoning Bylaw.

Development Regulations for Licensed Medical Marihuana Production Facilities

2903

- 1 The minimum lot area shall be three (3) hectares.
- 2 The maximum site coverage shall be 35 percent of the lot area unless an area not larger than 60 percent of the lot is covered with greenhouses.
- 3 All principal and accessory buildings or structures, except fences shall be set back a minimum of 30 metres from all property lines.
- 4 The maximum height of a principal building shall be 15 metres.

DIVISION 30 NEIGHBOURHOOD COMMERCIAL (C1)

Permitted Uses

3000 Land, buildings and structures in the Neighbourhood Commercial (C1) zone shall be used for the following purposes only:

- Horticulture
- Farmer’s Market
- Mixed Use Developments
- Offices
- Pubs
- Personal Service Establishments
- Recycling Depot
- Restaurants
- Retail Stores
- Service Stations
- Tourist Accommodation
- Accessory Uses:
 - Accessory Buildings and Structures
 - One Dwelling Unit.

Development Regulations

3001

1 The minimum site area for each permitted use shall be provided as follows:

	Community Water Supply and Community Sewer System	Community Water Supply Only	On-Site Servicing Only
Hotel, Motel, Lodge and Similar Uses	0.2 hectares (first unit), 200 square metres for each additional sleeping or housekeeping unit	0.4 hectares, 300 square metres for each additional sleeping unit, 400 square metres for each additional housekeeping unit	1.0 hectare (up to 10 units), 600 square metres for each additional sleeping unit, 0.1 hectares for each additional housekeeping unit
All Other Uses	0.4 hectare	0.4 hectare	1.0 hectare

For Mixed Use Developments, the minimum site area restrictions identified above apply for each permitted principal use within the Mixed Use Development.

- 2 The maximum site coverage permitted shall be 50 percent of the lot area.
- 3 The maximum commercial floor area within all buildings on a lot shall be 500 square metres.

- 4 Landscaping shall comply with the requirements of Sections 621 and 622.

DIVISION 31 GENERAL COMMERCIAL (C2)

Permitted Uses

3100 Land, buildings and structures in the General Commercial (C2) zone shall be used for the following purposes only:

- Building and Plumbing Sales
- Manufactured Home and Trailer Sales
- Mixed Use Developments
- Motor Vehicle Sales and Rentals
- Offices
- Plumbing, Heating and Glass Sales and Service
- Personal Service Establishments
- Recycling Depot
- Repair Shops (enclosed) of:
 - boats and light marine equipment
 - awnings and canvas products
 - small equipment and machinery
 - automobiles
- Restaurants
- Retail Stores
- Service Stations
- Tourist Accommodation
- Veterinary Clinics
- Warehousing:
 - mini warehouses
 - cold storage plants
 - feed and seed storage and distribution
- Accessory Uses:
 - Accessory Buildings and Structures
 - One Dwelling Unit

Development Regulations

3101

1 The minimum site area for each permitted use shall be provided as follows:

	Community Water Supply and Community Sewer System	Community Water Supply Only	On-Site Servicing Only
Hotel, Motel, Lodge and Similar Uses	0.2 hectares (first unit), 200 square metres for each additional sleeping or housekeeping unit	0.4 hectares, 300 square metres for each additional sleeping unit, 400 square metres for each additional housekeeping unit	1.0 hectare (up to 10 units), 600 square metres for each additional sleeping unit, 0.1 hectares for each additional housekeeping unit

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All Other Uses 0.4 hectare 0.4 hectare 1.0 hectare

For Mixed Use Developments, the minimum site area restrictions identified above apply for each permitted principal use within the Mixed Use Development.

- 2 The maximum site coverage permitted shall be 50 percent of the lot area.
- 3 Landscaping shall comply with the requirements of Sections 621 and 622.

DIVISION 32 TOURIST COMMERCIAL (C3)

Permitted Uses

3200 Land, buildings and structures in the Tourist Commercial (C3) zone shall be used for the following purposes only:

- Artisan Crafts Production and Sales
- Campgrounds
- Golf Courses
- Horse Riding Arenas and Boarding Stables
- Marinas
- Mixed Use Developments
- Museums
- Personal Service Establishments
- Pubs
- Restaurants
- Service Stations
- Tourist Accommodation
- Zoos
- Accessory Uses to Tourist Accommodation:
 - laundromats
 - curio shops
 - convenience stores
- Accessory Uses:
 - Accessory Buildings and Structures
 - One Dwelling Unit

Development Regulations

3201

1 The minimum site area shall be provided as follows:

	Community Water Supply and Community Sewer System	Community Water Supply Only	On-Site Servicing Only
Hotel, Motel, Lodge and Similar Uses	0.2 hectares (first unit), 200 square metres for each additional sleeping or housekeeping unit	0.4 hectares, 300 square metres for each additional sleeping unit, 400 square metres for each additional housekeeping unit	1.0 hectare (up to 10 units), 600 square metres for each additional sleeping unit, 0.1 hectares for each additional housekeeping unit
Campgrounds	2.0 hectares	2.0 hectares	2.0 hectares
All Other Uses	0.4 hectare	0.4 hectare	1.0 hectare

For Mixed Use Developments, the minimum site area restrictions identified above apply for each permitted principal use within the Mixed Use Development.

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- 2 The maximum site coverage permitted shall be 50 percent of the lot area.
- 3 Landscaping shall comply with the requirements of Sections 621 and 622.
- 4 Campgrounds adjacent to properties zoned for residential use must provide screening and buffering as follows:
 - a. Where a proposed campground is located adjacent to a R1, R1A, R1K, R1F, R2, R2I, R2SA, R2K, R5, R6, R6F or R7 zone, a minimum 7.5 metre wide buffer zone must be established.
 - b. Where a proposed campground is located adjacent to a R3, R3B, R3I, R3K, R4, R4SA, or R4K zone, a minimum 5.0 metre wide buffer zone must be established.

In each case; landscaping within the buffer zone shall comply with the requirements of Sections 621 and 622.

DIVISION 33 HERITAGE COMMERCIAL (C4)

Permitted Uses

3300 Land, buildings and structures in the Heritage Commercial (C4) zone shall be used for the following purposes only:

- Artisan and Crafts Production and Sales
- Business, Professional and Government Offices
- Personal Service Establishments
- Restaurants and Pubs
- Retail Stores
- Tourist Accommodation
- Accessory Uses:
 - One Dwelling Unit
 - Accessory Buildings and Structures

Development Regulations

3301

- 1 Development in this zone shall be subject to the requirements of a Development Permit.
- 2 The minimum site area requirement for each development shall be determined through the Development Permit process.
- 3 All activity shall take place in a principal building or accessory building and there shall be no outdoor storage of vehicles or other material unless otherwise provided through the Development Permit process.
- 4 The maximum site coverage permitted shall be 50 percent of the site area.
- 5 Landscaping and fencing requirements shall be determined in accordance with the Development Permit process and Sections 621 and 622 of this bylaw.
- 6 Off-street parking and loading requirements, building setback requirements, and signage requirements shall be determined in accordance with the Development Permit process and the provisions of this bylaw.

DIVISION 34 SMALL SCALE TOURISM ACCOMMODATION (C5)

Permitted Uses

3302 Land, buildings and structures in the Small Scale Tourism Accommodation (C5) zone shall be used for the following purposes only:

Dwellings:

One-Family

Two-Family

Rental Cabin for Tourist Accommodation

Accessory Uses:

Accessory Buildings and Structures

Accessory Tourist Accommodation

Home Based Business

Horticulture

Sale of Site Grown Farm Product

Development Regulations

3303

1 The minimum lot size for Small Scale Tourism Accommodation (C5) shall be one (1) hectare:

	Community Water Supply and Community Sewer System	Community Water Supply Only	On-Site Servicing Only
Cabin or Dwelling			
First Cabin or Dwelling	0.5 hectare	0.5 hectare	1.0 hectare
Each Additional Cabin or Unit	200 square metres	400 square metres	0.1 hectare

2 One-family dwellings, two-family dwellings, cabin for tourist accommodation shall be permitted subject to conformance with the above site area requirements.

3 Lot coverage by all permitted uses, buildings and structures shall not exceed 50 percent of the lot area.

4 There shall be a minimum distance of six (6) metres between any cabin or dwelling.

5 The maximum permitted floor area for any one (1) rental cabin or rental dwelling shall not exceed one hundred (100) square metres.

6 The property owner will continue to reside in the principal residence on the property.

7 Despite the site area requirements detailed, the maximum number of cabins permitted to be rented at any one time shall be five (5) and shall not include the principal residence.

- 8 One parking space per cabin shall be provided in addition to the requirements of Section 611.

DIVISION 35 SMALL SCALE TOURISM ACCOMMODATION K (C5K)

Permitted Uses

3500 Land, buildings and structures in the Small Scale Tourism Accommodation (C5) zone shall be used for the following purposes only:

Dwellings:

One-Family

Two-Family

Rental Cabin or Dwelling for Tourist Accommodation

Accessory Uses

Accessory Buildings and Structures

Accessory Tourist Accommodation

Day Care Facility

Home Based Business

Horticulture

Keeping of Farm Animals

Sale of Site Grown Farm Products

Development Regulations

3501

9 The minimum lot size for Small Scale Tourism Accommodation K (C5K) shall be one (1) hectare:

	Community Water Supply and Community Sewer System	Community Water Supply Only	On-Site Servicing Only
Cabin or Dwelling			
First Cabin or Dwelling	0.5 hectare	0.5 hectare	1.0 hectare
Each Additional Cabin or Unit	200 square metres	400 square metres	0.1 hectare

10 One-family dwellings, two-family dwellings, cabin for tourist accommodation shall be permitted subject to conformance with the above site area requirements.

11 Lot coverage by all permitted uses, buildings and structures shall not exceed 50 percent of the lot area.

12 There shall be a minimum distance of six (6) metres between any cabin or dwelling.

13 The maximum permitted floor area for any one (1) rental cabin or rental dwelling shall not exceed one hundred (100) square metres.

14 The property owner will continue to reside in the principal residence on the property.

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- 15 Despite the site area requirements detailed, the maximum number of cabins permitted to be rented at any one time shall be five (5) and shall not include the principal residence.
- 16 One parking space per cabin shall be provided in addition to the requirements of Section 611.

DIVISION 36

RESORT COMMERCIAL (C6)

Permitted Uses

3600 Land, building and structures in the Resort Commercial (C6) zone shall be used for the following purposes only:

Cluster Development

One-Family Dwelling

Two-Family Dwelling

Multi-Family Dwelling

Lodges and Seasonal Resorts

Hotels

Cabins

Campgrounds

Neighbourhood pubs

Restaurants

Lake-Front Oriented Pub and/or Restaurant

Spa, Health Club and Wellness Facilities

Personal Service Establishments

Recreation Facilities *including tennis, basketball, badminton and volley ball courts, bicycle, walking, cross country skiing, and horse riding trails, water craft facilities, playgrounds and other similar facilities but shall not include the following; a casino or similar gaming facility, off-road motorized recreation vehicle trails other than snow mobile trails, gun range, skeet shooting range or any activity that disturbs the peaceful enjoyment of the property by residents and tourists*

Accessory Uses:

Maintenance and Infrastructure Buildings and Facilities

Employee Accommodation.

Development Regulations

3601

- 17 All development in the C6 zone used for residential habitation and/or tourist accommodation, except where providing un-serviced campground sites, shall be serviced by a community water system and community sewer system installed, operated and maintained in accordance with Provincial requirements and regulations.
- 18 All development in the Resort Commercial Zone (C6) zone shall be subject to the requirements of a Development Permit.
- 19 Lot coverage meaning the area of a lot covered by buildings, structures, driveways, parking and loading areas and outdoor storage shall not exceed 50 percent of the lot area.
- 20 Unless otherwise stated in this bylaw, no building or structure except a fence may be located within:
 - a. 7.5 m (25 ft) of a front or exterior side lot line;
 - b. 1.5 m (5 ft) of any other lot line; and/or
 - c. a minimum separation distance of 6 metres (20 feet) shall be maintained between all buildings used for residential habitation or tourist accommodation.

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- 1 In addition to the parking requirements specified under Sections 611 and 612, the following off-street parking requirements shall apply:

One-family dwelling	1.5 parking stalls/unit
Two-family dwelling	1.5 parking stalls/unit
Multi-family dwelling	1.0 parking stalls/unit
Cabins	1.0 parking stalls/cabin
Campground	1.0 parking stalls/site

- 2 Cluster development shall be defined as development consisting of a combination of one-family dwellings, two-family dwellings and/or cabins arranged in clusters with a minimum of four dwelling units.

- 3 All development shall be subject to the following minimum site area requirements:

One-family dwellings	400 square metres (4306 square feet)
Two-family dwellings	300 square metres (3229 square feet)
Cabins (no kitchen facility)	250 square metres (2691 square feet)
Campgrounds	4000 square metres (1.0 acre)
Lodges, Seasonal Resorts and Hotels	60 units/gross hectare (24.3 units/gross acre)
Multi-family Dwelling	30 units/gross hectare (12.15 units/gross acre)

- 4 Excluding underground parking areas; no lodge, seasonal resort, hotel or multi-family dwelling building shall have a height greater than 25 metres (82 feet) above the natural ground elevation on which the building is located.

DIVISION 37 LIGHT INDUSTRIAL (M1)

Permitted Uses

3700 Land, buildings and structures in the Light Industrial (M1) zone shall be used for the following purposes only:

- Building Supply Stores and Yards
- Car Washes
- Commercial Workshops:
 - machine shops
 - welding shops
 - government garages and workshops
- Contractors' Offices, Shops and Yards
- Construction, Sales, Repair and Storage of:
 - boats
 - trailers
 - prefabricated buildings
- Food Processing
- Licensed Medical Marihuana Research and Development Facility
- Light Manufacturing Including:
 - finished wood products
 - fibreglass products
 - canvas products
 - finished concrete products
 - ceramic products
- Manufactured Home and Trailer Sales
- Recycling Depot
- Repair Shops
- Sales, Rental and Servicing of:
 - motor vehicles
 - equipment
- Service Stations
- Trucking Depot / Warehouse
- Veterinary Clinics;
- Warehousing:
 - cold storage plants
 - feed and seed storage and distribution
 - mini warehouses
- Accessory Uses:
 - Accessory Buildings and Structures
 - Business Office
 - One Dwelling Unit

Site Specific - Lot 1, District Lot 787, Kootenay District Plan 18383 (PID 013-899-724) - Division 37 Light Industrial (M1), Permitted Uses, 3700, "Car Washes" and "Food Processing" be omitted as permitted uses

Site Specific – Portion of Lot 91, District Lot 4598, Kootenay District Plan 4924 (PID 009-597-581) – Division 37 Light Industrial (M1), Permitted Uses, 3700 with all permitted uses omitted, except for

“Contractors’ Offices, Shops and Yards” within a fully enclosed building, up to a maximum site coverage of 35 percent

Development Regulations

3701

- 21 The minimum site area for each permitted use shall be one (1) hectare.
- 22 The maximum site coverage permitted shall be 50 percent of the lot area.
- 23 Excepting a fence, no building or structure may be located within:
 - a. 15 metres of the front or exterior side lot lines;
 - b. 4.5 metres of the rear or interior side lot lines; or
 - c. 25 metres of a rear or interior side lot line that abuts an agricultural or residential zone.
- 24 The maximum height of any structure on a lot shall be 15 metres.
- 25 Landscaping shall comply with the requirements of Sections 621 and 622.
- 26 An Industrial Development Permit is required for developments on Industrial zoned land.

DIVISION 38 MEDIUM INDUSTRIAL (M2)

Permitted Uses

3800 Land, buildings and structures in the Medium Industrial (M2) zone shall be used for the following purposes only:

All Uses Permitted in the Light Industrial (M1) Zone

Auto wrecking, Junkyards, Salvage and Scrap Metal Yards

Machine Shops and Parts Manufacturing

Sheet Metal Shops

Wood Product Manufacturing

Accessory Uses:

Accessory Buildings and Structures

Business Office

One Dwelling Unit

Development Regulations

3801

- 1 The minimum site area for each permitted use shall be one (1) hectare.
- 2 The minimum site area for building supply stores and storage, trucking depots, warehousing, auto wrecking, junk yards, scrap metal yards and storage and wood product manufacturing shall have a minimum site area of 1.5 hectares.
- 3 The maximum site coverage permitted shall be 50 percent of the lot area for buildings and structures and 75 percent for outside storage of materials.
- 4 No building or structure except a fence may be located within:
 - a. 15 metres of the front or exterior side lot lines;
 - b. 4.5 metres of the rear or interior side lot lines; or
 - c. 25 metres of a rear or interior side lot line that abuts an agricultural or residential zone.
- 5 The maximum height of any structure on a lot shall be 15 metres.
- 6 Landscaping shall comply with the requirements of Sections 621 and 622.
- 7 An Industrial Development Permit is required for developments on Industrial zoned land.

DIVISION 39 HEAVY INDUSTRIAL (M3)

Permitted Uses

3900 Land, buildings and structures in the Heavy Industrial (M3) zone shall be used for the following purposes only:

All Uses Permitted in the Light Industrial (M1) and Medium Industrial (M2) Zones

Asphalt Plant

Concrete and Cement Manufacturing and Storage

Landfill

Waste Management Facilities

Accessory Uses:

 Accessory Buildings and Structures

 Business Office

 One Dwelling Unit

Development Regulations

3901

- 1 The minimum site area for each permitted use shall be three (3) hectares.
- 2 The maximum site coverage permitted shall be 75 percent of the lot area unless otherwise approved by Interior Health.
- 3 No building or structure except a fence may be located within:
 - a. 15 metres of the front or exterior side lot lines,
 - b. 4.5 metres of the rear or interior side lot lines, or
 - c. 25 metres of a rear or interior side lot line that abuts an agricultural or residential zone.
- 4 No equipment or machinery that grades, washes, or crushes primary mineral resources shall operate or no concrete batch plant or asphalt processing plant shall be located within 75 metres of any lot line that abuts a Residential zone.
- 5 The maximum height of any structure on a lot shall be 15 metres.
- 6 Landscaping shall comply with all requirements of Sections 621 and 622.
- 7 An Industrial Development Permit is required for developments on Industrial zoned land.

DIVISION 40 INDUSTRIAL - LOGGING (M4)

Permitted Uses

4000 Land, buildings and structures in the Industrial Logging (M4) zone shall be used for the following purposes only:

Log Boom Grounds and Landing Areas

Wood Product Manufacturing

Recycling Depot

Accessory Uses:

 Accessory Buildings and Structures

 Business Office

 One Dwelling Unit

Development Regulations

4001

- 1 The minimum site area for each permitted use shall be two (2) hectares.
- 2 No equipment or machinery that is used in association with the grading of logs shall operate within 50 metres of any lot line that abuts a Residential zone.
- 3 Landscaping shall comply with all requirements of Sections 621 and 622.
- 4 An Industrial Development Permit is required for developments on Industrial zoned land.

DIVISION 41 INDUSTRIAL - RAILWAY (M5)

Permitted Uses

4100 Land, buildings and structures in the Industrial Railway (M5) zone shall be used for the following purposes only:

All Operations Necessary for the Operation of a Railway

Recycling Depot

Accessory Uses:

 Accessory Buildings and Structures

 One Dwelling Unit

 Warehousing

Development Regulations

4101

- 1 The minimum site area for each permitted use shall be two (2) hectares.
- 2 An Industrial Development Permit is required for developments on Industrial zoned land.

DIVISION 42 INDUSTRIAL - AIRPORT (M6)

Permitted Uses

4200 Land, buildings and structures in the Industrial Airport (M6) zone shall be used for the following purposes only:

Airports

Recycling Depot

Uses, Buildings and Structures Accessory to Airports *including sales of aircraft fuel, aircraft charter business, aircraft sales and repairs and flight training schools*

Accessory Uses:

 Accessory Buildings and Structures

 One Dwelling Unit

Development Regulations

4201

- 1 The minimum site area for an airport is forty (40) hectares.
- 2 All buildings, structures and uses in conjunction with airports shall comply with the Federal Department of Transport regulations.
- 3 The minimum site area for any other permitted use is one (1) hectare unless the site is serviced by a community water system whereby the minimum site area is 0.4 hectare.
- 4 An Industrial Development Permit is required for developments on Industrial zoned land.

DIVISION 43 INSTITUTIONAL (I)

Permitted Uses

4300 Land, buildings and structures in the Institutional (I) zone shall be used for the following purposes only:

- Cemeteries
- Churches
- Community Care Facilities
- Community Halls
- Convention Facilities
- Day Care Centres
- Educational Facilities
- Group Care Facilities
- Historic Interpretative Facilities (accessory uses include heritage restaurants, retail sales of heritage products, small scale manufacture of heritage products)
- Hospitals
- Quasi-Governmental Offices supporting permitted uses
- Recycling Depot
- Retreat Centre
- Accessory Uses:
 - Accessory Buildings and Structures
 - One Dwelling Unit

Site Specific - Lot 3, District Lot 302A, Kootenay District, Plan 1318, Except part included in Plan 12613 - Division 32, Institutional Permitted Uses, 3200, "Government Offices" be added as a permitted use.

Development Regulations

4301

- 1 The minimum site area for each permitted use shall be one (1) hectare.
- 2 The maximum site coverage shall be 50 percent of the lot area.
- 3 The maximum size of accessory use structures for Historical Interpretative Facilities shall be 300 square metres.
- 4 Landscaping shall comply with all requirements of Sections 621 and 622.

DIVISION 44 PARK AND RECREATION (PR)

Permitted Uses

4400 Land, buildings and structures in the Park and Recreation (PR) zone shall be used for the following purposes only subject to compliance with the *Agricultural Land Commission Act, Regulations and Orders* where applicable:

Agriculture on Lands within the ALR

Campgrounds

Community Recreation Centres

Community Wharves and Boat Launches

Golf Courses

Natural and Historic Interpretation Facilities

Recreation Facilities

Accessory Uses:

 Accessory Buildings and Structures

 Concession Booth

 One Dwelling Unit

Development Regulations

4401

1 The minimum site area for each permitted use shall be two (2) hectares.

DIVISION 45 SPECIAL RECREATION 1 (PR1)

Permitted Uses

4500 Land, buildings and structures in the Special Recreation 1 (PR1) zone shall be used for the following purposes only:

Shooting Range (archery, firearms)

Accessory Uses:

Accessory Buildings and Structures

Club House(s)

Storage Facilities

One Dwelling Unit (for a caretaker)

Development Regulations

4501

- 1 The minimum site area shall be fifteen (15) hectares.
- 2 No person shall establish a rifle, archery, or trap and skeet range less than 25 metres from any property line.

DIVISION 46 OPEN SPACE (OS)

Permitted Uses

4600 Land, buildings and structures in the Open Space (OS) zone shall be used for the following purposes only:

- Agriculture
- Community Wharves & Boat Launches
- Commercial Back Country Recreation
- Fishing and Hunting Camps
- Outdoor Recreational Activities
- Private Dock Adjacent to Upland Property
- Resource Based Activities:
 - Accessory Buildings and Structures
 - Resource Processing (as defined)
 - Forest Harvesting
 - Mineral Exploration and Mining

Development Regulations

4601

- 1 The minimum site area shall be fifteen (15) hectares.

DIVISION 47 QUARRY (Q)

Permitted Uses

4700 Land, buildings and structures in the Quarry (Q) zone shall be used for the following purposes only:

- Concrete Batch Plant
- Quarries
- Asphalt Plant
- Gravel Pits
- Processing of Aggregate Mined On site:
 - preliminary grading
 - crushing
 - screening
 - washing
- Accessory Uses:
 - Accessory Buildings and Structures
 - Business Office
 - One Dwelling Unit

Development Regulations

4701

- 1 The minimum site area shall be five (5) hectares.
- 2 The minimum setback for any processing operation shall be 100 metres from any lot line.
- 3 Landscaping shall comply with the requirements of Sections 621 and 622.

DIVISION 48 ENVIRONMENTAL RESERVE (ER)

Permitted Uses

4800 Land, buildings and structures in the Environmental Reserve (ER) Zone shall be used for the following purposes only:

- Agriculture
- Bird Sanctuary
- Environmental Reserve
- Open Space
- Accessory Uses:
 - Accessory Buildings and Structures
 - Interpretative Facilities
 - One Dwelling Unit

Development Regulations

4801

- 1 The minimum site area for each permitted use shall be one (1) hectare.

DIVISION 49 FOREST RESOURCE (FR)

Permitted Uses

4900 Land, buildings and structures in the Forest Resource (FR) Zone shall be used for the following purposes only:

Back Country Recreation

Timber Production

Forage Production and Grazing by Livestock and Wildlife

A Use or Occupation authorized under the *Coal Act, Geothermal Resources Act, Mineral Tenure Act, Mines Act, or Petroleum and Natural Gas Act*

Commercial Back Country Recreation

Accessory Uses:

 Accessory Buildings and Structures

 One Dwelling Unit

Development Regulations

4901

- 1 The minimum site area for each permitted use shall be ten (10) hectares.

DIVISION 50

COMPREHENSIVE DEVELOPMENT (CD1)

Permitted Uses

5000 Land, buildings and structures in the Comprehensive Development (CD1) zone shall be used for the following purposes only:

Campground

Recreation Vehicle Storage

Forest Fire Attack Base *including, office space, training facilities (indoor and outdoor), equipment storage (indoor and outdoor) vehicle storage*

Accessory Uses to the forgoing including, buildings and uses associated with the campground operation and recreation vehicle storage operation, and buildings and uses associated with the Forest Fire Attack Base operation

Development Regulations

5001

- 1 All development in the Comprehensive Development (CD1) zone shall be subject to the requirements of a Development Permit.
- 2 The minimum site area shall be 2 hectares.
- 3 The maximum site coverage shall be 75 percent of the site area. However, the maximum site area covered by all buildings and structures shall not exceed 50 percent of the site area.
- 4 Landscaping and fencing requirements shall be in accordance with Sections 621 and 622 of this bylaw or as specified in the Development Permit.
- 5 Off-street parking and loading requirements, building setback and building height requirements, signs, exterior lighting, dust suppression requirements, road access requirements and the design and layout of internal service roads and lots, water and sewer service requirements and any other relevant site development matters shall be as specified in the Development Permit.

DIVISION 51 COMPREHENSIVE DEVELOPMENT (CD2)

Permitted Uses

5100 Land, buildings and structures in the Comprehensive Development (CD2) zone shall be used for the following purposes only:

- Mini-warehouse Storage
- Boat and Recreation Vehicle Storage
- Moving Equipment Rental Operation
- Forest Service Fire Attack Base Operation
- Retail Convenience Store
- Commercial Hall Rental
- Accessory Uses to the foregoing including one dwelling unit, office space related to the management of the Permitted Uses, and accessory buildings including utility buildings.*

Development Regulations

5101

- 1 All development in the Comprehensive Development (CD2) zone shall be subject to the requirements of a Development Permit.
- 2 The minimum site area shall be 1.5 hectares.
- 3 The location and floor area associated with the following Permitted Uses; Mini-warehouse Storage, Commercial Hall Rental, Retail Convenience Store and Forest Service Fire Attack Base Operation, shall be limited to renovations involving the former Pass Creek Elementary School building. The maximum gross floor area for these developments shall be limited to the floor area of the former Pass Creek School building plus an additional floor area equivalent to half of the gross floor area of the existing building. Furthermore, the construction of additional floor space for these Permitted Uses must be physically attached to the existing building.
- 4 The site location and development requirements associated with Boat and Recreation Vehicle Storage and Moving Equipment Rental Operation shall be as specified in a Development Permit however, the total site area utilized for these Permitted Uses shall not exceed 0.4 hectare.
- 5 Development associated with the Forest Service Fire Attack Base Operation may include office space, training facilities, service facilities for fire fighters and office staff, indoor and outdoor equipment storage areas, vehicle storage and parking areas but shall not include a heli-pad for use in conjunction with the Fire Attack Base Operation.
- 6 The maximum site coverage shall be 75 percent of the site area however the maximum site area covered by all buildings and structures shall not exceed 50 percent of the site area.
- 7 Unless otherwise specified in a Development Permit; all buildings and structures except a fence shall be setback a minimum distance of 7.5 metres (25 feet) from all public roads and 1.5 metres (5 feet) from all other lot lines.

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- 8 Unless otherwise specified in a Development Permit, landscaping and fencing requirements shall be in accordance with Section 621 and Section 622.
- 9 Off-street parking and loading requirements, building height requirements, signs, exterior lighting, hours of operation, road access requirements and the design and layout of internal service roads, water and sewer service requirements and other relevant site development matters shall be as specified in a Development Permit.

DIVISION 52 READINGS, APPROVAL AND ADOPTION

READ A FIRST TIME this 21st day of August, 2004.

READ A SECOND TIME this 21st day of August, 2004.

WHEREAS A PUBLIC HEARING was held on the 29th day of September, 2004.

READ A THIRD TIME this 23rd day of October, 2004.

APPROVED under **Section 57 of the Highways Act** this 16th day of November, 2004.

"P. Best"

District Development Technician
Ministry of Transportation

RECONSIDERED AND ADOPTED this 20th day of November, 2004.

"Hans Cunningham"

"Carol McGowan"

Chair

Secretary

I hereby certify the foregoing to be a true and correct copy of the **Regional District of Central Kootenay Zoning Bylaw No. 1675, 2004**, as read a THIRD time by the Regional Board on the 23rd day of October, 2004.

Dated at Nelson, B.C. this 23rd day of October, 2004.

"Carol McGowan"
Secretary

I hereby certify the foregoing to be a true and correct copy of the **Regional District of Central Kootenay Zoning Bylaw No. 1675, 2004**.

DATED this 20th day of November, 2004.

"Carol McGowan"
Secretary