

Sicamous

CONSOLIDATED DATE

ZONING BYLAW

Bylaw No. 1000, 2022

THIS PAGE LEFT INTENTIONALLY BLANK

Contents

SCHEDULE A 1

PART ONE - DEFINITIONS 3
1.1 Definitions 5
1.2 Other Definitions 26
PART TWO - ADMINISTRATION 27
2.1 Zones 29
2.2 Zoning Maps
2.3 Zone Boundaries
2.4 Metric Measurement
2.5 Amendment
2.6 Other Legislation 30
2.7 General Prohibition
2.8 Enforcement
2.9 Remedial Powers
PART THREE – GENERAL REGULATIONS 31
3.1 Permitted Uses 33
3.2 Access, Servicing & Utilities 34
.1 Servicing Required
.2 Utility Siting
3.3 Accessible Design

3.4 Accessory Buildings 35
.1 Form & Height
.2 Permitted Structures
.3 Principal Building
.4 Size & Parcel Coverage
3.5 Accessory Uses **35**
.1 Bed & Breakfast
.2 Drive-Through Service Facilities
.3 Employee Dwelling Unit 36
.4 Family Day Care
.5 Home Based Business
.6 Secondary Dwelling Unit
.7 Urban Agriculture 37
3.6 Agricultural Land Reserve **38**
.1 Application
.2 Agricultural Worker Accommodation
.3 Agri-Tourism
.4 Agri-Tourism Accommodation
.5 Farm Retail Sales
3.7 Amenities **39**
.1 Attainable Housing
.2 Parks & Walkways
3.8 Firearms
3.9 Fences, Landscape Buffers, Heat Pumps, Hot Tubs, etc
.1 Fences
.2 Heat Pumps & Air Conditioners 40
.3 Landscape Buffer Areas

.4 Lighting
.5 Parking & Loading
.6 Refuse & Recycling Containers
.7 Retaining Walls 41
.8 Screening
.9 Shipping Containers
.10 Swimming Pools & Hot Tubs 42
.11 Vehicle & Equipment Storage
3.10 Other Uses 43
.1 Breweries, Cideries, Distilleries, Meaderies & Wineries
.2 Cannabis Processing
.3 Cannabis Production & Wholesale Sales
.4 Cannabis Retail
.5 Care Facility
.6 Day Care
.7 Storage of Fuel 44
.8 Mobile Vending Unit
.9 Short Term Rentals
3.11 Renewable Energy 44
.1 Biomass
.2 Solar Energy
.3 Wind Energy
3.12 Setbacks, Projections, Height & Parcel Coverage 45
.1 Building Projections
.2 Corner Visibility
.3 Density Measurement 46
.4 Floodplain Requirements 47
.5 Height Exemptions
.6 Parcel Coverage
.7 Setbacks & Building Massing
.8 Special Line Setbacks
3.13 Temporary Uses & Buildings 49
3.14 Subdivision
3.15 Usable Open Space
PART FOUR - ZONES 51
4.0 List of Zones 53
4.1 Resource Zones 55
.1 A-1 Agriculture & Resource Management
4.2 Residential Zones 59
.1 CR Country Residential
.2 R-1 One & Two Unit Residential 63
.3 R-2 Small Parcel Residential 67
.4 R-3 Mobile Home Residential 69
.5 R-4 Hillside One Unit Residential 71
4.3 Multi-Unit Residential Zones 75
.1 MUR-1 Multi-Unit Residential
.2 MUR-2 Seasonal Accommodation 77
.3 MHP-1 Mobile Home Park 79
.4 RVP-1 Recreational Vehicle Park 83
4.4 Commercial Zones 85
.1 C-1 Local & Town Centre Commercial
.2 C-2 Highway Commercial 89

.3 C-3 Waterfront Commercial 91
.4 C-4 Tourist Accommodation – Resort 93
.5 C-5 Tourist Accommodation - Campground 97
.6 C-6 Houseboat Commercial 99
4.5 Industrial Zones 101
.1 I-1 Industrial – General
4.6 Public & Recreational Zones 103
.1 P-1 Civic & Recreation
.2 P-2 Works & Services 105
.3 P-3 Park – General 107
.4 P-4 Park – Conservation 109
.5 P-5 Healing Centre 111
4.7 Marine Zones 113
.1 W-1 Marine General
.2 W-2 Group Moorage 115
.3 W-3 Commercial Marina 117

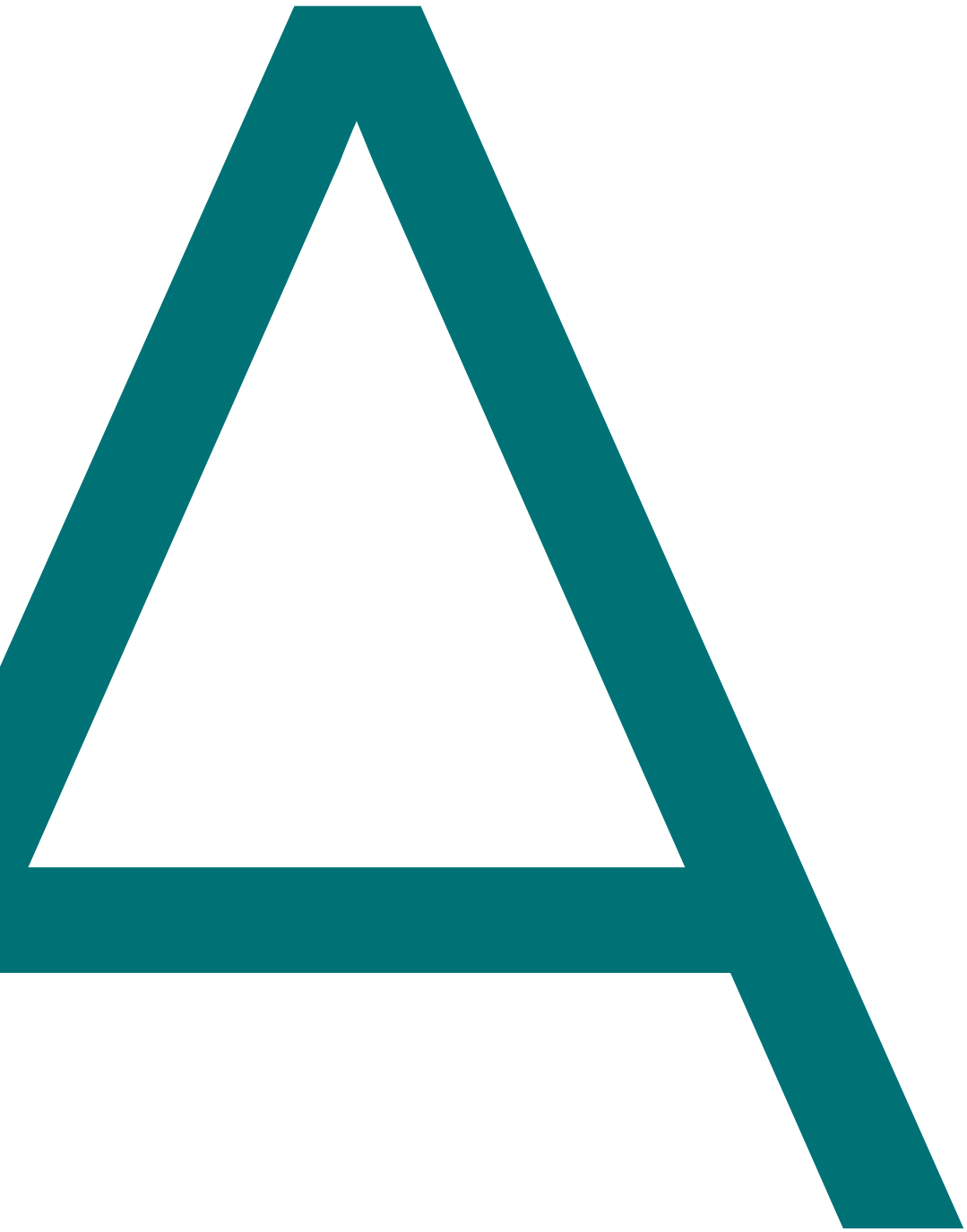
SCHEDULE B – MAPS 119
B.1 Zoning Map 121
B.2 ALR Context Map 123

SCHEDULE C – FLOODPLAIN REQUIREMENTS 125
C.1 Definitions 127
C.2 Floodplain Design & Flood Levels 128
C.3 Floodplain Setbacks
C.4 Exemptions

SCHEDULE D – PARKING & LOADING 131
D.1 Parking Regulations 133
.1 Parking & Loading
.2 Parking Stall
.3 Parking Access
.4 Parking Location
.5 Parking Surface
.6 Small Vehicle Stall
.7 Cash in Lieu 134
.8 On-Street Parking, not included in requirements
.9 Parking Exemptions
D.2 Off-Street Parking Requirements 134
.1 Residential
.2 Commercial
.3 Institutional 135
.4 Recreational
.5 Industrial

THIS PAGE LEFT INTENTIONALLY BLANK

SCHEDULE



THIS PAGE LEFT INTENTIONALLY BLANK

PART ONE

THIS PAGE LEFT INTENTIONALLY BLANK

PART ONE – DEFINITIONS

1.1 Definitions

In this Bylaw, the following terms are defined:

Accessory Buildings & Structures means a Building or Structure that is subordinate to the Principal Building or use on a Parcel.

Accessory Use means a use that is normally incidental or associated with the Principal Use.

Agricultural Land Commission means the independent administrative tribunal of appointed Commissioners and staff who administer the Agricultural Land Reserve.

Agricultural Land Commission Act means the *Agricultural Land Commission Act* and its associated regulations.

Agricultural Land Reserve (ALR) means the Agricultural Land Reserve as defined within the *Agricultural Land Commission Act.*

Agriculture means growing, rearing, producing or harvesting livestock or agricultural crops and includes the processing on a parcel of the primary agricultural products harvested, reared or produced on that parcel and the use and storage of associated machinery, implements and agricultural supplies. Agriculture specifically excludes mushroom farm, intensive swine operation, intensive poultry production, feedlot, and cannabis production.

Agricultural Worker Accommodation means a Sleeping Unit Accessory to a Principle Agricultural Use intended for the temporary accommodation of an agricultural worker.

Agri-tourism Accommodation means a Sleeping Unit or Camping Space relates to an Agri-tourism Activity that is provided on the same a Parcel or farm unit.

Agri-tourism Activity means the use of agricultural Land for an activity that members of the public are invited to participate in including an agricultural heritage exhibit, a tour, an educational activity or demonstration, cart, sleigh or tractor rides, activities that promote or market livestock including shows and petting zoos, dog trials, harvest festivals or corn mazes.

Amenity Space means an indoor or outdoor space provided and specifically designed for use by occupants of a Residential Building for cultural, social and recreational activities, and except as specifically permitted by this bylaw, not used for commercial purposes. Such space may include community meeting space, guest accommodation, sports and fitness facilities, cultural facilities, artist studios, workshops, tennis courts, swimming pools, gardens, open space and children's play Structures and does not include areas used for Off-Street Parking, off-street loading, service driveways, private balconies, Decks or Patios or areas whose use is restricted by a conservation covenant granted to the District.

Animal Shelter means a facility providing Temporary care to household animals awaiting placement and specifically excludes breeding.

Approving Officer means the Approving Officer of the District of Sicamous.

Aquaculture means the growing and harvesting of plant or animal organisms in a natural or artificial aquatic situation that requires a body of water such as a pond, river, lake, estuary subject to provincial and federal regulations.

Archaeological Reserve means a place in which evidence of past cultural presence or significant activity is identified by a qualified archaeologist or First Nations expert, and preserved, and which has been, or may be, investigated using the discipline of archaeology and represents a part of the archaeological record.

Artist Studio means a Building, or portion thereof, used for the creation, display or sale of arts and crafts created onsite, the production of dance, live music, creative writing, painting, drawings, pottery or sculpture, video, moving or still photography, or other similar art forms, none of which involves amplified sound or one or more of the materials or processes that pose a risk to neighbouring properties.

Assembly means a use providing for the assembly of persons for religious, charitable, cultural, recreational, or private educational purposes and specifically includes Religious Institutions, auditoriums, youth centers, social halls, group camps, kindergartens, play schools, day nurseries, but specifically excludes Residential use and gaming and gambling facilities other than those operated on an occasional basis for charitable purposes.

Attainable Rental Unit means market housing that is affordable to households with a range of incomes, but most often at the low or moderate end of the scale and subject to a Housing Agreement as per Section 483 of the Local Government Act.

Auction means Buildings or Land used for the sale of new and used goods by means of a request or invitation for bids, including the Temporary storage of such goods and equipment, but does not include retail sales.

Awning means a retractable or non-retractable covering of non-rigid materials such as canvas or similar fabric projecting from the exterior wall of the Building.

Balcony means an unenclosed platform, attached to and projecting from the Building Face above the First Storey, normally surrounded by a balustrade or railing, and used as an outdoor porch or sun Deck with access only from within the Building.

Basement means an area 1.8 m or more in Height measured from the underside of the floor assembly above to the floor below which is buried between 1.0 m and 1.8 m below the average Grade level at the perimeter of the Building.

Batching Plant means the processing, manufacturing, recycling, and sales of concrete or the accessory manufacturing and sales of industrial products made from concrete or asphalt.

Bed & Breakfast means a Home Based Business that provides temporary accommodation within a Sleeping Unit, subject to the General Regulations.

Berth means a moorage space for a single vessel at a Dock, a Boat Lift, or a Private Moorage Buoy.

Biogas Energy Generation means a facility that produces biogas through the treatment of farm crops, organic waste or other biomass feedstock through a system of anaerobic digesters and supporting systems.

Boardwalk means a Structure designed to carry pedestrian and non-motorized traffic located on the foreshore and upland of the Natural Boundary of a Watercourse, except that it may be designed to afford emergency Vehicle use. Limited commercial and outdoor recreational activities may be permitted where zoning permits.

Boat Construction means the use of premises for the construction or repair of commercial or recreational boats and watercraft greater than 8 m in length.

Boat Launch means a Structure located on a shoreline to accommodate Vehicles or trailers for the purpose of launching and hauling boats out of the water.

Boat Lift means a mechanical device attached to a dock, used for the removal of boats from the water, and which can allow for a boat to be stored above the high-water level of the lake.

Boat Repair means the use of premises for the construction or repair of recreation boats and watercraft less than 8 m in length.

Boat Storage means the dry land storage of boats that are in working order and other marine equipment, associated with the operation of a marina, and does not include the dispensing of marine fuels or the servicing or major repair of boats or marine equipment.

Breezeway means a permanent Structure of a maximum of 4 m wide, forming part of a Principal Building by way of a shared foundation and roofline.

Brewery, Cidery, Distillery, Meadery or Winery means brewing or distilling of alcoholic beverages or alcoholic products with alcoholic content exceeding 1 % by volume that is licensed under the *Liquor Control and Licensing Act* to produce beer, cider, spirits, mead or wine.

Brewing & Vinting Outlet means to provide a facility where equipment for making wine and beer "on the premises" is available for customers to make their own wine or beer for personal use. A brewing and vinting outlet may not offer for sale, keep for sale, produce for sale, or sell wine or beer.

Building means anything constructed or placed on Land used or intended for supporting or sheltering any use, excluding Landscaping (Hard or Soft) and Docks.

Building Face means that portion of any exterior elevation of a Building exposed to public view from the vantage point of a Highway, extending from Grade to the soffit or the top of the Parapet Wall and the entire length of the Building elevation.

Building Frontage means the measurement of the length of a Building wall which directly faces a Highway.

Bulk Fuel Depot Means the use of premises to wholesale gasoline, fuel oil, heating oil, petroleum, **propane**, kerosene, coal, coke, fuel wood, **natural gas** or similar fuels.

Business means carrying on a Commercial or industrial undertaking of any kind or the providing of professional, personal or other services for the purpose of gain or profit, including Home Based Business, but does not include the activity carried on by the government, its agencies or government owned corporations.

Bylaw Administrator means:

1. the Town Manager;
2. the Corporate Officer;
3. the Development Services Manager;
4. the Operations Manager;
5. a Bylaw Enforcement Officer;
6. a Building Official; or
7. the designated of a person listed above.

Cabaret or Night Club means an establishment licensed to serve liquor in conjunction with live Entertainment and/or dancing as a liquor principle establishment under the Liquor Control and Licensing Act. In this definition, live Entertainment includes forms of adult Entertainment, including exotic dancing and stripping.

Campground means a site intended for the Temporary accommodation of travelers for vacation or recreational purposes in Recreational Vehicles, tent trailers or tents which are not occupied as principal residences or long term accommodations and excludes a Mobile Home Park or Recreational Vehicle Park, but may include Accessory Laundry, bathroom, shower facilities, Retail Store, Office, and Recreation Facilities, provided such uses are limited to the occupants of the Campground.

Camping Space means a designated area of a Campground intended for the siting of a Recreational Vehicle, tent trailer, or tent.

Cannabis means Cannabis as defined in the *Cannabis Ac*t.

Cannabis Retail means a use that is related to the promotion, advocacy, product or paraphernalia used in the consumption of cannabis and includes the retail sales of cannabis that may or may not be stored onsite and operates as an establishment licensed by the Province of BC.

Cannabis Processing Wholesale Sales means the Commercial production, processing, packaging and storage of cannabis and the wholesale sale of cannabis and cannabis products as authorized under the Cannabis Regulations under the Controlled Drugs and Substances Act (Canada), and does not include Cannabis Retail or the growing of cannabis by an individual for their personal use and consumption.

Cannabis Production & Wholesale Sales means the Commercial production, processing, packaging and storage of cannabis and the wholesale sale of cannabis, cannabis products, cannabis seeds and cannabis plants as authorized under the Cannabis Regulations under the *Controlled Drugs and Substances Act* (Canada), and does not include Cannabis Retail.

Canopy means a non-retractable hood cover or marquee which projects from the wall of a Building. It does not include an Awning, projecting roof, roof eaves, or enclosed Structure.

Cardlock Gas Station means the use of premises for the sale of motor fuels for Vehicles registered as commercial Vehicles, where motor fuel is dispensed by the customer who has been supplied with a card, key or other device for the operation of the fuel dispensing equipment.

Care Facility means a use licensed by the Province of BC under the Community Care and Assisted Living Act, to provide all or some combination of room, board, care, educational services, limited medical treatment, assistance with the performance of personal functions and activities necessary for daily living and supervision for more than 8 children or adults and may include limited overnight accommodation for shift workers. May include private living quarters with centralized dining services, shared living spaces, and access to social and recreational activities for residents. Typical uses include but are not limited to nursing homes with health care for dependent residents, rehabilitation, private mental hospitals, supportive recovery uses, private hospitals, personal care facilities and extended care facilities.

Carnival means a short-term use providing a variety of shows, games, and amusement rides in which the patrons take part.

Carport means a roofed Structure free standing or attached to the Principal Building which is not enclosed in the front and at least one side, used by the Building occupants to shelter parked Vehicles.

Casino means the use of premises for the purpose of playing or operating games of chance or mixed chance and skill on which money is wagered, and for which a license has been issued by the British Columbia Lottery Corporation, and may include player-operated video lottery terminals, slot machines, and non-player operated video lottery terminals, and accessory Entertainment uses excluding adult Entertainment.

Catering means the use of premises for the preparation of food for consumption off premises but does not include a retail store or restaurant selling food directly to the public.

Cemetery means Land, Buildings and/or Structures used as a place for interment for human remains or to memorialize the deceased.

Clearance means the unobstructed vertical distance between the Grade or finished floor and the underside of a Canopy, Awning, ceiling or Structure.

Commercial Composting Facility means a facility that processes organic matter to produce Compost at a scale larger than 500 m² and for Commercial purposes, in accordance with the Organic Matter Recycling Regulation and the Mushroom Compost Facilities Regulation.

Commercial Use means an occupation, employment or enterprise that is carried on for gain or monetary profit by any person.

Community Sewer System means a system of sewage disposal that conforms with the Environmental Management Act and Regulations (Municipal Sewage Regulation) or a Liquid Waste Management Plan that has been approved by the province.

Community Water System means a system of waterworks which is owned, operated and maintained by the District of Sicamous.

Compost means a product that is:
a. A stabilized earthy matter having the properties and Structure of humus;
b. Beneficial to plant growth when used as a soil amendment;
c. Produced by composting; and
d. Derived only from organic matter.

Contractor Services - General means development used for the provision of Building and road construction services including Land scaping, concrete, electrical, excavation, drilling, heating and plumbing or similar services of a construction nature which require on-site Storage & Warehouse space. Any sales, display, office or technical support service areas shall only be permitted as an Accessory Use.

Contractor Services - Minor means development used for the provision of electrical, plumbing, heating, painting and similar contractor services and the accessory sale of goods normally associated with the contractor services where all materials are kept within an enclosed Building, and there are no accessory manufacturing activities.

Council means the Municipal Council of the District of Sicamous.

Crematorium means a Building or Structure fitted with the proper equipment for the purposes of the cremation of human or animal remains.

CSA means Canadian Standards Association.

Dangerous Goods means a product, substance or organism included by its nature or by the regulations in any of the classes listed in the *Transportation of Dangerous Goods Act*.

Data Centre means a Building or portion thereof housing computer systems and associated components such as telecommunications, information storage, backup power generating equipment, environmental controls, fire suppression and security devices for the purpose of providing information technology services that are beyond the scale of information technology support for a single enterprise.

Day Care means a premise that is licensed and regulated by the *Community Care and Assisted Living Act*: Child Care Licensing Regulation, which provides care for 8 or more persons, for not more than 16 hours per day.

Deck means a Structure more than 0.6 m above Grade without a roof or walls, except for visual partitions and railings, used as an outdoor amenity area.

District means the District of Sicamous.

Drive-Through Service means the use of premises where customers order and receive services, food or other goods in their motor Vehicles via one or more designated drive-through lanes.

Dwelling Unit means a Building or a portion of a Building designed and used for human habitation for one Household, which contains sleeping facilities, one Kitchen and a bathroom.

Employee Dwelling Unit means a Dwelling Unit, intended for accommodation of persons such as an employee, manager, watchperson, or caretaker and may include a business owner where they live and work on the same Parcel.

Float Home means a Dwelling Unit on the water that is not a boat or watercraft, is permanently connected to land-based sewer, water and electrical services, with dues paid to maintain the dock, slip and services, and built and moved into place on a long term or permanent basis.

Multi-Unit Dwelling means any Building consisting of three or more Dwelling Units, each of which is occupied or intended to be occupied as the permanent residence of one household.

Single-Unit Dwelling means a Dwelling containing one Dwelling Unit, including a Modular Home, but not including a Mobile Home.

Two-Unit Dwelling means a Dwelling containing two Dwelling Units, including a Modular Home, but not including a Mobile Home.

Eating Establishment means a commercial establishment which serves prepared food or beverages to persons seated within a Building and associated outdoor spaces for consumption on or off the premises and includes restaurants, coffee shops, bakeries, tea rooms, pubs, outdoor cafes, catering establishments, and premises licensed as “food principal” under the *Liquor Control and Licensing Act*.

Educational Facility means premises used for education or training purposes, and may include various types of classrooms, administration offices, storage and maintenance areas and dormitories to house students. Typical uses include but are not limited to public or private elementary, middle and secondary schools, community colleges, universities, and business, special educational program, technical, trade and vocational schools.

Electric Vehicle Charge Station means a public or private parking space that is served by battery charging station equipment that has as its principal purpose the transfer of electric energy (by conductive or inductive means) to a battery or other energy storage device in an electric Vehicle.

Employee Accommodation means Sleeping Units where employees are provided with common living, meal preparation, and laundry facilities.

Entertainment, Recreation & Sports Centre means a facility providing for a wide range of assembly functions such as conventions, Entertainment and sporting events, civic recreational services and programs, Fitness Centres, kinesiology and sports medicine clinics, and includes limited Office uses, Retail Store, Eating Establishments, dormitories and other services accessory to the Principal Use.

Entertainment Use means facilities which provide for the enjoyment of patrons, and includes but is not limited to Theatres, dancing establishments excluding adult entertainment businesses, various performance facilities, and production or rehearsal studios.

Escort Service means a business providing social companionship by employees of the business or by other persons to whom customers of the business are referred.

Exhibition & Convention Facilities means a Building or site used to provide permanent facilities for meetings, seminars, conventions, product and trade fairs and similar exhibitions.

Family Day Care means a Home Based Business where care facilities for a maximum of 7 persons in care in accordance with the *Community Care and Assisted Living Act* and associated regulations.

Farm Use means an occupation or use of a Parcel for farm purposes, including farming of Land , plants and animals and any other similar activity designated as Farm Use by and in accordance with the *Agricultural Land Commission Act* and related *Acts* and Regulations, and includes but is not limited to activities such as farm retail sales; storing, packing, preparing and processing farm products; a Brewery, Cidery, Distillery, Meadery or Winery; and Agri-tourism Activities and includes farm operation.

Farm Product means a commodity that is produced from a Farm Use as defined in the *Agricultural Land Commission Act* or designated by regulation.

Farm Product Processing means the process of adding value to a Principal farm commodity or product by physical, biological or other means including, but not limited to, fermentation, cooking, canning, smoking or drying.

Farm Retail Sales means the sale of Farm Products.

Fence means a vertical Structure use to form a boundary to enclose or screen a Parcel or an area but does not include a Retaining Wall.

Financial Services means the provision of financial and investment services by a bank, trust company, investment dealer, credit union, mortgage broker, or similar business.

Firearm means a rifle, pistol or other barreled weapon from which a projectile can be discharged.

Fitness Centre means the use of premises for the development, on an individual or group session basis, of physical fitness including health centres, gymnasia, racket and ball courts, reducing salons, yoga, pilates, weight loss, dance, self-defence, sports and similar uses.

Fleet Service means a collection of Vehicles for the delivery of people, goods or services, where such Vehicles are not available for sale or long-term lease. Typical uses include but are not limited to ambulance services, water taxi services, float plane terminal, bus terminal, Outdoor Storage of a fleet of rental Vehicles, messenger and courier services.

Floor Area means the total of the horizontal areas of every room and passageway contained in a Building but not including the horizontal area of basements, attached Garages, the Garage area of a Carriage House, sheds, open porches, or Breezeways.

Total Floor Area means the sum of the Floor Area of a Building or Buildings, excluding floor space under a ceiling which is less than 1.8 m above Grade.

Foreshore means the area of Land between the Natural Boundary and low water levels of Shuswap Lake, Mara Lake or the Eagle River.

Forestry means extraction, storage, sorting and grading of Principal forest materials. This use does not include Natural Resource Processing.

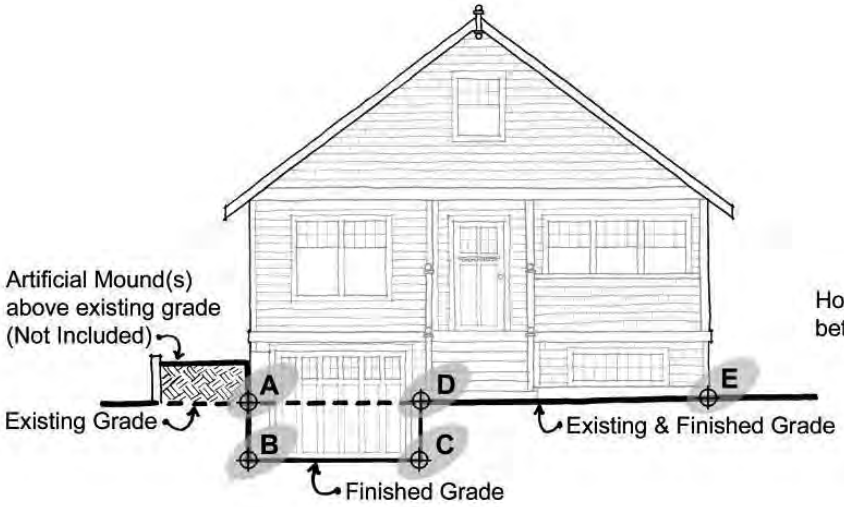
Funeral Service means premises used for the care and preparation of human remains for interment or cremation and may also include holding of bereavement rites and ceremonies and associated retail sales of funeral products, such as caskets, urns and other products, as Accessory Uses.

Garage means an Accessory Building or part of a Principal Building designed and used for the shelter or storage of Vehicles and includes a Carport.

Golf Facility means an area operated for the purpose of playing golf or practicing golf from individual tees, and may include one or more of the following as an accessory use: office, Retail Store, Eating Establishment, banquet facilities, lounge, golf driving range, and golf academy.

CONTINUED

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



Grade Points

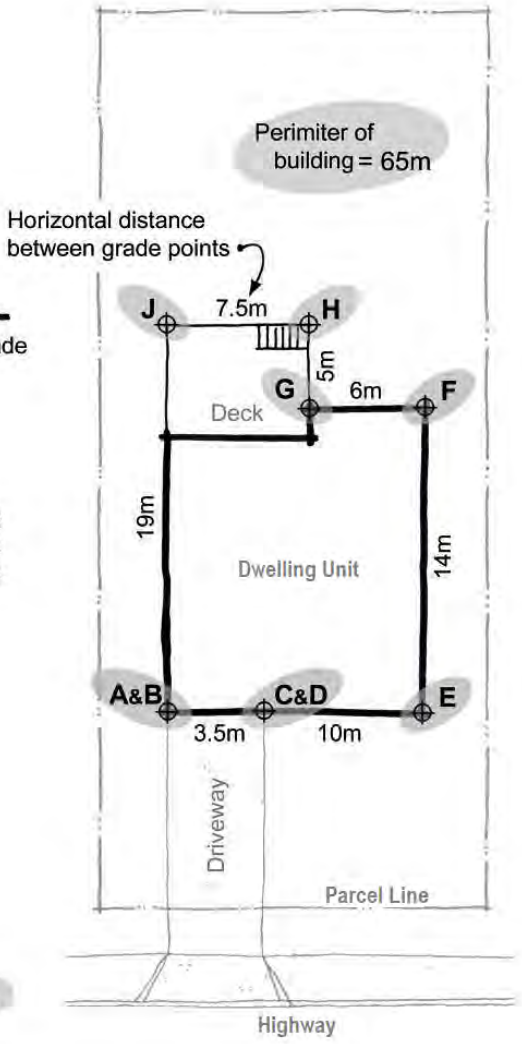
Grade Point A: 19.0	Grade Point D: 19.2	Grade Point G: 20.2
Grade Point B: 17.5	Grade Point E: 19.3	Grade Point H: 20.4
Grade Point C: 17.5	Grade Point F: 20.0	Grade Point J: 20.4

Calculation Example

Grade Points	Average of Points	Distance Between Grade Points	Totals
Points B & C:	((17.5 + 17.5) ÷ 2)	x 3.5m	= 61.25
Points D & E:	((19.2 + 19.3) ÷ 2)	x 10m	= 192.5
Points E & F:	((19.3 + 20.0) ÷ 2)	x 14m	= 275.1
Points F & G:	((20.0 + 20.2) ÷ 2)	x 6m	= 120.6
Points G & H:	((20.2 + 20.4) ÷ 2)	x 5m	= 101.5
Points H & J:	((20.4 + 20.4) ÷ 2)	x 7.5m	= 153.0
Points J & A:	((20.4 + 19.0) ÷ 2)	x 19m	= 374.3
			= 1278.25

Grade Calculation

1278.25 ÷ 65m (permiter of building) = **19.67**



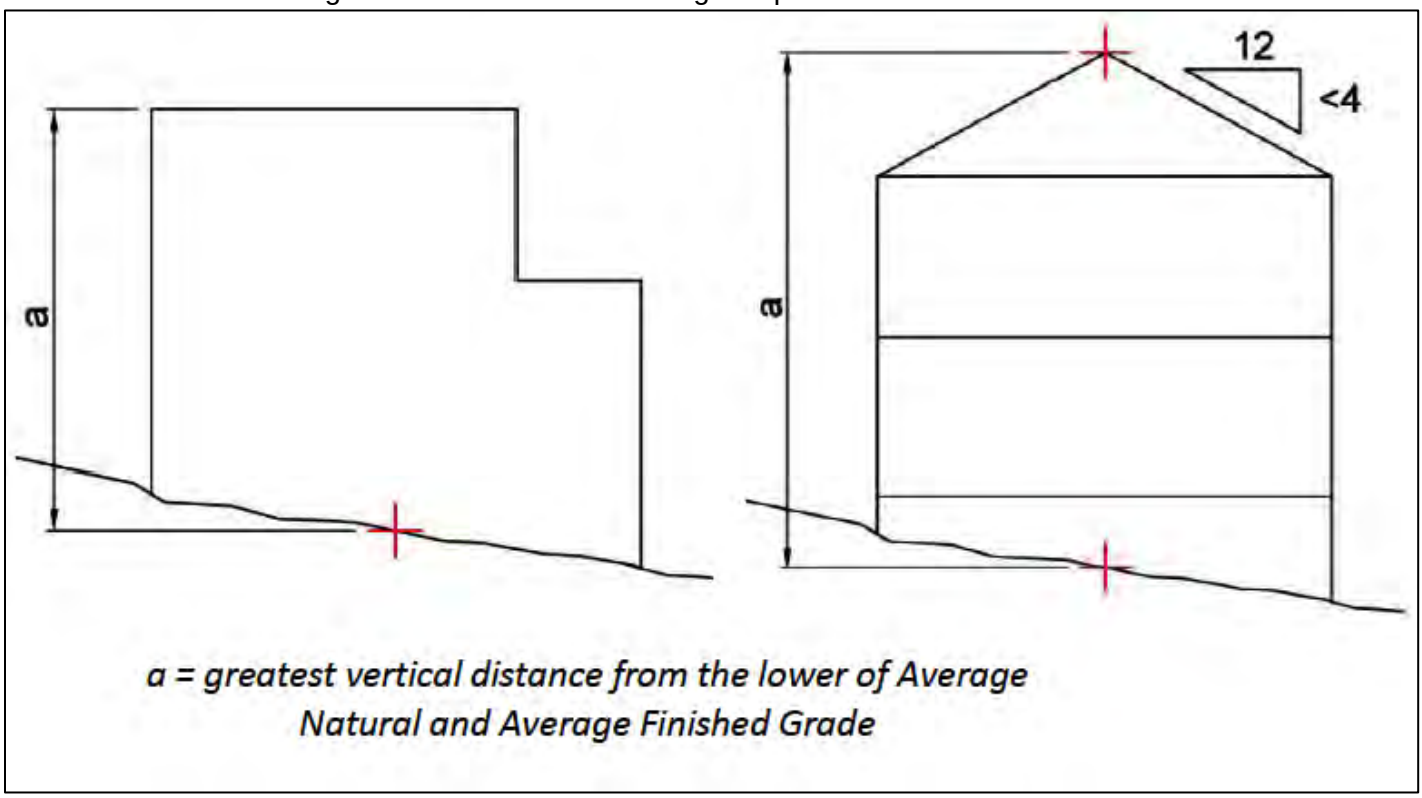
Natural Grade means the average elevation of the surface of the ground prior to grading, filling, or other site alterations, calculated from the four corners of the smallest rectangle that encompasses the Structure or the roof area of a Building, whichever is greater.

Greenhouse or Plant Nursery means premises used for the cultivation, storage or sale of plants, trees, bushes, sod and related gardening products and materials.

Ground-Oriented means having an exclusive and direct access to a private open space area, other than a balcony or sun Deck.

Health Clinic means a premise used for the provision of physical or mental health services on an out-patient basis. Services may be of a preventative, diagnostic, treatment, therapeutic, rehabilitative, or counselling nature. Typical uses include but are not limited to medical and dental offices, chiropractors, massage therapists, acupuncture clinics and counselling services.

Height means, when used in reference to a Building, the greatest vertical distance between the lower of Average Natural Grade and average finished Grade and the highest point.



Heavy Equipment Sales, Service and Repair means the sale, rental, service, or repair of heavy Vehicles, machinery or mechanical equipment typically used in Building, roadway, pipeline, oil field and mining construction, manufacturing, assembling and processing operations and agricultural production. This does not include automobiles and recreation Vehicle sales/rentals.

Heliport means any area designed, prepared, equipped, or set aside for the arrival, departure, movement, storage or servicing of helicopters, and includes any associated Buildings, installations, open space, and equipment in connection therewith. It may include Temporary Residential Uses for emergency personnel.

Highway means a public street, road, path, lane, walkway, trail, bridge, viaduct, thoroughfare and any other way, but specifically excludes private access on private property.

Hobby Beekeeper the keeping of four or less honeybee hives.

Home Based Business means an occupation or profession by a resident of the Dwelling Unit that is Accessory to the Residential or Agricultural use of the Parcel that does not change the Residential or Agricultural character or appearance of the Dwelling Unit, Building or Parcel. A Home Based Business may include Family Day Care.

Houseboat means a motorized watercraft designed and intended for navigation with a height above the waterline greater than 3 m and a length greater than 7.6 m and may contain facilities for Temporary habitation including bathroom and kitchen facilities.

Houseboat Buildings & Structures means Buildings or Structures used to house or repair houseboats.

Houseboat Operation means a Commercial facility that provides for the rental of Houseboats and may also include, as accessory uses, administrative Offices, Eating Establishments, Retail Stores, Laundry, shower facilities, related Fleet Services, together with incidental maintenance, repair, outdoor storage, Marine Fueling Station, and washing of Houseboats.

Household means:

a. A person occupying a Dwelling Unit alone; or
b. Two or more persons related by blood, marriage, common-law, adoption or foster parenthood sharing one Dwelling Unit; or
c. Not more than five unrelated persons including boarders, who are not related by blood, marriage, or adoption, sharing a Dwelling Unit; or
d. Unrelated persons sharing a Dwelling Unit with related persons provided that the number of unrelated persons does not exceed the number of bedrooms within the Dwelling Unit.

Impermeable Surface means a material which does not allow water or other liquid to readily penetrate or pass through.

Indoor Recreation means a Building or Structure which contains sports or recreation facilities, including but not limited to indoor swimming pools, ice arenas, curling rinks, courts for racquet sports, exercise centres, martial arts studios, gymnastics facilities, climbing walls, roller rinks, bowling alleys, miniature golf, batting cages, billiard halls and minor retail sales, Eating Establishment, and similar services customarily associated with and accessory to such facilities.

Institutional Use means the use of Lands, Buildings or Structures for: government services, police, ambulance and fire stations, courts of law, legislative chambers and offices, archives and meeting rooms accessory thereto whether on the same property or not; public detention centres, public schools, social services, public healthcare facilities, Religious Institution, community care facilities, child daycare facilities, utilities and Parks.

Kennel means any Building, Structure, compound, group of pens or cages that lodges dogs, cats or similar animals used as household pets for another person for financial gain and may include accessory office, retail sales of related products, breeding, grooming, training, and boarding facilities.

Kitchen means facilities for the preparation or cooking of food, and includes any room containing counters, cabinets, plumbing or wiring used for the preparation or cooking of food but does not include a wet bar.

Land includes the surface of water.

Landscape Buffer Area means an area free of all Buildings and Structures consisting of Soft Landscaping, the purpose of which is to separate different Land uses and may include Hard Landscaping.

> **Hard Landscaping** means any combination of boulders, paving, planters, sculptures and fences, arranged and maintained so as to enhance and embellish the appearance of a property, or where necessary, to effectively screen a lot, site or storage yard, but does not include Off-Street Parking areas.

Soft Landscaping means any combination of trees, shrubs, annuals, and perennials (ornamental or native); turf; bark mulch and gravel; arranged and maintained so as to enhance and embellish the appearance of a property, or where necessary, to effectively screen a Parcel, site or storage yard, but does not include Off-Street Parking areas and does not constitute riparian area restoration or enhancement within a SPEA, though could be included as a measure to protect a SPEA.

Lane means a Highway more than 3 m but not greater than 8 m in width, intended to provide secondary access to Parcels of Land. A Lane is not to be considered a partial Highway.

Laundry means a Building used for the purpose of receiving articles or goods of fabric or leather to be subjected to the process of dry cleaning, dry dyeing, or cleaning, processing or repairing elsewhere and for the distribution of any such articles or goods which have been subjected to any such processes. Also means a Building or portion thereof where machines for the washing and drying of articles or goods of fabric are provided to be operated by customers.

Light Industry means a use providing for the manufacturing, processing, storing, transporting, distributing, wholesaling, servicing or repairing of goods, materials or things such as (but not limited to) industrial bakeries, custom manufacturing, boat construction, prefabricated home manufacturing, creative product manufacturing, and artisan industrial uses.

Light Vehicle Sales & Rental means the retail sale or rental of new or used automobiles, boats, motorcycles, snowmobiles and light trucks and similar Vehicles and small equipment, together with incidental maintenance services, storage, fueling, washing, and sales of parts. It includes automobile dealerships, including automobile wholesale brokers, but does not include dealerships for the sale or rental of Vehicles with a gross Vehicle weight of more than 4100 kg or the sale of motorhomes with a gross Vehicle weight rating of more than 5500 kg or a length of more than 6.7 m.

Livestock Processing or Abattoir means a facility where animals are slaughtered and processed.

Loading Space means an area of a parcel reserved for Temporary parking for the purpose of loading or unloading passengers, goods or materials.

Manufacturing means the making of goods by hand or by machine that upon completion the manufacturer sells to a customer.

Marine Fueling Station means the use of a premises for the sale of fuels for boats and marine vessels, combined or separate from a Marina.

Media Production Studio means a facility that is equipped for sound recording, the transmission of radio and television programs, or the production of motion pictures, television programs, videos, music, sound recording, cellular phone applications or video games.

Mobile Home means a dwelling unit that is manufactured and assembled in a factory to Canadian Standards Association Z-240 MH Standard and which is intended to be capable of movement from place to place and intended to be occupied other than in its place of manufacture.

Mobile Home Park means any parcel on which are located 2 or more Mobile Homes.

Mobile Home Space means a designated area or a subdivided area under the Strata Act of a Mobile Home Park for the siting of Mobile Homes but does not include roadways, common amenity and accessory area uses.

Mobile Vending Unit means a vendor who sells food and retail products from mobile equipment which is capable of being moved on its own wheels without alteration or preparation and is fully self-contained with no service connection required.

Modular Home means a Single-Unit Dwelling or Two-Unit Dwelling constructed to the CAN/CSA A277 standard, built in 2 or more sections to be assembled on a permanent foundation.

Moorage means a place where a boat or marine vessel is anchored or attached to a permanent Structure.

Dock means a Structure made up of fixed or floating sections used for the purpose of mooring boat(s) which may include multiple Berths.

Fixed or Removable Walkway means a Structure used for providing pedestrian access to and from a Dock with a physical link to shore.

Group Moorage Facility means 1 or more multi-berth fixed or removable docks for the providing of commercial moorage, or communal moorage to an adjacent multi-unit Residential development or a group or association of residents.

Marina means a facility that which provides moorage space for watercraft and may also include, as accessory uses, administrative Offices, recreational lounges, Eating Establishments, the Retail Sales of marine supplies and equipment, laundry, shower facilities, Recreation Equipment Rental, Boat Repair, Boat Storage, Marine Fueling Station, water taxi and emergency services docks.

Private Moorage Buoy means a small floating Structure used for the purpose of boat moorage, typically composed of rigid plastic foam or rigid molded plastic, and specifically manufactured for the intended use of boat moorage.

Municipal Solid Waste Facility means a facility designed, constructed and operated for the collection, processing, transferring or disposal of the solid waste stream or components thereof, including but not limited to, transfer stations, material recycling facilities, composting facilities and disposal facilities.

Natural Boundary means the visible high water mark of a Watercourse where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the watercourse a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself.

Natural Resource Processing means a use providing for the conservation, management, and extraction of principal forest, mineral, and other resource materials. Specifically, this includes the preliminary grading, cutting, or crushing of such material for shipment but excludes manufacturing or processing not mentioned above. A resource use may occupy a Building of up to 56 m^2. This use excludes batching plant.

Nature Centre means the use of Land, Buildings or Structures for the use of educational programs and tours, special events and exhibits, galleries and theatres, and Accessory Offices, operated Accessory to a Nature Sanctuary.

Nature Park means use of Land, Buildings or Structures primarily for conservation and enjoyment of natural areas. Uses can include Boardwalks, trails, environmentally sensitive areas, minor gathering areas and Nature Sanctuaries.

Nature Sanctuary means the non-Commercial Use of Land, Buildings or Structures for the preservation of plant and animal life and may also include a Nature Centre.

Neighbourhood Energy Utility means a mechanical system that delivers or exchanges heat or hot water or electrical energy between lots of Land within a proximate area.

Neighbourhood Recycling Collection Area means the Accessory Use of a portion of a Parcel where permitted, for the Temporary siting of a roll-off container designed for the purpose of collecting and transferring household recyclable materials to a Recycling Depot.

Off-Street Parking means the accessory use of a Parcel for parking spaces and maneuvering aisles required by other use(s), Building(s) or Structure(s) on that Parcel (or off that parcel) in accordance with Schedule D.

Office means a Building primarily used for conducting the affairs of business, including the provision of administrative, business, clerical and secretarial agencies, consulting, financial, government services, health services, high technology services, insurance, legal, management, professional, and real estate services.

Outdoor Market means a Temporary Use where groups of individual sellers offer new and used goods, crafts or produce for sale directly to the public. This may consist of vendors that include liquor sales and tasting within an outdoor market in accordance with the requirements of the BC Liquor and Cannabis Regulation Branch.

Outdoor Recreation means public and private unsheltered activities for civic, social, educational, Entertainment or like purposes.

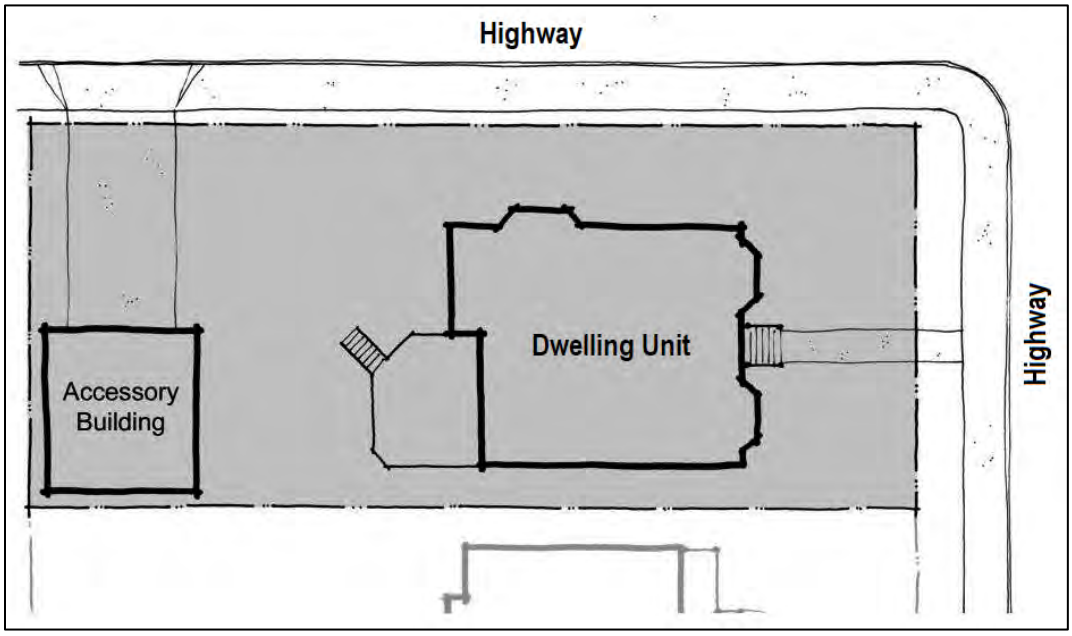
Outdoor Storage means the storage of equipment, goods, or materials in the open air where such storage of goods and materials does not involve the erection of permanent Structures or the material alteration of the Land. Typical uses include but are not limited to storage of construction material, Vehicles and heavy equipment.

Owner means the registered owner of an estate in fee simple or their agent authorized in writing and includes the tenant for life under a registered life estate, the registered holder of the last registered agreement for sale.

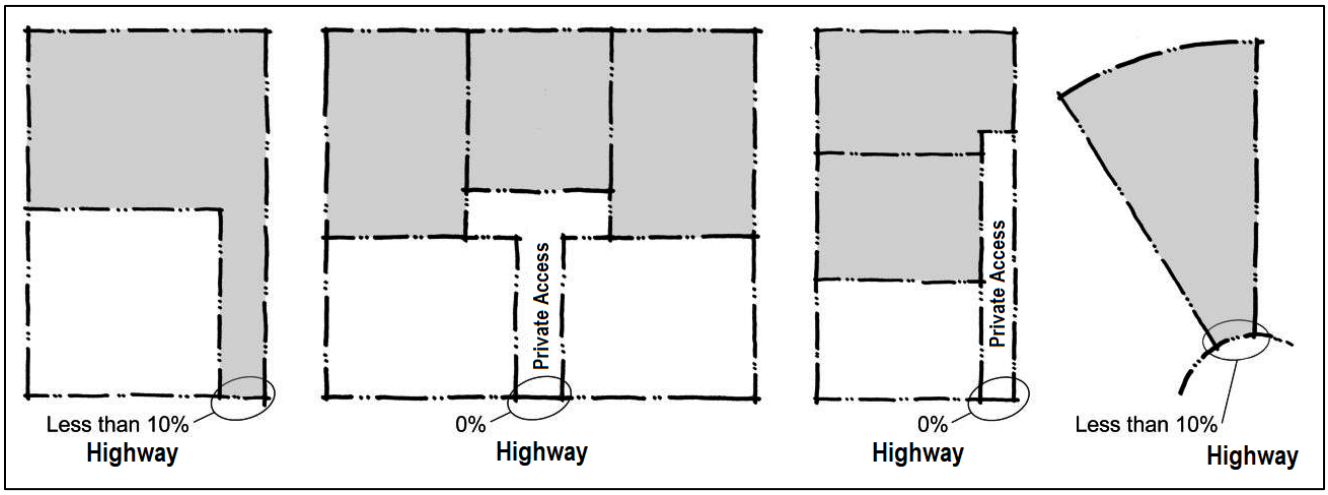
Parcel means a single area of Land, designated and registered at the Land Title Office as not more than one Parcel of Land , and if a Parcel of Land is divided by a lane or otherwise, each division thereof constituting a single area of Land shall be deemed to be a separate parcel, and includes a Strata Parcel in a bare Land strata plan but does not include any other Strata Parcel or an air space parcel.

Abutting Parcel means immediately contiguous to, or physically touching, and when used with respect to lots, means 2 Parcels that share a common Parcel Line.

Corner Parcel means a Parcel having a continuous Highway frontage on two or more Highways.

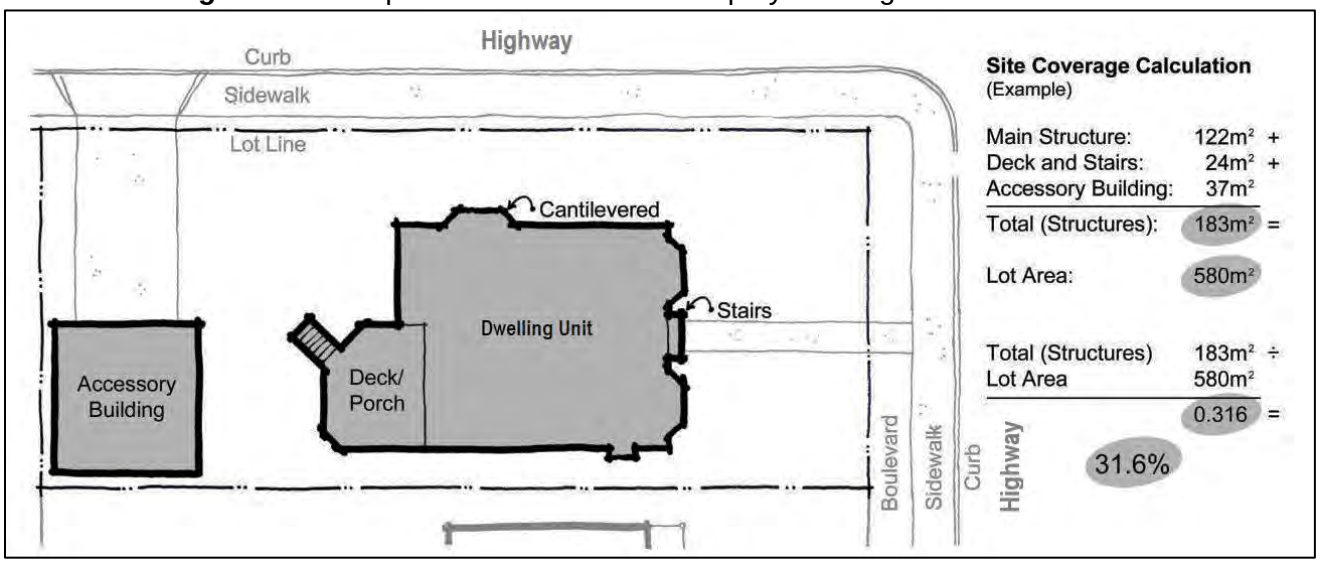


Panhandle Parcel means a Parcel that has less than 10% of its perimeter adjoining a Highway and/or in part consists of a Panhandle driveway.



Parcel Area means the extent of a Parcel taken in a horizontal plane but does not include any portion of the Parcel below the Natural Boundary.

Parcel Coverage means the portion of a Parcel taken up by Buildings and Structures.



Parcel Depth means the average distance between the Rear Parcel Line or a point opposite of, the Front Parcel Line of a Parcel.

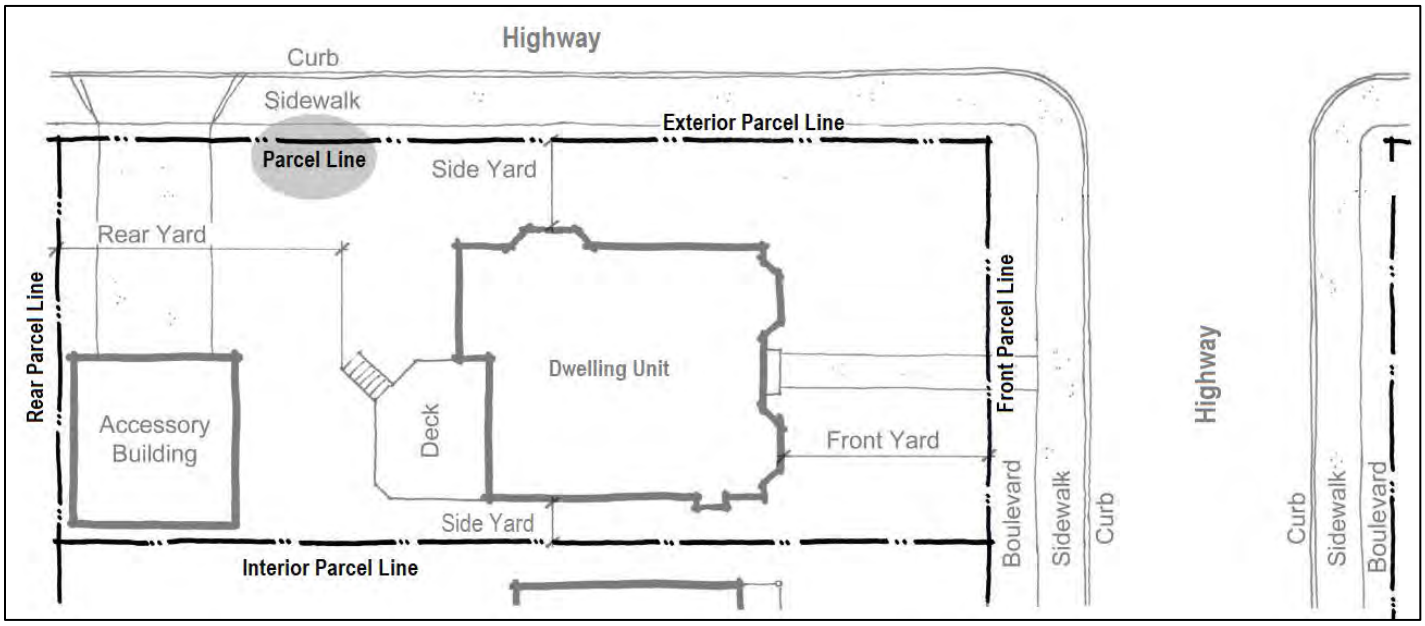
Parent Parcel means the original Parcel of Land that was or is proposed to be the subject of a plan of subdivision.

Strata Parcel means a Parcel shown on a strata plan according to the *Strata Property Act*.

Through Parcel means a parcel Abutting 2 parallel or approximately parallel Highways, other than Lanes.

Parcel Width means the length of the Front Parcel Line except in the case of an irregularly shaped lot, where the width shall be the horizontal distance between the Side Parcel Lines at the Front Parcel Line setback. For a reverse pie-shaped lot, the Parcel width is the horizontal distance between the Side Parcel Lines at the Rear Parcel Line Setback.

Parcel Line means a legal boundary of a Parcel.



Exterior Side Parcel Line means a Parcel boundary, other than a Front Parcel Line or a Rear Parcel Line, which abuts a Highway.

Front Parcel Line means a Parcel boundary common to a Parcel and a Highway other than a Lane, and where a Parcel is contiguous with the intersection of two Highways, the Front Parcel Line is the shortest Parcel boundary adjoining a Highway other than a Lane, except:

a. where a Parcel is a Through Parcel where there is no shortest Parcel Line, the Front Parcel Line is the Parcel Boundary to which the Building Face or the Principal Building parallels;
b. where the Parcel is a Panhandle Parcel, the Front Parcel Line is the line separating the body of the Parcel from the panhandle.

Interior Side Parcel Line means a Parcel boundary between two Parcels, other than a Front Parcel Line, Exterior Side Parcel Line or a Rear Parcel Line, which does not run along a Highway.

Rear Parcel Line means a Parcel boundary that lies most opposite to and is not connected to the Front Parcel Line.

Parapet or Parapet Wall means that portion of a perimeter Building wall that rises above the roof.

Park means Land which is owned by the District or other government which Land is dedicated for public use for recreational and or conservation purposes.

Parking Lot or Parkade means a Parcel or part of a Parcel or a Building available to be used for the Temporary Commercial parking of more than 1 Vehicle.

Park Model Trailer means a Recreational Vehicle recreational unit that conforms to CAN/CSA Z-241 series of standards for park model trailers at the time of manufacture, with a width greater than 2.6 m in transit mode and a maximum interior area of 50 m^2 when in the setup mode.

Party Wall means a wall jointly owned and jointly used by two parties under easement agreement or by right in law, and erected at or upon a line separating two Parcels of Land , each of which is, or is capable of being, a separate real estate entity.

Patio means any solid Structure at finished Grade meant for support of people or materials outdoors and less than 0.6 m in Height.

Pawn Shop means an establishment that engages, in whole or part, in the business of loaning money on the security of pledges of personal property, or deposits or conditional sales of personal property, or the purchase or sale of personal property.

Personal Service Establishment means the use of premises to improve beauty and wellness through styling, cutting, or chemical treatment of hair and through skin and body treatments, including pedicures, manicures, facials, microdermabrasion, electrolysis, waxing, laser, hydrotherapy, anti-aging, skin rejuvenation therapy, aromatherapy, stone therapy massage, sauna, relaxation massage and related services.

Pet Day Care – Indoor means a facility which offers care for pets indoors, but specifically excludes overnight boarding.

Pet Day Care – Outdoor means a facility which offers care for pets inside or outdoors, but specifically excludes overnight boarding.

Prefabricated Home Sales means a Building or Parcel used for the display and sale of Modular and Mobile Homes, as well as Park Model Trailers.

Principal Building means any Building used to accommodate a Principal Use.

Principal Use means the main or primary use of Land, Buildings and Structures, specifically permitted in the zones established by this bylaw.

Public Utility means a use providing for the essential servicing with water, sewer, telephone, electrical, television, refuse disposal and similar services where such services are provided by a government organization, Crown Corporation, Improvement District, or by a company operating under the *Water Utilities Act*.

Recreation Equipment Rental means the rental of new or used boats, marine craft and similar light recreational equipment such as bicycles, canoes, and kayaks, with minimal on-site facilities for maintenance or Seasonal storage. This use does not include Recreational Vehicles.

Recreation Equipment Sale, Service & Rentals means Recreation Equipment Rental as well as the rental of new or used travel trailers or similar light recreational equipment, together with maintenance services, storage, and sales of parts. It does not include dealerships for the sale of Recreational Vehicles with a gross Vehicle weight rating of more than 5500 kg or a length of more than 6.7 m.

Recreation Facility means the provision of social or recreational activities or facilities for the purpose of gain or profit, and includes social recreation uses such as, but not limited to, Indoor Recreation, Social Clubs, and Entertainment Use. This use does not include Cabaret or Night Club.

Recreational Vehicle means any camper, travel trailer, fifth wheel trailer or motor home with a maximum width of 2.6 m in transit mode which can be used to provide sleeping accommodation and which is capable of being licensed for highway use pursuant to the *Motor Vehicle Act*.

Recreational Vehicle Park means a site intended for the accommodation of persons in recreational Vehicles or park model trailers, and excludes a mobile home park or campground, but may include an accessory laundry, bathroom, shower facilities, retail store, office, and recreational facilities, provided such uses are limited to the occupants of the Recreational Vehicle Park.

Recreational Vehicle Sales, Service & Rental means the rental of Recreational Vehicles, travel trailers, campers, and tent trailers together with maintenance services, storage, and sales of parts.

Recreational Vehicle Sanitary Dump Station means a system of piping designed to accept waste from sanitary sewage holding tanks or Vehicles other than septic tank trucks.

Recreational Vehicle Space means a designated area, or Parcel subdivided under the *Strata Act*, of a Recreational Vehicle Park intended for the siting of a Recreational Vehicle or Park Model Trailer, but does not include common amenities, Usable Open Space, and Accessory Use areas.

Recreational Vehicle Strata Park means a site intended to be subdivided under the Strata Act for the individual ownership of recreational Vehicle spaces.

Recreational Water Activities means leisure activities that take place in areas associated with the water and water access, such as swimming, boating, fishing, water skiing and diving.

Recycling Depot means a Building or Parcel used for the collection, purchase and sale, sorting, processing and Temporary storage of recyclable materials including, but not limited to cardboard, plastics, paper, metal, bottles and similar household goods or items returnable for deposit.

Recycling Plant means the use of Land, Building, or Structures for the purposes of consolidating materials for transportation or the processing recyclable materials into other usable materials or products.

Religious Institution means one or more Buildings wherein persons assemble for religious worship or related educational, social, recreational or charitable activities. These institutions may include a columbarium Structure with associated services as an Accessory Use.

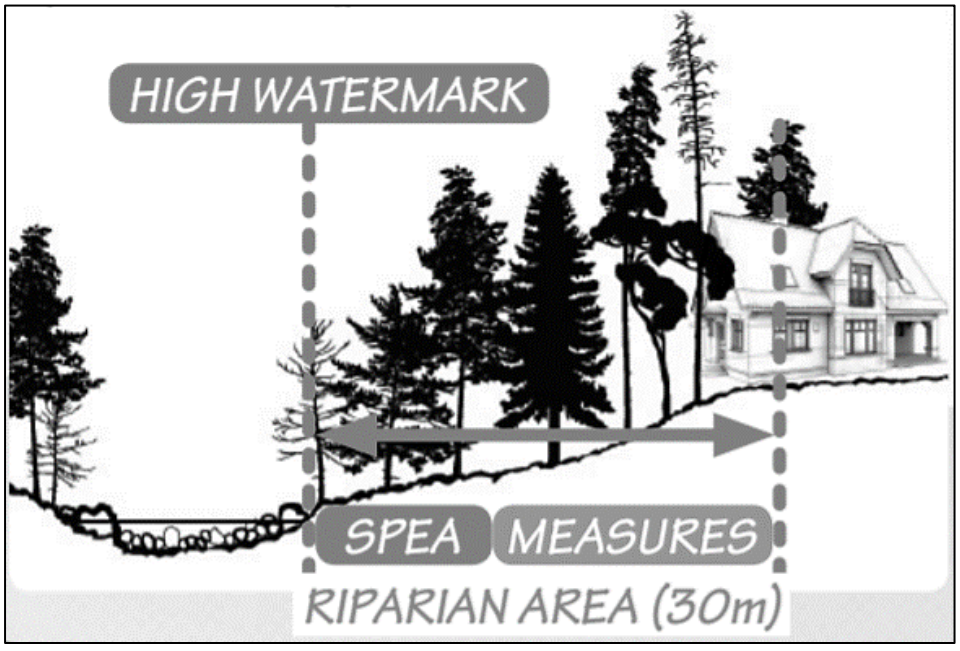
Repair Shop means a shop at which household items or other small motors or electrical devices may be repaired, but specifically excludes Vehicle Service & Repair.

Residential Use means a use providing for the permanent accommodation and home life of a Household.

Retail Store means an establishment where goods, merchandise, other materials are offered to the general public and includes limited on-site and outdoor storage or limited Seasonal outdoor storage. Typical uses include but are not limited to grocery, hardware, pharmaceutical, tourist goods stores, appliance, sporting goods stores, and printing services. This use excludes Cannabis Retail.

Retaining Wall means any Structure other than a Building wall which is constructed to hold back, stabilize, or support an earthen bank.

Streamside Protection and Enhancement Area (SPEA) means an area beside a Watercourse that is defined by *Riparian Areas Protection Regulation* as a “stream”.



Scrap & Recycling Yard means a use where Vehicles and associated parts, scrap metal, used Building materials, discarded or salvaged materials are collected, stored, disassembled, repaired, re-sold, shredded or crushed for recycling.

Screening means a continuous Fence, wall, compact hedge or combination, supplemented with Soft Land scaping that effectively provides a visual separation or enclosure for the site, and is broken only by limited access points for pedestrians and Vehicles.

Seasonal means a use or activity in a facility or area for less than 12 months of the year.

Secondary Dwelling Unit means a Secondary Suite, Coach House or Garden Suite that contains a Dwelling Unit subordinate in size to the Principle Building on the same Parcel.

> **Coach House** means a Dwelling Unit that is contained within an Accessory Building.
>
> **Garden Suite** means an Accessory Building used for the purpose of accommodating an accessory Dwelling Unit and shall not include a Mobile Home, Park Model Trailer, or Recreational Vehicle.
>
> **Secondary Suite** means an accessory Dwelling Unit contained within a Single-Unit Dwelling or attached via a Breezeway.

Service Industry means the use of Land or Buildings for wholesale sales or the testing, assembling, cleaning, distribution, servicing, printing, repair and maintenance of goods and materials, and the sale or rental of tools, lawnmowers, garden equipment and other similar goods.

Service Establishment means businesses engaged in activities associated with the Service Industry.

Service & Repair Establishment means a business at which a range of low impact and small-scale services are offered including repair of household items or other small motors or electrical devices, but specifically excludes automobile repairs or painting.

Setback means the required distance from a Parcel Line to any area of a Parcel on which a Building or Structure may be sited under Part 4 of this Bylaw.

Shipping Container means a prefabricated metal container or box specifically constructed for the transportation of goods by rail, ship or transport truck.

Shopping Centre means one or more Buildings designed as an integrated unit to be used for Retail Stores, Offices, Eating Establishments, arcades, internet centres, cinemas, exercise studios, Personal Service Establishments, Repair Shops, Vehicle Service & Repair, and garden centres. A Shopping Centre may be used on a temporary basis for Carnivals.

Short Term Rental means the use of a Dwelling Unit as a Sleeping Unit.

Sign means any identification, description, illustration, Structure or device visible from a public place which is intended to direct attention to a product, service, place, activity, person, institution, business or solicitation and specifically, may be part of a wall, Vehicle, or free standing device;

> **Interpretive Sign** means indoor or outdoor panels that include geographical or cultural information relevant to a place, that are in accordance with the Sign bylaw, and may include interactive kiosks; messages imbedded in the ground, such as in concrete; small signs affixed to Buildings; projected lettering or images; or other similar objects.

Sign Shop means the use of Land, Buildings, or Structures for the purpose of manufacturing, installing, repairing, designing, and selling Signs.

Sleeping Unit means a unit of accommodation, not subject to a tenancy agreement, for rental on a daily, weekly, or monthly rate and may include a bathroom and cooking facilities.

Social Club means the use of premises by a non-profit society, association or corporation organized solely for the promotion of some common purpose and which is operated for fraternal, social or recreational purposes only, but does not include Religious Institution, hospital, social service centre, Care Facility and group residence or premises used for Residential or administrative purposes.

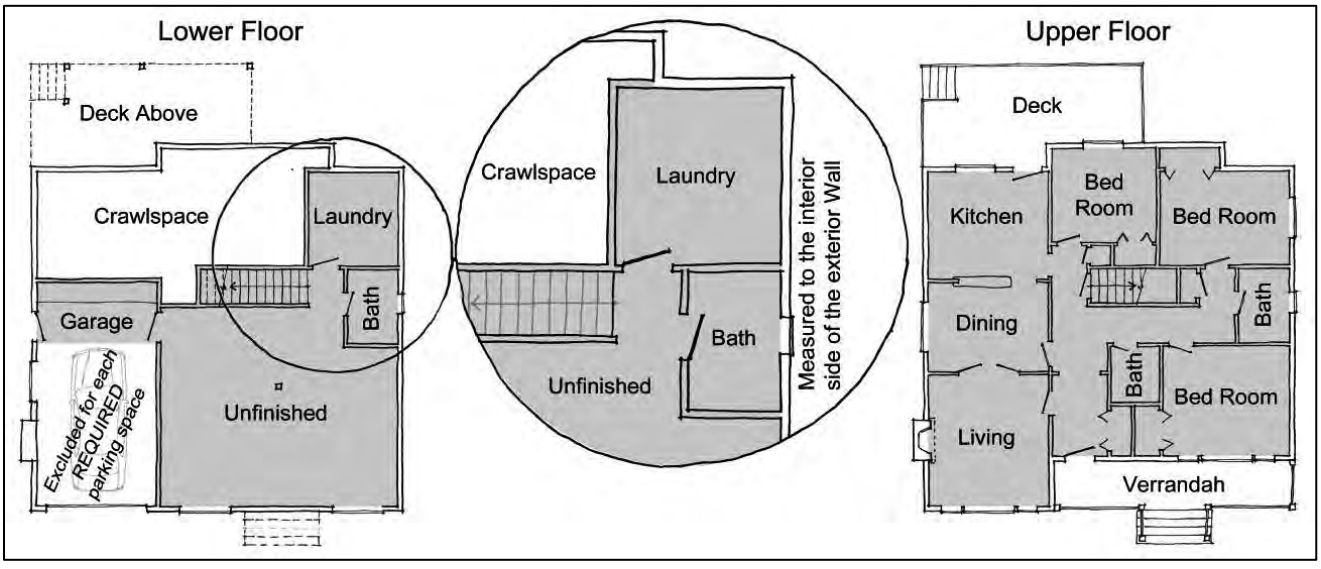
Storage & Warehouse means the storage of goods, wares, merchandise, substances, articles, or things, whether or not the storage is contained in separately occupied, secured storage areas or lockers and includes Truck Terminal.

Storage Facility means a self-contained Building or group of Buildings containing lockers available for rent for the storage of personal goods or a Warehouse used exclusively to store bulk goods of a non-hazardous nature.

Storey means that portion of a Building which is situated between the top of any floor and the top of the floor or ceiling above it.

Storey Area when used in reference to a floor of a Storey of a Building, “area” means the entire horizontal plane, which in plan, is enclosed by the interior face of the exterior walls of the Storey at floor level plus the area enclosed by any cantilevered element that is within that Storey and that is above floor level, but does not include of the following areas:

a. The area used or intended to be used for required parking or movement of Vehicles, as set out in this bylaw, which is calculated starting from the lowest level of the Building;
b. The area used or intended to be used for required bicycle parking, long-term, as set out in this bylaw, which is calculated starting from the lowest level of the Building;
c. The area or areas of Balconies, exposed Decks, Patios or roofs; and
d. The area of elevator shafts.



First Storey means the lowest storey having its floor level not less than 2.0 m averaged Grade.

Structure means any construction fixed to, supported by, or sunk into Land or water and excludes a Trellis or Hard Land scaping less than 2 m in height, and a Fence.

Swimming Platform means a floating, roofless, Structure with at least one ladder used for non-motorized Recreational Water Activities, but not boat mooring.

Take-Out Restaurant means an Eating Establishment which provides no more than 6 seats for customers to consume food on the premises, and which does not serve food via drive-through service. This definition includes Eating Establishments and Mobile Vendors which have no provision for consumption of food on the premises.

Tandem Parking means two parking spaces, one behind the other, with a common or shared point of access to a maneuvering aisle, Lane or Highway.

Temporary Use means a use operating on a Residential Parcel not exceeding 180 days, and not exceeding a single Season on a property zoned for Commercial, Industrial or Agricultural uses.

Theatre means a Building used or intended to be used for live dramatic performances or for the projection of motion picture films, but specifically excludes drive-in theatres.

Tourist Accommodation means Land, Buildings or Structures which provides temporary accommodation for travellers within Sleeping Units. It includes a hotel, motel, cabins, yurts or other semi-permanent tent Structures.

Tourist Facility means the use of Land, Buildings or Structures for facilities intended to attract and provide informational, social, recreational and entertainment experiences to visitors, but does not include Tourist Accommodation. It includes Accessory Uses of Eating Establishment and Retail Store.

Trellis means a Hard Landscape Structure, usually made from an open framework or lattice of interwoven or intersecting pieces of wood, bamboo, plastic or metal that is normally made to support and display vegetation.

Truck Terminal means a Building or Parcel used as an origin or destination point for the loading, unloading, assembling or transferring of goods transported by truck, or which provides containerized freight handling facilities or rail truck services, or where local pick-up, delivery and transitory storage of goods incidental to the principal function of the motor freight shipment is provided, or where trucks are repaired. Any Parcel where motor freight shipment is the Principal Use and where Vehicles in excess of single unit, single axle weights of 13,600 kg GVW (Gross Vehicle Weight) are operated, shall be considered, as a truck terminal.

Urban Agriculture means an Accessory Use consisting of the keeping of bees or hens or the cultivation of a portion of a Parcel for the production of food, including fruits, vegetables, nuts and herbs and not including livestock, for human consumption only.

Use means the purpose for which any Parcel, Land, Building, or Structure is used or occupied.

Utilities means development for utility infrastructure purposes that provides for Public Utilities or similar utilities where such utilities are established by the District, by another government body or by a company operating under the *Utilities Commission Act* and includes sewer, watermain, and power line easements, pump houses, substations, telephone exchanges, traffic, street lighting, traffic controls and Neighbourhood Energy Utility. This use does not include Storage Yards.

Vehicle means a Vehicle as defined in the *Motor Vehicle Act*.

Vehicle Service & Repair means the servicing and mechanical repair of automobiles, motorcycles, boats, snowmobiles, and similar Vehicles and small equipment or the sale, installation, or servicing of related accessories and parts. This includes but is not limited to transmission shops, muffler shops, small engine repairs, tire shops, auto glass shops, and upholstery shops and excludes Motor Vehicle Body Repair & Paint Shop.

Vehicle Body Repair & Paint Shop means those premises where automobiles, trucks, and other Vehicles undergo body repair and painting. This use specifically excludes the wrecking or storage of derelict Vehicles.

Vehicle Service Station means a business which provides light maintenance of Vehicles including the sale of Vehicle fuels, Electric Vehicle Charge Station, Vehicle Service & Repair, Vehicle Wash facilities, and the sale of

automotive fuels. It may include Eating Establishments, Retail Stores, and Recreational Vehicle Sanitary Dump Stations as Accessory Uses but excludes Vehicle Body Repair & Painting.

Vehicle Towing Service means a service in which two or more recovery Vehicles are employed in providing roadside assistance including the hauling, impound and sale of Vehicles, but excludes Scrap & Recycling Yard.

Vehicle Wash means a Building or Structure containing facilities for washing Vehicles, including tunnel car washers, coin operated automatic car washers, and coin operated self-service car washers.

Veterinary Clinic means any Building, Structure, or premises in which animals are treated for medical reasons, hospitalized or groomed.

Walkway means a Highway carrying pedestrian and non-motorized traffic only, except that a Walkway may be designed to afford emergency vehicle use.

Warehouse means the Commercial Use of Buildings and Structures for receiving and storage of goods and includes the storage of goods by a distributor or supplier who sells the goods at retail at other locations.

Waste Transfer Station means the use of premises for the receiving, Temporary storage, management and shipping of refuse and recyclables.

Wastewater Treatment Facility means a Municipal facility for the processing of wastewater from a Community Sewer System in accordance with the *Environmental Management Act* and related Regulations.

Water Treatment Facility means a Municipal facility for the production of drinking water for conveyance by a Community Water System in accordance with the *Drinking Water Protection Act* and related Regulations.
Watercourse means any natural or man-made drainage course or source of water, whether usually containing water or not, and includes any lake, river, creek, spring, ravine, swamp, gulch, or source of ground water, whether enclosed in a conduit or not, or as required by the Province of British Columbia.

Waterfront Parcel means a Parcel having a boundary in common with the Natural Boundary of Shuswap Lake, Mark Lake or the Eagle River.

> **Semi-Waterfront Parcel** means a Parcel of Land that is only separated from the Natural Boundary of Shuswap Lake or Mara Lake by a rail line, rail trail or municipal Highway.

Wholesale means the use of Land, Buildings, or Structures, by establishments or businesses engaged in selling merchandise to retail dealers or to other wholesale dealers, or to contractors or to manufacturers, for resale or for use in their business.

Workshop means the use of wholly enclosed premises for the storing, maintenance, and assembly of equipment and material for audio, electrical, plumbing, construction, and related trades.

Works Yard means the use of a partially enclosed Building, or a portion thereof, or an open area of Land for the storing, repairing, or cleaning of supplies, materials, equipment, or Vehicles in support of off-site activities such as construction, installation, cleaning, repair or other services.

Wrecked Vehicle means a Vehicle that is not displaying a current licence decal for operation in British Columbia and that is not capable of operation under its own power.

Yard means an area between the Principal Building and relevant Parcel Line.

> **Front Yard** means the area of a Parcel between the Side Parcel Lines extending from the Front Parcel Line to the nearest wall or supporting member of a Building or Structure.

Rear Yard means the area of a Parcel between the Side Parcel Lines extending from the Rear Parcel Line to the nearest wall or supporting member of a Building or Structure.

Side Yard means that part of the Parcel which extends from a Front Parcel Line to a Rear Parcel Line between the Side Parcel Line and the nearest wall or supporting member of a Building or Structure.

Zone means an area created by the Zoning Bylaw of the District of Sicamous as amended or as replaced from time to time before and after the effective date of this bylaw.

1.2 Other Definitions

Unless otherwise provided, terms shall have the same meaning as given by the *Community Charter*, the *Local Government Act*, the *Transportation Act*, the *Agricultural Land Commission Act*, the *Interpretation Act*, and other senior government legislation and regulations as apply.

PART TWO

THIS PAGE LEFT INTENTIONALLY BLANK

PART TWO – ADMINISTRATION

2.1 Zones

The District of Sicamous is hereby divided into the following zones:

A-1	Agriculture and Resource Processing
CR	Country Residential
R-1	One and Two Family Residential
R-2	Small Parcel Residential
R-3	Mobile Home Residential
R-4	Hillside Single Family Residential
MUR-1	Multi-Unit Residential
MUR-2	Seasonal Accommodation
MHP-1	Mobile Home Park
RVP-1	Recreational Vehicle Park
C-1	Local and Town Centre Commercial
C-2	Highway Commercial
C-3	Waterfront Commercial
C-4	Tourist Accommodation - Resort
C-5	Tourist Accommodation - Campground
C-6	Houseboat Commercial
I-1	Industrial – Light
I-2	Industrial – General
P-1	Civic and Recreation
P-2	Works and Services
P-3	Park – General
P-4	Park – Conservation
P-5	Healing Centre
W-1	Marine
W-2	Group Moorage
W-3	Commercial Marina

2.2 Zoning Maps

The areas designated in each zone are as shown on Schedule B being the " District of Sicamous Zoning Map".

2.3 Zone Boundaries

The boundaries of the zones shall be:

.1 The center lines of road allowances, creeks, rivers or rail lines unless referenced to lot lines;
.2 Determined by scaling from the official zoning maps where the zone boundary does not follow a lot line and where the distances are not specifically indicated.

2.4 Metric Measurement

Metric units are used for all measurements in this bylaw.

2.5 Amendment

Application may be made to amend this bylaw:

.1 By submitting to the Administrator, the appropriate forms and the applicable support and technical information outlined in the District of Sicamous Development Procedures Bylaw and paying the required fees; and
.2 Where property is located within 800 m of the Trans Canada Highway #1 or the Vernon-Sicamous Highway 97A, approval of the Ministry of Transportation and Highways is required, and a development may be required to comply with standards more restrictive than those outlined in this bylaw.

2.6 Other Legislation

.1 Nothing contained in this Bylaw shall relieve any person from the responsibility to seek out and comply with other legislation applicable to their undertaking.

.2 Where Land is within an agricultural Land reserve created pursuant to the Agricultural Land Commission Act and amendments thereto and if any portion of this Bylaw is in any way contrary to, in conflict with, inconsistent with or repugnant to the Act, the Act shall prevail.

2.7 General Prohibition

No person shall:

.1 cause, suffer or permit any Building or Structure to be used, located, constructed, altered, moved or extended;

.2 use any Building or Structure constructed, moved or altered;

.3 cause, suffer or permit Land to be used;

.4 use Land;

.5 subdivide Land;

.6 use Land without providing Off-Street Parking and loading spaces;

in contravention of this bylaw or otherwise fail to comply with the requirements of this bylaw.

2.8 Enforcement

.1 **Inspection**

The Administrator is hereby authorized to administer and enforce this bylaw and includes the authority to enter private property at all reasonable times.

.2 **Violation**

a. It is an offense for a person to cause, suffer, or permit any Building or Structure to be constructed, reconstructed, altered, moved, extended, occupied or use, or any Land to be occupied or used, in contravention of this bylaw.

b. It is an offense for a person to prevent or obstruct or attempt to prevent or obstruct the entry of a person authorized in section 2.8.1 to any Land, Building or Structure.

.3 **Penalties**

a. A person who violates any provision of this bylaw, or who permits any act or thing to be done in violation of any of the provisions of this bylaw commits an offence against this bylaw.

b. Each day that any violation, contravention, or breach of this bylaw continues to exist will be deemed a separate offence against this bylaw.

c. The Bylaw Administrator may enforce the provisions of this bylaw by:

d. serving a ticket onto a person who commits an offence in accordance with Ticket Information Utilization Bylaw No. 77, 1992, as amended or replaced; or

e. initiating an action authorized by the Community Charter.

f. A person who commits an offence against this bylaw is liable for a fine of up to $50,000 for each offence in accordance with the Offence Act.

g. A person must not obstruct or interfere with the Bylaw Administrator lawfully exercising their authority conferred on the Bylaw Administrator under this bylaw.

2.9 Remedial Powers

In addition to taking action before a Court having jurisdiction, Council may in accordance with the Local Government Act, authorize the demolition, removal or bringing up to standard, any Building, Structure or thing, in whole or in part that is in contravention of this bylaw and may include taking action to File Notice on Title.

PART THREE

THIS PAGE LEFT INTENTIONALLY BLANK

PART THREE – GENERAL REGULATIONS

3.1 Permitted Uses

No Land, Building or Structure in any zone shall be used for any purpose other than that specified for the zone in which it is located.

.1 Subject to the further regulations of this Bylaw, the following Uses shall be permitted in any zone:

a. an Accessory Use that is customarily incidental and subordinate to a permitted use located on the same Parcel;
b. repairs to any Building or Structure, provided that all such repairs comply with regulations of the zone in which it is situated;
c. Temporary Structures or Buildings which are erected for the purpose of providing Temporary Office space or shelter for construction or maintenance crews or storage of materials for the erection or maintenance of any private or Public Utility, or Building or Structure for which a required Building permit has been obtained, provided such Structure or Building is removed within 30 days of completion of such Public Utility, Building or Structure;
d. Utilities;
e. Neighbourhood Energy Utility;
f. public Highways and Lanes, and public street furnishings, including refuse and recycling bins;
g. Buildings providing for a Temporary Accessory Office Use or Accessory marketing Use customarily incidental to the permitted Principal Use with a valid Building permit including a show home or Residential sales centre;
h. the Temporary Use of a Building or part thereof as campaign headquarters for political candidates or as a voting place for government elections, referenda, plebiscites or census, provided that the time period of such use does not exceed 60 days;
i. Hobby Beekeeper;
j. interpretive signage;
k. District of Sicamous owned and administered parks, trails, playgrounds and conservation areas;
l. community mailbox;
m. bus stop;
n. Urban Agriculture;
o. community garden;
p. public art;
q. Public Utility;
r. Electric Vehicle Charge Station;
s. Archaeological Reserve;
t. cultural exhibits; and
u. solar energy devices.

.2 The following Uses shall be prohibited in all zones, unless otherwise permitted in specific zones:

a. Scrap & Recycling Yard when conducted outside a Building;
b. adult entertainment businesses;
c. Escort Service;
d. massage parlours;

e. prize fighting, kick boxing and other martial arts contests, mud wrestling, exotic dancing, bikini contests, and similar Entertainment of a violent or sexual nature, when conducted in liquor principal or food principal licensed establishments;
f. premises used entirely or principally for prescribing, or for the sale or dispensing, of methadone, suboxone, other opioid substitutes, or opioids;
g. the bulk loading, bulk unloading, bulk plants/storage, production, refining or processing of dangerous goods;
h. a weapons use;
i. an exotic performance, show or exhibition on a premise not duly licensed and regulated by the provisions of the *Liquor Control and Licensing Act*;

3.2 Access, Servicing & Utilities

.1 **Servicing Required**

No Building, Structure, or Parcel in any zone shall be used for any purpose that requires street access or services unless the Parcel has actual physical access from the street and the Owner has obtained proper authorization to have the required services installed and has installed such services in accordance with the District of Sicamous Subdivision and Servicing Bylaw.

.2 **Controlled Access Highways**

a. Any parcels fronting a controlled access highway as designated by Section 48 of the Transportation Act with no municipal streets access must apply to the Ministry of Transportation and Infrastructure for an access permit as per section 49 of the Transportation Act.
b. Signage must not contradict Transportation Act Section 16.
c. Roadside sales are not to encroach on Ministry of Transportation and Infrastructure right of way.

.3 **Utility Siting**

Minor utility cabinets for the provision of telephone, power, cable television or other utility services, when located outside a statutory right-of-way or highway, shall comply with the following:

a. a cabinet less than 1.8 m in height with no horizontal dimension exceeding 1 m need not comply with any yard requirements in any zone;
b. a cabinet less than 1.8 m in height with a horizontal dimension between 1 m and 2 m must be set back at least 1 m from a property line; and
c. a cabinet greater than 1.8 m in height or with a horizontal dimension exceeding 2 m shall comply with the setbacks for accessory Structures in that zone.
d. satellite dishes and other equipment for receiving or transmitting information with radio waves shall not be permitted in the front yard of any property occupied with a Residential Use with the exception of properties within the Rural and Agricultural zones.

3.3 Accessible Design

To be determined by Council Policy.

3.4 Accessory Buildings

Accessory Buildings including Structures, Garages, Carports or any permanent Structure with a roof, are subject to the following regulations:

.1 Except in Commercial and Industrial Zones, Shipping Containers are not permitted as an Accessory Building or use for more than 30 days in all zones, unless otherwise specifically permitted;

.2 **Permitted Structures**

a. The following are permitted anywhere on a Parcel:
   (i) Fences, in accordance with other regulations pertaining to fencing;
   (ii) Retaining Walls, in accordance with other regulations pertaining to Retaining Walls;
   (iii) trellises, pergolas, or similar Landscape Structures that do not have an impermeable roof;
   (iv) Temporary children's play equipment;
b. An Accessory Building shall not be used as a Dwelling Unit unless it complies with this Bylaw (such as a Carriage House, Garden Suite or Employee Dwelling);
c. 1 bathroom with a toilet and sink is permitted in an Accessory Building, to a maximum of 3 m^2.
d. Kitchen facilities are prohibited in Accessory Buildings.

.3 **Principal Building**

a. unless otherwise specified, Accessory Buildings or Structures are permitted in each zone provided that the Principal Building has been constructed, or is in the process of being constructed, on the Parcel through an active Building permit;
b. all Structures connected by foundation, roofline or roof Structure to the Principal Building are deemed to be part of the Principal Building;

.4 **Size and Parcel Coverage**

Accessory Buildings shall not exceed:

a. the area of the Principal Building; or
b. 15 % of the Parcel Area or a maximum of 100 m^2 on any Parcel less than 0.4 ha in size.

3.5 Accessory Uses

.1 **Bed & Breakfast Use**

Where permitted by this bylaw, a Bed & Breakfast:

a. may be established within any Dwelling Unit where listed as a permitted use, provided the operator of the Bed & Breakfast establishment is the permanent occupant of the Principal Dwelling Unit located on the same Parcel;
b. may accommodate up to 4 guestrooms on each Parcel;
c. may include facilities within a Secondary Dwelling Unit, however the number of bedrooms in the Secondary Dwelling Unit is included when calculating the maximum number of guestrooms permitted.

.2 **Drive-Through Service Facilities**

a. where Drive-Through Service facilities are installed, there shall be adequate queuing lanes provided on the Parcel to accommodate 6 Vehicles between the Parcel Line and the ordering station. These queuing spaces shall be exclusive of any other Off-Street Parking space and aisle requirements contained in this Bylaw.
b. the Drive-Through Service facilities shall not be visible from the Highway or controlled access Highway. If the Drive-Through Service facilities are visible from the Highway or neighbouring Parcels, Screening or Fencing, a minimum of 1.2 m in Height, shall be required, and located so as to block the light from Vehicle headlights and the Drive-Through Service facility from reaching neighboring Parcels.
c. Drive-Through Service facilities must provide for adequate refuse and recycling collection.

.3 **Employee Dwelling Unit**

a. An Employee Dwelling Unit shall:
   (i) be fully separated from the Commercial, Institutional or Industrial Use by walls, or floors;
   (ii) have an entrance from the exterior of the Building which is separate from the entrance to the Commercial, Institutional or Industrial Use; and
   (iii) not exceed 25 % of the Floor Area of Buildings on the Parcel.
b. An Employee Dwelling Unit can accommodate:
   (i) an employee alone; or
   (ii) a Household; or
   (iii) not more than 5 unrelated employees.

.4 **Family Day Care**

Where permitted by this bylaw, Family Day Care use:

a. may be contained in a Principal, Accessory, or a combination of Principal and Accessory Buildings;
b. shall be limited to 1 Day Care facility per Dwelling Unit, Accessory Building, or combination of;
c. any permanent occupant of the Dwelling Unit may be engaged in the operation of a Family Day Care facility within that Dwelling Unit provided it is a permitted use;
d. the business license holder shall be the permanent occupant of the Dwelling Unit located on the Parcel that contains the Family Day Care facility

.5 **Home Based Businesses**

Where permitted in this Bylaw all of the following conditions must be satisfied for the establishment and continued use of a Home Based Business:

a. a person must not carry on the use unless the person holds a valid Business Licence issued under the provisions of this Bylaw and the Business Licence Bylaw;
b. the use may generate no more than 4 Vehicles per hour between 8:00AM and 9:00PM;
c. the use must be solely operated by the permanent occupant the Dwelling Unit and must not involve the employment of more than 1 full-time or 2 part-time employees on the Parcel;
d. the use must be conducted entirely within 1 or more Buildings or Structures, except for Urban Agriculture;
e. the maximum combined Floor Area of the Dwelling Unit and Accessory Buildings and Structures shall not exceed 50 m^2 for the purposes of operating a Home Based Business;
f. the use must not involve the display or selling of goods, wares or merchandise as the primary Home Based Business but may involve the display and sale of a good, produce, wares or merchandise that is either produced on the Parcel, or is Accessory to the Home Based Business;
g. no Outdoor Storage, unenclosed storage or Storage Facility use is permitted;
h. no Vehicle, boat, or other machinery servicing or repair is permitted;
i. the total display area of any outdoor advertising Sign is subject to the District of Sicamous Sign Bylaw;
j. Home Based Business' must not discharge or emit the following across Parcel lines:
   (i) odorous, toxic or noxious matter or vapours;
   (ii) heat, glare, electrical interference or radiation;
   (iii) recurring ground vibration;
   (iv) noise levels exceeding forty-five (45) decibels.
k. Off-Street Parking must be provided in accordance with Schedule D;
l. no distillery use is permitted.

.6 **Secondary Dwelling Unit**

The following regulations shall apply in zones where a Secondary Dwelling Unit is a permitted use:

a. Off-Street Parking shall be provided in accordance with Schedule D of this Bylaw;
b. the Floor Area of a Secondary Dwelling Unit shall:

(i) Not exceed 40 % of the Floor Area of the Principal Building on the Parcel on which the Secondary Dwelling Unit is located; and
(ii) Have a minimum Floor Area of 33 m²;

d. a Secondary Suite shall have a separate entrance from the outside;
e. an Accessory Building containing a Coach House may be a maximum of 8 m in height where the Coach House is wholly or in part located on the Second Storey of the Accessory Building;
f. a Secondary Dwelling Unit can not be subdivided from the Principal Dwelling Unit and shall be subject to a covenant.

.7 **Urban Agriculture**

Agricultural uses are permitted in urban areas, on non-ALR Lands, subject to the following regulations:

a. Impacts

Urban Agriculture uses and activities that produce or emit hazards, odour, dust, smoke, noise, effluent, light pollution, glare, or other noxious emissions that are detectable at the property boundary are prohibited.

b. Greenhouses

(i) on non-Agriculturally Zoned Land, Greenhouses are permitted to a maximum of 30 m^2 in Total Floor Area per Parcel;
(ii) Greenhouses or Accessory Buildings and Structures associated with Urban Agriculture must conform to the applicable zoning requirements for accessory Buildings or Structures for the relevant zone. A Greenhouse is not included in the calculation of Parcel Coverage for Accessory Buildings or Structures;
(iii) The height of Greenhouses, Accessory Buildings or Structures, and Agricultural Structures for food production purposes must not exceed 3.5 m;

c. Sale of Agricultural Products

Where food is produced for the purpose of Commercial sale, trade, or distribution off site, or where no Dwelling Unit exists on the Parcel, Urban Agriculture must also comply with the following:

(i) Secondary processing of food products produced on site is prohibited in Residential zones unless in conjunction with a licensed Home Based Business;
(ii) No Outdoor Storage of related equipment and materials is permitted;

d. Keeping of Animals

No animals, other than household pets and guard dogs, may be kept in any non-Agricultural zone other than Urban Hens and Urban Beekeeping as per the following regulations:

(i) Keeping Urban Hens in areas outside the ALR is permitted in all zones provided no roosters are kept, hens are provided a coop, are not permitted to run at large outside the Parcel Lines, and there are no more than 4 hens per Parcel;
(ii) coops must be:
.a no more than 10 m^2 in Floor Area;
.b no more than 2 m high;
.c situated in accordance with the Accessory Building Setback regulations;
.d no closer than 3 m from any door or window of any Dwelling Unit;
.e situated in a Rear Yard only;
.f located at Grade level; and
.g be constructed to prevent access by wildlife and other animals.
(iii) Urban Beekeeping on Parcels not within the ALR and not zoned for Agriculture and Resource Management Use is permitted provided that:
.a no more than 2 beehives are kept on all Parcels under 1394 m^2 in area;

.b beehives must be located in accordance with the Accessory Building Setbacks identified in this Bylaw; and
.c be positioned so that the beehive entrance faces away from the closest abutting Parcel Line; and
.d be located in the Rear Yard with a solid Fence at least 2 m in Height; and
.e be constructed to prevent access by wildlife and other animals; and
.f have clear, visible Signage on the Parcel warning that bees are present.

3.6 Agricultural Land Reserve

.1 **Application**
Within the Agricultural Land Reserve, each provision of this Bylaw shall be binding only insofar as it is not contrary or in conflict with the *Agricultural Land Commission Act*, Regulations made under the said *Act* and Orders of the Agricultural Land Commission.

.2 **Agricultural Worker Accommodation**
For Agricultural Worker Accommodation, proof of need may be required by the District, including:
a. description of the farm operation;
b. rationale for Farm Worker Accommodation;
c. number of full and part-time farm workers;
d. site plan of farm and location of proposed Agricultural Worker Accommodation;
e. approval from the Agricultural Land Commission where the Parcel is within the Agricultural Land Reserve.

.3 **Agri-Tourism**
Means:
a. an agricultural heritage exhibit displayed on a farm (e.g. farm equipment displays);
b. a tour of the farm, an agricultural education activity or demonstration in respect of all or part of the farming operations that take place on the farm, and activities ancillary to any of these (e.g. milking barn tour, cheese making demonstration, harvest demonstration, farm crafts such as wreath making or garlic braiding);
c. cart, sleigh and tractor rides on the Land comprising the farm;
d. activities that promote or market livestock (e.g. cattle, horses, sheep, goats, poultry) from the farm, whether or not the activity also involves livestock from other farms, including shows, cattle driving and associated domestic livestock petting zoos;
e. dog trials held at a farm (e.g. agility and stock dog events);
f. harvest festivals and other Seasonal events on a farm for the purpose of promoting or marketing farm products produced on the farm (e.g. pumpkin patch, garlic festival, blueberry festival); and
g. corn mazes prepared using corn planted on the farm.

.4 **Agri-Tourism Accommodation**
Means Tourist Accommodation where the accommodation relates to an Agri-Tourism Activity that is provided on a Parcel.

.5 **Farm Retail Sales**
For Farm Retail Sales:
a. Retail sale of farm products in an area (inclusive of indoor and outdoor space) that does not exceed 300 m²;
b. At least 50 % of that area is limited to the sale of farm products produced as part of the farming unit;
c. Could include a Temporary roadside farm stand.

3.7 Amenities

Within Commercial Zones and Multi-Unit Residential Zones, the maximum density may be increased if amenities are provided as follows:

.1 **Attainable Housing**
To address the District of Sicamous Affordable Housing Strategy and subject to a Housing Agreement as per Section 483 of the *Local Government Act:*
a. the provision of 1 Attainable Rental Unit is equivalent to an increase in density of 2 Dwelling Units or 4 Sleeping Units;

.2 **Parks & Walkways**
The provision of the following amenities is equivalent to an increase in density of 2 Dwelling Units or 4 Sleeping Units:
a. 70 m² of public Walkway 3 m in width along Mara Lake, Shuswap Lake or Sicamous Narrows;
b. 100 m² of public Walkway 6 m in width along the Eagle River; and
c. Park dedication equaling 200 m².

3.8 Firearms

All uses related to Firearms and ammunition including but not limited to manufacturing, processing, testing, wholesale and retail sales, importation, shipping, rental, repair, storage and display of Firearms and ammunition, instruction in the use of Firearms, and the operation of shooting ranges are prohibited within all zones, except that:

.1 storage, sale and display of Firearms and ammunition are permitted in Commercial Zones with the required licenses as permitted in *Firearms Act* (Canada), the *Explosives Act* (Canada) and regulations made under those statutes.

3.9 Fences, Landscape Buffers, Heat Pumps, Hot Tubs, etc.

.1 **Fences**
a. Within **Residential and Rural zones**, fences may be:
(i) 1.2 m high for a Front Yard or within 6 m of an existing driveway or road right-of-way; and
(ii) 2 m in Height anywhere else on a Parcel; except
(iii) no Fence constructed at Natural Grade in a Residential Zone shall exceed 2 m in Height, except where Abutting an Agriculturally Zoned Parcel where the maximum Height is 2.4 m; and
(iv) vacant Parcels shall not have Fences exceeding 1.2 m in Height between the minimum Setback distance required for a Principal Building and any Parcel Line abutting a Highway.
b. Within **Commercial, Industrial and Special Use Zones**, Fences that are located outside of the required Setback areas may be a maximum of 3 m in Height and Fences located within the required setback areas, may be:
(i) 1.2 m high for a Front Yard or within 6 m of an existing driveway or road right-of-way if the Fence is opaque;
(ii) 2 m high anywhere else on a Parcel; except
(iii) barbed wire and razor wire Fencing shall not be permitted in any zone, except within the Rural, Resource, Civic and Industrial Zones, in which case a maximum of 3 strings of barbed wire or razor wire shall only be located on a Fence above a Height of 1.83 m;
(iv) where a guard railing is required by the BC Building Code, the minimum required Height of the guard railing may be excluded from calculation of Fence Height if necessary; and
(v) electric security Fencing, is permitted where the following standards are met:

.a the electric Fence may be installed within a Fenced portion of a Parcel that has an existing non-electrified Fence that is a minimum of 1.2 m in Height, forms a continuous enclosure around the electric security Fencing, and is constructed in such a manner as to prevent unauthorized entry;

.b the electric Fence must display unobstructed warning signage that clearly indicates the risk of electric shock, installed at 10 m intervals around the electric security Fencing;

.c the electric Fence may not involve the electrification of barbed or razor wire;

.d the electric Fence may not conduct current in excess of 10,000 volts.

.2 **Heat Pumps & Air Conditioners**

Exterior heat pumps, air conditioners and swimming pool utility equipment are not permitted in the front or exterior side yard, but are permitted to be located:

.1 a minimum of 1.2 m from the Interior Side Parcel Line; and

.2 A minimum of 3 m from the Rear Parcel Line.

.3 **Landscape Buffer Areas**

A Landscape Buffer shall be located within 1 m of the perimeter of the Parcel and consist of:

a. At least 1 tree every 10 m of the perimeter of the property. The number of shrubs shall be a minimum area of 20 % of the overall Landscape plan.

b. The minimum width of a Landscape Buffer Area shall be:
   (i) 3 m where the development abuts a residential zone;
   (ii) 3 m where the development abuts a Highway or controlled access Highway;
   (iii) 15 m where the development abuts a property within the ALR

c. Landscape screening and hedging located within 6 m of an existing driveway access or road right-of-way may be established and maintained to a maximum height of 0.9 m above the surface elevation of the Highway per the Provincial Public Undertakings Regulation (see 3.5.4 Corner Visibility).

.4 **Lighting**

Any outdoor lighting for any development shall:

a. be shielded, located and arranged so that no direct rays of light are aimed at any adjacent Parcels, Highways, Walkways or interfere with the effectiveness of any traffic control device;

b. be allowed to be directed near vertically (within 15 degrees of vertical) to highlight key features of a Building or Landscape;

c. not include any flashing or blinking exterior lighting or exterior neon lighting in Residential Zones;

d. be shielded in Residential Zones so as to not shine beyond the boundaries of the Parcel;

e. not include lighting posts that exceed the lesser of the Height of the Principal Building or 7.0 m.

.5 **Parking & Loading**

See Schedule D of this Bylaw.

.6 **Refuse & Recycling Containers**

All Multi-Family Dwelling, Commercial or Industrial Uses shall provide refuse and recycling containers subject to the following regulations:

a. provisions for refuse storage, recycling and collection shall be made for these facilities on the same site as the permitted use;

b. all refuse and recycling containers in zones other than the Agricultural and Resource Management Zone, shall require opaque screening of a minimum of 2 m in Height or the Height of the refuse or recycling containers, whichever is higher, by way of fencing or Land scaping from adjacent Parcels and Highways;

c. refuse or recycling containers, rooms or enclosures designed for Vehicle access shall be located to provide unobstructed access with a minimum width of 3 m and a minimum vertical clearance of 4.6 m;
   (i) any refuse and recycling management areas co-existing with any Off-Street Parking or loading area:

(ii) shall be clearly delineated as separate and in addition to required Off-Street Parking and loading spaces;
(iii) shall not be located in any public right-of-way;

d. the amount of space required for refuse and recycling containers for each Land use, shall be a minimum of:
(i) Multi-Family (over 3 units) – 0.5 m²/unit;
(ii) Tourist Accommodation – 0.4 m²/room;
(iii) Retail – 0.025 m²/m²;
(iv) Office – 0.01 m²/m²;
(v) Restaurant – 0.026 m²/m²;
(vi) large Commercial venues – 0.018 m²/m²;
e. separate refuse and recycling storage spaces shall be provided for Residential Uses and Commercial Uses within any mixed-use Building; and
f. all refuse and recycling containers should be located as far away from Watercourses as possible.

.7 **Retaining Walls**

a. shall not exceed 1.2 m in Height from the base of the Retaining Wall; except where supports for plants are installed in the wall and vegetation is planted to cover or screen 75 % the wall surface 12 months of the year to within 0.6 m of the top of the wall, it may be a maximum of 2.5 m in Height;
b. multiple Retaining Walls must be constructed so that the Retaining Walls are spaced to provide at least a 1.2 m horizontal separation between them;
c. if a Fence is constructed on top of a retaining wall within 1.2 m of a Front, Exterior Side, Interior Side, or Rear Parcel Line, the Height of the Fence may not be greater than 1.2 m; and
d. no Retaining Wall over 1.83 m in exposed Height may be located closer than 2 m to a Front, Exterior Side or Rear Parcel Line.

.8 **Screening**

a. any part of a Parcel used for Outdoor Storage or refuse and recycling containers, shall be enclosed by a Landscape Screen and no material shall be piled above the Height of the Landscape Screen;
b. for non-vacant Land zoned for Commercial, Industrial or Civic uses that share a Parcel Line with a Residential or Mixed-Use Zone, the Owner of the non-Residential Use Parcel shall provide a Fence or Landscape Screening along the Parcel Line of not less than one point 1.83 m in Height;
c. Landscape screening and hedging located within 6 m of an existing driveway access or road right-of-way may be established and maintained to a maximum Height of 0.9 m above the surface elevation of the Highway per the Provincial Public Undertakings Regulation (see 3.12.2 Corner Visibility).

.9 **Shipping Containers**

a. In all zones, Shipping Containers shall:
(i) not be used for Fencing, Screening or advertising;
(ii) not be stacked vertically to a maximum of 2 containers high, except in Industrial Zones where they may be stacked to a maximum of 3 containers high, except where permitted by Development Permit;
(iii) not encroach into a Walkway, a right-of-way, easement or Landscape Buffer Area without a permit;
(iv) not occupy the minimum required Off-Street Parking spaces, loading spaces, or Landscaped areas on any Parcel; and
(v) not create a Sight Line obstruction or be located within a Setback area.
b. Where permitted as a Temporary Use Structure, Shipping Containers must:
(i) must not impede or block construction, pedestrian, Highway and other related traffic; and
(ii) must be located on or immediately adjacent to the subject construction site and not obstruct or interfere with other construction and service based activities when used on a construction site, and

shall be removed from the construction site within 30 days of receiving an occupancy permit or immediately if no construction work takes place for a period of thirty days or longer. If it is to be located on a Parcel adjacent to the construction site, a Temporary Use Permit must be approved by Council.

c. where Shipping Containers are to be used as an Accessory Structure, they:
   (i) Shall meet all applicable policies and regulations, including those that regulate Accessory Uses;

.10 **Swimming Pools & Hot Tubs**

All Parcels with exterior swimming pools or hot tubs are subject to the following regulations:

a. Swimming pools and hot tubs shall not be located in a Front Yard;
b. Above ground swimming pools and hot tubs shall meet the siting requirements of Accessory Buildings;
c. At grade swimming pools shall be located at a minimum of:
   (i) 1.5 m from Side and Rear Parcel Lines;
   (ii) 3 m from any Exterior Side Parcel Lines;
   (iii) 20 m from any natural boundary of an adjacent Watercourse or 5 m from the SPEA boundary;
d. Swimming pools shall be enclosed within a Structure or surrounded by a fence.

.11 **Vehicle & Equipment Storage**

The following restrictions apply to the parking of Vehicles, Recreational Vehicles, boats or recreation equipment on Residential Use parcels:

a. parking or storage of Vehicles for Residential Use Parcels shall not exceed a combined total of more than 4 motor Vehicles, Recreational Vehicles, and recreational boats. Where a Two-Unit Dwelling or Multi-Unit Dwelling is located on a Parcel, the combined total of Vehicles shall not exceed 3 per Dwelling Unit;
b. no Parcel in any zone shall be used for the wrecking or storage of derelict Vehicles, boats, Recreational Vehicles, recreational equipment or more than 2 unlicensed motor Vehicles, except where specifically permitted in that zone, or unless the keeping of wrecked Vehicles is required for the operation of a permitted business as an Accessory Use and in such case the wrecked Vehicles shall be completely enclosed within a Building or within a wall or fenced area with no wrecked Vehicles to be visible from a Highway, and further provided that the total number of wrecked Vehicles stored within the walled or fenced area shall not exceed 5 at any time;
c. no Residentially Zoned Parcel shall be used for the parking, storage, or repair of a commercial Vehicle which has, or at any time has had, a licensed gross Vehicle weight greater than 8,600 kg, as indicated on a present or past Commercial Vehicle registration (except where permitted under Home Based Business);
d. No Parcel zoned for Residential use shall be used for the parking, storage or repair of Commercial boats;
e. Houseboats are specifically prohibited from being stored, parked, or repaired on Residential Parcels except where:
   (i) the Parcel is a minimum of 2023 m^2 in Parcel Area;
   (ii) a Principle Dwelling Unit has been developed on the property;
   (iii) the Houseboat is for the sole use of the permanent resident of the principle dwelling unit located on the same parcel as the Outdoor Storage use or permitted Accessory Building within which the Houseboat is stored;
   (iv) Outdoor Storage of a houseboat must comply with the following:
      1) meet a minimum setback of 3 metres; and
      2) be screened with a fence or continuous Landscape Buffer.
   (v) No more than 1 Houseboat may be stored, parked or repaired on a Parcel zoned for Residential use; and
   (vi) the Houseboat is covered by current marine insurance and is “seaworthy”.

f. Where the property is zoned for a Residential use only and an identifiable Commercial Vehicle is parked on the property, the Vehicle must be for use of the property resident and that resident must be an employee or Owner of the company the Vehicle is identified with.

3.10 Other Uses

.1 **Breweries, Cideries, Distilleries, Meaderies & Wineries**

Where Brewery, Cidery, Distillery, Meadery & Distillery Use is permitted, the following conditions shall apply:

a. the public tasting and retail sale of alcoholic product is limited to that which is produced on the Parcel;
b. all processes, functions and mechanical equipment associated with the use must be contained indoors and are limited to production, public tasting or retail activities;
c. may include areas for sampling, retail display, and samples for consumption elsewhere.

.2 **Cannabis Processing**

a. The processing of cannabis is restricted to micro-processing where it is not associated with a standard cultivation license located on the same parcel.
b. Micro-processing is limited to a maximum of 600 kg of dried cannabis (or equivalent) in 1 calendar year.
c. The processing of cannabis does not include cannabis retail.
d. The minimum level of service for the processing of cannabis is connection to a Community Water and Community Sewer System.

.3 **Cannabis Production & Wholesale Sales**

a. Notwithstanding any other provisions in this Bylaw Cannabis Production & Wholesale Sales shall not discharge or emit odorous, toxic or noxious matter, vapour, smoke or fumes into the atmosphere or create heat, glare, radiation, recurrently generated ground vibration, noise in excess of ambient noise, or electrical interference that is detectable at the Parcel Line or create any other health or safety hazards.
b. The minimum level of service for Cannabis Production & Wholesale Sales is connection to a Community Water and Community Sewer System.
c. Other than a permitted Farm Use within the Agricultural Land Reserve, or a permitted Dwelling Unit for an Owner or operator, or a permitted use within an Industrial Zone, a Cannabis Production & Wholesale Sales may not share or be combined with another permitted use on the same Parcel.

.4 **Cannabis Retail**

As per District of Sicamous Recreational Cannabis Retail Sales Policy C-10 Council will, at its discretion, consider a recommendation or approval or not of a Cannabis Retail business intending to sell Cannabis during its formal review of a cannabis retail license application referred to the District by the Province of British Columbia.

.5 **Care Facility**

Where permitted in this Bylaw, a Care Facility shall be subject to the following conditions:

a. the area of a Dwelling Unit shall not be less than 26 m² and not more than 75 m^2;
b. Accessory Personal Service Establishment and Accessory Retail Store uses, where they are provided, shall be contained within the Care Facility and shall only be accessible from an internal hallway or corridor; and
c. the combined total Floor Area of all Accessory Personal Service Establishment and Accessory Retail Store uses shall not exceed 150 m² of net Floor Area.

.6 **Day Care**

a. may be contained in a Principal, Accessory, or a combination of Principal and Accessory Buildings;
b. shall store all equipment and materials related to the day care facility within a permanent Building, except for outdoor play areas.

.7 **Storage of Fuel**

a. No Parcel shall be used for the storage, warehousing, distribution or wholesale of any type of fuel or flammable or combustible liquids in tanks with a capacity in excess of 4546 litres, except for Parcels where the zone permits Bulk Fuel Depot, Marine Fueling Station, and Vehicle Service Station.

b. No Parcel shall be used for the underground storage of fuels, solvents, chemicals, fertilizer, and petrochemical products. All uses that involve the storage of fuels, solvents, chemicals, fertilizer, and petrochemical products, except on Parcels zoned residential, must be carried out within double walled containers or on an impervious containment pad designed to contain and store the entire capacity of the storage container in the event that any leaching or spillage occurs.

.8 **Mobile Vending Unit**

Mobile Vendors are permitted to operate:

a. with the required license from the District when located on public Land;

b. in any zone that permits Mobile Vending Unit, or as approved through a Temporary Use Permit;

.9 **Short Term Rentals**

Where permitted by this bylaw, a Short Term Rental shall be subject to the following conditions:

a. a person must not carry on business as a Short Term Rental operator unless the person holds a valid licence issued under the provisions of this bylaw and the Business Licence Bylaw;

b. Off-Street Parking must be provided in accordance with Schedule D.

c. Local Responsible Person

(i) a person may only operate a Short Term Rental in a premises, other than their permanent Dwelling Unit, if they designate a local responsible person who at all times that the Short Term Rental is operated, has access to the premises and authority to make decisions in relation to the premises and the rental agreement;

(ii) a person may only operate a Short Term Rental if they ensure that the name and contact information of the local responsible person is prominently displayed in the Short Term Rental premises when the Short Term Rental is operated;

(iii) the local responsible person must be able to attend at the Short Term Rental premises within 1 hour of being requested to do so;

d. maximum occupancy shall be limited to two adults per bedroom.

3.11 Renewable Energy

.1 **Biomass**

Biomass fuelled boilers and process heaters shall be permitted in Industrial, Agricultural or Country Residential Zones, subject to the requirements for an Accessory Building or Structure in this Bylaw.

.2 **Solar Energy**

Solar energy devices are permitted in any zone, when:

a. when attached to either a Principal or Accessory Building or Structure, the solar energy device does not extend beyond the outermost edge of the Building or Structure or the highest point of the roof or Structure; and

b. when the solar energy device is a standalone Structure, it shall not be sited within the Front Yard and it shall meet the Side and Rear Yard siting requirements for the principal Building or Structure on the Parcel on which the solar device is located.

.3 **Wind Energy**

Wind driven energy systems shall be permitted in Agricultural or Country Residential Zones, subject to the requirements for an Accessory Building or Structure in this Bylaw.

3.12 Setbacks, Projections, Height & Parcel Coverage

.1 **Building Projections**

Certain types of architectural features are permitted to project from a Building or Structure into a required Yard Area, so long as the total area of projection does not exceed 30 % of the area of the Building Frontage elevation facing that Yard, in accordance with the following table:

Feature	*Maximum Extent of Projection*			
	Front Yard	*Exterior Side Yard*	*Interior Side Yard*	*Rear Yard*
Chimney, chimney box or fireplace box	0.6 m	0.6 m	0.6 m	0.6 m
Eaves, eave-troughs and gutters	1.5 m	1.5 m	0.6 m	0.3 m
Ornamental elements such as sills, cornices, parapets or pilasters	1.5 m	1.5 m	0.6 m	0.6 m
Fire escapes, open stairways, landings, steps, ramps and Patios	1.5 m	1.5 m	0.6 m	3.0 m
Covered or uncovered balcony, porch, Deck, platform or veranda	1.5 m	1.5 m	0.6 m	3.0 m

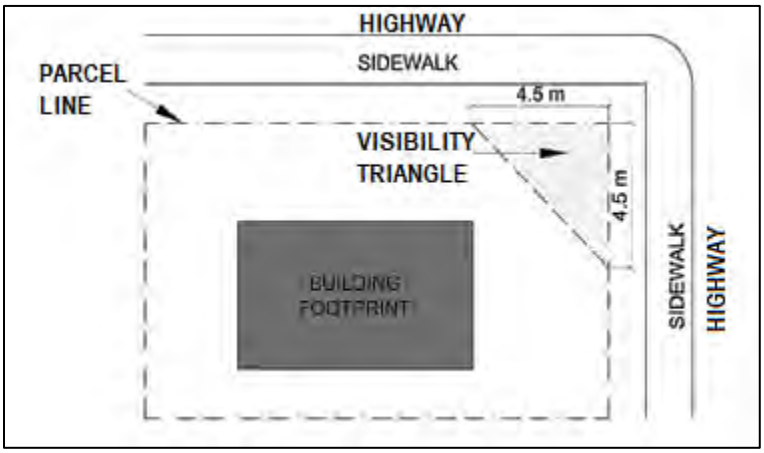
a. In all zones, except low-density Residential Zones, projections, utilities, underground Off-Street Parking and similar Structures constructed entirely beneath the surface of the ground can encroach into required Yards to a maximum of 2 m but not closer than 1.2 m from the adjacent Parcel Line, provided such underground encroachments do not result in a Grade inconsistent with Abutting Parcels, and the encroachments are covered by a minimum depth of 30 cm of soil or surface treatment to foster Soft Land scaping;

b. A concrete exterior staircase or ramp to access a Basement area below Grade may project into any Setback area, up to the Parcel line;

c. Notwithstanding Buffer or Landscape requirements, Patio seating for restaurants may encroach into any yard setbacks in the Commercial Zones.

.2 **Corner Visibility**

On a Corner Parcel in any zone, there shall be no obstruction to the line of vision between 1.2 m and 3 m in Height from the Highway Grade, within the triangular area bounded by intersecting Parcel Lines and a line joining each of the Parcel Lines 4.5 m from their point of intersection.



.3 **Density Measurement**

When density is measured in:

a. **Units/Area:**

Residential density shall be determined by dividing the number of Dwelling Units by the area of the Parcel to be developed in hectares, excluding that portion of a Parcel comprising a utility right-of-way granted to an entity other than the District from the total area of the Parcel, or an area within a Riparian Area Setback. Where the result yields fractional number, the number of Dwelling Units permitted shall be rounded down to the lowest whole number.

b. **Floor Area Ratio (FAR)**

Density shall be determined by the numerical value obtained when the area of all levels of all Buildings and Structures constructed on a Parcel, is divided by the area of the Parcel, excluding:

(i) all that portion of a Parcel comprising a utility right-of-way granted to an entity other than the District, or in the case of a Parcel whose area is reduced below the applicable minimum Parcel Area by the exclusion of such portion, divided by the applicable minimum Parcel Area;

(ii) the portion of the Land that is within a Streamside Protection and Enhancement Area (SPEA) associated with a Watercourse;

(iii) exterior cladding and exterior solid wall systems up to a maximum thickness of 0.165 m provided that an exterior insulation or weather protection wall system has been approved by a Professional Engineer;

(iv) that portion of a Dwelling Unit that is dedicated for a vertical service shaft extending from the mechanical service area to roof for the purposes of solar hot water heating;

(v) that portion of a Building that is dedicated for a vertical service shaft for an elevator or common stairwell;

(vi) floors with a ceiling height of less than 1.5 m;

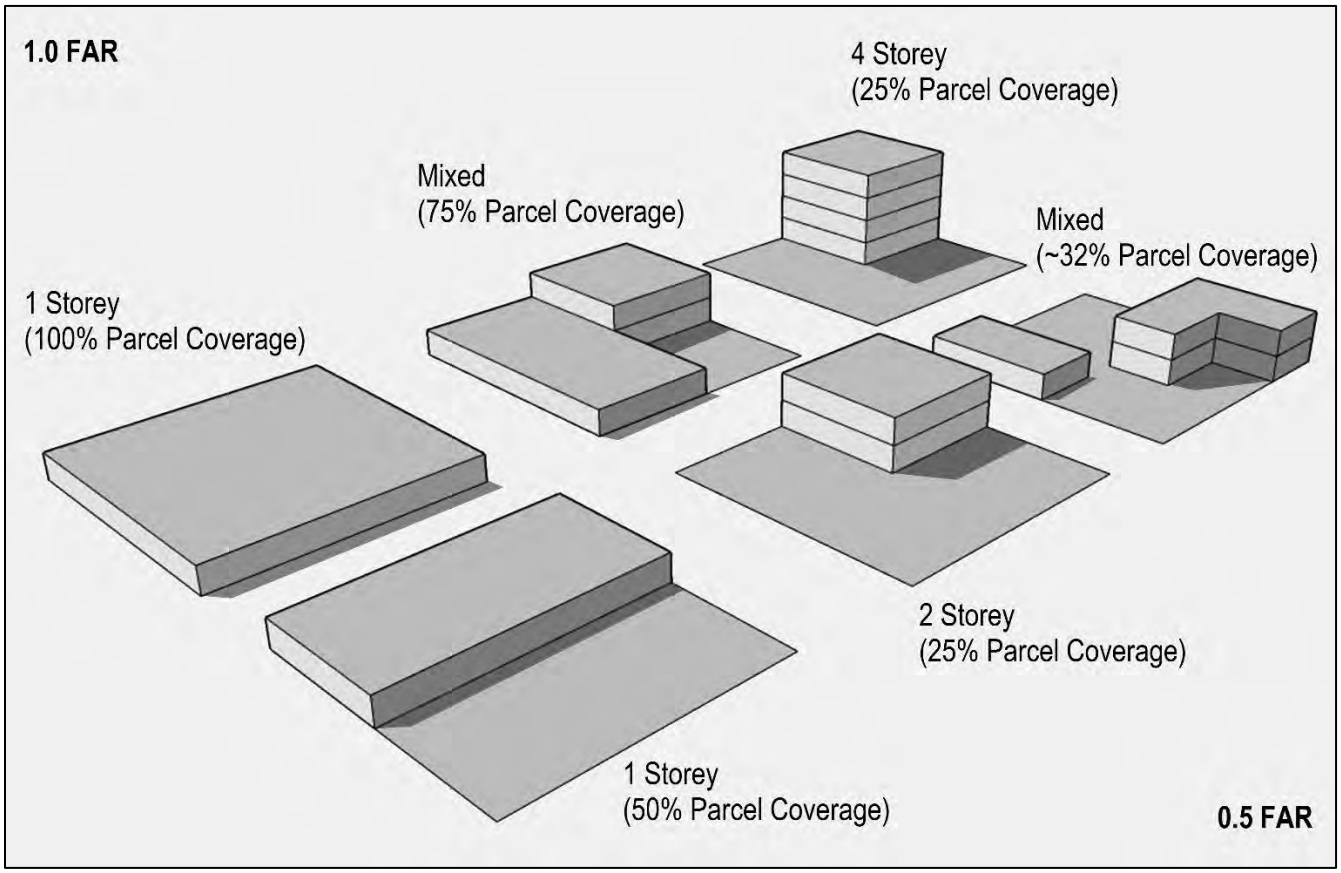
(vii) that portion of a Building provided for mechanical space, refuse and recycling management areas or bicycle parking;

(viii) indoor amenity space provided for occupants and guests of the Building;

(ix) attached Garages on Principal Buildings or Coach Houses;

(x) sheds, open porches or covered Breezeways; and

(xi) basements or underground Off-Street Parking areas whose floor is located a minimum of 1.5 m below the average Finished Grade of all sides of the Building.



.4 **Floodplain Requirements**
See Schedule C of this Bylaw.

.5 **Height Exemptions**
The following Structures are exempt from the Height requirements of zones in this Bylaw:

a. chimneys, elevators, and HVAC equipment where appropriately screened;
b. industrial Structures including industrial cranes, upright silos, tanks, radio and television antennas and utility/plumbing stacks;
c. Public Use or Civic Use Structures including church spires, domes, public monuments, flag poles and stadium bleachers;
d. utility and communication infrastructure including lighting and utility poles, satellite dishes, cell phone relays, fire and hose towers, and solar energy arrays; and
e. farm buildings and structures including crop protection and support structures such as deer fencing, netting supports and trellises.

.6 **Parcel Coverage**
Parcel Coverage shall be determined by calculating the total ground Floor Area of all Buildings and Structures on a Parcel as measured from the outermost perimeter, expressed as a percentage of the total Parcel Area; but excluding the areas of the following:

a. Balconies located above the First Storey which are cantilevered from a Building without footings or support extending to the ground;
b. Canopies and Awnings;
c. uncovered Decks and Patios that are not more than 0.6 m above Grade; and
d. uncovered swimming pools.

.7 **Setbacks & Building Massing**
Buildings and Structures shall be sited and massed as follows:

a. Buildings and Structures may be constructed in accordance with the setback requirements of each zone provided such Buildings and Structures do not extend within:
   (i) 30 m of the centerline of a controlled access Highway;
   (ii) 20 m of the centerline of any un-surveyed Highway;

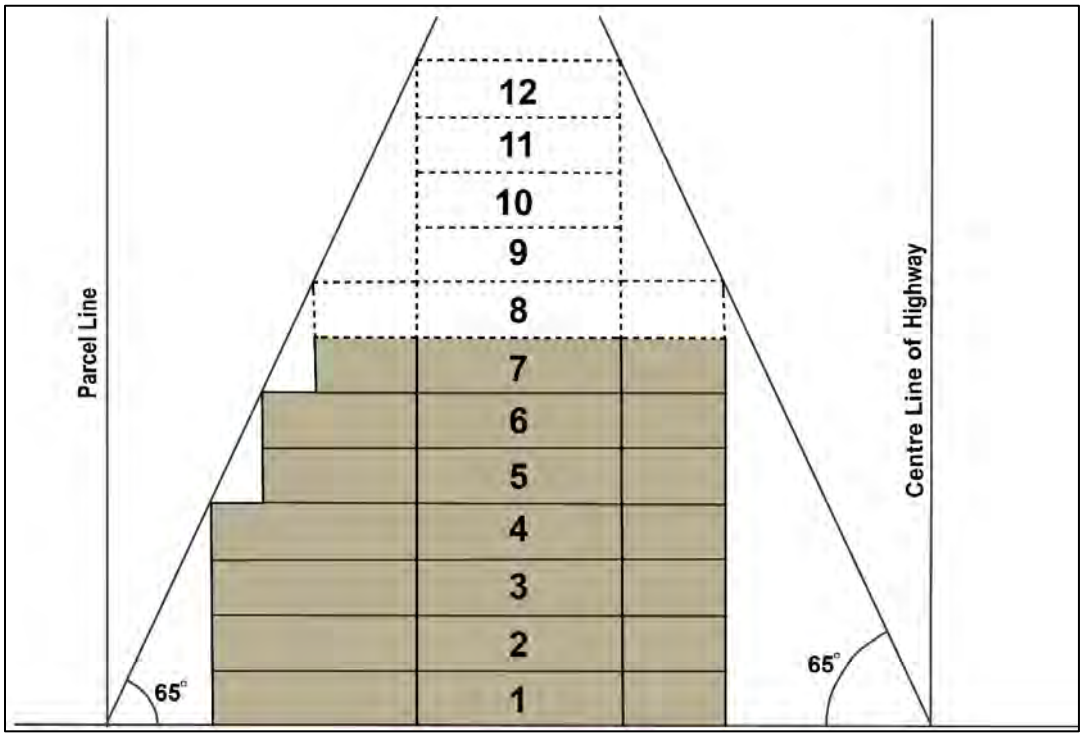
b. 12.5 m of the centerline of the following major Highways:
   (i) Shuswap Ave;
   (ii) Kappel Street west of Riverside Avenue and east of Highway 97A;
   (iii) Rauma Ave between Trans Canada Highway and Kappel;
   (iv) Solsqua - Sicamous Road;
   (v) Old Spallumcheen Road;
   (vi) Parksville Street;
   (vii) Larch Avenue; and
   (viii) Holly Avenue.

c. 18 m of the centreline of Riverside Avenue and the portion of Kappel Street located between Riverside Avenue and Highway 97A.

d. 30 m of the Natural Boundary of the Eagle River or 15 m from the mapped floodplain; whichever is greater;

e. 15 m of the Natural Boundary of Mara Lake, Shuswap Lake, and Sicamous Narrows.

f. Subject to Regulations & Conditions of use within a particular zone, siting and Setback regulations shall apply to every multi-unit Residential, Commercial and Institutional Buildings as illustrated in the following figure:



g. In the case of a Building more than 2 Storeys or 10 m in Height, no part of such Building above the third Storey or above 10 m measured from finished Grade shall project beyond lines extending towards the Building at an angle of 65 degrees from:
   (i) all points along the centre line of an adjacent Highway and inclined at an angle of 65 degrees to the horizontal;
   (ii) all points along the centre line of the rear Highway or the Rear Parcel Line of the Parcel where there is no Highway and inclined at an angle of 65 degrees to the horizontal; and

(iii) all points along the Side Parcel Line of the Parcel and inclined at an angle of 65 degrees to the horizontal.

3.13 Temporary Uses & Buildings

Temporary Buildings:

.1 May be erected for the following Uses:
   a. a Temporary Use granted during the planning approvals, construction or repair of a Principal Building on the same Parcel, intended for that Use, subject to other regulations in this Bylaw;
   b. a sales office for real estate development projects undergoing planning approvals or construction;
   c. shelter for construction or maintenance crews on the Parcel where they are working until construction is complete;
   d. housing of a security guard or night watchperson on the Parcel where they are working;
   e. Storage of materials for the construction or maintenance of any Building, to a maximum of 18 months;
   f. a polling station for election, referendum, census or similar Uses;
   g. a campaign headquarters for a political candidate;
   h. a Garage or Workshop for a Residential Use Parcel, to a maximum of 120 days per year;

.2 Shall be permitted provided that:
   a. the use of the Temporary Building is supported by the Parcel's zoning; and
   b. the Temporary Use meets the Off-Street Parking and Loading requirements of this Bylaw;

.3 Shall be permitted within a single CSA certified Recreational Vehicle per Parcel:
   a. during the construction of a Single-Unit Dwelling provided a Building permit has been issued for the Parcel and has not expired; and
   b. for non-paying guests of the Owner or occupant of a Single-Unit Dwelling on the Parcel, provided such use does not exceed 21 days in the calendar year;

3.14 Subdivision

Regarding the subdivision of Land:

.1 the minimum Parcel sizes shall be in accordance with the applicable zones;

.2 notwithstanding the minimum Parcel sizes in zones, the minimum size of a Parcel that may be created shall be 1 ha for Parcels serviced by neither a Community Water nor Community Sewer System;

.3 minimum panhandle width 6 m;

.4 the District Council delegates to the Approving Officer the power under Section 512 (2) of the *Local Government Act* to exempt a Parcel from minimum Parcel frontage regulations established within this Bylaw;

.5 notwithstanding the Parcel Area requirements of this Bylaw, where the requirements are met under each zone with respect to the provision of water and sewer service, minimum Parcel size requirements shall not apply to a subdivision where:
   a. 2 or more Parcels are being consolidated into a single Parcel; or
   b. the effect of the subdivision would not increase the number of Parcels but would adjust the Parcel Line between existing Parcels, provided that the change did not result in the reduction of either Parcel by more than 10 % of its original Parcel Area; or
   c. an accretion is added to the Parcel;
   d. as a result of dedication of Land for Highway widening purposes, the Yards and Setbacks of an existing Building or Structure are rendered non-conforming to the Yard and Setback requirements of the zone, the bylaw Setback requirements shall not apply; or,
   e. where the Parcel is created as a result of a Highway dedication through a Parent Parcel.

.6 Subdivision adjacent to a controlled access highway need approval by the designated highways official pursuant to section 80 of the Land Title Act.

3.15 Usable Open Space

Private open space shall be provided in all new developments as follows:

a. In Multi-Unit Residential and Tourist Commercial zones, usable open space, including Landscape Buffer Areas shall include:
   (i) A minimum of 15 % of the total Parcel Area; plus
   (ii) A minimum of 10 m² of useable open space per Dwelling Unit.
b. In Commercial, Industrial and Civic zones:
   (i) a minimum of 2 m² of common useable open space shall be provided for every 100 m² of area of Buildings on the Parcel.

PART FOUR

THIS PAGE LEFT INTENTIONALLY BLANK

PART FOUR – ZONES

4.0 List of Zones

4.1 Resource Zones		
A-1	Agriculture & Resource Processing	**55**

4.2 Residential Zones		
CR	Country Residential	**59**
R-1	One & Two Unit Residential	**63**
R-2	Small Parcel Residential	**67**
R-3	Mobile Home Residential	**69**
R-4	Hillside Single Unit Residential	**71**

4.3 Multi-Unit Residential Zones		
MUR-1	Multi-Unit Residential	**75**
MUR-2	Seasonal Accommodation	**77**
MHP-1	Mobile Home Park	**79**
RVP-1	Recreational Vehicle Park	**83**

4.4 Commercial Zones		
C-1	Local & Town Centre Commercial	**85**
C-2	Highway Commercial	**89**
C-3	Waterfront Commercial	**91**
C-4	Tourist Accommodation - Resort	**93**
C-5	Tourist Accommodation - Campground	**97**
C-6	Houseboat Commercial	**99**

4.5 Industrial Zones		
I-1	Industrial – General	**101**

4.6 Public & Recreational Zones		
P-1	Civic & Recreation	**103**
P-2	Works & Services	**105**
P-3	Park – General	**107**
P-4	Park – Conservation	**109**
P-5	Healing Centre	**111**

4.7 Marine Zones		
W-1	Marine General	**113**
W-2	Group Moorage	**115**
W-3	Commercial Marina	**117**

THIS PAGE LEFT INTENTIONALLY BLANK

4.1 RESOURCE ZONES

.1 A-1 Agriculture & Resource Management

INTENT

This is a zone intended to support a diversity of Agricultural and resource extraction uses. Where Land is in the Provincial Agricultural Land Reserve (ALR), all uses and regulations of this zone are permitted only if they are also permitted by the Agricultural Land Commission, in accordance with associated Regulations and *Acts*.

PERMITED USES

The following uses shall be permitted in the A-1 zone:

.1 **Principal Uses**

- Agriculture (non-ALR)
- Aquaculture
- Farm Use (ALR)
- Forestry
- Mobile Home
- Natural Resource Processing
- Single-Unit Dwelling
- Two-Unit Dwelling

.2 **Accessory Uses**

- Agricultural Worker Accommodation
- Agri-tourism Activity
- Agri-tourism Accommodation
- Bed & Breakfast
- Brewery, Distillery, Cidery, Meadery & Winery
- Coach House
- Eating Establishment
- Farm Product Processing
- Farm Retail Sales
- Garden Suite
- Home Based Business
- Kennel
- Nature Centre
- Secondary Suite

DEVELOPMENT REGULATIONS

.3 **Density**

Maximum Number of Dwelling Units per Parcel:	• 2
Maximum Number of Sleeping Units per Parcel:	• 5
Maximum Number of Camping Spaces per Parcel:	• 10

.4 **Parcel Coverage**

The maximum Parcel Coverage is:	• 60% for all Buildings and Structures except Greenhouses, when not in the ALR • 85% for greenhouses

.5 **Maximum Height**

Agricultural Buildings and Structures (not including Farm Use):	• 15 m
Farm Use Buildings and Structures:	• NA
Residential Buildings:	• 10 m
Accessory Residential Buildings and Structures:	• 8 m

.6 **Setbacks** The minimum setbacks for all Buildings and Structures are:

	Exterior Parcel Lines	Interior Parcel Lines	Residential Buildings	Wells	Schools, Parks, Institutional & Recreational Use
Agricultural uses enclosed within a Building involving silage, manure, mushroom, animal, or cannabis storage:	• 30 m	• 20 m	• 15 m	• 30 m	• NA
Cannabis Production	• 30 m	• 30 m	• 60 m	NA	• 60 m
Other Agricultural uses:	• 9 m	• 3 m	• 3 m	• 15 m	• NA
Residential uses and non-agricultural Accessory Buildings and Structures:	• 6 m	• 3 m	• 3 m	• 0 m	• NA

SUBDIVISION REGULATIONS

.7 **Parcel Area**

Minimum Parcel Area created by Subdivision:
- 8.0 ha, except where ALR regulations or approvals have created an alternative sized Parcel.

.8 **Parcel Dimensions**

Minimum Parcel Frontage:
- 30 m

PARKING

.9 Off-Street Parking shall be provided in accordance with the Sicamous Zoning Bylaw – Schedule D.

REGULATIONS AND CONDITIONS OF USE

.10 The following regulations and conditions of use shall apply:

.a **Agricultural Land Reserve**

Where Land is in the Provincial Agricultural Land Reserve (ALR), all uses and regulations of this zone are permitted only if they are also permitted by the Agricultural Land Commission (ALC).

.b **Accessory Uses**

(i) Buildings and Structures housing Accessory Commercial and recreational uses including Nature Centre and Eating Establishment, may not exceed 1,000 m² in total;

(ii) Accessory Agricultural Buildings may contain shower facilities for farm workers;

.c **Agricultural Worker Accommodation**

(i) shall be limited to 1 permanent Dwelling Unit and up to 5 Temporary (less than 8 months of occupancy) Sleeping Units; and

(ii) on Lands within the ALR, alternative forms and additional density shall be permitted as approved by the ALC.

.d **Agri-tourism Activity**

Buildings and Structures for Agri-tourism shall be limited to 700 m² excluding exterior activity areas.

.e **Agri-tourism Accommodation**

Agri-tourism Accommodation:

i) shall be limited to 10 Camping Spaces; and

ii) where a Bed & Breakfast is present on the Parcel, each bedroom used for the Bed & Breakfast will count as 1 Camping Space.

.f **Cannabis Production**

A minimum Parcel Area of 2 ha applies.

.g **Farm Product Processing Uses**

A farm product processing use shall only be permitted where:

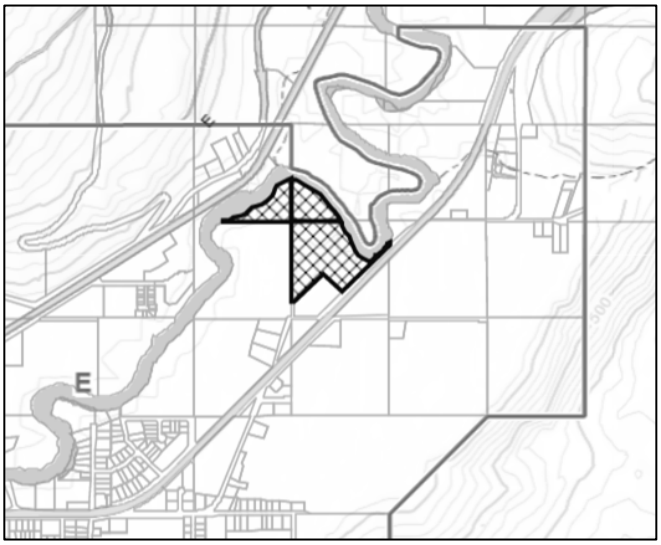
i) approved by the Agricultural Land Commission;
ii) where the Building and Structures for this use do not exceed 2,000 m² in Floor Area; and
iii) where associated Outdoor Storage supporting the use does not cover a Parcel Area exceeding the Floor Area of this use.

.h **General Regulations**

See the General Regulations section of this bylaw for additional regulations that apply to this zone.

.i **Site Specific Regulations**

Lot A, Section 6, Township 22, Range 7 West of the 6th Meridian, Kamloops Division, Yale District, Plan 9146 and that Part of Legal Subdivisions 15 and 16 Lying South of the Eagle River, Section 6, Township 22, Range 7 West of the 6th Meridian, Kamloops Division of Yale District and Legal Subdivision 9, Lying South of the Eagle River, Section 6, Township 22, Range 7 West of the 6th Meridian, Kamloops Division of Yale District, Except Parts Included In Plans 4309, 5062, 5428, 6830 and 9146 a **Golf Facility** is a permitted use.



THIS PAGE LEFT INTENTIONALLY BLANK

4.2 RESIDENTIAL ZONES

.1 CR Country Residential

INTENT

This is a zone intended to support a diversity of rural residential and limited agricultural uses on large parcels within the District, as well as smaller parcels within the ALR. Where Land is in the Provincial Agricultural Land Reserve, all uses and regulations of this zone are permitted only if they are also permitted by the Agricultural Land Commission, in accordance with associated Regulations and *Acts*.

PERMITTED USES

.1 **Principal Uses**

The following uses shall be permitted in the CR zone:

- Agriculture
- Single-Unit Dwelling
- Short Term Rental
- Two-Unit Dwelling
- Mobile Home

.2 **Accessory Uses**

- Agri-tourism Activity
- Agri-tourism Activity Accommodation
- Animal Shelter
- Bed & Breakfast
- Brewery, Cidery, Distillery, Meadery & Winery
- Coach House
- Farm Retail Sales
- Garden Suite
- Home Based Business
- Secondary Suite
- Veterinary Clinic

DEVELOPMENT REGULATIONS

.3 **Density**

The maximum number of Dwelling Units per Parcel:

- 2; or 1 Dwelling Unit and 1 Sleeping Unit

.4 **Parcel Coverage**

The maximum Parcel Coverage of Buildings and Structures is:

- 20%

The maximum Impermeable Surface is:

- 30%

.5 **Maximum Height**

All Buildings

- 13 m

.6 **Setbacks**

i) The minimum Setback from Parcel Lines shall be:

Front:	• 6 m
Rear:	• 5 m
Interior Side:	• 3 m
Exterior Side:	• 5 m

ii) The minimum setback for an Animal Shelter or Kennel from all Parcel Lines shall be:

- 60 m

.6 **Setbacks** The minimum Setbacks for all Buildings and Structures are:

	Exterior Parcel Lines	Interior Parcel Lines	Residential Buildings	Wells	Schools, Parks, Institutional & Recreational Use
Agricultural uses enclosed within a Building involving silage, manure, mushroom, animal, or cannabis storage:	• 30 m	• 20 m	• 15 m	• 30 m	• NA
Other Agricultural uses:	• 9 m	• 3 m	• 3 m	• 15 m	• 60 m
Residential uses and non-Agricultural Accessory Buildings and Structures:	• 6 m	• 3 m	• 3 m	• 0 m	• NA

SUBDIVISION REGULATIONS

.8 **Parcel Area**

The minimum Parcel Area is:
- 1 ha

.9 **Parcel Dimensions**

The minimum frontage is:
- 25 m

PARKING

.10 Off-Street Parking shall be provided in accordance with the Sicamous Zoning Bylaw – Schedule D.

REGULATIONS AND CONDITIONS OF USE

.11 The following regulations and conditions of use shall apply:

.a **Agricultural Land Reserve**

Where Land is in the Provincial Agricultural Land Reserve (ALR), all uses and regulations of this zone are permitted only if they are also permitted by the Agricultural Land Commission (ALC).

.b **Accessory Uses**

(i) Buildings and Structures housing Accessory Commercial and recreational uses including Nature Centre and Eating Establishment, may not exceed 1,000 m² in total;

(ii) Accessory Agricultural Buildings may contain shower facilities for farm workers;

.c **Agricultural Worker Accommodation**

(i) shall be limited to 1 permanent Dwelling Unit and up to 5 Temporary (less than 8 months of occupancy) Sleeping Units; and

(ii) on Lands within the ALR, alternative forms and additional density shall be permitted as approved by the ALC.

.d **Agri-tourism Activity**

Buildings and Structures for Agri-tourism shall be limited to 700 m² excluding outdoor activity areas.

.e **Agri-tourism Accommodation**

Agri-tourism Accommodation:

i) shall be limited to 10 Camping Spaces; and

ii) where a Bed & Breakfast is present on the Parcel, each bedroom used for the Bed & Breakfast will count as 1 Camping Space.

Cannabis Production

i) shall not be permitted on Parcel that is outside the ALR; and

ii) where Land is within the ALR, a minimum Parcel Area of 2 ha applies.

.f **Farm Product Processing Uses**

A Farm Product Processing use shall only be permitted where:

i) approved by the Agricultural Land Commission;

ii) where the Building and Structures for this use do not exceed 2,000 m² in Floor Area; and
iii) where associated unenclosed storage supporting does not cover a Parcel Area exceeding the Floor Area of this use.

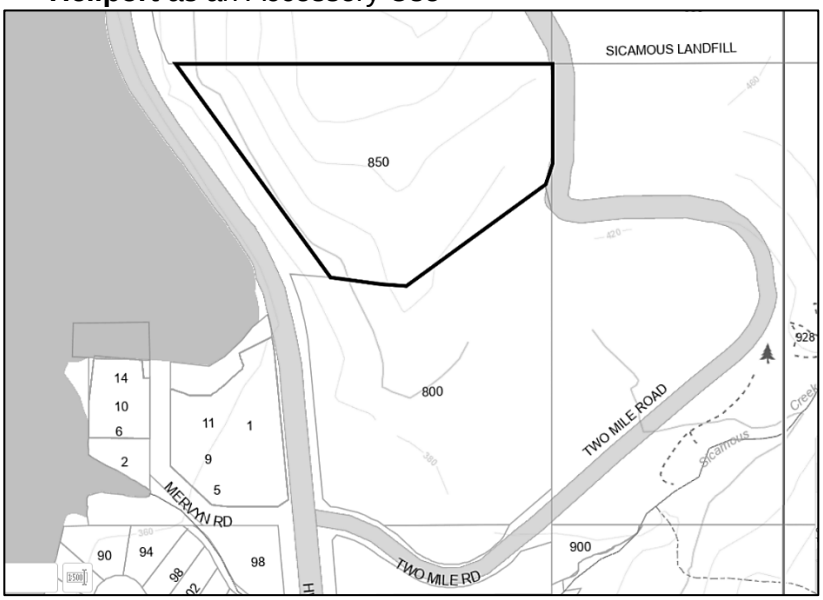
.g **General Regulations**

See the General Regulations section of this bylaw for additional regulations that apply to this zone.

.h **Site Specific Regulations**

Lot A, Section 30, Township 21, Range 7 West of the 6th Meridian, Kamloops Division, Yale District, Plan KAP45206 the following regulations apply:

- **Density**: 2 Dwelling Units/hectare
- **Heliport** as an Accessory Use



THIS PAGE LEFT INTENTIONALLY BLANK

.2 R-1 One & Two Unit Residential

INTENT

This zone is intended to support low-density residential Parcels.

PERMITTED USES

.1 **Principal Uses**

- Single-Unit Dwelling
- Two-Unit Dwelling

.2 **Accessory Uses**

- Bed & Breakfast
- Coach House
- Garden Suite
- Home Based Business
- Secondary Suite

DEVELOPMENT REGULATIONS

.3 **Density**

Maximum number of Single-Unit Dwellings or Two-Unit Dwellings per Parcel:	• 1 Single-Unit Dwelling; or • 1 Two-Unit Dwelling
Maximum number of Dwelling Units per Parcel:	• 2; or 1 Dwelling Unit and 1 Sleeping Unit

.4 **Parcel Coverage**

The maximum Parcel Coverage of Buildings and Structures is:	• 40 %
The maximum Impermeable Surface is:	• 60 %

.5 **Maximum Height**

Principal Building:	• 10 m
Accessory Buildings and Structures:	• 6 m

.6 **Principal Building Setbacks**

The minimum setbacks for Principal Buildings and Structures are:

Front:	• 6 m
Rear:	• 5 m
Interior Side:	• 1.5 m; 0 m when separated by a party wall
Exterior Side:	• 5 m

.7 **Accessory Setbacks**

The minimum Setbacks for Accessory Buildings and Structures are:

Front:	• 6 m
Rear:	• 1.5 m
Side:	• 1.5 m
Exterior Side:	• 3 m

SUBDIVISION REGULATIONS

.8 **Minimum Parcel Area**

The minimum Parcel Area is:	• 450 m²

.9 **Parcel Dimensions**

The minimum Parcel frontage is:	• 14 m

PARKING

.10 Off-Street Parking shall be provided in accordance with the Sicamous Zoning Bylaw – Schedule D.

REGULATIONS AND CONDITIONS OF USE

.11 The following regulations and conditions of use shall apply:

.a **Secondary Suite**

A Secondary Suite is not permitted in a Two-Unit Dwelling.

.b **General Regulations**

See the General Regulations section of this bylaw for additional regulations that apply to this zone.

.c **Site Specific Regulations**

Plan EPP93443 and Lots 3 to 5, District Lot 452, KDYD, Plan EPP52876, the Front Setback for a Principle Building shall be 3 m and the maximum height for an Accessory Building shall be 7 m;



Strata Lot 1 and 2, District Lot 497, Kamloops Division, Yale District, Strata Plan KAS2281, Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V, a Two-Unit Dwelling may have a Secondary Suite, one per Principle Dwelling Unit, subject to General Regulations of this Bylaw.



Lot 3, District Lot 496, Kamloops Division, Yale District, Plan 29890, a Two-Unit Dwelling may have a Secondary Suite, one per Principle Dwelling Unit, subject to General Regulations of this Bylaw and there is no direct access to Highway 97A.



THIS PAGE LEFT INTENTIONALLY BLANK

.3 R-2 Small Parcel Residential

INTENT

This zone is intended to support intensive residential neighbourhood developments with small parcel sizes and compact dwelling units.

PERMITTED USES

.1 **Principal Uses**

- Single-Unit Dwelling

.2 **Accessory Uses**

- Home Based Business
- Secondary Suite

DEVELOPMENT REGULATIONS

.3 **Density**

Maximum number of Single-Unit Dwelling per Parcel:	• 1
Maximum number of Dwelling Units per Parcel:	• 2

.4 **Parcel Coverage**

The maximum Parcel Coverage of Buildings and Structures is:	• 40%
The maximum Impermeable Surface is:	• 60%

.5 **Maximum Height**

Principal Building:	• 10 m
Accessory Buildings and Structures:	• 6 m

.6 **Principal Building Setbacks**

The minimum Setbacks for Principal Buildings and Structures are:

Front:	• 4 m
Rear:	• 5 m
Interior Side:	• 1.5 m
Exterior Side:	• 4 m

.7 **Accessory Setbacks**

The minimum Setbacks for Accessory Buildings and Structures are:

Front:	• 4 m
Rear:	• 1.5 m
Interior Side:	• 1.5 m
Exterior Side:	• 4 m

SUBDIVISION REGULATIONS

.8 Minimum Parcel Area created by Subdivision:

Single-Unit Dwelling on a single Parcel: • 370 m²

.9 **Parcel Dimensions**

The minimum Parcel Frontage is: • 12.5 m

PARKING

.10 Off-Street Parking shall be provided in accordance with the Sicamous Zoning Bylaw – Schedule D.

REGULATIONS AND CONDITIONS OF USE

.11 The following regulations and conditions of use shall apply:

.a **General Regulations**

See the General Regulations section of this bylaw for additional regulations that apply to this zone.

.b **Site Specific Regulations**

THIS PAGE LEFT INTENTIONALLY BLANK

.4 R-3 Mobile Home Residential

INTENT

The R-3 Zone is intended for existing fee simple parcels developed with a Mobile Home.

PERMITTED USES

.1 **Principal Uses**

- Mobile Home
- Single-Unit Dwelling

.2 **Accessory Uses**

- Bed & Breakfast
- Coach House
- Garden Suite
- Home Based Business
- Secondary Suite

DEVELOPMENT REGULATIONS

.3 **Density**

Maximum number of Single-Unit Dwelling or Mobile Homes per parcel:	• 1
Maximum number of Dwelling Units per Parcel:	• 2; or 1 Dwelling Unit and 1 Sleeping Unit

.4 **Parcel Coverage**

The maximum Parcel Coverage of Buildings and Structures is:	• 40%
The maximum Impermeable Surface is:	• 60%

.5 **Maximum Height**

Principal Building:	• 10 m
Accessory Buildings and Structures:	• 6 m

.6 **Principal Building Setbacks**

The minimum setbacks for principal Buildings and Structures are:

• Front:	• 4 m
• Rear:	• 5 m
• Interior Side:	• 1.5 m
• Exterior Side:	• 4 m

.7 **Accessory Setbacks**

The minimum setbacks for accessory Buildings and Structures are:

• Front	• 4 m
• Rear	• 1.5 m
• Side	• 1.5 m
• Exterior side	• 4 m

SUBDIVISION REGULATIONS

.8 **Minimum Parcel Area**

• Single-Unit Dwelling or Mobile Home on a single Parcel:	• 370 m²

.9 **Parcel Dimensions**

The minimum Parcel Frontage is:	• 12.5 m

PARKING

.10 Off-Street Parking shall be provided in accordance with the Sicamous Zoning Bylaw – Schedule D.

REGULATIONS AND CONDITIONS OF USE

.11 The following regulations and conditions of use shall apply:

.a **General Regulations**

See the General Regulations section of this bylaw for additional regulations that apply to this zone.

.b **Secondary Suite**

A Secondary Suite is not permitted within a Mobile Home.

.c **Site Specific Regulations**

THIS PAGE LEFT INTENTIONALLY BLANK

.5 R-4 Hillside One-Unit Residential

INTENT

The Hillside One-Unit Residential Zone applies to the hillside developments influenced by topography.

PERMITTED USES

.1 **Principal Uses**

- Single-Unit Dwelling

.2 **Accessory Uses**

- Bed & Breakfast
- Home Based Business
- Secondary Suite

DEVELOPMENT REGULATIONS

.3 **Density**

Maximum number of Single-Unit Dwellings per Parcel:	• 1
Maximum number of Dwelling Units per Parcel:	• 2

.4 **Parcel Coverage**

The maximum Parcel Coverage of Buildings and Structures is:	• 0.65 FAR
The maximum Impermeable Surface is:	• 40%

.5 **Maximum Height**

Principal Building:	• 10 m
Accessory Buildings and Structures:	• 6 m

.6 **Floor Area**

Minimum Floor Area for a Single-Unit Dwelling:	• 120.7 m²

.7 **Principal Building Setbacks**

The minimum Setbacks for Principal Buildings and Structures are:

Front:	• 3 m; 5 m for an attached garage
Rear:	• 6 m
Interior Side:	• Sum of 5 m with no setback less than 2 m
Exterior Side:	• 5 m

.8 **Accessory Setbacks**

The minimum Setbacks for Accessory Buildings and Structures are:

Front:	• 4.5 m
Rear:	• 1.5 m
Interior Side	• 1.5 m
Exterior Side:	• 3 m

.9 **Building Separation**

Minimum separation between Buildings and Structures on a Parcel:	• 3 m

SUBDIVISION REGULATIONS

.10 **Minimum Parcel Area**

When services with community water and sanitary sewer:	• 724.66 m²
In all other cases:	• 1 ha

.11 **Parcel Dimensions**

The minimum Parcel Frontage is:	• 18.28 m
The minimum Parcel Frontage for a parcel on a cul-de-sac is:	• 13.72 m

PARKING

.12 Off-street parking shall be provided in accordance with the Sicamous Zoning Bylaw – Schedule D.

REGULATIONS AND CONDITIONS OF USE

.13 The following regulations and conditions of use shall apply:

.a **Garage**
No Dwelling Unit shall be constructed on any Parcel unless it has a double or triple Garage and no Garage shall be constructed without doors.

.b **Driveways**
Must be paved with exposed aggregate concrete, stamped concrete, or interlocking brick.

.c **Retaining Walls**
Retaining Walls shall not exceed 1.2 m in Height and constructed of only architectural concrete, stone or brick.

.d **Hedges**
No hedge shall be planted except in the Front Yard and in the Side Yard no closer than 3 m of the Front Yard.

.e **Fences**
i) no Fence shall be located in the Front Yard and no closer than 3 m to the Front Yard; and
ii) no Fence shall exceed 1.5 m in Height.

.h **Recreational Vehicles**
No recreational Vehicles shall be parked or located on any of the Parcels for the purpose of providing accommodation.

.i **Livestock**
No poultry, swine, cattle or livestock shall be kept on any Parcel.

.j **Wood Burning Appliance**
No wood burning stove or appliance shall be permitted or utilized in any Dwelling Unit on any Parcel, no wood burning fireplace shall be utilized as a primary heating source.

.k **Outdoor Storage**
No outdoor storage of commercial Vehicles, trailers, boats, houseboats, pontoon boats, recreational Vehicles or similar equipment unless screened from public view.

.l **Signs**
No billboard, placards, advertising or signs of any kind other than “for sale” signs, elections signs during current election or signs advertising the location of a permitted professional practice or Home Based Business shall be erected or displayed on any parcel, on any Building or in any window or on any door.

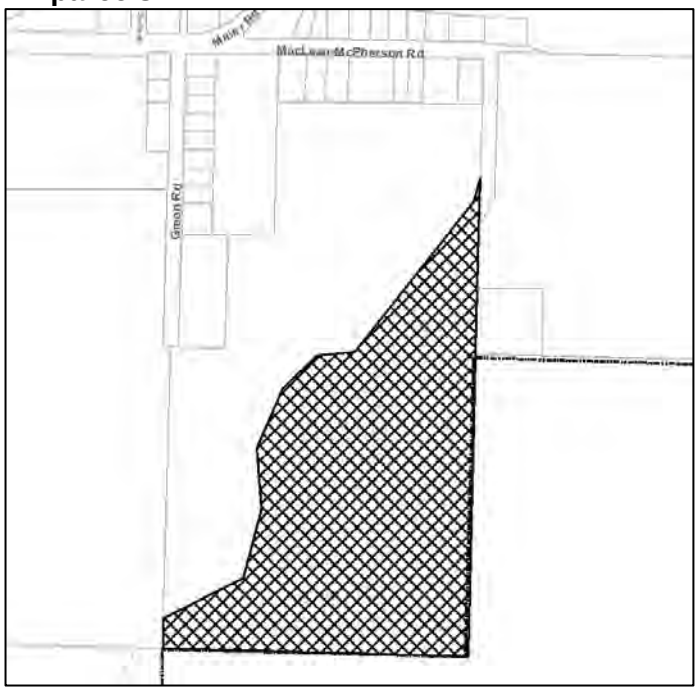
.m **Antennas**
No antennas shall be located on any Parcel.

.n **Front Yard** a minimum of 30% of the total surface area of a Parcel shall be fully Landscaped and properly maintained in a permeable state. Impermeable surfaces shall include, but not be limited to asphalt, concrete and grouted pavers; but does not include reflecting pools and ornamental ponds.

.o **General Regulations**
See the General Regulations section of this bylaw for additional regulations that apply to this zone.

.p **Site Specific Regulations**

i) Lot 1, Section 31, Township 21, Range 7 West of the 6th Meridian, Kamloops Division, Yale District, Plan EPP3360 shown in hatch, **the maximum parcel density shall be no more than 100 parcels.**



THIS PAGE LEFT INTENTIONALLY BLANK

4.3 MULTI-UNIT RESIDENTIAL ZONES

.1 MUR-1 Multi-Unit Residential

INTENT

This zone is intended to support medium to high density multi-unit residential uses.

PERMITTED USES

.1 **Principal Uses**

- Multi-Unit Dwelling

.2 **Accessory Uses**

- Care Facility
- Day Care
- Health Clinic
- Home Based Business
- Indoor Recreation
- Office

DEVELOPMENT REGULATIONS

.3 **Density**

The Maximum Density of Dwelling Units shall be:	• 60 per ha
The Maximum FAR shall be:	• 2.5 FAR

.4 **Parcel Coverage**

The maximum Parcel Coverage is:	• 60%
The maximum Impermeable Surface is:	• 80%

.5 **Maximum Height**

The maximum Principal Building Height is:	• 15 m or 4 storeys
The maximum Height for Accessory Buildings and Structures is:	• 6 m

.6 **Setbacks**

The minimum setbacks for all Buildings and Structures are:

• Front:	• 6 m
• Rear:	• 1.5 m
• Interior Side	• 1.5 m
• Exterior Side	• 3.5 m

Except where abutting a Residential zone the setback from all Parcel Lines is: • 6 m

SUBDIVISION REGULATIONS

.8 **Parcel Area and Dimensions** The minimum Parcel Area and dimensions shall be:

Parcel Area	Frontage	Depth
1000 m^2	• 15 m	• 25 m

PARKING

.9 Off-Street Parking shall be provided in accordance with the Sicamous Zoning Bylaw – Schedule D.

REGULATIONS AND CONDITIONS OF USE

.10 The following regulations and conditions of use shall apply:

.a **General Regulations**

See the General Regulations section of this bylaw for additional regulations that apply to this zone.

.b **Usable Open Space**

i) no less than 10 m^2 per Dwelling Unit of private open space shall be provided on the Parcel for the use and enjoyment of residents; or

ii) where the owner has dedicated adjacent parkland in excess of statutory requirements and where the excess parkland dedication is a sufficient area to satisfy the usable open space requirement, the usable open space requirement for the Parcel will be inapplicable.

.c **Health Clinic**

A Health Clinic is permitted for the service of the Building's residents and shall not exceed 25% of the Building Floor Area.

.d **Office**

Office uses for the management of a Building and shall not exceed 5% of the Building Floor Area.

.e **Indoor Recreation**

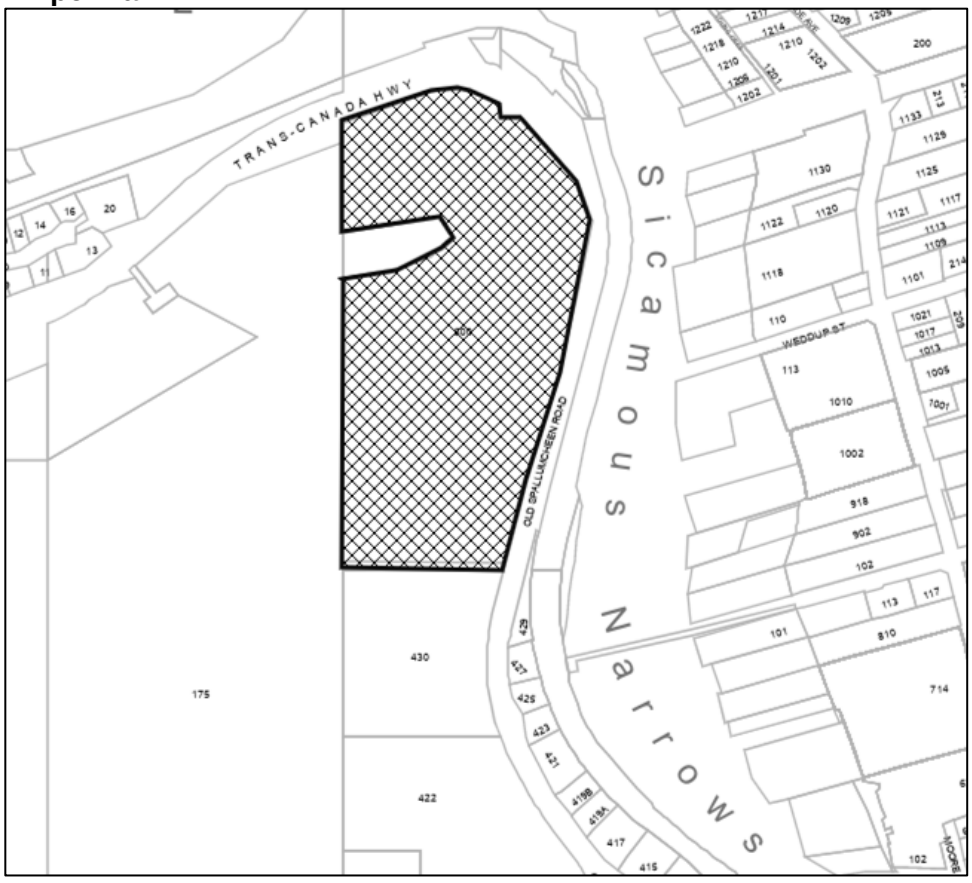
Indoor Recreation uses are permitted solely for the use of the Building's occupants and shall not exceed 10% of the Building Floor Area.

.f **Amenity Bonus**

For the provision of each Attainable Rental Dwelling Unit density may be increased as per General Regulations.

.g **Site Specific Regulations**

i) Lot 2, Section 36, Township 21, Range 8 West of the 6th Meridian, Kamloops Division, Yale District, Plan EPP5557 the **maximum density of Dwelling Units shall be no more than 30 units per ha**.



.2 MUR-2 Seasonal Accommodation

INTENT

This zone is intended to support mixed use developments that serve primarily as multi-family residential sites but may include second homes as seasonal accommodations and to a lesser extent, short term rentals where supported by the strata.

PERMITTED USES

.1 **Principal Uses**

- Multi-Unit Dwelling

.2 **Accessory Uses**

- Home Based Business
- Office
- Short Term Rental
- Indoor Recreation

DEVELOPMENT REGULATIONS

.2 **Density**

The maximum density of Sleeping Units shall be:	• 120 per ha; and
The maximum density of Dwelling Units shall be:	• 20 per ha
The maximum FAR shall be:	• 1.5 FAR

.3 **Parcel Coverage**

The maximum Parcel Coverage for all Buildings and Structures is:	• 80 %
The maximum Impermeable Surface is:	• 90 %

.4 **Maximum Height**

Principal Building:	• 22 m
Accessory Buildings and Structures:	• 5 m

.5 **Setbacks**

The minimum setbacks for all Buildings and Structures are:

Front:	• 0 m
Rear:	• 1.5 m; 6 m when abutting a Residential zone
Interior Side:	• 1.2 m
Exterior Side:	• 1.2 m

SUBDIVISION REGULATIONS

.6 **Parcel Area**

The minimum Parcel Area is: • 300 m²

.7 **Parcel Dimensions**

The minimum Parcel frontage is: • 10 m

PARKING

.8 Off-Street Parking shall be provided in accordance with the Sicamous Zoning Bylaw – Schedule D.

REGULATIONS AND CONDITIONS OF USE

.9 The following regulations and conditions of use shall apply:

.a **General Regulations**

See the General Regulations section of this bylaw for additional regulations that apply to this zone.

.b **Amenity Bonus**

For the provision of each Attainable Rental Dwelling Unit density may be increased as per General Regulations.

.c **Density**

The permitted Density can be a combination of Sleeping Units or Dwelling Units where 2 Sleeping Units are equal to 1 Dwelling Unit.

.d **Ground Floor Design**

For units facing the street, the major entrance shall face the street, be at-grade with the adjacent sidewalk, and be designed to function as a commercial entrance.

.e **Multi-Unit Dwelling**

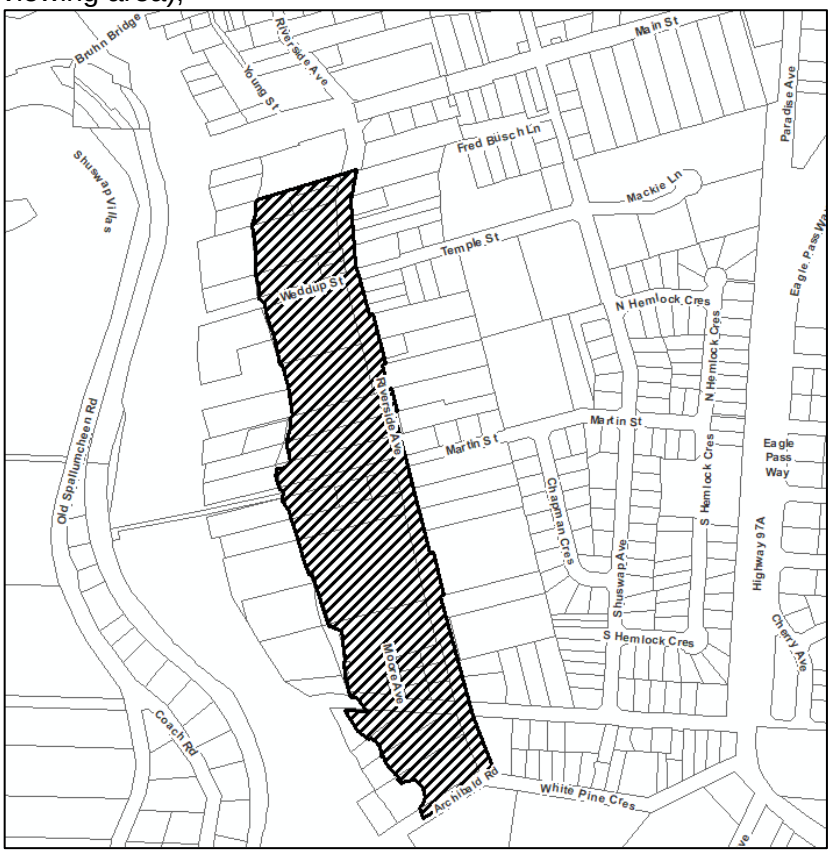
On Riverside Avenue, Multi-Unit Dwellings must include a minimum of 50 m^2 Commercial floor space.

.f **Usable Open Space**

i) no less than 10 sqm per unit of useable open space shall be provided on the Parcel by the owner for each residential dwelling unit contained in a multi-unit Building; except where the owner has dedicated adjacent parkland in excess of statutory requirements and where the excess parkland dedication is a sufficient area to satisfy the usable open space requirement, the usable open space requirement for the Parcel will be inapplicable.

.g **Site Specific Regulations**

i) Within the Riverside Transition Area, Residential density may be increased up to 10 additional units per 0.4 ha where 5% of the Land, in addition to the walkway right-of-way and located outside of the SPEA, is designated and developed as public Walkway amenity area (ie. Public Marina, seating or viewing area);



.3 MHP-1 Mobile Home Park

INTENT

This zone is intended to support both pad rental mobile home parks and bare land strata mobile home park subdivisions.

PERMITTED USES

.1	**Principal Uses**	
	• Mobile Home • Mobile Home Park	• Mobile Home Strata Park
.2	**Accessory Uses**	
	• Home Based Business • Indoor Recreation	• Outdoor Recreation • Buildings and Structures Accessory to a Mobile Home – Deck, Carport, & Shed only

DEVELOPMENT REGULATIONS

.3	**Density**	
	i) The maximum density for a Mobile Home Park or Mobile Home Strata Park shall be:	• 20 Mobile Homes/ha when serviced with Community Water and Sewer; • 12 Mobile Homes/ha where serviced with Community Water and septic.
	ii) The maximum density for Mobile Homes per Mobile Home Space or Strata Parcel:	• 1
.4	**Parcel Coverage**	
	The maximum parcel coverage for Mobile Home Spaces/Strata Parcels is:	• 40 %
	The maximum impermeable surface is:	• 50 %
.5	**Maximum Height**	
	Shed	• 2.4 m
	Indoor Recreation Buildings	• 8 m
	All other Buildings and Structures	• 5 m
.6	**Floor Area**	
	The maximum total floor area for an addition to a mobile home is:	• 10 m^2
.6	**Mobile Home Space Area**	
	The minimum Mobile Home Space area is:	• 350 m^2
.7	**Mobile Home Space Dimensions**	
	Single-wide Space minimum width:	• 10.3 m
	Cul-de-sac Space minimum width:	• 9.5 m
	Interior Space minimum depth:	• 25 m
	Exterior Space minimum depth:	• 32.1 m deep where the rear parcel boundary abuts a public highway • 11.8 m wide where a side yard abuts a public highway

.8 **Internal Roadways**

The regulations for internal roadways are as follows:

		Minimum width	
i) Access roadway	Parking prohibited	• 7 m	
ii) Cul-de-sac		• 6.1 m	Minimum turning radius of 15 m

iii) All other roadways including emergency access	Parking prohibited	• 6.1 m

.11 **Setbacks**

The minimum Setbacks for Buildings and Structures:

i) From an access	• 6 m from an access to the Mobile Home Park or Strata • 5 m from an emergency access
ii) For Mobile Homes	
• Front (abutting an internal road)	• 3 m
• Rear	• 3 m
• Interior	• 1.5 m one side and 4.5 m on the other side
• Exterior (abutting an internal road)	• 3 m
Except for Exterior Spaces where the Rear setback is:	• 6 m abutting a Highway and 4.5 m abutting all other boundaries
iii) For structures accessory to a mobile home	
▪ Front (abutting an internal road)	• 6 m
▪ Rear	• 1.5 m
▪ Interior	• 1.5 m
▪ Exterior (abutting an internal road)	• 4 m
Except for Exterior Spaces where the Rear setback is:	• 3 m
iv) For shared accessory structures	
• Front	• 6 m
• All other setbacks	• 4.5 m

SUBDIVISION REGULATIONS

.7 **Minimum Parcel Area**

The minimum Parcel Area for a Mobile Home Park is: 1 Ha

.8 **Minimum Strata Parcel Area**

The minimum Parcel Area for a Mobile Home Strata Parcel is: 350 m²

.9 **Mobile Home Strata Parcel Dimensions**

Interior Parcel minimum width:	• 10.3 m
Cul-de-sac Parcel minimum width:	• 7.5 m
Interior Parcel Minimum depth:	• 25 m
Exterior Parcel minimum dimensions:	• 32.1 m deep where the rear parcel boundary abuts a public highway • 11.8 m wide where a side yard abuts a public highway

PARKING

.11 Off-Street Parking shall be provided in accordance with the Sicamous Zoning Bylaw – Schedule D.

REGULATIONS AND CONDITIONS OF USE

.12 The following regulations and conditions of use shall apply:

.a **General Regulations**

See the General Regulations section of this bylaw for additional regulations that apply to this zone.

.b **Access**

A second access from a public highway separated by at least 60 m from the first access will be provided to each mobile home park or strata containing 50 or more mobile home spaces or strata parcels, up to a maximum of 3 accesses.

.c **Usable Open Space**

i) the Owner of a Mobile Home Park must provide a minimum of 6% of the Parcel Area as private open space for the use and enjoyment of residents.
ii) 50% of the private open space shall be in a location convenient and accessible to the tenants, ensuring that any hillside or Watercourse areas to be included is physically accessible to the tenants and is maintained in its natural state, or authorized improved state.
iii) will be Landscaped if not left in its natural state.
iv) For the purpose of calculating and satisfying private open space requirements:
- Landscape Buffer Areas, storage compounds, Highway, parking areas or required utility easements within the mobile home park shall not be considered as forming any portion of the private open space requirement;
- Any common Indoor Recreation Facility shall be counted as triple its Parcel Area;
- Any common Outdoor Recreation Facility, may be counted as double its Parcel Area.

.d **Screening and Landscaping**

Screening and Landscaping shall be provided in accordance with Part 3.9.3 and Part 3.9.8 of the Sicamous Zoning Bylaw.

.e **Storage Compounds**

i) boats, recreational vehicles, and other items that can not be otherwise stored within the mobile home or shed may not be stored in a mobile home space or strata parcel.
ii) 1 or more separate storage compounds may be provided within a Mobile Home Park for the storage of boats and Recreational Vehicles, that are not appropriate to store on a Mobile Home Space;
iii) the storage compound shall be securely Fenced, gated and lighted for security and shall be Screened from public view by approved Fencing and Landscaping;
iv) where such a facility is not required, the above noted apparatus is not permitted to be stored on a Mobile Home Space unless stored within a permitted Accessory Building.

.f **Site Specific Regulations**

THIS PAGE LEFT INTENTIONALLY BLANK

.4 RVP-1 Recreational Vehicle Park

INTENT

This zone is intended to support a Recreational Vehicle Parks and Recreational Vehicle Strata Parks.

PERMITTED USES

.1 **Principal Uses**

- Park Model
- Recreational Vehicle
- Recreational Vehicle Park
- Recreational Vehicle Strata Park
- Short Term Rental

.2 Accessory Uses

- Outdoor Storage Yard
- Employee Dwelling Unit
- Storage Facility

DEVELOPMENT REGULATIONS

.3 **Density**

The maximum density of Recreational Vehicle Spaces when services with Community Water and Sewer shall be:
- 50 per ha

In all other cases:
- 1

The maximum number of Recreational Vehicles per Recreational Vehicle Space is:
- 1

.4 **Recreational Vehicle Space Area**

The minimum area for a Recreational Vehicle Space is:
- 180 m²

.5 **Parcel Coverage**

The maximum Parcel Coverage for a Recreational Vehicle Park is:
- 30 %

The maximum Impermeable Surface for a Recreational Vehicle Space is:
- 70 %

.6 **Maximum Height**

Recreational Vehicle or Park Model:
- 9 m

Single-Unit Dwelling:
- 10 m

Accessory Buildings and Structures:
- 5 m

.7 **Setbacks** The minimum Setbacks for:

	Front	Rear	Interior Side	Exterior Side
All Buildings and Structures from the Recreational Vehicle Park Exterior Parcel Lines are:	6 m	1.5 m	1.5 m	1.5 m
The Recreational Vehicle or Park Model to the perimeter of the Recreational Vehicle Space are:	4.5 m	3.0 m	1.5 m	3 m
Accessory Buildings from the perimeter of the Recreational Vehicle Space:	3 m	1.5 m	1.5 m	1.5 m

SUBDIVISION REGULATIONS

.8 **Parcel Area**

The minimum Parcel Area for a Recreational Vehicle Park is:
- 1.0 ha

The minimum Parcel Area for a Recreational Vehicle Strata Parcel is:
- 180 m²

.9 **Parcel Dimensions**

The minimum frontage for a Recreational Vehicle Park is:	• 20 m
The minimum frontage for a Recreational Vehicle Space is:	• 9 m

PARKING

.10 Off-Street Parking shall be provided in accordance with the Sicamous Zoning Bylaw – Schedule D.

REGULATIONS AND CONDITIONS OF USE

.11 The following regulations and conditions of use shall apply:

.a **General Regulations**
See the General Regulations section of this bylaw for additional regulations that apply to this zone.

.b **Deck Areas**
i) roofed Deck or Patio areas may not be enclosed, except that such areas may be enclosed by screened partitions;
ii) roofed Deck or Patio areas may not exceed 25% of the Recreation Vehicle Space area; and
iii) Decks and Patios must be constructed independent of the Recreational Vehicle or Park Model.

.c **Usable Open Space**
6% of the gross area of the Recreational Vehicle Park must be provided as private open space.

.d **Accessory Buildings**
No Accessory Building or Structure or storage Building shall be used for sleeping or habitation purposes at any time. The maximum number or Accessory Buildings per Recreational Vehicle Space is 1.

.e **Accessory Uses**
All accessory uses are solely for the tenants of the Recreational Vehicle Park.

.f **Storage**
All storage uses (indoor and outdoor) are solely for the tenants of the Recreational Vehicle Park and must not exceed 20% of the total area of the Recreational Vehicle Park.

.g **Internal Roads**
i) internal access must have a minimum paved or concrete surface with of 6.0 m and be designed in accordance with the BC Building Code.
ii) emergency access shall be provided and maintained at all times. Secured access shall be provided with District of Sicamous approved lock boxes and opening devices.

.h **Site Specific Regulations**

4.4 COMMERCIAL ZONES

.1 C-1 Local & Town Centre Commercial

INTENT

This zone supports a wide range of commercial uses from town centre to neighbourhood applications.

PERMITTED USES

.1 **Principal Uses**

- Artist Studio
- Assembly
- Brewery, Cidery, Distillery, Meadery or Winery
- Brewing & Vinting Outlet
- Cabaret or Night Club
- Cannabis Retail
- Casino
- Catering
- Contractor Services – Minor
- Data Centre
- Day Care
- Eating Establishment
- Educational Facility
- Entertainment, Recreation & Sports Centre
- Financial Services
- Fitness Centre
- Health Clinic
- Indoor Recreation
- Institutional Use
- Laundry
- Mobile Vending Unit
- Office
- Outdoor Market
- Pawn Shop
- Personal Service Establishment
- Pet Day Care – Indoor
- Repair Shop
- Retail Store
- Service & Repair Establishment
- Shopping Centre
- Theatre
- Tourist Accommodation
- Veterinary Clinic

.2 **Accessory Uses**

- Employee Dwelling Unit
- Multi-Unit Dwelling
- Neighbourhood Recycling Collection Area

DEVELOPMENT REGULATIONS

.3 **Density**

The maximum density of Sleeping Units shall be:	• 120 per ha
The maximum density of Employee Dwelling Units shall be:	• 1 per Parcel
The maximum density of Dwelling Units shall be:	• 174 per ha
The maximum FAR shall be:	• 1.5 FAR

.4 **Parcel Coverage**

The maximum Parcel Coverage for all Buildings and Structures is:	• 80 %
The maximum Impermeable Surface is:	• 90 %

.5 **Maximum Height**

Principal Building:	• 22 m
Accessory Buildings and Structures:	• 5 m

.6 **Setbacks**

The minimum setbacks for all Buildings and Structures are:

Front:	• 0 m
Rear:	• 1.5 m
Interior Side:	• 1.2 m or 0 m with a party wall agreement
Exterior Side:	• 1.2 m

SUBDIVISION REGULATIONS

.7 **Parcel Area**

The minimum Parcel Area is:	• 300 m²

.8 **Parcel Dimensions**

The minimum Parcel frontage
- 10 m

PARKING

.9 Off-Street Parking shall be provided in accordance with the Sicamous Zoning Bylaw – Schedule D.

REGULATIONS AND CONDITIONS OF USE

.10 The following regulations and conditions of use shall apply:

.a **General Regulations**

See the General Regulations section of this bylaw for additional regulations that apply to this zone.

.b **Amenity Bonus**

For the provision of each Attainable Rental Dwelling Unit, density may be increased as per General Regulation 3.7.1.

.c **Cannabis Retail**

See Cannabis Retail in Part 4 of this bylaw for additional regulations.

.d **Density**

The permitted Density can be a combination of Sleeping Units or Dwelling Units where 2 Sleeping Units are equal to 1 Dwelling Unit.

.e **Employee Dwelling Unit**

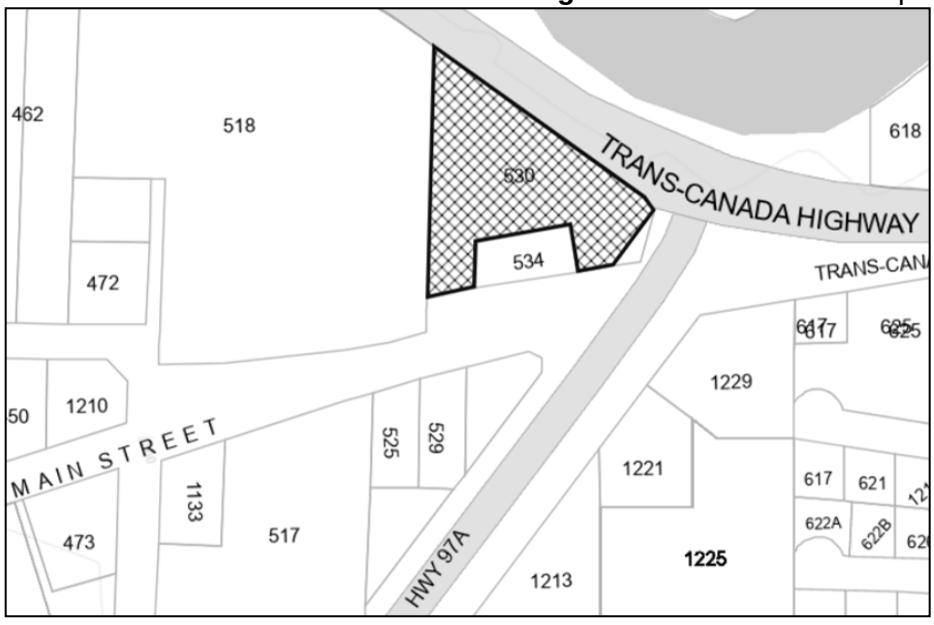
Shall be provided within a commercial Building.

.f **Multi-Unit Dwelling**

Multi-Unit Dwelling Units must be located above the ground floor of the Principle Use; the entrance may be at Grade and compatible with the commercial entrance.

.f **Site Specific Regulations**

Lot 2, District Lot 497, Kamloops Division, Yale District, Plan 2371 Except Lot 2, District Lot 497, Kamloops Division, Yale District, Plan 2371 Except Plans B7355, 12390, 13401, H664, KAP57835, KAP63992 And EPP61095 Plans B7355, 12390, 13401, H664, KAP57835, KAP63992 and EPP61095, **Vehicle Service Station** and **Drive-Through Service** are additional permitted uses.



Strata Plan EPS49, **Multi-Unit Dwelling** is permitted as a Principal Use.



THIS PAGE LEFT INTENTIONALLY BLANK

.2 C-2 Highway Commercial

INTENT

This zone permits a wide range of uses including highway-oriented and large-format commercial uses with the purpose of supporting a diversity of commercial activity along a Controlled Access Highway.

PERMITTED USES

.1 **Principal Uses**

- Assembly
- Recreation Equipment Rental
- Boat & Marine Sales & Service
- Brewery, Cidery, Distillery, Meadery or Winery
- Cannabis Retail
- Cardlock Gas Station
- Casino
- Eating Establishment
- Educational Facility
- Entertainment, Recreation & Sports Centre
- Health Clinic
- Laundry
- Light Vehicle Sales & Rental
- Mobile Vending Unit
- Vehicle Service Station
- Vehicle Service & Repair
- Vehicle Sales and Rental
- Vehicle Towing Service
- Vehicle Wash
- Outdoor Market
- Parking Lot or Parkade
- Retail Store
- Recreation Equipment Sale, Service & Rentals
- Service & Repair Establishment
- Storage Facility
- Shopping Centre
- Theatre
- Tourist Accommodation
- Tourist Facility
- Warehouse
- Wholesale

.2 **Accessory Uses**

- Drive-Through Service
- Employee Dwelling Unit
- Multi-Unit Dwelling
- Neighbourhood Recycling Collection Area

DEVELOPMENT REGULATIONS

.3 **Density**

The maximum density of Sleeping Units shall be:	• 120 per ha; or
The maximum density of Dwelling Units shall be:	• 60 per ha
The maximum FAR shall be:	• 1.0 FAR

.4 **Parcel Coverage**

The maximum Parcel Coverage is:	• 70 %
The maximum Impermeable Surface is:	• 80 %

.5 **Maximum Height**

Principal Building:	• 15 m
Accessory Buildings and Structures:	• 5 m

.6 **Setbacks**

The minimum setbacks for all Buildings and Structures are:

Front:	• 10 m
Rear:	• 6 m
Interior Side:	• 6 m
Exterior Side:	• 6 m

SUBDIVISION REGULATIONS

.7 **Parcel Area**

The minimum Parcel Area is:	• 0.5 ha

.8 **Parcel Dimensions**

The minimum Parcel frontage is:	• 25 m

PARKING

.9 Off-Street Parking shall be provided in accordance with the Sicamous Zoning Bylaw – Schedule D.

REGULATIONS AND CONDITIONS OF USE

.10 The following regulations and conditions of use shall apply:

.a **General Regulations**
See the General Regulations section of this bylaw for additional regulations that apply to this zone.

.b **Multi-Unit Dwelling**
Multi-Unit Dwelling Units must be located above the ground floor of the Principle Use; the entrance may be at grade and compatible with the commercial entrance.

.c **Amenity Bonus**
For the provision of each Attainable Rental Dwelling Unit, density may be increased as per General Regulations.

.d **Density**
The permitted Density can be a combination of Sleeping Units or Dwelling Units where 2 Sleeping Units are equal to 1 Dwelling Unit.

.e **Site Specific Regulations**

.3 C-3 Waterfront Commercial

INTENT

This zone supports a wide range of commercial uses catering to tourist and marine related activities.

PERMITTED USES

.1 **Principal Uses**

- Artist Studio
- Assembly
- Recreation Equipment Rental
- Boat Repair
- Boat Storage
- Brewery, Cidery, Distillery, Meadery or Winery
- Cabaret or Night Club
- Eating Establishment
- Entertainment, Recreation & Sports Centre
- Fitness Centre
- Indoor Recreation
- Marina
- Mobile Vending Unit
- Multi-Unit Dwelling
- Office
- Outdoor Market
- Personal Service Establishment
- Theatre
- Tourist Accommodation

.2 **Accessory Uses**

- Retail Store

DEVELOPMENT REGULATIONS

.2 **Density**

The maximum density of Sleeping Units shall be:	• 120 per ha; and
The maximum density of Dwelling Units shall be:	• 20 per ha
The maximum FAR shall be:	• 1.5 FAR

.3 **Parcel Coverage**

The maximum Parcel Coverage for all Buildings and Structures is:	• 80 %
The maximum Impermeable Surface is:	• 90 %

.4 **Maximum Height**

Principal Building:	• 22 m
Building containing Boat Storage:	• 10 m
Accessory Buildings and Structures:	• 5 m

.5 **Setbacks**

The minimum Setbacks for all Buildings and Structures are:

Front:	• 0 m
Rear:	• 1.5 m
Interior Side:	• Total of 6 m
Exterior Side:	• 1.2 m

SUBDIVISION REGULATIONS

.7 **Parcel Area**

The minimum Parcel Area is: • 300 m²

.9 **Parcel Dimensions**

The minimum Parcel frontage is: • 10 m

PARKING

.10 Off-Street Parking shall be provided in accordance with the Sicamous Zoning Bylaw – Schedule D.

REGULATIONS AND CONDITIONS OF USE

.11 The following regulations and conditions of use shall apply:

.a **General Regulations**

See the General Regulations section of this bylaw for additional regulations that apply to this zone.

.b **Amenity Bonus**

For the provision of each Attainable Rental Unit density may be increased as per General Regulations.

.c **Boat Storage**
Shall be located in the Rear Yard of a Parcel, behind an Office Building or mixed Commercial/Residential use Building with the Building Face along the Front Parcel Boundary.

.d **Density**
The permitted Density can be a combination of Sleeping Units or Dwelling Units where 2 Sleeping Units are equal to 1 Dwelling Unit.

.e **Employee Dwelling Unit**
Shall be provided within a Commercial Building.

.f **Ground Floor Design**
For Buildings facing a Highway, the major entrance shall face a Highway, be at-grade with the adjacent sidewalk, and be designed to function as a Commercial entrance.

.h **Usable Open Space**

i) No less than 10 m^2 per unit of useable open space shall be provided on the Parcel by the owner for each residential dwelling unit contained in a multi-unit Building; except
ii) Where the owner has dedicated adjacent parkland in excess of statutory requirements and where the excess parkland dedication is a sufficient area to satisfy the usable open space requirement, the usable open space requirement for the Parcel will be inapplicable.

.i **Site Specific Regulations**

.4 C-4 Tourist Accommodation - Resort

INTENT

This zone is intended to support a broad range of tourist accommodation types, from hotels to cabins, and semi-permanent tent structures used for “glamping”.

PERMITTED USES

.1 **Principal Uses**

- Tourist Accommodation

.2 **Accessory Uses**

- Artist Studio
- Assembly
- Cabaret or Night Club
- Casino
- Eating Establishment
- Employee Accommodation
- Fitness Centre
- Indoor Recreation
- Multi-Unit Dwelling
- Office
- Personal Service Establishment
- Retail Store

DEVELOPMENT REGULATIONS

.2 **Density**

The maximum density of Sleeping Units shall be:	• 120 per ha; and
The maximum density of Dwelling Units shall be:	• 20 per ha
The maximum FAR shall be:	• 1.5 FAR

.3 **Parcel Coverage**

The maximum Parcel Coverage for all Buildings and Structures is:	• 80 %
The maximum Impermeable Surface is:	• 90 %

.4 **Maximum Height**

Principal Building:	• 22 m
Accessory Buildings and Structures:	• 5 m

.5 **Setbacks**

The minimum setbacks for all Buildings and Structures are:

Front:	• 0 m
Rear:	• 1.5 m; 6 m when abutting a Residential zone
Interior Side:	• 1.2 m
Exterior Side:	• 1.2 m

SUBDIVISION REGULATIONS

.6 **Parcel Area**

The minimum Parcel Area is: • 300 m²

.7 **Parcel Dimensions**

The minimum Parcel frontage is: • 10 m

PARKING

.8 Off-Street Parking shall be provided in accordance with the Sicamous Zoning Bylaw – Schedule D.

REGULATIONS AND CONDITIONS OF USE

.9 The following regulations and conditions of use shall apply:

.a **General Regulations**

See the General Regulations section of this bylaw for additional regulations that apply to this zone.

.b **Amenity Bonus**

For the provision of each Attainable Rental Dwelling Unit density may be increased as per General Regulations.

.c **Density**

The permitted Density can be a combination of Sleeping Units or Dwelling Units where 2 Sleeping Units are equal to 1 Dwelling Unit.

.d **Ground Floor Design**

For units facing the street, the major entrance shall face the street, be at-grade with the adjacent sidewalk, and be designed to function as a commercial entrance.

.e **Multi-Unit Dwelling**

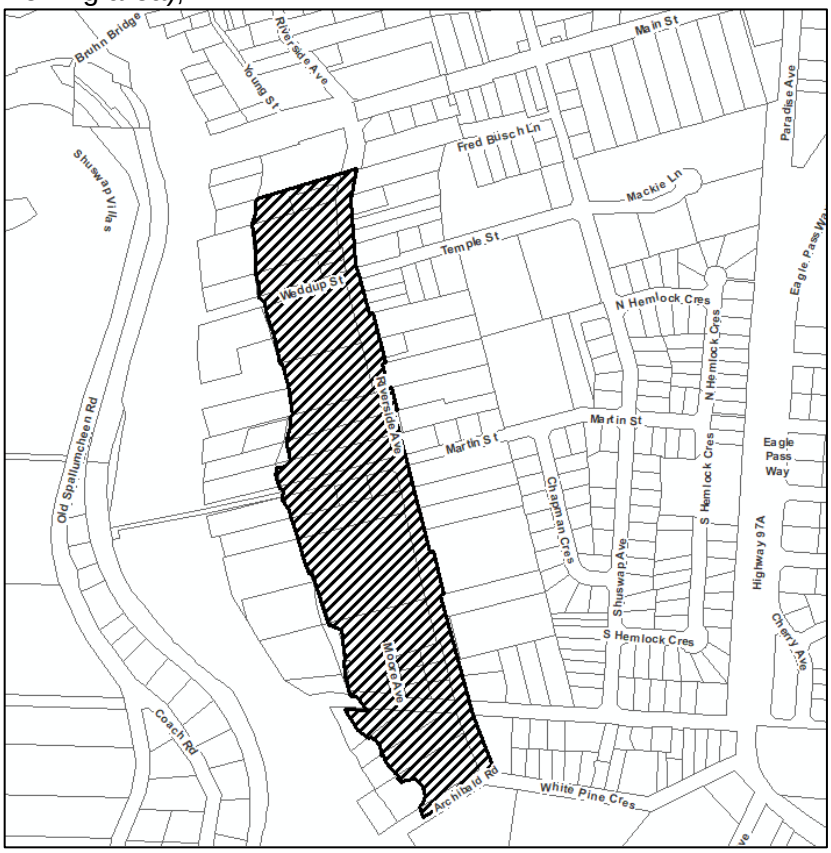
On Riverside Avenue, Multi-Unit Dwellings must include a minimum of 50 m^2 Commercial floor space.

.f **Usable Open Space**

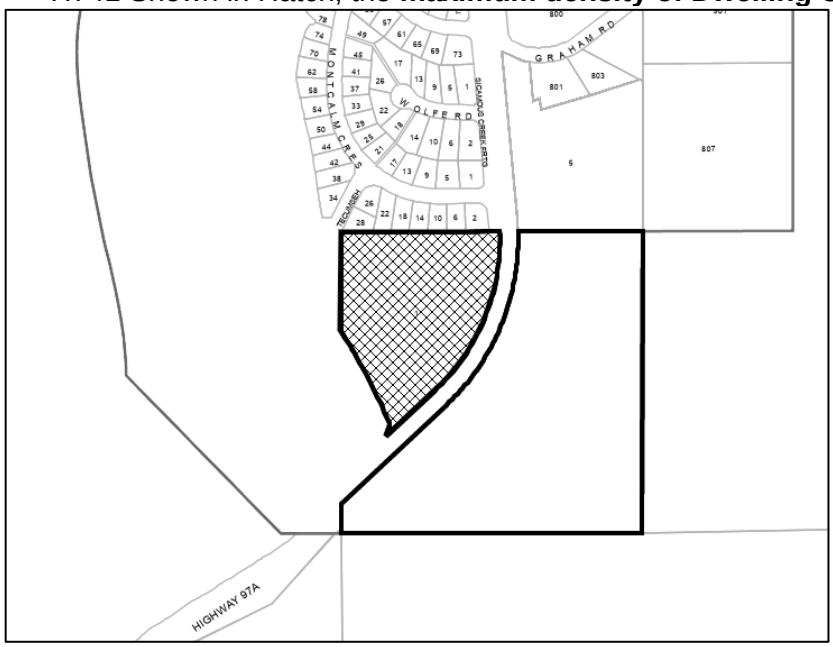
no less than 10 sqm per unit of useable open space shall be provided on the Parcel by the owner for each residential dwelling unit contained in a multi-unit Building; except where the owner has dedicated adjacent parkland in excess of statutory requirements and where the excess parkland dedication is a sufficient area to satisfy the usable open space requirement, the usable open space requirement for the Parcel will be inapplicable.

.g **Site Specific Regulations**

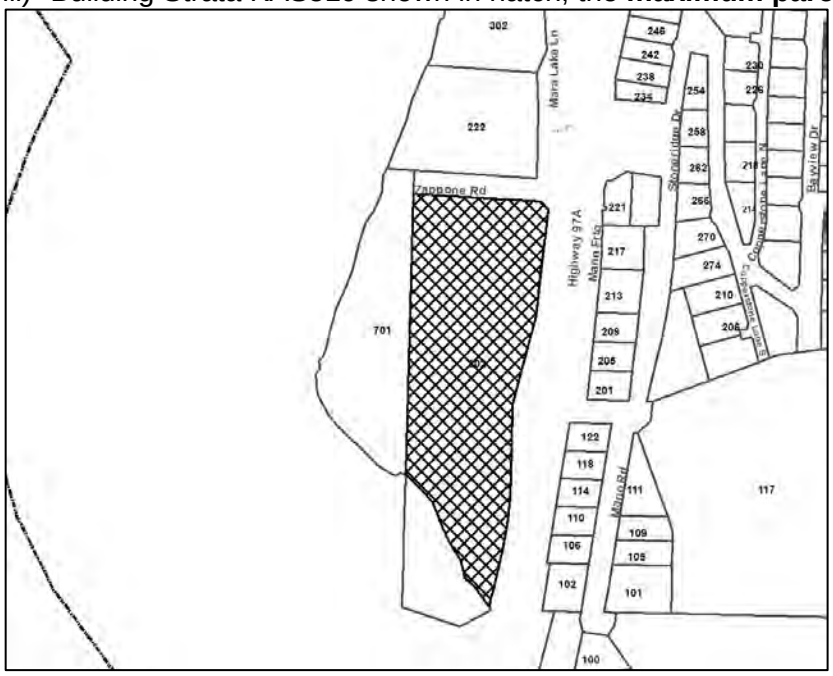
i) Within the Riverside Transition Area, Residential density may be increased up to 10 additional units per 0.4 ha where 5% of the Land, in addition to the walkway right-of-way and located outside of the SPEA, is designated and developed as public Walkway amenity area (ie. Public Marina, seating or viewing area);



ii) That portion of Legal Subdivision 12 of Section 19 Containing 38.30 Acres More or Less; Township 21 Range 7 West of the 6th Meridian Kamloops Division Yale District Except Thereout and Therefrom the Land Covered by the Waters of Mara Lake at the Time of the Survey of Said Lake Except Plan H741 Shown in Hatch, the **maximum density of Dwelling Units shall be 270**.



iii) Building Strata KAS519 shown in hatch, the **maximum parcel coverage shall be 60%.**



THIS PAGE LEFT INTENTIONALLY BLANK

.5 C-5 Tourist Accommodation – Campground

INTENT

This zone is intended to support nightly tourist accommodation in campgrounds, includes the use of tents and Recreational Vehicles and specifically excludes strata developments.

PERMITTED USES

.1 **Principal Uses**

- Campground

.2 **Accessory Uses**

- Accessory Buildings and Structures
- Employee Dwelling Unit

DEVELOPMENT REGULATIONS

.3 **Density**

The maximum number of Camping Spaces shall be:	• 40 per ha
Employee Dwelling Unit:	• 1 per parcel

.4 **Parcel Coverage**

Maximum Parcel Coverage:	• 30 %
Maximum Impermeable Surface:	• 50 %

.5 **Maximum Height**

Accessory Buildings and Structures:	• 5 m

.6 **Setbacks**

All Buildings and Structures or Camping Spaces from the Exterior Parcel Lines are:	• 15 m

.7 **Separation**

The minimum separation between Buildings and Structures:	• 3.0 m

SUBDIVISION REGULATIONS

.8 **Parcel Area**

The minimum Parcel Area is:	• 1.0 ha

.9 **Parcel Dimensions**

The minimum frontage is:	• 20m

PARKING

.10 Off-Street Parking shall be provided in accordance with the Sicamous Zoning Bylaw – Schedule D.

REGULATIONS AND CONDITIONS OF USE

.11 The following regulations and conditions of use shall apply:

.a **Accessory Buildings & Structures**
May include structures such as washroom and shower facilities, group outdoor kitchen, gatehouse, Refuse and recycling collection.

.b **General Regulations**
See the General Regulations section of this bylaw for additional regulations that apply to this zone.

.c **Usable Open Space**
i) no less than 5 m² per unit of useable open space shall be provided on the Parcel for each camping space; except
ii) where the owner has dedicated adjacent parkland in excess of statutory requirements and where the excess parkland dedication is a sufficient area to satisfy the usable open space requirement, the usable open space requirement for the Parcel will be inapplicable.

.d **Occupancy**
No Camping Spaces shall be used for permanent occupancy or habitation.

.e **Employee Dwelling Unit**
May be combined with another accessory Building such as a gatehouse or accessory Building.

.f **Amenity Bonus**
For the provision of each 1 un-serviced Camping Space suitable for a tent, tent trailer or camper:
i) density may be increased by 2 Camping Spaces;
ii) 2 serviced camping spaces may be used for a temporary tent type structure for use as a Tourist Accommodation Unit, up to a maximum of 3 such Camping Spaces per Parcel;
to a maximum of 70 Camping Spaces per ha.

.g **Site Specific Regulations**

.6 C-6 Houseboat Commercial

INTENT

This zone recognises existing Houseboat Operations and supports a selection of tourist amenity uses.

PERMITTED USES

.1 **Principal Uses**

- Houseboat Operation
- Marina
- Multi-Unit Dwelling
- Tourist Accommodation
- Tourist Facility

.2 **Accessory Uses**

- Employee Accommodation
- Houseboat Buildings & Structures
- Mobile Vending Unit
- Recreation Equipment Rental

DEVELOPMENT REGULATIONS

.2 **Density**

The maximum density of Sleeping Units shall be:
- 120 per ha; and

The maximum density of Dwelling Units shall be:
- 20 per ha

The maximum FAR shall be:
- 1.5 FAR

.3 **Parcel Coverage**

The maximum Parcel Coverage for all Buildings and Structures is:
- 80 %

The maximum Impermeable Surface is:
- 90 %

.4 **Maximum Height**

Principal Building:
- 22 m

Accessory Buildings and Structures:
- 5 m

.5 **Setbacks**

.a The minimum Setbacks for all Buildings and Structures are:

Front:
- 6 m

Rear:
- 1.5 m

Interior Side:
- 5 m

Exterior Side:
- 5 m

SUBDIVISION REGULATIONS

.7 **Parcel Area**

The minimum Parcel Area is:
- 300 m²

.9 **Parcel Dimensions**

The minimum Parcel frontage is:
- 10 m

PARKING

.10 Off-Street Parking shall be provided in accordance with the Sicamous Zoning Bylaw – Schedule D.

REGULATIONS AND CONDITIONS OF USE

.11 The following regulations and conditions of use shall apply:

.a **General Regulations**

See the General Regulations section of this bylaw for additional regulations that apply to this zone.

.b **Usable Open Space**

iii) No less than 10 m² per unit of useable open space shall be provided on the Parcel by the owner for each residential dwelling unit contained in a multi-unit Building; except

iv) Where the owner has dedicated adjacent parkland in excess of statutory requirements and where the excess parkland dedication is a sufficient area to satisfy the usable open space requirement, the usable open space requirement for the Parcel will be inapplicable.

.c **Ground Floor Design**

For units facing the street, the major entrance shall face the street, be at-grade with the adjacent sidewalk, and be designed to function as a commercial entrance.

.d **Amenity Bonus**

i) For the provision of each Attainable Rental Dwelling Unit, density may be increased as per the General Regulations.

ii) For the provision of each Employee Accommodation Unit, Tourist Accommodation Sleeping Units may be increased as per the General Regulations.

.e **Site Specific Regulations**

4.5 INDUSTRIAL ZONES

.1 I-1 Industrial – General

INTENT

This zone is intended to support a wide diversity of light industry that has minor impact on its surroundings and does not require large areas of land.

PERMITTED USES

.1 **Principal Uses**

- Animal Shelter
- Auction
- Brewery, Cidery, Distillery, Meadery or Winery
- Boat & Marine Sales & Service
- Brewing & Vinting Outlet
- Bulk Fuel Depot
- Cannabis Production & Wholesale Sales
- Cardlock Gas Station
- Contractor Services – Minor
- Contractor Services – General
- Crematorium
- Eating Establishment
- Education Facility
- Fleet Service
- Funeral Service
- Greenhouse or Plant Nursery
- Heavy Equipment Sales, Service & Repair
- Laundry
- Light Industry
- Media Production Studio
- Mobile Vending Unit
- Veterinary Clinic
- Vehicle Body Repair & Paint Shop
- Vehicle Service Station
- Vehicle Service & Repair
- Vehicle Towing Service
- Vehicle Wash
- Office
- Outdoor Storage
- Parking Lot or Parkade
- Pet Day Care – Indoor
- Pet Day Care – Outdoor
- Prefabricated Home Sales
- Recycling Depot
- Sign Shop
- Storage Facility
- Storage & Warehouse
- Truck Terminal
- Recreational Vehicle Sales, Service & Rentals

.2 **Accessory Uses**

- Employee Dwelling Unit
- Retail Store

DEVELOPMENT REGULATIONS

.3 **Density**

The maximum density of Employee Dwelling Units shall be:	• 1 per Parcel
The maximum FAR shall be:	• 1.5 FAR

.4 **Parcel Coverage**

The maximum Parcel coverage is:	• 60 %
The maximum impermeable surface is:	• 90 %

.5 **Maximum Height**

Principal Building:	• 15 m
Accessory Buildings and Structures:	• 7.5 m

.6 **Setbacks**

The minimum Setbacks for Cannabis Production & Wholesale Sales are:

The minimum Setback to all Property Lines is:	• 15 m
Adjacent to Residential Uses, schools, Parks, Institutional Use, Recreational or Tourist Accommodation Use, the minimum Setback from such adjoining uses shall be:	• 30 m
The minimum distance to the Natural Boundary of any Watercourse is:	• 30 m

The minimum Setbacks for all other Buildings and Structures are:

Front:	• 6 m
Rear:	• 6 m
Interior Side:	• 2 m
Exterior Side:	• 5 m

SUBDIVISION REGULATIONS

.7 **Parcel Area**

The minimum Parcel Area is: • 500 m²

.8 **Parcel Dimensions**

The minimum Parcel frontage is: • 18 m

PARKING

.10 Off-Street Parking shall be provided in accordance with the Sicamous Zoning Bylaw – Schedule D.

REGULATIONS AND CONDITIONS OF USE

.11 The following regulations and conditions of use shall apply:

.a **General Regulations**

See the General Regulations section of this bylaw for additional regulations that apply to this zone, including Fencing.

.b **Site Specific Regulations**

4.6 PUBLIC & RECREATIONAL ZONES

.1 P-1 Civic & Recreation

INTENT

This zone supports a wide range of community and civic uses including government offices, social services, community amenity and recreation Buildings, Religious Institutions, schools, hospitals, sports facilities, general Assembly and related uses.

PERMITTED USES

.1 **Principal Uses**

- Animal Shelter
- Aquarium
- Educational Facility
- Entertainment, Recreation & Sports Centre
- Exhibition & Convention Facilities
- Institutional Use
- Nature Centre
- Outdoor Market
- Parking Lot or Parkade
- Social Club
- Tourist Facility

.2 **Accessory Uses**

- Employee Dwelling Unit
- Mobile Vending Unit
- Neighbourhood Recycling Collection Area

DEVELOPMENT REGULATIONS

.3 **Density**

The maximum density shall be:
- 2.0 FAR

.4 **Parcel Coverage**

The maximum Parcel Coverage is:
- 60 %

The maximum Impermeable Surface is:
- 80 %

.5 **Maximum Height**

Principal Building:
- 15 m

Accessory Buildings and Structures:
- 5 m

.6 **Setbacks**

The minimum Setbacks for all Buildings and Structures are:

Front:
- 6 m

Rear:
- 6 m

Interior Side:
- 3 m

Exterior Side:
- 5 m

SUBDIVISION REGULATIONS

.7 **Parcel Area**

The minimum Parcel Area is:
- 700 m²

.8 **Parcel Dimensions**

The minimum Parcel frontage is:
- 18 m

PARKING

.9 Off-Street Parking shall be provided in accordance with the Sicamous Zoning Bylaw – Schedule D.

REGULATIONS AND CONDITIONS OF USE

.10 The following regulations and conditions of use shall apply:

.a **General Regulations**

See the General Regulations section of this bylaw for additional regulations that apply to this zone.

.b **Site Specific Regulations**

THIS PAGE LEFT INTENTIONALLY BLANK

.2 P-2 Works & Services

INTENT

This zone is intended to support public works, utilities, Land fills, composting facilities and related uses.

PERMITTED USES

.1 **Principal Uses**

- Biogas Energy Generation
- Commercial Composting Facility
- Growing Medium Manufacture
- Municipal Solid Waste Facility
- Outdoor Storage
- Recycling Depot
- Wastewater Treatment Facility
- Water Treatment Facility
- Waste Transfer Station
- Works Yard

.2 **Accessory Uses**

- Office

DEVELOPMENT REGULATIONS

.3 **Density**

The maximum density shall be:
- 0.5 FAR

.4 **Parcel Coverage**

The maximum Parcel Coverage is
- 30 %

The maximum Impermeable Surface is:
- 50 %

.5 **Maximum Height**

Principal Building:
- 12 m

Accessory Buildings and Structures:
- 5 m

.6 **Setbacks**

The minimum Setbacks for all Buildings and Structures are:

Front:
- 10 m

Rear:
- 10 m

Interior Side:
- 10 m

Exterior Side:
- 10 m

SUBDIVISION REGULATIONS

.7 **Parcel Area**

The minimum Parcel Area is:
- 1 ha

.8 **Parcel Dimensions**

The minimum frontage is:
- 30m

PARKING

.9 Off-Street Parking shall be provided in accordance with the Sicamous Zoning Bylaw – Schedule D.

REGULATIONS AND CONDITIONS OF USE

.10 The following regulations and conditions of use shall apply:

.a **General Regulations**

See the General Regulations section of this bylaw for additional regulations that apply to this zone.

.b **Site Specific Regulations**

THIS PAGE LEFT INTENTIONALLY BLANK

.3 P-3 Park - General

INTENT

This zone is intended to support parks and associated uses.

PERMITTED USES

.1 **Principal Uses**

- Nature Park
- Nature Sanctuary
- Park

.2 **Accessory Uses**

- Boat Launch
- Campground
- Carnival
- Eating Establishment
- Employee Dwelling Unit
- Group Moorage
- Mobile Vending Unit
- Nature Centre
- Nature Sanctuary
- Outdoor Market
- Outdoor Recreation
- Recreation Equipment Rental

DEVELOPMENT REGULATIONS

.3 **Density**

The maximum density of all Buildings and Structures shall be:

- 0.25 FAR for all Buildings

.4 **Parcel Coverage**

The maximum Parcel Coverage is:

- 15 %

The maximum Impermeable Surface is:

- 25 %

.5 **Maximum Height**

Principal Building:

- 10 m

Accessory Buildings and Structures:

- 5 m

.6 **Setbacks**

The minimum Setbacks for all Buildings and Structures are:

Front:
- 6 m

Rear:
- 6 m

Interior Side:
- 6 m

Exterior Side:
- 6 m

From Natural Boundary:
- 15 m

SUBDIVISION REGULATIONS

.7 **Parcel Area**

The minimum Parcel Area is:

- 300 m²

.8 **Parcel Dimensions**

The minimum Parcel Frontage is:

- 10 m

PARKING

.9 Off-Street Parking shall be provided in accordance with the Sicamous Zoning Bylaw – Schedule D.

REGULATIONS AND CONDITIONS OF USE

.10 The following regulations and conditions of use shall apply:

.a **General Regulations**

See the General Regulations section of this bylaw for additional regulations that apply to this zone.

.b **Site Specific Regulations**

THIS PAGE LEFT INTENTIONALLY BLANK

.4 P-4 Park – Conservation

INTENT

This is a zone intended to include parks and preservation areas whose intent is to minimize human disruption of sensitive Lands and water.

PERMITTED USES

.1 **Principal Uses**

- Nature Park
- Nature Sanctuary

.2 **Accessory Uses**

- Nature Centre

DEVELOPMENT REGULATIONS

.2 **Density**

The maximum density for a Nature Centre shall be:

- 1

.3 **Floor Area**

The maximum Floor Area for a Nature Centre shall be:

- 150 m^2

.4 **Parcel Coverage**

The maximum Parcel Coverage is

- 5 %

The maximum Impermeable Surface is:

- 10 %

.5 **Maximum Height**

Principal Building:

- 10 m

Accessory Buildings and Structures:

- 5 m

.6 **Setbacks**

The minimum setbacks for all Buildings and Structures are:

Front:
- 6 m

Rear:
- 6 m

Interior Side:
- 6 m

Exterior Side:
- 6 m

From Natural Boundary:
- 15 m

SUBDIVISION REGULATIONS

.7 **Parcel Area**

The minimum Parcel Area is:

- n/a

.8 **Parcel Dimensions**

The minimum frontage is:

- n/a

PARKING

.9 Off-Street Parking shall be provided in accordance with the Sicamous Zoning Bylaw – Schedule D.

REGULATIONS AND CONDITIONS OF USE

.10 The following regulations and conditions of use shall apply:

.a **General Regulations**

See the General Regulations section of this bylaw for additional regulations that apply to this zone.

.b **Site Specific Regulations**

THIS PAGE LEFT INTENTIONALLY BLANK

.5 P-5 Healing Centre

INTENT

This zone supports community and civic uses providing for health, social, and cultural facilities and services, park amenities, and outdoor events.

PERMITTED USES

.1 **Principal Uses**

- Assembly
- Day Care
- Educational Facility
- Health Clinic
- Office
- Park

.2 **Accessory Uses**

- Eating Establishment
- Indoor Recreation
- Mobile Vending Unit
- Outdoor Market
- Parking Lot or Parkade
- Retail Store

DEVELOPMENT REGULATIONS

.3 **Density**

The maximum density shall be:
- 2.0 FAR

.4 **Parcel Coverage**

The maximum Parcel Coverage is:
- 30 %

The maximum Impermeable Surface is:
- 60 %

.5 **Maximum Height**

Principal Building:
- 22 m

Accessory Buildings and Structures:
- 8 m

.6 **Setbacks**

The minimum setbacks for all Buildings and Structures are:

Front:
- 0 m

Rear:
- 1.5 m

Interior Side:
- 1.5 m

Exterior Side:
- 0 m

SUBDIVISION REGULATIONS

.7 **Parcel Area**

The minimum Parcel Area is:
- 700 m²

.8 **Parcel Dimensions**

The minimum Parcel frontage is:
- 18 m

PARKING

.9 Off-Street Parking shall be provided in accordance with the Sicamous Zoning Bylaw – Schedule D.

REGULATIONS AND CONDITIONS OF USE

.10 The following regulations and conditions of use shall apply:

.a **General Regulations**

See the General Regulations section of this bylaw for additional regulations that apply to this zone.

.b **Site Specific Regulations**

THIS PAGE LEFT INTENTIONALLY BLANK

4.7 MARINE ZONES

.1 W-1 Marine General

INTENT

This zone is intended to reduce conflicts among foreshore users, reduce aesthetic complaints, minimize environmental degradation and support public and residential uses on the Foreshore and surface of Shuswap Lake, Mara Lake, and the Eagle River in accordance with Provincial Private Moorage guidelines, as well as recognise existing use by Semi-waterfront Parcels on Old Spallumcheen Road, Coach Road and Bruhn Road.

PERMITTED USES

.1 **Principal Uses**

- Boat Lift
- Fixed or Removable Dock
- Fixed or Removable Walkway
- Private Moorage Buoy
- Recreational Water Activities
- Swimming Platform

DEVELOPMENT REGULATIONS

.3 **Density**

The maximum number of Berths per Waterfront or Semi-waterfront Parcel:	• 3
The maximum number of Private Moorage Buoys per Waterfront or Semi-waterfront Parcel:	• 1
The maximum number of Swimming Platforms per Waterfront or Semi-waterfront Parcel:	• 1

.4 **Maximum Size**

Total upward facing surface area of Fixed or Removable Dock not including a Fixed or Removable Walkway:	• 36 m^2
Total upward facing surface area of a Swimming Platform:	• 10 m^2
Maximum width of any portion of a Dock:	• 3 m
Maximum width of any portion of a Fixed or Removable Walkway surface:	• 1.5 m

.5 **Setbacks**

The minimum Setbacks for Structures is 5 m from the Side Parcel Line of that Waterfront or Semi-waterfront Parcel projected linearly onto the Foreshore of Shuswap Lake, Mara Lake or the Eagle River, *except* when adjoining a Park or Highway where the minimum Setback is 6 m.

REGULATIONS AND CONDITIONS OF USE

.6 The following regulations and conditions of use shall apply:

.a **General Regulations**

See the General Regulations section of this bylaw for additional regulations that apply to this zone.

.b **Site Specific Regulations**

THIS PAGE LEFT INTENTIONALLY BLANK

.2 W-2 Group Moorage

INTENT

This zone is intended to support upland Tourist Accommodation and Multi-Unit Dwelling moorage uses on the Foreshore and surface of Shuswap Lake and Mara Lake.

PERMITTED USES

.1 **Principal Uses**

- Boat Lift
- Group Moorage Facility
- Recreational Water Activities
- Swimming Platform

DEVELOPMENT REGULATIONS

.3 **Density**

The maximum number of Berths in a Group Moorage Facility per Waterfront Parcel:

- 1 per two upland Sleeping Unit within a Tourist Accommodation
- 1 per one upland Multi-Unit Dwelling Unit

.4 **Maximum Size**

Group Moorage Facility must be designed and constructed in compliance with the applicable Best Management Practices of the Province and supported by Council.

.6 **Setbacks**

The minimum Setbacks for Structures are:

- 5 m from the Side Parcel Line of that Waterfront Parcel, projected linearly onto the Foreshore and Shuswap Lake, Mara Lake or the Eagle River; except
- when adjoining a Park or Highway where the minimum Setback is 6 m.

REGULATIONS AND CONDITIONS OF USE

.6 The following regulations and conditions of use shall apply:

.a **General Regulations**

See the General Regulations section of this bylaw for additional regulations that apply to this zone.

.b **Site Specific Regulations**

THIS PAGE LEFT INTENTIONALLY BLANK

.3 W-3 Commercial Marina

INTENT

This zone is intended to support Commercial Moorage and Marina Uses on the foreshore and surface of Shuswap Lake and Mara Lake.

PERMITTED USES

.1 **Principal Uses**

- Boat Launch
- Group Moorage Facility
- Marina
- Marine Terminal
- Recreational Water Activities

DEVELOPMENT REGULATIONS

.3 **Density**

Marinas must be designed and constructed in compliance with the applicable Best Management Practices of the Province and supported by Council.

.4 **Maximum Size**

Marinas must be designed and constructed in compliance with the applicable Best Management Practices of the Province and supported by Council.

.5 **Setbacks**

The minimum Setbacks for Structures are:

- 5 m from the Side Parcel Line of that Waterfront Parcel, projected linearly onto the Foreshore and Shuswap Lake, Mara Lake or the Eagle River; except
- when adjoining a Park or Highway where the minimum Setback is 6 m.

REGULATIONS AND CONDITIONS OF USE

.6 The following regulations and conditions of use shall apply:

.a **General Regulations**

See the General Regulations section of this bylaw for additional regulations that apply to this zone.

.b **Site Specific Regulations**

THIS PAGE LEFT INTENTIONALLY BLANK

SCHEDULE

B

THIS PAGE LEFT INTENTIONALLY BLANK

SCHEDULE B – MAPS

B.1 Zoning Map

THIS PAGE LEFT INTENTIONALLY BLANK

B.2 ALR Context Map

THIS PAGE LEFT INTENTIONALLY BLANK

SCHEDULE



THIS PAGE LEFT INTENTIONALLY BLANK

SCHEDULE C – FLOODPLAIN REQUIREMENTS

C.1 Definitions

In this Bylaw, the following terms are defined:

Flood Level or Flood Construction Level means a designated flood level plus freeboard, or where a designated flood level cannot be determined, a specified height above a natural boundary, natural ground elevation, or crown of an adjacent road.

Designated Flood means a flood, which may occur in any given year, of such magnitude as to equal a flood having a 200-year recurrence interval, based on a frequency analysis of unregulated historic flood records or by regional analysis where there is inadequate streamflow data available.

Designated Flood Level means the observed or calculated elevation for the designated flood, which is used in the calculation of the flood level.

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

Floodplain means an area which is susceptible to flooding from an adjoining watercourse, lake or other body of water which is designated in Section C101 of this bylaw and includes Land that may be susceptible to erosion.

Floodplain Setback means the required minimum distance from the natural boundary or other reference line of a watercourse, lake or other body of water to any structural support required to elevate a floor system or pad above the flood level allowing for potential Land erosion.

Habitable Area means any space or room, including a mobile home that is used for dwelling purposes, business, or the storage of goods which are susceptible to damage by floodwater. For the purposes of this bylaw, habitable space commences above the underside of any floor system or the top of any pad, that may be damaged by floodwater.

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

Natural Ground Elevation means the undisturbed ground elevation prior to site preparation.

Pad means a paved surface on which blocks, posts, runners or strip footings are placed for the purpose of supporting a mobile home or unit or a concrete pad for supporting a habitable area. Standard Dykes means those dykes built to a minimum crest elevation equal to the flood level and which meet standards of design and construction approved by the Ministry of Environment, Land s and Parks, and are maintained by an ongoing authority such a local government body.

Watercourse means any natural or man-made depression with defined banks and a bed 0.6 m or more below the surrounding Land serving to give direction to a current of water at least 6 months of the year or having an upstream drainage are of 2 km^2 or more.

C.2 Floodplain Designation & Flood Levels

.1 **200 Year Floodplain**
The 200 Year Floodplain as shown on Floodplain Mapping determined by the applicable Ministry is hereby designated floodplain for the purposes of this bylaw.

.2 **Erosion Floodplain**
Land located within 30 m (98.42 feet) of the natural boundary of the Eagle River, within 15 m (49.21 feet) of the natural boundary of the Sicamous Narrows (the Channel), or within 15m (49.21 feet) of the natural boundary of any other watercourse may be subject to erosion and is hereby designated floodplain for the purposes of this bylaw.

.3 **Flood Level - Mara Lake or Shuswap Lake**
Land located in the vicinity of Mara Lake or Shuswap Lake having an elevation of 351.0 m (1,152 feet) or less Geodetic Survey of Canada Datum (G.S.C.D.) is specified as a flood level and is hereby designated floodplain for the purposes of this bylaw.

.4 **Flood Level - Eagle River**
Land located in the vicinity of the Eagle River having an elevation ranging between 351.0 m (1,152 feet) and 353.7 m (1,160 feet) G.S.C.D. in intervals as shown on Floodplain Mapping determined by the Ministry of Environment, Land s and Parks is specified as a flood level and is hereby designated floodplain for the purposes of this bylaw.

.5 **Flood Level - Other Water Bodies**
Land located in the vicinity of any other watercourse, lake, pond or marsh having an elevation less than 1.5 m (4.921 feet) above the natural boundary of that water body is specified as a flood level and is hereby designated floodplain for the purposes of this bylaw.

C.3 Floodplain Setbacks

.1 **Horizontal Setbacks**
Without being less restrictive than any other part of this bylaw, no permit may be issued without approval of the Ministry of Environment, Land s and Parks for the location of any Building or mobile home within:

.a 15 m of the natural boundary of Mara Lake, Shuswap Lake, Sicamous Narrows or any other water body, except the Eagle River;
.b 30 m of the natural boundary of the Eagle River.

.2 **Vertical Setbacks**
No permit may be issued without approval of the Minister responsible for the construction of habitable area located below any flood level.

C.4 Exemptions

The following types of developments are hereby exempted from the requirements of Section 524 of the *Local Government Act* in respect to the provisions of Schedule C.1 and C.2 of this bylaw:

.1 renovation of a Building or Structure that was in existence prior to December 4, 1989 that does not involve an addition thereto;
.2 construction of an addition to a Building or Structure that was in existence prior to December 4, 1989 that would increase the size of the Building or Structure by less than 25 percent of the floor area;
.3 that portion of a Building or Structure used exclusively as a carport, garage or entrance foyer;
.4 farm Buildings excluding dwelling units and Buildings for the keeping of animals;
.5 hot water tanks and furnaces behind standard dykes;

.6 Building for the keeping of animals behind standard dykes;
.7 heavy industry behind standard dykes; and
.8 on-loading and off-loading facilities associated with water-oriented industry and portable sawmills;

except that all main electrical switchgear for any of the uses listed above shall be no lower than the flood level.

THIS PAGE LEFT INTENTIONALLY BLANK

SCHEDULE

D

THIS PAGE LEFT INTENTIONALLY BLANK

SCHEDULE D – PARKING & LOADING

D.1 Regulations

.1 **Parking & Loading**

Where any Building or Structure is being erected, enlarged, or increased in capacity, or where Land will be used or changed, parking and loading shall be provided in accordance with Schedule D.2 of this bylaw. Parking is to adhere to the Ministry of Transportation and Infrastructure standards as per the most current version of the Institute of Transportation Engineers Parking Manual when accessing a controlled access highway.

.2 **Parking Stall**

a. the size of a parking stall shall be:
   (i) 6 m in length by 2.8 m in width;
   (ii) 2.2 m in clear height;
   (iii) 12 m in length by 4 m in width for recreation Vehicle;
   (iv) as required by the B.C. Building Code for persons with disabilities.
b. the size of a loading stall shall be 9 m in length by 2.8 m in width.
c. each parking stall shall be marked by signage or painting.

.3 **Parking Access**

Access to and from all parking spaces shall be by means of unobstructed maneuvering aisles of not less than:

a. 6 m for angle parking up to 60 degrees.
b. 8 m for right angle parking.
c. parking spaces shall be designed so that Vehicles are not required to back out onto a Highway.
d. curbs shall be installed to prevent Vehicles from accessing the site in areas other than approved access points.

.4 **Parking Location**

Parking may be provided on an adjacent or nearby lot to the principal use provided a covenant in favour of the District of Sicamous is registered connecting the parking with the principal use.

.5 **Parking Surface**

Every Off-Street Parking Area shall be:

a. graded to provide an even surface;
b. provided with drainage works to ensure than water does not accumulate on the parking surface, drain onto any sidewalk or public road constructed to the standards outlined by the Ministry of Environment in their report Urban Runoff Quality Control Guidelines for British Columbia.
c. surfaced with asphalt or concrete except for Farm Retail Sales, Agri-Tourism Activity, Agricultural Worker Accommodation, and Seasonal parking which may be surfaced with clean crushed rock, or equal.

.6 **Small Vehicle Stall**

a. In the Commercial, Commercial-Residential, Multi-Unit Dwelling and Industrial Zones, 30% of the total number of required parking spaces may be made up of small Vehicle parking spaces having a clear length of not less than 5.2 m, a clear width of not less than 2.5 m, and a clear height of not less than 2.2 m.
b. All small Vehicle parking areas shall be identified by signage indicating “small car parking only”.

.7 **Cash in Lieu**

An Owner may pay cash-in-lieu of providing the required number of parking spaces in the Commercial Zones. In lieu of providing the required number of parking spaces in the Commercial Zones, an Owner shall pay to the District of Sicamous the sum of $2,500.00 per parking space (which the District will place in the parking facilities reserve fund), subject to the following regulations:

a. cash-in-lieu of commercial parking spaces may be provided for a maximum of 25% of the required parking spaces; and
b. cash-in-lieu of parking shall not be provided for residential use.

.8 **On-Street Parking, not included in requirements**

Parking spaces located within a public road Right-of-Way shall not be included as part of the number of parking spaces provided for a use.

.9 **Parking Exemptions**

Seating located in outdoor unenclosed Patio and Deck areas of Eating Establishments within the Commercial Zones shall not require additional Off-Street Parking.

D.2 Off-Street Parking Requirements

	Land Use	Number of Parking Spaces
.1	**RESIDENTIAL**	
	Single-Unit Dwelling	• 2 spaces per unit
	Two-Unit Dwelling	• 2 spaces per unit
	Mobile Home	• 2 spaces per unit
	Recreational Vehicle Parks	• 1.25 spaces per recreational Vehicle space
	Secondary Dwelling Unit	• 1 space per unit
	Bed & Breakfast	• 1 space per bedroom available
	Home Based Business	• 1 space per non-resident employee
	Multi-Unit Dwelling	• 1 space per unit for 1-BR & Studio units • 1.5 spaces per unit for 2-BR units • 1.75 spaces per unit for 3-BR+ units • PLUS 0.1 spaces per unit for visitors
	Care Facility	• 0.5 spaces per unit
	Float Home	• 1 space per unit
	Short Term Rental	• 1 space per bedroom available
.2	**COMMERCIAL**	
	Cabaret or Night Club	• 1 space per 3 seats
	Financial Services	• 1 space per 25 m^2 Gross Floor Area (GFA)
	Grocery Store	• 1 space per 25 m^2 GFA
	Houseboat Rental Operations	• 2 spaces per houseboat
	Office, Medical Office	• 1 space per 35 m^2 GFA
	Personal Services Establishment	• 1 space per 25 m^2 GFA
	Eating Establishment	• 1 space per 3 seats
	Retail	• 1 space per 25 m^2 GFA
	Tourist Accommodation	• 1 space per room

.3	**INSTITUTIONAL**	
	Arts and Culture *(includes art galleries, tourist facilities and other similar uses)*	• 1 space per 20 m^2 GFA
	Assembly *(includes theatres, casino, convention facilities and other similar uses)*	• 1 space per 15 m^2 GFA
	Preschool, day care, Residential Care Facilities *(that are day use only and includes other similar uses)*	• 1 space per 37 m^2 GFA
	Health Clinic	• 1 space per 41 m^2 GFA
	Religious Institution	• 1 space per 5 seats
	Government Services/Civic Use *(includes government services, social services, and offices, archives and meeting rooms)*	• 1 space per 35 m^2 GFA
	University / College	• 8 spaces per classroom
	Elementary / Middle School	• 2 spaces per classroom
	Secondary School	• 4 space per classroom

.4	**RECREATIONAL**	
	Marina	• 1 space per 2 berths
	Golf Course	• 5 spaces per hole
	Golf Driving Range	• 1 space per tee box
	Campground	• 1.2 spaces per camping site
	Entertainment, Recreation & Sports Centre *(includes fitness centre, indoor recreation, community recreation centre and other similar uses)*	• 1 space per 20 m^2 GFA

.5	**INDUSTRIAL**	
	Industrial	• 1 space per 100 m^2 GFA
	Warehouse	• 1 space per 120 m^2 GFA

THIS PAGE LEFT INTENTIONALLY BLANK