PART TWO

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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.