

# PART FOUR

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## 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.

#### PERMITTED USES

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

##### .1 Principal Uses

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

##### .2 Accessory Uses

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

	<b>Exterior Parcel Lines</b>	<b>Interior Parcel Lines</b>	<b>Residential Buildings</b>	<b>Wells</b>	<b>Schools, Parks, Institutional &amp; Recreational Use</b>
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 m<sup>2</sup> 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 m<sup>2</sup> 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:

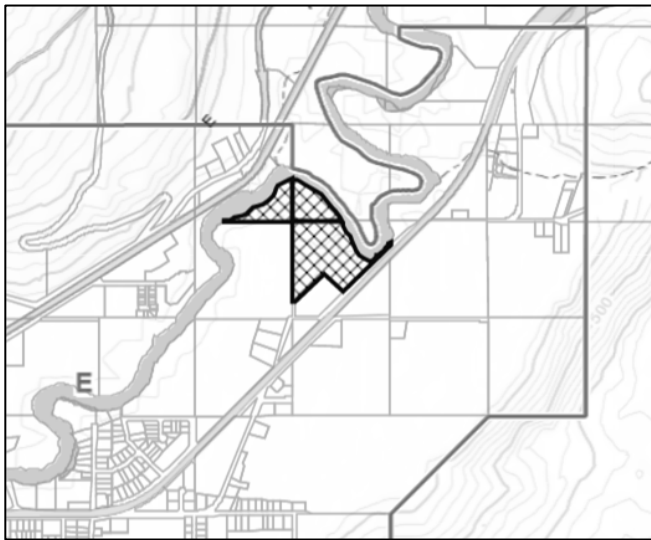
- i) approved by the Agricultural Land Commission;
- ii) where the Building and Structures for this use do not exceed 2,000 m<sup>2</sup> in Floor Area; and
- iii) where associated Outdoor Storage supporting the use does not cover a Parcel Area exceeding the Floor Area of this use.

**.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.



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## 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:

	<b>Exterior Parcel Lines</b>	<b>Interior Parcel Lines</b>	<b>Residential Buildings</b>	<b>Wells</b>	<b>Schools, Parks, Institutional &amp; Recreational Use</b>
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 m<sup>2</sup> 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 m<sup>2</sup> 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 m<sup>2</sup> in Floor Area; and
- iii) where associated unenclosed storage supporting does not cover a Parcel Area exceeding the Floor Area of this use.

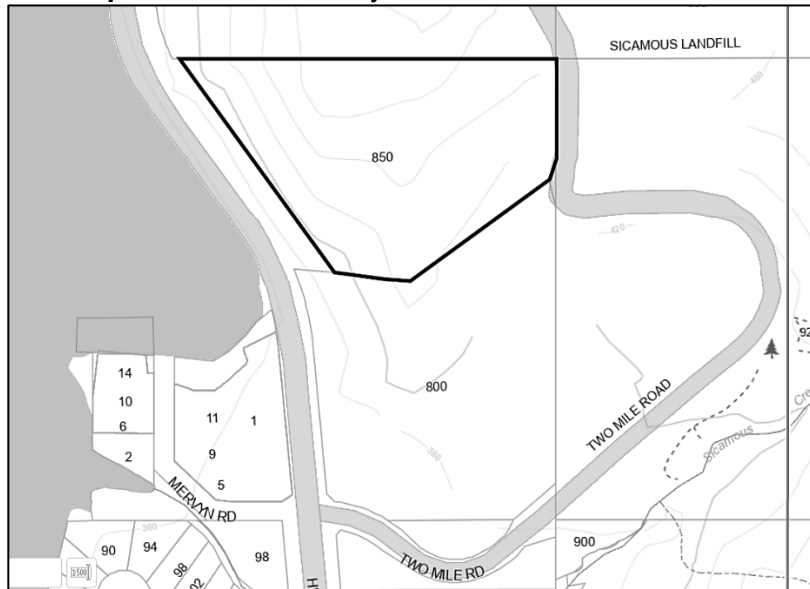
**.g General Regulations**

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



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## **.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
- Home Based Business
- Coach House
- Secondary Suite
- Garden 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 m<sup>2</sup>

#### **.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.



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### **.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 m<sup>2</sup>

##### **.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**

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## .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
- Home Based Business
- Coach House
- Secondary Suite
- Garden 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 m<sup>2</sup>

#### .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

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## **.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 m<sup>2</sup>

#### **.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 m<sup>2</sup>

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.**



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## 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
- Health Clinic
- Indoor Recreation
- Day Care
- Home Based Business
- 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 <sup>2</sup> | • 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<sup>2</sup> 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 m<sup>2</sup>

#### .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**

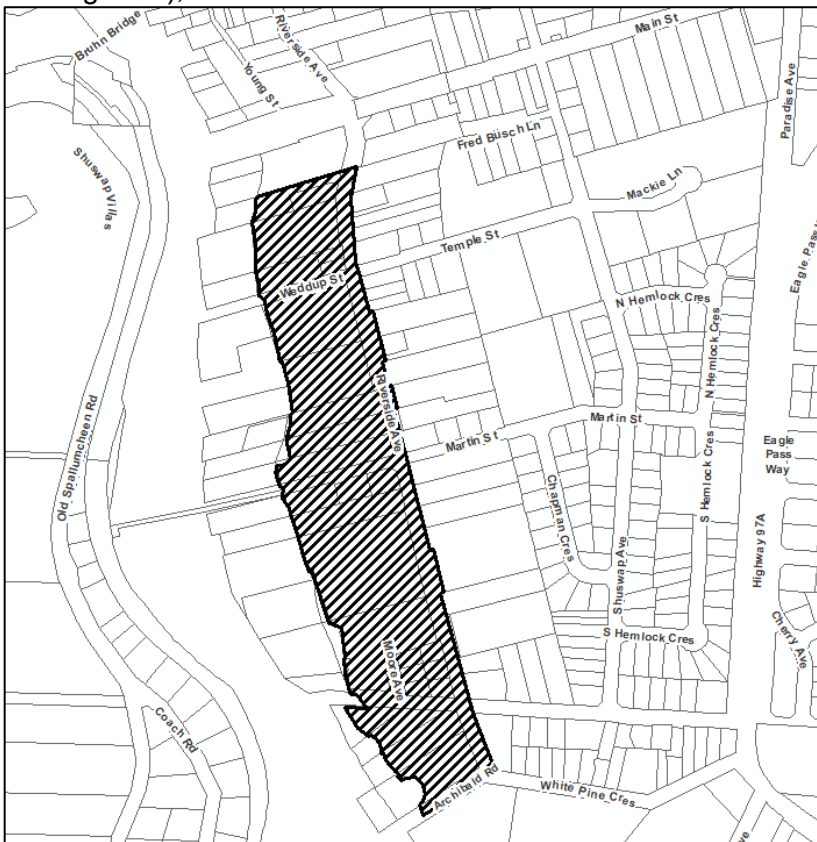
On Riverside Avenue, Multi-Unit Dwellings must include a minimum of 50 m<sup>2</sup> Commercial floor space.

**.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<sup>2</sup>

##### .6 Mobile Home Space Area

- The minimum Mobile Home Space area is:
  - 350 m<sup>2</sup>

##### .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:

- |   |                    |   |                                |
|---|--------------------|---|--------------------------------|
| <ul style="list-style-type: none"> <li>i) Access roadway</li> <li>ii) Cul-de-sac</li> </ul> | Parking prohibited | <ul style="list-style-type: none"> <li>• Minimum width</li> <li>• 7 m</li> <li>• 6.1 m</li> </ul> | 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	<ul style="list-style-type: none"> <li>• 6 m from an access to the Mobile Home Park or Strata</li> <li>• 5 m from an emergency access</li> </ul>
ii) For Mobile Homes <ul style="list-style-type: none"> <li>• Front (abutting an internal road)</li> <li>• Rear</li> <li>• Interior</li> <li>• Exterior (abutting an internal road)</li> </ul> <p>Except for Exterior Spaces where the Rear setback is:</p>	<ul style="list-style-type: none"> <li>• 3 m</li> <li>• 3 m</li> <li>• 1.5 m one side and 4.5 m on the other side</li> <li>• 3 m</li> <li>• 6 m abutting a Highway and 4.5 m abutting all other boundaries</li> </ul>
iii) For structures accessory to a mobile home <ul style="list-style-type: none"> <li>▪ Front (abutting an internal road)</li> <li>▪ Rear</li> <li>▪ Interior</li> <li>▪ Exterior (abutting an internal road)</li> </ul> <p>Except for Exterior Spaces where the Rear setback is:</p>	<ul style="list-style-type: none"> <li>• 6 m</li> <li>• 1.5 m</li> <li>• 1.5 m</li> <li>• 4 m</li> <li>• 3 m</li> </ul>
iv) For shared accessory structures <ul style="list-style-type: none"> <li>• Front</li> <li>• All other setbacks</li> </ul>	<ul style="list-style-type: none"> <li>• 6 m</li> <li>• 4.5 m</li> </ul>

**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 m<sup>2</sup>

**.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:	<ul style="list-style-type: none"> <li>• 32.1 m deep where the rear parcel boundary abuts a public highway</li> <li>• 11.8 m wide where a side yard abuts a public highway</li> </ul>

**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**

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## .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 | <b>Principal Uses</b> <ul style="list-style-type: none"> <li>• Park Model</li> <li>• Recreational Vehicle</li> <li>• Recreational Vehicle Park</li> </ul> | <ul style="list-style-type: none"> <li>• Recreational Vehicle Strata Park</li> <li>• Short Term Rental</li> </ul> |
| .2 | <b>Accessory Uses</b> <ul style="list-style-type: none"> <li>• Outdoor Storage Yard</li> <li>• Employee Dwelling Unit</li> </ul>                          | <ul style="list-style-type: none"> <li>• Storage Facility</li> </ul>  |

### DEVELOPMENT REGULATIONS

- | .3   | <b>Density</b><br>The maximum density of Recreational Vehicle Spaces when services with Community Water and Sewer shall be:<br>In all other cases:<br>The maximum number of Recreational Vehicles per Recreational Vehicle Space is: | <ul style="list-style-type: none"> <li>• 50 per ha</li> <li>• 1</li> <li>• 1</li> </ul>   |               |               |      |               |               |  |     |       |       |       |  |       |       |       |     |   |     |       |       |       |
|--|--|---|---------------|---------------|------|---------------|---------------|--|-----|-------|-------|-------|--|-------|-------|-------|-----|---|-----|-------|-------|-------|
| .4   | <b>Recreational Vehicle Space Area</b><br>The minimum area for a Recreational Vehicle Space is:  | <ul style="list-style-type: none"> <li>• 180 m<sup>2</sup></li> </ul>   |               |               |      |               |               |  |     |       |       |       |  |       |       |       |     |   |     |       |       |       |
| .5   | <b>Parcel Coverage</b><br>The maximum Parcel Coverage for a Recreational Vehicle Park is:<br>The maximum Impermeable Surface for a Recreational Vehicle Space is:  | <ul style="list-style-type: none"> <li>• 30 %</li> <li>• 70 %</li> </ul>  |               |               |      |               |               |  |     |       |       |       |  |       |       |       |     |   |     |       |       |       |
| .6   | <b>Maximum Height</b><br>Recreational Vehicle or Park Model:<br>Single-Unit Dwelling:<br>Accessory Buildings and Structures:   | <ul style="list-style-type: none"> <li>• 9 m</li> <li>• 10 m</li> <li>• 5 m</li> </ul>  |               |               |      |               |               |  |     |       |       |       |  |       |       |       |     |   |     |       |       |       |
| .7   | <b>Setbacks</b> The minimum Setbacks for:  | <table border="1"> <thead> <tr> <th></th> <th>Front</th> <th>Rear</th> <th>Interior Side</th> <th>Exterior Side</th> </tr> </thead> <tbody> <tr> <td>All Buildings and Structures from the Recreational Vehicle Park Exterior Parcel Lines are:</td> <td>6 m</td> <td>1.5 m</td> <td>1.5 m</td> <td>1.5 m</td> </tr> <tr> <td>The Recreational Vehicle or Park Model to the perimeter of the Recreational Vehicle Space are:</td> <td>4.5 m</td> <td>3.0 m</td> <td>1.5 m</td> <td>3 m</td> </tr> <tr> <td>Accessory Buildings from the perimeter of the Recreational Vehicle Space:</td> <td>3 m</td> <td>1.5 m</td> <td>1.5 m</td> <td>1.5 m</td> </tr> </tbody> </table> |               | 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 |
|  | 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 | <b>Parcel Area</b><br>The minimum Parcel Area for a Recreational Vehicle Park is:<br>The minimum Parcel Area for a Recreational Vehicle Strata Parcel is: | <ul style="list-style-type: none"> <li>• 1.0 ha</li> <li>• 180 m<sup>2</sup></li> </ul> |
|----|---|---|

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

##### .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 m <sup>2</sup> |
|-----------------------------|----------------------|

**.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**

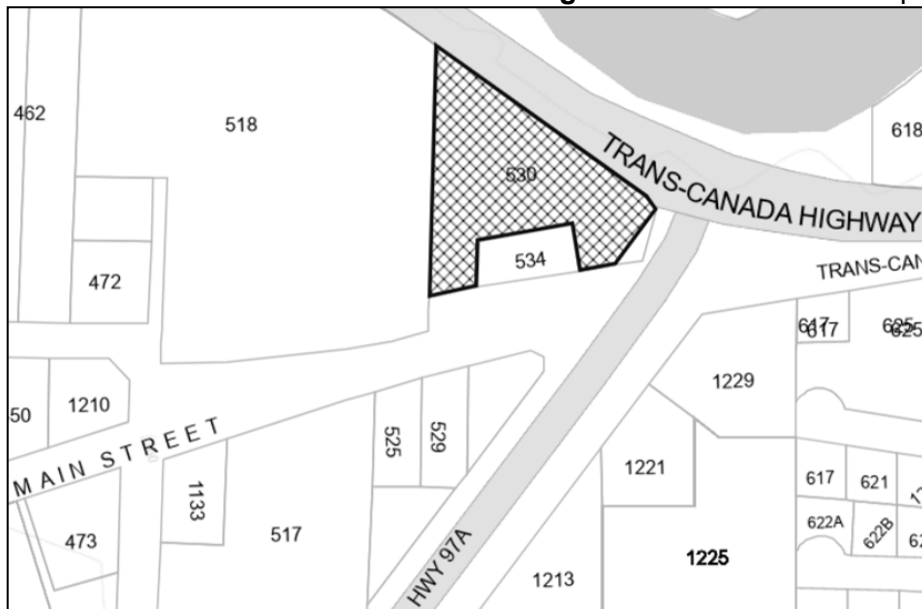
Shall be provided within a commercial Building.

**.f Multi-Unit Dwelling**

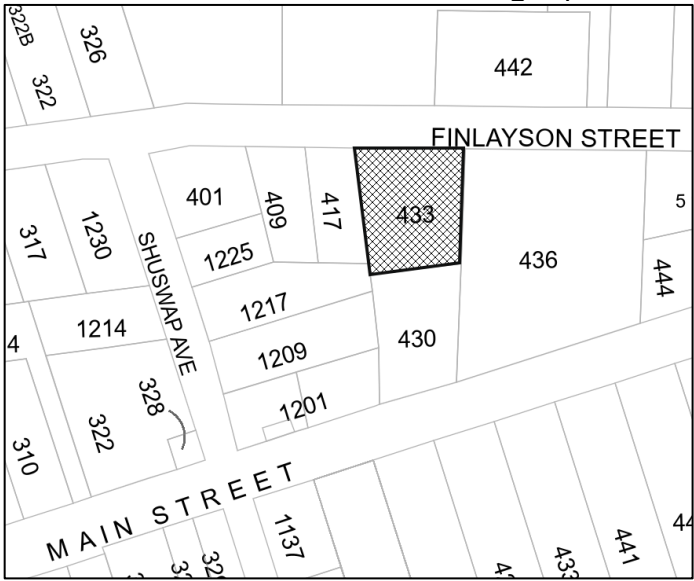
Multi-Unit Dwelling Units must be located above the ground floor of the Principle Use; the entrance may be at Grade and compatible with the commercial entrance.

**.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.



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

#### .2 Accessory Uses

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

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

##### .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 m <sup>2</sup> |
|-----------------------------|----------------------|

##### .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<sup>2</sup> 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         | • Employee Accommodation | • Office                         |
| • Assembly              | • Fitness Centre         | • Personal Service Establishment |
| • Cabaret or Night Club | • Indoor Recreation      | • Retail Store                   |
| • Casino                | • Multi-Unit Dwelling    |                                  |
| • Eating Establishment  |                          |                                  |

### **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 m <sup>2</sup> |
|-----------------------------|----------------------|

#### **.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**

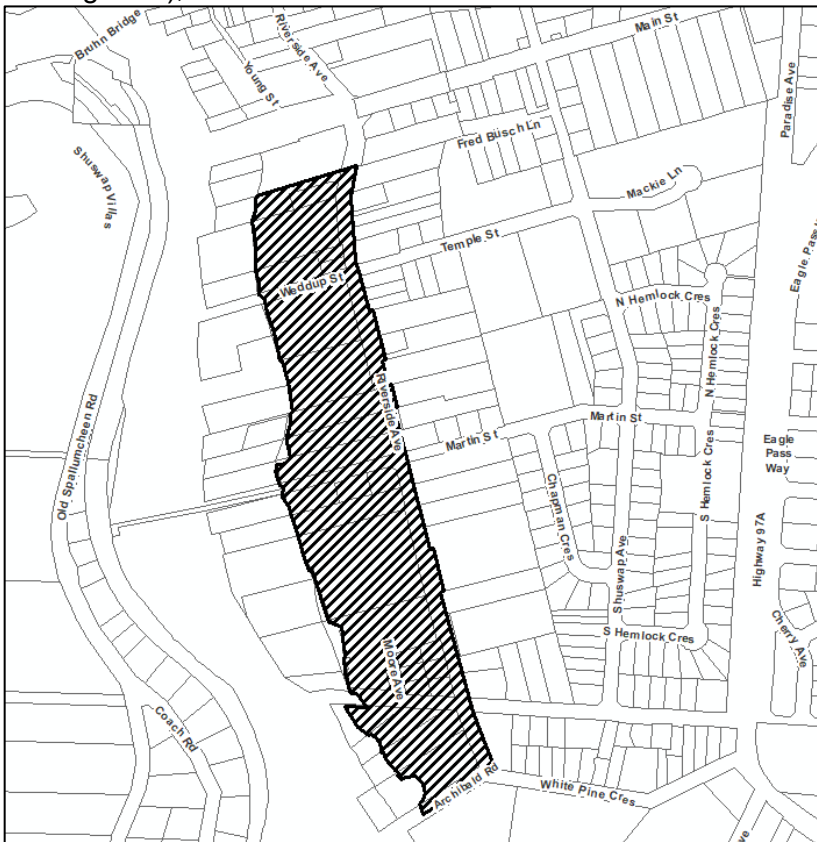
On Riverside Avenue, Multi-Unit Dwellings must include a minimum of 50 m<sup>2</sup> Commercial floor space.

**.f Usable Open Space**

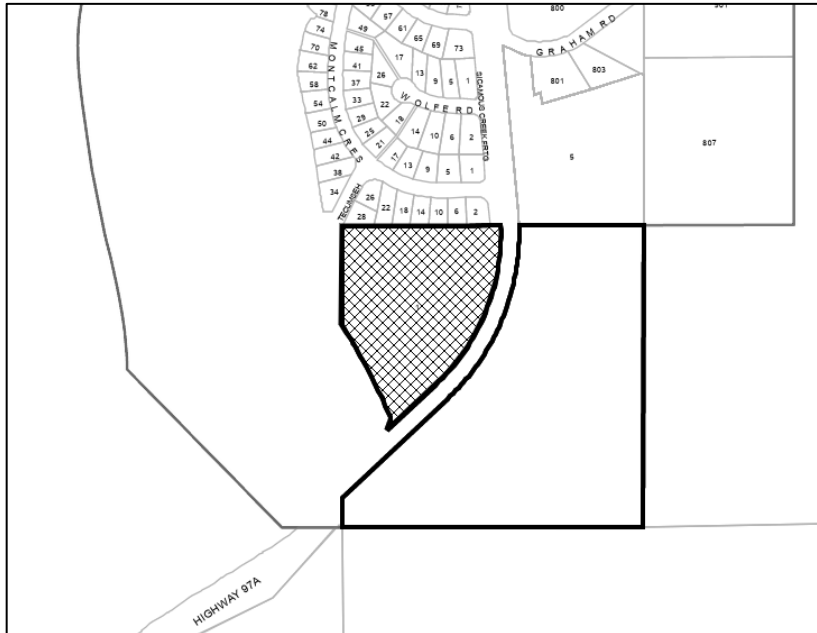
no less than 10 sqm per unit of useable open space shall be provided on the Parcel by the owner for each residential dwelling unit contained in a multi-unit Building; except where the owner has dedicated adjacent parkland in excess of statutory requirements and where the excess parkland dedication is 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**

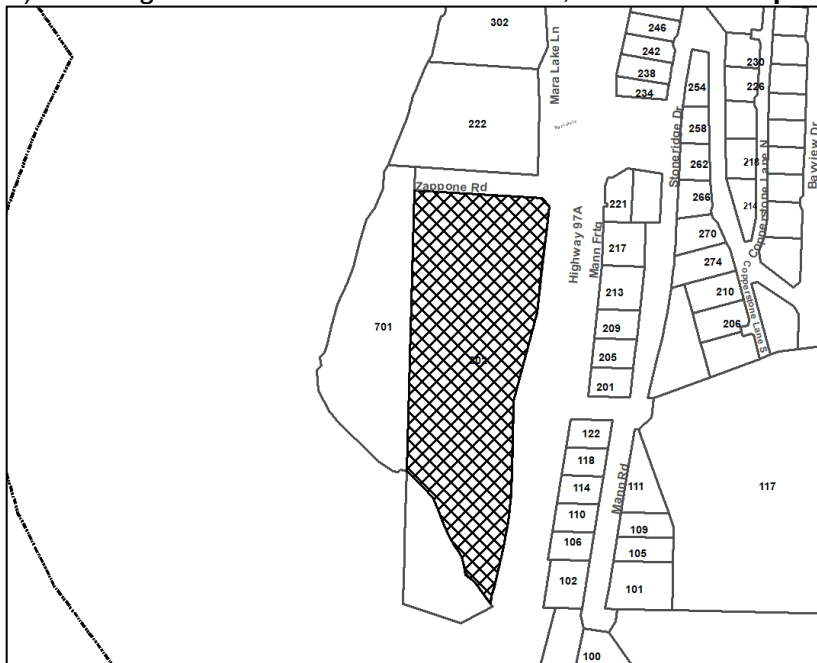
- i) Within the Riverside Transition Area, Residential density may be increased up to 10 additional units per 0.4 ha where 5% of the Land, in addition to the walkway right-of-way and located outside of the SPEA, is designated and developed as public Walkway amenity area (ie. Public Marina, seating or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



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## **.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 m<sup>2</sup> 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
- Multi-Unit Dwelling
- Tourist Facility
- Marina
- Tourist Accommodation

#### .2 Accessory Uses

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

### 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 m<sup>2</sup>

#### .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 m<sup>2</sup> 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                                 | • Fleet Service                           | • Vehicle Wash                                  |
| • Auction  | • Funeral Service                         | • Office  |
| • Brewery, Cidery, Distillery, Meadery or Winery | • Greenhouse or Plant Nursery             | • Outdoor Storage                               |
| • Boat & Marine Sales & Service                  | • Heavy Equipment Sales, Service & Repair | • Parking Lot or Parkade                        |
| • Brewing & Vinting Outlet                       | • Laundry                                 | • Pet Day Care – Indoor                         |
| • Bulk Fuel Depot                                | • Light Industry                          | • Pet Day Care – Outdoor                        |
| • Cannabis Production & Wholesale Sales          | • Media Production Studio                 | • Prefabricated Home Sales                      |
| • Cardlock Gas Station                           | • Mobile Vending Unit                     | • Recycling Depot                               |
| • Contractor Services – Minor                    | • Veterinary Clinic                       | • Sign Shop                                     |
| • Contractor Services – General                  | • Vehicle Body Repair & Paint Shop        | • Storage Facility                              |
| • Crematorium                                    | • Vehicle Service Station                 | • Storage & Warehouse                           |
| • Eating Establishment                           | • Vehicle Service & Repair                | • Truck Terminal                                |
| • Education Facility                             | • Vehicle Towing Service                  | • 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 m<sup>2</sup>

**.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 m<sup>2</sup>

##### .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

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## .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

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### .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
- Employee Dwelling Unit
- Nature Sanctuary
- Campground
- Group Moorage
- Outdoor Market
- Carnival
- Mobile Vending Unit
- Outdoor Recreation
- Eating Establishment
- Nature Centre
- 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 m<sup>2</sup>

##### .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

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## .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 | <b>Principal Uses</b>   |  |
|    | <ul style="list-style-type: none"> <li>Nature Park</li> <li>Nature Sanctuary</li> </ul> |  |
| .2 | <b>Accessory Uses</b>   |  |
|    | <ul style="list-style-type: none"> <li>Nature Centre</li> </ul>                         |  |

### DEVELOPMENT REGULATIONS

- |    |  |   |
|----|--|---|
| .2 | <b>Density</b>   |   |
|    | The maximum density for a Nature Centre shall be:          | <ul style="list-style-type: none"> <li>1</li> </ul>                 |
| .3 | <b>Floor Area</b>  |   |
|    | The maximum Floor Area for a Nature Centre shall be:       | <ul style="list-style-type: none"> <li>150 m<sup>2</sup></li> </ul> |
| .4 | <b>Parcel Coverage</b>                                     |   |
|    | The maximum Parcel Coverage is                             | <ul style="list-style-type: none"> <li>5 %</li> </ul>               |
|    | The maximum Impermeable Surface is:                        | <ul style="list-style-type: none"> <li>10 %</li> </ul>              |
| .5 | <b>Maximum Height</b>                                      |   |
|    | Principal Building:  | <ul style="list-style-type: none"> <li>10 m</li> </ul>              |
|    | Accessory Buildings and Structures:                        | <ul style="list-style-type: none"> <li>5 m</li> </ul>               |
| .6 | <b>Setbacks</b>  |   |
|    | The minimum setbacks for all Buildings and Structures are: |   |
|    | Front:   | <ul style="list-style-type: none"> <li>6 m</li> </ul>               |
|    | Rear:  | <ul style="list-style-type: none"> <li>6 m</li> </ul>               |
|    | Interior Side:   | <ul style="list-style-type: none"> <li>6 m</li> </ul>               |
|    | Exterior Side:   | <ul style="list-style-type: none"> <li>6 m</li> </ul>               |
|    | From Natural Boundary:                                     | <ul style="list-style-type: none"> <li>15 m</li> </ul>              |

### SUBDIVISION REGULATIONS

- |    |                             |   |
|----|-----------------------------|---|
| .7 | <b>Parcel Area</b>          |   |
|    | The minimum Parcel Area is: | <ul style="list-style-type: none"> <li>n/a</li> </ul> |
| .8 | <b>Parcel Dimensions</b>    |   |
|    | The minimum frontage is:    | <ul style="list-style-type: none"> <li>n/a</li> </ul> |

### 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  | <b>General Regulations</b>  |  |
|     | See the General Regulations section of this bylaw for additional regulations that apply to this zone. |  |
| .b  | <b>Site Specific Regulations</b>  |  |

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## **.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
- Educational Facility
- Office
- Day Care
- Health Clinic
- Park

#### **.2 Accessory Uses**

- Eating Establishment
- Mobile Vending Unit
- Parking Lot or Parkade
- Indoor Recreation
- Outdoor Market
- 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 m<sup>2</sup>

#### **.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**

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## 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<sup>2</sup>
- Total upward facing surface area of a Swimming Platform:
- 10 m<sup>2</sup>
- 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

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## **.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
- Recreational Water Activities
- Swimming Platform
- Group Moorage Facility

### **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**

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### **.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
- Marina
- Recreational Water Activities
- Group Moorage Facility
- Marine Terminal

#### **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**

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