



Electoral Area B Zoning Bylaw No. 1300-2013

Adopted April 22, 2015

**CONSOLIDATED COPY
May 2018**

IMPORTANT NOTICE

**THIS IS AN UNOFFICIAL CONSOLIDATION OF BYLAW NO. 1300 WHICH HAS BEEN
PREPARED FOR CONVENIENCE ONLY.**

Although the Squamish-Lillooet Regional District is careful to assure the accuracy of all information presented in this consolidation, you should confirm all information before making any decisions based on it. Information can be confirmed through the SLRD Planning Department.

CONSOLIDATED FOR CONVENIENCE ONLY

Consolidated bylaws are consolidated for convenience only and are merely representative. Each consolidated bylaw consists of the original bylaw text and maps, together with current amendments which have been made to the original version. Copies of all bylaws (original and amendments) may be obtained from the SLRD Planning and Development Department.

BY-LAW NO

DATE OF ADOPTION

1545-2017	Cannabis Regulations – Cannabis Retail & Definitions	May 23, 2018
-----------	--	--------------

**SQUAMISH-LILLOOET REGIONAL DISTRICT
ZONING BYLAW NUMBER 1300-2013 (ELECTORAL AREA B)**

WHEREAS the Board of the Squamish-Lillooet Regional District wishes to adopt a new Zoning Bylaw for Electoral Area B;

AND WHEREAS the *Local Government Act* provides that the Board may adopt a zoning bylaw, parking provisions, and sign provisions;

AND WHEREAS the Board has held a Public Hearing pursuant to the *Local Government Act*;

NOW THEREFORE the Board of the Squamish-Lillooet Regional District, in open meeting assembled, enacts as follows:

1. This bylaw may be cited for all purposes as the "Squamish-Lillooet Regional District Electoral Area B Zoning Bylaw No. 1300-2013".
2. Schedules A and B detailed below, are attached and form part of the Squamish-Lillooet Regional District Electoral Area B Zoning Bylaw No. 1300-2013.
 - (a) Schedule A (Zoning Bylaw)
 - (b) Schedule B (Maps)
3. This bylaw shall supersede those zoning provisions set out in SLRD Zoning Bylaw No. 670, 1999 as they pertain to Electoral Area B, until such time as Zoning Amendment Bylaw No. 1282-2013 is adopted, at which time this clause will be of no force or effect.

READ A FIRST TIME this	30 th day of	SEPTEMBER, 2013
FIRST READING RESCINDED this	24 th day of	FEBRUARY, 2014
READ A FIRST TIME AS AMENDED this	24 th day of	FEBRUARY, 2014
READ A SECOND TIME this	26 th day of	MAY, 2014
PUBLIC HEARING HELD on	18 th day of	JUNE, 2014
READ A SECOND TIME AS AMENDED this	28 th day of	JANUARY, 2015
PUBLIC HEARING HELD on	18 th day of	FEBRUARY, 2015
READ A THIRD TIME AS AMENDED this	25 th day of	FEBRUARY, 2015
PER s.52 (3)(a) of the <i>Transportation Act</i> , APPROVED by the MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE this	18 th day of	MARCH, 2015
ADOPTED this	22 nd day of	APRIL, 2015

Jack Crompton
Chair

Lynda Flynn
Secretary

[SCHEDULE A]

TABLE OF CONTENTS

	<u>Page #</u>
SCHEDULE A ZONING BYLAW	
1. Table of Contents	2
2. Definitions	3
3. Administration	8
4. Zones	10
5. General Regulations.....	11
6. Parking Regulations	18
7. RR1 - Rural Resource 1 Zone	21
8. RR2 – Rural Resource 2 Zone	24
9. RR3 – Rural Resource 3 Zone	27
10. RR4 – Rural Resource 4 Zone	30
11. RR5 – Rural Resource 5 Zone	32
12. R1 – Residential 1 Zone	34
13. C1 – Core Commercial Zone	35
14. C2 – General Commercial Zone	36
15. P1 – Public and Institutional Zone	38

SCHEDULE B MAPS

SECTION 1 – DEFINITIONS

ACCESSORY BUILDING means a *building* or *structure* that is subordinate, customarily incidental and exclusively devoted to the *principal building* or *use* permitted on the same parcel such as a *garage*, carport or storage shed.

ACCESSORY OR ACCESSORY USE means a *use* other than a *principal use* that is subordinate, customarily incidental and exclusively devoted to the *principal use* or *building* permitted on the same parcel.

AGRICULTURE means the *use* of land, buildings, and structures for the growing, producing, raising or keeping of animals and plants, including apiculture, and the primary products of those plants or animals. It includes the harvesting, processing, storing, and sale of agricultural products produced from the same parcel or same farm, the repair of farm machinery and related equipment used on the same farm. It also includes agroforestry, greenhouse and nursery *uses*, but does not include kennels, or a *cannabis production facility*.

AQUACULTURE means the growing and cultivation of aquatic plants, or fish, for commercial purposes, in any water environment or in man-made containers of water, and includes the growing and cultivation of shellfish on, in, or under the foreshore or in the water.

BALCONY means an exterior extension of a floor projecting from the wall of a *building* and enclosed by a parapet or railing.

BED AND BREAKFAST means *temporary tourist accommodation* which is incidental and subordinate to a *single family dwelling* intended primarily for the accommodation of the travelling public, and may include limited food services to guests utilizing the accommodation.

BOARD means the duly elected *Board* of the *Regional District*.

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

BUILDING AREA means the greatest horizontal area of a building above grade within the outside surface of exterior walls, or within the outside surface of exterior walls and the center line of firewalls.

CANNABIS means cannabis as defined in the *Cannabis Act*.

CANNABIS PRODUCTION FACILITY means a premise used for cultivation, processing, testing, destroying, storing or distribution of cannabis authorized by a licence issued by Health Canada.

CANNABIS RETAIL means the sale of cannabis.

(Amendment Bylaw 1545-2017)

COMMERCIAL LODGING means a *building* used for the temporary accommodation of the travelling public, including hotels, motels and other commercial resort operations and may contain assembly, commerce, entertainment, or *restaurant uses* and premises licensed for on-site consumption of alcoholic beverages.

DEVELOPMENT means the carrying on of any construction, excavation or operation, in, on, over, or under land or water; or the making of any change in the *use* or intensity of *use* of any land, water, *building* or premises.

DWELLING UNIT means a self-contained set of *habitable rooms* containing not more than one kitchen facility.

DUPLEX means buildings divided into two dwelling units, each of which is occupied or intended to be occupied as a permanent home or residence of one *family*. A *secondary suite* is not permitted in a *duplex*.

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

FENCE means a free standing structure used to screen or enclose all or part of a parcel.

GARAGE means a detached *accessory building* or a portion of a *principal building* used for the parking or temporary storage of private motor vehicles.

GRADE, AVERAGE FINISHED means the average ground elevation, after placement of fill, removal of soil, re-grading or construction, adjacent to each corner of the exterior wall of the building or structure, excluding steps, stairwells, window wells, or similar localized depressions.

GRADE, AVERAGE NATURAL means the average elevation of undisturbed ground adjacent to each corner of the exterior wall of the building or structure prior to human alteration, or where the undisturbed ground level cannot be ascertained because of an existing building or structure, the average existing grade.

GROSS FLOOR AREA means the total floor area of all floors in all *buildings* on a parcel, measured to the outside surface of the exterior walls of the *building*. Floor area below the site specific Flood Construction Level (FCL) is exempt from this calculation.

HEIGHT means the vertical distance from the lower of the *average finished grade* or the *average natural grade* to the highest point of the *building* or *structure*, excluding localized depressions for vehicle or pedestrian access.

HIGHWAY includes a street, road, lane, bridge, viaduct and any other way intended for vehicular access and open to public use, but does not include private rights of way on private property.

HOME BUSINESS means an auxiliary use of a parcel in conjunction with a dwelling for business or professional practice carried on for remuneration, and does not include *home industry*.

HOME INDUSTRY means an auxiliary use of a parcel in conjunction with a dwelling for a small scale *industrial use* providing a service for remuneration. Such industrial use may include a portable sawmill, vehicle repair, maintenance and auto body shops, but excludes auto wrecking, manufacture of concrete products, bulk fuel or chemical storage or refining depots, animal or agricultural products processing, the production of animal feeds, and a *cannabis production facility*.

INDEPENDENT POWER PROJECTS (IPPs) means a private entity that owns and/or operates facilities to generate electricity for sale to public utilities and end users.

INDOOR RECREATION FACILITY means a facility for the provision of recreation and sports facilities primarily conducted indoors such as arcades, arenas, fitness clubs, racquet courts, gymnasiums, dance studios, swimming pools and bowling alleys.

INDUSTRIAL USE means the manufacturing, processing, assembling, fabricating, testing, servicing or repairing of goods or materials including wholesale of products manufactured or processed on the lot.

INTENSIVE AGRICULTURE means a use of land, buildings, or structures for confinement of poultry, livestock or fur bearing animals, or the growing of mushrooms.

JUNK YARD means the area outside of an enclosed *building* where junk, waste, used building and industrial materials, scrap metal, discarded or salvage materials are bought, sold exchanged, stored, baled, packed, disassembled or handled.

LANDSCAPE SCREEN means an opaque barrier formed by a row of shrubs, trees or by a wooden fence or masonry wall or by a combination of these.

LANE means a highway which provides secondary access to the side or rear of the parcel and is less than 8 m wide.

MANUFACTURED HOME means a transportable prefabricated structure, whether ordinarily equipped with wheels or not, that is designed, constructed or manufactured to be moved from one place to another and to be used for residential use by a single family. The structure conforms to the CSA Z240 series standards of the Canadian Standards Association for manufactured homes.

NEIGHBOURHOOD PUB means a liquor outlet that is licensed as a pub by the BC Liquor Control Branch.

OPEN LAND RECREATION means the use of land for recreational purposes including archery ranges, rodeo grounds, riding stables, gymkhana grounds and guide/outfitting activity, and also includes facilities that are accessory to the commercial recreation use, and have a combined maximum gross floor area of 55 m².

PARCEL AREA means the total horizontal area within the *parcel lines*.

PARCEL COVERAGE means the figure obtained when the total horizontal area of:

- all buildings measured to the outside surface of the exterior walls or posts;
- all structures, other than buildings, measured to their extreme outer limits; and

is expressed as a percentage of the *parcel area*. Parcel coverage includes both covered and uncovered variations of decks, verandas, porches, walkways, and carports.

PARCEL LINE means any boundary of a parcel.

PARCEL LINE, EXTERIOR SIDE means a *parcel line*, other than a *front* or *rear parcel line*, which is common to the parcel and a highway other than a *lane* or walkway.

PARCEL LINE, FRONT means:

- a) the shortest *parcel line* common to a parcel and a highway other than a *lane*.
- b) The waterfront, where the parcel is not accessible by a highway.

PARCEL LINE, INTERIOR SIDE means a *parcel line* other than a *front parcel line* or *rear parcel line* which is not common to a highway other than a *lane*.

PARCEL LINE, REAR means:

- a) the *parcel line* that is opposite to, most distant from, and is not connected to the *front parcel line*, or
- b) where the rear portion of the *parcel* is bounded by intersecting *side parcel lines*, is the point of intersection.

PARKING AREA means an open area of land, other than a street, used for the parking of vehicles and may include *parking spaces*.

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

PENSION means a detached *single family dwelling* which contains *temporary tourist accommodation* from four (4) to ten (10) let bedrooms, intended primarily for the accommodation of the travelling public, and may include limited food services to guests utilizing the accommodation.

PERSONAL SERVICE ESTABLISHMENT means a business where services are provided to the person and where the sale of retail goods is only accessory to the provision of such services including, but not limited to, barber shops, beauty salons, tailor shops, laundry or dry cleaning shops, watch repair shops and shoe repair shops.

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

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

PUBLIC ASSEMBLY FACILITY means a non-commercial building where persons gather periodically for public, cultural, religious, and philanthropic or entertainment purposes such as meeting halls and fraternal lodges.

PUBLIC UTILITY USE means a system, work, building, plant equipment or resource owned by a municipality, public or private utility company or other government agency for the provision of water, sewer, drainage, gas, electricity, power, transportation, communication services, such as an electrical substation, community sewer system or public works yard, but does not include *Independent Power Projects (IPPs)*.

REGIONAL DISTRICT means the Squamish-Lillooet Regional District.

RETAIL STORE means a *building* where goods, ware, merchandise, substances, articles or things are offered or kept for sale to the general public, including storage of limited quantities of such goods, wares, merchandise, substances, articles or things, sufficient only to service the retail use.

SECONDARY SUITE means an additional *dwelling unit* contained within a *single family dwelling*. *Secondary suites* are not permitted in a *duplex*. The following conditions apply to a secondary suite:

- Has a total floor space of not more than 90 m² in area
- Has a floor space less than 40% of the habitable floor space of the building
- Is located within a building of residential occupancy containing only one other dwelling unit
- Is located in and part of a building which is a single real estate entity (i.e. a single title)

SETBACK means the required minimum distance between a *building*, *structure*, or *use* and each of the respective *parcel lines*; or a withdrawal of a *building* or landfill from the natural boundary of a watercourse or other reference line to maintain a floodway and to allow for potential land erosion. Setbacks are measured as follows for:

- All buildings measured to the outside surface of the exterior walls or posts.
- All structures, other than buildings, measure to their extreme outer limits.

SINGLE FAMILY DWELLING means a detached *building* consisting of one dwelling unit which is occupied or intended to be occupied as a permanent home or residence of one *family*. It may also include a *secondary suite* where permitted.

STRUCTURE means any erection or construction fixed to, supported by or sunk into land or water, but does not include:

- concrete, asphalt, brick, tile or other artificial surfacing on a site.
- fences or walls having a height less than or equal to the maximum height permitted under this bylaw.
- pools.

TEMPORARY TOURIST ACCOMMODATION means occupancy of a *building* or *structure*, tent, trailer, camper or recreational vehicle for a period not exceeding 30 continuous days.

USE means the purpose for which any parcel, tract of land, *building* or *structure* is designed, arranged or intended or for which it is occupied or maintained.

WATERCOURSE OR WATERBODY means any natural or manmade depression with well-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 six (6) months of the year or having a drainage area of 2 km² or more upstream of the point of consideration.

WRECKING YARD means land and/or *buildings* where motor vehicles, tractors, logging equipment, farm implements, motorcycles and boats are disassembled, prepared for disposal, are rebuilt or are reused as part of a recycling program, and the keeping and/or storing of salvaged materials where such materials are bought, sold, exchanged, baled or otherwise processed for further use.

ZONE means a *zone* as established by this Bylaw.

SECTION 2 – ADMINISTRATION

Title

This bylaw may be cited for all purposes as the “Squamish-Lillooet Regional District Zoning Bylaw No. 1300-2013”.

Application

- 2.2 This Bylaw shall apply to Electoral Area B of the Squamish-Lillooet *Regional District* as defined in the Letters Patent and amendments thereto.

Prohibition

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

Administration

- 2.4 The Director of Planning and Development Services, the Director of Administrative Services, the Building Inspector, Bylaw Enforcement Officer, or any other person appointed by resolution by the *Board* shall administer this Bylaw.
- 2.5 Persons appointed under Section 2.4 may enter any premises at a reasonable time for the purpose of administering or enforcing this Bylaw.

Violation

- 2.6 Every person who:
- .1 violates any of the provisions of this Bylaw;
 - .2 causes or permits any act or thing to be done in contravention or violation of any of the provisions of this Bylaw;
 - .3 neglects or omits to do anything required under this Bylaw;
 - .4 carries out, causes or permits to be carried out any *development* in a manner prohibited by or contrary to any of the provisions of this Bylaw;
 - .5 fails to comply with an order, direction or notice given under this Bylaw; or
 - .6 prevents or obstructs, or attempts to prevent or obstruct, the authorized entry of an officer onto property under Section 2.5: commits an offence under this Bylaw.
- 2.7 It shall be unlawful for any person to prevent or obstruct any official appointed under 2.4 from the carrying out of their duties under this Bylaw.

Penalty

- 2.8 Any person who commits an offence under this Bylaw shall be liable upon summary conviction to a penalty as set out in the *Offence Act*, for every such violation, which penalty and cost shall be recoverable and enforceable upon summary conviction in the manner provided by the *Offence Act*.
- 2.9 Each day during which such violation is continued shall be deemed to constitute a new and separate offense.

Severability

- 2.10 If any section, subsection, sentence, clause or phrase of this bylaw is held to be invalid by a court of competent jurisdiction, that section, subsection, sentence, clause or phrase, as the case may be, shall be severed and the validity of the remaining portions of the bylaw shall not be affected.

SECTION 3 – ZONES

Designation

- 3.1 For the purpose of this Bylaw the area incorporated into Electoral Area B of the *Regional District* is classified and divided into the following zones:

**TABLE 3-1
Designation of Zones**

Column I Zones	Column II Title Elaboration
RR1	Rural Resource 1 Zone
RR2	Rural Resource 2 Zone
RR3	Rural Resource 3 Zone
RR4	Rural Resource 4 Zone
RR5	Rural Resource 5 Zone
R1	Residential Zone 1
C1	Core Commercial Zone
C2	General Commercial Zone
P1	Public and Institutional Zone

- 3.2 The correct name of each *zone* provided for in this Bylaw is set out in Column I of Table 3-1 and the Title Elaboration contained in Column II of Table 3-1 is for information purposes only.
- 3.3 The extent of each *zone* is shown on Schedule B, Maps, which are attached to and form part of this Bylaw and which bear the words "Schedule B."
- 3.4 When the *zone* boundary is designated as following a road allowance or creek, the centre line of such road allowance or creek shall be the *zone* boundary.
- 3.5 Where a *zone* boundary does not follow a legally defined line, and where the distances are not specifically indicated, the location of the boundary shall be determined by scaling from Schedule B.

SECTION 4 – GENERAL REGULATIONS

Applicability of General Regulations

- 4.1 Except as expressly provided for elsewhere in this Bylaw, Section 3 and Section 4 apply to all *zones* established under this Bylaw.

Uses Permitted in all Zones

- 4.2 The following *uses* are permitted in all *zones* except in the Community Watershed Protection zone as noted in the Area B OCP:
- .1 park
 - .2 fire hall, ambulance station, police station
 - .3 *public assembly facility*
 - .4 *public utility*

Minimum Parcel Width for Parcels Fronting a Waterbody/Watercourse

- 4.3 The minimum parcel width for new subdivisions for parcels that are adjacent to a *waterbody/watercourse* is 50 m.

Setback Requirements

- 4.4 This section outlines setbacks that apply in all zones, unless otherwise noted in this bylaw, and includes exceptions to parcel line setbacks. The Provincial Riparian Area Regulations (RAR) are enacted in a Development Permit Area (DPA) in the Electoral Area B Official Community Plan. Alteration of land or building within 30 m of a waterbody requires a Development Permit (DP).

Minimum distance between buildings in Residential zones

- .1 For all buildings in Residential zones in this bylaw, there is a minimum distance of 1.5 m between buildings, or part thereof.

Ministry of Transportation & Infrastructure (MOTI) Right-of-Way setbacks

- .2 Notwithstanding any other setbacks identified in this bylaw, no *building* or *structure* or any part thereof shall be constructed, reconstructed, moved, extended or located within 4.5 m of any MOTI right-of-way.

Parcel Line Setback Exceptions

- .3 No *building* or *structure* other than the following shall be located in the area of *parcel line setback* required by this Bylaw:
- .1 signs, provided they are not closer than 1 m from any *side parcel line*
 - .2 *fences* less than the maximum height permitted in the applicable zone in accordance with Section 4.5
 - .3 steps, provided they are not closer than 1 m from any *side parcel line*

- .4 a patio, sundeck, terrace, porch, *balcony* or canopy provided they are not closer than 2 m from any *parcel line*
- .5 gutters, eaves, cornices, sills, bay windows or chimneys provided they are not closer than 1 m from any *parcel line*
- .6 arbours, trellises, fish ponds, ornaments, flag poles or similar landscape features, provided they are not closer than 1 m from any *parcel line*
- .7 hot tubs and uncovered swimming pools provided they are not located closer than 2 m from any *parcel line*
- .8 a *parking space* or loading space
- .9 *landscape screens* and other forms of landscaping and screening
- .10 retaining walls

Landscaping & Screening

- 4.5 Landscaping, screening, and storage on a parcel shall be in accordance with the provisions in this section.

Storage

- .1 Outdoor storage on a parcel shall be screened by way of a *landscape screen*.
- .2 Unless expressly permitted in a zone, no parcel may be used as a salvage yard, *junk yard*, or an *wrecking yard*.

Fence Height

- .3 Fences located within a *parcel line setback* in any zone shall be a maximum of 3 m.
- .4 Fences located outside a *parcel line setback* shall comply with the *setbacks* and *heights* for *accessory structures* in the applicable zone.
- 5. Fences in any zone, where a fence is used for agricultural purposes as part of a bona fide farm operation on land classified as a farm under the *BC Assessment Act*, shall be exempt from Section 4.5.3 and 4.5.4.
- .6 Fence height provisions in Section 4.5.3 to 4.5.5 shall comply with Ministry of Transportation & Infrastructure sight line regulations.

Parcel Coverage

- 4.6 All *parcel coverage* regulations on a parcel shall be in accordance with the provisions in this section.

Parcel Coverage Exemptions

- .1 The following *structures* shall be excluded from *parcel coverage* calculations required by this Bylaw:
 - .1 retaining walls
 - .2 *fences*
 - .3 *landscape screens*

Height Regulations

Height Exceptions

- 4.7 Any of the following *structures* may exceed the maximum *height* regulations of this Bylaw:
- .1 aerial;
 - .2 chimney;
 - .3 dome, cupola;
 - .4 flag, lighting pole;
 - .5 hose and fire alarm tower;
 - .6 mast;
 - .7 mechanical appurtenance on roof tops;
 - .8 monitor;
 - .9 observation tower;
 - .10 public monument;
 - .11 radio and television tower or antenna;
 - .12 silo;
 - .13 spire, steeple or belfry;
 - .14 transmission tower;
 - .15 ventilating machinery; and
 - .16 water tank.

Home Businesses

- 4.8 Where permitted, *home businesses* shall comply with the following regulations:
- .1 a maximum of one sign per parcel not exceeding 0.2 m² in a Residential zone, and 1 m² in a Rural Resource zone is permitted advertising a *home business*; and if lit, shall only be illuminated by an external, indirect source;
 - .2 retail sales shall not exceed 20 percent of the area used for the home business;
 - .3 the *home business* shall not occupy more than a combined 150 m² *gross floor area* of the *dwelling* and *accessory building* on parcels less than 0.4 ha or 250 m² on parcels greater than or equal to 0.4 ha.;
 - .4 a *home business* shall not include *uses* that produce noise, toxic or noxious matter, vibrations, smoke, dust, odour, litter, heat, glare, radiation, fire hazard, or electrical interference other than normally associated with a *dwelling*.
 - .5 employees of a home based business shall be members of a family residing on the parcel and may include one other person.
 - .6 the owners of any business involved in the production, storage, sale, or service of food must have the appropriate approvals and permits from the Interior Health Authority.

Home Industries

- 4.9 Where expressly permitted within a *zone*, a *home industry* shall comply with the following regulations:
- .1 the *home industry* is only permitted on parcels that are 8 ha or greater;
 - .2 a maximum of one (1) sign per parcel is permitted advertising a *home industry*;
 - .3 the size of the sign shall not exceed 1 m² and if lit, shall only be illuminated by an external, indirect source;
 - .4 the maximum *gross floor area* and outdoor parcel area of a *home industry* is 500 m²;
 - .5 a *home industry* shall not include a *junk yard*, a *wrecking yard*.
 - .6 employees of a home industry shall be restricted to members of a family residing on the parcel and may include two other people.
 - .7 the owners of any business involved in the production, storage, sale, or service of food must have the appropriate approvals and permits from the Interior Health Authority.

Bed and Breakfasts

- 4.10 Where expressly permitted in a *zone*, *bed and breakfasts* shall comply with the following regulations:
- .1 the maximum number of let bedrooms shall be 4, serving a maximum of 8 persons in total;
 - .2 the *bed and breakfast* shall be entirely contained within the *single family dwelling*;
 - .3 one additional off-street *parking space* shall be provided for each let room;
 - .4 a maximum of one sign is permitted per parcel advertising a *bed and breakfast* and shall not exceed 0.2 m² in area and, if lit, shall only be illuminated by an external, indirect source;
 - .5 up to one person, in addition to *family* members residing in the *dwelling*, may be engaged in the *bed and breakfast*;
 - .6 no meal shall be served in the *bed and breakfast*, other than breakfast, which may only be served to registered overnight guests.

Accessory Buildings

- 4.11 The maximum combined floor area of all accessory buildings permitted on a parcel shall be calculated according to Table I, where Column I lists the parcel area and Column II lists the maximum permitted combined floor area of all accessory buildings:

TABLE I	
COLUMN I Where Parcel Area is:	COLUMN II The Maximum Permitted Combined Gross Floor Area of All Accessory Buildings is:
i) less than 2000 m ²	150 m ²
ii) 2000 m ² to 1 ha	200 m ²
iii) 1 ha to 4 ha	400 m ²

- .1 Except where specifically permitted, an accessory building shall not be used as a dwelling or for providing overnight accommodation.
- .2 No more than one accessory building, having a maximum floor area of 55 m², shall be permitted on a parcel prior to construction of a principal building or establishment of a principal use.
- .3 No persons shall operate a home based business, home industry, or other business enterprise in an accessory building on a parcel unless a lawfully constructed principal building exists on a parcel or a valid building permit under the SLRD Building Bylaw has been issued for a principal building on a parcel.
- .4 For clarity of interpretation, agricultural buildings used in conjunction with an *agriculture* use on land classified as a farm under the *Assessment Act*, shall not be subject to the maximum floor area regulations for accessory buildings.

Occupancy During Construction

- 4.12 A mobile home or recreational vehicle may be used to provide temporary accommodation for the owner or builder during construction of a principal dwelling on a parcel provided that:
- .1 a building permit under the SLRD Building Bylaw has been issued for the principal dwelling on the parcel and the dwelling is under construction.
 - .2 a building permit under the SLRD Building Bylaw has been issued for the mobile home providing accommodation during construction.
 - .3 the mobile home or recreation vehicle shall be connected to a community sewer system or have on-site sewage disposal facilities in compliance with Health Act regulations.
 - .4 the mobile home is not sited on a permanent foundation.
 - .5 no addition shall be made to the mobile home or recreational vehicle.
 - .6 occupancy of the mobile home or recreational vehicle shall not continue beyond the commencement of occupancy of the permanent dwelling or the expiry of the building permit for the mobile home or recreational vehicle, whichever occurs first.

Combined Commercial and Residential Use

- 4.13 Where a parcel is used for combined commercial and residential *use*, the residential *use* shall be restricted to one (1) *dwelling unit*, except if the parcel is greater than 8 ha, the residential *use* shall be restricted to no more than two (2) dwelling units.
- .1 Where a parcel is used for *commercial lodging*, the *dwelling unit* may be contained in a separate *building*.

Split Zones

- 4.14 In the event that a parcel lies within more than one zone, uses, buildings and structures may be located only within a zone in which they are permitted, and the permissible density of uses, buildings, and structures must be calculated on the basis on the area of the parcel that is within the zone in which the use, building, or structure in question is permitted.
- .1 In the event that a parcel lies within more than one zone and this bylaw specifies minimum lot sizes for those zones, no lot may be created by subdivision of such lot that is smaller than the minimum specified for the zone in which the new lot lies.
- .1 Whenever practicable the creation of a lot lying within two or more zones must be avoided.
- .2 Where the creation of a lot lying within two or more zones is unavoidable, the lot must have an area equal to or greater than the minimum specified for that zone in which the greatest portion of the lot lies.
- .2 Notwithstanding Section 4.14, an additional dwelling may be permitted in the Agricultural Land Reserve (ALR) portion of a parcel, only in accordance with SLRD and Agricultural Land Commission (ALC) policies, regulations, and approvals on second dwellings in the Agricultural Land Reserve (ALR).

Minimum Parcel Area for New Subdivisions

Exceptions

- 4.15 If one of the cases outlined in this section is applicable, exceptions to the minimum parcel area may be granted.
- .1 The minimum *parcel area* regulation for new subdivisions does not apply if **all** of the following conditions are met:
- .1 *parcel lines* are relocated to facilitate an existing *development* or improve a subdivision pattern;
- .2 no additional parcels are created;
- .3 all parcels are contiguous;
- .4 no parcels are enlarged to a size permitting a further subdivision.

- .2 The minimum *parcel area* regulation for new subdivisions does not apply if **all** of the following conditions are met:
 - .1 a portion of the parcel is physically separated from the remainder of the parcel by a highway;
 - .2 the subdivision is restricted to dividing the parcel along the highway that physically separates the parcel;
 - .3 the subdivision will not result in the creation of a parcel less than 80% of the minimum *parcel area* regulation for new subdivisions prescribed in the zone in which the parcel is designated;
 - .4 the parcel was not registered as part of a reference, explanatory or subdivision plan in the Land Title Office after September 1, 1998.

- .3 The minimum *parcel area* regulation for new subdivisions does not apply if **all** of the following conditions are met:
 - .1 a portion of the parcel is physically separated from the remainder of the parcel by another parcel or parcels such that one portion of the parcel is completely non-contiguous from the other;
 - .2 the subdivision is restricted to dividing the parcel along the parcel boundaries that physically separate the parcel.

- .4 The minimum *parcel area* required by this bylaw for a proposed subdivision is reduced by that amount of land required for road widening, to a maximum of 10 percent, where this bylaw or the Approving Officer requires that land be provided by the owner for highways when:
 - .1 the land is required for the purpose of widening an existing highway or right-of-way; and
 - .2 the proposed subdivision would create less than three parcels; and
 - .3 but for this section the proposed subdivision would be prohibited because the parcels created would not attain the required minimum parcel area.

- .5 The minimum parcel area for new subdivisions is reduced by that amount of land required for the proposed subdivision in the particular zone where the proposed subdivision is located, to a maximum of 20 percent, where the proposed subdivision is to provide a residence for a relative pursuant to Section 946 of the *Local Government Act*, providing no parcel is less than 2500 m². As noted in Section 946(5) of the *Local Government Act*, this does not apply to the Agricultural Land Reserve.
 - .1 The combined maximum reduction under Sections 4.15.4 and 4.15 .5 is 20 percent.
 - .2 The subdivision approving officer will be asked to require that a covenant be registered to prevent a change in the parcel's use for five years as set out in Section 946(8) of the *Local Government Act*.
 - .3 The subdivision approving officer will be asked to require that a covenant be registered to limit each parcel created under Section 946 of the *Local Government Act* to one single family dwelling.

- .6 The minimum *parcel area* for new subdivisions do not apply to parks, *public utilities*, fire halls, ambulance stations or police stations.

Cannabis Retail

- 4.16 Unless expressly permitted in this Bylaw, *cannabis retail* is prohibited in all zones including zones which broadly permit retail sales/stores or use, farm retail sales/retail sales of farm products, convenience store, or accessory retail use/auxiliary retail sales.

(Amendment Bylaw 1545-2017)

SECTION 5 – PARKING REGULATIONS

Off-Street Parking

- 5.1 Space for the off-street parking of motor vehicles in respect of a use permitted under this Bylaw shall be provided and maintained in accordance with the regulations of Section 5.

Exemption of Existing Buildings from Parking Requirements

- 5.2 The regulations contained in Section 5 shall not apply to *buildings, structures* and uses existing on the effective date of this Bylaw except that:
- .1 off-street parking shall be provided and maintained in accordance with this section for any addition to any existing *building* and *structure* or any change in the *principal use* or addition to such existing *use* or for an increase in total *gross floor area* that is in excess of 10% of the existing *gross floor area*;
 - .2 off-street parking prior to the adoption of this Bylaw shall not be reduced below the applicable off-street parking requirements of Section 5.

Number of Parking Spaces

- 5.3 The number of off-street *parking spaces* for motor vehicles required for any *use* is calculated according to Table 1 following section 5.7 in which Column I classifies the types of *uses* and Column II sets out the number of required off-street *parking spaces* that are to be provided for each use in Column I.
- .1 In respect of a use permitted under this Bylaw which is not specifically referred to in Column I of Tables 1 and 2, the number of off-street parking is calculated on the basis of the requirements for a similar use that is listed in Table 1 and Table 2.
 - .2 Where *gross floor area* is used as a unit of measurement for the calculation of *parking spaces*, it shall include the *gross floor area* of *accessory buildings* and basements, except where they are used for parking, heating or storage.
 - .3 Where seating accommodation is used as a unit of measurement, and such accommodation consists of benches, pews, booths, and the like, each 0.5 m of width of such seating accommodation shall be counted as one seat.
 - .4 Where more than one *use* is located on a parcel, the total number of parking to be required shall be the sum total of the requirements for each *use*.
 - .5 Where more than one *use* is located in a *building*, the total number of *parking spaces* to be required may recognize the mix of uses and determine the number of spaces required based on the various portions of the *building* dedicated to each *use*.

Location & Siting of Parking Spaces

- 5.4 Except for uses in the C1 and C2 Zones, off-street *parking spaces* shall be located on the same parcel as the use they serve.
- .1 In the C1 and C2 Zones, off-street *parking spaces* may be located on another parcel within 100 m of the *building* or use the spaces serve under the condition that legal assurances are established to ensure that the parcel is used only for parking serving the *building* or use.
- .2 In the C1 and C2 Zones, off-street *parking spaces* may be provided for collectively if the total number of spaces provided is not less than the sum of the separate requirements for each use and provided that all regulations governing location of *parking spaces* in relation to use are adhered to.
- .3 No off-street *parking space* shall be located within 2 m of the *front parcel line*.

Dimensions of Parking Spaces

- 5.5 Each off-street *parking space* required by this Bylaw shall not be less than 2.6 m in width, 5.5 m in length and 2.2 m in *height*.

Surfacing of Parking Spaces

- 5.6 All *parking areas* shall contain a surface that is durable and dust-free and be graded and drained as to properly dispose of all surface water.

Lighting

- 5.7 Any lighting used to illuminate *parking areas* shall be so arranged that all direct rays of light are reflected upon such *parking areas* and not on any adjoining premises.

**TABLE 1
REQUIRED OFF STREET PARKING SPACES**

COLUMN I Class of Building or Use	COLUMN II Parking Spaces
Residential	
Single family dwelling	2
Secondary suite	1
Duplex	4
Multifamily unit	2
Rural	
Garden nursery	4 per 100 m ² of retail sales area plus 1 per 185 m ² of greenhouse area
Animal shelters/kennels	1 per 100 m ² gross floor area plus 2 per 100 m ² office floor area plus 1 per fleet vehicle
Riding stable and academy	1 per stall
Commercial	
Motel/lodge	1 per room
Service station	4 per service bay or a minimum of 4
Restaurant	0.33 seat per 100 m ² gross floor area
All other Commercial/office uses	3 per 100 m ² gross floor area
Industrial	
Light industry/manufacturing	1 per 100 m ² gross floor area
Institutional	
Building for assembly, institutional, religious or recreation use	0.25 per seat plus 10 per 100 m ² of gross floor area used for assembly
Post office	4
School: Kindergarten and Elementary	2 per classroom
Senior Secondary	2 per classroom

SECTION 6 – RR1 – RURAL RESOURCE 1 ZONE

Permitted Uses

6.1 In the RR1 Zone the use of land, buildings and structures is restricted to:

- agriculture, including intensive agriculture
 - aquaculture
 - forestry practices, including silviculture and harvesting, but not including processing or manufacturing
 - single family dwelling
 - secondary suite
 - manufactured home, subject to Section 6.2.2
 - bed and breakfast
 - home business
 - home industry
 - accessory buildings and accessory uses
- .1 On parcels of 10 ha or greater, and that are located entirely outside of the Agricultural Land Reserve, the additional permitted uses are:
- cannabis production facility
- .2 On parcels of 100 ha or greater, and that are located entirely within the Agricultural Land Reserve, the additional permitted uses are:
- cannabis production facility

Regulations

6.2 On a parcel located in the RR1 Zone, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum Parcel Area for New Subdivisions where land is: a) excluded from the ALR; or b) approved for subdivision within the ALR pursuant to the Agricultural Land Commission Act, Regulations thereto, or Orders of the Commission; or c) exempted by the Agricultural Land Commission Act, Regulations thereto, or Orders of the Commission.	2 ha
.2	Maximum Number of Dwellings per Parcel	<ul style="list-style-type: none"> • on parcels less than 8 ha: 1 single family dwelling

COLUMN I Matter to be Regulated		COLUMN II Regulations
.2	Maximum Number of <i>Dwellings</i> per Parcel (continued from previous page)	<ul style="list-style-type: none"> on parcels 8 ha or greater, an additional dwelling may be permitted where the additional dwelling would be located outside any ALR land on the parcel based on current ALR regulations, on parcels 8 ha or greater, an additional dwelling may be permitted where the additional dwelling would be located on ALR land on the parcel based on one of the following conditions: <ul style="list-style-type: none"> For immediate family members - a <i>manufactured home</i> (9 m wide) For non-immediate family members and non-farm use related - a second single family dwelling provided a non-farm use application to the ALC has been approved For farm help – a second single family dwelling provided the property has farm status and an assessment report from a Professional Agrologist is submitted to the SLRD that states there is a need for a second dwelling commensurate with the present level of agriculture occurring on the property.
.3	Maximum Number of <i>Secondary Suites</i> per <i>Single Family Dwelling</i>	1
.4	Maximum <i>building area</i> for the principal <i>single family dwelling</i>	300 m ²
.5	Maximum <i>building area</i> for second <i>single family dwelling</i> or <i>manufactured home</i> authorized under Section 6.2.2	180 m ²
.6	Minimum <i>Setback</i> <ul style="list-style-type: none"> from <i>all parcel lines</i> 	7.5 m
.7	Maximum <i>height</i> of <ul style="list-style-type: none"> principal building second single family dwelling or manufactured home authorized under Section 6.2.2 accessory building 	12 m 9 m 8 m
.8	Minimum setback for <i>cannabis production facility</i> (from all parcel lines)	15 m
.9	Maximum height for a <i>cannabis production facility</i>	10 m
.10	Maximum <i>gross floor area</i> for a <i>cannabis production facility</i>	2,500 m ²

COLUMN I Matter to be Regulated		COLUMN II Regulations
.11	Maximum <i>parcel coverage</i>	5 %
	<ul style="list-style-type: none"> Where a parcel is 1 ha or less, the maximum <i>parcel coverage</i> shall be 	15%

- .12 The setback and height regulations in section 6.2 (8-9) shall not apply to an existing building that is re-purposed for a *cannabis production facility*, so long as that building has been issued a valid building permit.
- .13 Section 6.2.11 does not apply where agricultural buildings or structures are used in conjunction with a farm operation on land classified as a farm under the *BC Assessment Act*.

SECTION 7 – RR2 – RURAL RESOURCE 2 ZONE

Permitted Uses

7.1 In the RR2 Zone the *use of land, buildings and structures* is restricted to:

- *agriculture, including intensive agriculture*
 - *aquaculture*
 - *forestry practices, including silviculture and harvesting, but not including processing or manufacturing*
 - *single family dwelling*
 - *secondary suite*
 - *manufactured home, subject to Section 7.2.2*
 - *bed and breakfast*
 - *home business*
 - *home industry*
 - *accessory buildings and accessory uses*
- .1 On parcels of 10 ha or greater, and that are located entirely outside of the Agricultural Land Reserve, the additional permitted uses are:
- *cannabis production facility*
- .2 On parcels of 100 ha or greater, and that are located entirely within the Agricultural Land Reserve, the additional permitted uses are:
- *cannabis production facility*

Regulations

7.2 On a parcel located in the RR2 Zone, no *building or structure* shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum <i>Parcel Area</i> for New Subdivisions where land is: a) excluded from the ALR; or b) approved for subdivision within the ALR pursuant to the Agricultural Land Commission Act, Regulations thereto, or Orders of the Commission; or c) exempted by the Agricultural Land Commission Act, Regulations thereto, or Orders of the Commission.	8 ha
.2	Maximum Number of <i>Dwellings</i> per Parcel	<ul style="list-style-type: none"> • on parcels less than 8 ha: 1 single family dwelling

COLUMN I Matter to be Regulated		COLUMN II Regulations
.2	Maximum Number of <i>Dwellings</i> per Parcel (continued from previous page)	<ul style="list-style-type: none"> • on parcels 8 ha or greater, an additional dwelling may be permitted where the additional dwelling would be located outside any ALR land on the parcel • based on current ALR regulations, on parcels 8 ha or greater, an additional dwelling may be permitted where the additional dwelling would be located on ALR land on a parcel based on one of the following conditions: <ul style="list-style-type: none"> • For immediate family members - a <i>manufactured home</i> (9 m wide) • For non-immediate family members and non-farm use related - a second single family dwelling provided a non-farm use application to the ALC has been approved • For farm help – a second single family dwelling provided the property has farm status and an assessment report from a Professional Agrologist is submitted to the SLRD that states there is a need for a second dwelling commensurate with the present level of agriculture occurring on the property.
.3	Maximum Number of <i>Secondary Suites</i> per <i>Single Family Dwelling</i>	1
.4	Maximum <i>building area</i> for the principal <i>single family dwelling</i>	300 m ²
.5	Maximum <i>building area</i> for second <i>single family dwelling</i> or <i>manufactured home</i> authorized under Section 7.2.2	180 m ²
.6	Minimum <i>Setback</i> <ul style="list-style-type: none"> • from <i>all parcel lines</i> 	7.5 m
.7	Maximum <i>height</i> of <ul style="list-style-type: none"> • principal building • second single family dwelling or manufactured home authorized under Section 7.2.2 • accessory building 	12 m 9 m 8 m
.8	Minimum setback for <i>cannabis production facility</i> (from all parcel lines)	15 m
.9	Maximum height for a <i>cannabis production facility</i>	10 m
.10	Maximum <i>gross floor area</i> for a <i>cannabis production facility</i>	2,500 m ²

COLUMN I Matter to be Regulated		COLUMN II Regulations
.11	Maximum <i>parcel coverage</i>	5 %
	<ul style="list-style-type: none"> Where a parcel is 1 ha or less, the maximum <i>parcel coverage</i> shall be 	15%

- .12 The setback and height regulations in section 7.2 (8-9) shall not apply to an existing building that is re-purposed for a *cannabis production facility*, so long as that building has been issued a valid building permit.
- .13 Section 7.2.11 does not apply where agricultural buildings or structures are used in conjunction with a farm operation on land classified as a farm under the *BC Assessment Act*.

SECTION 8 – RR3 - RURAL RESOURCE 3 ZONE

Permitted Uses

8.1 In the RR3 Zone the *use of land, buildings and structures* is restricted to:

- *agriculture, including intensive agriculture*
- *aquaculture*
- *forestry practices, including silviculture and harvesting, but not including processing or manufacturing*
- *single family dwelling*
- *secondary suite*
- *manufactured home, subject to Section 8.2.2*
- *bed and breakfast*
- *home business*
- *home industry*
- *accessory buildings and accessory uses*
- *school on Lot 1, DL 18, Plan KAP29614, LLD, PID 004-490-054*

.1 On parcels of 10 ha or greater, and that are located entirely outside of the Agricultural Land Reserve, the additional permitted uses are:

- *cannabis production facility*

.2 On parcels of 100 ha or greater, and that are located entirely within the Agricultural Land Reserve, the additional permitted uses are:

- *cannabis production facility*

Regulations

8.2 On a parcel located in the RR3 Zone, no *building or structure* shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum <i>Parcel Area</i> for New Subdivisions where land is: a) excluded from the ALR; or b) approved for subdivision within the ALR pursuant to the Agricultural Land Commission Act, Regulations thereto, or Orders of the Commission; or c) exempted by the Agricultural Land Commission Act, Regulations thereto, or Orders of the Commission.	40 ha
.2	Maximum Number of <i>Dwellings</i> per Parcel	<ul style="list-style-type: none"> • on parcels less than 8 ha: 1 single family dwelling

COLUMN I Matter to be Regulated		COLUMN II Regulations
.2	Maximum Number of <i>Dwellings</i> per Parcel (continued from previous page)	<ul style="list-style-type: none"> on parcels 8 ha or greater, an additional dwelling may be permitted where the additional dwelling would be located outside any ALR land on the parcel based on current ALR regulations, on parcels 8 ha or greater, an additional dwelling may be permitted where the additional dwelling would be located on ALR land on a parcel based on one of the following conditions: <ul style="list-style-type: none"> For immediate family members - a <i>manufactured home</i> (9 m wide) For non-immediate family members and non-farm use related - a second single family dwelling provided a non-farm use application to the ALC has been approved For farm help – a second single family dwelling provided the property has farm status and an assessment report from a Professional Agrologist is submitted to the SLRD that states there is a need for a second dwelling commensurate with the present level of agriculture occurring on the property.
.3	Maximum Number of <i>Secondary Suites</i> per <i>Single Family Dwelling</i>	1
.4	Maximum <i>building area</i> for the principal <i>single family dwelling</i>	300 m ²
.5	Maximum <i>building area</i> for second <i>single family dwelling</i> or <i>manufactured home</i> authorized under Section 8.2.2	180 m ²
.6	Minimum <i>Setback</i> <ul style="list-style-type: none"> from <i>all parcel lines</i> 	7.5 m
.7	Maximum <i>height</i> of <ul style="list-style-type: none"> principal building second single family dwelling or manufactured home authorized under Section 8.2.2 accessory building 	12 m 9 m 8 m
.8	Minimum setback for <i>cannabis production facility</i> (from all parcel lines)	15 m
.9	Maximum height for a <i>cannabis production facility</i>	10 m

COLUMN I Matter to be Regulated		COLUMN II Regulations
.10	Maximum <i>gross floor area</i> for a <i>cannabis production facility</i>	2,500 m ²
.11	Maximum <i>parcel coverage</i> <ul style="list-style-type: none"> • Where a parcel is 1 ha or less, the maximum <i>parcel coverage</i> shall be 	5 % 15%

- .12 The setback and height regulations in section 8.2 (8-9) shall not apply to an existing building that is re-purposed for a *cannabis production facility*, so long as that building has been issued a valid building permit.
- .13 Section 8.2.11 does not apply where agricultural buildings or structures are used in conjunction with a farm operation on land classified as a farm under the *BC Assessment Act*.

SECTION 9 – RR4 - RURAL RESOURCE 4 ZONE

Permitted Uses

9.1 In the RR4 Zone the *use of land, buildings and structures* is restricted to:

- *single family dwelling*
- *duplex, subject to Section 9.2.2*
- *agriculture, excluding intensive agriculture*
- *forestry practices, including silviculture and harvesting, but not including processing or manufacturing*
- *garden nursery*
- *open land recreation*
- *secondary suite*
- *bed and breakfast*
- *home business*
- *home industry*
- *accessory buildings and uses*

.1 On parcels of 8 ha or greater, the additional permitted uses are:

- *agriculture, including intensive agriculture*

.2 On parcels of 10 ha or greater, the additional permitted uses are:

- *cannabis production facility*

Regulations

- 9.2 On a parcel located in the RR4 Zone, no *building* or *structure* shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum <i>Parcel Area</i> for New Subdivisions	8 ha
.2	Maximum Number of <i>Dwellings</i> per Parcel	<ul style="list-style-type: none"> • on parcels less than 8 ha: 1 • on parcels 8 ha or greater: 2 dwellings or 1 duplex
.3	Maximum Number of <i>Secondary Suites</i> per <i>Single Family Dwelling</i>	1
.4	Minimum <i>Setback</i> <ul style="list-style-type: none"> • from <i>front parcel line</i> • from all other <i>parcel lines</i> 	7.5 m 4.5 m
.5	Maximum height of <ul style="list-style-type: none"> • principal building • accessory building 	12 m 8 m
.6	Minimum setback for <i>cannabis production facility</i> (from all parcel lines)	15 m
.7	Maximum height for a <i>cannabis production facility</i>	10 m
.8	Maximum gross floor area for a <i>cannabis production facility</i>	2,500 m ²
.9	Maximum <i>parcel coverage</i>	15 %

- .8 The setback and height regulations in section 9.2 (6-7) shall not apply to an existing building that is re-purposed for a *cannabis production facility*, so long as that building has been issued a valid building permit.

SECTION 10 – RR5 - RURAL RESOURCE 5 ZONE

Permitted Uses

10.1 In the RR5 Zone the *use of land, buildings and structures* is restricted to:

- *single family dwelling*
 - *duplex, subject to Section 10.2.2*
 - *agriculture, excluding intensive agriculture*
 - forestry practices, including silviculture and harvesting, but not including processing or manufacturing
 - garden nursery
 - *open land recreation*
 - *secondary suite*
 - *bed and breakfast*
 - *home business*
 - *home industry*
 - *accessory buildings and uses*
- .1 On parcels of 8 ha or greater, the additional permitted uses are:
- *agriculture, including intensive agriculture*
- .2 On parcels of 10 ha or greater, the additional permitted uses are:
- *cannabis production facility*

Regulations

- 10.2 On a parcel located in the RR5 Zone, no *building* or *structure* shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum <i>Parcel Area</i> for New Subdivisions	40 ha
.2	Maximum Number of <i>Dwellings</i> per Parcel	<ul style="list-style-type: none"> • on parcels less than 8 ha: 1 single family dwelling • on parcels 8 ha or greater: 2 single family dwellings or 1 duplex
.3	Maximum Number of <i>Secondary Suites</i> per <i>Single Family Dwelling</i>	1
.4	Minimum <i>Setback</i> <ul style="list-style-type: none"> • from <i>front parcel line</i> • from all other <i>parcel lines</i> 	7.5 m 4.5 m
.5	Maximum height of <ul style="list-style-type: none"> • principal building • accessory building 	12 m 8 m
.6	Minimum setback for <i>cannabis production facility</i> (from all parcel lines)	15 m
.7	Maximum height for a <i>cannabis production facility</i>	10 m
.8	Maximum gross floor area for a <i>cannabis production facility</i>	2,500 m ²
.9	Maximum <i>parcel coverage</i>	15 %

- .8 The setback and height regulations in section 10.2 (6-7) shall not apply to an existing building that is re-purposed for a *cannabis production facility*, so long as that building has been issued a valid building permit.

SECTION 11 – R1 - RESIDENTIAL 1 ZONE

Permitted Use

11.1 In the R1 *Zone* the *use* of land, *buildings* and *structures* is restricted to:

- *single family dwelling*
- *duplex*, subject to Section 11.2.2
- *bed and breakfast*
- *home business*
- *secondary suite*
- *accessory buildings and accessory uses*

.2 Notwithstanding Section 11.1, *agriculture, including intensive agriculture* is a permitted use on the following properties on that portion of the parcel that is within the provincial Agricultural Land Reserve:

PID 009-025-642, Lot 2, District Lot 779, Plan KAP14392, LLD
 PID 002-388-944, Lot 1, District Lot 779, Plan KAP14392, LLD
 PID 002-229-501, Lot 1, District Lot 5073, Plan KAP35923, LLD
 PID 002-229-510, Lot 2, District Lot 5073, Plan KAP35923, LLD
 PID 002-229-528, Lot 3, District Lot 5073, Plan KAP35923, LLD

Regulations

11.2 On a parcel located in the R1 *Zone*, no *building* or *structure* shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum Parcel Area for New Subdivisions	<ul style="list-style-type: none"> • where a parcel is served by a public highway: 1 ha • in all other cases: 8 ha
.2	Maximum Number of <i>Single Family Dwellings</i> or <i>Duplexes</i> per Parcel	1
.3	Maximum Number of <i>Secondary Suites</i> per <i>Single Family Dwelling</i> or <i>Duplex</i>	1
.4	Minimum Setback <ul style="list-style-type: none"> • from front parcel line • from interior side parcel line • from exterior side parcel line • from rear parcel line 	7.5 m 1.5 m 4.5 m 4.5 m
.5	Maximum Height of <ul style="list-style-type: none"> • principal building • accessory building 	12 m 5 m
.6	Maximum <i>Parcel Coverage</i>	33 %

SECTION 12 – C1 – CORE COMMERCIAL ZONE

Permitted Uses

12.1 In the C1 Zone the use of land, buildings, and structures is restricted to:

- bakery
- financial institution
- gallery or studio
- medical or dental clinic
- office
- *personal service establishment*
- post office
- restaurant
- *retail store*
- *accessory buildings and accessory uses*
- accessory dwelling unit

Regulations

12.2 On a parcel located in the C1 Zone, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum <i>Parcel Area</i> for New Subdivisions	<ul style="list-style-type: none"> • where a parcel is serviced by both a community water system and a community sewer system: 500 m² • where a parcel is serviced by a community water system but not a community sewer system: 5,000 m² • in all other cases: 2 ha
.2	Minimum <i>Setback</i> <ul style="list-style-type: none"> • from <i>front parcel line</i> • from <i>interior side parcel line</i> which abuts a parcel in a R Zone or RR Zone • from <i>rear parcel line</i> 	<p style="text-align: right;">4.5 m</p> <p style="text-align: right;">3 m</p> <p style="text-align: right;">4.5 m</p>
.3	Maximum <i>Height</i> of <ul style="list-style-type: none"> • <i>principal building</i> • <i>accessory building</i> 	<p style="text-align: right;">12m</p> <p style="text-align: right;">5 m</p>
.4	Maximum <i>parcel coverage</i>	40 %

SECTION 13 – C2 – GENERAL COMMERCIAL ZONE

Permitted Uses

13.1 In a C2 Zone the *use of land, buildings and structures* is restricted to:

- bakery;
- *commercial lodging*
- financial institution
- gallery or studio
- *indoor recreation facility*
- medical or dental clinic
- *neighbourhood pub*
- office
- *parking area*
- *pension*
- *personal service establishment*
- post office
- rental shop, not including the rental of heavy equipment
- restaurant
- *retail store*
- theatre
- *accessory buildings and accessory uses*
- *accessory dwelling unit.*

Regulations

- 13.2 On a parcel located in the *C2 Zone*, no *building* or *structure* shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum <i>Parcel Area</i> for New Subdivisions	<ul style="list-style-type: none"> • where a parcel is serviced by both a community water system and a community sewer system: 500 m² • where a parcel is serviced by a community water system but not a community sewer system: 5,000 m² • in all other cases: 2 ha
.2	Minimum <i>Parcel Area</i> for <i>Commercial Lodging</i>	<ul style="list-style-type: none"> • where a parcel is serviced by a community water system: 5,000 m² • in all other cases: 2 ha
.3	Minimum <i>Setback</i> <ul style="list-style-type: none"> • from <i>front parcel line</i> • from <i>interior side parcel line</i> which abuts a parcel in a <i>R Zone</i> or <i>RR Zone</i> • from <i>rear parcel line</i> 	4.5 m 3 m 3 m
.4	Maximum <i>Height</i> of <ul style="list-style-type: none"> • <i>principal building</i> • <i>accessory building</i> 	12 m 5 m
.5	Maximum <i>parcel coverage</i>	40 %

SECTION 14 – P1 - PUBLIC AND INSTITUTIONAL ZONE

Permitted Uses

14.1 In the P1 *Zone* the *use* of land, *buildings* and *structures* is restricted to:

- ambulance station
- cemetery
- community care facility
- fire hall
- hospital or diagnostic and treatment centre
- library
- police station
- school
- *accessory building and accessory uses*

Regulations

14.2 On a parcel located in the P1 *Zone*, no *building* or *structure* shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum <i>Parcel Area</i> for New Subdivisions	5,000 m ²
.2	Minimum <i>Setback</i> from all <i>Parcel Lines</i>	4.5 m
.3	Maximum <i>height</i> of <ul style="list-style-type: none">• principal building• accessory building	12 m 5 m
.4	Maximum <i>parcel coverage</i>	40 %