DISTRICT OF LAKE COUNTRY
ZONING BYLAW 561, 2007

ORIGINAL VERSION

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SECTION 2 -- GENERAL ADMINISTRATION

2.1. Title

2.1.1. This Bylaw shall be referred to as "Bylaw 561, 2007".

2.2. Purpose

2.2.1. This Bylaw is to provide a clear and efficient system of land use regulation for the orderly, economic, beneficial, equitable and environmentally sensitive use, development, and re-development of the District of Lake Country having regard for the provisions of the District of Lake Country's Official Community Plan.

2.3. Zoning Map

2.3.1. The District of Lake Country is hereby divided into the following zones:

COLUMN 1	COLUMN 2
Section 12 – Agricultural Zones	
A1	Agriculture 1

Section 13 – Rural Large Parcel Zones	
RLP 1	Rural Large Parcel 1

Section 14 – Rural Residential Zones	
RR1	Rural Residential 1
RR2	Rural Residential 2
RR3	Rural Residential 3

Section 15 – Urban Housing Zones	
RU1	Single Family Housing
RU-M	Single Family Mobile Home
RU6	Two Dwelling Housing
RM2	Low Density Row Housing
RM4	Low Density Multiple Housing
RM5	Medium Density Multiple Housing
RM7	Mobile Home Park

Section 16 – Commercial Zones	
C1	Town Centre Commercial
C1lp	Town Centre Commercial (Liquor Primary)
C2	Neighbourhood Commercial
C9	Tourist Commercial
C10	Service Commercial
C11	Highway Commercial

Section 17 – Industrial Zones	
I1	General Industrial
I3	Heavy Industrial
I5	Extraction

Section 18 – Public and Institutional Zones	
P1	Public Park and Open Space
P2	Administration, Service and Assembly
P4	Utilities
W1	Recreational Water Use
W2	Intensive Water Use

Section 19 – Direct Control Zones	
DC1	Direct Control One
DC2	Direct Control Two
DC3	Direct Control Three
DC4	Direct Control Four
DC5	Direct Control Five
DC6	Direct Control Six

2.3.2. The boundaries of those zones are shown on the "Zoning Map" which is attached as Schedule "A" to this Bylaw.

2.3.3. In this Bylaw, reference to zones as listed in Column 1 of Section 2.3.1 shall be deemed to mean and be the same as the zone listed in Column 2 of Section 2.3.1 and the words and numbers in the said columns shall be deemed to be interchangeable where the context of the Bylaw otherwise requires.

2.3.4. An "lp" notation shown on Schedule "A" as part of the identified zone classification indicates that a Liquor Primary, major establishment in the form of facilities primarily intended for the provision and consumption of alcoholic beverages which have a seating capacity of more than 100 persons is permitted on the properties so designated, subject to meeting the conditions of use of the zone. An "lp" zoning classification on a property shall be established by rezoning the subject property to the "lp" version of the parent zone.

2.4. Uses and Regulations

2.4.1. Except for legal non-conforming uses or development approved by a development variance permit or a Board of Variance order, or another agreement or permit as authorized by provincial statute, the use, buildings, structures, in each zone or area shall be in accordance with the uses listed in the zone and all the appropriate regulations and requirements of this Bylaw.

2.4.2. No land, building, or structure, within the District of Lake Country shall be developed, used, constructed, erected, modified, converted, enlarged, re-constructed, altered, placed, or maintained except in conformity with the provisions of this Bylaw.

2.4.3. Notwithstanding section 2.4.2 the following uses, buildings and structures are permitted:

(a) the use of a building or part thereof as a temporary polling station, election official's headquarters, candidate's campaign office, and any other official temporary use in connection with a federal, provincial, or municipal election, referendum or census;

(b) the use of a building, or part thereof, as a constituency office for a Federal Member of Parliament or a Provincial Member of the Legislative Assembly when located in a

Commercial, Industrial or Institutional zone. Any signage for the constituency office will be required to meet the provisions of the District of Lake Country Signage Regulation Bylaw currently in effect;

(c) a temporary structure which is incidental to the erection, maintenance, alteration, or sales of a building, structure, lot or utility for which a building, development permit or preliminary layout approval has been issued provided that they are removed within 30 days of project completion or one year following the issuance of a building permit;

(d) landscaping, where the existing grade and surface drainage pattern is not materially altered and will not create off-site impacts, except where required by Section 8;

(e) railways except private sidings, pipelines, and irrigation ditches, conduits, flumes, and pumphouses;

(f) minor impact utility services underground or within statutory rights-of-way and utility poles and anchors; and

(g) construction, maintenance and repair of private walkways, pathways and driveways.

2.5. Compliance with Other Legislation

2.5.1. In addition to this Bylaw, a person is responsible for ascertaining and complying with the requirements of all other applicable municipal bylaws, or Provincial or Federal statutes and regulations.

2.5.2. The provisions of the development permit system included within the Official Community Plan apply in addition to the regulations in this Bylaw.

2.6. Applications in Process

2.6.1. A completed application for a building permit which is received prior to the effective date of this Bylaw shall be processed in accordance with District of Lake Country Zoning Bylaw No. 176, unless the applicant provides a written request that their application be considered under this Bylaw. Such applications shall be approved or rejected within 12 months of this Bylaw coming into effect and, if rejected, any future development must comply with this Bylaw.

2.7. General Interpretation

2.7.1. Any enactments referred to herein are a reference to an enactment of British Columbia and regulations thereto, as amended, revised, consolidated or replaced from time to time, and any Bylaw referred to herein is a reference to an enactment of the Council of the District of Lake Country, as amended, revised, consolidated or replace from time to time.

2.7.2. The headings given to sections, paragraphs, and sub-sections in this Bylaw are for convenience of reference only. They do not form part of this Bylaw and will not be used in the interpretation of this Bylaw.

2.7.3. The Schedules attached to this Bylaw form part of this Bylaw.

2.8. Repeal

2.8.1. The District of Lake Country Zoning Bylaw 176, and all amendments thereto, is hereby repealed.

2.8.2. The District of Lake Country Town Centre Zoning and Signage Regulation Bylaw 98-194, and all amendments thereto, is hereby repealed.

SECTION 3 -- INTERPRETATION

3.1. Rules of Interpretation

3.1.1. Words used in the present tense include the other tenses and derivative forms; words used in the singular include the plural and vice versa; and the word "person" includes a corporation, firm, partnerships, trusts, and other similar entities as well as an individual. Words have the same meaning whether they are capitalized or not.

3.1.2. The words "shall" and "is" require mandatory compliance except where a variance has been granted pursuant to the Local Government Act.

3.1.3. The phrase "used for" includes "arranged for", "designed for", "maintained for", or "occupied for".

3.1.4. Words, phrases, and terms neither defined in this section nor in the Local Government Act or Community Charter shall be given their usual and customary meaning.

3.2. Zone Boundaries

3.2.1. The zone boundaries on the Zoning Map shall be interpreted as follows:

(a) Where a zone boundary follows a street, lane, railway, pipeline, power line, utility right-of-way, or easement, it follows the centreline, unless otherwise clearly indicated on the Zoning Map;

(b) Where a zone boundary is shown as approximately following the District boundary, it follows the District boundary;

(c) Where a zone boundary is shown as approximately following the edge, shoreline, or high water mark of a river, lake, or other water body, it follows the natural boundary. In the event of change, it moves with the natural boundary;

(d) Where a zone boundary is shown as approximately following a property line, it follows the property line;

(e) Where a zone boundary is shown as approximately following a topographic contour line or a top-of-bank line, it follows that line;

(f) Where a zone boundary is shown as being generally parallel to or as an extension of any of the features listed above, it shall be so; and

(g) In circumstances not covered above, the zone boundary shall be determined by the scale of the Zoning Map.

3.2.2. When any street is closed, the roadway lands have the same zoning as the abutting land. When abutting lands are governed by different zones, the centre of roadway is the zone boundary unless the zone boundary is shown clearly following the edge of the roadway. If the roadway is consolidated with an adjoining parcel, the parcel’s zoning designation applies to affected portions of the roadway.

3.3. General Definitions

3.3.1. The definitions of uses group individual land uses into a specified number of classes, with common functional or physical impact characteristics. They define the range of uses which are principal and secondary, with or without conditions, within various zones of

this Bylaw.

3.3.2. The following guidelines shall be applied in interpreting the use class definitions:

(a) Typical uses listed in the definitions as examples are not intended to be exclusive or restrictive; and

(b) Where a specific use does not conform to the wording of any use class definition or generally conforms to the wording of two or more definitions, the use conforms to and is included in that use class which is most appropriate in character and purpose.

3.3.3. The following words, terms, and phrases, wherever they occur in this Bylaw, shall have the meaning assigned to them as follows:

A

ABUT OR ABUTTING means immediately contiguous to, or physically touching, and when used with respect to lots or sites means two that share a common property line.

ACCESSORY BUILDING OR STRUCTURE means a separate building or structure, normally ancillary, incidental, subordinate, and located on the same lot as the main building or structure. Typical accessory structures include but are not limited to antennae, propane tanks, satellite dishes, flagpoles, garages, and garden sheds.

ACCESSORY SUITE means a self-contained accessory dwelling unit located within an accessory building. An accessory suite has its own separate cooking, sleeping and bathing facilities.

ACCOUNTING SERVICES means the provision of general bookkeeping and accounting services to the public in an office setting.

ADJACENT means land that abuts and is contiguous to a site, and also includes land that would be contiguous if not for a street, lane, walkway, stream, utility lot, underground pipeline, power line, drainage ditch, watercourse, or similar feature.

AFFORDABLE HOUSING means housing that is affordable to low or moderate income households, for either purchase or rental, including dwelling units which are price subsidized or price controlled, and limited equity dwelling units.

The Canada Mortgaga and Housing Corporation definition of affordable housing provides that no more than 30% of an individual's or family's household income is required to manage housing costs.

AGRI-TOURISM means a tourist activity, service or facility that provides an opportunity for visitors to experience agricultural life at first hand by either participating in farming activities, watching farming activities or purchasing or consuming farm produce on a farm.

AGRI-TOURISM ACCOMMODATION means the accommodation for tourists on a farm, orchard, or ranch which is subordinate and secondary to the main use. Typical uses include but are not limited to guest ranches, farm inns, bed and breakfasts, campsites and recreational vehicle pads. Agri-tourism accommodation units may have self–contained cooking facilities.

AGRICULTURAL AND GARDEN STANDS means those accessory buildings and structures for retailing agricultural products on a farm.

AGRICULTURAL BUILDING OR STRUCTURE means a building or structure used to support agricultural uses on a property. Agricultural buildings may include storage space for agricultural machinery and equipment, storage space for agricultural products, or space for repairing and maintaining agricultural tools and equipment.

AGRICULTURAL DWELLINGS, ADDITIONAL means any dwelling on a bona fide agricultural operation that is used to house full-time permanent or seasonal farm workers employed on the same site as the agricultural operation only. This may include but is not limited to single detached houses, manufactured homes, or bunkhouses.

AGRICULTURAL LAND COMMISSION means the Commission as defined in the Agricultural Land Commission Act.

AGRICULTURAL LAND RESERVE (ALR) means land, including Crown Land, that has been defined as being suitable for farm use, and has been designated for preservation under the provisions of the Agricultural Land Commission Act.

AGRICULTURAL MACHINERY SERVICES means a minor service station in a rural area that only services agricultural machinery.

AGRICULTURAL WASTE means a by-product of agriculture and includes manure, used mushroom medium and agricultural vegetation waste.

AGRICULTURAL ZONES are any zones in Section 12 of this Bylaw or any Direct Control zones in which the predominant use, as determined by its general purpose and list of permitted uses, is of an agricultural nature.

AGRICULTURE means development or use for the primary production of farm products such as dairy products, poultry products, cattle, hogs, sheep or other animals, wheat or other grains, and vegetables, orchards or other field crops, and may include agricultural-related education and research facilities. This use is limited to one principal dwelling, and the processing and marketing of the products of the farm and those off-farm products permitted by the Agricultural Land Commission.

AGRICULTURE, EXTENSIVE means the use of land, buildings and structures by a commercial enterprise or an institution for the production of agricultural products without utilizing the confinement of poultry, livestock or fur bearing animals except as required on a seasonal basis for activities such as winter feeding.

AGRICULTURE, INTENSIVE IMPACT means the use of land, buildings and structures by a commercial enterprise or an institution for:

(a) the confinement of poultry, livestock or fur bearing animals, or

(b) the growing of mushrooms, including significant composting.

AGRO-FORESTRY means a land use that involves deliberate retention, introduction or mixing of trees or other plants in crop and animal production systems to assist in preserving or enhancing the productivity of the land and to provide an economic return;

ALTERATION OF LAND means, but is not necessarily limited to: soil relocation due to building or parking lot construction or alteration; removal, alteration, disruption or destruction of vegetation; soil removal or filling; construction or alteration of retaining walls, patios, lawns, agricultural activity or any structural change to a building or structure that results in an increase or decrease in the area or volume of the building or structure; a change in the area, frontage, depth, or width of a lot that affects the required yard, landscaped open space, or parking requirements under this bylaw; or discontinuance or change, where the new use is differently defined as the original use, in the principal use of the lot, building or structure.

AMUSEMENT ARCADES, MAJOR means a building or part thereof, where the principal business is providing video, pinball, player participation table top games, or computer games for use by the general public. There are four or more table or electronic games. This use does not include gaming facilities.

AMUSEMENT ARCADES, MINOR means a building or part thereof, where a maximum of three video, pinball, player participation table top games, or computer games are provided for use by the general public. This does not include gaming facilities.

AMUSEMENT ESTABLISHMENTS, OUTDOOR means facilities for entertainment or amusement activities that primarily take place outdoors where the patrons are the primary participants. Typical uses include but are not limited to amusement parks, go-cart tracks, and miniature golf establishments. This use class does not include drive-in movie theatres, carnivals, circuses, par three or regulation length golf courses.

ANCILLARY means subordinate or assisting and in the case of a building or structure, would include essential structural components necessary to the building function such as mechanical penthouses, elevator housing, mechanical rooms, communication structures, or chimneys.

ANIMAL CLINICS, MAJOR means those premises where domestic pets and livestock are given medical and surgical care and may include outdoor shelter.

ANIMAL CLINICS, MINOR means those premises where domestic pets are given medical and surgical care and does not include outdoor shelter.

ANIMAL DAYCARE means an establishment intended to provide care for domesticated animals excluding livestock, during the day or evening but not overnight, to a maximum limit of six animals.

ANIMAL SHELTERS means a lot and or building or part thereof, used for the temporary care of lost, abandoned or neglected animals.

ANTENNA means a structure designed for the purpose of receiving and transmitting communication signals.

APARTMENT HOTELS means apartment housing having a principal common entrance, cooking facilities and furnishings within each dwelling. This does not include any commercial uses except when specifically permitted in the zone.

APARTMENT HOUSING means any physical arrangement of attached dwelling units, intended to be occupied by separate households, which does not conform to the definition of any other residential use class.

AQUACULTURE means the controlled cultivation, rearing, and harvesting of finfish, molluscs, crustaceans, aquatic plants and any other aquatic organism but specifically excludes seafood processing.

ATTIC means the unfinished space between the roof and the ceiling of the top storey or between a dwarf wall and a sloping roof.

AUCTIONEERING ESTABLISHMENTS means buildings and/or land for the auctioning of goods and equipment including the temporary storage of such goods and equipment, but does not include flea markets or used goods stores.

AUTOBODY REPAIR AND PAINT SHOPS means those premises where automobiles, trucks, and other vehicles undergo body repair and painting.

AUTOMOTIVE AND EQUIPMENT REPAIR SHOPS means the servicing and mechanical repair of automobiles, motorcycles, snowmobiles, and similar vehicles or the sale, installation, or servicing of related accessories and parts. This includes but is not limited to transmission shops, muffler shops, tire shops, automotive glass shops, and upholstery shops but does not include autobody repair, paint shops, or wrecking yards.

AUTOMOTIVE AND MINOR RECREATION VEHICLE SALES/RENTALS means the retail sale or rental of new or used automobiles, bicycles, motorcycles, snowmobiles, tent trailers, boats, travel trailers or similar light recreational vehicles, together with incidental maintenance services and sales of parts. It includes automobile dealerships but does not include dealerships for the sale of trucks with a gross vehicle weight of more than 4100 kg. or the sale of motorhomes with a gross vehicle weight rating of more than 5500 kg. or a length of more than 6.7 m.

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

B

BACHELOR DWELLING means a dwelling in which the sleeping and living areas are combined and which is not reasonably capable of being developed as a unit containing a separate bedroom or bedrooms.

BALCONY means a platform, attached to and projecting from the face of a building with or without a supporting structure above the first storey, normally surrounded by a balustrade or railing and used as an outdoor porch or deck with access only from within the building.

BASEMENT means a storey or storeys of a building located below the first storey.

BASEMENT, WALKOUT means a storey of a building located below the first storey and having at least one wall above grade.

BAY WINDOW means a glazed window that protrudes from the wall to which it is attached and may be structurally supported other than by a foundation wall.

BED AND BREAKFAST HOMES means the accessory use of a residence in which temporary overnight accommodation and breakfast is provided to tourists.

BEDROOM means a room containing a window, located in a dwelling, which due to its design or location in the dwelling, is or may be used primarily for sleeping. It includes dens, lofts, studies, and libraries.

BICYCLE PARKING, CLASS I means bicycle parking that is intended for residents, students, or employees at a development. It is intended for long term secure parking of bicycles and includes bicycle lockers, compounds or rooms specifically provided and equipped for bicycle storage, and individual garages or carports for each dwelling unit.

BICYCLE PARKING, CLASS II means bicycle parking that is provided for patrons or visitors of a development. It is intended for the short term parking of bicycles and includes racks, lockers, or other structurally sound devices designed to secure one or more bicycles in an orderly fashion.

BINGO FACILITIES means any place that is used for bingo pursuant to a licence issued by or under the authority of the provincial government.

BOARDER means a non-family member who is a lodger, roomer, or person who pays for and takes regular lodging, with or without meals.

BOARDING OR LODGING HOUSES means a building in which the owner or manager may supply accommodation for their family, and sleeping unit accommodation, for remuneration. It may or may not include meal service. It includes lodges for senior citizens but does not include hotels, motels, temporary shelter services, congregate housing, or bed and breakfast homes.

BOAT LAUNCHES means a ramp that extends from an upland property or right-of-way across the foreshore and into the lake, the purpose of which is to facilitate lake placement and removal of boats and other water vessels.

BOAT LIFTS means an uncovered structure, attached to a dock, which facilitates the removal of boats from the water, and which can allow for a boat to be stored above the high water level of the lake.

BOAT STORAGE means the storage of boats and other marine equipment, for the purpose of dry land moorage where the boats and marine equipment are intended to be launched by the operator of the boat storage facility for short term use by the boat and marine equipment owner. All boats and marine equipment are to be in working order. Boat Storage does not include major servicing, sales, or major repair of boats or marine equipment and does not include on-site fuel dispensing.

BOATING means the use of boats and other water vessels for recreational and transportation purposes.

BROADCASTING STUDIOS means development used for the production and/or broadcasting of audio and visual programming typically associated with radio, television and motion picture studios.

BUFFER STRIP means a landscaped or natural area intended to visibly separate and screen one use from another to improve land use compatibility and environmental quality by reducing noise, lighting glare and other nuisances, or facilitating natural drainage and wildlife movement. This also refers to the use of vegetation and other screening or separation methods to separate non farming and farming land uses.

BUILDING means a temporary or permanent structure having a roof supported by columns or walls for the shelter or enclosure of persons, animals, materials, chattels and/or equipment.

BUILDING ENVELOPE means that area of the lot which may be used for the footprint of a possible building or structure after yard requirements have been accounted for. This building envelope may be further restricted by other regulations on site coverage or amenity areas.

BUILDING FACE OR FACADE means that portion of any exterior elevation of a building exposed to public view extending from the grade to the eaves or the top of the parapet wall and the entire length of the building elevation, including all areas divided by firewalls.

BUILDING FRONTAGE means the measurement of the length of a building wall that directly faces a street.

BUILDING INSPECTOR means the person(s) appointed by Council to administer and enforce the provisions of the District of Lake Country Building Regulation Bylaw currently in effect.

BUILDING PERMIT means a permit issued in accordance with the District of Lake Country Building Regulation Bylaw currently in effect.

BULK FUEL DEPOT means lands, buildings, and structures for the bulk storage and distribution of petroleum products and may include key lock retail sales. This does not include either minor or major service stations.

BUSINESS means one establishment for carrying on a commercial or industrial undertaking of any kind or nature, or the providing of professional, personal, or other service for gain or profit. This includes a Home Occupation.

BUSINESS SUPPORT SERVICES means development used to provide support services to businesses and which are characterized by one or more of the use of minor mechanical equipment for printing, duplicating, binding or photographic processing; secretarial services; the provision of office maintenance or custodial services; the provision of office security; and the sale, rental, repair, or servicing of office equipment, furniture and machines. Typical uses include but are not limited to printing establishments, testing laboratories, film processing establishments, janitorial firms and office equipment sales, repair establishments, and sign shops.

BYLAW ENFORCEMENT OFFICER means the officers or employees appointed by Council as such.

C

CALIPER means the trunk diameter of a tree measured at a point 300 mm above the top of the root ball.

CANOPY means a non-retractable hood cover or marquee which projects from the wall of a building. It does not include an awning, projecting roof, roof eaves, or enclosed structure.

CAR WASHES means an establishment used for the cleaning of motor vehicles and may be either a free-standing operation or in conjunction with service stations, major or minor.

CARE CENTRE, INTERMEDIATE means an establishment licensed as required under the Community Care and Assisted Living Act intended to provide care, educational services, and supervision for children or adults during the day or evening, and may include limited overnight accommodation to accommodate shift workers. This use includes group day care centres, out-of-school centres, and drop-in centres. This includes developments for 9 to 25 children for group day-care or 11 to 25 children for the provision of care, before and after school hours and during school holidays, for children attending school. This also includes care centres, minor.

CARE CENTRE, MAJOR means an establishment licensed as required under the Community Care and Assisted Living Act intended to provide care, educational services, and supervision for children or adults during the day or evening, and may include limited overnight accommodation to accommodate shift workers. This use includes group day care centres intended for 26 or more patrons, out-of-school centres, and drop-in centres. This also includes care centre, minor and care centre, intermediate.

CARE CENTRE, MINOR means an establishment licensed as required under the Community Care and Assisted Living Act intended to provide care, educational services, and supervision for children or adults during the day or evening, and may include limited overnight accommodation to accommodate shift workers. This use includes drop-in centres and group day care centres for up to 8 patrons, and up to 10 children for the provision of care, before and after school hours and during school holidays, for children attending school, and pre-schools for up to 15 children.

CARNIVALS means temporary development providing a variety of shows, games and amusement rides in which the patrons take part, for a period of less than 30 days.

CARPORT means a roofed structure free-standing or attached to the principal building which is not enclosed on the front and at least one side, used by the building occupants to shelter parked vehicles.

CEMETERY means those areas of land that are set aside for the burial of human remains. Typical uses are memorial parks and burial grounds, including crematoriums.

CERTIFICATE OF TITLE means a certificate issued by the Land Title Office identifying the owner of a particular parcel of land.

CLEARANCE means the unobstructed vertical distance between the finished grade or finished floor and the underside of a canopy, awning, ceiling, or structure.

COMMERCIAL SCHOOL means development used for training, instruction, and certification in a specific trade, skill, or service for the financial gain of the individual or company owning the school. Typical uses include but are not limited to secretarial, business, hairdressing, beauty culture, dancing, or music schools.

COMMERCIAL STORAGE means a self-contained building or group of buildings containing lockers available for rent for the storage of personal goods or a facility used exclusively to store bulk goods of a non-hazardous nature.

COMMERCIAL UNIT means a separate or self-contained area or areas of one building which contains one commercial use.

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

COMMERCIAL ZONES are any zones listed in Section 16 of this Bylaw or any DC zone in which the predominant use, as determined by its general purpose and list of principal uses, is of a commercial nature.

COMMUNITY GARDEN means a public or privately owned site normally operated on a not-for-profit basis by a volunteer group to provide allotted plots at nominal cost to citizens for the purpose of growing produce for personal consumption.

COMMUNITY RECREATION SERVICES means development for recreation, social or multi-purpose use primarily intended for local community purposes. Typical uses include but are not limited to community halls, non-profit social clubs, and community centres operated by a local residents association.

CONCRETE AND ASPHALT PLANTS means the processing, manufacturing, recycling, and sales of concrete and asphalt and the accessory manufacture and sales of products made from concrete and asphalt.

CONFINED LIVESTOCK AREA means an outdoor, non-grazing area where livestock, poultry or farmed game is confined by fences, other structures or topography, and includes feedlots, paddocks, corrals, exercise yards, and holding areas, but does not include a seasonal feeding area.

CONGREGATE HOUSING means housing in the form of multiple sleeping units where residents are provided with common living facilities, meal preparation, laundry services and room cleaning. Congregate housing may also include other services such as transportation for routine medical appointments and counselling.

CONSTRUCT OR CONSTRUCTION includes build, erect, install, repair, alter, add, enlarge, move, locate, re-locate, re-construct, upgrade, remove, or excavate.

CONTRACTOR SERVICES, GENERAL means premises used for the provision of building and road construction services including landscaping, concrete, electrical, excavation, drilling, heating and plumbing or similar services of a construction nature which require on-site storage and warehouse space. Any sales, display, office or technical support service areas shall be accessory to the principal general contractor services use only.

CONTRACTOR SERVICES, LIMITED means development used for the provision of electrical, plumbing, heating, painting and similar contractor services primarily to individual households and the accessory sale of goods normally associated with the contractor services where all materials are kept within an enclosed building, and there are no accessory manufacturing activities or fleet storage of more than four vehicles.

CONVENIENCE VEHICLE RENTALS means development used for the rental of new or used automobiles and light trucks with a gross vehicle rating of 1,000 kg. or less. This includes those establishments which are not strictly office related in nature, but include, as an integral part of the operation, minor vehicle servicing, storing, fuelling or car washing facilities. This does not include fleet services or establishments for the rental of trailers.

CORNICE LINE means the architectural element that defines the top of a parapet wall of a non-sloping roof.

COUNCIL means the Municipal Council of the District of Lake Country.

CREMATORIUM means a building or part of a building used for the purpose of cremating human remains and includes appliances and other equipment incidental or ancillary to that purpose.

CSA means Canadian Standards Association.

CUSTOM INDOOR MANUFACTURING means development used for small scale on-site indoor production of goods by hand; manufacturing primarily involving the use of hand tools and provided such developments have fewer than 5 production employees. Typical uses include but are not limited to jewellery, toy and musical instrument manufacturing, gunsmiths, and pottery and sculpture studios.

D

DECK means a structure more than 0.6 m above grade without a roof or walls, except for visual partitions and railings, for use as an outdoor amenity area.

DENSITY means a measure of the intensity of development to the area of the site, including the number of units on a site measured in units/area or floor area ratio, as the case may be.

DENSITY BONUS means a development permitted under the provisions of the Local Government Act whereby a greater density of development may be permitted within a zone provided an approved amenity is provided to the District in accordance with the provisions of this bylaw.

DEVELOPMENT means any change in use or any construction to which the District of Lake Country Building Regulation Bylaw applies. Development does not include the subdivision of property.

DIRECT CONTROL ZONE means any zone from Schedule "A" which is approved under the provisions of Section 19 of this Bylaw.

DIRECTOR OF DEVELOPMENT SERVICES means the person appointed as such by Council and includes his or her lawful designate.

DISTRICT means the District of Lake Country.

DISTRICT PARK means land used for public recreation purposes including tot-lots, playgrounds, walkways, trails, environmentally sensitive areas, band shells, forest reserves, wildlife sanctuaries, green belts, conservation areas, buffers, nature interpretation areas, landscaping, sportsfields, tennis courts, lacrosse boxes, recreation centres, swimming pools, field houses, arenas and stadiums.

DOCKS, COMMUNITY means a structure available for use by the general public that is permanently affixed to aquatic land.

DOCKS, PRIVATE means a structure, used for personal or private purposes, permanently affixed to aquatic land and used on a year-round basis. Docks do not include seasonal private moorage facilities which are withdrawn from the water and are stored on the upland during the winter season.

DRIVE-IN FOOD SERVICES means development used for eating and drinking which offers food produced in a manner that allows rapid customer service and includes one or more of car attendant services, drive through food pick-up services, or parking primarily intended for the on-site consumption of food within a motor vehicle.

DUPLEX HOUSING means a building designed exclusively to accommodate two households living independently in separate dwelling units above or below each other. This type of development is designed and constructed as two dwelling units at initial construction. It does not include a secondary suite.

DUST-FREE SURFACE means a durable dust-free surface such as concrete or asphalt, and does not include crushed gravel or shale.

DWELLING means accommodation providing sleeping rooms, washrooms, and a kitchen intended for domestic use, and used or intended to be used permanently for a household. A dwelling includes only one room which, due to its design, plumbing, equipment, and furnishings, may be used primarily as a kitchen. This use does not include a room in a hotel or a motel, and does not include recreational vehicles.

E

EMERGENCY AND PROTECTIVE SERVICES means a public facility used by fire protection, police, ambulance, or other such services as a base of operations.

ENCLOSED PARKING means an area provided for off-street parking screened from view from the surrounding streets and buildings, either within a structure or behind a screen of landscaping, perforated masonry, metal or other material.

EQUIPMENT RENTALS means development used for the rental of tools, appliances, recreational craft, office machines, furniture, light construction equipment, or similar items but does not include rental of motor vehicles or industrial equipment.

EXTENDED MEDICAL TREATMENT SERVICES means a facility providing room, board, and surgical or other medical treatment for the sick, injured or infirm including out-patient services and accessory staff residences. Typical uses include but are not limited to hospitals, nursing homes with health care for dependant residents, mental care asylums, sanatoria, and detoxification centres.

F

FARM – means an occupation or use of land as a farm operation.

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

FARM OPERATION – means any of the following activities involved in carrying on a farm business:

(a) growing, producing, raising or keeping animals or plants, including mushrooms, or the primary products of those plants or animals;

(b) clearing, draining, irrigating or cultivating land;

(c) using farm machinery, equipment, devices, materials, and structures;

(d) applying fertilizers, manure, pesticides and biological control agents, including by ground and aerial spraying;

(e) conducting any other agricultural activity on, in or over agricultural land; including:

  (i) conducting turf production;

  (ii) aquaculture;

(iii) raising or keeping game;
(iv) raising or keeping fur bearing animals;
(v) processing or direct marketing by a farmer of one or both of:
a. the products of a farm owned or operated by the farmer, and
b. of products not of that farm,

to the extent that the processing or marketing of those products is conducted on the farmer's farm;

but does **not** include:

c. an activity, other than grazing or hay cutting, if the activity constitutes a forest practice
d. breeding pets or operating a kennel; or
e. growing, producing, raising or keeping exotic animals, except types of exotic animals prescribed by the Minister of Agriculture and Lands.

FARMER means the owner or operator of a farm business.

FEDERAL GOVERNMENT APPROVED MOORAGE BUOYS means floats approved by the Canada Coast Guard that are intended to serve as a warning, marker, or anchoring mechanism.

FENCE means a structure used as an enclosure or for screening purposes about all or part of a lot or a swimming pool.

FINANCIAL SERVICES means the provision of financial and investment services by a bank, trust company, investment dealer, credit union, mortgage broker, insurance company or related business. Insurance companies that cater to a specific sector of the commercial or industrial business community and do not offer personal, financial, investment or insurance services are not included in this definition.

FIRE SEPARATION means a construction assembly that acts as a barrier against the spread of fire as defined in the B.C. Building Code.

FISH HATCHERIES means a place where fish eggs are hatched for commercial, recreational, or species renewal reasons.

FISH means shellfish, crustaceans, and marine animals and the eggs, spawn, spat, and juvenile stages of fish, shellfish, crustaceans, and marine animals.

FLEA MARKET means an occasional or periodic sales activity held within a building, structure or open area where groups of individual sellers offer goods, new and used, for sale to the public.

FLEET SERVICES means development using a fleet of vehicles for the delivery of people, goods or services, where such vehicles are not available for sale or long term lease. Typical uses include but are not limited to ambulance services, taxi services, bus lines, messenger and courier services. This does not include moving or cartage firms involving trucks with a gross vehicle weight of more than 3,000 kg.

FLOOR AREA, GROSS LEASABLE (GLA) means the total floor area contained within the exterior and basement walls and which is designed to be used exclusively for tenant occupancy.

FLOOR AREA, GROSS (GFA) means the total floor area of the building or structure contained within the exterior and basement walls.

FLOOR AREA, NET means the sum of the horizontal areas of each storey of the building measured from the exterior faces of the exterior walls providing that in the case of a wall containing windows, the glazing line of the windows may be used. The net floor area measurement is exclusive of basement areas, attics, attached garages, carports, breezeways, porches, balconies, exit stairways, corridors, and terraces. In the case of multiple dwelling housing, public corridors, common amenity spaces, and building mechanical systems are also excluded. In the case of congregate housing, communal dining and kitchen facilities are excluded.

FLOOR AREA RATIO means the numerical value of the net floor area on all levels of all buildings and structures on a lot, divided by the area of the lot.

FOOD PRIMARY ESTABLISHMENT means development where prepared food and beverages are offered for sale to the public. Typical uses include but are not limited to licensed restaurants, theatre restaurants, banquet facilities, cafes, delicatessens, tea rooms, lunch rooms, refreshment stands and take-out restaurants. Licensed restaurants may serve any kind of liquor, even to customers who do not order food. However a full range of appetizers and main courses must be available whenever liquor is available. This does not include drive-in food services. These establishments may be holders of a Food Primary License.

FOOD PRIMARY LICENSE means liquor license issued by the Province of British Columbia Liquor Control and Licensing Branch for a business in the hospitality, entertainment or beverage industry including restaurants where the service of food rather that the service of liquor is the primary focus of the business.

FORESHORE means the Crown land between the high and low water levels of a lake.

FORESHORE PUBLIC ACCESS means unimpeded access for pedestrians through the foreshore.

FORESTRY means the extraction, storage, sorting, and grading of primary forest materials. This use does not include natural resource extraction.

FOUR DWELLING HOUSING means housing on a single lot other than a strata lot that contains four single family dwelling units, one or more of which may or may not be a permitted secondary suite.

FOUR-PLEX HOUSING means any physical arrangement of four attached dwelling units intended to be occupied by separate households with separate exterior access to grade.

FRONTAGE means the length of a lot line which immediately adjoins a street other than a lane or walkway.

FUNERAL SERVICES means premises used for the preparation of the dead for burial or cremation and the holding of funeral services.

FUR BEARING ANIMAL means an animal that is wild by nature kept in captivity, and whose pelt is commonly used for commercial purposes, but does not include a species excluded by regulation under the Fur Farm Act.

G

GAMING FACILITIES means any place that is customarily or regularly used for bingo or other games of chance pursuant to a licence issued by or under the authority of the provincial government and includes a social club for which gaming is licenced by the provincial authority.

GAS BARS means a development used for the sale of motor fuel, lubricating oils, automotive fluids and associated convenience store products. The gas bar may be a self-service, full service, key lock, card lock, or other similar operation. This does not include minor and major service stations.

GENERAL INDUSTRIAL USE means development used principally for one or more of the following: processing of raw materials; the manufacturing or assembling of semi-finished or finished goods, products or equipment, but not food products directly to the public; the storage, cleaning, servicing, repairing, design or testing of materials, goods and equipment normally associated with industrial, business or household use; terminals for the storage or transhipping of materials, goods and equipment; the distribution and sale of materials, bulk goods and equipment to institutions, industrial or commercial businesses for their direct use or to general retail stores or other use classes for resale to individual customers; or the training of personnel in general industrial operations. Any indoor display, office, technical, administrative support, or retail sale operations shall be accessory to the general industrial uses listed above. The floor area devoted to such accessory activities shall not exceed 25% of the gross floor area of the building(s) devoted to the general industrial use. This use includes autobody and repair shops.

GOVERNMENT AGENCY means development used by municipal, provincial, or federal government providing for a consolidated operation that provides a combination of direct services to

the public, offices for administration, limited outdoor storage of fleet vehicles and equipment, and indoor storage and maintenance areas for fleet vehicles, equipment and warehousing.

GOVERNMENT SERVICES means development providing for crown corporation, municipal, provincial or federal government services directly to the public. This does not include protective and emergency services, minor or major impact utility services, and public education services. These are uses which have significant client visitation. Typical uses include but are not limited to taxation offices, courthouses, manpower and employment offices, and social service offices.

GRADE, BUILDING (as applied to the determination of building height), means the lowest of the average levels of grade adjoining each exterior wall of a building, and as determined in Section 7.7, except that localized depressions such as for vehicle or pedestrian entrances need not be considered in the determination of average levels of grade.

GRADE, NATURAL means the elevation of the ground surface in its natural state, before man-made alteration; or on sloping or irregular sites, the angled plane, before man-made alteration.

GRADIENT means the figure obtained when the vertical distance of a slope is divided by the horizontal distance expressed as a percentage.

GREENHOUSES AND PLANT NURSERIES means development used primarily for the raising, storage and sale of produce, bedding, household, ornamental plants and related materials such as tools, soil, and fertilizers.

GROUP HOME, MAJOR means a care facility licensed as required under the Community Care Facility Act to provide room and board for more than 6 residents with physical, mental, social, or behavioural problems that require professional care, guidance and supervision, but does not include boarding or lodging houses or temporary shelter services. A Housing Agreement pursuant to Section 905 of the Local Government Act filed in the land title office on the subject property is required as a condition for a group home use.

GROUP HOME, MINOR means the use of one dwelling unit as a care facility licensed as required under the Community Care Facility Act to provide room and board for not more than 6 residents with physical, mental, social, or behavioural problems that require professional care, guidance and supervision. A group home, minor may include, to a maximum of four, any combination of staff and residents not requiring care. The character of the use is that the occupants live together as a single housekeeping group and use a common kitchen. This use does not include boarding or lodging houses or temporary shelter services. A Housing Agreement pursuant to Section 905 of the Local Government Act filed in the land title office on the subject property is required as a condition for a group home use.

H

HARDSURFACING means a durable ground surface, constructed of cast-in-place concrete, brick, or concrete unit pavers, turfstone, stone, asphalt, or similar materials (but excluding gravel and clay).

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

HEIGHT means, except for single detached dwellings, the vertical distance from building grade to the highest point of the building or structure.

HEIGHT means for single detached dwellings, the vertical distance from the highest point on the building or structure down to:

- the elevation of the centerline of the road adjacent to the centre of the front yard line, where a parcel is flat or slopes downward from the road.
- the average elevation of the rear yard line where a parcel slopes upward from the road.

HERITAGE BUILDING means a building or structure having heritage value or being a heritage property as defined in the Local Government Act.

HIGH TECHNOLOGY RESEARCH AND PRODUCT DESIGN means the research and or design, but not manufacturing or distribution, of products used in the fields of computer software and programming, electronics, telecommunications, aeronautics, precision engineering, robotics, biochemistry, health care, and related industries.

HOBBY FARM means a small farm on which the occupants cultivate crops and/or domestic/household or agricultural animals primarily for their own use and not for commercial use.

HOME OCCUPATION means development consisting of the use of a dwelling unit for a business by a resident who resides for more than 240 days of a year at that lot. The business must be secondary to the residential use of the lot and shall not change the residential character of the lot.

HOTEL means a building or part thereof with a common entrance lobby and shared corridors, which provides sleeping accommodation for transient visitors and may include public facilities such as restaurants, banquet, beverage, meeting and convention rooms, recreation facilities, and personal service establishments for the convenience of guests. The maximum length of stay is no more than 240 days during any calendar year.

HOUSEHOLD means

(a) a person; or

(b) two or more persons related by blood, marriage, or adoption; or associated through foster care, all living together in one dwelling unit as a single household using common cooking facilities; or

(c) a group of not more than five persons, including boarders, who are not related by blood, marriage, or adoption, or associated through foster care, all living together in one dwelling unit as a single household using common cooking facilities; or

(d) a combination of (b) and (c), provided that the combined total does not include more than 3 persons unrelated by blood, marriage or adoption or associated through foster care; all living together in one dwelling unit as a single household using common cooking facilities.

In addition, a household may also include one housekeeper or nanny.

HOUSEHOLD REPAIR SERVICES means development used for the provision of repair to goods, equipment and small appliances normally found within the home. Typical uses include but are not limited to radio, television, and appliance repair, furniture refinishing, and upholstery shops. This use class does not include personal services establishments.

I

INDUSTRIAL ZONES are any zones described in Section 17 of this Bylaw or any DC zone in which the predominant use, as determined by its general purpose and list of permitted uses, is of an industrial nature.

INSTITUTIONAL ZONES are any zones described in Section 18 of this Bylaw or any DC zone in which the predominant use, as determined by its general purpose and list of permitted uses, is of an institutional nature.

INSURANCE SERVICES means the provision of general insurance and associated services to the public in an office setting.

K

KENNELS AND STABLES means premises used for the breeding, buying, selling or overnight boarding of animals including individual dogs, cats, horses or other domesticated animals excluding livestock other than horses.

KITCHEN means facilities for the preparation or cooking of food, and includes any room containing counters, cabinets, plumbing, or wiring which, may be intended or used for the preparation or cooking of food.

L

LANDSCAPING means changing, modifying or enhancing the visual appearance of a site including reshaping the earth, planting lawns, shrubs, trees or preserving the original natural vegetation, adding walks, fencing, patios and other ornamental features for the purpose of beautifying or screening the appearance of a lot.

LANE means a highway under the Community Charter more than 3.0 m but not greater than 8.0 m in width.

LEAVE STRIP means an area of land adjacent to a designated waterbody, stream or ravine which is intended to be left in its natural state, free of development and land alteration. All leave strip widths are measured inland from the normal high water mark or top of bank (in steeply sloped areas).

LEGAL SERVICES means the provision of legal and paralegal services to the public in an office setting.

LICENSEE RETAIL LIQUOR STORE means an establishment licensed by the British Columbia Liquor Control and Licensing Branch to sell beer, wine, coolers, ciders, and, as of April 2, 2003, all types of packaged liquor.

LIQUOR PRIMARY ESTABLISHMENT, MAJOR means development where alcoholic beverages are offered for sale to the public from establishments which are characterized by one or more of the provision of dancing or cabaret entertainment; and facilities primarily intended for the provision and consumption of alcoholic beverages which have a person capacity of more than 100. Typical uses include but are not limited to beverage rooms, cocktail lounge, cabarets, nightclubs. Off-sales of alcoholic beverages are a permitted ancillary use.

LIQUOR PRIMARY ESTABLISHMENT, MINOR means development where food and alcoholic beverages are offered for sale to the public, for consumption within the premises or off the site. Typical uses include neighbourhood pubs. The person capacity of such establishments will be 100 or less. Off-sales of alcoholic beverages are a permitted ancillary use.

LIVESTOCK means cattle, horses, sheep, goats, swine, rabbits, fish, farmed game and exotic animals as prescribed by the Minister responsible for the administration of the Farm Practices Protection (Right to Farm) Act.

LOADING SPACE means an on-site parking space reserved for temporary parking for the purpose of loading or unloading goods and materials.

LOT means a parcel of land, including Crown Land, which is legally defined either by registered plan or description.

LOT, BARELAND STRATA means the smallest unit of land defined on a horizontal plane according to a bareland strata plan under the provisions of regulations pursuant to the Strata Property Act.

LOT, CORNER means a lot situated at the intersection of two or more streets, or a lot that has two adjoining lot lines abutting a street which substantially changes direction at any point where it abuts the lot.

LOT, DOUBLE FRONTING, (OR THROUGH) means a lot which abuts two streets that are parallel or nearly parallel to the lot.

LOT, INTERIOR means a lot other than a corner lot.

LOT, PANHANDLE means a lot which has its primary legal access from a street through a narrow strip of land which is an integral part of the lot. This narrow strip is referred to as the panhandle.

LOT, PIE means a lot which is generally configured such that its width at the rear lot line is greater than at its front lot line.

LOT, REVERSE PIE means a lot which is generally configured such that its width at the rear lot line is less than at its front lot line.

LOT, STRATA means a lot shown on a strata plan according to the Strata Property Act.

LOT AREA means the total horizontal area within the lot lines of a lot.

LOT COVERAGE (see Site Coverage).

LOT DEPTH means the horizontal distance between the mid-points of the front and rear lot lines.

LOT LINE means the legally defined boundary of any lot or property line.

LOT LINE, FRONT – COMMERCIAL AND INDUSTRIAL means the street frontage onto which the primary façade or front yard of the building faces.

LOT LINE, FRONT – URBAN AND RURAL RESIDENTIAL means, in the case of an interior lot, a lot line separating the lot from the street; or in the case of a corner lot, a line separating the narrowest street frontage of the lot from the street not including a corner rounding or corner cut; or in the case of a lot extending between two parallel streets, the front lot line shall be determined by the average front yard setback on that block.

LOT LINE, REAR means either the lot line opposite to, and most distant from, the front lot line, or, where there is no such property line, the point of intersection of any property lines other than a front lot line which is furthest from and opposite the front lot line.

LOT LINE, SIDE means any lot boundary line which is not a front or rear lot line.

LOT WIDTH means the width of a lot where it abuts the street except in the case of an irregularly shaped lot, where the width shall be the average horizontal distance between the side lot lines at the minimum front yard setback. For a reverse pie lot, the lot width is the average horizontal distance between the side lot lines at the minimum rear yard setback.

M

MANUFACTURED HOME means a manufactured or modular detached dwelling unit (CSA A277 certified standards or B.C. Building Code standards) for residential occupancy. Typically the home is constructed off property and transported to its place of use.

MANUFACTURED HOME SPACE means an area set aside and designated within a manufactured home park for the installation and placement of a manufactured home, including space for the exclusive accessory use by the owner or occupant of that manufactured home.

MARINA means a commercial or government establishment or premise, containing docking or mooring facilities where boats and other water vessels and their accessories are berthed, stored, serviced, repaired, constructed or kept for sale or for rent.

MARINE EQUIPMENT RENTALS means facilities that loan, for remuneration, materials and equipment that are necessary or incidental to water related leisure activities.

MARINE FUEL FACILITIES means a fuelling station containing pump facilities. No portion of the premises shall be used for the sale of any product other than fuel and motor products required for the operation of marine equipment or convenience retail products for the boating public. Gas sales shall not include services related to repairs, oil changes, or greasing.

MARINE SANI-DUMP FACILITIES means a facility used to dispose of wastes accumulated by boats and other water vessels.

MOBILE CATERING FOOD SERVICES means the delivery and sale of food to the public using a fleet of vehicles.

MOBILE HOME means a detached dwelling unit designed to be transportable on wheels. This may include homes constructed to CSA Z240 or similar certified standards or park model trailers constructed to CSA Z241 or similar certified standards for residential occupancy.

MOBILE HOME PARK means a parcel of land for the placement of two or more mobile homes. This does not include the situation where an additional agricultural dwelling is located on a lot where the principal dwelling is a manufactured home.

MOTEL means a building or group of buildings divided into self contained sleeping or dwelling units, each with a separate exterior entrance and convenient access to on-site parking. Motels may

include eating and drinking establishments and personal service establishments. The maximum length of stay is no more than 240 days in any calendar year.

MULTIPLE DWELLING HOUSING means housing on a single lot other than a strata lot that contains three or more dwelling units.

MULTIPLE HOUSING means row housing, stacked row housing, apartments, apartment hotels, and manufactured home parks.

MULTIPLE OCCUPANCY COMMERCIAL & INDUSTRIAL USE means a building that is occupied by two or more tenants, businesses or uses.

MUSHROOM MEDIUM means a composted mixture that is used for growing mushrooms.

N

N/A means not applicable, that there is no particular regulation in that zone for that category, but that the other regulations in this Bylaw still apply.

NATURAL BOUNDARY means the visible high water mark of any lake, river, stream or other body of water where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark the soil of the bed of the body of water a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself.

NATURAL RESOURCE EXTRACTION includes the quarrying, processing, removal and off-site sale of sand, gravel, earth or mineralized rock found on or under the site. Typical uses include but are not limited to quarries, gravel pits, and stripping of topsoil. This does not include processing of raw materials transported to the site.

NON-ACCESSORY PARKING means development providing vehicular parking which is not primarily intended for the use of residents, employees, or clients of a particular development. Typical uses include surface parking lots and parking structures located above or below grade.

NON-CONFORMING USE means a lawful existing use made of a lot or building, intended to be made of a building lawfully under construction, or a development which is approved under provisions of Section 2.6 of this Bylaw at the date of Council adoption of this Bylaw, or amendment thereof, which on the date this Bylaw or an amendment thereto becomes effective, would no longer comply with this Bylaw.

NON-RESIDENTIAL ZONES are any zones other than those described in Sections 14 and 15 of this Bylaw or any DC zone in which the predominant use, as determined by its general purpose and list of permitted uses, is not of a residential nature.

NUISANCE means anything that is obnoxious, offensive or interferes with the use or enjoyment of property, endangers personal health or safety, or is offensive to the senses. This could include that which creates or is liable to create a nuisance through emission of noise, smoke, dust, odour, heat, fumes, fire or explosive hazard; results in the unsightly or unsafe storage of goods, salvage, junk, waste or other materials; poses a hazard to health and safety; or adversely affects the amenities of the neighbourhood or interferes with the rights of neighbours to the normal enjoyment of any land or building.

O

OFFICES means development primarily for the provision of professional, management, administrative, consulting, or financial services in an office setting. Typical uses include but are not limited to the offices of lawyers, accountants, travel agents, real estate and insurance firms, planners, clerical and secretarial agencies. This includes construction and development industry offices but excludes government services, the servicing and repair of goods, the sale of goods to the customer on the site, and the manufacture or handling of a product.

OFFICIAL COMMUNITY PLAN means the Lake Country Official Community Plan as adopted by Council, and as amended from time to time.

ON-FARM COMPOSTING means the composting of agricultural waste or raw materials, which may include manure, straw, vegetative waste, woodwaste, ground paper, other sources of carbon and nitrogen and bulking agents.

OPEN SPACE means that portion of a lot not occupied by parking or vehicle areas, buildings, accessible to, and suitable for gardens, landscaping, and recreational use by building tenants or residents.

OUTDOOR STORAGE means the accessory storage of equipment, goods, and materials in the open air where such storage of goods and materials does not involve the erection of permanent structures or the material alteration of the existing state of the land. Typical uses include but are not limited to pipe yards or vehicle or heavy equipment storage compounds.

P

PARAPET or **PARAPET WALL** means that portion of a perimeter building wall that rises above the roof.

PARKING LOT means a lot or part of a lot or a building available to be used for the temporary parking of more than one vehicle by customers, employees and the public at large.

PARKING SPACE means an off-street space of the size and dimensions to park one vehicle in conformance with Section 9 of this Bylaw exclusive of driveways, aisles, ramps, or obstructions.

PARTICIPANT RECREATION SERVICES, INDOOR means facilities within an enclosed building for sports, active recreation and performing and cultural arts where patrons are predominantly participants. Typical uses include but are not limited to athletic clubs, health and fitness clubs, swimming pools, rifle and pistol ranges, bowling alleys, and racquet clubs.

PARTICIPANT RECREATION SERVICES, OUTDOOR means facilities which are available to the public at large for sports and active recreation conducted outdoors. Typical uses include but are not limited to regulation length or par-three golf courses, ball fields, and riding stables.

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

PATIO means any solid structure at grade meant for support of people or materials out of doors and less than 0.6 m in height.

PAWN means to deposit goods or chattels as security for the payment of money or other consideration.

PAWNSHOP means premises where goods or chattels are taken in pawn.

PENTHOUSE means a structure on the top floor or projecting above a building roof or parapet, housing a suite, elevator shaft or stairwell; or forming a wall or screen around equipment mounted on the roof.

PERMANENT MOORAGE means the long term securing of a boat or other water vessel by means of cables, anchors, or other devices.

PERSONAL SERVICE ESTABLISHMENTS means uses which provide personal services to an individual which are related to the care and appearance of the body or the cleaning and repair of personal effects. Typical uses include but are not limited to barber shops, hairdressers, manicurists, tailors, dress makers, shoe repair shops, dry cleaning establishments, and laundries but does not include health services.

PIER means a publicly accessible platform, supported by piles or pillars, that extends from shore over water.

PORCH means a roofed, open structure projecting from the exterior wall of a building with walls which are open or screened to facilitate use as an outdoor living area.

POULTRY means domesticated birds kept for eggs, meat, feathers, hide or cosmetic or medicinal purposes, and includes broilers, cornish, layers, breeding stock, replacement pullets, roasters, duck, geese, turkeys, game birds and ratites.

PREMISES means an area of land, including a lot or parcel of land with or without buildings.

PRIVATE CLUB means a development used for the meeting, social, or recreational activities of members of a philanthropic, social service, non-profit, athletic, business or fraternal organization. Private clubs may include rooms for eating, drinking and general assembly and may hold a Liquor Primary License.

PRIVATE EDUCATION SERVICES means development for instruction and education which is not maintained at public expense and which may or may not offer courses of study equivalent to those offered in a public school or private instruction as a home occupation. This use includes dormitory and accessory buildings. This use does not include commercial schools.

PRIVATE OPEN SPACE means a useable open space area exclusive of required building setbacks and parking areas (common or individual) which is developed for the recreational use of the residents or a residential dwelling unit, and may include balconies, indoor common amenity space, terraces, decks and level landscaped recreation areas.

PROPERTY LINE means a legal boundary of a lot.

PUBLIC EDUCATION SERVICES means development which is publicly supported and involves public assembly for education, training or instruction purposes, and includes the administration offices and maintenance storage facilities required for the daily operation of the facility on the same site or within the same school district. Typical uses include but are not limited to public and separate schools, community colleges, universities, and technical and vocational schools, and their administrative offices. This use does not include private education services nor vehicle and equipment services, industrial or storage facilities other than what is required for operation of the educational facility on the same site.

PUBLIC LIBRARIES AND CULTURAL EXHIBITS means development for the collection of literary, artistic, musical and similar reference materials in the form of books, manuscripts, recordings and films for public use; or a development for the collection, preservation and public exhibition of works or objects of historical, scientific or artistic value. Typical uses include but are not limited to libraries, museums, and art galleries.

PUBLIC PARK means any public outdoor land specifically for passive or active recreation including tot-lots, playgrounds, walkways, trails, environmentally sensitive areas, band shells, forest reserve, wildlife sanctuary, greenbelts, conservation areas, buffers, nature interpretation areas, and similar land uses. It includes all natural and man-made landscaping, facilities, playing fields, access, trails, buildings and structures consistent with the general purpose of public park land.

PUBLIC SERVICE means a use providing for the essential servicing with water, sewer, telephone, electrical, television, refuse disposal, and similar services, where such services are provided by a government organization, crown corporation, improvement district, or by a company operating under the Water Utility Act.

R

RAPID DRIVE-THROUGH VEHICLE SERVICES means development providing rapid cleaning, lubrication, maintenance or repair services to motor vehicles, where the customer typically remains within the vehicle or waits on the premises. Typical uses include but are not limited to automatic or coin operated car washes, rapid lubrication shops, or speciality repair establishments.

RAVINE means a narrow, steep-sided valley that has been eroded by running water and with slope grades greater than 3:1.

RECREATIONAL VEHICLE means a transportable conveyance that may be registered as a vehicle by the Ministry of Transportation intended as a temporary accommodation for travel, vacation, or recreational use and includes travel trailers, motorized homes, slide-in campers, chassis-mounted campers, boats, all terrain vehicles, snowmobiles and tent trailers but not including manufactured homes.

RECREATIONAL WATER ACTIVITIES means leisure activities that could not take place in areas other than the water. Examples include but are not limited to jet skiing, fishing, water skiing, boating, swimming, and diving. Recreational water activities do not include residential or commercial facilities.

RECYCLED MATERIALS DROP-OFF CENTRE means a development used for the collection and temporary storage of recyclable materials. Recyclable materials include, but are not limited to, cardboard, plastics, paper, metal, bottles and similar household goods or return for deposit items. Recyclable material left at the drop-off centre shall be periodically removed and taken to larger, permanent recycling operations for final recycling. This does not include recycling depots or recycling plants.

RECYCLING DEPOTS means development used for the buying, collection, sorting, and temporary storage of bottles, cans, newspapers and similar household goods for reuse where all storage is contained within an enclosed building. Such establishments shall not have more than four vehicles for the pick-up and delivery of goods. This does not include recycled materials drop-off centres.

RECYCLING PLANTS means a facility within which recyclable materials are recycled, sorted, processed, and treated to return the materials for re-use or as inputs to other processes, and may include Special Wastes as defined by Provincial legislation.

REGISTERED PLAN means a subdivision plan registered in the Provincial Land Title Office.

RELIGIOUS ASSEMBLY means a building wherein people regularly assemble for religious worship and related religious, philanthropic or social activities which is maintained and controlled for public worship. Typical uses include but are not limited to churches, chapels, mosques, temples, synagogues, convents, and monasteries. It also includes accessory manses or rectories.

RESIDENTIAL SALES CENTRE means a permanent or temporary building or structure used for a limited period of time for the purpose of marketing residential land or buildings.

RESIDENTIAL SECURITY OPERATOR UNIT means a secondary building or portion of a building used to provide on-site accommodation by the employer for persons employed on the property, a residence for the site caretaker or operator of a commercial establishment, or for the on-duty security personnel at a storage facility when permitted in a zone. No more than one residential security operator unit is permitted on a site.

RESIDENTIAL RURAL ZONES means any zones described in Section 14 of this Bylaw or any Direct Control zone in which the predominant use, as determined by its general purpose and list of permitted uses, is of a rural residential nature, and in which the minimum tenancy period is 1 month.

RESIDENTIAL URBAN ZONES means any zones described in Section 15 of this Bylaw, or any Direct Control zone in which the predominant use as determined by its general purpose and list of permitted uses is of an urban residential nature, and in which the minimum tenancy period is 1 month.

RETAIL STORE, CONVENIENCE means development used for the retail sale of those goods required by area residents (including tourists temporarily resident in a neighbourhood) and employees on a day to day basis, from business premises which do not exceed 235m2 in gross floor area. Typical uses include but are not necessarily limited to small food stores, drug stores, florists, or variety stores selling confectionery, tobacco, groceries, beverages, pharmaceutical items, personal care items, hardware, printed matter, seasonal or tourism related rentals or the rental of videos. In the W2 Zone, this includes items normally required by people using marina facilities, but does not include the rental of personal watercraft or rental of automobiles. This use excludes the retail sale of beer, wine, or spirits by a Licensee Retail Store.

RETAIL STORE, GENERAL means premises where goods, merchandise and other materials are offered for sale at retail to the general public and includes limited on-site storage or limited seasonal outdoor sales to support that store's operations. Typical uses include but are not limited to grocery, hardware, pharmaceutical, clothing, appliance and sporting goods stores. This use excludes warehouse sales and the sale of gasoline, heavy agricultural and industrial equipment, second-hand goods, and retail stores requiring outdoor storage.

RETAIL STORE, SERVICE COMMERCIAL means premises where goods, merchandise or other materials are offered for sale at retail to the general public and require extensive on-site storage to

support the store's operations, either for product storage, or for processing, manufacturing or repairing goods sold on site. Typical uses include but are not limited to sales of automotive parts, and bakeries and butchers that process on site.

RETAINING WALL means a structure constructed to hold back, stabilize or support an earthen bank as a result of differences in lot grades.

ROOF LINE means the horizontal line made by the intersection of the wall of the building with the roof of the building or the top of the edge of the parapet. In the case of a building with a pitched roof, the roof line shall be at the eave level.

ROW HOUSING means a development containing three or more dwelling units with a separate exterior entrance at grade that shares no more than two party walls with adjacent dwelling units. No part of any dwelling is placed over another in part or whole and every dwelling shall have a separate, individual, direct access to grade.

RURAL SERVICES means a level of servicing that may allow for the use of on-site septic disposal and a private water source

S

SATELLITE DISH RECEIVER means an accessory structure designed to send or receive telecommunication signals from a satellite.

SEASONAL ACCOMMODATION FOR FARM HELP means any building that is used for temporary or seasonal accommodation for farm workers employed on the same site as the farm operation. Seasonal accommodations must be used for farm help only and must not be continuously occupied for a period of 270 days per year.

SEASONAL FEEDING AREA means an area used for forage or other crop production, and used seasonally for feeding livestock or poultry.

SECONDARY SUITES means a self-contained, dwelling unit located within a single detached dwelling. A secondary suite has its own separate cooking, sleeping and bathing facilities. It has direct access to outside without passing through any part of the principal unit. This use does not include duplex housing, semi-detached housing, apartment housing, or boarding and lodging houses.

SECOND-HAND DEALERSHIPS means a business of purchasing or selling second-hand or used goods or chattels but does not include second-hand clothing stores, thrift stores, antique furniture dealers, auctioneering establishments, flea markets, or recycling depots.

SEMI-DETACHED HOUSING means a building containing dwelling units connected above or below grade and designed exclusively to accommodate two households living independently in separate dwellings side by side, each having a separate entrance at, or near, grade.

SENIOR CITIZEN HOUSING – see Special Needs Housing.

SERVICE STATIONS, MAJOR means development used for the servicing or repairing of vehicles; and the sale of gasoline, other petroleum products, and a limited range of vehicle parts and accessories. Major service stations may include food primary establishments. Typical uses include truck stops and highway service stations.

SERVICE STATIONS, MINOR means development used for the routine servicing or repair of vehicles within a building containing not more than three service bays; and for the sale of gasoline, petroleum products, and a limited range of automotive parts and accessories.

SEWER SYSTEM, COMMUNITY means a sanitary sewer or a system of sewage disposal works which is owned, operated and maintained by the Municipality.

SHOPPING CENTRE means one or more buildings containing more than six retail stores and other businesses, and exceeding 2,500 m² of gross floor area which share common services, parking, and other facilities on one or more lots.

SINGLE DETACHED HOUSING means a detached building containing only one dwelling unit, designed exclusively for occupancy by one household. Where a secondary suite is permitted, this use

class may contain a secondary suite. This use includes manufactured homes that conform to the CSA A277 standards, (this excludes mobile homes and park model trailers).

SINGLE DWELLING HOUSING means housing on a single titled lot that contains one single family dwelling unit.

SITE means an area of land consisting of a lot or two or more abutting lots.

SITE COVERAGE means the percentage of the total horizontal area of a lot or lots that may be built upon including accessory buildings or structures (including carports, covered patios larger than 23 m², and decks over 0.6 m in height) excluding steps, eaves, cornices, cantilevered balconies, and similar projections permitted by this Bylaw, breezeways, open courtyards, terraces or patios, driveways, aisles, and parking stalls.

SLEEPING UNIT means a bedroom or other area used as a bedroom in a cabin, dwelling or accessory building, and a tent or recreational vehicle on a campsite.

SPECIAL NEEDS HOUSING means housing for people that have limited shelter options; that fall below a household income required to afford market housing; and includes seniors or persons with or without children who lack safe and secure housing or are leaving an abusive relationship, single parents and children who are at risk, street youth or homeless persons, or people with mental or physical disabilities, illnesses, or dependencies.

SPECTATOR ENTERTAINMENT ESTABLISHMENTS mean an enclosed building designed specifically for the presentation of live artistic performances or the showing of motion pictures. Typical uses include but are not limited to auditoria, cinemas, theatres, and concert halls.

SPECTATOR SPORTS ESTABLISHMENTS mean facilities intended for sports and athletic events which are held primarily for public entertainment, where patrons attend on a recurring basis. Typical uses include but are not limited to stadiums, arenas, animal and vehicle racing tracks.

STACKED ROW HOUSING means row housing, except that dwellings may be arranged two deep, either horizontally so that dwellings may be attached at the rear as well as the side, or vertically so that dwellings may be placed over others. Each dwelling will have an individual access to outside, not necessarily at grade, provided that no more than two units share a corridor, steps or path.

STOREY means that portion of a building which is situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that portion between the top of such floor and the ceiling above it.

STOREY, FIRST means the uppermost storey having its floor level not more than 2.0 m above building grade.

STOREY, HALF means a storey under a sloping roof, the walls of which, on at least two opposite walls, are not more than 0.6 m above the finished floor of such a storey. A half storey also includes a basement with walls between 0.6 m and 2.0 m high lying between building grade and the level of the finished floor directly above it.

STREET means a highway under the Community Charter over 8.0 m in width that affords the principal access to abutting properties. It can include a thoroughfare, street, trail, avenue, parkway, driveway, highway, road, viaduct, alley, bridge, trestleway, or other public right of way that is ordinarily used for vehicular traffic, parking, and pedestrians and is located on publicly owned lands. It includes sidewalks, curbs, boulevards, ditches and traffic lanes.

STREET, FLANKING means a street which abuts a side lot line. A lane abuting a side lot line is not considered a flanking street.

STRUCTURAL ALTERATION means any change or addition to the supporting members of a structure, including but not necessarily limited to the foundation, bearing walls, rafters, columns, beams or girders where the total value of the change or alteration does not exceed 75% of the assessed value of the existing structure. Changes or additions exceeding 75% of the assessed value of the existing structure are considered a new structure.

STRUCTURE means a construction of any kind whether fixed to or supported by or sunk into land or water including but not limited to towers, flag poles, swimming pools, docks, signs and tanks, and excludes areas of hardsurfacing.

T

TANDEM PARKING means two parking spaces, one behind the other, with a common or shared point of access to a manoeuvring aisle, lane or street.

TEMPORARY MOORAGE means the securing of a boat or other water vessel by means of cables, anchors, or other contrivances on a short term basis of less than 24 hours.

TEMPORARY SHELTER SERVICES means the provision of communal, transient accommodation sponsored or supervised by a public authority or non-profit agency intended to provide basic lodgings for persons requiring immediate shelter and assistance for a short period of time. Typical uses include but are not limited to hostels and over-night shelters.

THREE DWELLING HOUSING means housing on a single titled lot that contains three dwelling units, one or more of which may or may not be a permitted secondary suite.

THREE-PLEX HOUSING means any physical arrangement of three attached dwelling units intended to be occupied by separate households with separate exterior access to grade.

THRIFT STORES means any store or business operated by a registered non-profit society selling second-hand or used goods, the entire proceeds of which, above the actual bona-fide expenses, are devoted to any charitable purpose.

TOP OF BANK means the natural topographical break where elevation of land is at its peak. If the distance from the high water mark to the toe of the slope is less than 15.0 m, then setbacks should be measured from the first significant and regular break in slope which is at least 15.0 m wide. Terraces less than 15.0 m wide below the slope break shall be included in the leave strip area. Notwithstanding the foregoing, in canyon, setbacks shall be measured from the canyon rim.

TOUR BOATS means water vessels used regularly to provide paying customers with visits to places of established interest.

TOURIST CAMPSITES means development of land which has been planned and improved for the seasonal short term use of holiday trailers, motor homes, tents, campers and similar recreational vehicles, and is not used as year round storage or accommodation for residential use for a period not to exceed 90 days in one year. Typical uses include but are not limited to tourist trailer parks, campsites, and tenting grounds.

TOWN CENTRE means that area designated in the Official Community Plan as the core commercial area of the community.

TRUCK AND MANUFACTURED HOME SALES RENTALS means development used for the sale or rental of new or used trucks, motorhomes, manufactured homes, and automobiles together with incidental maintenance services and the sale of parts and accessories. Typical uses include but are not limited to truck dealerships, recreation vehicle sales, and manufactured home dealerships.

TWO DWELLING HOUSING means housing that contains two single family dwelling units, one of which may or may not be a permitted secondary suite.

U

URBAN SERVICES means the provision of utility infrastructure consisting of a community water system, a storm drainage system, a municipally provided sanitary sewer collection system, and paved roadways adjacent to the site.

USE means the purposes for which land or a building is arranged or intended, or for which either land, a building, or a structure is, or may be, occupied and maintained.

USE, ACCESSORY means a use that is normally ancillary, incidental, subordinate, and located on the same lot as the principal use. Parking may be an accessory use when it serves the principal use and does not serve uses on other sites. Accessory uses include recreational amenities in residential

developments that are devoted to the exclusive use of residents living on the same site. Accessory uses are permitted only in conjunction with a permitted principal use.

USE, PRINCIPAL means the main or primary use of land, buildings or structures that is provided for in the list of permitted uses in the zones of this Bylaw.

USE, SECONDARY means those uses in the lists of secondary uses in the zones of this Bylaw which must be in conjunction with a principal use. For example, a Home Occupation is a secondary use, not a principal use.

USED GOODS STORES means development used for the retail sale of second-hand or used major and minor household goods, including the refurbishing and repair of the goods being sold. Typical uses include but are not limited to the re-sale of items such as antiques, used furniture, major appliances, and the resale of clothing, jewellery, stereos and musical instruments. This does not include the sale of used vehicles, recreation craft or construction and industrial equipment, or flea markets, auctioneering establishments, pawnshops or second-hand dealerships.

UTILITY SERVICES, MAJOR IMPACT means development for utility infrastructure purposes which is likely to have a major impact on the environment or adjacent uses by virtue of their potential emissions or effects, or their appearance. Typical uses include but are not limited to sanitary land fill sites, sewage treatment plants, water treatment plants, major pumphouses, water towers or tanks, sewage lagoons, snow dumping sites, sludge disposal beds, garbage transfer and compacting stations, power terminal and distributing stations, power generating stations, cooling plants, equipment and material storage yards for vehicles, utilities and services, District heating plants, incinerators, and waste recycling plants.

UTILITY SERVICES, MINOR IMPACT means development for utility infrastructure purposes which is likely to have only minor impact on the environment or adjacent land uses by virtue of its appearance, noise, size, traffic generation or operational characteristics. Typical uses in this class include but are not limited to telephone exchanges, wire centres, switching centres, surface reservoirs or storm water lakes including adjacent landscaping and walkways, minor pumphouses, communication towers, gate stations for natural gas distribution, and transit terminals.

V

VEHICLE means any motor vehicle as defined in the Motor Vehicle Act.

VEHICLE AND EQUIPMENT SERVICES, INDUSTRIAL means development used for the sale, rental, service, or repair of heavy vehicles, machinery or mechanical equipment typically used in building, roadway, pipeline, oil field and mining construction, manufacturing, assembling and processing operations and agricultural production. This does not include truck and manufactured home sales rentals.

VEHICULAR ORIENTED USE means a use which predominantly caters to automotive vehicular traffic. Vehicular-oriented uses include but are not limited to gas bars, service stations, drive-ins, drive-through vehicle services, and similar developments providing drive-in services in which patrons generally remain within their vehicles.

VQA WINE RETAIL STORE means a retail store licensed by the Province of British Columbia Liquor Control and Licensing Branch to sell only Vintners Quality Assurance (VQA) approved wines.

W

WALKWAY means a street intended to carry pedestrian and non-motorized traffic only, except that a walkway may be designed to afford emergency vehicle use.

WAREHOUSE SALES means development used for the wholesale or retail sale of a limited range of bulky goods from within an enclosed building where the size and nature of the principal goods being sold typically require large floor areas for direct display to the purchaser or consumer. Typical uses include but are not limited to developments where principal goods being sold are such bulky items as furniture, carpet, major appliances, and building materials. This use does not include developments used for the retail sale of food or a broad range of goods for personal or household use.

WATERCOURSE means any natural depression with visible banks, that contains water at some time, and includes any lake, river, stream, creek, spring, ravine, swamp, gulch, coulee, wetland, or surface source of water, whether containing fish or not, including intermittent streams, and drainage works that contain fish.

WATER FEATURE INSTALLATIONS means a structure, such as a water fountain, that serves as a prominent visual attraction.

WINERIES AND CIDERIES means a facility for the production of wine or cider and includes the sale of these products produced on the site and the limited consumption of the products at the site; includes a farm winery, an estate winery, or an estate cidery licenced under the Liquor Control and Licencing Act.

WRECKING YARD means any land or building used for the collection, demolition, dismantlement, storage, salvage, recycling or sale of waste materials including scrap metal, vehicles, machinery, and other discarded materials.

Y

YARD means an area created by setback measured 0.5 m above grade.

YARD, FRONT means the area between side lot lines extending from the front lot line to the nearest wall or supporting member of a building or structure.

YARD, REAR means the area between the side lot lines extending from the rear lot line to the nearest wall or supporting member of a building or structure.

YARD REQUIRED means that portion of a lot situated between a lot line and the line established by the associated minimum site yard line.

YARD, SIDE means that part of the lot which extends from a front yard to the rear yard between the side lot line and the nearest wall or supporting member of a building or structure.

Z

ZONE means the areas into which the District is divided in accordance with the maps attached as Schedule “A” of this Bylaw and for which specific regulations are outlined herein for each area.

SECTION 4 -- SEVERABILITY

4.1. Severability

4.1.1. If any section, paragraph or phrase of this Bylaw is for any reason held to be invalid by a decision of a Court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this Bylaw.

SECTION 5 -- ENFORCEMENT

5.1. General

5.1.1. The Director of Development Services, Building Inspectors and Bylaw Enforcement Officers are authorized to enforce the provisions of this Bylaw.

5.2. Right of Entry

5.2.1. The Director of Development Services, Building Inspectors and Bylaw Enforcement Officers shall have the right of entry and may enter onto any land or into any building at all reasonable hours in order to inspect the same and to ascertain whether the provisions of this Bylaw have been carried out.

5.2.2. No person shall interfere with or obstruct the entry of a Bylaw Enforcement Officer or any authorized District representative onto any land or into any building to which entry is made or attempted pursuant to the provisions of this Bylaw.

5.3. Prohibitions

5.3.1. No person shall contravene, cause, suffer, or permit a contravention of this Bylaw.

5.3.2. No person shall commence or undertake a use which is not permitted by this Bylaw.

5.3.3. No person shall construct, make an addition to or alter a building or structure, which is not permitted by this Bylaw.

5.3.4. No person shall contravene a condition of a permit issued under this Bylaw.

5.3.5. No person shall modify any description, specifications, or plans that were the basis for the issuance of any permit by Council or delegated body or a Building Inspector.

5.3.6. No person shall authorize or do any development that is at variance with the description, specifications or plans that were the basis for the issuance of a building permit.

5.3.7. No owner, lessee, tenant, or person shall:

(a) place or permit a commercial vehicle in excess of 5,000 kg. licensed gross vehicle weight on a lot in a residential zone;

(b) place or permit a recreational vehicle in excess of 5,500 kg. licensed gross vehicle weight on a lot in a residential zone;

(c) permit a motor vehicle in a state of disrepair or derelict for more than 30 days on a lot in a residential zone;

(d) permit more than two recreational vehicles outdoors on a lot in a residential zone;

(e) permit a fuel storage tank exceeding 205 l on a lot in a residential zone;

(f) fail to deflect lighting away from adjacent property as required by Section 7.9; or

(g) permit a use in a zone where the use is not listed as a principal or secondary use in the zone.

5.4. Penalties

5.4.1. Every person who violates a provision of this Bylaw commits an offence and is liable on summary conviction to a penalty not exceeding Ten Thousand Dollars ($10,000.00) and the costs of prosecution.

5.4.2. Each day a violation of the provisions of this Bylaw exists or is permitted to exist shall constitute a separate offence.

SECTION 6 -- AMENDMENTS

6.1. Application

6.1.1. Any person applying to have any provision of this bylaw amended shall apply in writing by submitting an application in the form and manner prescribed in the District of Lake Country Development Application Procedures Bylaw currently in effect, and as amended from time to time.

SECTION 7 -- GENERAL DEVELOPMENT REGULATIONS

7.1. Daylighting Standards

7.1.1. Daylighting standards shall apply to every building in all applicable zones as outlined in Diagram 7.1: Application of Daylighting Standards

7.1.2. In the case of a building more than two storeys or 10.0 m in height, no part of such building above the second storey or above 10.0 m shall project above lines extending toward the building at right angles from:

(a) all points along the central line of an adjacent street and inclined at an angle of 65° to the horizontal;

(b) all points along the centre line of the rear lane or the rear boundary line of the lot where there is no lane and inclined at an angle of 65° to the horizontal;

(c) all points along the side lot line and inclined at an angle of 65° to the horizontal.

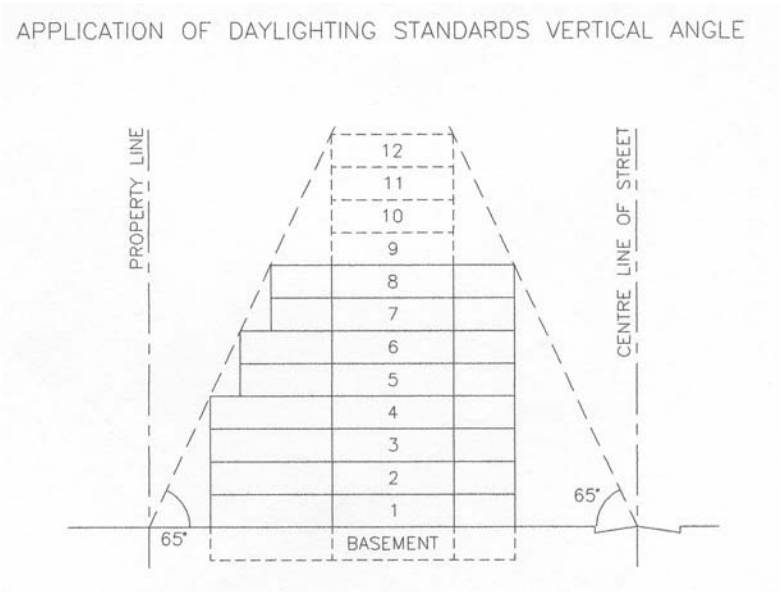


Diagram 7.1: Application of Daylighting Standards

7.2. Swimming Pools

7.2.1. Swimming pools shall not be located in a required front yard.

7.2.2. Above ground swimming pools shall meet the siting requirements of accessory buildings.

7.2.3. At grade swimming pools shall be located at a minimum of 1.0 m from side and rear property lines and 1.5 m from any street, except for a required front yard.

7.2.4. Fencing around swimming pools shall be in accordance with the District of Lake Country Building Bylaw, as amended from time to time.

7.3. Yards

7.3.1. A part of a lot reserved as a yard shall not be deemed to form part of any abutting lot for the purpose of computing the area available for building purposes or any other purpose.

7.3.2. Where a lot which is not a corner lot has frontage on more than one street, or fronts both a street and a lane which is used for primary access, any building, structure or accessory building shall be located on such lot to maintain a front yard on each street frontage so as to be consistent with the predominant front yard setback in the block.

7.3.3. In the case of a corner lot the front yard shall be the narrower of the two frontages.

7.4. Projections Into Yards

7.4.1. Chimneys, cornices, leaders, pilasters, belt courses, sills, bay windows, a cantilevered section of a building or ornamental features may project into a required yard, provided such projections do not exceed 0.6 m. Structural projections, excluding purely architectural or aesthetic features, shall comprise not more than 20% of an exterior wall in which it is located. For buildings or structures that are more than one storey, the area of the structural projection shall be calculated per storey.

7.4.2. Unenclosed steps, eaves, awnings, decks, canopies, balconies, or porches may project into a required yard provided such projections do not exceed 0.6 m.

7.4.3. Entrance canopies or awnings in RM5 zones for weather protection or building ornamentation may project no more than 3.0 m into a front yard or a flanking side yard or no closer than 1.5 m to a side lot line.

7.4.4. All canopies and awnings shall be designed to direct run-off and snow away from the sidewalk below.

7.4.5. Utilities, storage tanks, underground parking and similar structures constructed entirely beneath the surface of the ground may encroach into required yards provided such underground encroachments do not result in a grade inconsistent with abutting properties and the encroachments are covered by sufficient soil depth or surface treatment to foster landscaping, provided that storage tanks containing flammable materials shall be subject to the British Columbia Fire Code.

7.5. Undersized Lots

7.5.1. Where a lot is reduced in size as a result of a taking for public use by the District, Provincial or Federal Government, an Improvement or Irrigation District, the Board of School Trustees, or a Public Utility by dedication, expropriation, or purchase, the lot and buildings and structures thereon are deemed to conform with the provisions of this Bylaw and the lot shall be considered to exist as it did prior to the taking for the purpose of further development upon the lot under its existing zoning regulations, providing such taking:

(a) does not reduce a minimum front, side or rear yard below 1.5 m unless this Bylaw does not require such yard;

(b) the utility installation does not endanger the continuing use of the property as permitted by this Bylaw; and

(c) does not result in the parcel being rendered unsuitable for any of the uses permitted in the zone in which the lot is located.

7.5.2. A principal or secondary use is permitted on a lot less than the minimum lot size in that zone provided that the development otherwise complies with all the regulations of this Bylaw.

7.5.3. Where a lot is created with Agricultural Land Commission approval for severance of a home-site or a lot to be used in lieu, and the lot is zoned A1 Agriculture 1, then the development regulations of the RU1 zone, as described in section 15.1.6, shall apply to the development of that lot.

7.6. Accessory Development

7.6.1. No person shall erect or permit to be erected a satellite dish, radio or television mast in a residential zone:

(a) that is located in a required front or side yard or projects over any lot line; and

(b) is higher than the height permitted for any accessory structure in that zone unless the property owner or tenant holds a current Amateur Radio License issued by Industry Canada.

7.6.2. Accessory buildings or structures in non-residential zones

(a) An accessory building or structure in any non-residential zone is subject to the development regulations for that zone.

(b) Notwithstanding Section 7.6.2 (a), an accessory building or structure on a lot in a non-residential zone which abuts a lot in a residential zone shall not be less than 1.5 m from the boundary of the lot in a residential zone.

7.6.3. Accessory buildings or structures in residential zones

(a) Accessory buildings or structures are not permitted in a required front yard and shall be a minimum of 1 m from the principal residence.

(b) An accessory building or structure shall not be used as a dwelling unless it is a permitted accessory suite.

(c) Lot coverage of accessory buildings or structures shall not exceed 14% or a maximum area of 90 m^2 for accessory buildings in the Residential Urban zones.

(d) Accessory buildings and structures shall be located on an interior lot as follows:

(i) an accessory building in an urban residential zone or a rural residential zone shall not be located closer than 18.0 m to the front lot line unless it complies with the side yard requirements for a principal building and is located at least two times the distance of the required front yard setback for that zone from the front lot line;

(ii) an accessory building in an urban residential zone or a rural residential zone shall be located no less than 1.0 m from the side lot line, except that where the accessory building does not exceed the fence height (2.0 m) and is less than 10.0 m2 in area, it may be located within 0.0 m from the side lot line. Accessory buildings containing secondary suites shall conform to the side yard setback requirements for the principal building in the zone;

(iii) mechanical equipment shall be located to comply with the side yard setback for the principal building.

(e) In addition to the provisions of Section 7.6.3(d), the distance between an accessory building and the side lot line abutting a flanking street, shall not be less than the side yard abutting a flanking street required for the principal building.

(f) An accessory building or structure on any through lot shall be sited as if a front yard is required on both lot lines abutting streets.

7.7. Height and Grade

7.7.1. In determining whether a development conforms to the maximum height permitted in any zone, structures such as chimney stacks, aerials, antennae, water towers, wind machines, monuments, observation and transmission towers, farm silos, steeples, elevator housings, roof stairway entrances, ventilating equipment, skylights, or flagpoles for federal, provincial, or municipal flags shall not be considered for the purpose of determining the height.

7.7.2. Walkout basements oriented to the rear yard shall not be considered for the purpose of determining height for single dwelling housing, duplex housing, or semi-detached housing. Where access is required through, and is limited to, a lane the yard abutting the lane may be considered the front yard.

7.7.3. No building or structure shall be erected in any zone without first obtaining the approval of the Building Inspector as to the proposed building grade. The proposed building grade shall to the extent possible, retain the natural grade of the land, minimize the necessity to use retaining walls and ensure positive drainage away from abutting properties.

7.7.4. Where the width of the dormer or dormers exceeds 50% of the width of the roof on which they are located the height of the dormer will be measured as if it was the main roof.

7.8. Services

7.8.1. No building, structure, or lot in any zone shall be used for any purpose that requires street access or services unless:

(a) the owner has obtained proper authorization to have the required services installed and has installed such services in accordance with the District of Lake Country Subdivision and Development Servicing Bylaw currently in effect; and

(b) the lot has actual physical access from the street in accordance with the District of Lake Country Access Bylaw currently in effect.

7.9. Lighting

7.9.1. Any outdoor lighting for any development shall be located and arranged so that light rays are deflected downward to minimize impact on surrounding development and no direct rays of light are directed at any adjoining properties or interfere with the effectiveness of any traffic control device.

7.9.2. Site areas with public access shall be lit in keeping with the principles of crime prevention through environmental design and require site lighting as is necessary to encourage pedestrian safety and allow casual surveillance from adjacent buildings and streets of parking areas and walkways.

7.10. Housing Agreements

7.10.1. The Director of Development Services may recommend to Council that a Housing Agreement pursuant to the Local Government Act, as a condition of approval for special needs housing, contain contractual arrangements as to any, or all, of the following:

(a) the use of the lot in relation to any existing or proposed building or structure including the preservation of buildings, structures and environmental setbacks;

(b) the occupancy, form of tenure, availability, administration, management and rent provisions, of the housing units;

(c) the timing of the development; and

(d) such other conditions as may be considered reasonable under the circumstances.

7.10.2. Increases in the maximum specified density, or reductions in parking or loading requirements are permitted in the RM2, RM4, RM5, C1 and C2 zones, provided:

(a) the owner enters into a Housing Agreement satisfactory to the District of Lake Country; and

(b) such public benefit, determined by the District of Lake Country, may include affordable or special needs housing for sale or rental at below market rates to qualifying purchasers or tenants or, amenities or amenity improvements to public spaces or community facilities.

7.10.3. All agreements entered into pursuant to Section 7.10 shall run with the land as a priority charge against the title of the subject lands at the Land Title Office.

7.11. Setback from Provincial Highways

7.11.1. All buildings and structures on lots abutting Highway 97 shall not be closer than 15.0 m to the Highway, except where located in the Town Centre, where it may be no closer than 4.5 m.

7.12. Lake Development Sight Lines

7.12.1. All buildings and structures, greater than 1.2 m above natural grade, on lots along the foreshore of Okanagan Lake, Wood Lake and Kalamalka Lake shall be sited to not obstruct views of the lake from the established abutting development. New development shall be sited to permit the adjacent occupants a 120° panoramic view from the corner of the house, parallel with the adjacent property line, as shown in Diagram 7.2: Lake Development 120^0 Panoramic Sight Line.

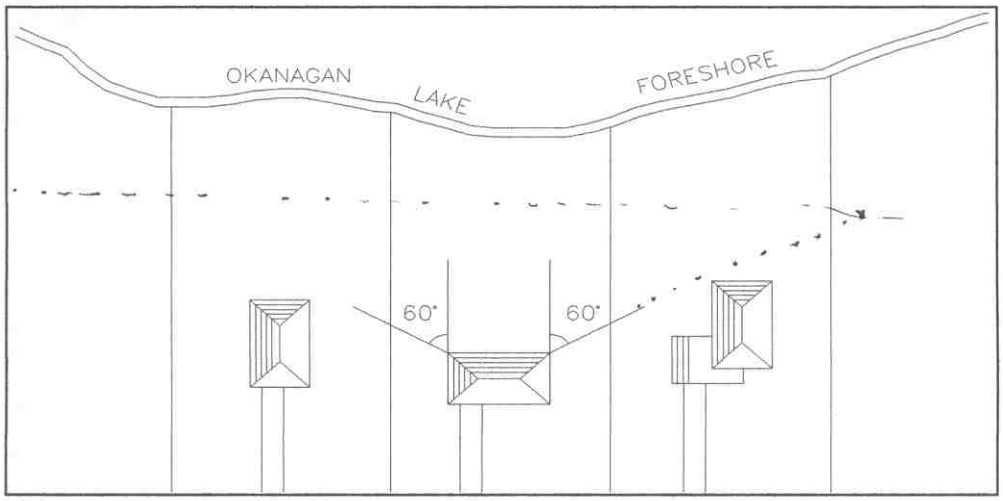


Diagram 7.2: Lake Development 120^0 Panoramic Sight Line

7.13. Hillside Development Sight Lines

7.13.1. On lots having a natural slope equal to or in excess of 10%, no building or structure except those exempted from height limitations pursuant to section 7.7.1, shall exceed the height created by a horizontal plane established at a height that is 2.0 metres greater than the elevation of the midpoint of the front property line of the adjacent uphill property, This is as shown in Diagram 7.3: Hillside Development Horizontal Sight Line

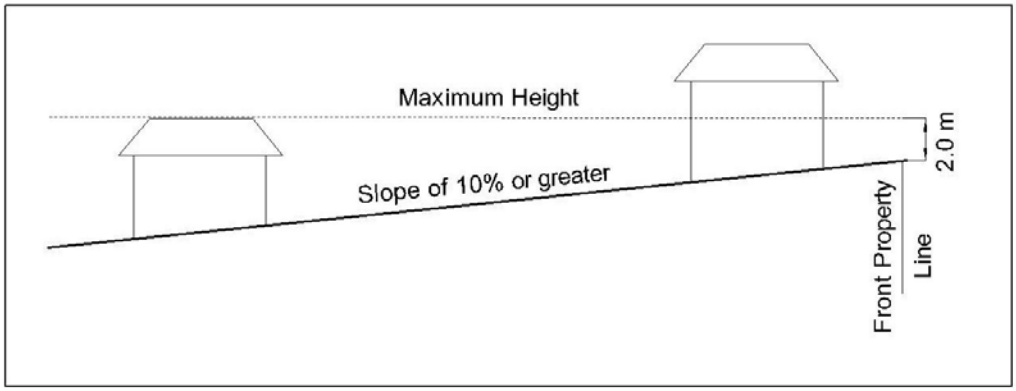


Diagram 7.3: Hillside Development Horizontal Sight Line

7.14. Rooftop Screening

7.14.1. Rooftop, mechanical, and electrical equipment in zones other than agricultural zones shall be screened from view from a public roadway or adjacent property at grade.

7.15. Utility Cabinets

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

(a) a cabinet less than 1.8 m in height with no horizontal dimension exceeding 1.0 m need not comply with any yard requirements in any zone;

(b) a cabinet less than 1.8 m in height with a horizontal dimension between 1.0 m and 2.0 m must be set back at least 1.0 m from a lot line; and

(c) a cabinet greater than 1.8 m in height or with a horizontal dimension exceeding 2.0 m shall comply with the setbacks for accessory structures in that zone.

7.16. Distance from Watercourse, Bodies of Water

7.16.1. Notwithstanding any other provisions of this Bylaw, no building or any part thereof shall be constructed, reconstructed, moved or extended nor shall any dwelling, mobile structure, or structure be located:

(a) within 7.5 m of the natural boundary of a lake, swamp or pond, or within 15 m of the natural boundary of any other nearby watercourse;

(b) with the underside of the floor system of any area used for habitation, business, or storage of goods damageable by floodwaters, or in the case of a manufactured home or unit the ground level on which it is located: lower than elevation 343.66 m Geodetic Survey of Canada datum for locations adjacent to Okanagan Lake; nor lower than elevation 393.2 m Geodetic Survey of Canada datum for locations adjacent to Kalamalka and Wood Lakes; nor lower than 0.6 m above the two hundred year flood level where it has been determined; nor lower than 1.5 m above the natural boundary of any other nearby lake, swamp or pond.

7.16.2. Sub-section 7.16.1 (b) shall not apply to:

(a) a renovation of an existing building or structure used as a residence that does not involve an addition thereto;

(b) that portion of a building or structure to be used as a carport or garage;

(c) farm buildings other than dwelling units and closed-sided livestock housing.

7.16.3. The required elevation may be achieved by structural elevation of the said habitable, business, or storage area or by adequately compacted landfill on which any building is to be constructed or manufactured home located, or by a combination of both structural elevation and landfill.

7.16.4. Where landfill is used to achieve the required elevations stated in Sub-section 7.16.1 (b), no portion of the landfill slope shall be closer than the distances in Sub-section 7.16.1 (a) from the natural boundary, and the face of the landfill slope shall be adequately protected against erosion from floodwaters.

7.17. Storage of Materials

7.17.1. Storage of materials shall not be permitted in any required front yard.

7.18. Density Bonusing

7.18.1. The density of development within a zone may be increased as set out within a specific

zone where the developer has provided an amenity in accordance with Table 7.1.

Table 7.1: Amenity Provisions for Density Bonusing	
Zone	Approved Amenity
RM5 C1 C9 C11 Applicable DC Zones	$22.00/sq m for floor space created above the third floor of a building. Funds collected for this amenity are placed in a dedicated reserve account for the future purchase of a ladder equipped firetruck and other related firefighting equipment.

7.19. Community Gardens

7.19.1. Community gardens are permitted in all zones in the District of Lake Country.

SECTION 8 -- LANDSCAPING AND SCREENING

8.1. Required Landscaping

8.1.1. The minimum level of landscaping required in each zone along all front, rear and side yards shall be determined from the Minimum Landscape Buffer Treatment Levels Schedule (Table 8.1). The landscaping details shall be as established in the Minimum Landscape Buffer provisions of Section 8.6. Properties with an 'lp" part of the zoning designation shall comply with the landscaping requirements of the parent zone.

8.1.2. In cases where property is to be developed in phases, landscaping need only be provided on that portion of the property to be developed in each phase. Landscaping shall be required in subsequent phases on the remainder of the property at the time that these are developed.

8.1.3. Notwithstanding Section 8.1.2, where the property is to be developed in phases, those portions of the property that will be developed in later phases shall have a minimum level of landscaping to ensure that no erosion of surface materials occurs through either wind or water action. The landscaping may be provided by either retention of existing vegetation or placement of new material.

8.2. Landscaping Standards

8.2.1. All required landscape areas and installations shall meet or exceed the British Columbia Nursery Trades Association Standards and be regularly maintained.

8.2.2. Required landscape buffers in subsection 8.6 shall be continuous along the affected property boundaries, except that they may be interrupted only by walkways and driveways providing access to the property and running perpendicular to the property line.

8.2.3. All required landscaped areas will be graded to meet the following criteria or as approved by the Director of Development Services:

(a) Maximum 1:3 slope (33%) for lawn areas;

(b) Maximum 1:2 slope (50%) for shrub or ground cover area;

(c) Minimum 1:50 slope (2%) for cross slope for any landscape area;

(d) All site grading will direct overland drainage along or away from any landscape buffer to collection points on-site away from buildings;

(e) All areas in which the existing slope exceeds 30% are to be identified;

(f) All areas developed and adjacent lands impacted by development with slopes greater than 30% shall be rehabilitated using indigenous vegetation common to the site.

8.2.4. All outdoor storage areas shall have a dust-free surface.

8.2.5. All construction on-site must occur concurrently with erosion control measures to prevent the pollution, degradation, or siltation of natural areas and water courses. This includes the provision of temporary fencing prior to and during construction.

8.2.6. All required landscape buffer areas shall be watered by a fully automatic irrigation system. No run-off onto sidewalks, streets, or parking areas shall be permitted.

8.2.7. Not withstanding Section 8.2.6, the following areas are exempt from having permanent fully automatic irrigation systems:

(a) existing areas of undisturbed native vegetation which have been accepted as landscape buffer; and

(b) landscape buffers which are established with drought resistant species to return the area to a natural condition.

8.2.8. Where the retention of native trees and ground cover is required or permitted, a letter from a registered professional landscape architect or registered professional forester shall be submitted, indicating the mitigation measures required during and after the construction to ensure the health of the vegetation.

8.2.9. New trees and shrubs shall follow a consistent lateral placement and be set back a minimum of 1.0 m from all underground utilities.

8.2.10. Urban plazas are permitted as a substitute for a front yard or side yard street buffers according to the provisions of Section 8.4 and 8.6.

8.2.11. New trees and shrubs planted as part of landscaping requirements shall not be pest host species.

8.3. Refuse and Recycling Bins

8.3.1. When any development is proposed, provisions for garbage storage, recycling and collection shall be provided on the same site as the development.

8.3.2. All site refuse and recycling bins in zones other than agricultural zones, including all other large receptacles used for the temporary storage of materials, require opaque screening from adjacent lots and streets.

8.3.3. All screening will be a minimum of 2.0 m in height to a maximum height that is equivalent to the height of the refuse or recycling bin.

8.3.4. All sides open to public view shall be screened by the additional planting of shrub and groundcover material at least 1.5 m in height.

8.3.5. Notwithstanding Sub-section 8.3.2, a refuse or recycling bin located within a property and screened from adjoining lots will not require any screening or landscape.

8.3.6. All refuse or recycling bins shall be located a minimum of 3.0 m from any abutting residential zone so as to not obstruct pedestrian or vehicle traffic.

8.3.7. An unobstructed access lane with a minimum width of 3.0 m and a minimum vertical clearance of 4.6 m shall be provided to provide access to a required garbage and recycling room or enclosure.

8.4. Urban Plazas

8.4.1. Urban plazas must be solely for pedestrian use and must be accessible to the public from both the street and from the development. Landscape buffering in urban plaza areas should be designed according to Table 8.1 of this Bylaw.

8.4.2. The minimum plaza street frontage is 7.5 m.

8.4.3. The minimum plaza depth is 4.0 m.

8.4.4. For any plaza in lieu of a landscape buffer, the following are minimum requirements:

(a) all hard surface areas shall use a decorative paving surface;

(b) a minimum of two benches for public seating shall be provided;

(c) a minimum of 3 trees, with a minimum 65 mm caliper and rootball of 900 mm, shall be provided, and;

(d) pedestrian and decorative lighting must be provided.

8.5. Fencing and Retaining Walls

8.5.1. Screen fences shall be consistent with the quality of building design and materials of the principal building.

8.5.2. Screening fences shall be opaque double-sided construction. Where screen fences are allowed or required by this Bylaw, they shall be of an opaque or a combination of opaque and lattice design.

8.5.3. No fence constructed at the natural grade in rural residential or residential zones shall exceed 2.0 m in height except where abutting an agricultural or commercial zone, the maximum height is 2.4 m.

8.5.4. No fence in a commercial or industrial zone shall exceed 2.4 m.

8.5.5. Industrial zones are to have an opaque 2.4 m high fence around all storage yards, along all property lines abutting non-industrial zones and around wrecking yards that are visible from a street abutting the property.

8.5.6. No barbed wire fencing shall be allowed in any rural residential, urban residential, or institutional zones except in RR1 and RR2 zones for use in livestock enclosures.

8.5.7. No opaque fences are permitted in W1 or W2 zones.

8.5.8. Retaining walls on all residential lots, except those required as a condition of subdivision approval, must not exceed a height of 1.5 m measured from grade on the lower side, and must be constructed so that any retaining walls are spaced to provide at least a 1.5 m horizontal separation between them. All horizontal separations between retaining walls must be landscaped.

8.5.9. Notwithstanding Section 8.5.8, a retaining wall may be higher than 1.5 m, measured from grade, where the natural grade of the subject property is lower than the abutting property (see Diagram 8.6).

8.5.10. In the case of a retaining wall constructed in accordance with Section 8.5.8, the combined height of a fence on top of a retaining wall at the property line or within 1.5 m of the property line shall not exceed 2.0 m, measured from natural grade at the abutting higher property (see Diagram 8.5).

8.5.11. Notwithstanding Section 8.5.10, where an affected property remains at natural grade and the subject property constructs a retaining wall and a fence within 1.5 m of the property line (see Diagram 8.5), the maximum height for a fence on the affected property shall be no greater than 1.8 m above the height of the retaining wall or 3.0 m, whichever is less.

8.5.12. In the case of a retaining wall constructed in accordance with Section 8.5.10, the maximum height of a fence, or portion of retaining wall extending above the natural grade of the abutting higher property, or combination thereof, shall be 2.0 m, measured from the natural grade of the abutting higher property (see Diagram 8.5).

8.6. Minimum Landscape Buffers

8.6.1. Landscape buffers, of a design as shown on the Minimum Landscape Buffer Treatment Drawings (Levels 2 through 5), the front yard, side yards, and rear yard depending upon the zone as indicated by Table 8.1 - Minimum Landscape Buffer Treatment Level Schedule and Diagrams 8.1, 8.2, 8.3 and 8.4, are as follows:

(a) Level 1: no specific guidelines for the design of the landscape buffer;

(b) Level 2: a minimum 3.0 m landscape buffer is required to separate uses from adjacent properties and will consist of a vegetative buffer where no continuous opaque barrier is required;

(c) Level 3: a minimum 3.0 m landscape buffer is required to separate uses from adjacent properties and will consist of a vegetative buffer or a continuous opaque barrier;

(d) Level 4: a minimum 3.0 m landscape buffer is required to separate uses from adjacent properties and will consist of coniferous tree or shrub species or native vegetation to provide a continuous opaque screen for parking areas; and

(e) Level 5 (for lots existing prior to the adoption date of this bylaw): a landscape buffer is required for all land abutting ALR land. The minimum buffer shall be 3.0 m wide and include an opaque barrier located on the ALR side of the buffer. This standard may be replaced or modified as a result of conditions of a decision by the Agricultural Land Commission.

(f) Level 5 (for lots created after the adoption fate of this bylaw): a landscape buffer is required to separate all uses from properties within the ALR. The minimum buffer shall be 3.0 m wide and consist of coniferous tree or shrub species or native vegetation. An additional 12.0 m setback from the inner edge of the buffer is also required. This standard may be replaced or modified as a result of conditions of a decision by the Agricultural Land Commission.

8.6.2. Trees shall be spaced, on average, to the dimensions specified in the approved drawings. Deciduous trees shall have a minimum caliper of 60 mm with a minimum clearstem height of 1.5 m. Conifers shall be a minimum of 2.5 m high. Irrigated No. 2 pot shrubs are to be placed at a maximum spacing of 1.0 m on centre, with 10 cm ground cover at a maximum spacing of 450 mm.

8.6.3. Trees or shrubs higher than 60 cm shall not be located in the visual triangle indicated in Diagrams 8.1, 8.2, 8.3 and 8.4 .

8.6.4. Where a visual screen is required it may consist of either vegetation or decorative fence or wall. The minimum height of the screen is 1.2 m for Level 3, 1.5 m for Level 4, and 1.8 m for Level 5, at maturity.

8.6.5. Notwithstanding paragraph 8.6.1, buffer widths between a building or structure and the property line may be reduced to the width of the required yard if the required yard is narrower than the buffer specified in that section, with the exception of Level 5 buffering.

8.6.6. Where a side yard Landscape Buffer Treatment is required and an opaque barrier is included in the Landscape Buffer Treatment Design, the opaque barrier may be located at the property line.

8.6.7. Landscape Buffer Treatments for school sites may be amended from the standards indicated in Table 8.1 – Minimum Landscape Buffer Treatment Levels Schedule. Where changes to the standards are proposed, supporting documentation from a registered landscape architect must be provided that confirms that the following objectives have been met:

(a) That sufficient screening to adjacent residential properties has been achieved;

(b) That adequate landscaping has been provided to provide shade for buildings and play areas;

(c) Driveway entrances and parking areas have been appropriately landscaped for optimization of screening and vehicular sight lines; and,

(d) Landscaping around active play areas ensures safety to children on the school grounds.

8.6.8. Where perimeter landscaping cannot be provided due to any of the above noted objectives, the School District will be required to provide or upgrade boulevard trees on all abutting roads.

8.6.9. In addition to the minimum landscape buffer treatment levels above:

(a) all lands adjacent to Highway 97, except those in agricultural zones and within the Town Centre, are required to have Level 4 landscape buffer treatment unless superceded by development permit guidelines;

(b) Direct Control zones shall specify the buffer treatment levels for the Direct Control site;

(c) all non-accessory surface parking lots in a the Town Centre shall have a level 2 buffer zone;

(d) required landscape islands in parking areas shall have the same level of landscaping as a Level 2 buffer zone;

(e) recreational vehicle parking compounds in residential zones shall have a Level 5 buffer zone;

(f) on corner lots, or lots having more than one street frontage, front yard landscape buffers shall apply to all street frontages; and

(g) for development in industrial zones with parking located in front of the building, level 4 buffers shall apply for the front yard, and in the case of a corner lot, for the front yard and the flanking side yard.

8.6.10. Notwithstanding Section 8.6.1, all landscape areas should reflect the character and intent of the Official Community Plan.

Table 8.1: Minimum Landscape Buffer Treatment Levels Schedule			
Location	Front	Rear Yard	Side Yard
All properties adjacent to properties within the Agricultural Land Reserve	5		
Agricultural Zones			
A1	1	1	1
Large Holdings Zones			
RLP	1	1	1
Rural Residential Zones			
RR1, RR2, RR3	1	1	1
Urban Residential Zones			
RU1, RU-M	1	1	1
RU6	1	3	3
RM1, RM2, RM4	2	3	3
RM5, RM7	2	3	3
Commercial Zones			
C1, C1lp, C2, C9, C10, C11	2	3	3
Industrial Zones			
I1, I3	2	3	3
I5	3	3	3
Public and Institutional Zones			
P1, P2	2	3	3
P4	3	3	3
W1, W2	N/A	N/A	N/A
Direct Control Development Zones			
DC Direct Control	as specified in the applicable DC zone	as specified in the applicable DC zone	as specified in the applicable DC zone

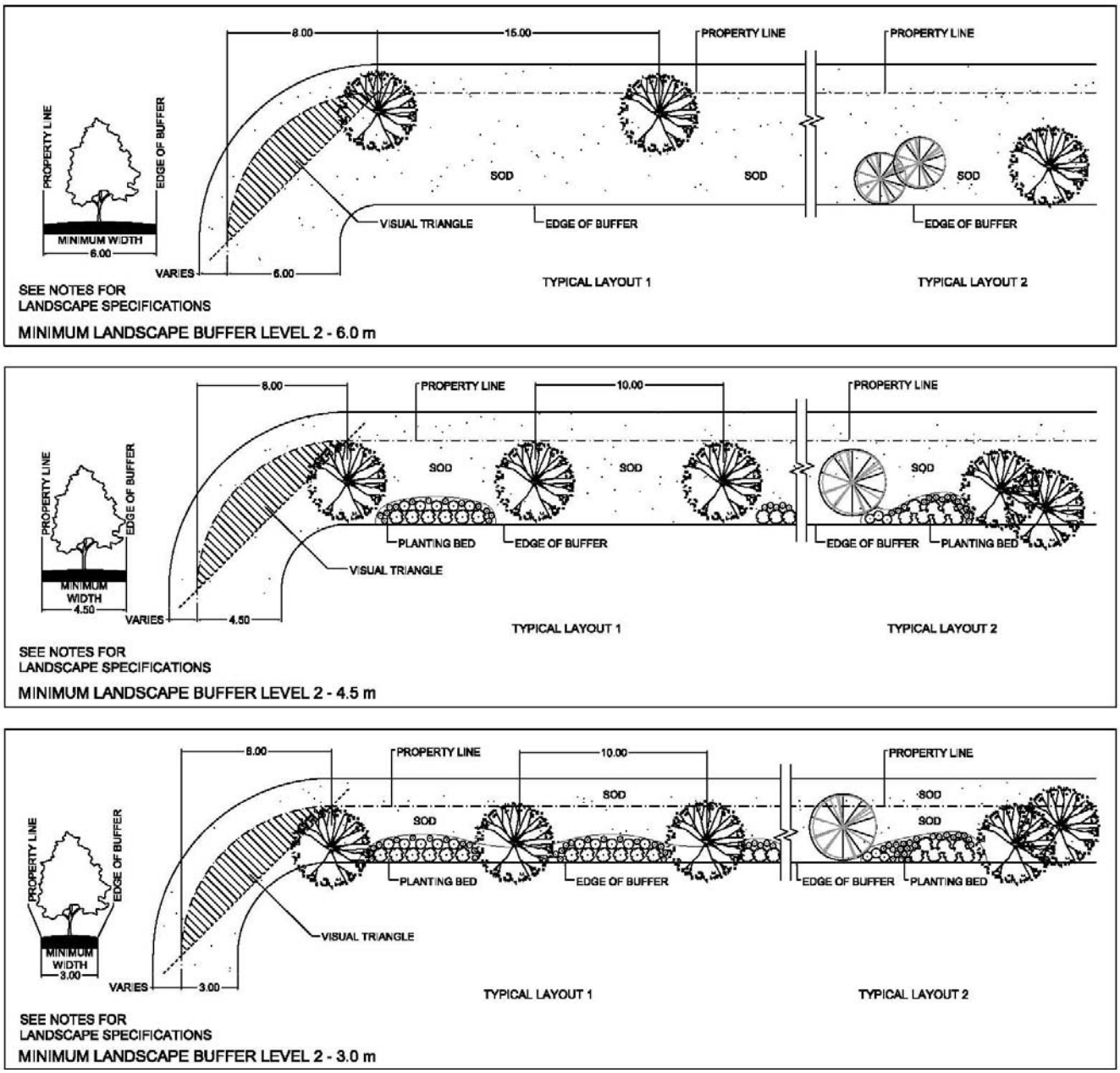
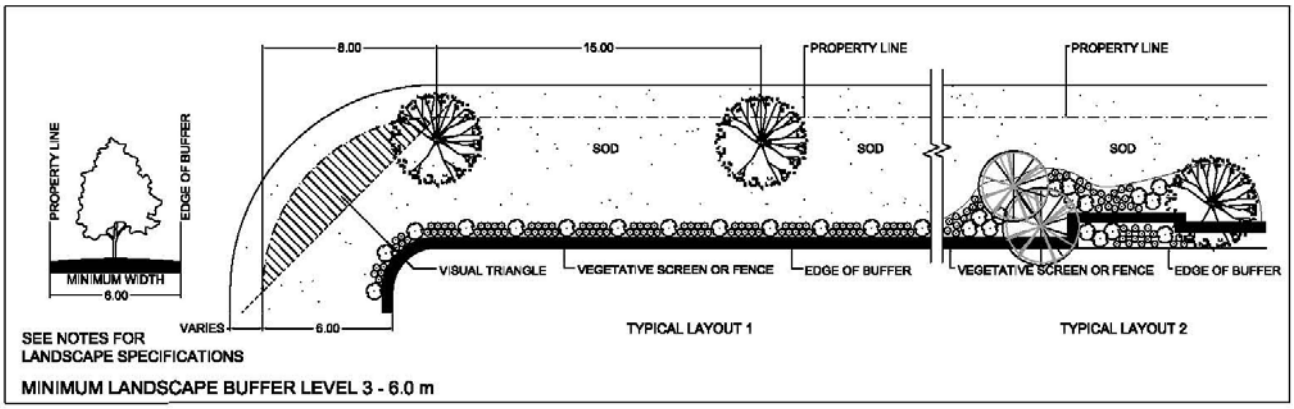
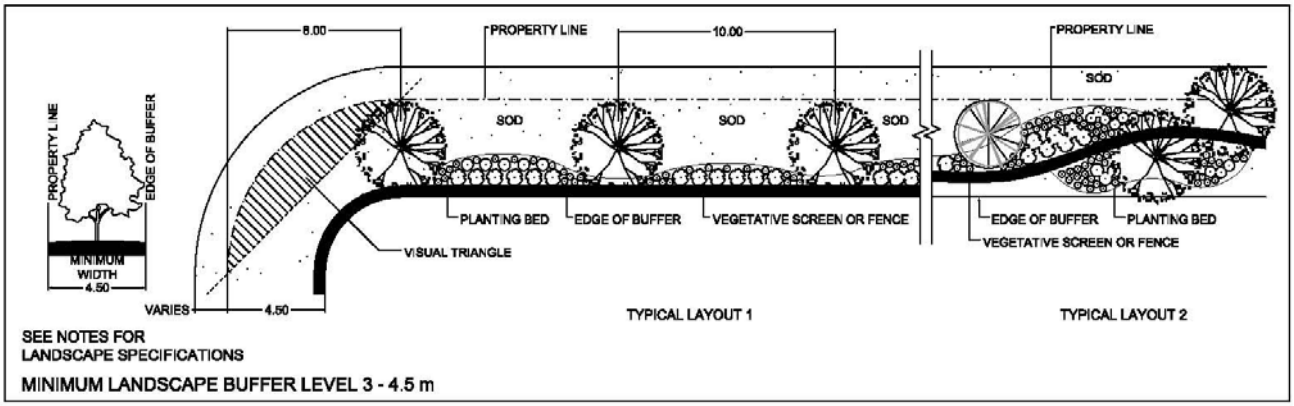


Diagram 8.1: Minimum Landscape Buffer Treatment – Level 2





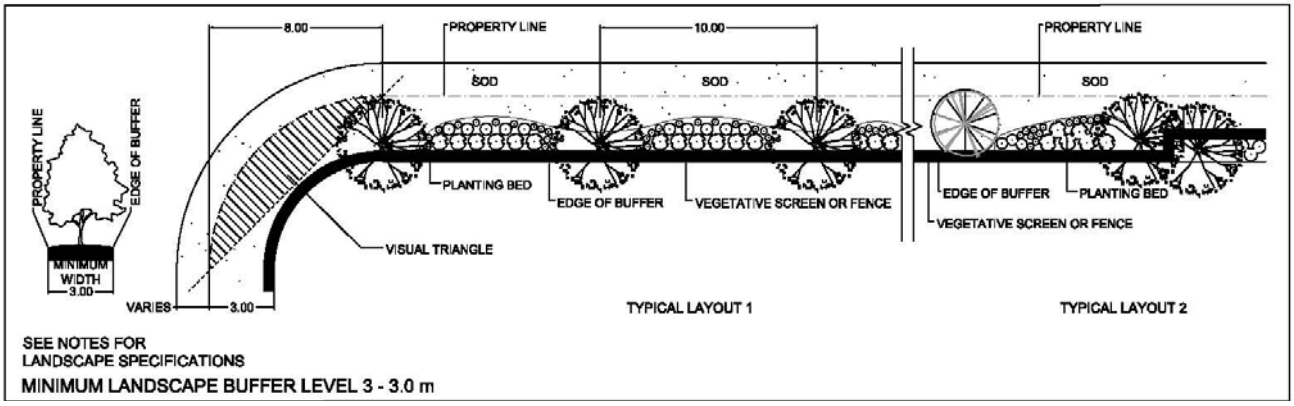
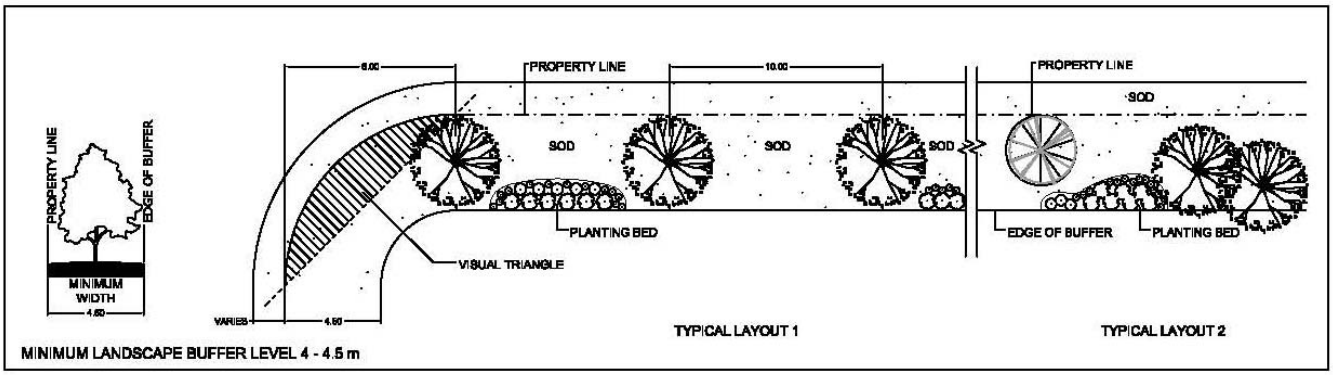
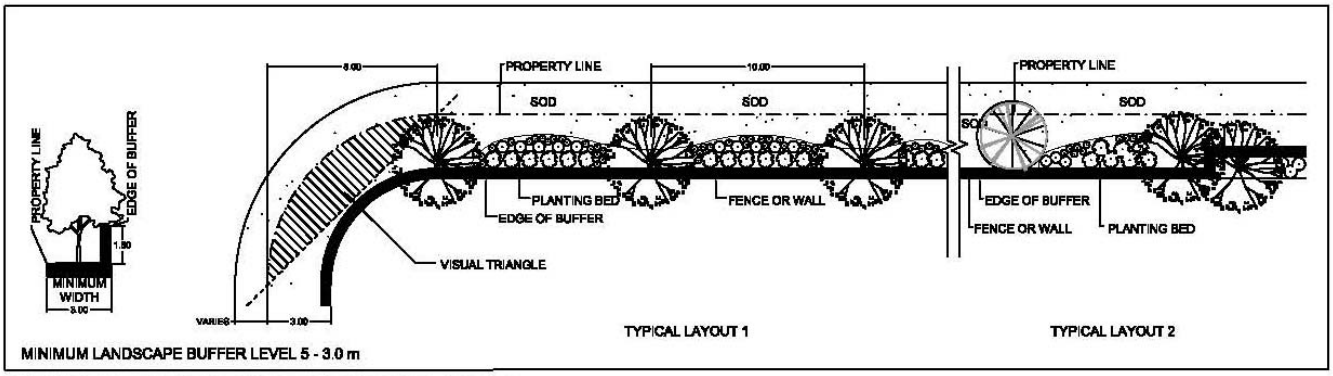


Diagram 8.2: Minimum Landscape Buffer Treatment – Level 3

Diagram 8.3: Minimum Landscape Buffer Treatment – Level 4



MINIMUM LANDSCAPE BUFFER TREATMENT - LEVEL 4



MINIMUM LANDSCAPE BUFFER TREATMENT ALR - LEVEL 5

Diagram 8.4: Minimum Landscape Buffer Treatment – Level 5

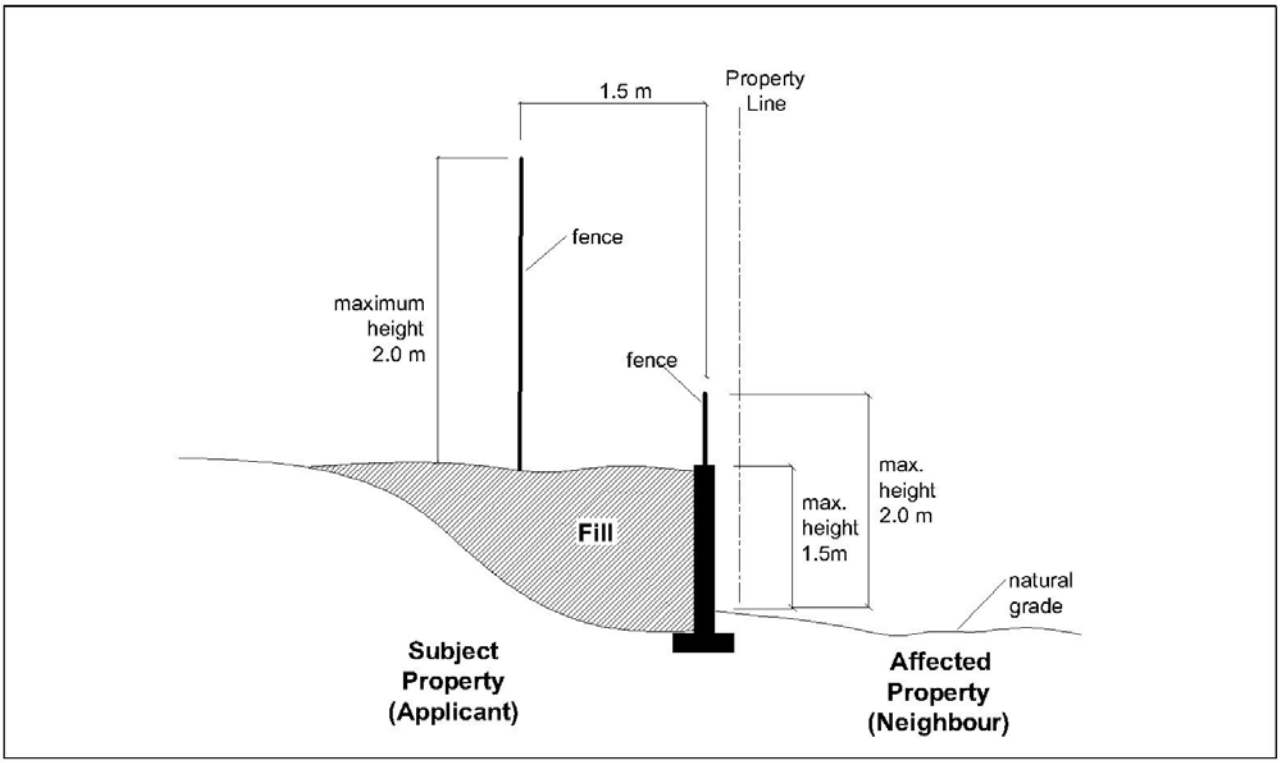


Diagram 8.5: Retaining Walls

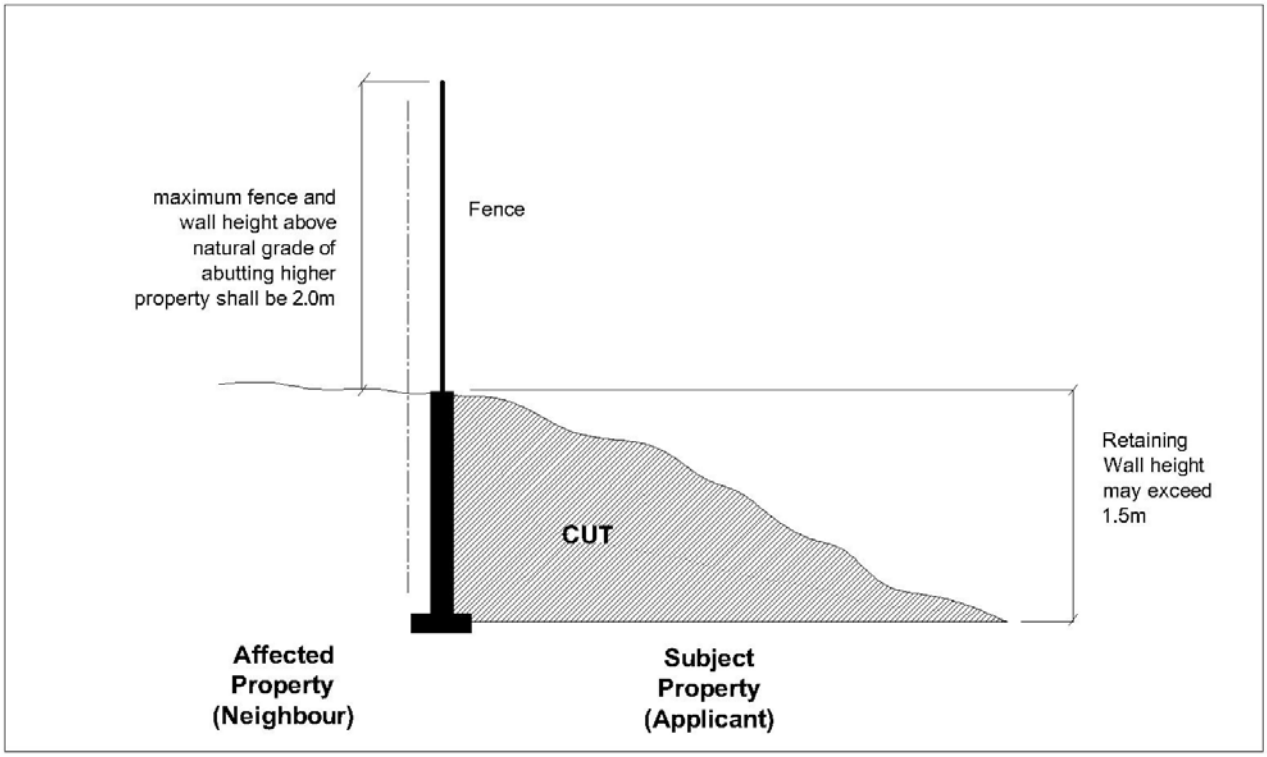


Diagram 8.6: Retaining Walls

SECTION 9 -- PARKING AND LOADING

9.1. Off-Street Vehicle Parking

9.1.1. Where any development is proposed, including new development, change of use of existing development, or enlargement of existing development, off-street vehicle parking (including parking for the disabled, and visitors) shall be provided by the property owner in accordance with the requirements of this Bylaw.

9.1.2. Number of Spaces

(a) The minimum number of off-street vehicle parking spaces required for each use is specified in the Parking Schedule (Table 9.1) except where additional parking is required by the Ministry of Transportation if the site has direct access to a provincial highway.

(b) Where calculation of the total number of parking spaces yields a fractional number, the required number of spaces shall be the next highest whole number.

(c) Where more than one calculation of parking space requirements is specified for a land use, the greater requirement shall be applied.

(d) Where the Parking Schedule does not clearly define requirements for a particular development, the single use class or combination of use classes most representative of the proposed development shall be used to determine the parking requirements.

(e) Where a development consists of a mix of use classes, the total off-street parking requirement shall be the sum of the off-street parking requirements for each use class.

9.1.3. Parking Spaces for the Disabled

(a) shall be designated if the B.C. Building Code deems that disabled access to the development is required;

(b) shall be designated as parking space for the disabled using appropriate signage;

(c) shall be included in the calculation of the applicable minimum parking requirement;

(d) shall be as close as practical to the building entrance; and

(e) in the C and P zones, shall comprise 2% of the required parking stalls with a minimum of 1 parking stall for the exclusive use by disabled persons.

9.1.4. Parking Spaces for Visitors

(a) Parking spaces for visitors shall be provided in accordance with the Parking Schedule (Table 9.1) of this Bylaw.

9.1.5. Location

(a) For residential use classes:

(i) all required off-street parking shall be located on the site of the development served by the parking;

(ii) no off-street parking shall be located in the required front yard except that a maximum of two required spaces may be located on a driveway which provides access to a required off-street parking space that is not in the front yard;

(iii) except for developments with 2 or less dwelling units, no off-street parking shall be located within 1.5 m of any side or rear property line or within 3.0 m of any flanking street; and

(iv) all visitor parking is to be easily accessible to the access points of the corresponding development and or buildings.

(b) For non-residential use classes:

(i) some or all required off-street parking spaces may be provided on a site located remotely, but no further than 200.0 m (for C1 zones) or 120.0 m (for all other zones) measured along the shortest public pedestrian route from the nearest point of the parking to the nearest point of the site of the development served by the parking;

(ii) where required off-street parking is located on a site separate from the site of the development the owner of the remote off-street parking site shall covenant with the District by agreement that the remote lands required for off-street parking shall be so used as long as required by this Bylaw, and the owner shall consent to pay the full cost of the preparation and registration of an agreement under Section 219 of the Land Title Act on the title to the remote lands; and remote parking shall be developed to the same standard as on-site parking;

(iii) unless otherwise stipulated, no off-street parking shall be located within 2.0 m of any front property line or any property line abutting a street; and

(iv) No off-street parking shall be located within 1.5 m of any side or rear property line abutting residential zones.

9.1.6. Size

(a) Each required off-street parking space shall conform to the following provisions:

(i) Except as provided below, each required off-street parking space shall be a minimum of 2.5 m in width with a minimum clear length of 6.0 m exclusive of access drives or aisles, ramps, or columns. Parking spaces shall have a vertical clearance of at least 2.0 m. For parallel parking, the length of the parking spaces shall be increased to 7.0 m, except that an end space with an open end shall be 5.5 m. For parking spaces other than parallel parking spaces, up to 40% of the required parking spaces may be of a length shorter than that required above, to a minimum of 5.0 m.

(ii) Where the use of a parking space is limited on both sides by a wall or a column, the unobstructed width from face to face of the obstructions shall be 3.0 m, and if in this case, a building door opens into the parking space on its long side, the unobstructed width shall be 3.3 m. Where the use of a parking space is limited to one side by a wall or a column, the unobstructed width of the parking space shall be 2.7 m, and if in this case, a building door opens into the parking space on its long side, the unobstructed width shall be 3.0 m.

(iii) Disabled parking spaces shall be a minimum 3.7 m in width and minimum 6.0 m in length.

(iv) Boat trailer spaces shall be a minimum of 3.0 m in width and a minimum of 12.0 m in length.

(v) Aisles shall be 7.0 m wide for all two way aisles and for all 90° parking. One way aisles shall be 5.5 m wide for 60° parking, 3.6 m wide for 45° parking and 3.5 m wide for parallel parking.

9.1.7. Tandem Parking

(a) Parking spaces may be configured in tandem for single detached housing, semi-detached housing, and duplex housing.

(b) In housing development containing three or more dwellings, tandem parking may be allowed provided each dwelling has one directly accessible parking space and guest parking is not in tandem.

9.2. Off-Street Loading

9.2.1. Where any development is proposed, including new development, change of use of existing development, or enlargement of existing development, off-street loading spaces

shall be provided by the property owner in accordance with the requirements of this Bylaw.

9.2.2. Number of Spaces

(a) The minimum number of off-street loading spaces, including bus loading spaces, required for each use is specified in the Loading Schedule (Table 9.2).

(b) Where calculation of the total number of loading spaces yields a fractional number, the required number of spaces shall be the next highest whole number.

(c) Where more than one calculation of loading space requirements is specified for a land use, the greater requirement shall be applied.

(d) Where the Loading Schedule does not clearly define requirements for a particular development, the single use class or combination of use classes most representative of the proposed development shall be used to determine the loading space requirement.

(e) Where a development consists of a mix of use classes, the total off-street loading requirement shall be the sum of the off-street loading requirements for each use class, unless there is a complementary demand or differences in periods of use for loading that warrants a different requirement.

9.2.3. Location

(a) Off-street loading space shall be provided entirely within the property of the development being served, and shall be subject to all setbacks and yard requirements specified elsewhere in this Bylaw.

(b) Off-street loading space shall be oriented away from residential development.

9.2.4. Size and Access

(a) Each off-street loading space shall be of adequate size and accessibility to accommodate the vehicles expected to load and unload, but in no case shall a loading space be less than 28 m² in area, less than 3.0 m in width, or have less than 4.0 m in overhead clearance.

(b) Each required bus loading space shall be a minimum of 3.6 m in width, a minimum of 12.2 m in length, and have a minimum clearance of 4.6 m.

(c) Access to any loading area shall be provided, wherever possible, internally to the development or from a lane abutting the development.

(d) Access to any loading area shall be arranged such that no backing or turning movement of vehicles going to or from the site causes interference with traffic on the abutting streets or lanes.

9.3. Development Standards

9.3.1. Vehicle Parking and Loading

(a) Every off-street parking or loading area required by this Bylaw to accommodate 3 or more vehicles, and every access road to such required parking or loading, shall have a durable, dust-free hard surface of concrete, asphalt or similar material, constructed such that surface drainage is directed to an approved drainage system or is contained on-site. Any requirement for concrete or asphalt does not apply to agricultural zones, or public parks and open space uses.

(b) Every off-street parking or loading area required by this Bylaw to accommodate 3 or more vehicles:

(i) shall clearly delineate individual parking spaces, loading spaces, spaces for the

disabled, manoeuvring aisles, entrances, and exits with pavement markings, signs, and or other physical means;

(ii) shall direct surface drainage to the public storm sewer system, if available, or alternatively to approved planting areas or an approved on-site drainage system; and

(iii) shall be constructed with surface grades not exceeding 6%.

(c) No public street shall be used for the required aisle access to parking spaces. Where a lane is used for aisle access, the parking spaces shall be increased a minimum of 1.2 m in length.

(d) Where a parking or loading area is associated with a commercial or industrial use, and the development property abuts property in a rural residential zone, an urban housing zone, an institutional zone, or an abutting road right-of-way, the parking or loading area shall have a landscaped screen as required by Section 8.

(e) Every off-street parking or loading area required by this Bylaw to accommodate 50 or more vehicles at-grade shall incorporate landscaped open space within the parking area calculated on the basis of 2.0 m² of landscaped island area per required parking and loading space. This shall be landscaped in accordance with Section 8.

(f) Every off-street parking or loading area, and access thereto, shall have fencing, curbs, or secured wheel stops to prevent vehicles from encroaching upon property lines.

(g) Every off-street parking or loading area which is illuminated shall have all lighting positioned in such a manner that light falling onto abutting properties is minimized.

(h) Disabled parking shall be located as close to a main building entrance, on a level non-skid surface, as practical.

(i) Any trash storage or collection area co-existing with any parking or loading area:

(i) shall be clearly delineated as separate and in addition to required parking and loading spaces;

(ii) shall be located such that collection vehicles can gain access without undue interference with the operation of the parking and loading area; and

(iii) shall have a fenced or landscaped screen as required by Section 8.

9.4. Off-Street Bicycle Parking

9.4.1. Where any development is proposed, including new development, change of use of existing development, or enlargement of existing development, off-street bicycle parking shall be provided by the property owner in accordance with the requirements of this Bylaw.

9.4.2. Number of Spaces

(a) The number of Class l and Class ll off-street bicycle parking spaces required for each use class is specified in the Bicycle Parking Schedule (Table 9.3).

(b) Where calculation of the total number of parking spaces yields a fractional number, the required number of spaces shall be the next highest whole number.

(c) Where more than one calculation of parking space requirements is specified for a land use, the greater requirement shall be applied.

(d) Where the Bicycle Parking Schedule does not clearly define requirements for a particular development the single use or combination of uses most representative of the proposed development shall be used to determine the parking requirement.

9.4.3. Development Standards

(a) Bicycle parking stalls shall be a minimum of 0.6 m in width and a minimum of 1.8 m in length, shall have a vertical clearance of at least 1.9 m, and shall be situated on a hard surface.

(b) Aisles between parked bicycles should be a minimum of 1.2 m in width.

(c) Bicycle racks shall be constructed of theft resistant material, shall be securely anchored to the floor, building, or ground, shall support the bicycle frame above the centre of gravity, and shall enable the bicycle frame and front or rear wheel to be locked with a U-style lock.

(d) Bicycle racks shall be located in a convenient, well-lit location that is easily located and accessible by visitors and subject to casual surveillance by occupants of the building served by the rack.

9.5. General Provisions

9.5.1. Where provision of off-street parking or loading spaces is required by this Bylaw, a plan of the proposed site layout and landscape plan shall be included with the development permit application or building permit application if no development permit is required. The site plan must be drawn to scale and must clearly illustrate the lot size and configuration, building locations, parking spaces, loading spaces, on-site circulation, access driveways, landscaping, fences, and any other details relevant to the review of the development proposal.

9.5.2. Off-street parking spaces shall not be credited as off-street loading spaces or vice versa.

Table 9.1: Parking Schedule

*NOTE: GFA = Gross Floor Area
*NOTE: GLA = Gross Leasable Floor Area

Type of Development (Use)	Required Parking Spaces
Residential and Residential Related	
Apartment Hotels	1 per sleeping unit
Apartment Housing Row Housing Stacked Row Housing	1 per bachelor dwelling unit, plus 1.25 per 1-bedroom dwelling unit, plus 1.5 per 2-bedroom dwelling unit, plus 2 per 3-or-more bedroom dwelling unit 1 per dwelling unit in the C1 zone Of the total required spaces above, 1 parking space shall be designated visitor parking for every 7 dwelling units
Bed and Breakfast Homes	1 per sleeping unit, plus spaces required for the corresponding principal dwelling unit
Boarding or Lodging Houses	1 per 2 sleeping rooms, plus spaces required for the corresponding principal dwelling unit
Congregate Housing	1 per principal dwelling, plus 2 stalls per three bed spaces and 1 per resident staff member, minimum total of not less than 3 spaces
Group Homes, Major	1 per 3 beds

Group Homes, Minor Temporary Shelter Services	1 per principal dwelling, plus 1 stall per three bed spaces and 1 per resident staff member, minimum total of not less than 3 spaces
Home Occupation, Residential	1 for each non-resident employee plus 1 in addition to that required for the principal dwelling unit(s)
Home Occupation, Country Residential	1 for each non-resident employee plus 2 in addition to that required for the principal dwelling unit(s)
Home Occupation, Rural	1 for each non-resident employee plus 4 in addition to that required for the principal dwelling unit(s)
Manufactured Homes in RM7 zone	2 per dwelling unit, plus 1 space per 7 dwelling units as designated visitor parking
Secondary Suites or Accessory Suites	2 per suite, plus spaces required for the corresponding principal dwelling unit
Special Needs Housing	Pursuant to Section 7.10
Single Detached Housing Semi-Detached Housing Single Detached Housing in a Bareland Strata Duplex Housing Manufactured Homes Residential Security Operator Unit	2 per dwelling unit Of the required spaces, 1 per 7 dwelling units to be designated visitor parking (included in the total number of spaces to be provided) for bareland strata and strata developments
Commercial	
All commercial uses combined in Shopping Centres in any zone except C1	4.4 per 100 m² GLA
All commercial uses in the C1 zone even if listed separately below	2.0 per 100 m² GFA
Amusement Arcades, Major and Minor	2.5 per 100 m² GFA
Animal Clinics, Major and Minor	2.0 per 100 m² GFA
Animal Shelter	1 per employee on duty plus 2
Automotive and Equipment Repair Shops	2 per service bay
Automotive and Minor Recreation Vehicle Sales and Rentals, Truck and Manufactured Home Sales Service	2.0 per 100 m² GFA
Boat Storage	1 per 10 boat storage stalls plus 2 stalls for employees
Broadcasting Studios	2.5 per 100 m² GFA
Commercial Schools	1 per 10 students
Drive-In Food Services	2.5 per 100 m² GFA; minimum 5
Financial Services	2.5 per 100 m² GFA
Fleet Services	2.0 per 100 m² GFA; or 1 per vehicle in fleet plus 1 per employee on duty
Food Primary Establishment	1 per 4 seats of capacity
Gas Bars Service Stations, Major and Minor Car Washes	1 per 2 employees on duty, plus 2 per service bay, plus additional required spaces for other associated uses (e.g. convenience retail)
Health Services	5 per 100 m² GFA
Hotels	1 per sleeping unit, plus requirements of other uses
Liquor Primary Establishment, Minor and Major	1 per 4 seats of capacity
Motels	1 per sleeping unit, plus requirements of other uses

Offices	2.5 per 100 m² GFA
Personal Service Establishments Household Repair Services (a) GFA less than 1,000 m² (b) GFA 1,000 m² or greater (c) Laundromats	 (a) 2.0 per 100 m² GFA (b) 3.0 per 100 m² GFA (c) 1 per 3 washing machines
Residential Sales Centre	2 per centre
Retail Liquor Sales Establishments (a) GFA less than 200 m² (b) GFA greater than 200 m²	 (a) 2.0 per 100 m² GFA (b) 3.0 per 100 m² GFA
Retail Store, Convenience Retail Store, General Flea Markets, and Second-Hand Stores (a) GFA less than 1,000 m² (b) GFA greater than 1,000 m²	 (a) 2.0 per 100 m² GFA (b) 3.0 per 100 m² GFA
Warehouse Sales	2.5 per 100 m² GFA
All other commercial uses not listed above (a) GFA less than 2,000 m2 (b) GFA 2,000 m2to 20,000 m2 (c) GFA greater than 20,000 m2	 (a) 2.2 per 100 m2 GFA (b) 3.2 per 100 m2 GFA (c) 4.3 per 100 m2 GFA
Agricultural	
Agricultural Machinery Services	2.0 per business
Agri-tourism Accommodation	1 per sleeping unit
Greenhouses and Plant Nurseries	6.7 per 100 m² GFA of retail sales structure
Agricultural and Garden Stands	5.0 per 100 m² GFA, minimum 4
Industrial	
Bulk Fuel Depot	1 per employee on duty
General Industrial Uses	2.0 per 100 m² GFA
Equipment Rentals Vehicle and Equipment Services, Industrial	2.0 plus 1 per 100 m² GFA
Warehousing and Storage	.5 per 100 m² GFA; minimum 5
Institutional and Basic Service	
Cemetery	1 per employee
Emergency and Protective Services	10.0 per 100 m² GFA (excluding parking garages)
Extended Medical Treatment Services	1 per bed
Funeral Services	6.7 per 100 m² GFA for chapel, plus 2.5 per 100 m² GFA
Government Services	5.0 per 100 m²
School, Elementary	2 per classroom
School, Secondary	5 per classroom
Universities or Colleges	10 per classroom
Community, Recreational and Cultural	
Bowling Alleys	2 per alley
Care Centres, Intermediate Care Centres, Major Care Centres, Minor	1 per 10 children, plus 1 per 2 employees on duty; minimum of 4
Community Recreation Services	1 per 5 seating spaces; or

Private Clubs	or 20 per 100 m² of floor area used by patrons, whichever is the greater
Cultural Facility (e.g. Museum, Art Gallery)	2.5 per 100 m² GFA
Curling Rink	4 per curling sheet
Golf Course	6 per hole; plus the parking required for other secondary uses
Golf Driving Range	2 per tee
Library	10.0 per 100 m² GFA
Public Park (a) greater than 2 ha. in area (b) less than or equal to 2 ha. In area (c) any size, associated with school site	(a) minimum 18 (b) minimum 6; on-street parking spaces abutting the park site may be used for all or some of the requirement (c) school parking requirement only
Participant Recreation Services, Outdoor (except golf courses) Participant Recreation Services, Indoor (except curling rinks and racquet clubs)	1 per employee on duty, plus 1 per 3 users
Racquet Clubs	3 per court
Recycled Materials Drop-off Centre	1 per recycling container, minimum of 2
Religious Assemblies	1 per 5 seats or 10 per 100 m² of GFA whichever is the greater
Spectator Entertainment Establishment	1 per 4 seats
Spectator Sports Establishment	1 per 4 seats
Tourist Campsite	1.1 per camping space
Water Uses	
Boat Launches	10 (boat trailer size)
Marinas	1 per 2 boat spaces plus 1 per 2 employees
Marine Fuel Facilities	1 per business
Marine Equipment Rentals	1 per 1 boat space, plus 1 per business

Table 9.2: Loading Schedule

Type of Development (Use)	Required Parking Spaces
Care Centres, Minor Care Centres, Intermediate Care Centres, Major	1 car loading space 2 car loading space 3 car loading space
Commercial Uses Industrial Uses	1 per 1,900 m² GFA
Community, Educational (except below), Recreational and Institutional Uses	1 per 2800 m² GFA
Food Primary Establishment	1 per 2,800 m² GFA
Hotels Motels	1 per 2,800 m² GFA
Liquor Primary Establishment, Minor and	1 per 2,800 m² GFA

Major	
School, Secondary Universities or Colleges	1.5 car loading spaces per 100 students, minimum 5; plus 3 bus loading spaces

Table 9.3: Bicycle Parking Schedule

Type of Development (Use)	Required Parking Spaces
Apartment Housing Row Housing (3 or more dwelling units)	Class I: 0.5 per dwelling unit Class II: 0.1 per dwelling unit
Commercial	Class I: 0.20 per 100 m² GLA; or 1 per 10 employees Class II: 0.60 per 100 m² GLA
Congregate Housing, Group Homes Major	Class I: 1 per 25 employees Class II: 5 per building public entrance
Educational Uses	Class I: 2.5 per classroom Class II: 0.1 per classroom
Food Primary Establishment	Class I: 0.10 per 100 m² GFA; or 1 per 10 employees
General Industrial Uses	Class II: 0.30 per 100 m² GFA
Hotels Motels	Class I: 1 per 20 sleeping units Class II: 1 per 20 sleeping units
Institutional Uses (except Educational Uses)	Class I: 1 per 25 employees Class II: 5 per building public entrance
Liquor Primary Establishment, Minor and Major	Class I: 0.10 per 100 m² GFA; or 1 per 10 employees
Personal Service Establishments	Class I: 0.10 per 100 m² GFA; or 1 per 10 employees

SECTION 10 -- SPECIFIC USE REGULATIONS

10.1. Application

10.1.1. The specific use regulations shall apply to all development unless otherwise exempted in this section.

10.1.2. Where these regulations may be in conflict with any zone development regulations or general regulations, these specific use regulations shall take precedence.

10.2. Home Occupations

10.2.1. Home Occupations are permitted within agricultural, residential and rural zones in accordance with Table 10.1:

Table 10.1: Home Occupation Schedule

ZONING CATEGORY	Parcel area less than 1.0 ha	Parcel area 1.0 ha or greater
RM, RR, RU and C zones	Residential Home Occupations	Residential Home Occupations
A and RLP zones	Country Residential Home Occupations	Rural Home Occupations

10.3. General Home Occupation Regulations

10.3.1. Nuisances

(a) The home occupation must not produce noise, vibration, smoke, dust, odour, litter or heat outside the confines of the principal or accessory building.

(b) The home occupation must not create off-site traffic congestion or parking congestion.

(c) The home occupation must not create a fire hazard, glare or electrical interference.

10.3.2. Compliance

(a) Every home occupation carried out within the boundaries of the District of Lake Country must comply with the provisions of this bylaw.

(b) Retail sales are permitted onsite provided the product is produced on the premises.

(c) The business of Farming is not considered a home occupation under this Bylaw.

10.4. Residential Home Occupation

10.4.1. Where Residential Home Occupations are allowed as a permitted use as set out in Section 10.2.1, the following regulations shall apply in addition to the general regulations contained in Section 10.3.

10.4.2. Residential Home Occupation is permitted within the principal dwelling or one accessory building in all residential zones.

10.4.3. Appearance

(a) The character and appearance of the principal dwelling or an accessory building must remain residential.

10.4.4. Floor Area

(a) The maximum floor area is 25 % of the total floor area of the principal dwelling to a maximum of 40 m².

10.4.5. Signage

(a) The maximum number of signs to be located on the property is one non-illuminated sign with a maximum sign area of 0.28 m² and a maximum height of 1.5 m. for a free standing sign and is to be related to the home occupation business operated on the property.

10.4.6. Employees

(a) In addition to the persons who permanently reside in a dwelling unit located on the subject property, there may be one non-resident employee working on site at any given time.

10.4.7. Prohibited Uses and Activities

(a) The following uses and activities related to Residential Home Occupation are prohibited:

(i) Exterior storage;
(ii) Business activities outside the principal or accessory use building;
(iii) Parking of commercial vehicles larger than 5500 kg gross vehicle weight;
(iv) Parking of heavy industrial equipment;
(v) Automotive or motorized vehicle repair but does not include the repair of vehicle parts such as transmissions, starters, motors and other parts that have been removed from a vehicle and transported to the site for repair;
(vi) Marine repair but does not include the repair of canoes and kayaks or the repair of marine vessel parts or accessories transported to the site for repair;
(vii) Auto-body repair including upholstering, detailing or cleaning;
(viii) Wrecking yard;
(ix) Eating or drinking establishment but does not include catering;
(x) Veterinary hospital or kennels;
(xi) Welding and fabricating;
(xii) Cutting, wrapping, processing, or smoking of meat, wild game or fish;
(xiii) Amusement centres;
(xiv) Crematorium or funeral homes but does not include funeral and estate planning or casket making.

10.5. Country Residential Home Occupation

10.5.1. Where Country Residential Home Occupations are allowed as a permitted use as set out in Section 10.2.1, the following regulations shall apply in addition to the general regulations contained in Section 10.3.

10.5.2. Country Residential Home Occupation is permitted within the principal dwelling or accessory building in all rural zones on lots less than 1 hectare in size.

10.5.3. Appearance

(a) The character and appearance of the principal dwelling must remain country residential.

10.5.4. Floor Area

(a) The maximum floor area is 25% of the total floor area of the principal dwelling to a maximum of 50 m² or where the business is located in an accessory building, the maximum floor area is 50 m².

10.5.5. Signage

(a) The maximum number of signs to be located on the property is one non-illuminated sign with a maximum sign area of 0.37 m² and a maximum height of 1.5m for a free standing sign and is to be related to the home occupation business operated on the property.

10.5.6. Employees

(a) In addition to the persons who permanently reside in a dwelling unit or accessory home located on the subject property, there may be one non-resident employee working on site at any given time.

10.5.7. Prohibited Uses and Activities

(a) The following uses and activities related to Country Residential Home Occupation are prohibited:

(i) Exterior storage;
(ii) Business activities outside the principal or accessory use building;
(iii) Parking of commercial vehicles larger than 5500 kg gross vehicle weight;
(iv) Parking of heavy industrial equipment;
(v) Automotive or motorized vehicle repair but does not include the repair of vehicle parts such as transmissions, starters, motors and other parts that have been removed from a vehicle and transported to the site for repair;
(vi) Marine repair but does not include the repair of canoes and kayaks or the repair of marine vessel parts or accessories transported to the site for repair;
(vii) Auto-body repair including upholstering, detailing or cleaning;
(viii) Wrecking yard;
(ix) Eating or drinking establishments but does not include catering;
(x) Veterinary hospital or kennels;
(xi) Welding and fabricating;
(xii) Cutting, wrapping, processing, or smoking of meat, wild game or fish;
(xiii) Amusement centres;
(xiv) Crematorium or funeral homes but does not include funeral and estate planning or casket making.

10.6. Rural Home Occupation

10.6.1. Where Rural Residential Home Occupations are allowed as a permitted use as set out in Section 10.2.1, the following regulations shall apply in addition to the general regulations contained in Section 10.3.

10.6.2. Rural Home Occupation is permitted within the principal dwelling or accessory building in all rural zones on lots 1 hectare or more in size.

10.6.3. Floor Area

(a) The maximum floor area is 100 m², plus a maximum of 50 m² of storage space. If the storage area is exterior, it must be screened from adjoining properties by a solid fence or

continuous vegetation 1.8 m in height. No exterior storage may be located within a setback area.

10.6.4. Parking

(a) Two commercial vehicles associated with the rural home occupation may be parked on site. For lands in the Agricultural Land Reserve, there are no restrictions for parking farm vehicles.

10.6.5. Signage

(a) The maximum number of signs is one non-illuminated free standing sign located on the property plus one non-illuminated sign attached to the face of the building of the rural home occupation; each sign is permitted a maximum sign area of 0.56 m² and a maximum height of 1.5 m. for a free standing sign, and is to be related to the home occupation business operated on the property.

10.6.6. Employees

(a) In addition to the persons who permanently reside in a dwelling unit or accessory home located on the subject parcel, there may be two non-resident employees working on site at any given time.

10.6.7. Prohibited Uses and Activities

(a) The following uses and activities related to Rural Home Occupation are prohibited:

(i) Exterior storage more than 50 m² in size;

(ii) Business activities outside the principal building or accessory building;

(iii) Parking of more than two commercial vehicles over 5000 kg. gross vehicle weight, excluding farm vehicles;

(iv) Automotive or motorized vehicle repair but does not include the repair of vehicle parts such as transmissions, starters, motors and other parts that have been removed from a vehicle and transported to the site for repair, excepting that automotive repair may be carried out as a home occupation on the following properties:

Lot 10, Plan 25775, Section 4, Township 20 ODYD

Lot A, Plan 19357, Section 21, Township 20, ODYD

where they comply with Section 10.6.1 through 10.6.7

(v) Marine repair but does not include the repair of canoes and kayaks or the repair of marine vessel parts or accessories transported to the site for repair;

(vi) Auto-body repair but does not include upholstering, detailing or cleaning;

(vii) Welding and Fabricating;

(viii) Wrecking yard;

(ix) Eating or drinking establishments but does not include catering;

(x) Cutting, wrapping, processing, or smoking of meat, wild game or fish;

(xi) Amusement centres;

(xii) Crematorium or funeral homes but does not include funeral and estate planning or casket making.

10.7. Secondary Suites

10.7.1. Secondary suites, when permitted, are to be located only in a new or converted single detached house. No structural alterations or additions shall be undertaken that alters the

existing character and form of the neighbourhood.

10.7.2. No more than one secondary suite shall be permitted per principal dwelling unit.

10.7.3. The maximum floor area of a secondary suite shall not exceed the lesser of 90 m² or 40% of the total floor area of the principal building.

10.7.4. Parking and signs shall be in conformance with the regulations of this Bylaw and the District of Lake Country Signage Regulation Bylaw currently in effect.

10.7.5. A secondary dwelling unit shall be located in a building and on a property which is a single real estate entity. No strata titling will be permitted.

10.7.6. A secondary suite is not permitted in conjunction with lodgers, bed and breakfast accommodation or a group home.

10.8. Accessory Suites

10.8.1. Accessory suites, when permitted, are to be located only in an accessory building, except in the RLP and RR1 zones, where a manufactured or mobile home may be considered an accessory suite.

10.8.2. No structural alterations or additions shall be undertaken that alters the existing character and form of the neighbourhood.

10.8.3. No more than one accessory suite shall be permitted per lot. It may be permitted within an accessory building. It shall not be allowed in conjunction with a bed and breakfast home.

10.8.4. No accessory suite will be allowed without connection to a community sanitary sewer unless the lot is at least 1.0 ha and meets the requirements of the District for septic disposal capacity.

10.8.5. When the accessory suite is located in an accessory building, the maximum floor area of the accessory suite shall not exceed the lesser of 90 m² or 75% of the total floor area of the principal building.

10.8.6. If a manufactured or mobile home is being used as an accessory suite, the maximum floor area of the unit shall not exceed $90m^2$.

10.8.7. Parking and signs shall be in conformance with the regulations of this Bylaw and the District of Lake Country Signage Regulation Bylaw currently in effect.

10.8.8. An accessory suite shall be located in a building and on a property which is a single real estate entity. No strata titling will be permitted.

10.8.9. An accessory suite is not permitted in conjunction with lodgers, bed and breakfast accommodation or a group home.

10.9. Bed and Breakfast Homes

10.9.1. Bed and breakfast homes shall comply with the following regulations:

(a) The bed and breakfast home shall be operated as a secondary use only within the principal building, with a maximum 4 sleeping units with accommodation for a maximum of two guests per sleeping unit, of a minimum area of 11 m² each; and

(b) Bed and breakfast homes shall not change the principal residential character or external appearance of the dwelling involved.

(c) The licensed operator of a bed and breakfast home must reside in the dwelling in which the bed and breakfast operation is located.

(d) One sign is permitted according to the provisions of the District of Lake Country Signage Regulation Bylaw currently in effect.

(e) Parking areas and open space to be used by guests of a bed and breakfast home shall be oriented away from abutting development to minimize the impact of the operation on neighbouring properties.

(f) All parking area and open space to be used by guests of a bed and breakfast home are to be visually screened from abutting properties by opaque fencing or landscaping.

10.10. Vehicular Oriented Uses

10.10.1. Vehicular-oriented uses shall not adversely affect the functioning of surrounding public roadways or adversely impact on any adjacent residential uses.

10.10.2. The minimum site width for a vehicular-oriented use shall be 30.0 m.

10.10.3. Site area shall be provided as follows:

(a) The minimum site area for any development incorporating a vehicular-oriented use shall be 930 m² and the maximum site coverage shall be 30%.

(b) The minimum site area for a service station shall be 1,200 m² and the maximum site coverage, including pump islands, shall not exceed 30%.

(c) The minimum site area for a drive-through vehicle service shall be 140 m² of site area not covered by buildings for each service bay.

(d) Where two or more of these uses are part of a mixed use development on the same site, the total site area requirements shall be the sum of the requirements of the uses computed separately, unless there is a complementary use of space which would warrant a reduction in site area requirement.

10.10.4. Queuing space shall be provided as follows:

(a) For drive-through vehicle services, excluding car washes, a minimum of three in-bound and two out-bound queuing spaces shall be provided for each service bay.

(b) Each queuing space shall be a minimum of 6.0 m long and 3.0 m wide. Queuing lanes shall provide sufficient space for turning and manoeuvring.

10.10.5. Service stations and gas bars shall adhere to the following:

(a) All pump islands shall be located at least 6.0 m from any property line or parking area on the site, or laneways intended to control traffic circulation on the site;

(b) A canopy over a pump island shall not extend to within 3.0 m of the property line of the site;

(c) The canopy area for a service station or gas bar shall not constitute part of the site coverage; and

(d) Where the canopy is a sign, it must comply with the provisions of the District of Lake Country Signage Regulation Bylaw currently in effect.

10.11. Car Washes

10.11.1. Car washing establishments shall provide vehicle storage for a minimum of 5 vehicles per washing bay at the entrance end of the facility, except it is a minimum of 2 vehicles where the washing bay is coin operated and the vehicle is manually washed by an occupant of the vehicle.

10.11.2. Storage spaces at the entrance end of the facility shall be a minimum of 6.5 m long and 3.0 m wide.

10.12. Dock and Boatlift Regulations

10.12.1. Non-moorage uses such as beach houses, storage sheds, patios, sundecks, and hot tubs shall not be permitted on a dock.

10.12.2. The placement of fill, or the dredging of aquatic land, is not permitted. Natural habitat and shoreline processes shall not be altered.

10.12.3. Public access along the foreshore shall not be impeded.

10.12.4. Moorage facilities consisting of docks shall be permitted if developed consistent with the following regulations:

(a) Docks shall not extend a distance greater than 40.0 m from the natural boundary of the upland parcel.

(b) Dock walkways shall not exceed a width of 3.0 m.

(c) L or T shaped dock structures are permitted if the length of the structure which is parallel to the shoreline does not exceed the lesser of 10 m or one half the width of frontage of the upland parcel.

(d) Docks shall not impede pedestrian access along the foreshore. In cases where the dock platform is raised by more than 0.3 m above any point on the public foreshore, steps must be provided for public access over the dock and this access must not be blocked by fences or other means.

(e) Setback from the side property line of the upland parcel, projected onto the foreshore, shall be a minimum of 3.0 m.

(f) Setback from the side property line of the upland parcel, projected onto the foreshore, shall be a minimum of 6.0 m where the adjacent property is a right-of-way beach access or is in a P1 zone.

(g) Siting of the dock shall be undertaken only in a manner that is consistent with the orientation of neighbouring docks, and avoids impacts on access to existing docks and adjacent properties.

(h) Dock structures shall be supported by wooden piles and be made of non-toxic materials (solid core docks will not be allowed).

(i) No roof or covered structures shall be placed on the dock.

(j) In addition to the requirements of paragraph 8.5.7 of this bylaw, no fences will be allowed on docks other than fences running parallel to the foreshore where the intent of such a fence would be to prevent public access onto the dock from the foreshore.

10.12.5. No roof or covered structures shall be used, constructed, or maintained for boat lifts.

10.12.6. Other Regulations

(a) Additional dock regulations may be applied by the Province of British Columbia or other designated approving agencies.

SECTION 11 -- SIGNS

11.1. Application

11.1.1. No person shall construct, place, erect, display, alter, repair or re-locate a sign permitted by this bylaw except in accordance with the District of Lake Country Signage Regulation Bylaw currently in effect.

SECTION 12 -- AGRICULTURAL ZONES

12.1. A1 – Agriculture 1

12.1.1. Purpose
The purpose is to provide a zone for agricultural uses as well as other complementary uses suitable to an agricultural setting.

12.1.2. Principal Uses

(a) agriculture, extensive

(b) agriculture, intensive impact

(c) agro-forestry, including botanical forest products production

(d) aquaculture

(e) greenhouses and plant nurseries

(f) horse riding training and boarding (40 permanent stalls maximum within stables) and excluding racetracks licensed by the British Columbia Racing Commission)

(g) public parks

(h) production and development of biological products for pest management, except a maximum of 300 m2 of buildings and or structures may be dedicated to the production or development of biological products used in an integrated pest management plan

(i) single dwelling housing or a mobile home

(j) winery or cidery

12.1.3. Secondary Uses on land classified as “farm” (Assessment Act):

(a) accessory building (no size limitation)

(b) agricultural building or structure

(c) additional single dwelling housing as per Section 12.1.5.

(d) agri-tourism accommodation (maximum of 10 sleeping units)

(e) festivals and events including weddings, barn dances, music festivals

(f) food and beverage service on parcels 2 ha. or larger (combined indoor and outdoor coverage not to exceed 250 m²), but only where:

(i) 50% of all products or ingredients sold are processed or produced on the farm and with the approval of the Agricultural Land Commission; OR

(ii) without ALC approval if all products or ingredients sold are processed or produced on the farm.

(g) manufacture, storage and sales of compost and agriculture bi-products (methane, fertilizers, pursuant to ALC Regulations)

(h) natural resource extraction (less than 500 cubic metres of material, pursuant to ALC Regulations)

(i) one mobile or manufactured home as per Section 12.1.5.(b)

(j) production and storage of organic compost (50% used on farm, pursuant to ALC Regulations)

(k) retail sales of farm products produced offsite (restricted to 50% of total retail sales area. Total indoor and outdoor floor area of all retail sales for all products not to exceed 300m²)

(l) retail sales of products produced on the farm

(m) seasonal accommodation for farm help

(n) storing, packing, preparation of agricultural products (minimum 50% grown or produced on site, pursuant to ALC Regulations)

(o) unpaved airstrip and heli pad

12.1.4. Secondary uses on land with or without "farm" classification:

(a) accessory building (up to 100m^2 total)

(b) animal clinics

(c) bed and breakfast homes

(d) care centre, minor

(e) group home, minor

(f) home occupation

(g) kennels and stables

(h) one secondary suite

(i) utility services, minor impact

12.1.5. Buildings and Structures Permitted

(a) one single detached home plus one secondary suite per parcel

or

one manufactured or mobile home per parcel;

(b) one mobile home (up to 9 m in width) for immediate family members or farm help on parcels classified as "farm" for assessment purposes;

(c) additional single family dwellings necessary for farm purposes on parcels classified as "farm" for assessment purposes and approved by Council pursuant to Section 18 of the Agricultural Land Commission Act;

(d) seasonal accommodation facilities to satisfy demand for seasonal farm help on parcels classified as "farm" for assessment purposes. Seasonal accommodations:

- must include no more than 15m^2 (150 ft^2) of private space per sleeping unit
- must include shared cooking and washroom facilities
- must not be placed on a permanent foundation
- may be built to a ratio of up to 10 sleeping units per hectare of farmland

(e) 10 agri-tourism accommodation units in total per farm, including bed and breakfast bedrooms, campsites, and seasonal cabins with a maximum total floor area of 500 m²;

(f) farm buildings.

12.1.6. Subdivision Regulations

(a) AREA

The minimum lot area is 3.8 ha, except it shall be 2500 m² for homesite severance parcels serviced with community water or 700 m² for homesite severance parcels serviced with community water and community sewer.

12.1.7. Development Regulations

(a) SITE COVERAGE

(i) A maximum of 10% for residential and accessory building development

(ii) A maximum of 5% for tourist accommodation

(iii) A maximum of 35% for agricultural buildings and structures (including residential development and farm business) except it may be increased to 75% for greenhouses and nurseries with closed wastewater and storm water management systems

(b) HEIGHT

(i) residential, and seasonal accommodation for farm help, and agri-tourism accommodation (unless combined with another farm building): 9.5 m maximum

(ii) accessory buildings: 6 m maximum

(iii) agricultural buildings and structures: 16 m maximum, except for:

a. silos: 34 m maximum
b. combination silo and grain storage: 41 m maximum
c. grain bins (including delivery equipment): 46 m maximum

(c) FRONT YARD

The minimum front yard is 6.0 m.

(d) SIDE YARD

The minimum side yard is 3.0 m, except it is 4.0 m from a flanking street.

(e) REAR YARD

The minimum rear yard is 10.0 m, except it is 3.0 m for accessory buildings.

(f) FARM BUILDINGS

Notwithstanding subsections 12.1.7(c) to (e), confined livestock areas and/or buildings housing more than 4 animals, or used for the processing of animal products, shall be located no less than 15.0 m from any lot line, except where the lot line borders a residential zone, in which case the area, building or stand shall be located no less than 30.0 m from the lot line.

(g) KENNELS/STABLES

Kennels and stables shall not be located on parcels less than 2.0 ha. and must be located a minimum of 50.0 m from all property lines.

12.1.8. Other Regulations

(a) ADDITIONAL REGULATIONS

(i) In addition to the regulations listed above, lands within the ALR may also be affected by regulations of the Agricultural Land Commission.

(ii) Where a lot is created with Agricultural Land Commission approval for severance of a home-site or a lot to be used in lieu, and the lot is zoned A1 Agriculture 1, then the development regulations of the RU1 zone, as described in section 15.1.6, shall apply to the development of that lot.

(iii) In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 7 (accessory development, yards, projections into yards, lighting, agricultural setbacks, etc.), the landscaping and fencing provisions of Section 8, the parking and loading regulations of Section 9, the specific use regulations of Section 10, and the sign regulations of Section 11.

SECTION 13 -- RURAL LARGE PARCEL ZONES

13.1. RLP – Rural Large Parcel 1

13.1.1. Purpose
The purpose is to provide a zone for rural areas of the community that have limited services, and are not expected to be developed for more intense use within the foreseeable future.

13.1.2. Principal Uses
(a) agriculture, extensive
(b) aquaculture
(c) greenhouses and plant nurseries
(d) group homes, minor
(e) mobile homes
(f) single dwelling housing

13.1.3. Secondary Uses
(a) animal clinics, major
(b) animal clinics, minor
(c) bed and breakfast homes
(d) care centres, minor
(e) forestry
(f) home occupations
(g) kennels and stables
(h) secondary or accessory suite
(i) tourist campsites
(j) utility services, minor impact

13.1.4. Buildings and Structures Permitted
(a) one single detached house (which may contain a secondary suite) or one mobile home (as a principal use)
(b) accessory buildings or structures (which may contain an accessory suite).
(c) A mobile or manufactured home as an accessory suite

13.1.5. Subdivision Regulations
(a) AREA
The minimum lot area is 30.0 ha
(b) WIDTH
The minimum lot width is 100.0 m.
(c) DEPTH
The minimum lot depth is 100.0 m.

13.1.6. Development Regulations
(a) SITE COVERAGE

The maximum site coverage is 2500 m2 for residential development, and it is 35% for agricultural buildings and structures except it may be increased to 75% for greenhouses with closed wastewater and storm water management systems.

(b) HEIGHT

The maximum height is the lesser of 9.5 m or 2½ storeys, except it is 13.0 m for accessory buildings and 16.0 m for agricultural structures.

(c) FRONT YARD

The minimum front yard is 6.0 m.

(d) SIDE YARD

The minimum side yard is 3.0 m, except it is 4.0 m from a flanking street.

(e) REAR YARD

The minimum rear yard is 10.0 m, except it is 3.0 m for accessory buildings.

(f) FARM BUILDINGS

Notwithstanding subsections 13.1.6(c) to (e), buildings housing more than 4 animals, or used for the processing of animal products or for agricultural and garden stands, shall not be located any closer than 15.0 m from any lot line, except where the lot line borders a residential zone, in which case the area, building or stand shall not be located any closer than 30.0 m from the lot line.

13.1.7. Other Regulations

(a) ANIMAL CLINICS

Major animal clinics shall not be located on parcels less than 2.0 ha.

(b) KENNELS/STABLES

Kennels and stables shall not be located on parcels less than 2.0 ha. and must be located a minimum of 50.0 m from all property lines.

(c) FLOOR AREA

The maximum gross floor area of stands selling agricultural products shall be 50.0 m².

(d) TOURIST CAMPSITES

Seasonal use for recreational purposes not to exceed 240 days in one year. Tourist campsites are allowed at a rate of 10 sleeping units/60 ha.

(e) SECONDARY SUITE

A secondary suite, in accordance with Section 10.7, may only be located within a single detached dwelling.

(f) ACCESSORY SUITE

(i) An accessory suite, in accordance with Section 10.8, may only be located within an accessory building to a single detached dwelling which is no closer than 5.0 m to the principal building.

(ii) A mobile or manufactured home may be considered an accessory suite in the RLP zone.

(iii) One secondary suite or accessory suite is permitted per parcel.

(g) ADDITIONAL REGULATIONS

In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 7 (accessory development, yards, projections into yards, lighting, agricultural setbacks, etc.), the landscaping and fencing provisions of Section 8, the parking and loading regulations of Section 9, the specific use regulations of Section 10, and the sign regulations of Section 11.

SECTION 14 -- RURAL RESIDENTIAL ZONES

14.1. RR1 – Rural Residential 1

14.1.1. Purpose
The purpose is to provide a zone for residential development, and complementary uses, on larger lots in areas of high natural amenity and rural services.

14.1.2. Principal Uses
(a) agriculture, extensive
(b) group homes, minor
(c) single dwelling housing

14.1.3. Secondary Uses
(a) animal clinics, major
(b) animal clinics, minor
(c) bed and breakfast homes
(d) care centre, minor
(e) home occupations
(f) kennels and stables
(g) secondary suite or accessory suite
(h) utility services, minor impact

14.1.4. Building and Structures Permitted
(a) one single detached house (which may contain a secondary suite);
(b) accessory buildings or structures (which may contain an accessory suite).
(c) A mobile or manufactured home as an accessory suite

14.1.5. Subdivision Regulations
(a) AREA
The minimum lot area is 4.0 ha.

(b) WIDTH
The minimum lot width is 40.0 m.

(c) DEPTH
The minimum lot depth is 100.0 m.

14.1.6. Development Regulations
(a) COVERAGE
The maximum site coverage is 10%

(b) HEIGHT
The maximum height is the lesser of 9.5 m or 2½ storeys, except it is 6.0 m for accessory buildings and 13.0 m for accessory structures.

(c) FRONT YARD
The minimum front yard is 6.0 m.

(d) SIDE YARD

The minimum side yard is 3.0 m, except it is 4.0 m from a flanking street.

(e) REAR YARD

The minimum rear yard is 10.0 m, except it is 3.0 m for accessory buildings.

(f) FARM BUILDINGS

Notwithstanding subsections 14.1.6(c) to (e), buildings housing more than 4 animals, or used for the processing of animal products or for agricultural and garden stands, shall not be located any closer than 15.0 m from any lot line, except where the lot line borders a residential zone, in which case the area, building or stand shall not be located any closer than 30.0 m from the lot line.

14.1.7. Other Regulations

(a) ADDITIONAL REGULATIONS

In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 7 (accessory development, yards, projections into yards, lighting, agricultural setbacks, etc.), the landscaping and fencing provisions of Section 8, the parking and loading regulations of Section 9, the specific use regulations of Section 10, and the sign regulations of Section 11.

(b) SECONDARY SUITE

(i) A secondary suite, in accordance with Section 10.7, may only be located within a single detached dwelling.

(ii) One secondary suite or accessory suite is permitted per parcel.

(c) ACCESSORY SUITE

(i) An accessory suite, in accordance with Section 10.8, may only be located within an accessory building to a single detached dwelling which is no closer than 5.0 m to the principal building.

(ii) A mobile or manufactured home may be considered an accessory suite.

(iii) One secondary suite or accessory suite is permitted per parcel.

(d) ANIMAL CLINICS

Major animal clinics shall not be located on parcels less than 2.0 ha.

(e) KENNELS/STABLES

Kennels and stables shall not be located on parcels less than 2.0 ha.and must be located a minimum of 50.0 m from all property lines.

14.2. RR2 – Rural Residential 2

14.2.1. Purpose

The purpose is to provide a zone for country residential development, and complementary uses, on medium sized lots in areas of high natural amenity and rural services.

14.2.2. Principal Uses

(a) group home, minor

(b) single dwelling housing

14.2.3. Secondary Uses

(a) animal clinics, major

(b) animal clinics, minor

(c) bed and breakfast homes

(d) care centre, minor

(e) home occupations

(f) hobby farms

(g) secondary suite or accessory suite

(h) utility services, minor impact

14.2.4. Building and Structures Permitted

(a) one single detached house (which may contain a secondary suite);

(b) accessory buildings or structures (which may contain an accessory suite).

14.2.5. Subdivision Regulations

(a) AREA

The minimum lot area is 1.0 ha (0.5 ha with community sewer).

(b) WIDTH

The minimum lot width is 40.0 m.

(c) DEPTH

The minimum lot depth is 30.0 m.

14.2.6. Development Regulations

(a) COVERAGE

The maximum site coverage is 20%.

(b) HEIGHT

The maximum height is the lesser of 9.5 m or 2½ storeys, except it is 6.0 m for accessory buildings and 13.0 m for accessory structures.

(c) FRONT YARD

The minimum front yard is 6.0 m.

(d) SIDE YARD

The minimum side yard is 3.0 m, except it is 4.0 m from a flanking street.

(e) REAR YARD

The minimum rear yard is 10.0 m, except it is 3.0 m for accessory buildings.

(f) OTHER SETBACKS

Accessory buildings housing more than 4 animals shall be located no closer than 15.0 m to any lot line.

14.2.7. Other Regulations

(a) ANIMAL CLINICS

Major animal clinics shall not be located on parcels less than 2.0 ha.

(b) ADDITIONAL REGULATIONS

In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 7 (accessory development, yards, projections into yards, lighting, agricultural setbacks, etc.), the landscaping and fencing provisions of Section 8, the parking and loading regulations of Section 9, the specific use regulations of Section 10, and the sign regulations of Section 11.

(c) SECONDARY SUITES

(i) A secondary suite, in accordance with Section 10.7, may only be located within a single detached dwelling.

(ii) Only one secondary suite or one accessory suite is permitted per parcel.

(d) ACCESSORY SUITE

(i) An accessory suite, in accordance with Section 10.8, may only be located within an accessory building to a single detached dwelling which is no closer than 5.0 m to the principal building.

(ii) Only one secondary suite or one accessory suite is permitted per parcel.

14.3. RR3 – Rural Residential 3

14.3.1. Purpose

The purpose is to provide a zone for country residential development, and complementary uses, on smaller sized lots in areas of high natural amenity and rural services.

14.3.2. Principal Uses

(a) group home, minor

(b) single dwelling housing

14.3.3. Secondary Uses

(a) bed and breakfast homes

(b) care centre, minor

(c) home occupations

(d) secondary suite or accessory suite

(e) utility services, minor impact

14.3.4. Building and Structures Permitted

(a) one single detached house (which may contain a secondary suite);

(b) accessory buildings or structures (which may contain an accessory suite).

14.3.5. Subdivision Regulations

(a) AREA

The minimum lot area is 2500 m^2

(b) WIDTH

The minimum lot width is 30.0 m.

(c) DEPTH

The minimum lot depth is 30.0 m.

14.3.6. Development Regulations

(a) COVERAGE

The maximum site coverage is 40% and together with driveways and parking areas, shall not exceed 50%.

(b) HEIGHT

The maximum height is the lesser of 9.5 m or 2½ storeys, except it is 6.0 m for accessory buildings and 13.0 m for accessory structures.

(c) FRONT YARD

The minimum front yard is 4.5 m except it is 6.0 m to a garage door or carport entrance having vehicular entry from the front.

(d) SIDE YARD

The minimum side yard is 3.0 m, except it is 4.0 m from a flanking street.

(e) REAR YARD

The minimum rear yard is 6.0 m, except it is 3.0 m for accessory buildings.

14.3.7. Other Regulations

(a) ADDITIONAL REGULATIONS

In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 7 (accessory development, yards, projections into yards, lighting, agricultural setbacks, etc.), the landscaping and fencing provisions of Section 8, the parking and loading regulations of Section 9, the specific use regulations of Section 10, and the sign regulations of Section 11.

(b) SECONDARY SUITES

(i) A secondary suite, in accordance with Section 10.7, may only be located within a single detached dwelling.

(ii) Only one secondary suite or one accessory suite is permitted per parcel.

(c) ACCESSORY SUITE

(i) An accessory suite, in accordance with Section 10.8, may only be located within an accessory building to a single detached dwelling which is no closer than 5.0 m to the principal building.

(ii) No accessory suite will be allowed without connection to a community sanitary sewer unless the lot meets the requirements of the District for septic disposal capacity.

(iii) Only one secondary suite or one accessory suite is permitted per parcel.

SECTION 15 -- URBAN HOUSING ZONES

15.1. RU1 –Single Family Housing

15.1.1. Purpose
The purpose is to provide a zone for single detached housing, and compatible secondary uses on medium sized serviced urban lots.

15.1.2. Principal Uses
(a) group homes, minor
(b) single dwelling housing

15.1.3. Secondary Uses
(a) bed and breakfast homes
(b) care centres, minor
(c) home occupations
(d) secondary suite
(e) utility services, minor impact

15.1.4. Buildings and Structures Permitted
(a) one single detached house (which may contain a secondary suite)
(b) accessory buildings or structures

15.1.5. Subdivision Regulations
(a) AREA
The minimum lot area is 500 m2.
(b) WIDTH
The minimum lot width is 15.0 m.
(c) DEPTH
The minimum lot depth is 30.0 m.

15.1.6. Development Regulations
(a) SITE COVERAGE
The maximum site coverage is 40% and together with driveways and parking areas, shall not exceed 50%.
(b) HEIGHT
The maximum height is the lesser of 9.5 m or 2 ½ storeys, except it is 4.5 m for accessory buildings and accessory structures.
(c) FRONT YARD
The minimum front yard is 4.5 m except it is 6.0 m to a garage door or carport entrance having vehicular entry from the front.
(d) SIDE YARD
The minimum side yard is 2.0 m, except that it is 4.5 m from a flanking street, and it is 6.0 m from a flanking street if the setback is to a garage door or carport entrance which is accessed from that street, or when required by subparagraph 15.1.6 (e).

(e) REAR YARD

(i) The minimum rear yard is 6.0 m, except that it is 1.5 m for accessory buildings.

(ii) Where the lot width exceeds the lot depth, the minimum rear yard is 4.5 m provided that one side yard shall have a minimum width of 4.5 m. This does not apply if the garage door or carport entrance faces the rear or side yard. In these cases, a 6.0 m setback will be required to the garage door or carport entrance.

15.1.7. Other Regulations

(a) SECONDARY SUITE

A secondary suite, in accordance with Section 10.7, may only be located within a single detached dwelling.

(b) REAR LANE

Where the development has access to a rear lane, vehicular access to the development is only permitted from the rear lane, except for developments in areas where the topography would require the slope of such access to exceed 15%.

(c) HOUSING AGREEMENTS

Where a housing agreement has been entered into pursuant to Section 7.10, smaller lot dimensions may be permitted.

(d) ADDITIONAL REGULATIONS

In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 7 (accessory development, yards, projections into yards, lighting, agricultural setbacks, etc.), the landscaping and fencing provisions of Section 8, the parking and loading regulations of Section 9, the specific use regulations of Section 10, and the sign regulations of Section 11.

15.2. RU-M –Single Family Housing Mobile Home

15.2.1. Purpose

The purpose is to provide a zone for single mobile and manufactured home development and compatible secondary uses on serviced urban lots.

15.2.2. Principal Uses

(a) mobile home

(b) manufactured home

15.2.3. Secondary Uses

(a) home occupations

(b) utility services, minor impact

15.2.4. Buildings and Structures Permitted

(a) one manufactured or mobile home

(b) accessory buildings or structures

15.2.5. Subdivision Regulations

(a) AREA

The minimum lot area is 400 m2.

(b) WIDTH

The minimum lot width is 13.0 m.

(c) DEPTH

The minimum lot depth is 30.0 m.

15.2.6. Development Regulations

(a) SITE COVERAGE

The maximum site coverage is 40% and together with driveways and parking areas, shall not exceed 50%.

(b) HEIGHT

The maximum height is the lesser of 7.6 m or 1 storey, except it is 4.5 m for accessory buildings and accessory structures.

(c) FRONT YARD

The minimum front yard is 4.5 m except it is 6.0 m to a garage door or carport entrance having vehicular entry from the front.

(d) SIDE YARD

The minimum side yard is 2.0 m, except that it is 4.5 m from a flanking street, and it is 6.0 m from a flanking street if the setback is to a garage door or carport entrance which is accessed from that street, or when required by subparagraph 15.2.6 (e).

(e) REAR YARD

(i) The minimum rear yard is 6.0 m, except that it is 1.5 m for accessory buildings.

(ii) Where the lot width exceeds the lot depth, the minimum rear yard is 4.5 m provided that one side yard shall have a minimum width of 4.5 m. This does not apply if the

garage door or carport entrance faces the rear or side yard. In these cases, a 6.0 m setback will be required to the garage door or carport entrance.

15.2.7. Other Regulations

(a) REAR LANE

Where the development has access to a rear lane, vehicular access to the development is only permitted from the rear lane, except for developments in areas where the topography would require the slope of such access to exceed 15%.

(b) HOUSING AGREEMENTS

Where a housing agreement has been entered into pursuant to Section 7.10, smaller lot dimensions may be permitted.

(c) ADDITIONAL REGULATIONS

In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 7 (accessory development, yards, projections into yards, lighting, agricultural setbacks, etc.), the landscaping and fencing provisions of Section 8, the parking and loading regulations of Section 9, the specific use regulations of Section 10, and the sign regulations of Section 11.

15.3. RU-6 –Two Dwelling Housing

15.3.1. Purpose
The purpose is to provide a zone for development of a two dwelling housing units and compatible secondary uses on serviced urban lots.

15.3.2. Principal Uses
(a) group homes, minor
(b) two dwelling housing

15.3.3. Secondary Uses
(a) home occupations
(b) utility services, minor impact

15.3.4. Buildings and Structures Permitted
(a) duplex housing;
(b) semi-detached housing;
(c) accessory buildings or structures.

15.3.5. Subdivision Regulations
(a) AREA
(i) The minimum lot area is 700 m2 for semi-detached or duplex housing, but 800 m2 for a corner lot.
(b) WIDTH
(i) The minimum lot width is 18.0 m for semi-detached or duplex housing, except that it is 20.0 m for a corner lot.
(c) DEPTH
The minimum lot depth is 30.0 m.

15.3.6. Development Regulations
(a) SITE COVERAGE
The maximum site coverage is 40% and together with driveways and parking areas, shall not exceed 50%.
(b) HEIGHT
The maximum height is the lesser of 9.5 m or 2 ½ storeys, except it is 4.5 m for accessory buildings and accessory structures.
(c) FRONT YARD
The minimum site front yard is 4.5 m. except it is 6.0 m to a garage door or carport entrance having vehicular entry from the front.
(d) SIDE YARD
The minimum site side yard is 2.0 m, except that it is 3.0 m from a flanking street or when required by subparagraph 15.4.6 (e), and it is 6.0 m from a flanking street if the setback is to a garage door or carport entrance which is accessed from that street.
(e) REAR YARD
(i) The minimum rear yard is 6.0 m, except that it is 1.5 m for accessory buildings.
(ii) Where the lot width exceeds the lot depth, the minimum rear yard is 4.5 m provided that one side yard shall have a minimum width of 4.5 m. This does not apply if the

garage door or carport entrance faces the rear or side yard. In these cases, a 6.0 m setback will be required to the garage door or carport entrance.

15.3.7. Other Regulations

(a) DRIVEWAY

All semi-detached and duplex housing shall be designed so there is driveway access for each dwelling.

(b) REAR LANE

Where the development has access to a rear lane, vehicular access to the development is only permitted from the rear lane, except for developments in areas where the topography would require the slope of such access to exceed 15%.

(c) ADDITIONAL REGULATIONS

In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 7 (accessory development, yards, projections into yards, lighting, agricultural setbacks, etc.), the landscaping and fencing provisions of Section 8, the parking and loading regulations of Section 9, the specific use regulations of Section 10, and the sign regulations of Section 11.

15.4. RM2 – Low Density Row Housing

15.4.1. Purpose
The purpose is to provide a zone for low density row housing and compatible secondary uses on urban services.

15.4.2. Principal Uses
(a) multiple dwelling housing
(b) two dwelling housing

15.4.3. Secondary Uses
(a) care centres, minor
(b) home occupation
(c) utility services, minor impact

15.4.4. Buildings and Structures Permitted
(a) duplex housing;
(b) row housing;
(c) semi-detached housing;
(d) accessory buildings or structures.

15.4.5. Subdivision Regulations
(a) WIDTH
The minimum lot width is 30.0 m.

(b) DEPTH
The minimum lot depth is 30.0 m.

(c) AREA
The minimum lot area is 1000 m2.

15.4.6. Development Regulations
(a) FLOOR AREA RATIO
The maximum floor area ratio is 0.5, except it is 0.55 with a housing agreement pursuant to the provisions of Section 7.10. Where screened parking spaces are provided totally under habitable or common amenity areas, the floor area ratio may be increased by 0.08 multiplied by the ratio of such parking spaces to the total required up to a maximum of 0.08.

(b) SITE COVERAGE
The maximum site coverage is 45%, provided that the maximum site coverage of buildings, driveways and parking areas is not more than 50%.

(c) HEIGHT
The maximum height is the lesser of 9.5 m or 2 ½ storeys, except it is 4.5 m for accessory buildings and structures.

(d) FRONT YARD

The minimum site front yard is 4.5 m, except it is 6.0 m to a garage door or carport entrance.

(e) SIDE YARD

The minimum site side yard is 4.0 m for a 1 or 1½ storey portion of a building or an accessory building or structure and 4.5 m for a 2 or 2½ storey portion of a building, except it is 4.5 m from a flanking street unless there is a garage accessed from the flanking street, it is 6.0 m. Side yards are not required on a lot line that has a party wall.

(f) REAR YARD

The minimum site rear yard is 6.0 m for a 1 or 1 ½ storey portion of a building and 7.5 m for a 2 or 2 ½ storey portion of a building, except it is 1.5 m for accessory buildings.

(g) No principal building shall be closer than 3.0 m to another principal building.

15.4.7. Other Regulations

(a) DWELLINGS

No more than 6 dwellings may be located in a building.

(b) PRIVATE OPEN SPACE

A minimum area of 25 m2 of private open space shall be provided per dwelling.

(c) ADDITIONAL REGULATIONS

In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 7 (accessory development, yards, projections into yards, lighting, agricultural setbacks, etc.), the landscaping and fencing provisions of Section 8, the parking and loading regulations of Section 9, the specific use regulations of Section 10, and the sign regulations of Section 11.

15.5. RM4 – Low Density Multiple Housing

15.5.1. Purpose

The purpose is to provide a zone primarily for low rise low density apartment housing with urban services as a transition between low and medium density development.

15.5.2. Principal Uses

(a) boarding or lodging houses

(b) congregate housing

(c) group home, major

(d) multiple dwelling housing

(e) two dwelling housing

15.5.3. Secondary Uses

(a) care centres, major

(b) home occupation

(c) utility services, minor impact

15.5.4. Buildings and Structures Permitted

(a) apartment housing;

(b) duplex housing;

(c) row housing;

(d) semi-detached housing;

(e) stacked row housing;

(f) accessory buildings or structures.

15.5.5. Subdivision Regulations

(a) WIDTH

The minimum lot width is 30.0 m.

(b) DEPTH

The minimum lot depth is 30.0 m.

(c) AREA

The minimum lot area is 900 m².

15.5.6. Development Regulations

(a) FLOOR AREA RATIO

The maximum floor area ratio is 0.65, except it is 0.75 with a housing agreement pursuant to the provisions of Section 7.10. Where parking spaces are provided totally beneath habitable space of a principal building or beneath usable common amenity areas providing that in all cases, the parking spaces are screened from view, an amount may be added to the floor area ratio equal to 0.20 multiplied by the ratio of such parking spaces to the total required parking spaces, but in no case shall this amount exceed 0.20.

(b) SITE COVERAGE

The maximum site coverage is 45%, provided that the maximum site coverage of buildings, driveways, and parking areas is 60%.

(c) HEIGHT

The maximum height is the lesser of 12.4 m or 3 storeys, except it is 4.5 m for accessory buildings and structures.

(d) FRONT YARD

The minimum site front yard is 6.0 m.

(e) SIDE YARD

The minimum site side yard is 2.3 m for a building not over 2 storeys or an accessory building or structure, and 4.5 m for any part of a building over 2 storeys, except it is 4.5 m from a flanking street.

(f) REAR YARD

The minimum site rear yard is 7.5 m and 1.5 m for accessory buildings.

(g) PRINCIPAL BUILDINGS

No principal building shall be closer than 3.0 m to another principal building.

(h) SETBACK FOR ACCESSORY BUILDINGS

The setback requirements for an accessory building containing recreational amenities for the use of all residents shall conform to the setback requirements for principal buildings.

15.5.7. Other Regulations

(a) CARE CENTRES

No more than one major care centre is permitted per site.

(b) PRIVATE OPEN SPACE

A minimum area of 7.5 m² of private open space shall be provided per bachelor dwelling, congregate housing bedroom or group home bedroom, 15.0 m² of private open space shall be provided per 1 bedroom dwelling, and 25.0 m2 of private open space shall be provided per dwelling with more than 1 bedroom.

(c) ADDITIONAL REGULATIONS

In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 7 (accessory development, yards, projections into yards, lighting, agricultural setbacks, etc.), the landscaping and fencing provisions of Section 8, the parking and loading regulations of Section 9, the specific use regulations of Section 10, and the sign regulations of Section 11.

15.6. RM5 – Medium Density Multiple Housing

15.6.1. Purpose

The purpose is to provide a zone primarily for medium density apartments and compatible secondary uses on serviced urban lots.

15.6.2. Principal Uses

(a) boarding and lodging houses

(b) congregate housing

(c) group home, major

(d) multiple dwelling housing

15.6.3. Secondary Uses

(a) care centres, major

(b) home occupation

(c) utility services, minor impact

15.6.4. Buildings and Structures Permitted

(a) apartment housing;

(b) row housing;

(c) stacked row housing;

(d) accessory buildings and structures.

15.6.5. Subdivision Regulations

(a) WIDTH

The minimum lot width is 30.0 m.

(b) DEPTH

The minimum lot depth is 35.0 m.

(c) AREA

The minimum lot area is 1400 m².

15.6.6. Development Regulations

(a) FLOOR AREA RATIO

The maximum floor area ratio is 1.0, except it is up to 1.3 where the developer has provided an amenity in compliance with the density bonusing provisions contained in Section 7.18 . Where parking spaces are provided totally beneath habitable space of a principal building or beneath useable common amenity areas providing that in all cases, the parking spaces are screened from view, an amount may be added to the floor area ratio equal to 0.2 multiplied by the ratio of such parking spaces to the total required parking spaces, but in no case shall this amount exceed 0.2. Where a Housing Agreement is provided pursuant to the provisions of Section 7.10, an amount of 0.1 may be added to the floor area ratio.

(b) SITE COVERAGE

The maximum site coverage is 40%, provided that the maximum site coverage of buildings, driveways, and parking areas is 60%.

(c) HEIGHT

The maximum height is the lesser of 12.4 m or 3 storeys, except it is 4.5 m for accessory buildings and structures. This height is increased to the lesser of 16.5 m or 4 storeys where the developer has provided an amenity in compliance with the density bonusing provisions contained in Section 7.17.

(d) FRONT YARD

The minimum site front yard is 6.0 m.

(e) SIDE YARD

The minimum site side yard is 4.5m for a portion of a building not over 2½ storeys, and 7.5m for portions of a building in excess of 2½ storeys, and 7.5 m from a flanking street.

(f) REAR YARD

The minimum site rear yard is 9.0 m, except it is 7.5 m where there is a rear lane. It is 6.0 m for accessory buildings.

(g) SETBACK FOR ACCESSORY BUILDINGS

The setback requirements for an accessory building containing recreational amenities for the use of all residents shall conform to the setback requirements for principal buildings.

15.6.7. Other Regulations

(a) PRIVATE OPEN SPACE

A minimum area of 7.5 m² of private open space shall be provided per bachelor dwelling, congregate housing bedroom or group home bedroom, 15.0 m² of private open space shall be provided per 1 bedroom dwelling, and 25.0 m2 of private open space shall be provided per dwelling with more than 1 bedroom.

(b) BUILDING FRONTAGE

No continuous building frontage shall exceed 40.0 m for a 3 or 4 storey building, nor 65.0 m for a 2 storey building. If the frontage is interrupted by an open courtyard equivalent in depth and width to the building height, the maximum continuous 3 storey building frontage may be 80.0 m provided that no building section exceeds 40.0 m. The building must be designed so the portion adjacent to neighbouring development is no more than ½ storey higher.

(c) ADDITIONAL REGULATIONS

In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 7 (accessory development, yards, projections into yards, lighting, agricultural setbacks, etc.), the landscaping and fencing provisions of Section 8, the parking and loading regulations of Section 9, the specific use regulations of Section 10, and the sign regulations of Section 11.

15.7. RM7 – Mobile Home Park

15.7.1. Purpose
The purpose is to provide a zone for mobile homes on individual spaces in a mobile home park setting on serviced urban lots.

15.7.2. Principal Uses
(a) mobile home park

15.7.3. Secondary Uses
(a) care centres, minor
(b) home occupations
(c) offices
(d) utility services, minor impact

15.7.4. Buildings and Structures Permitted
(a) mobile homes;
(b) accessory buildings and structures.

15.7.5. Subdivision Regulations
(a) WIDTH
The minimum site width is 50.0 m.
(b) DEPTH
The minimum site depth is 50.0 m.
(c) AREA
The minimum site area is 2.0 ha.

15.7.6. Development Regulations
(a) DENSITY
The maximum density is 20 dwellings/ha.
(b) HEIGHT
The maximum height is the lesser of 7.6 m or 1 storey.
(c) FRONT YARD
The minimum site front yard is 6.0 m.
(d) SIDE YARD
The minimum site side yard is 4.5 m.
(e) REAR YARD
The minimum site rear yard is 6.0 m.

15.7.7. Other Regulations
(a) MOBILE HOME SPACES
(i) Each mobile home shall be provided with an individual mobile home space, of not less than 325.0 m², with a minimum width of 12.0 m and a minimum depth of 25.0 m, and internal road access.
(ii) No mobile home shall be located closer than 3.0 m to the back curb of an internal

roadway or parking area, no closer than 6.0 m to another mobile home unless permitted by fire protection regulations, but in no case closer than 1.5 m to the edge of the mobile home space.

(b) OFFICES

Offices are limited to one office for the management and operation of the manufactured home park.

(c) CARE CENTRES

Minor care centres are restricted to one per mobile home park site.

(d) PRIVATE OPEN SPACE

A minimum of 5% of the site area shall be private open space.

(e) ACCESSORY BUILDING

One accessory building per mobile home space, compatible in finishing materials, is permitted to a maximum area of 10.0 m² and a maximum height of 2.5 m.

(f) ADDITIONAL REGULATIONS

In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 7 (accessory development, yards, projections into yards, lighting, agricultural setbacks, etc.), the landscaping and fencing provisions of Section 8, the parking and loading regulations of Section 9, the specific use regulations of Section 10, and the sign regulations of Section 11.

SECTION 16 -- COMMERCIAL ZONES

16.1. C1 – Town Centre Commercial
C1lp – Town Centre Commercial (Liquor Primary)

16.1.1. Purpose
The purpose is to designate and preserve land for the orderly development of the financial, retail, entertainment, governmental and cultural core of the District.

16.1.2. Principal Uses

(a) amusement arcade, major
(b) apartment hotels
(c) boarding or lodging houses
(d) broadcasting studios
(e) business support services
(f) care centres, major
(g) commercial schools
(h) community recreation services
(i) congregate housing
(j) custom indoor manufacturing
(k) emergency and protective services
(l) financial services
(m) food primary establishment
(n) funeral services
(o) gaming facilities
(p) government services
(q) health services
(r) hotels
(s) household repair services
(t) licensee retail liquor store
(u) liquor primary establishment, major (C1lp only)
(v) liquor primary establishment, minor
(w) non-accessory parking
(x) offices
(y) participant recreation services, indoor
(z) personal service establishments
(aa) private clubs
(bb) private education services
(cc) public education services
(dd) public libraries and cultural exhibits
(ee) public parks
(ff) religious assemblies

(gg) retail stores, convenience

(hh) retail stores, general

(ii) spectator entertainment establishments

(jj) spectator sports establishments

(kk) temporary shelter services

(ll) used goods stores

16.1.3. Secondary Uses

(a) amusement arcade, minor

(b) apartment housing

(c) care centres, intermediate

(d) care centres, minor

(e) home occupation

(f) utility services, minor impact

16.1.4. Subdivision Regulations

(a) WIDTH

The minimum lot width is 6.0 m.

(b) DEPTH

The minimum lot depth is 30.0 m.

(c) AREA

The minimum lot area is 200 m².

16.1.5. Development Regulations

(a) FLOOR AREA RATIO

The maximum floor area ratio for developments having only commercial uses is 1.5. For mixed use developments, the maximum floor area ratio is 3.0, except it is up to 3.5 where the developer has provided an amenity in compliance with the density bonusing provisions contained in Section 7.18 . Where parking spaces are provided totally beneath habitable space of a principal building or beneath useable common amenity areas providing that in all cases, the parking spaces are screened from view, an amount may be added to the floor area ratio equal to 0.2 multiplied by the ratio of such parking spaces to the total required parking spaces, but in no case shall this amount exceed 0.2. Where a Housing Agreement is provided pursuant to the provisions of Section 7.10, an amount of 0.1 may be added to the floor area ratio.

(b) HEIGHT

(i) Apartment/Apartment Hotels: the lesser of 12.4 m or 3 storeys, except when the developer has provided an amenity in compliance with the density bonusing provisions contained in Section 7.18, the maximum height is the lesser of 22.0 m or 6 storeys;

(ii) Other Uses: the lesser of 12.4 m or 3 storeys, except when the developer has provided an amenity in compliance with the density bonusing provisions contained in Section 7.18, the maximum height is the lesser of 16.5 m or 4 storeys.

(c) FRONT YARD

The minimum front yard is 2.0 m.

(d) SIDE YARD

The minimum side yard is 0.0 m.

(e) REAR YARD

The minimum rear yard is 0.0 m.

16.1.6. Other Regulations

(a) PRIVATE OPEN SPACE

A minimum area of 6.0 m² of private open space shall be provided per bachelor dwelling, 10.0 m² of private open space shall be provided per 1 bedroom dwelling, and 15.0 m² of private open space shall be provided per dwelling with more than 1 bedroom.

(b) PARKING REGULATIONS

In the C1 – Town Centre Commercial zone, a maximum of 125% of required parking is permitted.

(c) ADDITIONAL REGULATIONS

In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 7 (accessory development, yards, projections into yards, lighting, agricultural setbacks, etc.), the landscaping and fencing provisions of Section 8, the parking and loading regulations of Section 9, the specific use regulations of Section 10, and the sign regulations of Section 11.

(d) MIXED USE

A mixed use building incorporating residential and other uses shall provide a commercial use on the first floor which must occupy a minimum of 90% of any street frontage and a minimum of 50% of the gross floor area of the main floor.

16.2. C2 – Neighbourhood Commercial

16.2.1. Purpose

The purpose is to provide a zone for the range of services needed on a day to day basis by residents within their neighbourhoods.

16.2.2. Principal Uses

(a) animal clinics, minor
(b) animal daycare
(c) care centres, major
(d) financial services
(e) food primary establishment
(f) health services
(g) licensee retail liquor store (smaller than 75 m^2)
(h) liquor primary establishment, minor
(i) offices
(j) participant recreation services, indoor
(k) personal service establishments
(l) public libraries and cultural exhibits
(m) recycled materials drop-off centres
(n) retail stores, convenience

16.2.3. Secondary Uses

(a) amusement arcades, minor
(b) apartment housing
(c) care centres, minor
(d) gas bars
(e) home occupation
(f) utility services, minor impact

16.2.4. Subdivision Regulations

(a) WIDTH

The minimum lot width is 40.0 m.

(b) DEPTH

The minimum lot depth is 30.0 m.

(c) AREA

(i) The minimum lot area is 1500 m^2.
(ii) The maximum lot area is 1.0 ha.

16.2.5. Development Regulations

(a) FLOOR AREA RATIO

The maximum commercial floor area ratio is 0.3. In addition, a residential floor area ratio of 0.2 is permitted, except it is 0.3 with a housing agreement pursuant to the provisions of

Section 7.10. Where screened parking spaces are provided totally under habitable or common amenity areas, the floor area ratio may be increased by 0.08 multiplied by the ratio of such parking spaces to the total required up to a maximum of 0.08.

(b) SITE COVERAGE

The maximum site coverage is 40%.

(c) HEIGHT

The maximum height is the lesser of 10.5 m or 2½ storeys.

(d) FRONT YARD

The minimum front yard is 4.5 m.

(e) SIDE YARD

The minimum side yard is 2.0 m for a 1 or 1½ storey portion of a building or an accessory building or structure and 3.0 m for a 2 or 2½ storey portion of a building, except it is 4.5 m from a flanking street.

(f) REAR YARD

The minimum rear yard is 3.0 m, except it is 6.0 m where it abuts a residential zone.

16.2.6. Other Regulations

(a) APARTMENTS

Apartment housing requires access to grade separate from the commercial uses.

(b) PRIVATE OPEN SPACE

A minimum area of 6.0 m² of private open space shall be provided per bachelor dwelling or group home bedroom, 10.0 m² of private open space shall be provided per 1 bedroom dwelling, and 15.0 m² of private open space shall be provided per dwelling with more than 1 bedroom.

(c) GROSS FLOOR AREA

Individual offices and retail stores – convenience shall not have a gross floor area greater than 235m2. Where two or more retail stores – convenience share a common retail space each may have a gross floor area of no greater than 235m2. Licensee liquor stores shall not have a gross floor area greater than 75m2.

(d) ADDITIONAL REGULATIONS

In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 7 (accessory development, yards, projections into yards, lighting, agricultural setbacks, etc.), the landscaping and fencing provisions of Section 8, the parking and loading regulations of Section 9, the specific use regulations of Section 10, and the sign regulations of Section 11.

16.3. C9 – Tourist Commercial

16.3.1. Purpose
The purpose is to designate and preserve land for the orderly development of commercial visitor facilities.

16.3.2. Principal Uses
(a) amusement arcades, major
(b) amusement establishments, outdoor
(c) apartment hotels
(d) boat storage
(e) drive-in food services
(f) hotels
(g) motels
(h) multiple dwelling housing on Lot A, Plan KAP82281, O.D.Y.D.
(i) participant recreation services, indoor
(j) tourist campsites

16.3.3. Secondary Uses
(a) amusement arcades, minor
(b) care centres, major
(c) food primary establishment
(d) licensee retail liquor store
(e) liquor primary establishment, minor
(f) offices
(g) personal service establishments
(h) residential security operator unit
(i) retail stores, convenience
(j) utility services, minor impact

16.3.4. Subdivision Regulations
(a) WIDTH
The minimum lot width is 30.0 m.

(b) DEPTH
The minimum lot depth is 35.0 m.

(c) AREA
The minimum lot area is 1800 m².

16.3.5. Development Regulations
(a) FLOOR AREA RATIO
The maximum floor area ratio is 0.5 except it is 1.5 for apartment hotels and hotels.

(b) SITE COVERAGE

The maximum site coverage is 40%.

(c) HEIGHT

(i) Apartment/Apartment Hotels: the lesser of 11.0 m or 2 storeys, except when the developer has provided an amenity in compliance with the density bonusing provisions contained in Section 7.18, the maximum height is the lesser of 22.0 m or 6 storeys;

(ii) Other Uses: the lesser of 11.0 m or 2 storeys.

(d) FRONT YARD

The minimum front yard is 6.0 m.

(e) SIDE YARD

The minimum side yard is 3.0 m, except it is 4.5 m on a flanking street.

(f) REAR YARD

The minimum rear yard is 4.5 m.

(g) MAXIMUM DENSITY - Campground

The maximum density of units in a campground shall be 74 spaces per gross hectare (30 per gross acre)

16.3.6. Other Regulations

(a) Go-kart tracks are allowed only on sites greater than 1.5 ha.

(b) Offices are limited to those secondary to and serving the principal use.

(c) Individual minor amusement arcades, offices, convenience retail sales, and licensee retail liquor stores shall not have a floor area greater than 90 m².

(d) Tourist campsites are allowed only on sites greater than 1.0 ha.

(e) Hotels and motels are permitted only when connected to urban services.

(f) Boat Storage use is only permitted on property that abuts or is within 100 m of a public or private boat launch facility. Structures or buildings used for the purpose of storing boats or other marine equipment are limited to one storey or 6 m and must meet the siting requirements for accessory buildings or structures. In no case are boats or marine equipment permitted to exceed a single tier of storage.

(g) ADDITIONAL REGULATIONS

In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 7 (accessory development, yards, projections into yards, lighting, agricultural setbacks, etc.), the landscaping and fencing provisions of Section 8, the parking and loading regulations of Section 9, the specific use regulations of Section 10, and the sign regulations of Section 11.

16.4. C10 – Service Commercial

16.4.1. Purpose
The purpose is to designate and preserve land for the accommodation of a mix of commercial uses, including vehicular oriented uses not provided for in other zones.

16.4.2. Principal Uses

(a) amusement arcades, major
(b) animal clinics, major
(c) animal clinics, minor
(d) animal daycare
(e) auctioneering establishments
(f) automotive and minor recreation vehicle sales/rentals
(g) automotive and equipment repair shops
(h) broadcasting studios
(i) business support services
(j) car washes
(k) care centres, major
(l) commercial schools
(m) commercial storage
(n) convenience vehicle rentals
(o) drive-in food services
(p) equipment rentals
(q) emergency and protective services
(r) flea markets
(s) fleet services
(t) food primary establishment
(u) funeral services
(v) gaming facilities
(w) gas bars
(x) government agencies
(y) greenhouses and plant nurseries
(z) household repair services
(aa) liquor primary establishment, minor
(bb) licensee retail liquor store
(cc) non-accessory parking
(dd) participant recreation services, indoor
(ee) pawnshop
(ff) private clubs
(gg) rapid drive-through vehicle services
(hh) recycled materials drop-off centres

(ii) religious assembly
(jj) retail stores, service commercial
(kk) service stations, minor
(ll) truck and manufactured home sales rentals
(mm) used goods stores
(nn) vehicle and equipment sales rentals, industrial
(oo) vehicle and equipment services, industrial
(pp) warehouse sales

16.4.3. Secondary Uses

(a) amusement arcades, minor
(b) office
(c) residential security operator unit
(d) utility services, minor impact

16.4.4. Subdivision Regulations

(a) WIDTH
The minimum lot width is 30.0 m, except it is 40.0 m if not abutting a lane.

(b) DEPTH
The minimum lot depth is 30.0 m.

(c) AREA
The minimum lot area is 1000 m².

16.4.5. Development Regulations

(a) FLOOR AREA RATIO
The maximum floor area ratio is 0.65.

(b) SITE COVERAGE
The maximum site coverage is 60%.

(c) HEIGHT
The maximum height is the lesser of 12.0 m or 3 storeys.

(d) FRONT YARD
The minimum front yard is 2.0 m.

(e) SIDE YARD
The minimum side yard is 0.0 m, except it is 2.0 m when abutting a flanking street, and 4.5 m when adjacent to a residential, agricultural, or institutional zone.

(f) REAR YARD
The minimum rear yard is 0.0 m, except it is 4.5 m for lots abutting a residential zone with no intervening lane or street.

16.4.6. Other Regulations

(a) ADDITIONAL REGULATIONS
In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 7 (accessory development, yards, projections into yards, lighting, agricultural setbacks, etc.), the landscaping and fencing provisions of

Section 8, the parking and loading regulations of Section 9, the specific use regulations of Section 10, and the sign regulations of Section 11.

(b) Only one residential security operator unit is permitted on a site.

(c) There is to be no outside storage of material or equipment, except that commercial vehicles and equipment, not in a state of disrepair, is allowed provided that the area to be used for storage does not exceed the building area used by the business to carry on its operation and the storage is screened from view from any street or lane and from adjacent properties.

16.5. C11 – Highway Commercial

16.5.1. Purpose

The purpose is to designate and preserve land for the orderly development of a range of commercial uses located adjacent to the west side of Highway 97 that primarily cater to the needs of the travelling public.

16.5.2. Principal Uses

(a) amusement establishments, outdoor
(b) automotive and minor recreation vehicle sales/rentals
(c) automotive and equipment repair shops
(d) car washes
(e) drive-in food services
(f) food primary establishment
(g) hotels
(h) motels
(i) participant recreation services, indoor
(j) retail stores, convenience

16.5.3. Secondary Uses

(a) amusement arcades, minor
(b) gas bar
(c) licensee retail liquor store
(d) liquor primary establishment, minor
(e) outdoor storage
(f) utility services, minor impact

16.5.4. Subdivision Regulations

(a) WIDTH
The minimum lot width is 30.0 m, except it is 40.0 m if not abutting a lane.

(b) DEPTH
The minimum lot depth is 30.0 m.

(c) AREA
The minimum lot area is 1200 m².

16.5.5. Development Regulations

(a) FLOOR AREA RATIO
The maximum floor area ratio is 0.50, except it is 1.5 for hotels and motels.

(b) SITE COVERAGE
The maximum site coverage is 60%.

(c) HEIGHT

The maximum height is the lesser of 11.0 m or 2 storeys, or 22.0 m or 6 storeys for hotels and motels where the developer has provided an amenity in compliance with the density bonusing provisions contained in Section 7.18.

(d) FRONT YARD

The minimum front yard is 6.0 m.

(e) SIDE YARD

The minimum side yard is 3.0 m, except it is 6.0 m when abutting a flanking street, and 4.5 m when adjacent to a residential, agricultural, or institutional zone.

(f) REAR YARD

The minimum rear yard is 3.0 m, except it is 4.5 m for lots adjoining a residential zone with no intervening lane or street.

16.5.6. Other Regulations

(a) ADDITIONAL REGULATIONS

In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 7 (accessory development, yards, projections into yards, lighting, agricultural setbacks, etc.), the landscaping and fencing provisions of Section 8, the parking and loading regulations of Section 9, the specific use regulations of Section 10, and the sign regulations of Section 11.

SECTION 17 -- INDUSTRIAL ZONES

17.1. I1 – General Industrial

17.1.1. Purpose
The purpose is to provide for general industrial uses.

17.1.2. Principal Uses
(a) auctioneering establishments
(b) automotive and equipment repair shops
(c) automotive and minor recreation vehicle sales/rentals
(d) bulk fuel depots
(e) car washes
(f) commercial storage
(g) contractor services, general
(h) contractor services, limited
(i) convenience vehicle rentals
(j) custom indoor manufacturing
(k) emergency and protective services
(l) equipment rentals
(m) fleet services
(n) food primary establishment
(o) gas bars
(p) general industrial uses
(q) household repair services
(r) high technology research and product design
(s) liquor primary establishment, minor
(t) outdoor storage
(u) participant recreation services, indoor
(v) private clubs
(w) rapid drive-through vehicle services
(x) recycling depots
(y) recycled materials drop-off centres
(z) service stations, minor
(aa) service stations, major
(bb) truck and manufactured home sales rentals
(cc) vehicle and equipment services, industrial

17.1.3. Secondary Uses
(a) care centres, major
(b) residential security operator unit
(c) utility services, minor impact

17.1.4. Subdivision Regulations

(a) WIDTH

The minimum lot width is 40.0 m.

(b) DEPTH

The minimum lot depth is 35.0 m.

(c) AREA

The minimum lot area is 1.0 ha unless a connection to the community sanitary sewer system, in accordance with the requirements of the District of Lake Country's Subdivision and Development Bylaw currently in effect, has been installed. If a connection to a community sanitary sewer system in accordance with the requirements of the District of Lake Country's Subdivision and Development Bylaw currently in effect has been installed, the minimum lot area is 4000 m².

17.1.5. Development Regulations

(a) FLOOR AREA RATIO

The maximum floor area ratio is 1.5.

(b) SITE COVERAGE

The maximum site coverage is 60%.

(c) HEIGHT

The maximum height is 14.0 m.

(d) FRONT YARD

The minimum front yard is 7.5 m.

(e) SIDE YARD

The minimum side yard is 4.5 m, except it is not required abutting a lot in the C or I zones, and it is 6.0 m on a flanking street.

(f) REAR YARD

The minimum rear yard is 0.0 m where adjacent to commercial or industrial zones, except that it is 6.0m abutting other zones.

17.1.6. Other Regulations

(a) No use shall produce dust, or other emissions that exceed standards set by provincial legislation, without written authorization from the appropriate provincial agency.

(b) No use shall produce odour, glare, or noise that creates a nuisance.

(c) There shall be no outdoor storage of toxic, noxious, explosive, odorous, or radio-active materials.

(d) Only one residential security operator unit is permitted on a site.

(e) ADDITIONAL REGULATIONS

In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 7 (accessory development, yards, projections into yards, lighting, agricultural setbacks, etc.), the landscaping and fencing provisions of Section 8, the parking and loading regulations of Section 9, the specific use regulations of Section 10, and the sign regulations of Section 11.

17.2. I3 – Heavy Industrial

17.2.1. Purpose

The purpose is to designate and preserve land for the orderly development of industrial uses which due to appearance, noise, odour, emission of toxic wastes, or fire or explosive hazards may have detrimental effects on other zones.

17.2.2. Principal Uses

(a) bulk fuel depots

(b) general industrial uses

(c) outdoor storage

(d) recycling depots

(e) recycling plants

(f) recycled materials drop-off centres

(g) utility services, major impact

(h) vehicle and equipment services, industrial

(i) wrecking yards

17.2.3. Secondary Uses

(a) residential security operator unit

(b) utility services, minor impact

17.2.4. Subdivision Regulations

(a) WIDTH

The minimum lot width is 40.0 m.

(b) DEPTH

The minimum lot depth is 40.0 m.

(c) AREA

The minimum lot area is 1.0 ha unless a connection to the community sanitary sewer system, in accordance with the requirements of the District of Lake Country's Subdivision and Development Bylaw currently in effect, has been installed. If a connection to a community sanitary sewer system in accordance with the requirements of the District of Lake Country's Subdivision and Development Bylaw currently in effect has been installed, the minimum lot area is 8000 m^2.

17.2.5. Development Regulations

(a) FLOOR AREA RATIO

The maximum floor area ratio is 0.75.

(b) HEIGHT

The maximum height is 18.0 m, except it is 26.0 m for accessory buildings and structures.

(c) FRONT YARD

The minimum front yard is 10.0 m.

(d) SIDE YARD

The minimum side yard is 7.5 m.

(e) REAR YARD

The minimum rear yard is 7.5 m.

17.2.6. Other Regulations

(a) No uses are permitted that would carry out their operations such that there would be a significant nuisance factor created beyond the boundary of the I3 zone.

(b) Only those principal uses which require large land areas for outdoor operations, may create off-site impacts, or require separation because of potential hazards shall be permitted.

(c) Only one residential security operator unit is permitted on a site.

(d) ADDITIONAL REGULATIONS

In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 7 (accessory development, yards, projections into yards, lighting, agricultural setbacks, etc.), the landscaping and fencing provisions of Section 8, the parking and loading regulations of Section 9, the specific use regulations of Section 10, and the sign regulations of Section 11.

17.3. I5 – Soil Processing

17.3.1. Purpose
The purpose is to provide a zone for the grading, crushing, screening, storage and processing of natural soil deposits.

17.3.2. Principal Uses
(a) asphalt plants
(b) concrete plants
(c) recycling plants
(d) utility services, major impact

17.3.3. Secondary Uses
(a) offices
(b) outdoor storage
(c) residential operator security unit
(d) utility services, minor impact

17.3.4. Subdivision Regulations
(a) WIDTH
The minimum lot width is 100.0 m.

(b) DEPTH
The minimum lot depth is 1000 m.

(c) AREA
The minimum lot area is 2.0 ha.

17.3.5. Development Regulations
(a) SITE COVERAGE
The maximum site coverage is 10%.

(b) HEIGHT
The maximum height is 18.0 m, except it is 26.0 m for accessory buildings and structures.

(c) FRONT YARD
The minimum front yard is 30.0 m.

(d) SIDE YARD
The minimum side yard is 7.5 m.

(e) REAR YARD
The minimum rear yard is 15.0 m.

17.3.6. Other Regulations
(a) There shall be no storage of material located in the required front or side yards in this zone.
(b) Only one residential security operator unit is permitted on a site.

(c) ADDITIONAL REGULATIONS

In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 7 (accessory development, yards, projections into yards, lighting, agricultural setbacks, etc.), the landscaping and fencing provisions of Section 8, the parking and loading regulations of Section 9, the specific use regulations of Section 10, and the sign regulations of Section 11.

SECTION 18 -- PUBLIC & INSTITUTIONAL ZONES

18.1. P1 – Public Park and Open Space

18.1.1. Purpose
The purpose is to provide a zone primarily for public parks and recreational open space.

18.1.2. Principal Uses
(a) community recreation services
(b) participant recreation services, indoor
(c) participant recreation services, outdoor
(d) public parks

18.1.3. Secondary Uses
(a) one residential security operator unit
(b) utility services, minor impact

18.1.4. Subdivision Regulations
(a) WIDTH
The minimum lot width is N/A.
(b) DEPTH
The minimum lot depth is N/A.
(c) AREA
The minimum lot area is N/A.

18.1.5. Development Regulations
(a) HEIGHT
The maximum height is 13.5 m or 3 storeys.
(b) FRONT YARD
The minimum front yard is 6.0 m.
(c) SIDE YARD
The minimum side yard is 3.0 m, except it is 6.0 m to a flanking street.
(d) REAR YARD
The minimum rear yard is 3.0 m.

18.1.6. Other Regulations
(a) ADDITIONAL REGULATIONS
In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 7 (accessory development, yards, projections into yards, lighting, agricultural setbacks, etc.), the landscaping and fencing provisions of Section 8, the parking and loading regulations of Section 9, the specific use regulations of Section 10, and the sign regulations of Section 11.

18.2. P2 – Administration, Public Service and Assembly

18.2.1. Purpose
The purpose is to provide a zone for administrative, institutional, public service, public administration service and assembly uses.

18.2.2. Principal Uses
(a) care centres
(b) community recreation services
(c) congregate housing
(d) emergency and protective services
(e) extended medical treatment services
(f) government services
(g) group homes, major
(h) health services
(i) participant recreation services, indoor
(j) private clubs
(k) private education services
(l) public education services
(m) public libraries and cultural exhibits
(n) recycled materials drop-off centres
(o) religious assemblies
(p) temporary shelter services

18.2.3. Secondary Uses
(a) food primary establishment
(b) liquor primary establishment, minor
(c) public parks
(d) residential security operator unit
(e) retail stores, general
(f) utility services, minor impact

18.2.4. Subdivision Regulations
(a) WIDTH
The minimum lot width is 18.0 m.

(b) DEPTH
The minimum lot depth is 30.0 m.

(c) AREA
The minimum lot area is 700 m^2.

18.2.5. Development Regulations

(a) FLOOR AREA RATIO

The maximum floor area ratio is 2.0.

(b) SITE COVERGE

The maximum site coverage is 50% for buildings and 75% for buildings, parking areas and roads.

(c) HEIGHT

The maximum height is 13.5 m or 3 storeys.

(d) FRONT YARD

The minimum front yard is 6.0 m.

(e) SIDE YARD

The minimum side yard is 3.0 m, except it is 6.0 m from a flanking street.

(f) REAR YARD

The minimum rear yard is 7.5 m.

18.2.6. Other Regulations

(a) ADDITIONAL REGULATIONS

(i) In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 7 (accessory development, yards, projections into yards, lighting, agricultural sebtacks, etc.), the landscaping and fencing provisions of Section 8, the parking and loading regulations of Section 9, the specific use regulations of Section 10, and the sign regulations of Section 11.

(ii) A cemetery or crematorium is permitted in combination on a parcel, or may occur independently on separate parcels.

(b) ACCESSORY BUILDINGS

Accessory buildings and structures used for maintenance and or storage (both temporary and permanent structures) must have a level 3 landscape buffer. No outdoor storage is permitted in this zone.

18.3. P4 – Utilities

18.3.1. Purpose
The purpose is to provide a zone for private and public utilities.

18.3.2. Principal Uses
(a) utility services, major impact

18.3.3. Secondary Uses
(a) outdoor storage
(b) participant recreation services, outdoor
(c) utility services, minor impact

18.3.4. Subdivision Regulations
(a) WIDTH
The minimum lot width is N/A.
(b) DEPTH
The minimum lot depth is N/A.
(c) AREA
The minimum lot area is N/A.

18.3.5. Development Regulations
(a) HEIGHT
The maximum height is 10.0 m for principal buildings or structures and 23.0 m for accessory buildings or structures. There is no maximum height for mechanical structures.
(b) FRONT YARD
The minimum front yard is 6.0 m.
(c) SIDE YARD
The minimum side yard is 4.5 m, except it is 7.5 m when adjacent to a residential zone.
(d) REAR YARD
The minimum rear yard is 4.5 m, except it is 7.5 m when adjacent to a residential zone.

18.3.6. Other Regulations
(a) ADDITIONAL REGULATIONS
In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 7 (accessory development, yards, projections into yards, lighting, agricultural setbacks, etc.), the landscaping and fencing provisions of Section 8, the parking and loading regulations of Section 9, the specific use regulations of Section 10, and the sign regulations of Section 11.

18.4. W1 – Recreational Water Use

18.4.1. Purpose
The purpose is to provide a zone that allows for the recreational enjoyment of upland property owners and foreshore public access while minimizing impacts on fish, wildlife, and vegetation communities.

18.4.2. Principal Uses
(a) boating
(b) foreshore public access
(c) recreational water activities
(d) uses permitted by Provincial Crown Lands

18.4.3. Secondary Uses
(a) boat lifts
(b) docks, private
(c) temporary moorage
(d) utility services, minor impact

18.4.4. Subdivision Regulations
(a) N/A

18.4.5. Development Regulations
(a) N/A

18.4.6. Other Regulations
(a) DOCKS
(i) No private docks, boatlifts, shall be maintained, used or constructed beyond 40.0 m from the natural boundary of the upland parcel.
(ii) A maximum of one private dock or pier shall be allowed for each waterfront property.
(iii) Private docks and boatlifts must conform to the regulations outlined in Section 10.12, shall be approved by the Province of B.C. or by other designated approving agencies, shall be used for boat access purposes only, and no commercial or industrial activity or use shall take place thereon.

(b) BOATING
Boating activity is restricted to those areas not marked as swimming areas by the placement of buoys approved by the federal Coast Guard.

(c) MOORAGE
Non-emergency overnight moorage shall be allowed only at federal government approved moorage buoys or at docks licensed by the Province of B.C.

(d) CAMPING
Camping is not permitted.

(e) ADDITIONAL REGULATIONS

In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 7 (accessory development, yards, projections into yards, lighting, agricultural setbacks, etc.), the landscaping and fencing provisions of Section 8, the parking and loading regulations of Section 9, the specific use regulations of Section 10, and the sign regulations of Section 11.

18.5. W2 – Intensive Water Use

18.5.1. Purpose
The purpose is to provide for a diverse and concentrated range of water activities consistent with the upland use, maintaining foreshore public access, and minimizing impacts on fish, wildlife, and vegetation communities.

18.5.2. Principal Uses
(a) boat launches
(b) boat lifts
(c) boating
(d) docks, community
(e) docks, private
(f) fish hatcheries
(g) foreshore public access
(h) marinas
(i) piers
(j) recreational water activities
(k) temporary moorage
(l) uses permitted by Provincial Crown Lands
(m) water feature installations

18.5.3. Secondary Uses
(a) food primary establishment
(b) liquor primary establishment, minor
(c) marine equipment rentals
(d) marine fuel facilities
(e) marine sani-dump facilities
(f) retail stores, convenience
(g) utility services, minor impact

18.5.4. Subdivision Regulations
(a) N/A

18.5.5. Development Regulations
(a) HEIGHT
The maximum height is the lesser of 9.5 m or two storeys.

18.5.6. Other Regulations
(a) DOCKS
(i) A maximum of one dock or pier shall be allowed for each waterfront property.
(ii) All docks and boatlifts shall conform to regulations outlined in Section 10.12, and shall be licensed by the Province of B.C. or by other designated approving agencies.
(b) BOATING

Boating activity is restricted to those areas not marked as swimming areas by the placement of buoys approved by the federal Coast Guard.

(c) MOORAGE

Non-emergency overnight moorage shall be allowed only at federal government approved moorage buoys or at docks licensed by the Province of B.C.

(d) CAMPING

Camping is not permitted.

(e) MARINAS

Marine fuel facilities and other commercial facilities for boat launches and marinas shall provide holding tank pump out facilities and public restroom facilities.

(f) FLOOR SPACE

Convenience retail and minor eating and drinking establishments shall not have more than 235 m^2.

(g) ADDITIONAL REGULATIONS

In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 7 (accessory development, yards, projections into yards, lighting, agricultural setbacks, etc.), the landscaping and fencing provisions of Section 8, the parking and loading regulations of Section 9, the specific use regulations of Section 10, and the sign regulations of Section 11.

SECTION 19 -- DIRECT CONTROL ZONES

19.1. DC-1 Direct Control 1 (Emerald Beach Villas)

19.1.1. Purpose

This zone provides for the development of a resort commercial, as well as residential units, which include two or more land use designations and accessory grounds, as an integrated unit based upon a comprehensive development project. Year round occupancy is allowable within each resort commercial/ residential units.

19.1.2. Principal Uses

(a) hotel

(b) motel

(c) multiple dwelling housing

19.1.3. Secondary Uses

(a) accessory buildings and structures

(b) marina - excluding gas sales

19.1.4. Conditions of Use

(a) Siting of Buildings and Structures

(i) Buildings and structures shall be located in accordance to the Site Development Plan DC-1 Sheet 1.

(b) Maximum Height of Buildings and Structures

(i) Buildings and structures may be constructed to the maximum height as shown on the elevation plans which are attached as Site Development Plan DC-1, Sheet 1, Sheet 2, Sheet 3 and Sheet 4. The maximum height shall correspond to the height shown for each particular building at each location as shown on the site development plans.

(ii) The following appurtenances may exceed the maximum building height provided the structure does not exceed the building height by more than 4.5 m:

a. elevator and stair housings,
b. roof top structures; and
c. other necessary appurtenances, including one television antenna or dish.

(c) Density of Development

(i) A maximum of 47 hotel, motel or dwelling units are permitted on this property.

(d) Parcel Dimensions

(i) The parcel shape, dimension and area shall be as shown on Site Development Plan DC-1, Sheet 1.

(e) Off-street Parking

(i) A minimum of 85 off-street parking stalls shall be provided.

(ii) Off-street parking shall be provided in the location shown on Site Development Plan DC-1, Sheet 1.

(iii) Development of the parking area shall be in conformance with the provisions of section 6-6 of Zoning Bylaw 176.

(f) General Regulations

(i) Except where modified herein, all other parts and definitions of the District of Lake Country Zoning Bylaw of which this forms a part shall apply.

19.2. DC2 – Direct Control 2 (Emerald Beach Apartments)

19.2.1. Purpose
This zone provides for the development of a multiple family residential apartment block.

19.2.2. Principal Uses
(a) multiple family residential

19.2.3. Secondary Uses
(a) accessory buildings and structures

19.2.4. Conditions of Use
(a) Siting of Buildings and Structures
(i) Buildings and structures shall be located in accordance to the Site Development Plan DD1.1 Sheet 1.

(b) Maximum Height of Buildings and Structures
(i) Buildings and structures may be constructed to the maximum height as shown on the elevation plans which are attached as Site Development Plan DD1.1, Sheets DD3.1, DD3.2 and DD3.3. The maximum height shall correspond to the height shown for each particular building at each location as shown on the site development plans.
(ii) The following appurtenances may exceed the maximum building height provided the structure does not exceed the building height by more than 3.0 m:
a. Elevator and stair housings,
b. roof top structures; and
c. other necessary appurtenances, including one television antenna or dish.

(c) Density of Development
(i) A maximum of 80 dwelling units are permitted on this property.

(d) Minimum Frontage
(i) The minimum frontage for a parcel being developed under the provisions of this zone is 80.0 m.

(e) Minimum Area
(i) The minimum area for a parcel being developed under the provisions of this zone is 0.7 ha.

(f) Off-street Parking
(i) A minimum of 120 off-street parking stalls shall be provided.
(ii) Off-street parking shall be provided in the location shown on Site Development Plan DD1.1.
(iii) Development of the parking area shall be in conformance with the provisions of Section 6-6 of Zoning Bylaw 176.

(g) General Regulations
(i) Except where modified herein, all other parts and definitions of the District of Lake Country Zoning Bylaw of which this forms a part shall apply.

19.3. DC3 – Direct Control 3 (20/20 Development)

19.3.1. Purpose
This zone provides for resort/residential community development, including residential (single family, two-family, and multi-family), hotel, marina, recreational, and commercial facilities. Year round occupancy is allowable.

19.3.2. Principal Uses

(a) hotel – maximum 24 units
(b) multi-family residential
(c) marina – excluding gas sales
(d) non-accessory parking
(e) public park and open space
(f) single family residential
(g) two family residential
(h) winery, cidery

19.3.3. Secondary Uses

(a) accessory buildings
(b) accessory uses
(c) all commercial uses, as accessory uses
(d) recreational commercial
(e) restaurant or coffee shop

19.3.4. Conditions of Use

(a) Siting of Building and Structures - Buildings and structures shall be located in accordance with the following:
   (i) Front Setback:
      a. Apartment: 6.0 metres
      b. Residential (excluding apartment): 8.0 metres
      c. Accessory Buildings: (Same as principal use)
      d. All other Uses: 6.0 metres
   (ii) Side Setback:
      a. (i) Apartment: 4.0 metres
      b. (ii) Residential (excluding apartment): 2.0 metres
      c. (iii) Accessory Buildings: (Same as principal use)
      d. (iv) All other Uses: 2.0 metres
   (iii) Rear Setback:
      a. Apartment: 6.0 metres
      b. Residential (excluding apartment): 6.0 metres
      c. Accessory Buildings: 1.5 metres
(b) Minimum Lot Area
   (i) Minimum Lot Area is to be 600 square metres.
(c) Maximum Height of Buildings and Structures
   (i) Apartment: 15.0 metres / 4 storeys
   (ii) Residential (excluding apartment): 9.0 metres / 3 storeys

(iii) Hotel: 9.0 metres/3 storeys

(iv) Accessory Buildings: (Same as principal use)

(v) All other Uses: 5.0 metres

(d) Maximum Lot Coverage

(i) Maximum Lot Coverage is to be 40%, based on the completed development coverage on the overall lot area, excluding calculation on an individual lot or strata lot basis.

(e) Minimum Floor Area for Dwelling Unit

(i) Minimum Floor Area for a Dwelling Unit is to be 40 square metres.

(f) Density of Development

(i) Density of development is to be a minimum density of 10 units per hectare. Density shall be calculated by taking the number of units proposed for the development and dividing by the net size of the property: net size is calculated by taking the total size of the property minus land for park, trails, and conservation areas.

(g) Off-street Parking

(i) Off-street parking is to be in accordance with Section 9.0of this Bylaw.

(h) Amenity Open Space

(i) Within multi-family development, 60 square metres of useable open space per unit shall be provided as open space suitable for recreational purposes, including agricultural purposes.

(i) General Regulations

(i) Except where modified herein, all other parts and definitions of the District of Lake Country Zoning Bylaw of which this forms a part.

19.4. DC4 – Direct Control 4 (20/20 Development)

19.4.1. Purpose

This zone provides for development of a commercial resort, with associated commercial facilities, golf course and clubhouse, and neighbourhood recreation centre.

19.4.2. Principal Uses

The following uses are permitted on that part of Lots 59, 59A, 60, 88 and 89 shown on Plan B13454, Section 9, Township 20, Osoyoos Division Yale District, and Plan 521:

(a) Food primary establishment
(b) Hotel
(c) Multiple dwelling housing
(d) Open space
(e) Parks
(f) Participant Recreation Services, outdoor
(g) Personal service establishments
(h) Retail, convenience
(i) Single dwelling housing
(j) Two dwelling housing

19.4.3. Secondary Uses

(a) Home occupation, minor
(b) Utility services, minor

19.4.4. Conditions of Use

(a) Siting of Building and Structures - Buildings and structures shall be located in accordance with the following:

(i) Front Setback:

a. Apartment: 6.0 metres
b. Residential (excluding apartment): 8.0 metres
c. Accessory Buildings: (Same as principal use)
d. All other Uses: 6.0 metres

(ii) Side Setback:

a. (i) Apartment: 4.0 metres
b. (ii) Residential (excluding apartment): 2.0 metres
c. (iii) Accessory Buildings: (Same as principal use)
d. (iv) All other Uses: 2.0 metres

(iii) Rear Setback:

a. Apartment: 6.0 metres
b. Residential (excluding apartment): 6.0 metres
c. Hotel: 6.0 metres
d. Accessory Buildings: 1.5 metres
e. All other uses: 6.0 metres

(b) Minimum Lot Area

(i) Single Family Residential: 600 square metres

(ii) Two Dwelling Residential: 700 square metres

(iii) Multiple Family Residential: 850 square metres

(iv) Commercial: 300 square metres

(v) All other uses: 600 square metres

(c) Minimum Lot Width

(i) Single Family Residential and Two Dwelling Residential: 18 metres

(ii) Multiple Family Residential: 30 metres

(iii) All other uses: 18 metres

(d) Maximum Height of Buildings and Structures

(i) Single Family Residential and Two Dwelling Residential: 9.5 metres

(ii) Multiple Family Residential: 15.0 metres or 4 storeys, whicher is the lesser where the developer has provided an amenity in compliance with the density bonusing provisions contained in Section 7.18.

(iii) Hotel: 15.0 metres or 4 storeys, whicher is the lesser where the developer has provided an amenity in compliance with the density bonusing provisions contained in Section 7.18.

(iv) Commercial: 9 metres or 3 storeys, whichever is the lesser.

(v) All other uses: 5 metres

(e) Maximum Lot Coverage

Maximum Lot Coverage is to be 40%, based on the completed development coverage on the overall lot area, excluding calculation on an individual lot or strata lot basis.

(f) Minimum Floor Area for Dwelling Unit

Minimum Floor Area for a Dwelling Unit is to be 40 square metres.

(g) Density of Development

Density of development is to be a minimum density of 10 units per hectare. Density shall be calculated by taking the number of units proposed for the development and dividing by the net size of the property: net size is calculated by taking the total size of the property minus land for park, trails, and conservation areas.

(h) Off-street Parking

Off-street parking is to be in accordance with Section 9.0of this Bylaw.

(i) Additional permitted uses

The following uses are permitted only on that part of Lots 59, 59A, 60, 88 and 89 shown on Plan B13454, Section 9, Township 20, Osoyoos Division Yale District, and Plan 521 shown in the Lakestone Master Plan adopted by Council as the Village Neighbourhood:

(i) Hotel, to a maximum of 100 rooms

(ii) food primary establishment

(iii) retail, convenience

(iv) personal service establishments

(j) General Regulations

(i) Except where modified herein, all other parts and definitions of the District of Lake Country Zoning Bylaw of which this forms a part.

19.5. DC5 – Direct Control 5 (Crystal Waters)

19.5.1. Purpose

This zone provides for strata residential community development, including residential (single family, two-family, and three-family),and associated residential uses.

19.5.2. Principal Uses

(a) Single family residential on strata lots 1 – 34 inclusive Plan KAS2946 ODYD

(b) Two-family residential on strata lots 9, 11, 12, 15, 18, 19, 23, 30, and 31, Plan KAS2946 ODYD

(c) Three-family residential on strata lot 10, Plan KAS2946 ODYD

19.5.3. Secondary Uses

(a) accessory buildings

(b) accessory uses

19.5.4. Conditions of Use

(a) Siting of Building and Structures - Buildings and structures shall be located in accordance with the following:

(i) Front Setback:

a. Residential: 2.0 metres
b. Accessory Buildings: 2.0 metres

(ii) Side Setback:

a. (ii) Residential: 1.5 metres
b. (iii) Accessory Buildings: 1.5 metres

(iii) Rear Setback:

a. Residential: 1.5 metres
b. Accessory Buildings: 1.5 metres

(b) Minimum Lot Area

(i) Minimum Lot Area is 450 square metres.

(c) Maximum Height of Buildings and Structures

(i) Residential: The maximum height is the lesser of 9.5 m or 2 ½ storeys

(ii) Accessory Buildings: 4.5 m for accessory buildings and accessory structures.

(d) Maximum Lot Coverage

(i) Lot coverage for single family lots is 50%

(ii) Lot coverage for two family and three family lots is 62%

(e) ADDITIONAL REGULATIONS

In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 7 (accessory development, yards, projections into yards, lighting, agricultural setbacks, etc.), the landscaping and fencing provisions of Section 8, the parking and loading regulations of Section 9, the specific use regulations of Section 10, and the sign regulations of Section 11.

19.6. DC6 – Direct Control 6 (Renascence)

19.6.1. Purpose
The purpose is to designate and preserve land for the orderly development of commercial visitor facilities.

19.6.2. Principal Uses

The following uses are permitted on Lots 2 & 3 Section 22 Township 20 ODYD Plan 5200 except Plans 18886, H9103 & 41266

(a) amusement arcades, major
(b) amusement establishments, outdoor
(c) apartment hotels
(d) boat storage
(e) drive-in food services
(f) hotels
(g) motels
(h) participant recreation services, indoor
(i) tourist campsites

19.6.3. Secondary Uses
(a) amusement arcades, minor
(b) care centres, major
(c) food primary establishment
(d) liquor primary establishment, major
(e) liquor primary establishment, minor
(f) offices
(g) personal service establishments
(h) residential security operator unit
(i) retail liquor sales establishment
(j) retail stores, convenience
(k) utility services, minor impact

19.6.4. Subdivision Regulations
(a) WIDTH
The minimum lot width is 30.0 m.

(b) DEPTH
The minimum lot depth is 35.0 m.

(c) AREA
The minimum lot area is 1800 m².

19.6.5. Development Regulations
(a) FLOOR AREA RATIO

The maximum floor area ratio is 0.5 except it is 1.5 for apartment hotels and hotels.

(b) HEIGHT

The maximum height is the lesser of 11.0 m or 2 storeys except it is the lesser of 22.0 m or 6 storeys for apartment hotels and hotels where the developer has provided an amenity in compliance with the density bonusing provisions contained in Section 7.18.

(c) FRONT YARD

The minimum front yard is 6.0 m.

(d) SIDE YARD

The minimum side yard is 3.0 m, except it is 4.5 m on a flanking street.

(e) REAR YARD

The minimum rear yard is 4.5 m for a motel or an accessory building or structure, and 15.0 m for a hotel.

19.6.6. Other Regulations

(a) Go-kart tracks are allowed only on sites greater than 1.5 ha.

(b) Offices are limited to those secondary to and serving the principal use.

(c) Individual minor amusement arcades, offices, convenience retail sales, and licensee retail liquor stores shall not have a floor area greater than 90 m².

(d) Tourist campsites are allowed only on sites greater than 1.0 ha.

(e) Apartment hotels, hotels, and motels are permitted only when connected to urban services.

(f) Boat Storage use is only permitted on property that abuts or is within 100 m of a public or private boat launch facility. Structures or buildings used for the purpose of storing boats or other marine equipment are limited to one storey or 6 m and must meet the siting requirements for accessory buildings or structures. In no case are boats or marine equipment permitted to exceed a single tier of storage.

(g) ADDITIONAL REGULATIONS

In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 7 (accessory development, yards, projections into yards, lighting, agricultural setbacks, etc.), the landscaping and fencing provisions of Section 8, the parking and loading regulations of Section 9, the specific use regulations of Section 10, and the sign regulations of Section 11.

19.7. DC-7 –Direct Control 7 (Cadence at the Lakes)

19.7.1. Purpose

This zone provides for single family detached housing and community amenity structures within a bare land strata community.

19.7.2. Principal Uses

(a) single dwelling housing

19.7.3. Secondary Uses

(a) accessory buildings

(b) home occupations

(c) swimming pool

(d) utility services, minor impact

19.7.4. Buildings and Structures Permitted

(a) one single detached house with garage

(b) swimming pool

(c) accessory buildings

(d) common property structures on specified lots (S.L. 27)

19.7.5. Subdivision Regulations

(a) AREA

The minimum lot area is 400 m2.

(b) WIDTH

The minimum lot width is 13.0 m.

(c) DEPTH

The minimum lot depth is 30.0 m.

19.7.6. Development Regulations

(a) SITE COVERAGE

(i) The maximum site coverage is 45% and together with driveways and parking areas, shall not exceed 55%.

(ii) Covered verandahs, entry area and covered patios and decks are excluded from calculations to a maximum of 30 % of floor area.

(b) HEIGHT

(i) The maximum height is the lesser of 9.5 m or 2 ½ storeys, except it is 4.5 m for accessory buildings and accessory structures.

(ii) All decks, supporting posts or columns shall not exceed the less of 4.5 m or 1 storey in height, including the support structure.

(c) FRONT YARD

The minimum front yard is 3.0 m except that a minimum driveway length of 6.0 m must be maintained.

(d) SIDE YARD

The minimum side yard is 1.5 m, except that it is 2.5 m from a flanking street, and it is 6.0 m from a flanking street if the setback is to a garage door or carport entrance which is accessed from that street.

(e) REAR YARD

The minimum rear yard is 2.0 m.

19.7.7. Other Regulations

(a) SECONDARY SUITE

Secondary Suites are not permitted in the DC-7 zone.

(b) ADDITIONAL REGULATIONS

In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 7 (accessory development, yards, projections into yards, lighting, agricultural setbacks, etc.), the landscaping and fencing provisions of Section 8, the parking and loading regulations of Section 9, the specific use regulations of Section 10, and the sign regulations of Section 11.

SECTION 20 -- EFFECTIVE DATE

This Bylaw comes into force and takes effect on the date of adoption.

READ A FIRST TIME this 27th day of May, 2008.

READ A SECOND TIME as amended this 21st day of Ocotber, 2008.

SECOND READING RESCINDED this 4th day of November, 2008.

READ A SECOND TIME as amended this 4th day of November 2008

SECOND READING RESCINDED this 16th day of December, 2008

READ A SECOND TIME as amended this 16th day of December, 2008

Advertised on the 5th , 6th, 12th and 13th days of November 2008 and the 14th, 15th, 21st and 22nd days of January, 2009 and a Public Hearing held pursuant to the provisions of Section 890 of the Local Government Act on the 20th day of November, 2008 and reconvened the 27th day of January, 2009.

READ A THIRD TIME this 3rd day of February, 2009

Certified correct at third reading.

Feb. 4/09
Dated at Lake Country, BC

Clerk

RECEIVED the approval of the Ministry of Transportation this ____ day of _____, _____

Approved pursuant to section 52(3)(a) of the *Transportation Act*
this 3rd day of April, 2009
L. Lockhead
for Minister of Transportation

_____
Ministry of Transportation

RECONSIDERED AND ADOPTED this 7 day of APRIL, 2009

James Baker
Mayor

Deputy Clerk

I hereby certify the foregoing to be a true and correct copy of the Bylaw cited as "Zoning Bylaw No. 561" as adopted by the Municipal Council on the ____ day of _____, _____.

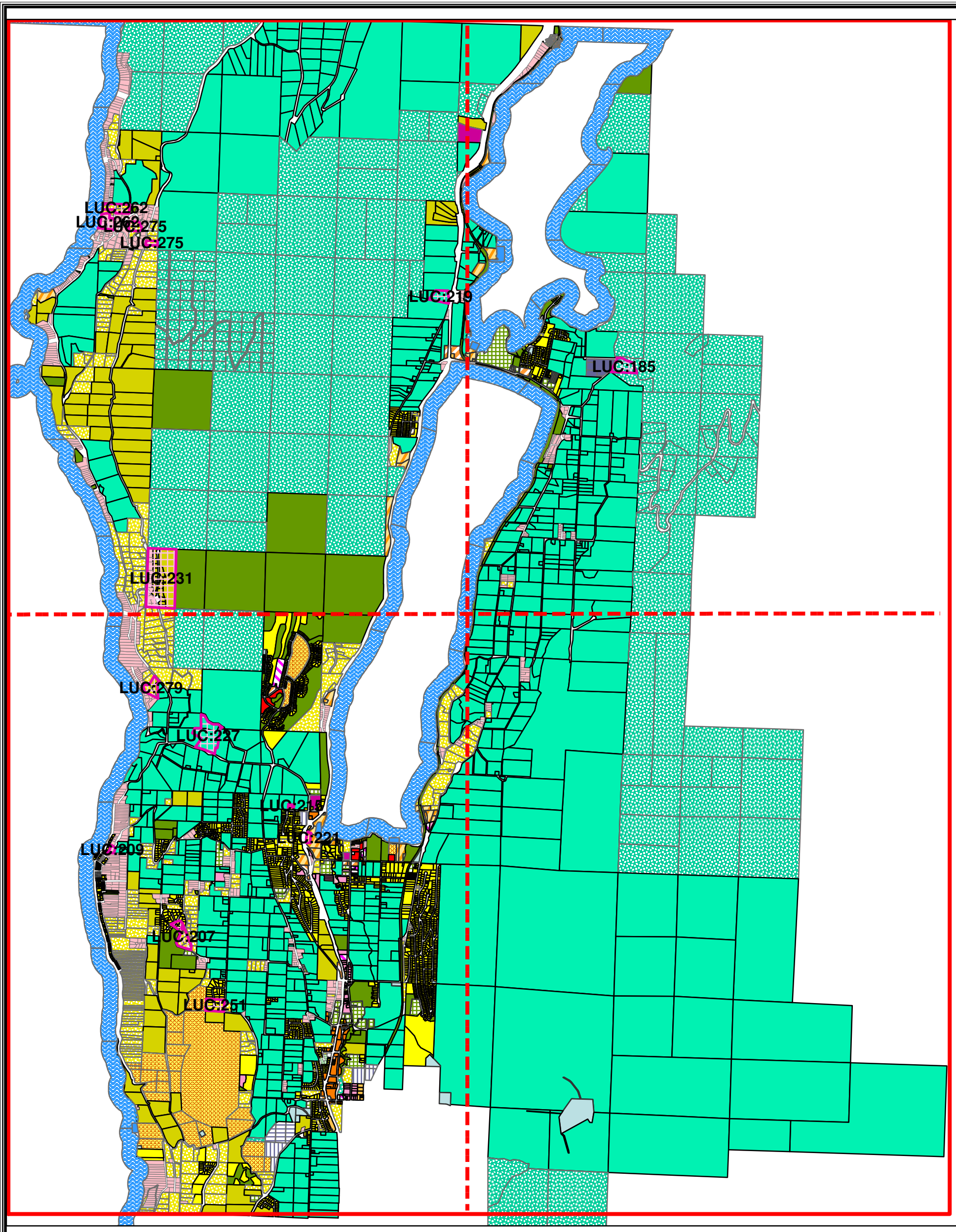
_____
Dated at Lake Country, BC

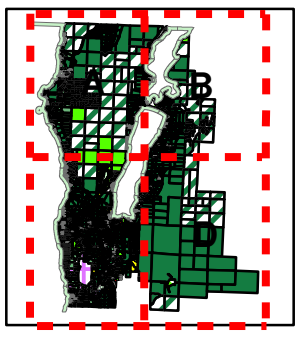
_____
Deputy Clerk

SCHEDULE “A” – ZONING MAPS

SCHEDULE “B” – SCHEDULE OF AMENDMENTS

Table 20.1: Schedule of Amendments			
AMENDMENT	BYLAW NO.	DATE	INITIALS





Legend

LUC Areas

Zoning Legend

561 ZONE

A1, C1, C10, C11, C1lp, C2, C9, DC1; DC3; DC4; DC6; DC7; DC?, I1, I3, I5, P1, P2, P4, RLP, RM2, RM4, RM5, RM7, RR1, RR2, RR3, RU-M, RU1, RU6, W1, W2

Zoning Map

District of Lake Country

N

Adopted:
April 7, 2009