CITY OF SALMON ARM

SCHEDULE “A” TO

ZONING BYLAW NO. 2303

C O N S O L I D A T I O N

Schedule “A”
Bylaw No. 2303
Effective Date: December 18, 1995

(updated 2026 August)

Table of Contents

SECTION 2 - DEFINITIONS **14**

SECTION 3 - ADMINISTRATION **25**

APPLICATION 25
CONFORMITY 25
SEVERABILITY 25
INSPECTION 25
VIOLATION 25
OFFENCE 25
PENALTY 25
PURPOSE 26

SECTION 4 - GENERAL REGULATIONS AND PROHIBITIONS **27**

APPLICATION 27
ACCESSORY DWELLING UNIT 27
SETBACK EXCEPTIONS #3545 27
HEIGHT EXCEPTIONS 27
HOME OCCUPATIONS 28
OUTSIDE VENDING 29
PARCEL AREA 30
SPECIAL BUILDING SETBACKS 30
SITING OF BUILDINGS AND STRUCTURES 31
VISUAL CLEARANCE AT INTERSECTIONS 31
FENCES AND RETAINING WALLS #3545 31
SPECIAL PROVISIONS FOR PLACEMENT OF TEMPORARY BUILDINGS 32
PERMEABLE LOT COVERAGE 34
SWIMMING POOLS 34
SECTION 946 SUBDIVISIONS 34
RECYCLING BEVERAGE CONTAINER RETURN CENTRE 34
ROAD DEDICATION 34
MOBILE FOOD VENDING 35
GENERAL PROHIBITIONS 35
USES PERMITTED IN ALL ZONES #4666 35

SECTION 5 - ESTABLISHMENT OF ZONES **39**

ESTABLISHMENT OF ZONES 39
ZONING MAPS 40
DEFINITION OF ZONES 40
METRIC UNITS 40

SECTION 6 - R-10 - RESIDENTIAL ZONE **41**

SECTION 7 - R-11 – EXISTING COMPACT/SINGLE-FAMILY RESIDENTIAL ZONE **43**

SECTION 8 - R-13 - LAKESHORE RESIDENTIAL ZONE **45**

SECTION 9 - R-14 – COMPACT/STRATA MULTI-FAMILIY RESIDENTIAL ZONE **46**

SECTION 10 - R-5 - HIGH DENSITY RESIDENTIAL ZONE **49**

SECTION 11 - R-6 - MOBILE HOME PARK RESIDENTIAL ZONE **51**

SECTION 12 - R-17 - LARGE PARCEL RESIDENTIAL ZONE **52**

SECTION 13 – *PENDING - INTENTIONALLY LEFT BLANK* **54**

SECTION 14 - R-19 - ESTATE RESIDENTIAL ZONE **56**

SECTION 15 - C-1 - LOCAL COMMERCIAL ZONE 57

SECTION 16 - C-2 - TOWN CENTRE COMMERCIAL ZONE 59

SECTION 16 - C-2(A) - SMALL LOT TOWN CENTRE COMMERCIAL ZONE #2920 61

SECTION 17 - C-3 - SERVICE COMMERCIAL ZONE 63

SECTION 18 - C-4 - FUEL SERVICE STATION COMMERCIAL ZONE 65

SECTION 19 - C-5 - TOURIST COMMERCIAL ZONE 66

SECTION 20 - C-6 - TOURIST / RECREATION COMMERCIAL ZONE 67

SECTION 21 - C-7 - SHOPPING CENTRE COMMERCIAL ZONE 69

SECTION 22 - C-8 - FARM PRODUCE COMMERCIAL ZONE 70

SECTION 23 - C-9 - COUNTRY INN COMMERCIAL ZONE #2758 71

SECTION 24A - C-10 - HIGH TECHNOLOGY RESEARCH & DEVELOPMENT ZONE 72

SECTION 24 - P-1 - PARK AND RECREATION ZONE 73

SECTION 25 - P-2 - AIRPORT ZONE 75

SECTION 26 - P-3 - INSTITUTIONAL ZONE 76

SECTION 27 - P-4 - INSTITUTIONAL WASTE MANAGEMENT ZONE 77

SECTION 28 - M-1 - GENERAL INDUSTRIAL ZONE 78

SECTION 29 - M-2 - LIGHT INDUSTRIAL ZONE 80

SECTION 30 - M-3 - GRAVEL EXTRACTION ZONE 82

SECTION 31 - M-4 - ABATTOIR ZONE 83

SECTION 32 - M-5 - AUTO WRECKING / SALVAGE YARD ZONE 84

SECTION 33 - M-6 - INDUSTRIAL HOLDING ZONE #3404 85

SECTION 34 - A-1 - AGRICULTURE ZONE 87

SECTION 35 - A-2 - RURAL HOLDING ZONE 89

SECTION 36 - A-3 - SMALL HOLDING ZONE 91

SECTION 37 – *PENDING – INTENTIONALLY LEFT BLANK* 93

SECTION 38 - EP-1 - ECOLOGICAL PROTECTION ZONE 94

SECTION 39 - CD-1 - COMPREHENSIVE DEVELOPMENT ZONE - 1 #3044 95

SECTION 40 - CD-2 - COMPREHENSIVE DEVELOPMENT ZONE - 2 #3227 97

SECTION 41 - CD-3 - COMPREHENSIVE DEVELOPMENT ZONE - 3 #3350 98

SECTION 42 - CD-4 - COMPREHENSIVE DEVELOPMENT ZONE - 4 #3428 100

SECTION 43 - CD-5 - COMPREHENSIVE DEVELOPMENT ZONE - 5 101

SECTION 44 - CD-6 - COMPREHENSIVE DEVELOPMENT ZONE - 6 #3584 102

SECTION 45 - CD-7 - COMPREHENSIVE DEVELOPMENT ZONE - 7 #3685, #4741 103

SECTION 46 – CD-8 – COMPREHENSIVE DEVELOPMENT ZONE - 8 #3811, #4670 105

SECTION 47 - CD-9 - COMPREHENSIVE DEVELOPMENT ZONE - 9 #3814 107

SECTION 48 – CD-10 – COMPREHENSIVE DEVELOPMENT ZONE - 10 108

SECTION 49 - CD-11 - COMPREHENSIVE DEVELOPMENT ZONE - 11 #3856 109

SECTION 50 - CD-12 - COMPREHENSIVE DEVELOPMENT ZONE - 12 #3892 110

SECTION 51 - CD-13 - COMPREHENSIVE DEVELOPMENT ZONE - 13 #3922 112

SECTION 52 - CD-14 - COMPREHENSIVE DEVELOPMENT ZONE - 14 #3905 114

SECTION 53 - CD-15 - COMPREHENSIVE DEVELOPMENT ZONE - 15 #3945 115

SECTION 54 - CD-16 - COMPREHENSIVE DEVELOPMENT ZONE - 16 #3989 117

SECTION 55 - CD-17 - COMPREHENSIVE DEVELOPMENT ZONE - 17 #4069 119

SECTION 56 - CD-18 - COMPREHENSIVE DEVELOPMENT ZONE - 18 #4155 120

SECTION 57 - CD-19 - COMPREHENSIVE DEVELOPMENT ZONE - 19 #4306, #4742 122

SECTION 58 – CD-20 – COMPREHENSIVE DEVELOPMENT ZONE - 20 #4594 124

SECTION 59 – CD-21 – COMPREHENSIVE DEVELOPMENT ZONE - 21 #4625 125

SECTION 60 – CD-22 – COMPREHENSIVE DEVELOPMENT ZONE -22 #4677 127

SECTION 61 – CD-23 – COMPREHENSIVE DEVELOPMENT ZONE-23 #4681 129

SECTION 62 – CD-24 – COMPREHENSIVE DEVELOPMENT ZONE-24 131

SECTION 63 – CD-25 – COMPREHENSIVE DEVELOPMENT ZONE-25 132

SECTION 64 – CD-26 – COMPREHENSIVE DEVELOPMENT ZONE-26 #4739 133

SECTION 65 - CD - 27 - COMPREHENSIVE DEVELOPMENT ZONE - 27 #4744 134

SECTION 66 - CD - 28 - COMPREHENSIVE DEVELOPMENT ZONE - 28 #4751 136

SCHEDULES **139**

SCHEDULE "B" - ZONING MAPS 139
SCHEDULE "C" 140
SCHEDULE "D" 141
SCHEDULE "E" 142
SCHEDULE "F" 144
SCHEDULE "G-1" 145
SCHEDULE "G-2" #3293 146
SCHEDULE "I" #3080 147
SCHEDULE "H" #3322 151

APPENDIX **152**

APPENDIX I - OFFSTREET PARKING AND LOADING 152
APPENDIX II - FLOODPLAIN PROVISIONS 162
APPENDIX III - SCREENING AND LANDSCAPING REQUIREMENTS 163

CITY OF SALMON ARM
Zoning Bylaw No. 2303
AMENDMENT PACKAGE

Please retain this listing with your Zoning Bylaw

2518 - Amend Map 18 - Reference ZON-524 (Nyland, Singer, Dauk & Ford, R-9 to R-7, 4901 - 20th St NE)
2519 - Amend Map 6 - Reference ZON-532 (Petty/Petty's Meats/Lynch, A-1 to C-3, 2941 - 10th Ave SW -TCH)
2434 - Amend Map 10 - Reference ZON-516 (Taleo Holdings Ltd., P-1 to M-1 (restricted uses) 421 Hudson St NW)
2483 - Amend Map 10 - Reference ZON-535 (Video Express Movies Ltd.., C-3 to C-2, 320 - 2nd Ave NE)
2501 - Amend Map 11 - Reference ZON-537 (DSA/Pearce Development Corp, R-1 & P-1 to R-4 and R-1 to P-1, 660 & 750 - 25 St NE & 2550 - 10 Ave NE)
2485 - Amend Map 7 - Reference ZON-533 (Laird/Skinner, A-2 to R-5, 660 Shuswap St SE)
2335 - Amend Map 5 - Reference ZON-489 (Shattock, R-1 to R-8, 1581 - 20 St SE)
2535 - TEXT - Reference ZON-547- Section 4.13 Type C Permits - (remove 4.13.3.5 & 4.13.3.6 re: Public Hearing and Notification)
2487 - Amend Map 10 - Reference ZON-530 (Triple 'S'/Empress Resources, P-1 to R-4, 171 Beatty Ave NW)
n/a - Amend Map 2 - CORRECTION - (Property was missing - Lot A, Plan 12279 - 2510 - 10th St SW)
2537 - Amend Map 8 - Reference ZON-543 (D & S Ventures, R-1 to R-4, 781 - 16 St SE)
2534 - Amend Map 11 - Reference ZON-545 (R. & T. Stoelting, R-1 to C-6, 880 - 21st St NE)
2515 - Amend Map 11 - Reference ZON-536 (K. & P. Angle/Fireside Electric, R-1 to C-3, 821 - 28th St NE)
2548 - Amend Map 11 - Reference ZON-546 (Plainsman Construction/Forestry, R-1 to P-3, 790 - 16th St NE)
2559 - Amend Map 7 - Reference ZON-550 (MRS 5200 Investments, R-1 to R-5, 380 - 4th Ave SE)
2553 - Amend Map 10 - Reference ZON-556 (Triple 'S', P-1 to C-6, 801 Harbourfront Dr NE - west)
- Amend Schedule C - Reference ZON-556 to include western portion of 801 Harbourfront Dr NE
- Amend North Index - Reference ZON-556 (Triple 'S', P-1 to R-7, 801 Harbourfront Dr NE - approx. east 1/2 except most easterly 1.l5 ha)
- Amend Map 11 Reference ZON-556 (DSA, R-1 to R-4, 1391 - 10th Ave NE)
2554 - TEXT- Reference ZON-556 - Section 2 Definitions - Upper Floor Dwelling Unit
- TEXT- Reference ZON-556 - Section 20 - C-6 - Upper Floor Dwelling Units
2590 - Amend Map 10 - Reference ZON-564 (Salmar Community Assoc, P-3 to C-2, 140 Hudson St NW)
2598 - Amend Map 20 - Reference ZON-565 (Lauridson/Bruce Coach, A-2 to C-3, 6210 - 50th ST NE (TCH))
2596 - TEXT- Reference - ZON-565 - Definition "Parts Assembly" and Section 17.3.29 (DSA/Lauridson/Bruce Coach)
2606 - Amend Map 8 - Reference ZON-566 (Chopick, R-1 to P-3, 20 & 140 - 27th St SE)
2608 - Amend Map 7 - Reference ZON-560 (DSA/Salmon Arm & Shuswap Lake Agr. Soc., P-1 to P-3, 421, 481 & 511 - 5th Ave SW)
2588 - Amend Map 7 - Reference ZON-558 (Soucy, R-1 to R-5, 530 - 1st Ave SE)
2605 - Amend Map 8 - Reference ZON-562 (Smith, R-1 to R-2, 1531 Auto Rd SE)
2591 - Amend Map 7 - Reference ZON-559 (CDN Dev. Ltd., R-1 to R-5, 241 - 10 Ave SW)
2642 - TEXT - Reference ZON-573 (Special Building Setbacks - Section 4.9.2.3 - Highway 97B - "Controlled Access Highway" Order -in-Council #1124 Oct. 2/96)
2431 - Amend Map 20 - Reference ZON-514 (Wilmark/Homecraft/Kingma, A-2 to R-7, 6810 Park Hill Rd. NE)
2549 - Amend Map 9 - Reference ZON-549 (Godbout, R-1 to R-8, 3470 - 8th Ave SE)
2581 - Amend Map 5 - Reference ZON-554 (Bourk, R-1 to R-8, 1581 - 16th Ave SE)
2645 - Amend Map 7 - Reference ZON-574 (CDN Development/Lawrence, R-4 (Duplex) to R-5, 190 & 192 - 6th St SE)
2489 - Amend Map 7 - Reference ZON-531 (Bowers/Schrik, R-1 to C-3, 480 - 10th St SW)
n/a - housekeeping - change phone number for Development Services Department on Page 27
2623 - Amend Map 8 - Reference ZON-570 (DSA 2390 Okanagan & 80 - 23rd St SE)
2668 - Amend South Index - Reference ZON-576 (Danapa Hldgs., M-4 to M-1, 5351 - 46 Ave SE)
2647 - Amend Map 7 - Reference ZON-572 (Caretenders, R-4 to P-3, 821 - 10 Ave SW)
2665 - Amend Map 3 - Reference ZON-575 (Tekarida, [split-zoned] C-3 to C-5, 2800 - 10 Ave SW [TCH])
2516 - Amend Map 3 - Reference ZON-538 (Loxton/SA Securities, R-1 to C-3, 1050 - 10 Ave SW)
2447 - Amend Map 21 - Reference ZON-499 (Federated Co-op, A-2 to M-1, 5860 Canoe Beach Dr NE)
2628 - Amend Map 10 - Reference ZON-569 (Hermanski, C-3 to C-2, 40 Alexander St. NE)
2678 - TEXT - Reference ZON-587 (Appendix 1, Section 1, Paragraph 1 - remove requirement for hard surfaced parking for SFD's)
2683 - TEXT - Reference ZON-589 (Section 2.2 Definitions - Secondary Suite - increase permitted size to 90m^2 and 40% habitable floor space)
2671 - TEXT - Reference ZON- 586 (Appendix 1, Section 8 - Downtown Exemption - Commercial 3 storeys or less AND parking requirement for Upper Floor Dwelling Unit in Designated Parking Area)
2688 - TEXT - Reference ZON-590 (Amendments resulting from Revised Statutes of BC 1996)
2666 - Amend Map 10 - Reference ZON-581 (Legion Branch #62, P-3 to C-2, 141 Hudson Ave NW)
2675 - Amend Map 8 - Reference ZON-578 (F. Ram, R-1 to R-8, 651 - 11 St SE)
n/a - housekeeping - formatting problem with "Recreational Uses such as..." - paragraph was split - Page 131
2525 - Amend Map 7 - Reference ZON-534 (M. Farina, R-1 to R-4, 650 -10 St SW)
2702 - Amend Map 11 - Reference ZON-593 (Nico's Nurseryland, R-4 to C-3, 830 - 28 St NE)
2698 - Amend Map 12 - Reference ZON-585 (Broadview Evangelical Free Church, R-1 to P-3, 3111 - 2 Ave NE)
2328 - Amend Map 13 - Reference ZON-464 (B.C.B.C., R-1 to C-3, 2561, 2601 & 2631 - 10 Ave NE - TCH)
2660 - Amend Map 21 - Reference ZON-571 (E. Jensen, R-1 to R-8, 7020 - 51 St NE)
2527 - Amend Map 11 - Reference ZON-541 (R. & J. Heyde, R-1 to R-4, 341 - 20 St NE)
2735 - TEXT - Reference ZON-600 (Definition "Recycling Collection Site" and add as permitted use to Section 26.3 in the P-3 Zone)
2736 - TEXT - Reference ZON-596 (Remove three uses and add three new uses to C-3 Zone; Increase Permitted Uses in M-1 and M-2 Zones, and definitions "Upper Floor Dwelling Unit" and "Cafe")
2740 - TEXT - Reference ZON-607 (General Regulations Section 3.8 Public Hearing and 3.9 Bylaw Amendments)

CITY OF SALMON ARM
Zoning Bylaw No. 2303
AMENDMENT PACKAGE

Please retain this listing with your Zoning Bylaw

2739 - TEXT - Reference ZON-603 (Trans-Canada Highway - Special Building Setbacks)
2582 - Amend Map 5 - Reference ZON-555 (Goertz/Onsorge, R-1 to R-8, 1241 - 13 Ave SE and 1011, 1020 & 1070 - 14 Ave SE)
2695 - Amend Map 7 - Reference ZON-591 (R.P. Johnson Const., C-4 to C-7, 360 TCH SW)
2744 - Amend Map 8 - Reference ZON-606 (Charlebois, R-1 to R-8, 631 - 17 St SE)
2748 - TEXT - Reference ZON-598 (Section 20.5 "Maximum Height of Principle Buildings" C-6 Zone)
2761 - TEXT - Reference ZON-612 (Section 28 - M-1 Zone - Accessory Use Dwelling Unit or SFD or Upper Floor Dwelling Unit) (Section 29 - M-2 Zone Accessory Use Dwelling Unit or SFD or Upper Floor Dwelling Unit)
2767 - TEXT - Reference ZON-615 (Clarify re: Second Dwellings in A-1 and A-2, Add "Boarders - Limited to Two" as permitted use in A-1, A-2 & A-3)
2782 - TEXT - Reference ZON-617 (Home Occupations in Upper Floor Dwelling Units & R-4 & R-5 Section 4.5 and add Home Occupation as permitted use in C-1, C-2, C-3, C-6, M-1, M-2, M-5, Amend Definitions for "Restaurant" and "Shopping Centre")
2765 - Amend Map13 - Reference ZON-604 (DSA RCMP Bldg, R-1 to P-3, 1980 - 11 Ave NE and 2051 - 10 Ave NE)
2774 - Amend Map 8 - Reference ZON-616 (Sun West Homes, R-1 to R-8, 671 - 11 St SE)
2758 - TEXT & Amend Map 7 - Reference ZON-610 (New Section 23 - C-9 Country Inn Commercial Zone & Rezone City of Salmon Arm property at 851 - 10 Ave SE, R-8 to C-9)
2785 - Amend Map 8 - Reference ZON-618 (R. Roberts & C. Tolley, R-1 to R-8, 681 - 17 St SE)
2788 - TEXT - Reference ZON-621 (Amend definition of "Retail Store" to include "second hand stores")
2789 - TEXT - Reference ZON-627 (Definitions for "Sleeping Unit", "Boarding Home", "Rooming House"; Sec. 9.3 [R-4] & 10.3 [R-5] add "boarding home" to permitted uses; Section 10.3 (R-5) add "rooming house"; Replace preamble in Section 9.1; Replace preamble in Section 10.1; Replace Section 9.11.1 re: maximum density "sleeping units"; Replace Section 10.11.1 re: maximum density "sleeping units").

BYLAW REPRINTED TO ACCOMMODATE NEW SECTION 23 AND RESULTING PAGE NUMBER CHANGES

2798 - TEXT - Reference ZON-631 (Add Definition for "Building Footprint")
2786 - TEXT - Reference ZON-622 (Schedule "H" - Declaration - Full-Time Farm Help, add reference to Declaration to Sections 34.4.2 and 35.4.2, add F.O.I. statement to other forms)
2819 - TEXT - Reference ZON-625 (Section 16.3.3 add "churches" as a permitted use in the C-2 Zone)
2804 - TEXT - Reference ZON-628 (Definitions "Recreation Facility - Indoor", "Recreation Facility - Outdoor"; Add "entertainment facility" as permitted use in P-1; APPENDIX II - Floodplain Provisions to 15m of natural boundary of a lake)
2811 - TEXT - Reference ZON-634 (Maximum Parcel Coverage: R-1, R-2, R-3, R-4, R-5, R-7, R-8, R-9) (Special Building Setbacks & Pound and Animal Control Bylaw Setbacks: R-1, R-2, R-3, R-4, R-5, R-7, R-8, R-9, A-1, A-2, A-3)
2820 - TEXT - Reference ZON-642 (Section 4.14 Posting of Notice - remove signs after 3rd reading or defeat)
2837 - TEXT - Reference ZON-638 (Definitions: "Outside Vending" and "Vendor Cart". Add "Outside Vending" as permitted use in C-1, C-3, C-4, C-5, C-6, C-7, C-8, M-1 and M-2. Add "Outside Vending" regulations to General Regulations Section 4.6)
2843 - TEXT - Reference ZON-647 (Appendix III - Screening and Landscaping - to discourage the planting of Codling Moth host trees)
2831 - Amend Map 5 - Reference ZON-633 (Goertz Investments, 1131 - 15 Ave SE and 1036 - 14 Ave SE, R-1 to R-8)
2845 - Amend Map 5 - Reference ZON-648 (Goertz Investments, 1381 - 12 St SE, R-1 to R-8)
2825 - Amend Map 7 - Reference ZON-605 (DSA and Salmon Arm & Shuswap Lake Agricultural Assoc., 421, 481 & 511 - 5 Ave SW, P-3 to P-1)
2792 - Amend Map 8 - Reference ZON-619 (Spohr, 211 - 17 St SE, R-1 to R-8)
2855 - Amend Map 8 - Reference ZON-644 (Laird, 2211 Auto Road SE, R-1 to R-4)
2860 - Amend Map 10 - Reference ZON-643 (Salmon Arm Dental Management, 571 - 6 St NE, R-1 to C-2)
n/a - housekeeping - Map 4 - more clearly define zoning boundary
2802 - Amend Map 11 - Reference ZON-623 (Curtis, 261 - 30 St NE, R-1 to R-8)
2784 - Amend Map 11 - Reference ZON-614 (DSA, Shuswap Arena Society, Egans Market, 2590, 2630 & 2660 - 10 Ave NE TCH, C-3 to P-1, R-1 to C-6, R-1 to P-1, C-1 to C-6, C-1 to P-1)
2810 - Amend Map 15 - Reference ZON-630 (Bepple, 2740 - 25 Ave NE, R-1 to R-8)
2813 - Amend Map 20 - Reference ZON-626 (Kemitzis, 6450 - 50 St NE, C-3 to C-6)
2851 - TEXT - Reference ZON-649 (Section 4.3.8 - Projections into setbacks)
2865 - TEXT - Reference ZON-651 (Add Definition "Recycling Beverage Container Return Centre", add criteria to General Regulations Sec. 4.17 and add as permitted use to C-7 Shopping Centre Commercial Zone)
CORRECTION - redistributed Page 18 - Section 4.3.8 - Projections into setbacks)
ADMINISTRATIVE CORRECTION - "*building footprint*" in ***PARCEL COVERAGE*** to match definition.
ADMINISTRATIVE CORRECTION - "***HEIGHT***" definition contained inaccurate reference number.
2900 - TEXT - Reference ZON-658 (Section 4.18 Road Dedication; APPENDIX 1 Off-street Parking and Loading - Section 4 - Small Car and Table A1-3 – Small Car; Section 14.7, R-9 Maximum Marcel Coverage to 15%; Section 16.3.4, C-2, add "cafe" as permitted use; Section 24.3.12, P-1, add "outside vending" as permitted use)
2908 - TEXT - Reference ZON-659 (Section 21.3.5, add "recreation facility - outdoor" as permitted use in C-7)
2920 - TEXT – Reference ZON-660 add new C-2(A) Small Lot Town Centre Commercial Zone Amend Map 10 (Sanbill/Browne, 180 Lakeshore Dr. NE, C-2 to C-2(A))
2844 - Amend Map 10 - Reference ZON-613 (Lakeshore Village, 251 TCH NW, M-2 & R-1 to C-2)
2883 - Amend Map 10 - Reference ZON-624 (R. Taylor, 50 & 80 – 8 St NE, R-1 to R-5)
2832 - Amend Map 6 - Reference ZON-637 (Shusal Hldgs/Salmik Hldgs, 1200 & 1250 TCH SW, A-1 to C-3)
2853 - Amend Map 7 - Reference ZON-639 (L. Pow, 841 – 4 Ave SE, R-1 to R-8)
2864 - Amend Map 12 - Reference ZON-645 (K. Pedersen Const. Ltd., 890 – 30 St NE & 3100 –10 Ave NE TCH, C-5 to C-6)
2930 - Amend Map 3 - Reference ZON-661 (McDiarmid/Marshall Surety/321836 BC, 1670 – 10 Ave SW, R-1 to C-3)
2943 - Amend South Index - Reference ZON-662 (Okanagan Aggregates, 5781 Auto Rd SE, M-5 to M-1)
REPLACE ALL MAPS (North & South Indexes plus 1 through 21) with new "Arcview" format

CITY OF SALMON ARM
Zoning Bylaw No. 2303
AMENDMENT PACKAGE

Please retain this listing with your Zoning Bylaw

2933 – TEXT – Reference ZON-663 – (Amend APPENDIX 1 – Off-street Parking and Loading, Section 9, Downtown Exemption – replaced – cash in lieu of parking, except for residential)
2958 – TEXT – Reference ZON-670 – (M-2 add "funeral services, including crematorium, embalming and related reviewing rooms)
2966 – TEXT – Reference ZON-673 – (Amend definition of "Rest Home" to include "licensed by the Province of British Columbia")
ADMINISTRATIVE CORRECTION – remove extra coma in Section 4.13.2.1
ADMINISTRATIVE CORRECTION – Map 10
ADMINISTRATIVE CORRECTIONS – North Index
2948 – Amend Map 15 – Reference ZON-665 (P. & R. Niinikoski, 2091 – 20 St NE, R-1 to R-8)
2949 – Amend Map 3 – Reference ZON-664 (Domaine Holdings Ltd., 1290 – 10 Ave SW, R-1 to C-3)
2863 – Amend Map 10 – Reference ZON-636 (430607 BC Ltd./Schrik, 630, 670, 720 & 760 TCH NE, C-5 and C-2 to C-3)
2962 – Amend Map 9 – Reference ZON-667 (Scherba/Anseth, 3531 & 3701 – 10 Ave SE, A-2 to A-3)
2969 – Amend Map 11 – Reference ZON-671 (City of Salmon Arm, 591 – 21 St NE, R-1 to R-4)
2910 – Amend Map 3 – Reference ZON-657 (581835 BC Ltd./Homewood Mgmt., 2670 – 10 Ave SW (TCH), A-1 to C-3)
2833 – Amend Map 11 – Reference ZON-635 (Browne, Johnson / A. Morrison, R-1 to R-4, 631 – 21 Street NE)
2988 – Amend South Index Map – Reference ZON-672 (Country Camping Leisure Products, A-2 to C-3 and A-3, 3071 & 3101 – 10 Ave SW [TCH])
2974 – TEXT – Reference ZON-674 – (Section 2 – Definitions – "Sleeping Unit")
2950 – Amend Map 4 – Reference ZON-646 – (Shoemaker/Scales, R-1 to R-4, 260 – 10 Avenue SE)
3001 – TEXT – Reference ZON-675 – (amend "assembly hall" definition; C-2 add "auto parts retail"; M-2 add "distribution of refurbished/recycled goods"; Appendix 1 Off-street Parking & Loading – Table A1-3; Figure A-1 Parking Requirements corrections; Figure A1-1 reduce requirements for car wash)
3003 – Amend Map 13 – Reference ZON-678 (Shuswap Alliance Church, R-1 to P-3, 1141 – 20 St NE)
2781 – Amend Map 7 – Reference ZON-611 (B. & B. Killick, R-1 to P-3, 331 – 8 Street SE)
2997 – Amend Map 14 – Reference ZON-679 (J. & S. Hanna, A-2 to C-6, 3181 – 11 Ave NE)
3019 – Amend Map 11 – Reference ZON-680 (Salmon Arm Savings and Credit Union, R-1 to C-6, 2931 – 9th Avenue NE) AND
Text Amendment to Section 30.3 to add "financial institution" as a permitted use.
3021 - Amend Map 10 - Reference ZON-681 (DSA, Taleo Holdings, Empress Resources, 361, 381, 421, 441 Hudson St NW)
3028 - TEXT - Reference ZON-684 (Section 2 - Definitions "Campground"; Section 4 - General Regulations - Home Occupations: increase permitted sign area)
3026 - Amend Map 7 - Reference ZON-677 (W. & S. Contracting, R-1 to R-2, 391 - 10 St SE)
3030 - Amend Map 12 - Reference ZON-683 (Federated Co-op Ltd., C-6 to C-4, 3100 - 10 Ave NE TCH)
HOUSEKEEPING AMENDMENTS - Digital Mapping (all Maps: South Index, North Index & 1 through 21)
3026 - TEXT - Reference ZON-677 - Delete Section 7.11 "Duplexes on Corner Lots" accesses from separate streets.
3042 - TEXT - Reference ZON-688 - Add Definition "Airport Industrial/Commercial", add use to P-2 Airport Zone, Sec. 25.9.2 setbacks for parcels less than 0.4 ha in size.
HOUSEKEEPING - Updated Mapping
HOUSEKEEPING - Map 10 - Corrections
3032 - Amend Map 21 - Reference ZON-685 (Lund, Watson, Adams, 5091, 5131 & 5171 - 75 Ave NE, P-1 to R-1)
3044 - Amend Map 7 - Reference ZON-669 (Nicholson/Cederholm, R-1 to CD-1, 810 - 10 St SW)
TEXT - Add new CD-1 Zone and definition of "ASSISTED LIVING COMMERCIAL"
3053 - Amend North Index - Reference ZON-690 (Webber/Captains Cove, C-5 to R-3, 2051 - 73 Ave NE)
3060 - TEXT - Reference ZON-693 - Add "private utility" to definitions and add as permitted use the C-2 and C-6 Zones
HOUSEKEEPING - South Index Map - Correction
HOUSEKEEPING - Map 7 - Correction
3075 - TEXT - Reference ZON-699 - Change all references to "Municipal Act" to "Local Government Act" AND Penalty Section 3.7 amend to read "Ticket Information Utilization Bylaw No. 2760, as amended"
3067 - TEXT - Reference ZON-695 - Add definition of "Congregate Housing", add "Congregate Housing as a permitted use in the C-2 Zone, add "Congregate Housing parking at 1 per 2 units" to Appendix 1 - Off-street Parking and Loading - Table A1-1
HOUSEKEEPING - Map 7 - Correction
2955 -Amend North Index and Map 7 - Reference ZON-668 (M. Davidson, C-8 to C-3, 1060 - 50 St NE)
HOUSEKEEPING – Appendix 1, Section 1 - Off-street Parking and Loading Spaces (carry forward Amendment Bylaw #2678 to Section 1.7 - Surfacing of Off-street Parking and Loading Spaces - re: SFD hard surfacing exemption)
INTERPRETATIONS - Distribute "Zoning Bylaw No. 2303 Interpretations" - Insert at front of Bylaw.
3080 - TEXT - Reference ZON-700 - Section 4.4 Height Exceptions for "Amateur Radio Antenna Structures" and new Schedule "I"
3082 - TEXT - Reference ZON-701 - "Group Childcare" and "Family Childcare"
3084 - TEXT - Reference ZON-702 - Second Dwellings for "Temporary Farm Help" in A-1 and A-2
3087 - TEXT - Reference ZON-704 - Two Home Occupations per Parcel Permitted - one of which may have public attending
HOUSEKEEPING - Correction - South Index
3073 - Amend North Index - Reference ZON-691 (G. Hohmann, A-2 to A-3, 200 Christison Road. SW)
HOUSEKEEPING - Correction - Map 6
2684 - Amend Map 10 - Reference ZON-579 (Purple Springs, R-1 to C-2, 550 Lakeshore Drive NE)
2684 - Amend Map 11 & Map 13 - Reference ZON-698 (Silvatech Consulting Ltd., R-1 to C-3 (restricted uses), 980 - 16 Street NE)
3078 - Amend Map 7 - Reference ZON-696 (Senior Citizens Branch #109, R-1 & R-5 to P-3, 170 - 5 Avenue SE)
3086 - Amend Map 12 - Reference ZON-703 (Tri-City Contracting, R-1 to P-3, 3290 - 10 Ave NE TCH)
3098 - Amend Map 7 - Reference ZON-705 (Margaret Rourke, R-5 to R-8, 530 - 1 Avenue SE)
3107 - Amend Map 7 - Reference ZON-708 (Browne, Johnson / Bootsma, 851 - 5 St SE, R-1 to R-8)
3108 - Amend Map 3 - Reference ZON-706 (Yamaha Sports Center, 2800 - 10 Ave SW TCH, C-5 to C-3)

CITY OF SALMON ARM
Zoning Bylaw No. 2303
AMENDMENT PACKAGE

Please retain this listing with your Zoning Bylaw

3110 - Amend Map 10 - Reference ZON-707 (Hermanksi/Savex/Fabricland, 121 Okanagan Ave NE, R-1 to C-2)
3124 - Amend Map 11 - Reference ZON-709 (511784 BC Ltd./CDN, 1391 - 10 Ave NE, R-4 to R-5)
3127 - Amend Map 11 - Reference ZON-712 (G. & K. Bissenden, 1181 - 8 Ave NE, R-1 to R-8)
HOUSEKEEPING - Clarity - South Index
HOUSEKEEPING - Clarity - Map 11
HOUSEKEEPING - Street Names - South Index
HOUSEKEEPING - Street Names - Map 3
HOUSEKEEPING - Street Names - Map 10
HOUSEKEEPING - Street Names - Map 11
3157 - Amend Map 14 - Reference ZON-716 (K. Selles, R-1 to R-8, 3041 - 18 Ave NE)
3163 - TEXT - Reference ZON-720 - Section 20, C-6, Subsection 20.3 - add ".18 parkade/off-street parking, in Areas "A", "B" and "C" [Waterfront Area] as shown on Schedule "C" and Appendix 1 - Off-street Parking and Loading, Section 10 Downtown Waterfront Off-street Parking - hard surfaced, screened, landscaped, lighting.
3167 - TEXT - Reference ZON-723 - Section 20 - C-6 Zone add permitted use 20.3.30 "work/live studios" and add Definition for same.
HOUSEKEEPING - Correction - Map 7
HOUSEKEEPING - Correction - Map 10
3063 - Amend Map 20 - Reference ZON-692 (Lauridsen/Ingebrigston, A-2 to C-3, 6210 - 50 St NE TCH)
3165 - TEXT - Reference ZON-719 - Definitions: "Assisted Living Housing" and "Daily Dining Area"; and, Appendix 1 - Parking for Assisted Living Housing
3194 - TEXT - Reference ZON-727 - Section 39 - CD-1 Zone - amend by adding permitted use "*assisted living housing*" and increase number of units per hectare for same.
3204 - Amend North Index - Reference ZON-729 (Raspberry, A-1 to A-3, 3261 - 50 St NW)
3136 - Amend South Index - Reference ZON-714 (Franzen, A-2 to M-1, 3792 Hwy 97B SE)
3185 - Amend Map 10 - Reference ZON-724 (Chevron/Browne Johnson, C-2 to C-4, 121 TCH NE)
3197 - Amend Map 10 - Reference ZON-725 (BC Buildings Corp, P-3 to C-2, 20 Hudson Ave NE)
3211 - Amend Map 11 - Reference ZON-718 (511785 BC Ltd./CDN Dev. Co., R-5 to P-3, 1351 - 10 Ave NE)
3221 - Amend Map 11 - Reference ZON-732 (T. Johnson/Browne Johnson, R-1 to R-4, 661 - 21 St NE)
3223 - TEXT - Reference ZON-733 (Add definition for "licensee retail store" and add as permitted use to C-1, C-2, C-2(A), C-3, C-5 and C-6; replace "cold beer & wine store" with "licensee retail store" in Appendix 1 Parking; add back "neighbourhood pub" as a permitted use in C-3)
3227 - Amend North Index - Reference ZON-734 (proposed Lots J & K of 801 Harbourfront Dr NE, C-6 to CD-2) AND add new CD-2 (Comprehensive Development Zone - 2) regulations
HOUSEKEEPING - Map 10 Correction
3212 - TEXT - Reference ZON-731 - Add "secondary suite" as a permitted use in the A-1, A-2 & A-3 Zones
3236 - Amend Map 7 - Reference ZON-735 (Micku/Martinson/Brown Johnson, 3531, 3701 & 3971 - 10 Ave SE, A-3 & P-1 to R-1 and P-1 to R-1)
3249 - TEXT - Reference ZON-739 - Amend definition of "Licensee Retail Store"
3275 - TEXT - Reference ZON-744 - (Add definition for "shelter" and add as permitted use to R-1 Zone)
3258 - Amend Map 6 - Reference ZON-741 - (T.R. Thorburn/D. Barnes, 320 - 4 Ave SE, R-1 to R-5)
3286 - TEXT - Reference ZON-748 - (DSA - Add "triplex" as permitted use in R-5 Zone)
3277 - Amend Map 8 - Reference ZON-743 - (Taleo Holdings Ltd., 381 Hudson St NW, R-1 to R-8)
3279 - Amend Map 6 - Reference ZON-742 - (Tobiah Riley, 1121 - 1 St SE, R-1 to R-4)
3287 - Amend Maps 6 & 8 - Reference ZON-748 (Canadian Mental Health, 461 - 4 Ave SE, R-1 to R-4)
3293 - TEXT - Reference ZON-750 - (Section 4.13.2 Type "B" Permits - to accommodate living in existing single family dwelling while construction a new one)
3228 - Amend Map 13 - Reference ZON-730 - (R. & J. Meloche, 5301 & 5321 - 75 Ave NE, P-1 to R-1)
3291 - Amend Map 10 - Reference ZON-749 - (K. & A. Guenther, 2950 - 15 Ave NE, R-1 to R-8)
3290 - Amend Map 8 - Reference ZON-747 - (Salmon Arm Meat & Produce, 350 Narcisse St NW, P-1 to R-4)
3213 - Amend North Index - Reference ZON-726 - (Shannon's Outdoor Recreation, 6471 - 46 St NE, A-2 to P-1)
Housekeeping - Amend Map 9 - (re: City owned parcel 481 - 20 St NE)
3296 - Amend Map 5 & North Index - Reference ZON-751 - (Kandola Investments Ltd., 1160 - 10 Ave SW, R-1 to C-3)
Housekeeping - Amend Map 1, Map 2 and Map 5 - corrections to 3011 & 3041 - 10 Ave SW (TCH)
3307 - Amend Map 10 & North Index - Reference ZON-755 - (Good Samaritan Society / Hanna, 2751 - 15 Ave NE, R-4 to P-3)
3218 - TEXT - Reference ZON-753 - (Sec. 4.5, R-1 and R-7 size 0.4 ha or larger permitted accessory buildings for home occupations; maximum students or clients per session three for all home occupations; R-4 and R-5 amend Local Government Act reference number to Section 904; A-1 & A-2 add "equestrian facility" and "equestrian facility campsite" as permitted uses - remove 'riding stable'; add Definition for "equestrian facility" and "equestrian facility campsite")
3310 - Amend North Index - Reference ZON-757 - (P.G. & B. Newell, 251 - 60 St SE, R-7 to A-2)
Housekeeping - Amend Map 8 - re Lot 1, Plan KAP72305 (CD-2)
3318 - Amend North & South Indexes and Map 9 - Reference ZON-756 - (442966 BC Ltd. Shippam, 671 - 24 St NE, R-1 with LUC to R-4)
3322 - TEXT - Reference ZON-758 - Sec. 34.4.2 and 35.4.2 - (A-1 & A-2) - second dwelling to be for farm help and is to be a mobile home. Add new Schedule "H" - Declaration - Second Dwellings for Farm Help
3305 - Amend North Index - Reference ZON-754 - (671356 BC Ltd. Nyland, 5360 - 40 Ave NW, A-2 to A-3)
3306 - Amend North Index & Map 13 - Reference ZON-737 - (H. & I. Stripling, 4531 - 75 Ave NE, P-1 to R-1)
3327 - Amend South Index - Reference ZON-759 - (City of Salmon Arm, 4850 - 46 Ave SE, M-1 to M-5)
Housekeeping - Amend Map 5, 1260 - 10 Ave SW correct to read P-3
3328 - Amend Map 6 - Reference ZON-760 - (Purple Springs Investments, 720 - 3 St SW, A-2 to R-5)
3339 - Amend Map 6 & South Index - Reference ZON-761 - (511784 BC Ltd./CDN, 241 - 10 Ave SW, R-5 to R-1)
3342 - Amend North Index & Map 10 - Reference ZON-762 - (P.H.R. Holdings Ltd., 2081 - 11 Ave NE, R-1 to R-4)
3350 - TEXT - Reference ZON-763 - Add new CD-3 Zone (Comprehensive Development Zone - 3)
- Amend North Index - Reference ZON-763 (671356 BC Ltd. Nyland, 5360 - 40 Ave NW, A-3 to CD-3 and P-1
3346 - Amend Map 7 - Reference ZON-764 - (Sandy Ridge Construction, 841 - 35 St SE, R-1 to R-8)
3347 - Amend Map 6 - Reference ZON-766 - (Rudy Heyde/Goetz Investments, 1030 - 14 Ave NE, R-1 to R-8
3304 - Amend North & South Index & Map 5 - Reference ZON-752 - (David Loudoun, 3191 - 10 Ave SW [TCH], A-2 to C-3)

CITY OF SALMON ARM
Zoning Bylaw No. 2303
AMENDMENT PACKAGE

Please retain this listing with your Zoning Bylaw

3368 - Amend North & South Index & Map 7 - Reference ZON-767 - (Browne Johnson /Berger, 2561 Auto Rd SE, R-1 to R-8)
3310 - Amend South Index - Reference ZON-757 - (P.G. & B. Newell, 251 - 60 St SE, R-7 to A-2)
3370 - Amend North & South Index - Reference ZON-768 - (Horsman/Browne Johnson, 691 - 60 St SW, A-2 to A-3)
3366 - TEXT - Reference ZON-765 - Add new uses to M-5 Zone, Section 32.3.10 "welding, machine or metal fabrication"
3367 - Amend South Index - Reference ZON-765 (DSA/Machen Mfg., 4751 & 4791 - 50 St SE, M-1 to M-5)
3378 - Amend North & South Index - Reference ZON-770 - (J.Clem Dumas, 351 - 50 St NW, A-2 to A-3)
3375 - TEXT - Reference ZON-773 - Add to M-2 Zone, Section 29.3 "automotive and truck repair shop, including body repair and painting, excluding fuel service station"
3380 - Amend North, South Index & Map 5 - Reference ZON-772 - (Country Camping Leisure Products, 3041 - 10 Ave SW TCH, A-2 to C-3)
3384 - Amend North & South Index & Map 5 - Reference ZON-771 (LST Ventures, 1120 - 10 Ave SW R-1 to C-3 & R-4, 1160 - 10 Ave SW C-3 to R-4, 1230 - 10 Ave SW R-1 to C-3 & R-4, 1260 - 10 Ave SW P-3 to C-3 & R-4, 1290 - 10 Ave SW C-3 to R-4, 1231 - 10 St SW R-1 to R-4)
3385 - Amend North & South Index & Map 7 - Reference ZON-775 (N. Eyben, 3571 - 8 Ave SE, R-1 to R-8)
3389 - Amend North & South Index & Map 7 - Reference ZON-776 (Sandy Ridge Const., 821 - 37 St SE, R-1 to R-8)
3388 - Amend North & South Index & Map 9 - Reference ZON-774 (Hercules Makris, 720 - 22 St NE, C-3 to R-4)
3404 - Amend South Index and add M-6 Industrial Holding Zone Text - Reference ZON-779 (Morris/Anderson/Prosser, 4211 Auto Rd SE, A-2 to M-1 & M-6)
3401 - Amend North & South Index & Map 8 - Reference ZON-778 (Churches of Salmon Arm Used Good Society/Seidlitz & Krieger, 461 & 541 Beatty Ave NW, M-2 to C-2)
3403 - Amend North & South Index & Map 6 - Reference ZON-781 (692259 BC Ltd./Exel, 611 Shuswap St SW, R-1 to R-5)
Housekeeping - Amend North & South Index & Map 5 - Corrections to 1321, 1441, 1481, 1511, 1561 & 1591 and portion of 1490 all on 10 Avenue SW - should be R-1 not A-2
3400 - Amend North & South Index & Map 7 - Reference ZON-780 (D & S Ventures / City of Salmon Arm, 551 & 781 - 17 St SE and 1550 - 4 Ave SE, R-4 to P-1, R-1 to R-4 and R-1 to P-1)
3416 - Amend South Index & Map 3 - Reference ZON-784 (695662 BC Ltd. Massier, 1150 Foothill Rd SW, A-2 to R-1)
3417 - Amend North Index & Map 12 - Reference ZON-785 (G. Ritchie, 1120 - 54 Ave NE, A-2 to R-1)
3420 - Amend North & South Index and Map 6 & 7 - Reference ZON-787 (704905 BC Ltd./Harris, 1201 Auto Rd, part R-1 to P-2 and 1431 Auto Rd, part R-1 to R-4)
3425 - Amend North Index & Map 12 - Reference ZON-792 (A. Ratzlaff, 1250 - 52 Ave NE, R-1 to R-8)
3426 - TEXT - Reference ZON-793 (Section 4.5.5 Home Occupations on parcels not zone residential; R-8 Zone corner parcel setbacks; C-6 Zone offices; A-1 Zone "family childcare facility" and "group childcare"; A-2 and A-3 Zones "group childcare")
3419 - Amend North & South Index and Map 6 - Reference ZON-786 (F. & E. Schaber, 1491 - 12 St SE, R-1 to R-8)
3424 - Amend North & South Index and Map 8 - Reference ZON-789 (B. Reese, 730 - 8 Ave NE, R-1 to R-8)
3382 - Amend North & South Index and Map 6 - Reference ZON-777 (G. Krause, 1350 - 13 Ave SE, R-1 to R-8)
3428 - Amend North & South Index and Map 6 - Reference ZON-790 (B. Blair, 481 & 451 - 1 St SE, R-1 to CD-4)
3428 - TEXT - Reference ZON-790 - Add new CD-4 (Comprehensive Development Zone 4)
2694 - Amend North & South Index and Map 5 - Reference ZON-584 (Beta Real, 1321 - 10 Ave SW, R-1 to C-3)
3455 - Amend North & South Index and Map 6 & Map 7 - Reference ZON- 800 (703904 BC/Harris, 1201 Auto Rd SE, R-1 to P-3 & R-4)
3461 - Amend North & South Index and Map 6 - Reference ZON-801 (R. Bartman, 931 - 12 St SE, R-1 to R-4)
3365 - Amend South Index - Reference ZON-769 (R 468 Enterprises, 5380 & 5320 - 40 Ave SE, M-1 to M-4)
3462 - Amend North & South Index and Map 8 - Reference ZON-804 (C2 Properties, 151 & 161 - 2 Ave NE, R-1 & C-3 to C-2)
3460 - Amend North & South Index and Map 9 - Reference ZON-802 (2321 Okanagan Holdings/Laird, 2321 Okanagan Ave NE, R-1 to P-3 & R-4)
3469 - Amend North & South Index - Reference ZON-806 (M. Hodges, 5871 - 10 Ave NW, A-2 to A-3)
3460 - Amend North & South Index & Map 9 - Reference ZON-802 (2321 Okanagan Holdings, 2321 Okanagan Ave NE, R-1 to P-3 & R-4)
3471 - Amend North Index - Reference ZON-807 (S. & I. Wenger, 5980 - 50 St NE TCH, C-3 to C-5)
3477 - Amend North Index & Map 13 - Reference ZON-808 (A. Kemitzis, 6450 - 50 St NE, C-6 to R-1)
3475 - TEXT - Reference ZON-809 - Amend "Parcel Coverage" definition, delete "Building Footprint" definition, increase side parcel setback for R4 adjacent to R4.
3480 - Amend North Index - Reference ZON-796 (R. Nyland/671356 BC Ltd., 5581 - 40 Ave NW, A-2 to CD-3)
3491 - Amend North & South Index & Map 5 - Reference ZON-811 (Great Canadian Oil Change/J. Weed, 1291 - 10 Ave SW TCH, C-4 to C-3)
3517 - TEXT - Reference ZON-815 - Vic Van Isle Const./717832 BC Ltd. - “Accommodation Unit”, “Resort Accommodation” and Parking 1 space per unit.
3519 - Amend North & South Index - Reference ZON-816 (C. Dumas, 351 - 50 St NW, A-2 to A-3)
Amend Map 7 - Add legal descriptions
Amend Map 8 - Add legal descriptions
3520 - Amend North & South Index & Map 7 - Reference ZON-817 (J. Kendall, 870 - 26 St SE, R-1 to R-8)
3522 - Text - Reference ZON-819 - Definition - Increase maximum total floor area for “Cafe”
3527 - Amend North Index & Map 13 - Reference ZON-821 (MacKenzie/Arnold, 4400 Canoe Beach Dr NE, R-1 to R-4)
Amend Map 8 - Correction
3526 - Amend North & South Index & Map 6 - Reference ZON-818 (Shuswap Assoc. for Community Living, 520 - 5 St SE, R-1 to R-5)
3530 - Amend North Index - Reference ZON-823 (636414 BC Ltd. Haanebauer, 2551 - 60 St NW)
3454 - Amend North & South Index - Reference ZON-798 (Elliott & Hofferd, 3901 - 10 Ave NE-TCH, A-3 to C-3)
3529 - Amend North & South Index & Map 8 - Reference ZON-822 (D. Richardson, 710 - 1 Ave SE, R-1 to R-2)
3544 - Text - Reference ZON-829 - Add CD-3 & M-6 to Section 4.13 Special Needs Housing
3545 - Text - Reference ZON-828 - Amendments to accommodate new Building Bylaw No. 3535
Administrative - Posting of Notice Requirements - Rezoning Sign - to make it more legible.
3516 - Amend North & South Index & Map 8 - Reference ZON-813 (Woodspan Developments, 790 TCH SW, R-1 to C-3)
Administrative - Section 4.3.1. (b) re: *Community Charter* AND Schedule “E” Special Needs Housing Agreement Section 4 re: *Community Charter*
Mapping Correction - Map 5 - Should be R-1 (not C-3) at 1200 - 10 Ave SW
Mapping Correction - Map 8 - Should be R-1 (not M-2) at Plan B1963 of 321 Fraser Ave NW
3560 - Amend North & South Index - Reference ZON-832 (Hysop/Evans, 3961 - 20 Ave SE, A-2 to M-1)
3563 - Amend North & South Index - Reference ZON-831 (Longhurst, 3581 - 20 Ave SE, A-2 to M-1 & M-6)
Correction to Page 121 - Typo in numbering
3549 - Amend North & South Index & Map 5 - Reference ZON-826 (Wall, 1050 - 30 St SW, A-1 to C-3)
3562 - Amend North & South Index & Map 8 - Reference ZON-833 (Tofra/Jolly, 171 & 231 - 7 St SE, R-1 to R-5)

CITY OF SALMON ARM
Zoning Bylaw No. 2303
AMENDMENT PACKAGE

Please retain this listing with your Zoning Bylaw

Amend North Index & Map 13 - Correction along 65th Ave NE & Parkhill Rd NE
3570 - Amend North & South Index & Map 8 - Reference ZON-834 (Sparks, 880 - 2 Ave SE, R-1 to R-8)
3574 - Amend North & South Index & Map 6 - Reference ZON-836 (Reeves, 1060 - 14 Ave SE, R-1 to R-8)
3580 - Text - Reference ZON-842 - Section 4.5.5 Home Occupations on Parcels not zoned Residential less than 0.4 hectares (0.98 acres) in size
3572 - Amend North & South Index & Map 6 - Reference ZON-835 (Gerbitz, 1120 Shuswap St SE, R-1 to R-4)
3583 - Amend North Index & Map 12 - Reference ZON-839 (Ackerman, 4281 - 20 St NE, R-1 to R-8)
3579 - Amend North & South Index & Map 8 - Reference ZON-837 (Lauren & Karina Ent., 31 - 1 St SE, R-1 to C-2)
3584 - Amend North & South Index & Map 6 - Reference ZON-838 (Salvation Army, 441 - 3 St SW, P-1 to CD-6)
3587 - Amend North & South Index & Map 10 - Reference ZON-843 (McCartney/Shaw-MacLaren, 2110 Lakeshore Rd NE, R-1 to R-4)
3588 - Amend North & South Index & Map 7 - Reference ZON-844 (Peterson, 1501 - 10 Ave SE, R-1 to R-8)
Mapping Correction - Map 9 - Should read R-1 (not R-4) for Lot 6, Plan 1327 (2641 - 11 Ave NE)
3584 - Text - Reference ZON-838 - Add Definition "*community shelter*" re: Salvation Army
Mapping Correction - Map 6 - Should read CD-6 (not CD-3) for Lot A, Plan KAP45450 (441 - 3 St SW)
Mapping Correction - Map 9 - change colour for C-4 on 3100 - 10 Ave NE (TCH)
3589 - North, South & Map 10 - Reference ZON-845 (Whitstone/Menzies/Blenkin, 1820 - 23 St NE, R-1 to R-8)
3594 - North, South & Map 6 - Reference ZON-848 (Morgan & Babakioff and Burk, 1380 & 1410 - 10 St SW, R-1 to R-4)
3610 - North, South & Map 10 - Reference ZON-852 (E. Hoskins, 1971 - 20 Ave NE, R-1 to R-4)
3533 - North, South & Map 8 - Reference ZON-825 (G & H Developments Ltd., 421 & 441 Hudson St NW, R-1 to R-4)
3615 - South Index - Reference ZON-856 (C. & B. Vogt, 4331 Auto Rd SE, A-2 to M-1 & M-6)
3614 - North, South & Map 9 - Reference ZON-853 (Balazs, 1880 Okanagan Ave SE, R-1 to R-8)
3623 - North, South & Map 9 - Reference ZON-858 (Sherwood Park/Franklin, 2850 - 7 Ave NE, R-1 to R-4)
3629 - North, South, Maps 5 & 6, Reference ZON-859 (R. Adams, 1520 - 10 St SW, R-1 to R-4)
3630 - Text - Reference ZON-861 - Amend definition of "Licensee Retail Store" and add it as a permitted use in the C-7 (Shopping Centre Commercial) Zone
3637 - Text - Reference ZON-865 - ABCO Holdings Inc. - add "Commercial Daycare Facility" to C-6 Zone
3640 - Text - Reference ZON-868 - City of Salmon Arm - Sec. 4.9.1 - Special Building Setbacks - Reduction for Collector Streets
3622 - North, South & Map 5, Reference ZON-854 (Wojick/Weightman, 1930 - 10 Ave SW, C-3 to R-1)
3631 - North, South & Map 6, Reference ZON-862 (Willow Court Holdings, 100 - 5 Ave SE, R-5 to P-3)
3632 - North Index & Map 10, Reference ZON-863 (Whitstone Developments, 1770 - 22 St NE, R-1 to R-8)
3636 - North, South & Maps 8 & 9, Reference ZON-855 (0699052 BC Ltd.-Skjerpen, 1351 - 10 Ave NE, P-3 to R-5)
3643 - North Index, Reference ZON-867 (671356 BC Ltd.-Nyland, 4050 - 56 St NW, CD-3 to A-3)
3661 - North, South & Map 7, Reference ZON-878 (Trevor Harrison, 1970 - 12 Ave SE, R-7 to R-1)
3674 - North Index & Map 12, Reference ZON-881 (D. & C. Kohlen, 4791 - 20 St NE, R-9 to R-7)
3675 - North, South & Map 7, Reference ZON-882 (R. Marriott, 1831 - 12 Ave SE, R-7 to R-8)
Correction to Page 44 - Typo in Section 7.11.5
3642 - North, South & Map 8, Reference ZON-866 (Shuswap Lake Brewing Co., 11 & 21 - 1 St SE, R-1 to C-2)
3658 - South Index, Reference ZON-872 (City of Salmon Arm, 5280 - 20 Ave SE, P-2 to A-2)
3682 - North, South & Map 9, Reference ZON-879 (R. Cameron, 541 - 30 St NE, R-1 to R-4)
3685 - Text - Reference ZON-883 - Add new CD-7 ZONE
3685 - North, South & Map 9, Reference ZON-883 (2321 Okanagan Hldgs. Ltd.-Laird, 2321 Okanagan Ave NE, P-3 & R-4 to CD-7)
3686 - North, South & Map 9, Reference ZON-885 (Layden Hldgs., 2450 - 10 Ave TCH NE, C-3 to C-6)
3687 - Text - Reference ZON-887 - Remove "Duplex lots shall not be located adjacent to one another."
3687 - North, South & Map 9, Reference ZON-887 (Deptford, 680 - 20 St NE, R-1 to R-2)
3706 - North, South & Map 7, Reference ZON-896 (Lawrence, 821 - 33 St SE, R-1 to R-8)
3703 - North, South & Map 8, Reference ZON-876 (Salmon Arm Honda, 631 - 2 Ave NE R-1 to C-3 and 620 TCH NE C-5 to C-3)
3714 - North & Map 11, Reference ZON-899 (M. & P. Kavanagh, 3231 - 28 St NE, R-1 to R-8)
3715 - North, South, Maps 6 & 7, Reference ZON-898 (L. Olson, 1451 - 15 Ave SE, R-7 to R-1)
3704 - North, South, Map 7, Reference ZON-892 (R. & M. French, 3161 - 8 Ave SE, R-1 to R-8)
3723 - North, South, Map 7, Reference ZON-900 (C. Shipmaker, 1051 - 20 St SE, R-7 to R-8)
3724 - Text - Reference ZON- 901 - Add "commercial daycare facility" to M-1 Zone
3585 - North, South, Map 8, Reference ZON-840 (0766658 BC Ltd., 321 Fraser Ave NW, R-1 to CD-7)
3690 - North, South, Map 9, Reference ZON-888 (T. Davies, 3070 - 8 Ave NE, R-1 to R-8)
3726 - North, South, Map 6, Reference ZON-891 (City of Salmon Arm, 851 - 20 Ave SE, C-9 to P-1 and R-1
3718 - North, South, Map 8, Reference ZON-903 (City of Salmon Arm, 311 Ross St NE C-2 to P-1 and 450 - 2 Ave NE P-3 to P-1)
3731 - Text - Reference ZON-905 - Remove "financial institution" from C-6 Zone
3688 - North & Map 13, Reference ZON-841 (Wilmark Homes/Omega Engineering, 6810 Park Hill Rd NE, R-7 and A-2 to R-1, R-4 & R-9)
3730 - South Index, Reference ZON-907 (A. & M. Kemitzis, 2250 - 40 St SE, A-2 to M-1)
3705 - North, South, Map 5, Reference ZON-894 (Yahoo Ventures Ltd., 2321 - 10 Ave [TCH] SW), R-1 to C-3)
Correction to Page 127 - Typo in Section 45.11.3
3737 - Text - Reference ZON-909 (City of Salmon Arm, Clause 4.14.1 - Rezoning sign required for application to R-8 for all but from R-1 and less than 0.4 ha (0.99 acre)
3740 - Text - Reference ZON-911 (City of Salmon Arm, Section 9.1 - Purpose of R-4, and 9.8 Minimum Parcel Width)
3754 - North, South, Map 8, Reference ZON-895 (Husky Oil, 50 TCH SW, C-3 & C-4 to C-4)
3756 - North & South Index, Reference ZON-912 (Aresenault, 6571 - 15 Ave SW, A-1 to A-2 & A-3)
3761 - Text - Reference ZON-913 - Amend Definition of "Secondary Suite"
3671 - North, South, Map 5, Reference ZON-880 (Winkler/Gulliford/Parkland Building Supplies, 1441 & 1481 - 10 Ave SW, R-1 to C-3)
3717 - North, South, Map 8, Reference ZON-902 (T. Dunne & Clough Ventures, 120 - 6 St NE, R-1 to C-2)
3651 - North, South, Map 10, Reference ZON-860 (Affinity Developments, 1341 - 30 St NE, R-1 to R-5)
3736 - North, South, Map 7, Reference ZON-873 (J. Grieve, et al, 2310 - 10 Ave SE, A-3 to R-1)
3780 - North, South, Map 6, Reference ZON-917 (Weiker & McAndrews, 661 - 10 Ave SE, R-1 to R-8)

CITY OF SALMON ARM
Zoning Bylaw No. 2303
AMENDMENT PACKAGE

Please retain this listing with your Zoning Bylaw

3768 – Text – Reference ZON-916 – Add accessory use "retail sales of arts and crafts" and increase sales area to 680 m^2 (7,319 ft^2) AND reduce parking requirement for Farm Produce Sales to 1 stall per 17 m^2
3788 – South Index, Reference ZON-922 (Barrow Construction, 7,500 m2 of 3350 Foothill Rd SW, A-1 to M-3)
3789 – North, South, Map 9, Reference ZON-921 (Derrick Jolly Construction, 781 – 21 Street NE, R-1 to R-2 & R-4)
3790 – North & South Index, Reference ZON-918 (661071 BC Ltd [Muto], 381 Hwy 97B NE, R-6 to C-5 and C-5 to R-6 adjustment)
Correction to North Index and Map 10
Add back insets to South Index
3795 – North, South & Map 7, Reference ZON-924 (W. & D. Halsall, 1130 – 15 St SE, R-7 to R-4)
Definitions – correct re alphabetical order
3781 – North, South & Map 8, Reference ZON-919 (M. Ponich, 51 – 4 St SE, R-1 to R-5)
3804 – North & Map 10, Reference ZON-925 (M. Hobart, 1891 – 23 St NE, R-1 to R-8)
3814 – North, South, Maps 9 & 10, Reference ZON-929 (Askew's Uptown, 2701 – 11 Ave NE, R-1 & C-3 to CD-9)
3819 – North, South & Map 6, Reference ZON-934 (D. & G. O'Brien, 1001 – 14 Ave SE, R-1 to R-8)
3814 – TEXT – CD-9 ZONE, Reference ZON-929 (Askew's Uptown, 2701 – 11 Avenue NE) AND adjust page number balance of bylaw and schedules
3820 – North, South & Map 8, Reference ZON-933 (Waldhuber/Fuson, 81 – 4 St SE, R-1 to R-8)
3821 – North, South & Map 8, Reference ZON-936 (MacGregor/MacGregor/Porter, 121 – 2 St SE, R-1 to R-8)
3822 – North & Map 13, Reference ZON-935 (Cooper, 7191 – 51 St NE, P-3 to R-1)
Correction to Map 9 – was missing street names
3836 – TEXT – ZON-938 – Section 4.5.2 – add home occupation for Institutional to regulations. Sections 24.3.10 and 26.3.7 to add home occupation as a permitted use in the P-1 and P-3 Zones
3840 – North, South & Map 6, Reference ZON-941 (Willness Conts., 1161 – 17 St SE, R-1 to R-8)
3805 – North, South & Map 7, Reference ZON-927 (Banighen, 2691 – 10 Avenue SE, R-1 to R-8)
3808 – South & Map 3, Reference ZON-930 (Bell, 1671 Foothill Road SW, A-1 to A-3)
Correction to TABLE A1-2 "Required Off-street Loading Spaces"
3813 – North & South Indexes, Reference ZON-926 (Wes Bowie, 4850 – 10A Avenue NE, C-4 to C-3)
3950 – North & Map 12, Reference ZON-945 (Mueller, 4551 – 17 St NE, R-9 to R-1)
3732 – North, South & Map 8, Reference ZON-908 (Cote, 821 Harbourfront Dr NE, R-7 to R-8)
3811 – Text – CD-8 ZONE – Reference ZON-928 (Smart!Centres, 2991 – 10 Ave (TCH) SW to CD-8)
3811 – North, South & Map 5, Reference ZON-928 (Smart!Centres, 2991 – 10 Ave (TCH) SW, M-2, C-3 & A-1 to CD-8)
3825 – North Index – Reference ZON-937 (Wonacott, 2051 – 73 Ave NE, C-5 to R-3)
3856 – Text – CD-11 ZONE – Reference ZON-942 (LST Ventures, 1120 – 10 Ave SW, C-3 to CD-11)
3856 – North, South & Map 5, Reference ZON-942 (LST Ventures, 1120 – 10 Ave SW, C-3 to CD-11)
3875 – North & Map 13, Reference ZON-948 (Club Shuswap Golf & RV, 6021, 6241 & 6381 – 50 St (TCH) NE, A-1 and A-2 to P-1)
3870 – North, South & Map 6, Reference ZON-949 (Trustees of Mt. Ida Congregation of Jehovah's Witnesses, 691 – 2 Street SE, R-1 to P-3)
3877 – North, South & Map 7, Reference ZON-951 (Trevor Harrison Const. Ltd., 1241 & 1281 – 20 St SE, R-1 to R-8)
Administrative – All Zoning Maps updated to reflect current parcels.
3861 – North Index & Map 10 – Reference ZON-946 (Affinity Developments, 1341 – 30 St NE, Portion R-5 to R-4)
3885 – North, South & Map 5 – Reference ZON-954 (Giuseppe [Joe] Muto, 1561 – 10 Ave SW, R-1 to C-3)
3889 – North, South & Map 7 – Reference ZON-874 (0695662 BC Ltd. [Massier], 2450 – 10 Ave SE, A-2 to R-1 & A-3)
3892 – Text – Add CD-12 Zone – Reference ZON-955 (1056875 Alberta Ltd. [Gibbons Motor Toys], 630 Ross St NE & 651 Marine Park Dr NE)
3892 – North, South & Map 8, Reference ZON-955 (1056875 Alberta Ltd. [Gibbons Motor Toys], 630 Ross St NE & 651 Marine Park Dr NE)
3896 – North, South & Map 6, Reference ZON-958 (Koop Consulting/Willow Court, 100 – 5 Ave SE & 660 Shuswap St SE, R-5 to P-3)
3896 – North, South & Maps 6 & 8, Reference ZON-959 (Neustaeter, 350 & 370 – 10 St SE, R-1 to R-8)
3899 – North, South & Map 7, Reference ZON-961 (Paterson, 1690 – 13 Ave SE, R-7 to R-1)
3862 – North, South & Map 5, Reference ZON-947 (Kaylar Rentals, 1710 – 10Ave SW, R-1 to C-3)
3792 – North & South Indexes, Reference ZON-923 (VanLindert, 1191 – 60 St SW, A-1 to A-2 & A-3)
3876 – North Index & Map 12, Reference ZON-953 (Walters, 5020 – 11 St NE, R-1 to R-8)
3874 – North Index & Map 10, Reference ZON-950 (Bouma, 1900 – 36 St NE, R-1 to R-8)
3901 – North, South & Map 9, Reference ZON-963 (Corporate Ventures/Podollan, 1460 TCH NE, C-5 to C-6)
Administrative – Update Page 39 – TABLE 1 – ESTABLISHMENT OF ZONES
Administrative – Italics in CD-7 Zone
Index – Page 4 – Update for New CD-14 Zone
3898 – Text – Amend CD-9 ZONE – Reference ZON-960 – Reduce Minimum Parcel Size from 0.8 ha (2.0 ac) to 0.4 ha (1.0 ac)
3905 – Text – Add CD-14 Zone – Reference ZON-964 (Talus Mgmt/MacLaren, 2100 Lakeshore Rd NE, R-4 to CD-14)
3932 – North, South & Map 7, Reference ZON-972 (B. Roberts, 1631 – 13 Avenue SE, R-7 to R-1)
3937 – North, South & Map 7, Reference ZON-975 (Perfection Builders, 400 – 20 Street SE, R-1 to R-8)
3930 – North & Map 12, Reference ZON-970 (G. & S. Arsenault, 2100 – 45 Ave NE, A-3 to R-7)
3893 – North Index & Map 11, Reference ZON-957 (J. Chartier, 1841 – 27 Avenue NE, R-1 to R-8)
3951 – Text – Add "lower floor dwelling units" to the C-2 permitted uses; add definition for "lower floor dwelling unit", and add parking requirements, including to the Downtown Parking Specified Area.
3945 – North & South, Add new CD-15, Reference ZON-977 (Zaitamyn Poultry, 250 – 40 St [TCH] SW) – A-2 to CD-15)
3966 – North & Map 12, Reference ZON-981 (C. & J. Making, 4731 – 20 St NE, R-9 to R-7)
3943 – North & South Index, Reference ZON-976 (H. Nyland & B. Brierley, 151 – 60 St NW, A-3 to A-2)
3967 – North, South and Map 7, Reference ZON-987 (P. & V. Hoops, 730 – 37 St SE, R-1 to R-8)
3950 – North, South and Map 7, Reference ZON-979 (E. & K. Dunfield, 641 – 17 St SE, R-1 to R-8)
3968 – North, South and Map 6, Reference ZON-988 (E. Gale, 391 – 10 Ave SE, R-1 to R-8)
Administrative – Correction of typographical error on Page 35
3956 – North, South and Map 10, Reference ZON-985 (G. & S. Chhokar, 1861 – 23 St NE, R-1 to R-8)
3983 – North, South and Map 6, Reference ZON-991 (B. & T. David, 740 – 4 Ave SE, R-1 to R-8)
3953 – North, South and Map 8, Reference ZON-980 (K. Ratzlaff, 570 Okanagan Ave SE, R-1 to C-2 Restricted Uses)
3970 – North, South and Map 7, Reference ZON-989 (BFM Hldgs, 3701 – 20 Ave SE, A-2 to M-2)
3979 – North & South Index, Reference ZON-986 (City & Hartling, Little Mtn Park, 221 Hwy 97B SE, A-2 to P-1 and P-3 to A-2)

Please retain this listing with your Zoning Bylaw

3987 – North & Map 12, Reference ZON-990 (Ritchie, 1020 – 54 Ave NE, portion A-2 to A-3)
3996 – Text – Definition "Accessory dwelling unit" and Amendments to Section 13 R-8 Zone to accommodate accessory dwelling units.
3989 - North & Map 13 TEXT – ZON-992 – Add new CD-16 Zone and associated definition, and parking (Leaping Frog Coffee, 4940 Canoe Beach Dr NE, C-1 to CD-16)
3976 - North, South & Map 7 – ZON-984 (0695662 BC Massier, 2450 – 10 Ave SE, A-3 to R-1)
4005 - North, South & Map 9 – ZON-997 (Fireside Electric, 2770 – 10 Ave (TCH) NE, C-3 to C-6 with Retail Store)
4018 - Text Amendments to allow for accessory dwelling units in rural areas not in the ALR (A-1, A-2, A-3, CD-3 Zones)
4031 - Text Amendment – Sec. 4.5.3 – Home Occupations in Accessory Buildings on R-1 & R-7 parcels .5 to .98 acre. (Blais/Tierney)
3972 - North, South & Map 7 – ZON-982 (R. & N. McKibbon, 1400 – 20 St SE, A-2 to R-1)
4014 - North, South & Map 5 – ZON-998 (628745 BC Ltd. W. Laird, 521 – 10 St SW, A-1 to C-3 & C-7)
4034 - North & Map 12 – ZON-1003 (W. & A. Gage, 4051 Lakeshore Rd NE, R-1 to R-8)
3974 - North, South & Map 7 – ZON-983 (Appeldoorn/Grieve/Evens/Burke Law, 2310 – 10 Ave SE, A-3 to R-1
3991 - North, South & Map 8 – ZON-993 (Lakeside Manor Developments, 621 & 641 Harbourfront Dr NE, C-6 to CD-2)
4037 - North, South & Map 8 – ZON-1004 (K. Chancellor, 860 – 9 Ave NE, R-1 to R-8)
4038 - North, South & Map 6 – ZON-1006 (Chhokar, 1160 Shuswap St SE, R-1 to R-8)
4021 - North, South & Map 8 – ZON-1001 (Kutyn, 760 – 9 Avenue NE, R-1 to R-8)
4049 - Text Amendments to C-3 Zone, Section 17.3 – Add Retail Store and Personal Service Establishment to the Permitted Uses. Amendment to Table A1-1 – Required Off-street Parking and Loading to 1 stall per 24 meters squared of gross floor area.
4016 - North & Map 11 – ZON-999 (Miller, Laitinen P. & C., 2451 – 30 Avenue NE, A-2 to R-7)
4052 - North, South & Map 9 – ZON-1009 (Dubois, 2070 – 1 Avenue SE, R-1 to R-8)
4069 - North, South & Map 8; Add New CD-17 Zone – ZON-1012 (Treadstone 71 Ventures Inc., 1271 – 6 Avenue NE, P-3 to CD-17)
4071 -South & Map 5 – ZON-1014 (Lodermeier & Ogden, 1611 – 10 Street SW, R-1 to R-4)
4074 -North, South & Map 7 – ZON-1015 (O'Brien, 3120 – 8 Avenue SE & 3121 – 9 Avenue SE, R-1 to R-8)
4075 -North, South & Map 6 – ZON- 1016 (Salmon Arm Folk Music Society/City of Salmon Arm, 541 – 3 Street SW, R-1 to P-3)
4075 - Text Amendments: Section 26.3.6 – Delete the word "*government*" from the permitted use "government *offices*"; Section 26.3.13 – Add "caretaker's *suite*" as a permitted *accessory use*; Section 26.10 – Delete "outside storage shall not be permitted" and add "Outside storage shall be screened as per Appendix III and limited to a maximum of 15% of the *parcel area* or 280 square meters (3,013 square feet), whichever is less."
4060 - North, South, Map 6 & Map 8 – ZON-1013 (City of Salmon Arm/School District No. 83, 451 Shuswap Street SW & 150 – 1 Avenue SW, P-3 to C-2)
4076 - North, South, Map 8 – ZON-1017 (0931996 BC Ltd., 530 – 1 Avenue SE, R-8 to R-5)
4078 - North, Map 13 – ZON-1018 (Shields, 4521 – 75 Avenue NE, R-1 to R-8)
4080 - North, South, Map 6 – ZON-1019 (Malli, 1141 – 7 Avenue SE, R-1 to R-8)
4061 - North, South, Map 9 – ZON-1011 (Cumming & Wagner, 1450 – 1 Avenue NE, R-1 to R-8)
3922 - North, Map 13 – ZON-962 (Club Shuswap Golf & R.V. Ltd., 6241 & 6381 – 50 Street (TCH) NE & 6471 – 47 Street NE)
3922 - Text Amend to Section 2.2 – Add definition for "Recreational Vehicle Strata Park", Add "Section 51 – CD-13 – Comprehensive Development Zone -13"
4084 - North, South, Map 8 – ZON-1022 (Coubrough Tool Sales, 140 – 6 Street NE, R-1 to R-8)
4083 - North, Map 13 – ZON-1021 (Christison, S., 5460 – 73 Avenue NE, R-1 to R-8)
3739 - North, Map 13 – ZON-910 (Pannu, J., 7200 – 52 Street NE, R-1 to R-8)
4089 - North, Map 10 – ZON-1024 (0735898 BC Ltd., R-1 to R-8)
4096 - North, Map 11 – ZON-1028 (Matte, C., 3440 – 20 Street NE, R-7 to R-8)
4104 - North, South, Map 9 – ZON-1031 (Wenger & Van Chadwick, 2481 – 4 Avenue SE, R-1 to R-8)
4095 - North, South, Map 8 – ZON-1025 (Harrison, T. & Martinson, S., 861 Harbourfront Drive NE, R-7 to R-8)
4100 - North, South, Map 9 – ZON-1026 (Garry Toporowski Architect Ltd., 1050 & 1091 – 18 Street NE, R-1 to R-5)
4102 - North, South, Map 8 – ZON-1027 (566562 B.C. Ltd., 131 Harbourfront Drive NE, and C-6 to R-4 (Portion of property)
4106 - North, South, Map 10 – ZON-1031 (Hart, K., 1170 – 22 Street NE, R-1 to C-6)
4103 - North, South, Map 8 – ZON-1029 (Churches of Salmon Arm Used Goods Society, 350, 360, 380, 390 Fraser Avenue NW, M-2 to C-2)
4109 - North, South, Map 10 – ZON-1033 (Durocher, R., 2261 – 19 Avenue NE, R-1 to R-8)
4112 - North, Map 11 – ZON-1034 (Widmer, N. & Reid, C., 2741 – 30 Street NE, R-1 to R-8)
4108 - North, South, Map 8 – ZON-1032 (Schneider, L. & Vandermeer, R., 830 – 9 Avenue NE, R-1 to R-4)
4113 - Text Amendment to Section 2.1 – Add definition for "*Craft Distillery and Brewery*"; Section 17.3.9 – Add "*Craft Distillery and Brewery*" as a permitted use; Table A1-1 – Add "*Craft Distillery and Brewery*": 1 stall per 24 metres squared of gross floor area.
4117 - North, South, Map 10 – ZON-1036 (Renkema, P., 1341 – 30 Street NE, R-5 Portion to R-4)
4118 - North, South, Map 6 – ZON-1037 (Ponich Properties Ltd., 440 & 460 – 5 Street SE, R-1 to R5)
4122 - North, Map 11 – ZON-1038 (Grigorjew, S., 2240 – 26 Avenue NE, R-1 to R-8)
4124 - North, Map 12 – ZON-1039 (MacQuarrie, L., 4801 – 11 Street NE, R-1 to R-8)
4125 - North, Map 12 – ZON-1040 (Lowe, D. & K., 1061 – 47 Avenue NE, R-1 to R-8)
4128 - North, South, Map 8 – ZON-1041 (Sun Peaks Brewery Corp., 721 Harbourfront Drive NE, R-7 to R-8)
4129 - North, South, Map 10 – ZON-1042 (Van Den Ham, S., 1460 – 16 Street NE, R-1 to R-8)
4130 - North, Map 13 – ZON-1043 (Bootsma, J., 4761 – 75 Avenue NE, R-1 to R-8)
4131 - North, Map 11 – ZON-1045 (Lentz, G., 3111 – 28 Street NE, R-1 to R-8)
4133 - North, South, Map 7 – ZON-1044 (Spohr, A. & W., 440 – 34 Street SE, R-1 to R-8)
4135 - South, Map 3 – ZON-1047 (Robertson, P & Robertson, S., 1791, 1851 & 1881 – 10 Street SW, R-1 to R-4)
4140 - North, South, Map 7 – ZON-1052 (South Central Electric Ltd., 1121 – 23 Street SE, R-1 to R-8)
4141 - North, South, Map 7 – ZON-1053 (Harrison, T., 1940 – 12 Avenue SE, R-7 to R-8)
4144 - ZON-1054 - Text Amendment to Appendix 1 - Off-street Parking and Loading – Amend Section 11 and Add .6 to Section 11.
4139 - North, Map 13 - ZON-1050 (Pothoven, B., 7151 – 50 Street NE, R-1 to R-8)
4149 - South, Map 7 – ZON-1055 (Foster, A. & R., 2520 – 10 Avenue SE, A-2 to R-1)
4147 - North, South, Map 10 – ZON-1056 (Henrie, M., 1461 – 20 Street NE, R-1 to R-8)
4145 -North, Map 13 – ZON-1048 (Hobson, L. & H., 6531 – 50 Street NE, R-1 to R-8)
4146 -North, South, Map 6 – ZON-1051 (Wilson, D. & V., 1211 Shuswap Street SW, R-1 to A-3)
4152 -North, Map 10 – ZON-1057 (Feenstra, M. & W., 1581 – 20 Avenue NE, R-1 to R-8)
4155 - South – ZON-1062 (Buchanan, J. & C., 7550 – 50 Avenue SW, A-1 to CD-18)

CITY OF SALMON ARM
Zoning Bylaw No. 2303
AMENDMENT PACKAGE

Please retain this listing with your Zoning Bylaw

4156 - North, South, Map 7 – ZON-1063 (Adrian, M. & M., 1120 – 23 Street SE, R-1 to R-8)
4154 - North, South, Map 6 – ZON-1059 (Renix, D., 530 – 7 Street SE, R-1 to R-8)
4162 - North, South, Map 7 – ZON-1067 (Morlock, W. 1640 – 12 Avenue SE, R-7 to R-8)
4161 - North, Map 11 – ZON-1066 (Kopp, D. & M., 3341 – 30 Street NE, R-1 to R-8)
4151 - South, Map 3 – ZON-1049 (Chun, R. & J. / Bickle, J. & J., 2521 – 10 Street SW & 1241 – 25 Avenue SW, A-2 to A-3 portion & A-2 to R-9 portion)
4153 - North, Map 13 – ZON-1060 (Shaule, J. & Trautman, S., portion of 6510 – 30 Street NE, portion A-2 to R-9)
4169 - North, South, Map 9 – ZON-1070 (Saini, A., 1761 & 1771 – 9 Avenue NE, R-1 to R-8)
4170 - North, Map 11 – ZON-1072 (Hamilton, I. & T., 3110 – 20 Street NE, R-7 to R-8)
4171 - North, South, Map 7 – ZON-1073 (Scales, S., 2080 – 5 Avenue SE, R-1 to R-8)
4166 - North, Map 10, Map 11 – ZON-1064 (Pukas, S., 2781 – 25 Avenue NE, R-1 to R-8)
4173 - North, Map 11 – ZON-1074 (Mead, M. & K., 3330 – 20 Street NE, R-7 to R-8)
4172 - North, South, Map 9, Map 10 – ZON-1071 (Chahal, K. & Dhanoa, K., 1141 & 1181 – 20 Street NE, P-3 to R-4)
4176 - North, South, Map 7 – ZON-1075 (Appeldoorn et al., 1221 – 23 Street SE, R-1 to R-8)
4180 - North, South, Map 7 – ZON-1076 (Eliason, C. & C., 1590 – 11 Avenue SE, R-7 to R-8)
4181 - North, South, Map 7 – ZON-1078 (1039634 BC Ltd., 1220 – 23 Street SE, R-1 to R-8)
4182 - North, South, Map 7 – ZON-1080 (Browne Johnson Land Surveyors Ltd., R-1 to R-8)
4165 - North, South, Map 6 – ZON-1069 (Dewick, T. & L., 1351 – 15 Avenue SE, R-7 to R-8)
4184 - North, South, Map 9 – ZON-1081 (Channer, A. & Davis, M. 80 – 16 Street NE, R-1 to R-8)
4164 - South – ZON-1061 (ABC Operations Ltd., 6151 – 50 Avenue SE, A-2 to M-1)
4186 - South, Map 4 – ZON-1083 (Fisher, H. & E., 1061 – 19 Avenue SE, R-1 to R-8)
4185 - North, South, Map 6 & 8 – ZON-1082 (Marson Investments Inc., 361 – 10 Street SE, R-5 to R-4)
4194 - North, Map 11 – ZON-1086 (Kipp, D. & E., 3290 – 20 Street NE, R-7 to R-8)
4204 - North, Map 12 – ZON-1087 (Harding, R. & J., 4890 – 13 Street NE, R-1 to R-8)
4193 - ZON-1085 – Text Amendment to Sections 34.3.4 (A-1 Zone), 35.3.4 (A-2 Zone), 36.3.4 (A-3 Zone) and 41.3.4 (CD-3 Zone) – Delete "Accessory dwelling unit on a parcel or site not located within the Agricultural Land Reserve" and add "Accessory dwelling unit (development of a accessory dwelling unit in the Agricultural Land Reserve is subject to the Agricultural Land Commission Act and Regulations)"
4208 - North, Map 13 – ZON-1091 (Lentz, G., 4581 – 71 Avenue NE, R-1 to R-8)
4191 - North, South, Map 10 – ZON-1084 (Jobeck Enterprises Ltd., 2081 – 11 Avenue NE, R-1 to R-5)
4157 - North, South, Map 8 – ZON-1065 (Lakeshore Terrace Developments, 1151 – 8 Avenue NE, R-1 to R-4)
4206 - North, South, Map 8 – ZON-1088 (Raspberry, W. / Browne Johnson Land Surveyors, 921 & 941 Harbourfront Drive NE, R-7 to R-8)
4207 - North, South, Map 6 – ZON-1089 (1100760 BC Ltd. / Browne Johnson Land Surveyors, 250 – 14 Ave. SE & 1460 Shuswap St.SE, R-1 & A-2 to R-8))
4210 - North, South, Map 7 – ZON-1092 (McClure, M. & C., 1880 – 9 Avenue SE, R-7 to R-8)
4212 - North, South, Map 10 – ZON-1094 (0762123 BC Ltd., 1750 – 20 Avenue NE, R-1 to R-8)
4213 - North, South, Map 7 – ZON-1095 (Browne Johnson Land Surveyors, 1400 – 20 Street SE, R-1 to R-8)
4214 - North, South, Map 7 – ZON-1096 (Jamieson, K. & P., 441 – 34 Street SE, R-1 to R-8)
4178 - North, South – ZON-1077 (Eagle Homes Sales Ltd., 1190 – 51 Street NE, Portion A-2 to C-3)
4215 - North, South, Map 6 – ZON-1098 (Salmon Arm Developments, 100 – 5 Avenue SE, R-1 portion to P-3)
4221 - North, Map 11 – ZON-1103 (Koleba, C., 3081 – 28 Avenue NE, R-1 to R-8)
4223 - ZON-1101 – Text Amendment to Section 2, Definitions – Add "*Building Area* means the greatest horizontal area of a building above grade within the outside surface of exterior walls or within the outside surface of exterior walls and the centre lines of firewalls"; and Sections 34 (A-1 Zone), 35 (A-2 Zone), 36 (A-3 Zone), 41 (CD-3 Zone), and 56 (CD-18) – Add "Maximum Residential *Building Area* – The maximum combined *building area* for all *dwelling units* (single family dwelling, accessory dwelling unit and farm help) shall be no greater than 500 m^2 (5,382 ft^2)"
4224 - North, South, Map 6 – ZON-1104 (Browne Johnson Land Surveyors, 1017 – 10 Avenue SE, R-1 to R-4)
4225 - Map 2 – ZON-1106 (Parrell, S., 4641 – 40 Avenue SE, A-2 to M-1)
4226 - North, South, Map 9 – ZON-1102 (Tekamar Mortgage Fund Ltd., 3161 Okanagan Avenue NE, R-1 to R-8)
4220 - North, South, Map 7 – ZON-1100 (Whitstone Developments Ltd., 2350 – 4A Avenue SE, R-1 to R-8)
4217 - North, South, Map 5 – ZON-1097 (Browne Johnson Land Surveyors, 2670 – 10 Avenue (TCH) SW, Portion A-1 to C-3)
4229 - North, Map 11 – ZON-1108 (Leachman, G. & S., 3020 – 20 Street NE, R-7 to R-8)
4227 - North, South, Map 10 – ZON-1105 (Franklin Engineering Ltd., 2810 – 15 Avenue NE, R-1 to R-4 & R-5)
4233 - North, South, Map 9 – ZON-1110 (Hollypark Hotels Corp., 790 – 16 Street NE, R-1 to C-6)
4240 - ZON-1118 – Text Amendments to the following sections: Section 2, Definitions – Add "*Mobile Food Vending*" means the preparation and sale of food and beverage items from a vehicle, trailer or cart in accordance with Section 4.19 (General Regulations); Section 15.3 (C-1 Zone), Section 16.3 (C-2 Zone), Section 17.3 (C-3 Zone), Section 20.3 (C-6 Zone), Section 21.3 (C-7 Zone), Section 22.3 (C-8 Zone), Section 24.3 (P-1 Zone), Section 26.3 (P-3 Zone), Section 28.3 (M-1 Zone), Section 29.3 (M-2 Zone), Section 46.3 (CD-8 Zone) , Section 47.3 (CD-9 Zone), Section 50.3 (CD-12 Zone), Section 54.3 (CD-16 Zone) – Add *Mobile Food Vending* as a Permitted Use; Section 4, General Regulations – Add the following sub-sections: 4.19.1 to 4.19.10
4247 - North, Map 11 – ZON-1112 (Durston, C., 2790 – 25 Street NE, R-1 to R-8)
4249 - North, South, Map 10 – ZON-1113 (Lawson & Barnard et al., 3310 – 16 Avenue NE, R-1 to R-8)
4243 - North, South, Map 6, Map 7 – ZON-1114 (0703904 BC Ltd. / Lawson Engineering & Development Services Ltd., 821 – 17 Street SE, P-3 to R-8)
4245 - North, Map 12 – ZON-1119 (Chang, J. & P., 1370 – 47 Avenue NE, R-1 to R-8)
4246 - North, South, Map 6 – ZON-1120 (Butler, L., 1370 Auto Road SE, R-1 to R-8)
4250 - North, Map 12 – ZON-1115 (Unruh, R. / Hindbo Construction Group Inc., 4431 – 17 Street NE, R-9 to R-8)
4251 - North, South, Map 6 – ZON-1117 (Reimer, R. & Reimer, R., 791 – 5 Street SE, R-1 to R-4)
4254 - North, Map 13 – ZON-1123 (Findlay, J. & R., 4541 – 71 Avenue NE, R-1 to R-8)
4258 - North, Map 13 – ZON-1109 (Homecraft Construction Ltd /Onsite Engineering Ltd., 6810 Park Hill Road NE, R-4 & R-7 Portion to R-1)
4256 - North, South, Map 10 – ZON-1121 (1120170 BC Ltd., 1160 – 16 Street NE, R-1 to CD-7)
4255 - North, Map 11 – ZON-1122 (Rose, A. & Glanville, B., 2621 – 30 Street NE, R-1 to R-8)
4261 - North, South, Map 9 – ZON-1116 (City of Salmon Arm, 720 – 22 Street NE, R-4 to P-1)

CITY OF SALMON ARM
Zoning Bylaw No. 2303
AMENDMENT PACKAGE

Please retain this listing with your Zoning Bylaw

4272 - North, Map 13 – ZON-1127 Presch, B., 7031 – 52 Street NE, R-1 to R-8, Text Amendment to Section 13.8 – "The total maximum *parcel coverage* for *principal* and *accessory buildings* shall be 45% of the *parcel area*, of which 10% shall be the maximum *parcel coverage* for all *accessory buildings*, which may be increased to a maximum of 15% for all *accessory buildings* including those containing a *accessory dwelling unit* provided the *accessory building* containing the *accessory dwelling unit* has a lesser *building area* than the *single family dwelling*"
4274 - North, South, Map 6 – ZON-1128 (Androlick, J. & Lowe, K., 1081 – 1 Street SE, R-1 to R-4)
4287 – TEXT AMENDMENT – Addition of Section 24 C-10 - High Technology Research & Developments Zone, and North, South & Map 9, ZON-1133 (1160595 BC Ltd., 2960 Okanagan Avenue SE, P-3 to C-10)
4282 - North, South & Map 5a, ZON-1131 (Salmon Arm Shopping Centers Ltd.., 1511 – 10 Avenue SW, R-1 to C-3)
4283 - North, South & Map 8, ZON-1132 (Fennell, L&S, 110 – 2 Street SE, R-1 to R-8)
4291 - North, South & Map 7, ZON-1124 (Nakazawa, 2371 Auto RD SE, 2317, 2337, 2357, 2377, & 2397 – 5 Ave SE, R-1 to R-8& R-4)
4292 - North, South & Map 10, ZON-1134 (Thiessen, K & L, 3710 – 16 Avenue NE, R01 to R-8)
4299 - North & Map 12 – ZON-1137 (Arsenault, A. 4080 – 20 Street NE, R-7 to R-8)
4300 - North, South & Map 9 - ZON-1135 (Stacer,J 661 – 21 Street NE R-4 to R-8)
4307 - North, South & Map 10 – ZON-1138 (Simpson, M. – 2150 – 21 Street NE, R-1 to R-8)
4308 - North, South & Map 7- ZON-1139 (Green, S. 1461 – 17 Street SE, R-7 to R-8 and R-1)
4311 - North, South & Map 7 – ZON 1142 (Perfection Builders, 2110 & 2150 – 14 Avenue SE, R-1 to R-8)
4325 - North, South & Maps 9, 10 – ZON-1141 (Durston, B & C, 1231 – 30 Street NE, R-1 to R-5)
4331 - North, South & Map 6 – ZON-1145 (1129288BC Ltd., 960 – 12 Street SE, R-1 to R-8)
4332 - North & Map 11 – ZON-1146 (Wong, W., 3200 – 20 Street NE, R-7 to R-8)
4335 - North, South & Map 4 – ZON-1149 (0815605 BC Ltd., 1441 – 20 Avenue SE, R-1 to R-8)
4270 - North & Map 11, - ZON-1125 (Brautigam, K. & M., 3820 – 20 Street NE, Portion from A-2 to R-8)
4336 - Text Amendment – ZON-1150 - Sections: Section 9.3 - Add the defined terms *Assisted Living Housing* and *Dining Area* to the list of Permitted Uses in the R-4 - Medium Density Residential Zone and renumber the balance of Section 9.3 accordingly; Section 9.11 - Add a new Section 9.11.3 which would state: Notwithstanding Section 9.11.1, the maximum *density* in the R-4 *Zone* may be increased to a maximum of 50 *dwelling units* per hectare (20.2 units per acre) for the provision of *Assisted Living Housing*; Section 10.3 - Add the defined terms *Assisted Living Housing* and *Dining Area* to the list of Permitted Uses in the R-5 - High Density Residential Zone and renumber the balance of Section 10.3 accordingly; and Section 10.11 - Add a new Section 10.11.3 which would state: Notwithstanding Section 10.11.1, the maximum *density* in the R-5 *Zone* may be increased to a maximum of 130 *dwelling units* per hectare (52.6 units per acre) for the provision of *Assisted Living Housing*.
4341 - North, South, & Map 10 – ZON-1152 (Bennett, S. & K. 1811 – 22 Street NE)
4338 - South & Maps 4, 6 – ZON-1148 (0695662BC Ltd., 1631 – 10 Street SE, A-2 to R-8)
4306 - North, South & Map 7 – ZON-1136 (Hillcrest Mews Inc., 2520 – 10 Avenue SE, R-1 to CD-19)
4222 - North, South & Map 5 – ZON-1093 (Ministry of Transportation Financing Authority/Ministry of Transport and Infrastructure, 1110 – 30 Street SW), A-1 to C-3
4346 - North, South & Maps 8 & 9 - ZON-1151 (Gagnon & Morgan, 741 – 2 Avenue NE) R-1 to R-8
4350 - North, South & Maps 6 & 7 – ZON-1155 (McKibbon, 1411 – 9 Avenue SE) R-1 to R-8
4264 & 4265 - South & Map 2 – ZON-1107 (Columbia Shuswap Regional District – 4290 – 20 Avenue SE) P-2 to P-4 & (2750 – 40 Street SE) A-2 to P-4
4326 – North, South & Map 9 - ZON-1143 (Wilson & Johnson, 2130 – 1 Avenue NE) R-1 to R-8
4327 – North, South & Map 11 – ZON-1144 (Burns & Stevens, 2810 – 25 Street NE) R-1 to R-8
4351 – North, South & Map 8 – ZON-1156 (Nova Capital Ltd., 870 – 10 Street NE) R-1 to R-8
4355 – North, South & Map 6 – ZON-1158 (Larson, A. & F., 531 – 5 Street SE) R-1 to R-8
4349 – North, South & Maps 9 & 10 - ZON-1154 (Cornerstone Christian Reformed Church Inc., 1161 – 22 Street NE) R-1 to P-3
4356 – North, South & Map 7 – ZON-1159 (Charles Voyer, 1540 – 15 Street SE) R-1 to R-8
4359 – North & Map 11 – ZON-1160 (Reid, D., 3341 – 20 Street NE) R-1 to R-8
4353 – North, South and Map 7 – ZON-1157 (T. Horsting, 480 – 30 Street SE) R-1 to C-1
4367 – North, South & Map 4. – ZON-1164 (J & S Pringle, 1664 – 10 Street SE) R-1 to R-8
4365 – North, South & Map 10 - ZON-1162 (A. Soley & D. Tighe, 1791 – 22 Street NE) R-1 to R-8
4366 – North, South & Map 8 – ZON-1163 (L. Ewan, 940 – 9 Avenue NE) R-1 to R-8
4374 – North – ZON-1168 (J. Roodzant, 2351 – 60 Street NW) A-2 to A3
4373 – North & Map 11 – ZON-1167 (DOMO Holdings Ltd., 2761 – 30 Avenue NE) R-1 to R-8
4334 – North & Map 12 – ZON-1147 (C. & D. Brown, 1230 – 52 Avenue NE) R-1 to R-8
4389 – North & Map 11 - ZON-1173 (C. Shantz, 2760 – 30 Street NE) R-1 to R-8
4347 – North, South & Maps 8 – ZON-1153 (Muto Holdings Ltd., 130 Shuswap Street SE) P-3 to R-5
4372 – North, South & Map 5 – ZON-1166 (1075703 BC Ltd. *[formally Westside Farms Ltd.]* 1490 – 10 Avenue SW) A-1/R-1 to C-3
4375 – South & Maps 5 & 6 – ZON-1169 (S. Lewis, 710 – 10 Street SW) R-1 to R-5
4377 – North, South & Maps 6 – ZON-1170 (C. Gilmore, 390 - 6 Street SE) R-1 to R-8
4381 – North, South & Maps 8 – ZON-1172 (Wild Blue Dev., Lots 21 & 22, 271 – 3 Street SE) R-1 to R-5
4395 – North & Map 11 – ZON-1176 (B. Micku, 3410 – Lakeshore Road NE) R-1 to R-8
4390 – North, South & Maps 9 & 10 – ZON-1174 (K. Guenther/ 508316 BC Ltd. – 1141 – 18 Street NE) R-1 to R-4
4370 – North, South & Map 5 – ZON-1165 (6287 BC Ltd., 521 – 10 Street SW) C-7 to C-3
4398 – North, South & Maps 4 & 6 – ZON-1177 (Wood Creek Construction Ltd.1181 – 17 Avenue SE) R-1 to R-8
4394 – North, South & Map 8 - ZON-1175 (Edelweiss Properties – 220 Okanagan Avenue SE) C-2 to R-5
4403 – North, South & Map 4 – ZON-1180 (S. & S. Beck, 1021 – 17 Avenue SE) R-1 to R-8
4399 – North, South – ZON-1178 (Nyland/Brierley, 111 – 60 Street NW) A-2 to A-3
4401 – North & Map 12 – ZON-1179 (T. & E. Warden, 1270 – 52 Avenue NE) R-1 to R-8
4404 – North & Map 11 – ZON-1181 (J. & K. Tegart, 2630 – 30 Avenue NE) R-1 to R-8
4409 – North & Map 11 – ZON-1185 (M. & M. Zwicker, 2790 – 30 Avenue NE) R-1 to R-8
4407 – North & Map 10 – ZON-1186 (B. Neufeld, 1831 – 22 Street NE) R-1 to R-8
4412 – North & Map 11 – ZON-1187 (R & S Wiens, 2830 – 25 Street NE) R-1 to R-8
4414 – North, South & Map 10 – ZON-1188 (Lamb, 3510 – 20 Avenue NE) Northern portion R-1 to R-8
4405 – North, South & Maps 9 & 10 – ZON-1182 (Cornerstone Christian Reformed Church, 1191 – 22 Street NE) P-3 to C-6
4426 – North & Map 11 – ZON-1194 (Schmidt & Ewanyshyn, 3150 – 20 Street NE) R-7 to R-8
4417 – South & Map 4 – ZON-1189 (South Central Electric Ltd., 1140 – 17 Street SE) R-1 to R-8

CITY OF SALMON ARM
Zoning Bylaw No. 2303
AMENDMENT PACKAGE

Please retain this listing with your Zoning Bylaw

4411 – North, South & Map 9 – ZON-1184 (R. Kearl, 1050 & 1091 – 18 Street NE) R-5 to C-6
4420 - North, South & Map 9 – ZON-1190 (D. McGregor, 1910 – 11 Avenue NE) R-1 to R-5
4421 – North, South & Map 8 – ZON-1191 (Brentwell Construction Ltd., 31 – 4 Street SE) R-1 to R-5 and Text Amendment addition of the defined "Duplex" use to the R-5 (High Density Residential Zone)
4431 – North, South & Maps 8 & 9 – ZON-1196 (Abacus Cities Ltd. Units 101 – 506, 1449 – 1 Avenue NE, Units 302 – 806, 1451 – 1 Avenue NE, 1451 – 1531 Okanagan Avenue NE) R-1 to R-4
4439 – North & Map 10 – ZON-1199 (S. & M. Burgi, 2891 – 25 Avenue NE) R-1 to R-8
4437 – North, South & Map 4 – ZON-1193 (NTL Dev. Inc., 1681 – 10 Street SE) R-1 to R-8
4455 – North, South & Map 7 – ZON-1207 (C. Johnson, 481 – 34 Street SE) R-1 to R-8
4448 - North, South & Map 10 – ZON-1202 (S. & H. Giles, 2050 – 22 Street NE) R-1 to R-8
4440 – North, South & Map 5 – ZON-1200 (LST Ventures Ltd. 1290, 1260 & 1230 – 10 Avenue SW) C-3 to C-2
4434 – North, South & Map 5 – ZON-1197 (Westgate Building Ltd. Inc., 2090 – 10 Avenue SW) A-1 to C-3
4453 – North, ZON-1206 (Dobie, 821 – 60 Street NW) A-2 to A-3
4458 – North, South & Map 10 – ZON-1208 (J. Braby, 2151 – 12 Avenue NE) R-1 to R-8
4459 – North, South & Map 9 – ZON-1209 (J & K Buckler, 2920 – 7 Avenue NE) R-1 to R-8
4460 – North, South & Map 3 – ZON-1210 (Fieldstone Place Inc., 1830 & 1860 – 10 Street SW) R-1 to R-4
4463 – North & Map 13 – ZON-1212 (J & B Metzer, 4930 – 70 Avenue NE) R-1 to R-8
4464 – North, South & Map 8 – ZON-1213 (CDN Framing & Dev. Co., 941 – 8 Avenue NE) R-1 to R-8
4474 – Text Amendment – ZON-1224 - *Ground Water* - Section 2 Addition to Definitions, Section 4 – Retitle - General Regulations to General Regulations and Prohibition, Add Sub-sections 4.20 – General Prohibitions and 4.20.1
4465 – Text Amendment – ZON-1214 - *Rural Accessory dwelling units* – Section 2 – Addition to Definitions, Update Zones A-1 Sec. 34, A-2 Sec. 35, A-3 Sec. 36, CD-3 Sec.41 & CD-18 Sec. 56 (replace "accessory dwelling unit" with "*rural accessory dwelling unit*") and Update Table Schedule "A" replacing "Secondary Suite or Accessory dwelling unit" with "Suite (secondary, detached or rural detached)"
4450 – North, South & Map 7 – ZON-1203 (B & T Passey, 3381 – 10 Avenue SE) R-1 to R-4
4475 – North, South & Maps 4 & 6 – ZON-1217 (Appeldoorn Dev. Ltd., 1640 – 10 Street SE) R-1 to R-8
4406 – North, South & Map 9 – ZON-1183 (Elelweiss Properties Inc., 700 – 30 Street NE) R-1 to R-4
4462 – North, South & Map 6 – ZON-1211 (C. LeFloch & R. Sinopoli, 1080 – 12 Street SE) R-7 to R-8
4469 – North & Map 12 – ZON-1215 (Green Emerald Inv. Inc., 4380 – 20 Street NE) R-7 to R-8
4473 – Text Amendment – ZON- 1219 - *Licensee Retail Store* - Section 22 .2 - C-8 ZONE, Section 22.3
4441 - North & South – ZON-1192 (1300227 BC Ltd., 4270 – 10 Avenue SE) A-2 to M-1
4477 - North & South – ZON-1221 (K. & P. Gelineau, M. Houghland & J. Padgham, 1120 – 17 Avenue SE) R-1 to R-8
4480 – North & South, & Maps 6 & 7 – ZON-1220 (S. Karra, H, Tucker & L. Glass, 1450 – 13 Avenue SE) R-7 to R-8
4471 - Text Amendment – ZON-1216 - *Mini Warehouse* - Section 28 M-1 & 29 M-2 ZONES, Sections 28.3.17 & 29.3.17 – Permitted Uses and Addition to 28.10.2 & 29.10.2 – Outside Storage
4483 – North, South & Map 11 – ZON-1222 (D. Reynolds, 2621 – 17 Street NE) R-1 to R-8
4481 – Text Amendment – ZON-1218 - *dormitory* - Section 2 - Addition to Definitions and Section 27.5 Permitted Uses.
4484 – North, South & Map 6 - ZON-1223 (AR Broadview Hlds, 1231 – 1 Street SE) R-1 to R-4
4451 – North, South & Map 9 – ZON-1204 (D. Allard & L. Wong, 2190 – 6 Avenue NE) R-1 to R-4
4488 – North, South & Map 4 – ZON-1226 (G. & G. Hansen, 1020 – 17 Avenue SE) R-1 to R-8
4489 - North & Map 13 – ZON-1227 (A. McCaffrey) R-1 to R-8
4493 – North, South & Map 10 – ZON-1229 (1348074 BC Ltd, & R. & E. Meise, 2790 – 20 Avenue NE) R-1 to R-4
4492 – South & Map 3 – ZON-1228 (Wild Blue Development Ltd., 2220 – 10 Street SW) A-2/R-1 to R-8
4494 – North & Map 13 – ZON-1230 (M. Whalley, 6840 – 46 Street NE) R-1 to R-8
4498 – North & South – ZON-1232 (J. & P. Dieleman, 6500 – 1 Avenue NW) A-2 to A-3
4505 – South & Map 3 – ZON-1234 (P. & A. Sandhu and J. Sandhu, 1281 – 20 Avenue SW) R-1 to R-4
4447 – North, South & Map 7 – ZON-1201 (B. Shott, 830 – 30 Street SE) R-1 to R-8
4506 – South & Map 3 – ZON-1235 (J. & J. Bickle, 1241 – 25 Avenue SW) R-1/R-9 to R-8
4496 – North & Map 11 – ZON-1231 (D. Paton & M. Kuster, 3941 – 20 Street NE) R-1 to R-8
4505 – South & Map 3 – ZON-1234 (P. & S. Sandhu and J. Sandhu, 1281 – 20 Avenue SW) R-1 to R-4
4528 – North, South & Map 6 – ZON-1241 (D. & K. McCann, 961 – 17 Street SE) R-1 to R-8
4538 – North, South & Map 6 – ZON-1245 (D. Barrett, 1071 – 12 Avenue SE) R-1 to R-8
4535 – South & Map 3 – ZON-1243 (P. & S. Bagley, 800 Foothill RD SW) R-1/A-2 to R-8
4526 – North & Map 13 – ZON-1239 (K. & C. Struk, 6841 – 46 Street NE) R-1 to R-8
4238 – North, South & Map 13 – ZON-1111 (Wonderland Inv. Inc., 50 – 30 Street NE) R-1 to R-4
4537 – North, South & Map 9 – ZON-1244 (C. Caswell & I. Tremblay, 2080 Okanagan Avenue SE) R-1 t R-8
4511 – North, South & Map 8 – ZON-1237 (I. Burmeister, 20 – 2 Street SE) C-2 to R-5
4523 – North & South – ZON-1238 (T. & L. Lepp, 1091 – 60 Street NW) A-2 to A-3
4544 – North & Map 11 – ZON-1247 (1197665 BC Ltd. & Matejka Property Management and Developments. Inc., 2710 – 30 Avenue NE) R-1 to R-8
4527 – North & South & Map 5 – ZON-1240 (Green Emerald Investments Inc.1511 & 1561 – 10 Avenue SW) C-3 to C-6
4531 – North & South & Map 9 - ZON-1242 (Wonderland Inv. Inc., 50 – 30 Street NE) R-4 to R-5
4547 – North & South & Map 10 – ZON-1251 (C. & K. Murdoch, 1641 – 23 Avenue NE) R-1 to R-8
4548 – Text Amendment – ZON-1250 – R-4 Zoning Bylaw – Sections 9.7 – After 9.7.3 add 9.7.4 *duplexes, triplexes* and *multiple family dwellings* may be subdivided into smaller lots than the regulations listed above provided the site is comprehensively developed under a single Development Permit, and
Replace Section 9.8.4 with – Notwithstanding Section 9.8.1, *duplexes, triplexes* and *multiple family dwellings* may be subdivided into smaller lots than the regulations listed above provided the site is comprehensively developed under a single Development Permit and no lot shall be less than 6.9m in width.
4427 – Road Closure – SUB-20.14; Section 24, Township 20, Range 10, W6M, KDYD, Plan 1979 shown outlined in bold black ("Closed Road") on Reference Plan EPP1082824 and now consolidated with adjacent properties as shown in Reference Plan EPP108286
4428 – North, South & Map 7 – ZON-1192 (WH Laird, 3831 – 20 Avenue SE) A-2 to M-2
4565 – North, South & Map 7 – ZON-1256 (B. & C. Siebenga, 2498 – 4B Avenue SE) R-1 to R-8
4562 – North & Map 11 – ZON-1254 (J. Weed & E. Cockrill, 2791 – 25 Street NE) R-1 to R-8

CITY OF SALMON ARM
Zoning Bylaw No. 2303
AMENDMENT PACKAGE

Please retain this listing with your Zoning Bylaw

4566 – North, South & Map 10 – ZON-1259 (J. & E. Zaichkowsky, 1421 – 20 Street NE) R-1 to R8
4556 – North & Map 13 – ZON-1253 (C. Switzer & R. Muxlow, 6540 – 50 Street NE) P-3 to R-8
4553 – North, South & Map 10 – ZON-1252 (D. Folkman, 3361 – 16 Avenue NE) R-1 t R-8
4561 - North, South & Maps 5 & 6 – ZON-1255 (102082 BC Ltd., 1481 – 10 Street SW) R-1 to R-5
4571 – North, South & Map 10 - ZON-1262 (S. & K. Dyck, 2761 – 20 Avenue NE) R-1 to R-8
4563 - North, South & Map 8 – ZON-1257 (M. & J. Braga, 60 – 10 Street SE) R-1 to R-4
4580 – North, South & Map 7 – ZON-1265 (EWDS Holdings Ltd., 2760 Auto Road SE) R-1 to R-8
4579 - TEXT AMENDMENT – ZON-1264 – a) Definitions: Secondary Suite – e) must be located within a building or portion of a building of residential occupancy; and f) must be located within a building or portion of building where both dwelling units constitute a single real estate entity. // b) Amend R-5 Zone Section 10.3.13 to add "Secondary Suite" as a permitted use.
4590 – TEXT AMENDMENT - ZON-1269 – Accessible Car Space, Accessible Van Space, Accessible Parking Stall // Appendix 1: Off – Street Parking and Loading: Add 12.1 to .5 - Accessible Parking Stalls regulations
4594 – North, South & Map 8, TEXT AMENDMENT – ZON-1263 New Section 58 - Comprehensive Development Zone CD-20, Community Shelter & Rezone Portion of Lot A 14-20-10, W6M, KDYD, Plan 38914 - from M-2 (Light Industrial Zone) to CD-20 (Comprehensive Development Zone-20)
4568 – North & Map 13 – ZON-1258 (S. & A. Klatt, 5131 – 75 Avenue NE) R-1 to R-8
4588 – North, South & Map 10 – ZON-1267 (G. & M. Petznick, 1581 – 16 Street NE) R-1 to R-8
4596 – TEXT AMENDMENT – ZON-1271 – a) Section 32.3 – Permitted Uses to M-5 ZONE – add: 32.3.13 *Office, storage building, workshop and yard for general contractor and trade contractor*
4595 – North & Map 11 – ZON-1270 (J. Weed & E. Cockrill, 2391 – 26 Avenue NE) R-1 to R-8
4598 – North, South & Map 9 – ZON-1274 (L. & L. Kiehlbauch, 280 – 25 Street NE) R-1 to R-8
4603 – North, Map 5 - ZON-1276 (Green Emerald / Weins - 1591 10 Avenue SW) R-1 to C-6
4607 – North, South & Map 9 - ZON-1277 (J. Pannu, 20 – 20 Street NE) R-1 to R-8
4602 – North, Map 8 - ZON-1273 (Whelen W. & Reynolds K. - 721 Harbourfront Drive NE) R-1 to R-8 to R-4
4625 – TEXT AMENDMENT – ZON-1275 – New Section 59 – Comprehensive Development Zone CD-21
4606 – North, Map 9 - ZON-1275 (Bestoon & Chahal - 1821 & 1881 9 Avenue NE) C-3 to CD-21
4641 – North, Map 6 - ZON-1280 (McLeod Homes – 1280 7 Avenue SE) R-1 to R-8
4642 – TEXT AMENDMENT - ZON-1286 – Amendments to Definitions: *Grade* & *Height*
4660 – North, Map 10 - ZON-1281 (LaRose & Sherman – 2180 20 Avenue NE) R-1 to R-4
4653 – TEXT AMENDMENTS TO ZONING BYLAW 2303 – pursuant to the December of 2023 amendments of the Local Government Act [RSBC 2015] Chapter 1, Council of City of Salmon Arm is legislated to require enabling of small-scale multi-unit housing across serviced, primarily single family residential zoned lands within the Urban Containment Boundary.
4655 – TEXT AMENDMENTS TO ZONING BYLAW 2303 – pursuant to the December of 2023 amendments of the Local Government Act [RSBC 2015] Chapter 1, Council of City of Salmon Arm is legislated to require enabling of small-scale multi-unit housing across serviced, primarily single family residential zoned lands within the Urban Containment Boundary and a more limited increase in housing outside of this boundary or on larger parcels. (R-3 to R-13, R-7 to R-17 and R-9 to R19)
4656 - TEXT AMENDMENTS TO ZONING BYLAW 2303 – pursuant to the December of 2023 amendments of the Local Government Act [RSBC 2015] Chapter 1, Council of City of Salmon Arm is legislated to require enabling of small-scale multi-unit housing across serviced, primarily single family residential zoned lands within the Urban Containment Boundary and a more limited increase in housing outside of this boundary or on larger parcels. (A-1 with Schedule A, A-2 with Schedule B and A-3 with Schedule C)
4658 - TEXT AMENDMENTS TO ZONING BYLAW 2303 – pursuant to the December of 2023 amendments of the Local Government Act [RSBC 2015] Chapter 1, Council of City of Salmon Arm is legislated to require enabling of small-scale multi-unit housing across serviced, primarily single family residential zoned lands within the Urban Containment Boundary. (Amendments to Table A1-1 Required Off-Street Parking Spaces; and the deletion of Section 7 R-4 adding R-11 Schedule A and R-14 Schedule B.
4666 – ZON-1295 - TEXT AMENDMENTS TO ZONING BYLAW 2303 – Section 2 – Definitions a) Add: CONSERVATION AREA and EMERGENCY CIVIC USE, b) Meaning amendments to PARK and SHELTER, c) Section 3 – Administration – replace 3.7 Penalty and Enforcement, d) Section 4 – General Regulations and Prohibitions Revise 4.5.3 and 4.5.4 references to R-1 with R10 and R-7 with R-17, e) Section 4 – General Regulations and Prohibitions – adding 4.21 – Uses Permitted in all Zones, f) Deleting public use, public utility and shelter use from the lists of permitted uses under each zone; and g) adding "Residential Requirements" in "Table A1-1 Required Off-street Parking Spaces"
4669 – ZON-1297 – TEXT AMENDMENTS TO ZONING BYLAW 2303 – Rezone Strata Lots 1 to 38, Section 13, Township 20, range 10, W6M, KDYD, Strata Plan K171 – located at units 503 to 599 24 Street NE and 2207 -2299 5 Avenue NE from R-10 to R-14
4545 – North, South & Map 3 – ZON-1248 (DARB Holdings Ltd., 1890 – 10 Avenue SW) R-1 to C3
4665 – North, South & Maps 6 & 7 – ZON-1285 (C & L Fitt, 1281 – 15 Street SE) R-7 to R-8
4670 – TEXT AMENDMENT - ZON-1284 (SmartCentres, 2991 – 9 Avenue SW) CD-8
4615 – North, South & Map 5 – ZON-1279 (4060900 BC Ltd.) 3101 – 9 Avenue SW: A-3/C-3 to A-3 (Southern portion) C-3 (Northern portion), 3091 – 9 Avenue SW A-3/C-3 to C-4
4676 – North, South & Map 5 – ZON-1293 (546531 BC Ltd., 2220 – 10 Avenue SW C-5 to C-3 & 2270 – 10 Avenue SW – (Northern portion) A-1 to C-3
4680 – North - ZON-1296 (5161 Canoe Creek Commercial Ltd., 5161 – 60 Avenue NE) A-2 to CD-23
4681 TEXT AMENDMENT - ZON-1296 (5161 Canoe Creek Commercial Ltd. 5161 – 60 Avenue NE) CD-23
4673 – North & Map 9 – ZON-1300 (1514000 BC Ltd., 811 – 28 Street NE) C-3 to C-6
4692 – North, South, Maps 6 & 7 – ZON-1304 (F. & J. Noort, 1400 – 12 Avenue SE) R-17 to R-10
4701 – Map 1 – ZON-1306 (SMMUH/CSA, 481 HWY 97B NE) R-6 to R-10
4703 – Maps 1, 2 & 6 – ZON-1306 (SMMUH/CSA, 1231 – 1 Street SE – Southern Portion) R-14 to R-10
4693 – Maps 1, 2 & 5 – ZON-1305 (W. Laird, 1490 – 10 Avenue SW) – C-3 to C-6
4722 – Map 1 – ZON-1306 (SMMUH/CSA, 481 HWY 97B NE) R6 to R-10
4689 – Maps 1, 2 & 6 – ZON-1302 (1474042 BC Ltd., 560, 580 & 610 Shuswap ST SE / now 580 Shuswap ST SE) R-10 to R5
4675 – Maps 1, 8 & 9 - ZON-1283 (Providential Dev. Inc., 1470 TCH NE, 1671 – 2 Avenue NE & 1730 – 9 Avenue NE) R14 & R10 to CD-22
4677 – TEXT AMENDMENT – ZON-1283 (Providential Dev. Inc., 1470 TCH NE, 1671 – 2 Avenue NE & 1730 – 9 Avenue NE) CD-22
4677 – Maps 1, 8 & 9 – ZON-1283 (Providential Dev. Inc., 1470 TCH NE, 1671 – 2 Avenue NE & 1730 – 9 Avenue NE) R-14 & R-10 to CD-22
4741 & 4742 – ZON-1311 - TEXT AMENDMENT TO ZONING BYLAW 2303 – Section 45 CD-7 & Section 57 CD-19
4743 – TEXT AMENDMENT – ZON-1308, (T. & S. Lavin, 6303 – 1 AVE NW) A-3

CITY OF SALMON ARM
Zoning Bylaw No. 2303
AMENDMENT PACKAGE

Please retain this listing with your Zoning Bylaw

4739 – TEXT AMENDMENT – ZON-1310 (1521935 BC Ltd., 3091 – 9 Avenue SW) Section 64 CD-26
4740 – Maps 1, 2 & 5 – ZON-1310 (1521935 BC Ltd., 3091 – 9 Avenue SW) C-4 to CD-26
4738 – Maps 1, 2 & 6 – ZON-1309 (1528681 BC Ltd., 1041 – 1 Street SE) R-10 to R-14
4744 – TEXT AMENDMENT – ZON-1312 (J. & S. Thomson, 2550 – 10 Street SW) Section 65 CD-27
4745 – Maps 3 & 4 – ZON-1312 (J. & S. Thomson, 2550 – 10 Street SW) A-2 to CD-27
4751 – TEXT AMENDMENT– ZON-1313 (Crowne Pacific Development Corp, 700 – 30 St NE) R14-CD28
4753 – Map 6 - ZON-1315 (1528681 BC LTD/ Metejka Property Management & Development, 1041 1 St SE) R14 to R10

SECTION 2 - DEFINITIONS

2.1 For ease of use, all words appearing in *italics* are defined terms under this Bylaw.

2.2 In this Bylaw,

ABATTOIR means a *building* or *structure* used to accommodate the penning and slaughtering of live animals and the preliminary processing of animal carcasses and may include the packing, treating, storing and selling of the product on the premises.

ACCESS ROUTE means those portions of the common property in a plan or bare land strata plan intended to provide vehicular access to the lots in the bare land strata plan.

ACCESSORY USE means a use other than the *principal use*, which is ancillary, incidental and exclusively devoted to a *principal use* on the same *parcel*. In all residential *zones accessory uses* are permitted to a maximum of 10% of the *parcel area.*

ACCESSIBLE CAR SPACE means a car parking space designated for individuals with mobility limitations, who hold a valid accessible parking permit.

ACCESSIBLE VAN SPACE means a parking space designated for those with mobility issues designed to allow room for people to load or unload a wheelchair, scooter, walker or similar device that is used to transport a person who has limited ability and hold a valid accessible parking permit.

ACCESSIBLE PARKING STALL means either an Accessible Car Space or an Accessible Van Space.

ACCESSORY DWELLING UNIT means a *dwelling unit* constructed in accordance with the BC Building Code that is contained within an accessory *building* or a part of a *building*, that is accessory to a *principal use dwelling*, and shall not include a *mobile home, manufactured home*, travel trailer, recreational vehicle, or a storage container;

ACCOMMODATION UNIT means a *suite* used or intended to be used for the temporary accommodation of the travelling public or for occupancy by the *owner* or occupier and usually containing cooking, eating, living, sleeping and sanitary facilities. #3517

AGRICULTURE means the non-intensive use of lands, *buildings* or *structures* for the propagation of crops or livestock, including field crops, animal husbandry, tree nurseries and any other uses customarily carried on in the field of general agriculture.

AIRPORT INDUSTRIAL/COMMERCIAL means an industrial or commercial use which is directly related to airport activities and includes, but is not limited to, aircraft manufacturing and sales; aircraft maintenance and repairs, aircraft charter, rental and leasing services; aircraft freight services and flight training schools. #3042

ANCILLARY RETAIL SALES means a use subordinate to a permitted *principal use* which is incidental and exclusively related to the *principal use* on the same *parcel*. Ancillary retail sales floor area shall not exceed twenty-five percent [25%] of the *gross floor area* within the same building.

APPLICANT means an *owner* or a person duly authorized by an *owner* to request a rezoning.

APPROVING OFFICER means an *Approving Officer* as defined in the Land Title Act.

ARTISAN COFFEE ROASTING means small scale, craft coffee roasting limited to a maximum floor area of 90.0 square metres (968.8 square feet). #3989

ASSEMBLY HALL means a *structure* or part of a structure providing for the assembly of persons for charitable, philanthropic, cultural, private recreational or private educational purposes and may include *clubs* and *lodges*. #3001

ASSISTED LIVING HOUSING means housing intended for both independent and semi-independent living in the form of either *congregate housing, dwelling units, sleeping units,* or any combination thereof, within which is provided for the exclusive use of the occupants, their families and guests, daily common meal preparation using commercial cooking facilities, *dining area* and laundry facilities. *Assisted living housing* may or may not accommodate health services such as nursing care, home support, rehabilitative and transportation services. #3165

AUTHORITY means any *Official* designated by *Council* for the administration of this Bylaw.

SECTION 2 - DEFINITIONS - CONTINUED

BED AND BREAKFAST means an *owner*-occupied *single family dwelling* containing rooms without cooking facilities intended primarily for the sleeping accommodation of the travelling public, with breakfast meals being prepared and served to guests by means of the common kitchen and dining facilities used by the owner-occupier.

BOARDER means an individual other than a member of the *family* occupying the *dwelling unit* or a part thereof who, for consideration, is furnished sleeping accommodations and may be furnished meals or other services by means of the common kitchen, dining or other facilities used by the occupying family

BOARDING HOME means a residential occupancy which is the operator's residence, in which the operator supplies, for a fee, lodging and may supply meals, for not more than eight [8] *boarders*, exclusive of the operator and immediate *family*. Lodging is limited to *sleeping units* with no cooking facilities. The operator may not provide meals to persons other than the *boarders*. The *boarders* are intended to be independent persons who do not require care. #2789

BUILDING means any *structure* used or intended for supporting or sheltering any use or occupancy. #4223

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

BUILDING WIDTH means the width of the *building* or *structure* at the initial time of construction. For *manufactured housing*, initial time of construction shall mean as shipped from the place of manufacture

CAFE means an establishment where food is sold to the public for consumption upon the premises either inside or outside the building, with a maximum total *floor area* of 100m^2 (1,076 ft^2). As an *accessory use*, take-out service of food and beverage for off-site consumption may be provided. #2736 #3522

CAMPGROUND means an area used for a range of temporary overnight camping experiences, from tenting to serviced trailer and recreational vehicle sites and seasonal cottages on publicly owned land, as well as accessory facilities which support the use, such as administration offices, laundry facilities, but not including the use of *mobile homes* or trailers on a permanent year round basis. #3028

CHURCH means a *building* for public worship or the holding of religious services.

CHURCH MANSE means a place of residence for the clergy of the associated *church*.

CLUB OR LODGE means a *building* used for fraternal, social, recreational, union, professional, business, travel or political activity which is operated for the use of *club* or *lodge* members and their guests only.

COMMERCIAL DAYCARE FACILITY means any type of facility that provides group daycare programs for eight or more children in accordance with the Provincial Child Care Facilities Regulations as amended from time to time.

COMMUNITY SHELTER means a *building* used to temporarily accommodate homeless or displaced persons, which may contain a caretaker *suite*, a *retail store*, *accessory office* floor area, common kitchen and dining facilities, and a community feeding program. #3584

CONGREGATE HOUSING means housing in multiple unit form for semi-independent persons within which is provided living and sleeping facilities, meal preparation, laundry services, room cleaning and may include cooking facilities. #3067

CONSERVATION AREA means lands that may or may not be open to the public that remains in a natural state to protect and enhance biodiversity and natural eco-systems. #4666

CONVENIENCE STORE means the use of a *building* or a portion thereof with a maximum *floor area* of not greater than 200.0 square metres (2,152.9 square feet) for the sale of foodstuffs and convenience goods and may include the accessory sale of fast foods.

COUNCIL means the duly elected *Council* of the City of Salmon Arm.

COUNTRY INN means a residential occupancy (as defined in the B.C. Building Code) containing a caretaker's residence and a maximum of eight [8] let rooms intended for the overnight lodging of the travelling public, with no more than two sets of cooking facilities, and with meals being prepared and served only to the caretaker and to guests utilizing the overnight lodging. #2758

SECTION 2 - DEFINITIONS - CONTINUED

CRAFT DISTILLERY AND BREWERY mean the distilling or brewing of alcoholic beverages or alcoholic products with alcoholic content exceeding 1% by volume. This production must be licensed by the Provincial Liquor Control and Licensing Act Regulations. Product tasting and retail sales of all products produced on-site is permitted. All equipment and manufacturing processes must be contained indoors up to maximum *floor area* of 275 m^2, and shall not create a *nuisance*. Limited outside storage of product for display and distilling purposes is permitted provided the storage area does not encroach into public land, parking areas, drive aisles or access to a *building*. #4113

CULTURAL FACILITY means any *building* designed or utilized primarily for the presentation to the general public of live theatre, dance performances, musical concerts, cinema, lectures, exhibits of various art forms or exhibits of cultural, academic or scientific materials.

DENSITY means the ratio of the number of *dwelling units* to the *parcel* area.

DEVELOPMENT means a change in the use of any land, *building* or *structure* for any purpose and includes the carrying out of any *building*, engineering, construction or other operation in, on, over or under land or water or the construction, addition or alteration of any *building* or *structure*.

DEVELOPMENT PERMIT means a permit issued pursuant to the *Official Community Plan* Bylaw No. 2301.

DINING AREA means a common area allocated exclusively for dining purposes of sufficient size to accommodate all of the residents of an *assisted living housing* complex, which has not less than 1.4 square metres of floor area per unit. #3165

DORMITORY means a *building* or portion thereof in which *sleeping units* are provided and / or rented for occupancy by students and / or staff members affiliated with a college, university, school, religious order, hospital or similar institution. A dormitory may contain communal dining facilities and self-contained *dwelling units*. #4481

DUPLEX means any *building* divided into two *dwelling units* sharing at least one heated wall or floor, whether strata titled or one real estate entity;

DWELLING UNIT means accommodation in a *building* providing interconnected spaces that include bedroom(s), bathroom(s), and one kitchen all intended for the permanent or long term domestic residential use of one *family*.

EDUCATION/TRAINING FACILITY includes classrooms, lecture halls/rooms and dance/art/music studios that are used solely for educational and training purposes.

EMERGENCY CIVIC USE means a temporary land use arising from a provincial or local government declared state of emergency and may include but not be limited to emergency or medical facilities, camps, evacuation shelters, and similar. #4666

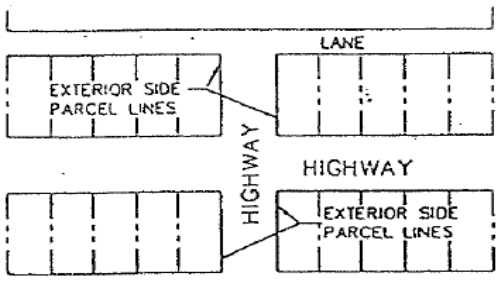
ENTERTAINMENT FACILITY means a facility where fees are charged for the provision of entertainment to the public and includes uses such as theatres and bingo halls.

EQUESTRIAN FACILITY means a facility for horse riding, training and boarding with a maximum of 40 permanent stalls. #3218

EQUESTRIAN FACILITY CAMPSITE means a temporary campsite with a maximum of ten (10) tenting or recreational vehicle sites located on the same *parcel* as an *equestrian facility*. The total developed area of an *equestrian facility campsite*, including open space, landscaped areas and access, shall be no greater than 5% of the gross *parcel* area. #3218

EXTERIOR SIDE PARCEL LINE means a *parcel* line other than a *front* or *rear parcel line* which is common to a *highway* or *access route* excluding lanes and walkways. The figure below illustrates the location of the *exterior side parcel line*.

FIGURE A



SECTION 2 - DEFINITIONS - CONTINUED

FAMILY means:

.1 an individual, or two or more persons related by blood, marriage, common law, adoption, or foster parenthood; or

.2 not more than five unrelated persons sharing one *dwelling unit.*

FAMILY CHILDCARE FACILITY means daycare facilities for a maximum of seven (7) children (including child family members) in accordance with the Provincial Child Care Facilities Regulations as amended from time to time and may include a maximum of three (3) employees. #3082

FARM BUILDING means a *building* or part thereof which does not contain a residential occupancy and which is associated with and located on land devoted to the practice of farming, and used essentially for the housing of equipment or livestock, or the production, storage or processing of agricultural and horticultural produce or feeds.

FENCE means arbour, archway, gate, pagoda, screen, trellis, wall or continuous hedge, generally used as a partial or total enclosure on a *parcel*, but does not include a *retaining wall.* #3545

FINANCIAL INSTITUTION means a bank, trust company, credit union or similar establishment.

FLOODPLAIN means the Designated Floodplain as established by the Ministry of Environment, Lands and Parks and includes any area of land, whether flood proofed or not, which is susceptible to flooding by a *watercourse*.

FLOOR AREA means the space on any *storey* of a *building* within the outside surface of exterior walls and required firewalls, including the space occupied by interior walls and partitions, including exits and vertical service spaces that pierce the *storey*. *Floor areas* that have roofs over them, with or without walls, and unroofed areas located greater than 0.6 metre (2.0 ft.) above surrounding *grade* (including but not limited to: supported sundecks, swimming pools and their appliances, hot tubs, terraces, etc.) are considered for calculating *floor area* and setback requirements.

FLOOR AREA RATIO means the *gross floor area* of a *building* divided by the *parcel* area

as: $\frac{\text{Gross Floor Area of Building}}{\text{Parcel Area}} = \text{Floor Area Ratio}$

FRONT PARCEL LINE means any *parcel* line common to a *parcel* and a *highway* or *access route* excluding lanes and walkways, but in the case of a corner *parcel*, the *front parcel line* shall be the shortest *parcel* line along a *highway* or *access route* excluding lanes and walkways.

FUEL SERVICE STATION means premises used principally for the retail sale of motor fuels.

GRADE means the ground level elevation approved by the Authority for the purposes of measurement of a building or structure's height using the natural ground level (being the usual and continued in character by visible trees, shrubs, vegetation, and surrounding terrain and the nature of the soil itself to indicate no visible landfill or soils removal in recent years), or

means the ground level elevation approved by the Authority for the purposes of measurement of a building or structure's height using the mechanically developed ground levels shown on a site grading plan where required and approved by the Authority.

GRAVEL EXTRACTION INDUSTRY means the open area mining, sorting, crushing or processing for sale and off-site use of sand, gravel and rock fragments.

GROSS FLOOR AREA, when determining *floor area ratio* for a *single family dwelling*, means the aggregate of all floors in a *building*, whether at, above, or below established *grade*, measured between the exterior walls of the *building*, but excluding unfinished attic, crawl space or any *floor area* used for unenclosed loading area, or parking of motor vehicles.

GROUND WATER means water naturally occurring below the surface of the ground. #4474

GROUP CHILDCARE means a child care facility for up to a maximum of eight (8) children, ages for which must be grouped from 0-3 years, 3-6 years and 6-12 years. The childcare provider does not have to reside in the home in which the *group childcare* is operated. #3082

HEALTH SERVICES CENTRE means an establishment primarily engaged in furnishing medical, surgical or other services to individuals, including the offices of physicians, dentists and other health practitioners, medical and dental laboratories, out-patient care facilities, blood banks, and oxygen and miscellaneous types of medical supplies and services.

HEIGHT when determining the height of buildings or structures, except for those structures listed in Section 4.4 (Height Exceptions) and Section 4.12 (Fences and Retaining Walls), means the vertically measured distance between the average grade and the highest point of the structure of a non-sloping roof, or the mid-point of a sloping roof.

HELIPORT means a facility where an area of land is used for the arrival and departure of helicopters on a regular basis and may or may not include facilities for repair, refuelling and/or overnight storage for same.

HIGH TECHNOLOGY RESEARCH AND DEVELOPMENT means Commercial *office* use involving the research and/or design, including the light assembly and value added production of items and components used in the fields of computer software and programming, electronics, telecommunications, aeronautics, precision engineering, robotics, biochemistry, health care, and related industries. *High Technology Research and Development* does not include activities that may cause a *nuisance* or negative impacts, such as noises, odors, emissions, vibrations or other externalities off the *parcel* line.

HIGHWAY includes a street, road, lane, walkway, viaduct and any other way open to *public use*, but does not include a private right-of-way on private property.

HOME OCCUPATION means any occupation or profession carried out in a home, where the occupation or profession is accessory to the use of a dwelling for residential purposes. A *home occupation* shall not include a *family* or *commercial daycare facility*, boarders, or a *bed and breakfast* (Also see Section 4.5 General Regulations).

HOTEL means a *building* which contains *sleeping units* and may contain assembly, commerce, entertainment, indoor recreation, or *restaurant* uses and premises licensed for beer and wine sales and on-site consumption of alcoholic beverages.

INTENSIVE AGRICULTURE means the use of land, *buildings* and *structures* by a commercial enterprise or an institution for the confinement of poultry, livestock or fur bearing animals, or the growing of mushrooms.

INTERIOR SIDE PARCEL LINE means a *parcel* line other than a rear or *front parcel line* which is not common to a *highway or access route, excluding lanes and walkways*.

KENNEL means any *building*, *structure*, compound, group of pens or cages or property in which or where four (4) or more dogs or cats in total are intended to be trained, cared for, bred, boarded, or kept for any commercial purpose. A dog or cat means a member of the canine or feline species which is two (2) or more months in age.

KEY/CARD-LOCK FUEL INSTALLATION means a private facility, not available to the general public, for the dispensing of motor fuel.

LICENSEE RETAIL STORE means an establishment that specializes in the retail sale of liquor products, and which is licensed in accordance with the Provincial Liquor Control and Licensing Act Regulations. #3223 #3249 #3630

LIGHT INDUSTRY means the wholesaling, warehousing, testing, processing, service, repair or maintenance of an article, substance, material, fabric or compound; and includes artisan and manufacturing shops, and industrial retail sales accessory to the *principal use*, excluding all other industrial uses that create a *nuisance*.

In accordance with Section 4.20.1, *light industry* does not permit a *building* or facility used for the bottling of *ground water* either on its own or as a by-product for beverage manufacturing and for the purpose of commercial sale. #4474

LOWER FLOOR DWELLING UNIT means a dwelling unit located below an industrial, commercial, retail or office use where the uppermost floor of the dwelling unit is more than 1.2 metres below the lowest of the average levels of grade adjoining the dwelling unit, and contains a separate entrance. #3951

MANUFACTURED HOME means a *single family dwelling* manufactured in component parts and constructed to CSA A277 standards with the intention of the parts being transported to a new ultimate *site* and only once fully assembled, attached to a foundation and connected to services is it ready for occupancy.

MARINA means a waterfront *parcel* including the surface of water which may provide for the leasing, rental, moorage, storage and launching of watercraft, for minor repair and service to watercraft and marine engines, for the sale of marine fuel and for the lease, rental or sale of essential marine and sport fishing supplies.

MARINE PUB means a licensed establishment in a marine setting in accordance with the Liquor Control and Licensing Act and Regulations as amended from time to time.

MINI WAREHOUSE means a *building* containing separate, individual self-storage units divided from the floor to the ceiling by a wall with an independent entrance, designed to be rented or leased on a short term basis to the general public for private storage of personal goods, materials and equipment.

MOBILE FOOD VENDING means the preparation and sale of food and beverage items from a vehicle, trailer or cart in accordance with Section 4.19 (General Regulations).

MOBILE HOME means a factory-built *dwelling unit,* that conforms to Building Code Regulations CSA A277 or CSA Z240, that is suitable for year-round, long term occupancy, designed to be transported from the factory to its ultimate *site* on an integral chassis with integral or detached wheels and arriving at the *site* ready for occupancy apart from incidental operations such as location on a foundation and connection to services, but does not include travel trailers, campers, or other vehicles which are exempt from the provisions of the *Mobile Home* Act.

MOBILE HOME PARK means any *parcel* of land upon which two (2) or more *mobile homes* are located and occupied or intended to be occupied as *single family dwellings*. *Mobile Home Parks* may include the *owner's* residence and accessory *buildings* and *structures*, but does not include *mobile home* sales, or the display of *mobile homes* for sale.

MOTEL means a *building* or *buildings* which contains *suites* and may include a *restaurant* as an *accessory use*.

MULTIPLE FAMILY DWELLING means any *building* consisting of four or more *dwelling units.*

MUNICIPALITY means the City of Salmon Arm.

NATURAL BOUNDARY means the visible high water mark of any *watercourse* where the presence and action of the water are so common and usual and so long continued in all ordinary years as to mark upon the soil of the bed of the *watercourse* a character distinct from that of the banks thereof, in respect to vegetation, as well as in respect to the nature of the soil itself.

NEIGHBOURHOOD PUB means a small licensed establishment in a neighbourhood setting in accordance with the Liquor Control and Licensing Act as amended from time to time.

NUISANCE means producing, discharging or emitting: smoke, dust, litter, vibrations, odorous, toxic or noxious matter or vapours; heat; glare; radiation; electrical or television interference; or sufficient noise or congestion to constitute a *nuisance* offensive to the community.

OFFICE means a *building* or part thereof, designed, intended or used for the practice of a profession, the carrying on of a business, the conduct of public administration (i.e. government *offices*), or, where not conducted on the *site* thereof, the administration of an industry, but shall not include a retail commercial use, any industrial use, clinic, *financial institution* or place of amusement or place of assembly.

OFFICIAL means any Officer or employee of the City of Salmon Arm.

OFFICIAL COMMUNITY PLAN means a community plan that is adopted by the *Council* of the City of Salmon Arm pursuant to Section 882 of the Local Government Act. #3075

OUTDOOR RECREATION means a recreational activity undertaken where extensive facilities are not required, the outdoor setting and landscape is a significant element in the activity, the *density* of recreational users is not a significant element, there is little or no need to modify the natural landscape and includes but is not limited to snowmobiling, horseback riding, hiking, fishing, cross country skiing, canoeing, and kayaking but does not include drag strips, race tracks, or motocross facilities.

OUTSIDE VENDING means a vendor cart, trailer, van or truck concession outlet not exceeding 2,400 kg Gross Vehicle Weight, for the vending on private property of art, handicrafts and food stuffs such as fruit and vegetables, herbs, hot dogs, ice cream, etc. #2837

OWNER means a person or persons registered in the Land Title Office as the *owner* of land.

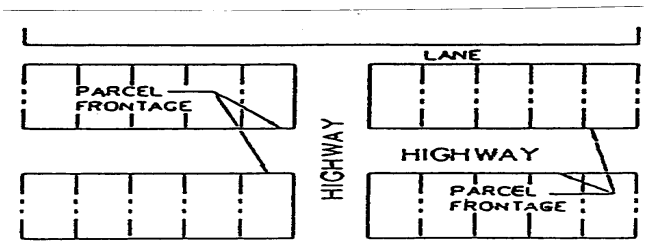
PARCEL means any lot, block, Bare Land *Strata Lot*, or other area in which land is held or into which it is subdivided, but does not include a *highway* or Building *Strata Lot*.

PARCEL AREA means the net area of a *parcel* (i.e. after *highway*, *park* and/or *watercourse* dedication).

PARCEL COVERAGE means the greatest horizontal area of all *buildings* and *structures* above grade, calculated as a percentage of parcel area, excluding the area of roof overhangs and swimming pools, sundecks and patios less than 0.6 metre above *grade*. #3475

PARCEL WIDTH means the shorter of two measurements across the lot, one on a line parallel to and 10.0 metres (32.8 feet) to the rear of the *front parcel line*, the other on a line parallel to and 20.0 metres (65.6 feet) to the rear of the *front parcel line*, provided that the *front parcel line* shall not be less than one-half (½) of the minimum *parcel* width requirement.

FIGURE B



PARK means an area open to the public and permanently devoted to recreational uses, used for both passive and active forms of recreation, community or special events, and may include the limited retail sale of refreshments;

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

PARTS ASSEMBLY means value added to materials produced off-site not requiring sanitary sewer or the heavy use of water in their assembly process which produce no dust, emissions (liquid or gas), glare, odour, noise or other nuisances beyond the property line. #2596

PERMEABLE SURFACE means a porous material that enables stormwater to be absorbed and percolated into subsurface soils, such that it will not run-off, collect, or pool in the course of normal storm events.

PERSONAL SERVICE ESTABLISHMENT means a use catering to personal needs and includes but is not limited to: barber shop, beauty parlour, dry cleaning establishment, laundromat, photographic studio, artist studio, shoe repair shop, tailor shop, dressmaking shop, music studio, florist shop, optical and watch sales and repair shop and food stuffs produced and sold for off-site consumption.

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

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

PRIVATE UTILITY means a system, work, *building*, plant, equipment or resource owned privately for the provision of water, sewer, drainage, gas, electricity or telecommunications services (excluding transmission towers). A *private utility* does not include a *sanitary landfill* or a *recycling depot*. #3060

In accordance with Section 4.20.1, *private utility* does not permit a *building* or facility used for the bottling of *ground water* either on its own or as a by-product for beverage manufacturing and for the purpose of commercial sale. #4474

PUBLIC USE means land, *buildings* or facilities provided by a government or agency of government for public *park* and recreation, excluding *offices.*

PUBLIC UTILITY means a system, work, *building*, plant, equipment or resources owned by a *Municipality,* Regional District, the Province of British Columbia, the Government of Canada, an Improvement District, Crown Corporation or other government agency for the provision of water, sewer, drainage, gas, electricity, transportation, communication services, fire hall, or public works storage but does not include a *sanitary landfill* or a *recycling depot*.

REAR PARCEL LINE means the boundary of a *parcel* which lies the most opposite to and is not connected to the *front parcel line*.

RECREATION FACILITY - INDOOR means a facility for the provision of recreation, sports and cultural activities conducted primarily indoors such as arcades, arenas, fitness *clubs*, racquet courts, gymnasia, dance studios, swimming pools, bowling alleys, and indoor rifle ranges. #2804

RECREATION FACILITY - OUTDOOR means a facility for the provision of recreation, cultural and sports activities conducted primarily out-of-doors such as a golf course, driving range, field sports, downhill skiing, waterslide, mini-golf, theme park, bumper boats and go-cart tracks, excluding shooting ranges. #2804

RECREATIONAL VEHICLE STRATA PARK means land that is subdivided under the Strata Act for the individual ownership of strata lots intended for the residential accommodations of persons in recreational vehicles or park model trailers. For the purposes of this definition: #3922

i) ***RECREATIONAL VEHICLE*** means a travel trailer, camper, fifth wheel trailer or motor home that conforms to CSA-Z240 RV series standards and are capable of being licensed for highway use pursuant to the Motor Vehicle Act;

ii) ***PARK MODEL TRAILER*** means a recreational unit that conforms to CSA-Z240 RV series or CSA-Z241 Recreation Unit standards.

RECYCLING BEVERAGE CONTAINER RETURN CENTRE means a premises for the collection, temporary storage, packaging, preparation for shipment and shipment of used beverage containers. #2865

RECYCLING COLLECTION SITE means a site at which the Regional Government Recycling Program provides bins for recyclable products, the scope of which is determined by that government body. #2735

RECYCLING DEPOT means a *building* or *structure* in which used material is separated and processed prior to shipment to others who will use those materials to manufacture new products.

RELATIVE means father, mother, father-in-law, mother-in-law, son, daughter, sister, brother, grandchildren, grandparents and great-grandparents.

RESORT ACCOMMODATION means a resort-oriented building or buildings containing *accommodation units* for either the temporary accommodation of the travelling public, or for the temporary occupancy by an owner or occupier. #3517

RESTAURANT means an eating establishment where food and beverages are sold to the public. #2782

REST HOME means a *boarding home* or other institution licensed by the Province of British Columbia, where food or lodging, together with care or attention are furnished, with or without charge, for two or more persons who, on account of age, infirmity, physical or mental defect, or other disability, require attention or care, excepting a home maintained by a person to whom the occupants are related by blood or marriage. #2966

RETAIL STORE means a *building* where goods, wares, merchandise, substances, articles or things are offered or kept for sale, including storage of limited quantities of such goods, wares, merchandise, substances, articles or things, sufficient only to service such store and includes but is not limited to: appliance stores, furniture stores, hardware stores, pet shops, video stores and second hand stores. #2788

RETAINING WALL means a *structure* constructed for the purpose of retaining, stabilizing or supporting an earthen bank as a result of differences in lot *grades.* #3545

ROOMING HOUSE means a *building* of residential occupancy (as defined by the B.C. Building Code) in which the operator supplies, for a fee, lodging and may supply meals, for up to 12 *boarders*. Lodging is limited to *sleeping units* with no cooking facilities. The operator may not provide meals to persons other than the *boarders*. The *boarders* are intended to be independent persons who do not require care. A *dwelling unit* for the operator is permitted as an *accessory use* within the *rooming house building*. The property owner or operator must reside on-site. #2789

RURAL ACCESSORY DWELLING UNIT means a *dwelling unit* that consists of a Z240 mobile home, A277 modular home or a stick built structure and shall not include a travel trailer, recreational vehicle or a storage container. A *Rural Accessory dwelling unit* is subject to the Agricultural Land Commission Act and Regulations. #4465

SANITARY LANDFILL means the deposit resulting from the disposal of solid waste by spreading it in layers and covering it with soil to control vectors, odours and windblown litter and may include a *recycling depot.*

SECONDARY SUITE means a self-contained *dwelling unit* within but accessory to a principal use *single family dwelling* or *duplex* sharing at least one heated wall or floor; comprising of one real estate entity with shared utility services; having a separate entrance to the exterior or a shared space; and having an Occupancy Certificate attesting compliance to the BC Building Code.

SETBACK means the required minimum distance between a *building*, *floor area*, or use and each of the respective property lines.

SECTION 2 - DEFINITIONS - CONTINUED

SHELTER means a dwelling managed and maintained by a non-profit society for the provision of temporary residential care and counselling of ten (10) or less persons leaving abusive relationships;

SHORT TERM RENTAL means the rental of any *dwelling unit* or part thereof for periods of 29 days or less.

SHOPPING CENTRE means a unified group of *retail stores, personal service establishments*, *health services centres, restaurants, hotels* and *offices*, on a *site* planned, developed and managed as a single operating unit, with shared on-site parking. #2782

SIDE PARCEL LINE means a *parcel* line other than a rear or *front parcel line*.

SINGLE FAMILY DWELLING means any *building* consisting of one *dwelling unit* with a minimum 5.5 metres (18.0 feet) in width measured over 80% of its length.

SITE means a portion of a *parcel* which may be designated as a separate *zone*.

SLEEPING UNIT means a *suite* used or intended to be used as a residence, which is normally accessed only from a common corridor and will contain sleeping, living and washroom facilities, but does not contain an area or facilities for the preparation or serving of food and is located within a building or complex containing a common kitchen/dining facility. #2974

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.

STRATA LOT means any lot created in accordance with the Condominium Act as amended from time to time excluding Bare Land *Strata Lots*.

STRUCTURE means any construction fixed to, supported by or sunk into land or water, including swimming pools, satellite dishes, parkades, *retaining walls*, etc., but does not include concrete, asphalt, brick or tile surfaced areas. #3545

TOURIST RETAIL SHOP means the use of a *building* or a portion thereof with a *floor area* of not greater than 200.0 square metres (2152.9 sq. ft.) where goods, wares, merchandise, substances, articles or things are offered or kept for sale, including storage of limited quantities of such goods, wares, merchandise, substances, articles or things sufficient only to service such store and includes catering exclusively to the day to day needs of the tourist or travelling public including but not limited to pre-packaged fast foods, memorabilia, t-shirts, gifts, boutiques, etc. but does not include a *retail store*.

TRANSPORTATION USE means the operation of bus, taxi, limousine service, courier service, truck, railway terminals, including freight handling and passenger service.

TRIPLEX means any building divided into three *dwelling units*.

UPPER FLOOR DWELLING UNIT means a *dwelling unit* that is located above the ground floor of industrial, commercial, retail or office uses and contains a separate entrance. #2736

VENDOR CART means, and includes, any device designed to be moved by human power which may be used on a sidewalk or any portion thereof for the purpose of selling or offering for sale any commodity to the public. #2837

VIDEO STORE means a business which rents or sells video programs and movies, video cassette players or recorders and related accessories.

WAREHOUSE means a *building* used primarily for the storage of goods

WATERCOURSE may include one or all of the following;

a) a natural flowing stream or a standing body of water which forms a wetland, marsh, pond or an area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as hydrophyte vegetation;
b) a natural depression in the land 0.5 metres or more in depth usually containing water;
c) a *watercourse* may also include, but is not limited to: spring, lake, dam, pond, basin, pool, river, lagoon, reservoir, brook, stream, creek, waterfall, swamp or gulch.

WORK / LIVE STUDIO means a dwelling unit or a suite that contains commercial floor area, of which a minimum of 35% of the floor area shall be dedicated exclusively for commercial use, and which may be located on either the ground floor or upper floors of a building. The commercial uses permitted within the commercial floor area of a work / live studio are strictly limited to those permitted uses listed in the zone in which the work / live studio is permitted. #3167

SECTION 2 - DEFINITIONS - CONTINUED

YARD, FRONT means an open space which extends across the full width of the *parcel* and measured, as to depth, at the least horizontal distance between the *front parcel line* and the furthest projection of the main *building*.

YARD, REAR means an open space which extends across the full width of the *parcel* and measured, as to depth, at the least horizontal distance between the *rear parcel line* and the furthest projection of the main *building*.

YARD, SIDE means an open space which extends from the *front yard* to the *rear yard* and measured, as to depth, at the least horizontal distance between the *side parcel line* and the furthest projection of the main *building.*

ZONE means a category of land uses established and applied to designated *parcels* or *sites* by this Bylaw

SECTION 2 - DEFINITIONS - CONTINUED

BLANK PAGE FOR FUTURE

SECTION 3 - ADMINISTRATION

Application

3.1 This Bylaw applies to all of the land, surface of water, *buildings*, *structures* and air space within the *Municipality*.

Conformity

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

Severability

3.3 If any section, subsection, sentence, clause, or phrase of this Bylaw is for any reason held to be invalid by the decision of any Court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder.

Inspection

3.4 Any *Official* of the *Municipality* duly appointed by *Council*, is hereby authorized to enter between 08:00 and 18:00 hours, on any day, on any property subject to the regulations of this Bylaw to ascertain whether the provisions of this Bylaw are being observed.

Violation

3.5 Every person who:

.1 violates any of the provisions of this Bylaw;

.2 causes or permits any act or thing to be done in contravention or violation of any of the provisions of this Bylaw;

.3 carries out, causes or permits to be carried out any *development* in a manner prohibited by or contrary to any of the provisions of this Bylaw;

.4 fails to comply with an order, direction or notice given under this Bylaw, or

.5 prevents, obstructs or attempts to prevent or obstruct the authorized entry of an Officer on property under Section 3.4;

shall be deemed to be guilty on summary conviction of an offence.

Offence

3.6 Every day's continuance of an offence under Section 3.5 constitutes a new and distinct offence.

Penalty

3.7 Penalty and Enforcement #4666

Any person who contravenes any provision of this Bylaw, or who suffers or permits any act or thing to be done in contravention of any provision of this Bylaw, or who neglects to do or refrains from doing anything required to be done by any provision of this Bylaw, commits an offence against this Bylaw and is subject to:

.1 a fine under the City Municipal Ticket Information Bylaw if any information respecting the contravention is laid by means of a ticket;

.2 upon summary conviction, a fine not exceeding $50,000 in addition to costs of prosecution;

.3 a fine under the Local Government Bylaw Notice Enforcement Act if a bylaw notice is issued respecting the contravention; or

.4 any combination of the above.

SECTION 3 - ADMINISTRATION- CONTINUED

Purpose

3.8 The principal purpose of this Bylaw is to guide the natural growth of the *Municipality* in a systematic and orderly way for the ultimate benefit of the community as a whole, and to ensure that the *development* and use of land and the location and use of *buildings* erected thereon is planned with due regard for:

.1 the promotion of health, safety, convention, and welfare of the public;
.2 the control of the *density* of land, and the preservation of the amenities peculiar to any *zone*;
.3 the securing of adequate light, air, and access;
.4 the value of the land and the nature of its present and prospective use and occupancy;
.5 the character of each *zone*, the character of the *buildings* already erected, and the peculiar suitability of the *zone* for particular uses;
.6 the consideration of property values;
.7 the fulfilment of community goals in accordance with the *Municipality's Official Community Plan*;
.8 the betterment of the environment;
.9 the *development* of areas to encourage greater efficiency of land use coupled with quality;
.10 the impact of *development* on present and future public costs;
.11 the provision of necessary public space;

and every section of this Bylaw shall be so interpreted.

SECTION 4 - GENERAL REGULATIONS AND PROHIBITIONS

Application

4.1 Except as otherwise specified in this Bylaw, Sections 4.2 to 4.14 inclusive apply to all *zones* established under this Bylaw.

Notwithstanding any other provision of this Bylaw, and in keeping with the goals and objectives of City of Salmon Arm *Official Community Plan* Bylaw No. 2301, rezoning, subdivision and/or Agricultural Land Commission applications may not be approved by the City for any *parcels* located within the "Rural Area" as designated on Schedule "D" attached hereto and forming part of this Bylaw, except as otherwise provided in the *Official Community Plan*.

Accessory Dwelling Unit

4.2 #3996

.1 No accessory *building* or *structure* shall be used as a *dwelling unit* except for an approved *Accessory Dwelling Unit.*

.2 An *Accessory Dwelling Unit* entrance shall be accessible via an unobstructed minimum 1.2 metre wide (4 feet) and 2.1 metre (7 feet) high illuminated, constructed pedestrian walkway from the public road and from the off-street parking space(s).

.3 An *Accessory Dwelling Unit* address shall be identified and visible from the public road frontage.

.4 An *Accessory Dwelling Unit* shall be oriented and appropriately screened with landscaping or solid fencing to provide privacy in relation to neighbouring properties.

.5 An *Accessory Dwelling Unit* shall be appropriately serviced.

.6 No *Accessory Dwelling Unit* shall be used for *short term rental* or *bed and breakfast*.

.7 Subdivision and strata subdivision of an *Accessory Dwelling Unit* is prohibited.

Setback Exceptions #3545

4.3 No *building* or *structure* other than the following shall be located in the *setbacks* required by this Bylaw:

.1 signs;

.2 steps;

.3 uncovered patios or terraces not greater than 0.6 metre (2.0 ft.) above surrounding *grade*;

.4 arbours, trellises, fish ponds, ornaments, flag poles, or similar landscaping;

.5 *duplexes* where there is a common wall that coincides with an *interior side parcel line* of the strata *parcel* shown on a registered plan pursuant to the Strata Property Act;

.6 *fences*;

.7 *retaining walls*;

.8 temporary *buildings* such as *offices*, lunch rooms, first aid stations or storage *buildings* on active construction sites in conjunction with a valid building permit;

.9 display yard or unenclosed *parking space*;

.10 projection of sills, belt courses, cornices and roof eaves to a maximum depth of 0.6 metres (1.9 ft.); for each suite, the total combined area of chimney, fireplaces, bay windows, china cabinets or bathroom kickouts and cantilevered balconies is not to exceed 1.6 square metres (17 square feet) in area to a maximum depth of 0.6 metres (1.9 ft.) in each required yard. No projection is permitted closer than 0.6 metres (1.9 ft.) to a parcel line in a residential area. #2851

Height Exceptions

4.4 #3080

.1 Any of the following *structures* may exceed the height limitations specified for each *zone* of this Bylaw, except residential *zones* where the maximum *height* of the following *structures* must not exceed 11.0 meters (36.0 feet):

.1 Antenna or mast for the transmission or reception of radio and television signals;

.2 chimney;

.3 *church* spires, belfries;

.4 fire and hose tower;

Height Exceptions cont'

.5 flag pole;
.6 mast or aerial;
.7 mechanical penthouse or elevator shaft not exceeding 2.0 metres (6.56 ft.) in height above the roof line and not greater than 10.0 square metres (107.6 sq. ft.) in *floor area;*
.8 silo;
.9 transmission tower;
.10 water tower.

.2 Notwithstanding any of the above restrictions, an antenna or mast for transmission or reception of radio signals by amateur operators licensed by Industry Canada may exceed the *height* restriction in residential zones to a maximum *height* of 13 metres (42.65 feet).

.3 In accordance with an approved Development Variance Permit or in compliance with the conditions set out in the form attached hereto as Schedule "I" - AMATEUR RADIO ANTENNA STRUCTURES and forming part of this bylaw, the maximum *height* of an antenna or mast for transmission or reception of radio signals by amateur operators licensed by Industry Canada may be increased to 21 metres (68.89 feet).

Home Occupations

4.5 *Home occupations* shall comply with the following regulations:

.1 The maximum number of *home occupations* per parcel shall be two (2), provided only one (1) requires public to attend the home. #3087

.2 Where a *home occupation* is to be located on a *parcel zoned* Residential or Institutional, the *home occupation*: #3836

.1 shall be wholly contained within a *dwelling unit*; and
.2 shall occupy up to 45.0 square meters (484.4 square feet) of combined *floor area*; #3087 and
.3 shall not involve any outside storage; and
.4 shall not create a parking problem or other *nuisance.*

.3 Where a *home occupation* is to be located on a *parcel* zoned R-10 – Residential Zone or R-17 – Large Parcel Residential Zone, in which the *parcel area* is greater than or equal to 0.2 hectares (0.5 acres) and less than 0.4 ha (0.98 acres), the *home occupation*: #4031, #4666

.1 shall be wholly contained within a *dwelling unit* and/or an accessory *building*;
.2 shall occupy a combined total *floor area* of no greater than 45.0 square metres (484.4 square feet);
.3 shall not involve any outside storage; and
.4 shall not create a parking problem or other *nuisance*.

.4 Where a *home occupation* is to be located on a *parcel* zoned R-10 – Residential Zone or R-17 – Large Parcel Residential Zone, in which the *parcel area* is greater than or equal to 0.4 hectares (0.98 acres), the *home occupation*: #3218

.1 shall be wholly contained within a *dwelling unit* and/or an accessory *building;*
.2 shall occupy a combined total *floor area* of no greater than 100.0 square metres (1,076 square feet);
.3 shall not involve any outside storage; and
.4 shall not create a parking problem or other *nuisance.*

Home Occupation cont'

.5 Where a *home occupation* is to be located within an *upper floor dwelling unit*, or a unit zoned R-14 *Compact/Strata Multi-Family Residential Zone* or R-5 High Density Residential, the *home occupation*: #2782

.1 shall be wholly contained within a *dwelling unit*; and

.2 shall occupy not more than 20% combined total of the area of the dwelling unit; and #3087

.3 shall not involve any outside storage; and

.4 shall not create a parking problem or other *nuisance*; and

.5 shall require the written approval of the property owner or strata council.

.6 Where a *home occupation* is to be located on a parcel not zoned Residential, in which the *parcel* area is less than 0.4 hectares (0.98 acres), the *home occupation:* #3580

.1 shall be wholly contained within a *dwelling unit* and/or an accessory *building;*

.2 shall occupy a combined total *floor area* of no greater than 100.0 square metres (1,076 square feet);

.3 shall not involve any outside storage; and

.4 shall not create a parking problem or other *nuisance*.

.7 Where a *home occupation* is to be located on a *parcel* not *zoned* Residential, in which the parcel area is greater than or equal to 0.4 hectares (0.98 acres), the *home occupation:* #3426

.1 shall be contained within a *dwelling unit* or accessory *building*;

.2 shall occupy up to a combined total *floor area* of no greater than 100.0 square metres (1,076 square feet);

.3 shall permit a limited amount of outside storage to a maximum of 200.0 square metres (2,152.9 square feet);

.4 shall not create a *nuisance*;

.5 any storage area shall be completely screened from adjoining properties or *highways.*

.8 The maximum number of students or clients at one time or session for private educational or training services shall not exceed three (3). #3218

.9 One person per *home occupation* other than *family* members residing in the dwelling or on the *parcel* containing the *home occupation* may be engaged in such occupation; #3087

.10 No food or commodities shall be offered for retail sale or wholesale other than those produced on the premises;

.11 The *home occupation* shall not use or store material or products that produce inflammable or explosive vapours or gases under ordinary temperatures;

.12 No *home occupation* shall include a use that generates noise, vibration, smoke, dust, toxic or noxious matter, odour, electrical interference beyond the parcel lines of the *parcel* containing the *home occupation;*

.13 A maximum of one sign per *home occupation* advertising a *home occupation* may be permitted in accordance with Sign Bylaw No. 2880. #3028 #3087

Outside Vending

4.6 Outside Vending shall comply with the following regulations: #2837

.1 A maximum of 15 m^2 (161.5 ft^2) is permitted for patron seating or the display of goods or wares, outside of the vendor cart or vehicle.

.2 Outside Vending is only permitted on private property where there is an existing licensed business. An Outside Vending business must obtain a separate City of Salmon Arm Business Licence.

.3 The location of an Outside Vending use shall not interfere with pedestrian or traffic circulations.

.4 The Outside Vending business patrons must have access to the existing licensed business' public washroom facilities.

.5 Approval is required of the business / property owner who has granted permission for the Outside Vending business to be located.

Parcel Area

4.7 Subject to the Land Title Act, a *parcel* shall not be created in any *zone* by any means unless it has an area greater than or equal to the minimum *parcel* area stated for the *zone* in which the *parcel* is located, except public *parks* and *private* and *public utilities* which are not subject to any minimum *parcel area* requirements of this Bylaw

4.8 *Parcels* existing on the effective date of this Bylaw which do not conform with the *parcel* area requirements of this Bylaw may be used for any of the permitted uses outlined in the *zone* applied to the *parcel* provided that all other requirements applicable within that *zone* can be met and provided that no other regulations are contravened.

Special Building Setbacks

4.9

.1 Notwithstanding any other provisions of this Bylaw, no *principal* or accessory *buildings* or *structures* permitted within a *zone* shall be sited closer to the centre line of any designated Arterial or Collector Street as identified in the *Official Community Plan* as listed below:

.1 **Arterial Street** #3640

R-11, R-14 or R-5	17.5 metres (57.4 feet)
C-2	12.5 metres (41.0 feet)
P-2	22.5 metres (73.8 feet)
all other *zones*	18.5 metres (60.7 feet)

.2 **Collector Street** #3640

R11, R-14 or R-5	15 metres (49.2 feet)
C-2	10 metres (32.8 feet)
P-2	20 metres (65.6 feet)
all other zones	16 metres (52.5 feet)

except within 105.0 metres (344.5 feet) of the intersection of an Arterial with another Arterial or Provincial Highway in which case up to an additional 2.5 metres (8.2 feet) *setback* may be required (see Figure C-1 above).

.2 Notwithstanding any other provisions of this Bylaw, no *principal* or accessory *buildings* or *structures* permitted within a *zone* shall be sited closer than:

Trans-Canada Highway No. 1

.1 37.0 metres (121.3 feet) to the centre line of Trans-Canada Highway No.1 between 10 Street S.W. and the northwesterly boundary of the City and between 35th Street N.E. and the northeasterly boundary of the City; #2739

.2 22.0 metres (72.1 feet) to the centre line of Trans-Canada Highway No.1 between 10 Street S.W. and Shuswap Street. #2739

Highway 97B

.3 37.0 metres (121.3 feet) to the centre line of Highway No. 97B between its intersection with Trans-Canada Highway No.1 and the south easterly boundary of the City; #2642 and

.4 Lesser setback from the centre line of the Trans-Canada Highway No.1 and Highway 97B may be approved by the City where relief has been obtained from the Regional Approving Officer, Ministry of Transportation and Highways. #2642

Siting of Buildings and Structures

4.10 In all *zones, buildings* and *structures* shall be sited so as to facilitate the provision of future road right-of-way requirements as specified in the *Official Community Plan*.

Visual Clearance at Intersections

4.11 In any *zone,* except C-2, Town Centre Commercial Zone, no *fence*, sign, wall or *structure* shall be erected to a height greater than 1.0 metre and no hedge, bush, shrub, tree or other growth shall be maintained or allowed to grow so as to obstruct vision clearance in the area bounded by:

The intersecting *parcel* lines at a *highway* corner and a line joining points along said *parcel* lines 3.0 metres (9.8 feet) from their point of intersection and as illustrated in Figure C.

FIGURE C

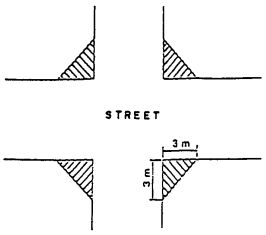
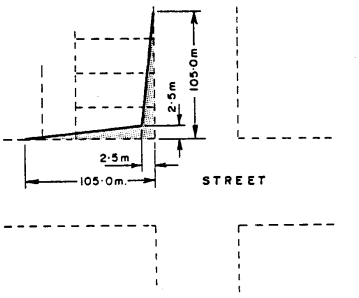


FIGURE C-1



Fences and Retaining Walls #3545

4.12 Except for *fence(s)* and *retaining wall(s)* qualified as screening or landscaping pursuant to a *Development Permit* and subject to subsection 4.11 (visual clearance at intersections), the maximum permitted height of *fence(s), retaining wall(s)* measured from upper finished *grade* to lower finished *grade*, or the combined height of a *fence* in conjunction with a *retaining wall* measured from original *grade* shall be:

.1 In all Residential Zones

(a) 2.0 metres (6.5 ft.) in all *rear* and interior *side yards* and to within 6.0 metres (19.7 ft.) of a *front parcel line* or *exterior parcel line*;
(b) 1.2 metres (3.9 ft.) in all *front* and exterior *side yards*.
(c) 1.2 metres (3.9 ft.) for *retaining walls* located in required yards.

.2 In all Airport and Industrial Zones

(a) 1.2 metres (3.9 ft.) for *front* and exterior *side yards* except open mesh or chain link fencing which is permitted to a maximum height of 3.0 metres (9.8 ft.);
(b) 3.0 metres (9.8 ft.) for *rear* and interior *side yards*

.3 In all Commercial, Park and Recreation and Institutional Zones

(a) 1.2 metres (3.9 ft.) for *front* and exterior *side yards* except open mesh or chain link fencing which is permitted to a maximum height of 2.0 metres (6.5 ft.);
(b) 2.0 metres (6.5 ft.) for *rear* and interior *side yards.*

.4 In all Other Zones

(a) 2.0 metres (6.5 ft.) for all *rear* and interior *side yards*;
(b) 1.2 metres (3.9 ft.) for all *front* and exterior *side yards.*

.5 In all Zones:

(a) 2.4 metres (7.8 ft.) for fencing not located in required yards.

Special Provisions for Placement of Temporary Buildings

4.13 Temporary *buildings* and permits for their placement/erection shall fall into three categories:

.1 Type "A" Permits are for the placement or construction of a temporary *building* for seasonal greenhouse or storage use. A temporary *building* shall be removed upon expiry of the Type "A" permit. Type "A" temporary *buildings* shall not exceed 90.0 square metres (968.7 square feet). #3545

.1 An application for a Type "A" Permit shall be submitted to the Building Department including the required application fee as specified in City of Salmon Arm Fee for Services Bylaw; siting and construction plans, and completed Agreement Letter substantially in the form attached hereto as Schedule "F" and forming part of this bylaw.

.2 A deposit of five hundred dollars ($500.00) in the form of a cash deposit or irrevocable letter of credit shall be deposited with the *Municipality* for Type "A" Permits. Such deposit will be refunded subject to the removal of the temporary *building* prior to the permit expiry date or the expiry date of any approved extension. Failure to remove the temporary *building* by the permit expiry date shall result in forfeiture of the $500.00 deposit;

.3 Type "A" Permits may be issued by the Building Inspector; and

.4 Type "A" Permits shall be for a maximum time period of six (6) months, however, one six (6) month extension may be granted on receipt of a written request prior to the permit expiry date.

.2 Type "B" Permits are for the placement or construction of a temporary *building* to meet an immediate need for a permitted use; or, to act as a second dwelling agreement, permitting the owner to live in the original residence while a new residence is being constructed. Only one temporary *building* per legal *parcel* shall be permitted. With the exception of an existing residence, Type "B" buildings shall not exceed 140 square metres (1,507 square feet). #3293

.1 An application for a Type "B" Permit shall be submitted to the Building Department including the required application fee as specified in the City of Salmon Arm Fee for Services Bylaw, siting and construction plans and completed Agreement Letter substantially in the form attached hereto as Schedule "G-1" or "G-2" and forming part of this bylaw;

.2 A deposit of Five Thousand Dollars ($5,000.00) in the form of a cash deposit or irrevocable letter of credit shall be deposited with the *Municipality* for Type "B" Permits. Such deposit will be refunded subject to the removal of the temporary *building* prior to the permit expiry date or the expiry date of any approved extension. Failure to remove the temporary *building* or convert the first residence to a permitted use building to the satisfaction of the Building Inspector by the expiry date shall result in forfeiture of the $5,000.00 deposit and may also result in implementation of the Municipal Ticket Information Utilization Bylaw until compliance has been achieved;

.3 Type "B" Permits may be issued by the Building Inspector; and

.4 Type "B" Permits shall be for a maximum time period of one (1) year, however, a one (1) year extension may be granted on receipt of a written request prior to the permit expiry date.

.3 Upon adoption of a "Special Needs Housing Agreement Bylaw", application for a Building Permit is to be made to ensure Building Code Regulation compliance for the following:

(a) The second dwelling shall be sited in accordance with the minimum setbacks prescribed in each zone and shall be sited not less than 5.0 metres [16.4 ft.] from the principal dwelling or any accessory building and must meeting Building Code Regulations for spatial separation between buildings.

(b) The second dwelling shall not be anchored to a permanent foundation [provisions for temporary anchorage such as ground anchors, etc. will be acceptable].

Special Provisions for Placement of Temporary Buildings cont'

.3 Type "C" Permits are for the placement of a second dwelling within the A-1, A-2, A-3, CD-3 or M-6 Zones on parcels of 0.4 hectares [1 acre] or more and limited to a mobile home provided the following criteria are met: #3544

.1 The second dwelling shall be occupied by a relative who either receives care and maintenance from or administers care and maintenance to the occupants of the principal dwelling;

(a) The second dwelling shall be removed forthwith from the parcel when the circumstances in Clause .1 no longer exist.

(b) If the second dwelling is not removed from the parcel as specified in Clause .1(a) and in the Housing Agreement under Clause .5, Council may direct the owner of the parcel on which the second dwelling is located to remove it and Part 8 of the *Community Charter* will apply if the owner fails to remove it as directed. #3075

.2 A physician has certified that such care and maintenance is necessary;

.3 Upon adoption of a "Special Needs Housing Agreement Bylaw", application for a Building Permit is to be made to ensure Building Code Regulation compliance for the following:

(c) The second dwelling shall be sited in accordance with the minimum setbacks prescribed in each zone and shall be sited not less than 5.0 metres [16.4 ft.] from the principal dwelling or any accessory building and must meeting Building Code Regulations for spatial separation between buildings.

(d) The second dwelling shall not be anchored to a permanent foundation [provisions for temporary anchorage such as ground anchors, etc. will be acceptable].

.4 The owner of the parcel shall enter into a housing agreement pursuant to Section 905 of the Local Government Act and that agreement shall, amongst other things, specify that the second dwelling shall be removed upon termination of the conditions specified in Section 4.13.3.1. and shall be substantially in the form attached hereto as Schedule "E" and forming part of this bylaw; #3075

.5 An application for a Type "C" Permit shall be submitted to the Planning Department including siting plans. #2535

Permeable Lot Coverage

4.14 For the purposes of this Bylaw and the calculation of minimum permeable lot coverage, measured horizontally, the following surfaces or finishes are not permeable:

.1 buildings and roofed structures, with the exception of those with green roofs that reduce storm water discharge by more than 25% (by both rate and quantity);

.2 asphalt, concrete, grouted pavers, and similar hard surfacing;

.3 non-permeable artificial turf;

.4 tongue in groove and vinyl or fibreglass decking;

And for clarity, structures designed to retain water such as swimming pools, reflecting pools and ornamental ponds, shall be considered permeable.

Swimming Pools

4.15 In all *zones*, the minimum *setback* of a swimming pool from the:

.1	*Front parcel line* shall be	6.0 metre	(19.7 feet)
.2	*Rear parcel line* shall be	1.0 metre	(3.3 feet)
.3	*Interior side parcel line* shall be	1.0 metre	(3.3 feet)
.4	*Exterior side parcel line* shall be	6.0 metres	(19.7 feet)

Section 946 Subdivisions

4.16 The minimum size for a parcel that may be subdivided under Section 946 of the Local Government Act, "Subdivision to Provide for a Residence for a Relative", is 8.0 hectares (19.76 acres). #3075

Recycling Beverage Container Return Centre

4.17 A Recycling Beverage Container Return Centre shall comply with the following regulations: #2865

.1 All activities must be conducted inside a building.

.2 All customer service and retail operations must be conducted at the front of the premises.

.3 Any preparation for shipment activities, including glass breaking, must be conducted in a completely enclosed area, not visible from the street or adjacent parking area and not adjacent to any window or area visible from a window.

.4 No storage of materials or equipment shall occur outside the premises.

.5 No collection of materials other than use, deposit-bearing beverage containers is permitted.

Road Dedication

4.18 Where land dedicated from a *parcel* for the purpose of lane or *highway* widening: #2900

.1 Results in a remaining *parcel* having less than the minimum *parcel area* specified for the applicable *zone* that *parcel* shall not, by reason thereof, be deemed to be non-conforming.

.2 Renders the setbacks of existing buildings or structures non-conforming to the requirements of the applicable *zone*, the setbacks shall be deemed to be conforming to the requirements of that *zone*.

Mobile Food Vending

4.19 A *mobile food vending* business shall comply with the following regulations:

.1 The maximum length of a *mobile food vending* vehicle, trailer or cart shall not exceed 7 m (23 ft.), unless a greater length is approved by an *official*.

.2 A maximum area of 15 m2 (162 ft2) is permitted for patron seating or the display of items, outside of a *mobile food vendor* vehicle, trailer or cart. City roads, sidewalks and boulevards shall not be used for this purpose, unless otherwise authorized by an *official*.

.3 A location of a *mobile food vending* business shall not interfere with pedestrian or vehicular traffic circulations, points of access or egress, or public or private utilities.

.4 A location of a *mobile food vending* business shall not cause damage to landscaped or hard surfaced areas.

.5 A *mobile food vending* business shall not cause a *nuisance* to the public or to neighbouring *parcel* owners. The noise level of a generator or any music playing device used by a mobile food vending business shall not exceed 60 decibels.

.6 Approval is required by the business or property owner where the *mobile food vending* business is to be located.

.7 Report of current Interior Health Authority food safety approval is required at the time of a Business Licence application.

.8 A *mobile food vending* business conducted on a *parcel*, *park* or road owned by or under the jurisdiction of the *municipality* shall comply with City of Salmon Arm Policy 3.19.

.9 A *mobile food vending* business shall be permitted on a *parcel* in all *zones* as an *accessory use* for the purpose of catering private parties, festivals, and similar types of events not exceeding a time frame of two (2) days per calendar month, unless a lesser or greater time period is approved by an *official*.

.10 The registered owner of a *parcel* on which a mobile food vending business operates shall be responsible for any associated *nuisance* complaints and related bylaw infractions.

General Prohibitions

4.20

.1 A *building* or facility used for the bottling of *ground water* either on its own or as a by-product for beverages manufacturing and for the purpose of commercial sale in all *zones*.

Uses Permitted in all Zones #4666

4.21 The following uses are permitted in all zones and are not subject to minimum parcel area:

.1 *public use*;
.2 *public utility*;
.3 *emergency civic use*;
.3 *shelter* use;
.3 *conservation area*; and
.4 *park* use.

BLANK PAGE FOR FUTURE

BLANK PAGE FOR FUTURE

BLANK PAGE FOR FUTURE

SECTION 5 - ESTABLISHMENT OF ZONES

Establishment of Zones

5.1 The *Municipality* is divided into *zones* identified in Column I and briefly described in Column II of Table 1. The correct name of each *zone* created by this Bylaw is set out in Column I, while the elaboration found in Column II is for convenience only.

TABLE 1 - ESTABLISHMENT OF ZONES

Zones	Title Elaboration
R-5	High Density Residential Zone
R-6	Mobile Home Park Zone
R-10	Residential Zone #4653
R-11	Existing Compact/Single Family Residential Zone #4658
R-13	Lakeshore Residential Zone #4655
R-14	Compact/Strata Multi-Family Zone #4658
R-17	Large Parcel Residential Zone #4655
R-19	Estate Residential Zone #4655
C-1	Local Commercial Zone
C-2	Town Centre Commercial Zone
C-3	Service Commercial Zone
C-4	Fuel Service Station Commercial Zone
C-5	Tourist Commercial Zone
C-6	Tourist/Recreation Commercial Zone
C-7	Shopping Centre Commercial Zone
C-8	Farm Produce Commercial Zone
C-9	Country Inn Commercial #2758
C-10	High Technology Research & Development Zone #4368
P-1	Park and Recreation Zone
P-2	Airport Zone
P-3	Institutional Zone
P-4	Institutional Waste Management Zone
M-1	General Industrial Zone
M-2	Light Industrial Zone
M-3	Gravel Extraction Zone
M-4	Abattoir Zone
M-5	Auto Wrecking/Salvage Yard Zone
M-6	Industrial Holding Zone #3404
A-1	Agriculture Zone #4656
A-2	Rural Holding Zone #4656
A-3	Small Holding Zone #4656
EP-1	Ecological Protection Zone
CD-1	Comprehensive Development Zone – 1 #3194
CD-2	Comprehensive Development Zone – 2 #3227
CD-3	Comprehensive Development Zone – 3 #3350
CD-4	Comprehensive Development Zone – 4 #3428
CD-5	*Pending*
CD-6	Comprehensive Development Zone – 6 #3584
CD-7	Comprehensive Development Zone – 7 #3685
CD-8	Comprehensive Development Zone – 8 #3814
CD-9	Comprehensive Development Zone – 9
CD-10	*Pending*
CD-11	Comprehensive Development Zone – 11 #3856

SECTION 5 - ESTABLISHMENT OF ZONES – CONTINUED

Establishment of Zones cont'

Zones	Title Elaboration
CD-12	Comprehensive Development Zone – 12 #3892
CD-13	Comprehensive Development Zone – 13
CD-14	Comprehensive Development Zone – 14 #3905
CD-15	Comprehensive Development Zone – 15 #3945
CD-16	Comprehensive Development Zone – 16 #3989
CD-17	Comprehensive Development Zone – 17 #4069
CD-18	Comprehensive Development Zone – 18 #4155
CD-19	Comprehensive Development Zone – 19 #4306
CD-20	Comprehensive Development Zone – 20 #4594
CD-21	Comprehensive Development Zone – 21 #4625

Zoning Maps

5.2 The location of each *zone* is defined in Schedule "B" entitled "The City of Salmon Arm Official Zoning Maps" and Schedule "B" is hereby made an integral part of this Bylaw.

Definition of Zones

5.3 Where a *zone* boundary is shown on Schedule "B" as following a *highway* or rail right-of-way or a water course, the centreline of the *highway*, rail right-of-way or water course shall be the *zone* boundary.

Metric Units

5.4 Metric units are used for all measurements in this Bylaw. Bracketed ( ) equivalents in Imperial units are included for convenience only and are not an integral part of this Bylaw.

SECTION 6 - R-10 - RESIDENTIAL ZONE

Purpose

6.1 The purpose of the R-10 *Zone* is to permit ground-oriented small scale residential use comprising of *single family dwellings* and *duplexes,* either with or without *secondary suites,* and detached *accessory dwelling units,* developed up to a maximum density that is based upon *parcel* area.

Regulations

6.2 On a *parcel zoned* R-10, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the R-10 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

6.3 The following uses and no others are permitted in the R-10 *Zone:*

.1 *single family dwelling with or without secondary suite(s)*;
.2 *duplex with or without secondary suite(s);*
.3 *accessory dwelling unit(s)* in compliance with s. 4.2 of this Bylaw;
.4 *accessory use;*
.5 *bed and breakfast* limited to two let rooms within a *principal single family dwelling only;*
.6 *boarders*, limited to a maximum of two;
.7 *family childcare facility* within a *principal single family dwelling only*;
.8 *group childcare* within a *principal single family dwelling only;*
.9 *home occupation*;

Maximum Number of Building and Dwelling Units

6.4 No more than two *dwelling units* are permitted on a *parcel* of area 4050 square metres (1 acre) or more, where the largest *building* is deemed the *principal building; and*

No more than three *dwelling units* are permitted per *parcel* of area less than 280 square metres (3014 square feet), where the largest *building* is deemed the *principal building; and*

No more than four dwelling units are permitted per parcel of area between 280 and 4050 square metres (3014 square feet and 1 acre), where the largest *building* is deemed the *principal building*

Maximum Height of Principal Building

6.5 The maximum *height* of the *principal building* shall be 10.0 metres (32.8 feet).

Maximum Height of Accessory Building

6.6

.1 The maximum *height* of an accessory *building* shall be 6.0 metres (19.7 feet).
.2 Subject to increased setbacks, the maximum *height* of an *accessory building* containing one or more *accessory dwelling units* shall be 7.5 metres (24.6 feet).

Maximum Building Parcel Coverage

6.7 The total maximum *parcel coverage* for all *buildings* shall be 45% of *parcel area;* whereby, within this cap, up to 20% of *parcel* area may comprise *accessory buildings* containing one or more *accessory dwelling units*; and up to 10% may comprise any and all other *accessory buildings.*

Permeable Surface Parcel Coverage

6.8 Water permeable surfaces, as regulated in Section 4 of this Bylaw, shall cover at minimum 40% of the *parcel area.*

Minimum Parcel Area

6.9 The minimum *parcel area* for the purposes of subdivision shall be 450 square metres (4,843.9 square feet).

Minimum Parcel Width

6.10 The minimum *parcel width* shall be 14 metres (45.9 feet)

SECTION 6 - R-10 - RESIDENTIAL ZONE - CONTINUED

Minimum Setback of Principal Building

6.11 The minimum *setback* of the *principal building* from the:

.1	*Front parcel line* shall be	6.0 metres (19.7 feet)
.2	*Rear parcel line* shall be	6.0 metres (19.7 feet)
.3	*Interior side parcel line* shall be	1.5 metres (4.9 feet)
.4	*Exterior side parcel line* shall be	6.0 metres (19.7 feet)

.5 Notwithstanding the preceding a *principal building* on a corner *parcel* may be sited not less than 1.5 metres (4.9 feet) from the *rear parcel* line provided the combined total of the *rear* and interior *side yards* shall be not less than 6.0 metres (19.7 feet).

.6 Refer to Section 4.9 for "Special Building Setbacks" which may apply

Minimum Setback of any Accessory Dwelling Unit

6.12 The minimum *setback* of any building with one or more *accessory dwelling unit(s)* from the:

.1	*Front parcel line* shall be	6.0 metres (19.7 feet)
.2	*Rear parcel line* shall be	3.0 metres (9.8 feet) where 6.0 metres or less in *height*
.3	*Rear parcel line* shall be	6.0 metres (9.8 feet) where 6.0 to 7.5 metres in *height*
.4	*Interior side parcel line* shall be	2.0 metres (6.5 feet) where 6.0 metres or less in *height*
.5	*Interior side parcel line* shall be	4.0 metres (6.5 feet) where 6.0 to 7.5 metres in *height*
.6	*Exterior side parcel line* shall be	6.0 metres (19.7 feet)
.7	*Parcel line* adjacent to a lane	1.2 metres (3.9 feet)

6.13 The minimum separation between buildings with dwelling units upon a parcel shall be 3.0 metres (9.8 feet).

Minimum Setback of Accessory Buildings

6.14 The minimum *setback* of accessory *buildings* from the:

.1	*Front parcel line* shall be	6.0 metres (19.7 feet)
.2	*Rear parcel line* shall be	1.0 metre (3.3 feet)
.3	*Interior side parcel line* shall be	1.0 metre (3.3 feet)
.4	*Exterior side parcel line* shall be	6.0 metres (19.7 feet)

.5 Refer to "Pound and Animal Control Bylaw" for special setbacks which may apply.

Parking

6.15 Required off-street parking shall be as prescribed in Appendix I.

SECTION 7 - R-11 – EXISTING COMPACT/SINGLE-FAMILY RESIDENTIAL ZONE

Purpose

7.1 The R-11 Zone provides *zoning* compliance for historically developed detached *single family dwellings*, primarily on strata lots, with minimal yards where *secondary suites* may be added within these dwellings. Where single family dwellings are on fee simple *parcels*, *secondary suites* and/or *accessory dwelling units* may be developed to a density governed by *parcel* area.

The R-11 Zone will not be considered for future or further single family development on other lands.

Regulations

7.2 On a *parcel zoned* R-11, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the R-11 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

7.3 The following uses and no others are permitted in the R-11 *Zone*:

.1 *single family dwelling* with or without *secondary suite(s)*

.2 *accessory dwelling unit(s)* on fee simple *parcels* in compliance with s. 4.2 of this Bylaw

.3 *accessory use*

.4 *bed and breakfast* in a *single family dwelling*, limited to two let rooms

.5 *boarding home*

.6 *family childcare facility*

.7 *group childcare*

.8 *commercial daycare facility*

Maximum Density and Number of Dwelling units

7.4 The maximum *density* shall be 40 *dwelling units* per hectare (16.2 per acre), calculated based upon *gross parcel area.*

Maximum Height of Principal Buildings

7.5 The maximum *height* of *any principal building* shall be 10 metres (32.8 feet).

Maximum Height of Accessory Buildings

7.6 The maximum *height* of an accessory *building*, including an *accessory dwelling unit,* shall be 6 metres (19.7 feet).

Maximum Parcel Coverage

7.7 The total maximum *parcel coverage* for all *buildings* shall be 55% of *parcel area;* whereby, within this cap, if permitted in this zone, up to 20% of *parcel* area may comprise *accessory buildings* containing one or more *accessory dwelling units*; and up to 10% may comprise all other *accessory buildings.*

Minimum Parcel Area

78 The minimum *parcel area* for a *single family dwelling* shall be 300 square metres (3,229.3 square feet).

Minimum Parcel Width

7.9 The minimum *parcel width* shall be 30 metres (98.5 feet); and, the minimum *parcel width* for a *single family* strata lot shall be 10 metres (32.8 feet).

SECTION 7 - R-11 – EXISTING COMPACT/SINGLE-FAMILY RESIDENTIAL ZONE - CONTINUED

Minimum Setback of Principal Building, Single Family Dwelling and Accessory Dwelling Unit

7.10 The minimum *setback* of *principal buildings* from the:

.1 *Front parcel line*

- adjacent to a *highway* shall be 5.0 metres (16.4 feet)
- adjacent to an *access route* shall be 2.0 metres (6.6 feet)

.2 *Rear parcel line*

- adjacent to a *parcel zoned* R-11 shall be 3.0 metres (9.8 feet)
- all other cases shall be 5.0 metres (16.4 feet)

.3 *Interior side parcel line*

- adjacent to a *parcel zoned* R-11 shall be 1.2 metres (3.9 feet)
- all other cases shall be 1.8 metres (5.9 feet)

.4 *Exterior side parcel line*

- adjacent to a *highway* shall be 5.0 metres (16.4 feet)
- adjacent to an *access route* shall be 2.0 metres (6.6 feet)

.5 Minimum separation between residential *buildings* on the same parcel of not more than one storey in height shall be 1.5 metres (4.9 feet)

.6 Minimum separation between residential *buildings* on the parcel of more than one storey in height shall be 3.0 metres (9.8 feet)

.7 Notwithstanding the preceding, a *principal building* on a corner *parcel* may be sited not less than 1.5 metres (4.9 feet) from the *rear parcel line* provided the combined total of the *rear* and interior *side yards* shall be not less than 6.0 metres (19.7 feet).

Refer to Section 4.9 for “Special Building Setbacks” which may apply.

Minimum Setback of Non- Residential Accessory Buildings

7.13 The minimum *setback* of accessory *buildings* from the:

.1 *Front parcel line* shall be 6.0 metres (19.7 feet)

.2 *Rear parcel line* shall be 1.0 metre (3.3 feet)

.3 *Interior side parcel line* shall be 1.0 metre (3.3 feet)

.4 *Exterior side parcel line* shall be 6.0 metres (19.7 feet)

Refer to “Pound and Animal Control Bylaw” for special setbacks which may apply.

Parking

7.14 Required off-street parking shall be as prescribed in Appendix I.

SECTION 8 - R-13 - LAKESHORE RESIDENTIAL ZONE

Purpose

8.1 The R-13 *Zone* provides for a limited number of serviced Shuswap Lake fronting properties accommodating cabins or dwellings, with or without one secondary suite, on the west side of Canoe.

Regulations

8.2 On a *parcel zoned* R-13, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the R-13 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

8.3 The following uses and no others are permitted in the R-13 *Zone:*

.1 *single family dwelling with or without one secondary suite*

.2 *boarders*, limited to a maximum of two

.3 *accessory use*

.4 *home occupation*

Maximum Number of Buildings and Dwellings Units

8.4 No more than one *single family dwelling* with or without a *secondary suite* is permitted on a *parcel*.

Maximum Height of Principal Building

8.5 The maximum *height* of the *principal building* shall be 10 metres (32.8 feet).

Maximum Height of Accessory Buildings

8.6 The maximum *height* of an accessory *building* shall be 6 metres (19.7 feet).

Maximum Building Parcel Coverage

8.7 The total maximum *parcel coverage* for all *buildings* shall be 45% of *parcel area* of which no more than 10% may comprise any and all *accessory buildings.*

Permeable Surface Parcel Coverage

8.8 *Permeable surfaces*, as regulated in s. 4.14 of this Bylaw, shall cover at minimum 40% of *parcel area.*

Minimum Parcel Area

8.9 The minimum *parcel area* shall be 400 square metres (4,305.7 square feet).

Minimum Parcel Width

8.10 The minimum *parcel width* shall be 12 metres (39.4 feet).

Minimum Setback of Principal Building

8.11 The minimum *setback* of the *principal building* from the:

.1	*Front parcel line* shall be	3.0 metres (9.8 feet)
.2	*Rear parcel line* shall be	6.0 metres (19.7 feet)
.3	*Interior side parcel line* shall be	1.5 metres (4.9 feet)

Refer to Section 4.9 of this Bylaw for “Special Building Setbacks” which may apply

Minimum Setback of Accessory Buildings

8.14 The minimum *setback* of accessory *buildings* from the:

.1	*Front parcel line* shall be	3.0 metres (9.8 feet)
.2	*Rear parcel line* shall be	1.0 metre (3.3 feet)
.3	*Interior side parcel line* shall be	1.0 metre (3.3 feet)

Refer to “Pound and Animal Control Bylaw” for special setbacks which may apply.

Parking

8.15 Required off-street parking shall be as prescribed in Appendix I.

.

SECTION 9 - R-14 – COMPACT/STRATA MULTI-FAMILIY RESIDENTIAL ZONE

Purpose

9.1 The purpose of the R-14 Zone is to provide for ground-oriented attached dwellings on strata lots or for rental occupancy, in rowhouses, clusters or duplex building forms on lands designated in the OCP as medium and high density.

Regulations

9.2 On a *parcel zoned* R-14, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the R-14 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

9.3 The following uses and no others are permitted in the R-14 *Zone*:

.1 *multiple family dwellings*

.2 *triplexes*

.3 *duplexes*

.4 *assisted living housing* with or without a *dining area*

.5 *secondary suites*

.6 *boarding home*

.7 *commercial daycare facility*

.8 *group childcare*

.9 *family childcare facility*

.10 *home occupation*

.11 *accessory use*

Maximum Height of Principal Buildings

9.4 The maximum *height* of *any principal building* shall be 10 metres (32.8 feet), except where this may be increased up to 13 metres (42.7 feet) via the Development Permit process, subject to provision of an amenity listed in Table 9.1.

Maximum Height of Accessory Buildings

9.5 The maximum *height* of any accessory *building* shall be 6 metres (19.7 feet).

Maximum Parcel Coverage

9.6 The total maximum *parcel coverage* for *principal* and *accessory buildings* shall be 55% of the *parcel area*, of which 10% shall be the maximum parcel coverage for *accessory buildings*.

Minimum Parcel Area

9.7

.1 The minimum *parcel area* for a *duplex* shall be 600 square metres (6,458.6 square feet).

.2 The minimum *parcel area* for all other uses shall be 900 square metres (9,687.8 square feet).

.3 *Duplexes, triplexes* and *multiple family dwellings* may be subdivided into strata lots smaller than the preceding provided the *parcel* is comprehensively developed under a single Development Permit.

SECTION 9 - R-14 – COMPACT/STATA MULTI-FAMILY RESIDENTIAL ZONE - CONTINUED

Minimum Parcel Width

9.8

.1 The minimum *parcel width* shall be 30 metres (98.5 feet).

.2 The minimum *parcel width* for a *duplex parcel* shall be 14 metres (45.9 feet).

.3 Notwithstanding the preceding, *duplexes, triplexes* and *multiple family dwellings* may be subdivided into narrower strata lots provided the *parcel* is comprehensively developed under a single Development Permit.

Minimum Setback of Principal Buildings

9.9 The minimum *setback* of *principal buildings* from the:

.1 *Front parcel line*

- adjacent to a *highway* shall be 5.0 metres (16.4 feet)
- adjacent to an internal *access route* shall be 2.0 metres (6.6 feet)

.2 *Rear parcel line* shall be 5.0 metres (16.4 feet)

.3 *Interior side parcel line*

- adjacent to a *parcel zoned* R-14 shall be 1.2 metres (3.9 feet)
- all other cases shall be 1.8 metres (5.9 feet)

.4 *Exterior side parcel line*

- adjacent to a *highway* shall be 5.0 metres (16.4 feet)
- adjacent to an *access route* shall be 2.0 metres (6.6 feet)

.5 Minimum clear driveway length for accessing any garage or carport shall be 5 metres (16.4 feet).

.6 Minimum separation between residential *buildings* on the same *parcel* of not more than one storey in height shall be 1.5 metres (4.9 feet)

.7 Minimum separation between residential *buildings* on the same *parcel* of more than one storey in height shall be 3 metres (9.8 feet)

Refer to Section 4.9 for “Special Building Setbacks” which may apply.

Minimum Setback of Accessory Buildings

9.10 The minimum *setback* of accessory *buildings* from the:

.1 *Front parcel line* shall be 5.0 metres (16.4 feet)

.2 *Rear parcel line* shall be 1.0 metre (3.3 feet)

.3 *Interior side parcel line* shall be 0.6 metre (1.9 feet)

.4 *Exterior side parcel line* shall be 5.0 metres (16.4 feet)

Refer to “Pound and Animal Control Bylaw” for special setbacks which may apply.

SECTION 9 - R-14 – COMPACT/STATA MULTI-FAMILY RESIDENTIAL ZONE - CONTINUED

Maximum *Density*

9.11 The maximum permitted *density* based on the gross *parcel* area, shall be as follows:

.1 40 *dwelling units* per hectare (16.2 per acre); or

.2 50 *dwelling units* or *sleeping units* per hectare (20.2 per acre) for *Assisted Living Housing*; and

.3 subject to providing the specified amenity(ies) listed in Table 9.1, permitted density may increase as specified up to a maximum of 50 *dwelling units* per hectare (20.2 per acre); and

for the purposes of the R-14 Zone, *secondary suites* shall not be included in the calculation of *density*.

Parcel Specific Single Family Dwellings (detached)

9.12 To recognize zoning compliance, the following strata lot developments are permitted to retain existing detached single family dwellings:

.1 231 - 20 Street NE, Plan EPP126010 (PID 031 983 855)

.2 2751 - 15 Avenue, NE, Plan EPS 8 (PID 027 455 327)

.3 111 Harbourfront Drive NW, PLAN KAS881 (PID 016 997 905)

Parking

9.13 Required off-street parking shall be as prescribed in Appendix I.

TABLE 9.1

AMENITY TO BE PROVIDED	ADDED DENSITY
1. Provision of each fully accessible dwelling unit (e.g. wheelchair access)	□ 2 units per hectare (0.8 units per acre)
2. Provision of *commercial daycare facility* 7 to 10 children 11 to 15 children 16 or more children	□ 3 units per hectare (1.2 units per acre) □ 4 units per hectare (1.6 units per acre) □ 7 units per hectare (2.8 units per acre)
2. Provision of below *grade* parking for at least 50% of the required off street parking	□ 10 units per hectare (4.0 units per acre)
3. Provision of each rental d*welling unit*	□ 2 units per hectare (0.8 units per acre)
4. Provision of affordable rental *dwelling units* in accordance with special agreement under s. 483 of the Local Government Act	□ 5 units per hectare (2.0 units per acre)

SECTION 10 - R-5 - HIGH DENSITY RESIDENTIAL ZONE

Purpose

10.1 The purpose of the R-5 Zone is to provide for high *density*, *multiple family* residential *development* in selected locations throughout the *Municipality*. New *developments* zoned R-5 shall be required to obtain a *Development Permit* as per the requirements of the *Official Community Plan*, and shall comply with the provisions of the ***Fire Services Act, British Columbia Building Code***, and other applicable legislation. #2789

Regulations

10.2 On a *parcel zoned* R-5, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the R-5 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

10.3 The following uses and no others are permitted in the R-5 *Zone:*

.1 *assisted living housing;* #4336
.2 *boarders*, limited to two;
.3 *boarding home*; #2789
.4 *commercial daycare facility*;
.5 *dining area;* #4336
.6 *duplex;* #4421
.7 *home occupation*; #2782
.8 *multiple family dwellings*;
.9 *rooming house*; #2789
.10 *triplex;* #3286
.11 *secondary suite* #4579
.12 *accessory use.*

Maximum Height of Principal Building

10.4 The maximum *height* of the *principal buildings* shall be 12.0 metres (39.4 feet). This may be increased to 15.0 metres (49.2 ft.), via the Development Permit process, if any of the special amenity(ies) in Table 3 are provided.

Maximum Height of Accessory Building

10.5 The maximum *height* of an accessory *building* shall be 6.0 metres (19.7 feet).

Maximum Parcel Coverage

10.6

.1 The total maximum *parcel coverage* for *principal* and *accessory buildings* shall be 55% of the *parcel area*, of which 10% shall be the maximum parcel coverage for *accessory buildings*. #2811

.2 The above *parcel coverage* may be increased to 70% of the *parcel area* if all requisite parking, except for visitors, is provided underground.

Minimum Parcel Area

10.7 The minimum *parcel area* shall be 775.0 square metres (8,342.3 square feet).

Minimum Parcel Width

10.8 The minimum *parcel width* shall be 30.0 metres (98.5 feet).

Minimum Setback of Principal Buildings

10.9 The minimum *setback* of *buildings* from the:

.1	*Front parcel line* shall be	5.0 metres (16.4 feet)
.2	*Rear parcel line* shall be	5.0 metres (16.4 feet)
.3	*Interior side parcel line* shall be	2.4 metres (7.8 feet)
.4	*Exterior side parcel line* shall be	5.0 metres (16.4 feet)

.5 Refer to Section 4.9 for “Special Building Setbacks” which may apply. #2811

SECTION 10 - R-5 - HIGH DENSITY RESIDENTIAL ZONE - CONTINUED

Minimum Setback of Accessory Buildings

10.10 The minimum *setback* of accessory *buildings* from the:

.1	*Front parcel line* shall be	5.0 metres (16.4 feet)
.2	*Rear parcel line* shall be	1.0 metre (3.3 feet)
.3	*Interior side parcel line* shall be	1.0 metre (3.3 feet)
.4	*Exterior side parcel line* shall be	5.0 metres (16.4 feet)

.5 Refer to “Pound and Animal Control Bylaw” for special setbacks which may apply. #2811

Maximum Density

Note: The following *density* provisions are based on the *gross parcel area*. Parking requirements, *setback* requirements, road dedication, etc. have not been taken into consideration.

10.11

.1 The maximum *density* shall be a total of 100 *dwelling units* or *sleeping units* per hectare (40.5 *dwelling units* or *sleeping units* per acre). #2789

.2 Notwithstanding Section 10.11.1, the maximum *density* in the R-5 *Zone* may be increased to a maximum of 130 *dwelling units* per hectare (52.6 units per acre) in accordance with Table 3. In Table 3, Column I sets out the special amenity to be provided and Column II sets out the added *density* assigned for each amenity.

.3 Notwithstanding Section 10.11.1, the maximum *density* in the R-5 *Zone* may be increase to a maximum of 130 *dwelling units* per hectare (52.6 units per acre) for the provision of *Assisted Living Housing*. #4336

TABLE 3

COLUMN I SPECIAL AMENITY TO BE PROVIDED	COLUMN II ADDED DENSITY
1. Provision of each dwelling unit which caters to the disabled (e.g. wheelchair access)	□ 2 units per hectare (0.8 units per acre)
2. Provision of *commercial daycare facility* 7 - 10 children 11 - 15 children 16 or more children	□ 4 units per hectare(1.2 units per acre) □ 6 units per hectare(1.6 units per acre) □ 8 units per hectare(2.8 units per acre)
3. Provision of below *grade* or parkade type parking for at least 50% of the required off street parking	□ 10 units per hectare (4.0 units per acre)
4. Provision of each rental *welling unit*	□ 2 units per hectare (0.8 units per acre)
5. Provision of affordable rental *dwelling units* in accordance with special agreement under Section 904 #3218	□ 5 units per hectare (2.0 units per acre)

Parking

10.12 Parking shall be required as per Appendix I.

SECTION 11 - R-6 - MOBILE HOME PARK RESIDENTIAL ZONE

Purpose

11.1 The purpose of the R-6 *Zone* is to accommodate *mobile homes* in a planned *development* where pads are rented to the *owners* of the *mobile home*, or for the *development* of a strata title *mobile home park*. *Mobile home parks* are also subject to the provisions of the *Municipality's* Mobile Home Park Bylaw.

Regulations

11.2 On a *parcel zoned* R-6, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the R-6 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

11.3 The following uses and no others are permitted in the R-6 *Zone:*

.1 *boarders*, limited to two;

.2 *family childcare facility*; #3082

.3 *group childcare;* #3082

.4 *home occupation*;

.5 *mobile home*;

.6 *mobile home park*;

.7 *single family dwelling* for the manager or caretaker of the *mobile home park*;

.8 *accessory use*.

Maximum Number of Single Family Dwellings

11.4 Only one *single family dwelling* shall be permitted in a *mobile home park* for the manager or caretaker.

Minimum Parcel Area

11.5

.1 The minimum *parcel area* for a *Mobile Home Park* shall be 2.0 hectares (4.9 acres);

.2 The minimum *parcel area* for a Bare Land Strata Lot within a *Mobile Home Park* shall be 420.0 square metres (4,520.9 sq. ft.) for single wide *mobile homes* and 450.0 square metres (4,832.9 sq. ft.) for double wide *mobile homes*.

Minimum Width of Mobile Home

11.6 The minimum width of a *mobile home* shall be 4.0 metres (13.1 feet) measured over its entire length.

Maximum Density

11.7 The maximum *density* shall be 17 *dwelling units* per hectare (6.8 *dwelling units* per acre).

Maximum Floor Area Ratio

11.8 The maximum *floor area ratio* of a *single family dwelling* shall be 0.65.

Mobile Home Park Bylaw

11.9 All *mobile home parks* shall be designed, approved and developed in accordance with the *Municipality's* Mobile Home Park Bylaw and amendments thereto.

Parking

11.10 Parking shall be required as per Appendix I.

SECTION 12 - R-17 - LARGE PARCEL RESIDENTIAL ZONE

Purpose

12.1 The R-17 *Zone* provides for ground-oriented residential uses comprising of *single family dwellings* and *duplexes, secondary suites,* and *accessory dwelling units,* on large serviced *parcels* within the Urban Containment Boundary.

Regulations

12.2 On a *parcel zoned* R-17, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the R-17 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

12.3 The following uses and no others are permitted in the R-17 *Zone:*

.1 *single family dwelling* with or without *secondary suite(s)*;
.2 *duplex* with or without *secondary suite(s);*
.3 *accessory dwelling unit(s)* in compliance with s. 4.2 of this Bylaw;
.4 *accessory use;*
.5 *bed and breakfast* limited to three let rooms within a *principal single family dwelling only;*
.6 *boarders*, limited to a maximum of two;
.7 *family childcare facility* within a *principal single family dwelling only*;
.8 *group childcare* within a *principal single family dwelling only;*
.9 *home occupation*;

Maximum Number of Buildings and Dwellings Units

12.4 No more than four *dwelling units* are permitted per *parcel*, where the largest *building* is deemed the *principal building.*

Maximum Height of Principal Building

12.5 The maximum *height* of the *principal building* shall be 10 metres (32.8 feet).

Maximum Height of Accessory Buildings

12.6

.1 The maximum *height* of an accessory *building* shall be 6 metres (19.7 feet).
.2 The maximum *height* of an *accessory building* containing one or more *accessory dwelling units* shall be 7.5 metres (24.6 feet).

Maximum Building Parcel Coverage

12.7 The total maximum *parcel coverage* for all *buildings* shall be 40% of *parcel area;* whereby, within this cap, up to 15% of *parcel* area may comprise *accessory buildings* containing one or more *accessory dwelling units*; and up to 10% may comprise any and all other *accessory buildings.*

Permeable Surface Parcel Coverage

12.8 *Permeable surfaces*, as regulated in s. 4.14 of this Bylaw, shall cover at minimum 50% of *parcel area.*

Minimum Parcel Area

12.9 The minimum *parcel area* shall be 1330 square metres (14,316 square feet).

Minimum Parcel Width

12.10 The minimum *parcel width* shall be 22 metres (72.2 feet).

Minimum Setback of Principal Building

12.11 The minimum *setback* of the *principal building* from the:

.1	*Front parcel line* shall be	6.0 metres (19.7 feet)
.2	*Rear parcel line* shall be	6.0 metres (19.7 feet)
.3	*Interior side parcel line* shall be	2.0 metres (6.6 feet)
.4	*Exterior side parcel line* shall be	6.0 metres (19.7 feet)

Refer to Section 4.9 for “Special Building Setbacks” which may apply.

SECTION 12 – R-17 - LARGE PARCEL RESIDENTIAL ZONE- CONTINUED

Minimum Setback of any Accessory Dwelling Unit

12.12 The minimum *setback* of any building with one or more *accessory dwelling unit(s)* from the:

.1	*Front parcel line* shall be	6.0 metres (19.7 feet)
.2	*Rear parcel line* shall be	6.0 metres (19.7 feet)
.3	*Interior side parcel line* shall be	4.0 metres (13.1 feet)
.4	*Exterior side parcel line* shall be	6.0 metres (19.7 feet)
.5	*Parcel line* adjacent to a lane	2.0 metres (6.6 feet)

Minimum Setback of Accessory Buildings

12.13 The minimum *setback* of accessory *buildings* from the:

.1	*Front parcel line* shall be	6.0 metres (19.7 feet)
.2	*Rear parcel line* shall be	1.0 metre (3.3 feet)
.3	*Interior side parcel line* shall be	1.0 metre (3.3 feet)
.4	*Exterior side parcel line* shall be	6.0 metres (19.7 feet)

Refer to “Pound and Animal Control Bylaw” for special setbacks which may apply.

Parking

12.14 Required off-street parking shall be as prescribed in Appendix

SECTION 13 – *Pending* *- intentionally left blank*

SECTION 14 - R-19 - ESTATE RESIDENTIAL ZONE

Purpose

14.1 The R-19 *Zone* provides for residential uses comprising of a *single family dwelling* and either a *secondary suite* or *accessory dwelling unit,* on a fully serviced *parcel* of one acre or larger.

Regulations

14.2 On a *parcel zoned* R-19, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the R-19 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

14.3 The following uses and no others are permitted in the R-19 *Zone:*

.1 *single family dwelling*

.2 *secondary suite* or *accessory dwelling unit* in compliance with s. 4.2 of this Bylaw

.3 *accessory use*

.4 *bed and breakfast* limited to three let rooms within a *principal single family dwelling only*

.5 boarders, limited to a maximum of two

.6 *family childcare facility* within a *principal single family dwelling only*

.7 *home occupation*

Maximum Number of Buildings and Dwellings Units

14.4 No more than two *dwelling units* are permitted on a *parcel*, where the largest *building* is deemed the *principal building.*

Maximum Height of Principal Building

14.5 The maximum *height* of the *principal building* shall be 10 metres (32.8 feet).

Maximum Height of Accessory Buildings

14.6 The maximum *height* of any *accessory building*, including an *accessory dwelling unit,* shall be 7.5 metres (24.6 feet).

Maximum Building Parcel Coverage

14.7 The total maximum *parcel coverage* of *principal and accessory buildings* shall be 15% of *parcel area.*

Permeable Surface Parcel Coverage

14.8 *Permeable surfaces*, as regulated in s. 4.14 of this Bylaw, shall cover at minimum 60% of *parcel area.*

Minimum Parcel Area

14.9 The minimum *parcel area* shall be 0.4 hectares (0.99 acre).

Minimum Parcel Width

14.10 The minimum *parcel width* shall be 45 metres (147.6 feet).

Minimum Setback of all Buildings

14.11 The minimum *setback* of a *principal and any accessory building* from all *parcel line* shall be 6.0 metres (19.7 feet).

Refer to Section 4.9 for “Special Building Setbacks” and to “Pound and Animal Control Bylaw” for any special setbacks which may apply.

Parking

14.12 Required off-street parking shall be as prescribed in Appendix I.

SECTION 15 - C-1 - LOCAL COMMERCIAL ZONE

Purpose

15.1 The C-1 *Zone* is intended to provide convenience shopping for people who reside in the adjacent neighbourhood. *Development* in the C-1 *Zone* should not, neither by its scale nor the variety of services or products offered, attract residents from other than the neighbourhood in which the C-1 use is located. New *developments zoned* C-1 shall be sited and required to obtain a *Development Permit* as per the requirements of the *Official Community Plan.* Commercial uses shall be limited to the ground floor only.

Regulations

15.2 On a *parcel zoned* C-1, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the C-1 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

15.3 The following uses and no others are permitted in the C-1 *Zone:*

.1 *commercial daycare facility*;
.2 *convenience store*;
.3 *home occupation; #2782*
.4 *licensee retail store; #3223*
.5 *mobile food vending; #4240*
.6 *neighbourhood pub*;
.7 *office*;
.8 *outside vending*; #2837
.9 *personal service establishment*;
.10 *video store*;
.11 *upper floor dwelling units*;
.12 *accessory use*.

Maximum Number of Principal Buildings

15.4 The maximum number of *principal buildings* shall be one (1) per *parcel*.

Maximum Height of Principal Building

15.5 The maximum *height* of the *principal building* shall be 10.0 metres (32.8 feet).

Maximum Parcel or Site Coverage

15.6 The maximum *parcel* or *site* coverage for all buildings and *structures* shall be 65% of the *parcel* or *site* area.

Maximum Gross Floor Area

15.7 The total allowable *building* envelope (maximum ground *floor area*) shall not exceed 500.0 square metres (5,382.1 square feet).

Minimum Parcel Size or Site Area

15.8 The minimum *parcel* size or *site* area shall be 465.0 square metres (5,005.3 square feet).

Minimum Parcel or Site Width

15.9 The minimum *parcel* or *site* width shall be 15.0 metres (49.2 feet).

SECTION 15 - C-1 - LOCAL COMMERCIAL ZONE - CONTINUED

Minimum Setback of Principal Buildings

15.10 The minimum *setback* of the *principal buildings* from:

.1	*Front parcel line* shall be	6.0 metres (19.7 feet)
.2	*Rear parcel line* shall be	3.0 metres (9.8 feet)
.3	*Interior side parcel line* shall be	3.0 metres (9.8 feet)
.4	*Exterior side parcel line* shall be	6.0 metres (19.7 feet)

Outside Storage

15.11 Outside storage shall not be permitted.

Parking and Loading

15.12 Parking and loading shall be required as per Appendix I.

SECTION 16 - C-2 - TOWN CENTRE COMMERCIAL ZONE

Purpose

16.1 The C-2 *Zone* is intended to function as the central business district of the *Municipality* and as such be oriented to pedestrian traffic and provide for a wide variety of activities including retail, business, entertainment, cultural and limited residential uses. New *developments zoned* C-2 may be required to obtain a *Development Permit* as per the requirements of the *Official Community Plan.*

Regulations

16.2 On a *parcel zoned* C-2, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the C-2 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

16.3 The following uses and no others are permitted in the C-2 *Zone:*

.1 *assembly hall*;
.2 auto parts retail; *#3001*
.3 cabaret;
.4 *cafe; #2900*
.5 *churches*; #2819
.6 *commercial daycare facility*;
.7 *congregate housing; #3067*
.8 *education/training facility*;
.9 *entertainment facility*;
.10 *financial institution;*
.11 *health services centre;*
.12 *high technology research and development; #4368*
.13 *home occupation*; #2782
.14 *hotel*;
.15 *licensee retail store; #3223*
.16 *lower floor dwelling units; #3951*
.17 *neighbourhood pub*;
.18 *mobile food vending; #4240*
.19 nightclub;
.20 outside display of goods and wares;
.21 *office*;
.22 parkade/off street parking;
.23 *personal service establishment*;
.24 print service;
.25 *private utility*; #3060
.26 radio and television broadcasting station;
.27 *recreation facility - indoor*;
.28 *restaurant*;
.29 *retail store*;
.30 sporting goods stores;
.31 *tourist retail shop;*
.32 transportation use;
.33 *upper floor dwelling units*;
.34 upholstery shop;
.35 *accessory use*.

SECTION 16 - C-2 - TOWN CENTRE COMMERCIAL ZONE - CONTINUED

Maximum Height of Principal Buildings

16.4 The maximum *height* of the *principal buildings* shall be 20.0 metres (65.6 feet).

Maximum Height of Accessory Buildings

16.5 The maximum *height* of an accessory *building* shall be 6.0 metres (19.7 feet).

Maximum Parcel or Site Coverage

16.6 The maximum *parcel* or *site coverage* shall be 100% of the *parcel* or *site* area.

Minimum Parcel Size or Site Area

16.7 The minimum *parcel* size or *site* area shall be 300.0 square metres (3,229.3 square feet).

Minimum Parcel or Site Width

16.8 The minimum *parcel* or *site* width shall be 10.0 metres (32.8 feet).

Outside Storage

16.9 Outside storage shall not be permitted.

Parking and Loading

16.10 Parking and loading shall be required as per Appendix I.

SECTION 16 - C-2(A) - SMALL LOT TOWN CENTRE COMMERCIAL ZONE #2920

Purpose

16-A.1 The C-2(A) *Zone* is intended to function as a component of the Central Business District of the *municipality* and as such be oriented to pedestrian traffic and provide for a wide variety of activities including retail, business, entertainment, cultural and limited residential uses on small and uniquely shaped lots. New *developments zoned* C-2(A) may be required to obtain a *Development Permit* as per the requirements of the *Official Community Plan*.

Regulations

16-A.2 On a parcel *zoned* C-2(A), no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the C-2(A) *Zone* or those regulations contained elsewhere in this bylaw.

Permitted Uses

16-A.3 The following uses and no others are permitted in the C-2(A) Zone:

.1 *assembly hall;*
.2 cabaret;
.3 *church;*
.4 *commercial daycare facility;*
.5 *education/training facility;*
.6 *entertainment facility;*
.7 *financial institution;*
.8 *health services centre;*
.9 *home occupation;*
.10 *hotel;*
.11 *licensee retail store;* #3223
.12 *neighbourhood pub;*
.13 nightclub;
.14 outside display of goods and wares;
.15 *office;*
.16 parkade/off-street parking;
.17 *personal service establishment;*
.18 print service;
.19 radio and television broadcasting station;
.20 *recreation facility – indoor;*
.21 *restaurant;*
.22 *retail store;*
.23 sporting goods store;
.24 *tourist retail shop;*
.24 *transportation use;*
.26 *upper floor dwelling units;*
.27 upholstery shop;
.28 *accessory use.*

Maximum Height of Principal Buildings

16-A.4 The maximum *height* of the *principal buildings* shall be 7.0 metres (22.9 feet).

Maximum Height of Accessory Buildings

16-A.5 The maximum *height* of an accessory *building* shall be 6.0 metres (19.7 feet).

Maximum Parcel or Site Coverage

16-A.6 The maximum *parcel* or *site coverage* shall be 100% of the *parcel* or *site* area.

SECTION 16 - C-2(A) - SMALL LOT TOWN CENTRE COMMERCIAL ZONE – CONTINUED #2920

Minimum Parcel Size or Site Area

16-A.7 The minimum *parcel* size or *site* area shall be 100.0 square metres (1,076.42 square feet).

Minimum Parcel or Site Width

16-A.8 The minimum *parcel* or *site* width shall be 7.5 metres (24.6 feet).

Outside Storage

16-A.9 Outside storage shall not be permitted.

Parking and Loading

16-A.10 Parking and loading shall be required as per Appendix I.

SECTION 17 - C-3 - SERVICE COMMERCIAL ZONE

Purpose

17.1 The C-3 *Zone* is intended to accommodate commercial uses which are oriented towards vehicular traffic and require large areas of land for storage and/or display purposes and/or to accommodate large *buildings*. New *developments zoned* C-3 may be required to obtain a *Development Permit* as per the requirements of the *Official Community Plan.*

Regulations

17.2 On a *parcel zoned* C-3, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the C-3 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

17.3 The following uses and no others are permitted in the C-3 *Zone:*

.1 auto parts and accessories (new) sales;
.2 automotive repair shop, excluding *fuel service stations*;
.3 automotive sales and rental lots and showroom (new and used);
.4 boat and trailer sales and rental showrooms, including minor repairs;
.5 *building* supply establishment;
.6 *cafe;* #2736
.7 car wash;
.8 *commercial daycare facility*;
.9 *craft distillery and brewery*
.10 electrical appliance repair shop;
.11 farm equipment sales and rental;
.12 frozen food lockers, including retail sales;
.13 funeral home including accessory crematorium;
.14 greenhouses and nurseries, including retail sales;
.15 *high technology research and development;* #4368
.16 *home occupation*; #2782
.17 laboratory, scientific and research;
.18 laundromat;
.19 locksmith shop;
.20 *licensee retail store;* #3223
.21 *mini warehousing*;
.22 *mobile food vending;* #4240
.23 *mobile home* sales; #2736
.24 moving and storage establishment;
.25 *neighbourhood pub;* #3223
.26 *offices;*
.27 *outside vending*; #2837
.28 *personal service establishment;* #4049
.29 print shop;
.30 radiator repair shop;
.31 *recreation facility-indoor*;
.32 recreation vehicle sales, repair, rental and assembly on parcels greater than 1.0 hectare with maximum 25% of gross floor area to be used for *parts assembly*. #2596
.33 rental and repair of tools, small equipment; #2736
.34 *restaurant*;
.35 *retail store;* #4049
.36 tire sales and repair establishment
.37 *transportation use*;
.38 truck sales and rental lots and showroom;

SECTION 17 - C-3 - SERVICE COMMERCIAL ZONE – CONTINUED

Permitted Uses con't

17.3 The following uses and no others are permitted in the C-3 Zone:

.39 upholstery shop;
.40 *upper floor dwelling units*;
.41 veterinary hospital;
.42 *accessory use.*

Maximum Height of Principal Buildings

17.4 The maximum *height* of the *principal buildings* shall be 10.0 metres (32.8 feet).

Maximum Height of Accessory Buildings

17.5 The maximum *height* of accessory *buildings* shall be 6.0 metres (19.68 feet).

Minimum Parcel Size or Site Area

17.6 The minimum *parcel* size or *site* area shall be 465.0 square meters (5,005.4 square feet).

Minimum Parcel or Site Width

17.7 The minimum *parcel* or *site* width shall be 15.0 metres (49.2 feet).

Minimum Setback of Principal Buildings

17.8 The minimum *setback* of the *principal buildings* from the:

.1	*Front parcel line* shall be	6.0 metres (19.7 feet)
.2	*Rear parcel line*	
	- adjacent to a residential *zone* shall be	3.0 metres (9.8 feet)
	- all other cases shall be	1.0 metre (3.3 feet)
.3	*Interior side parcel line*	
	- adjacent to a residential *zone* shall be	3.0 metres (9.8 feet)
	- all other cases shall be	1.0 metre (3.3 feet)
.4	*Exterior side parcel line* shall be	6.0 metres (19.7 feet)

Minimum Setback of Accessory Buildings

17.9 The minimum *setback* of accessory *buildings* from the:

.1	*Front parcel line* shall be	6.0 metres (19.7 feet)
.2	*Rear parcel line* shall be	1.0 metre (3.3 feet)
.3	*Interior side parcel line* shall be	1.0 metre (3.3 feet)
.4	*Exterior side parcel line* shall be	6.0 metres (19.7 feet)

Outside Storage

17.10 Outside storage shall be screened as per Appendix III.

Parking and Loading

17.11 Parking and loading shall be required as per Appendix I.

SECTION 18 - C-4 - FUEL SERVICE STATION COMMERCIAL ZONE

Purpose

18.1 The C-4 *Zone* is intended to accommodate a limited range of commercial uses which cater to the needs of the travelling public. New *developments zoned* C-4 may be required to obtain a *Development Permit* as per the requirements of the *Official Community Plan*.

Regulations

18.2 On a *parcel zoned* C-4, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the C-4 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

18.3 The following uses and no others are permitted in the C-4 *Zone:*

.1 *fuel service station*;
.2 *outside vending*; #2837
.3 *accessory use*.

Accessory Uses

18.4 The following *accessory uses* and no others are permitted in the C-4 *Zone:*

.1 bakery;
.2 car wash;
.3 *convenience store*;
.4 laundromat;
.5 retail sale of vehicle accessories and products essential to the day to day operation of vehicles;
.6 *restaurant*;
.7 washrooms.

Maximum Height of Principal Building

18.5 The maximum *height* of the *principal building* shall be 10.0 metres (32.8 feet).

Maximum Height of Accessory Building

18.6 The maximum *height* of an accessory *building* shall be 6.0 metres (19.7 feet).

Maximum Parcel or Site Coverage

18.7

.1 The maximum *parcel* or *site* coverage for all *buildings* and *structures* shall be 30% of the *parcel* or *site* area.
.2 The maximum *parcel* or *site* coverage for all *buildings*, *structures,* pump islands, canopies, parking area and driveways shall be 85% of the *parcel* or *site* area.

Minimum Parcel Size or Site Area

18.8 The minimum *parcel* size or *site* area shall be 1,000.0 square metres (10,764.3 square feet).

Minimum Parcel or Site Width

18.9 The minimum *parcel* or *site* width shall be 30.0 metres (98.4 feet).

Minimum Setback of Principal and Accessory Buildings

18.10 The minimum *setback* of the *principal* and accessory *buildings* from the:

.1	*Front parcel line* shall be	6.0 metres (19.7 feet)
.2	*Rear parcel line* shall be	3.0 metres (9.8 feet)
.3	*Interior side parcel line* shall be	3.0 metres (9.8 feet)
.4	*Exterior side parcel line* shall be	6.0 metres (19.7 feet)

Outside Storage

18.11 Outside storage shall not be permitted.

Parking and Loading

18.12 Parking and loading shall be required as per Appendix I.

SECTION 19 - C-5 - TOURIST COMMERCIAL ZONE

Purpose

19.1 The C-5 *Zone* is intended to accommodate uses which cater to the travelling public. New *developments zoned* C-5 shall be required to obtain a *Development Permit* as per the requirements of the *Official Community Plan*.

Regulations

19.2 On a *parcel zoned* C-5, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the C-5 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

19.3 The following uses and no others are permitted in the C-5 *Zone:*

.1 *campground*;
.2 *licensee retail store;* #3223
.3 *motel;*
.4 *outside vending*; #2837
.5 *recreation facility - indoor*;
.6 *recreation facility - outdoor*;
.7 recreation vehicle park;
.8 *restaurant*;
.9 *accessory use*, which may include one accessory *office* and one *single family dwelling* or caretaker's suite.

Maximum Height of Principal Buildings

19.4 The maximum *height* of the *principal buildings* shall be 10.0 metres (32.8 feet).

Maximum Height of Accessory Buildings

19.5 The maximum *height* of accessory *buildings* shall be 6.0 metres (19.7 feet).

Maximum Parcel or Site Coverage

19.6 The maximum *parcel* or *site* coverage for all *building*s, *structures* and parking areas including driveways shall be 75% of the *parcel* or *site* area.

Minimum Parcel Size or Site Area

19.7

.1 The minimum *parcel* size or *site* area shall be 0.2 hectare (0.49 acre);

.2 Notwithstanding Section 19.7.1, the minimum *parcel* size or *site* area for a campground and/or recreational vehicle park shall be 2.0 hectares (4.9 acres).

Minimum Parcel or Site Width

19.8 The minimum *parcel* or *site* width shall be 30.0 metres (98.4 feet).

Minimum Setback of Principal and Accessory Buildings

19.9 The minimum *setback* of *principal* and accessory *buildings* from the:

.1	*Front parcel line* shall be	6.0 metres (19.7 feet)
.2	*Rear parcel line* shall be	4.5 metres (14.8 feet)
.3	*Interior side parcel line* shall be	4.5 metres (14.8 feet)
.4	*Exterior side parcel line* shall be	4.5 metres (14.8 feet)

Campgrounds and Recreational Vehicle Parks

19.10 The design and construction of campgrounds and recreational vehicle parks shall conform to the *Municipality's* Campground Bylaw and amendments thereto.

Outside Storage

19.11 Outside storage shall be screened as per Appendix III.

Parking and Loading

19.12 Parking and loading shall be required as per Appendix I.

SECTION 20 - C-6 - TOURIST / RECREATION COMMERCIAL ZONE

Purpose

20.1 The C-6 *Zone* is intended to accommodate pedestrian oriented tourist/recreation businesses. The area *zoned* C-6 is envisioned to be developed with a mixture of land uses in an integrated manner and is intended to cater to the resident and tourist alike with a small shop and resort atmosphere. *Development* within the C-6 *Zone* shall be subject to a *Development Permit* as per the *Official Community Plan.*

Regulations

20.2 On a *parcel zoned* C-6, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the C-6 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

20.3 The following uses and no others are permitted in the C-6 *Zone:*

.1 art gallery;

.2 banking kiosk;

.3 boat and marine sales, repair and rental, including outside covered or screened storage;

.4 *commercial daycare facility* #3637

.5 convention centre;

.6 craft making and sales;

.7 farmers market;

.8 *health service centre*;

.9 *high technology research and development;* #4368

.10 *home occupation*; #2782

.11 *hotel*;

.12 library;

.13 *licensee retail store;* #3223

.14 *mobile food vending*; #4340

.15 motel;

.16 museum;

.17 night club;

.18 *offices*; #3426

.19 *outside vending*; #2837

.20 parkade/off-street parking, in Areas "A", "B" and "C" [Waterfront Area] as shown on Schedule "C" attached hereto and forming part of this bylaw. #3163

.21 *personal service establishment*;

.22 pub;

.23 *private utility*; #3060

.24 *recreation facility - indoor*;

.25 *recreation facility - outdoor*;

.26 *resort accommodation*; #3517

.27 *restaurant*;

.28 *retail store*; #4005

.29 theatre;

.30 *upper floor dwelling units;* #2554

.31 *work/live studios;* #3167 *and*

.32 *accessory use*.

SECTION 20 - C-6 - TOURIST / RECREATION COMMERCIAL ZONE - CONTINUED

Accessory Uses

20.4

.1 Outside storage and *warehouse* facilities are only permitted within Area "B" as shown on Schedule “C” attached to and forming part of this Bylaw. #2554 #3426

Maximum Height of Principal Buildings

20.5 The maximum *height* of *principal buildings* shall be 19.0 metres (62.3 feet). #2748

Maximum Height of Accessory Buildings

20.6 The maximum *height* of accessory *buildings* shall be 6.0 metres (19.7 feet).

Minimum Parcel Size or Site Area

20.7 The minimum *parcel* size or *site* area shall be 325.0 square metres (3,498.4 square feet).

Minimum Parcel or Site Width

20.8 The minimum *parcel* or *site* width shall be 10.0 metres (32.8 feet).

Minimum Setback of Principal and Accessory Buildings

20.9 The minimum *setback* of the *principal* and accessory *buildings* from the:

.1	*Rear parcel line* adjacent to a residential *zone* shall be	3.0 metres (9.8 feet)
.2	*Interior side parcel line* adjacent to a residential *zone* shall be	3.0 metres (9.8 feet)

Outside Storage

20.10 Outside storage shall be screened as per Appendix III.

Parking and Loading

20.11 Parking and loading shall be required as per Appendix I.

SECTION 21 - C-7 - SHOPPING CENTRE COMMERCIAL ZONE

Purpose

21.1 The C-7 *Zone* is intended to provide for the *development* of *shopping centres* in locations which complement the existing retail commercial areas of the *Municipality*. New *developments zoned* C-7 may be required to obtain a *Development Permit* as per the requirements of the *Official Community Plan*.

Regulations

21.2 On a *parcel zoned* C-7, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the C-7 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

21.3 The following uses and no others are permitted in the C-7 *Zone:*

.1 *shopping centre*;

.2 automotive repair within and accessory to a *retail store*, up to a maximum *gross floor area* of 790 square metres per *parcel*; #3914

.3 *licensee retail store;* #3630

.4 *outside vending*; #2837

.5 *mobile food vending;* #4240

.6 *recreation facility - outdoor;* #2908

.7 *recycling beverage container return centre;* #2865

.8 *accessory use*. #3914

Maximum Height of Principal Building

21.4 The maximum *height* of the *principal building* shall be 12.0 metres (39.4 feet).

Minimum Parcel Size or Site Area

21.5 The minimum *parcel* size or *site* area shall be 1.0 hectare (2.5 acres).

Minimum Parcel or Site Width

21.6 The minimum *parcel* or *site* width shall be 75.0 metres (246.1 feet).

Minimum Setback of Principal Building

21.7 The minimum *setback* of the *principal building* from all *parcel* lines shall be 6.0 metres (19.7 feet).

Outside Storage

21.8 Outside storage shall not be permitted.

Parking and Loading

21.9 Parking and loading shall be required as per Appendix I.

SECTION 22 - C-8 - FARM PRODUCE COMMERCIAL ZONE

Purpose

22.1 The C-8 *Zone* is intended to provide for the year-round retail sale of farm produce.

Regulations

22.2 On a *parcel zoned* C-8, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the C-8 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

22.3 The following uses and no others are permitted in the C-8 *Zone:*

.1 retail sale of farm produce;
.2 *licensee retail store;* #4473
.3 *mobile food vending;* #4240
.4 *outside vending*; #2837
.5 *accessory use*.

Accessory Use

22.4 The following *accessory uses* and no others are permitted in the C-8 *Zone:*

.1 retail sale of confectioneries and soft drinks;
.2 retail sale of packaged food stuffs;
.3 retail sale of bedding plants, processed fruits, shrubs or trees and plant food;
.4 retail sales of arts and crafts. #3768

Maximum Parcel or Site Coverage

22.5 The maximum *parcel* or *site* coverage for all *buildings* and *structures* shall be 40% of the *parcel* or *site* area.

Maximum Height of Principal Buildings

22.6 The maximum *height* of the *principal buildings* shall be 10.0 metres (32.8 feet).

Minimum Parcel Size or Site Area

22.7 The minimum *parcel* size or *site* area shall be 1,000.0 square metres (10,764 square feet).

Minimum Parcel or Site Width

22.8 The minimum *parcel* or *site* width shall be 20.0 metres (65.6 feet).

Minimum Setback of Principal Building

22.9 The minimum *setback* of the *principal building* from all *parcel* lines shall be 6.0 metres (19.7 feet).

Maximum Sales Floor Area

22.10 The maximum sales *floor area* shall be 680.0 square metres (7,319 square feet). #3768

Outside Storage

22.11 Outside storage shall be screened as per Appendix III.

Parking and Loading

22.12 Parking and loading shall be required as per Appendix I. #3768

SECTION 23 - C-9 - COUNTRY INN COMMERCIAL ZONE #2758

Purpose

23.1

The C-9 Zone is intended to provide for a country inn which is compatible in a rural, residential environment. The country inn will be sensitive to the rural setting in which it is located in terms of size, scale, siting and architectural relief.

The C-9 Country Inn Commercial Zone is a Fire Limit area and regulates construction or alteration of Group C residential buildings within the C-9 Zone, pursuant to Section 694 of the Local Government Act, R.S.B.C. 1996, c. 323. #3075

In the instance of a parcel situated adjacent to existing Intensive Agriculture or a parcel appropriately zoned to accommodate Intensive Agriculture, a Section 219 Land Title Act Notice on Title will be registered by the property owner which saves the Province and the Municipality harmless in the event of repercussions arising out of an Intensive Agriculture use and/or the Right to Farm under the Farm Practices Code.

Regulations

23.2 On a *parcel zoned* C-9, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the C-9 *Zone* or those regulations contained elsewhere in this bylaw.

Permitted Uses

23.3 The following uses and no others are permitted in the C-9 *Zone*:

.1 *country inn*;
.2 *agriculture*, on *parcels* greater than 0.8 hectare (2.0 acres);
.3 *accessory use*.

Minimum Parcel or Site Area

23.4 The minimum *parcel* or *site* area shall be 0.4 hectare (0.99 acre).

Maximum Number of Country Inns

23.5 The maximum number of *country inns* shall be one (1) per parcel.

Maximum Number of Let Rooms

23.6 The maximum number of let rooms shall be eight [8].

Maximum Height of Principal Building

23.7 The maximum *height* of the *principal building* shall be 12.0 metres (39.3 feet).

Maximum Height of Accessory Buildings

23.8 The maximum *height* of an *accessory building* shall be 6.0 metres (19.7 feet).

Maximum Parcel or Site Coverage

23.9 The maximum *parcel* or *site* coverage for all buildings and structures shall be 20% of the parcel or site area.

Minimum Parcel or Site Width

23.10 The minimum *parcel* or *site* width shall be 45.0 metres (147.6 feet).

Minimum Setback of Principal and Accessory Buildings

23.11 The minimum *setback* of *principal* and *accessory buildings* from all *parcel* lines shall be 10.0 metres (32.8 feet).

Parking

23.12 Parking shall be required as per Appendix I.

Fire Limit Regulations

23.13 The provisions of this bylaw apply to all new buildings and renovation of existing buildings of residential occupancy classification having between four and eight let rooms.

For the purposes of regulating the construction of buildings for precautions against fire, a fire sprinkler system shall be designed, installed and maintained in accordance with Sprinkler Installation Standard N.F.P.A. 13R as referenced by the current B.C. Building Code and B.C. Fire Code.

SECTION 24A - C-10 - HIGH TECHNOLOGY RESEARCH & DEVELOPMENT ZONE

Purpose

24A.1 The C-10 *Zone* is primarily intended to accommodate *office* and ancillary scientific or *high technology research and development* land uses. Accessory residential use is also supported. *Development* within the C-10 *Zone* shall be subject to a *Development Permit* as per the *Official Community Plan.*

Regulations

24A.2 On a *parcel zoned* C-10, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the C-10 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

24A.3 The following uses and no others are permitted in the C-10 *Zone:*

.1 *high technology research and development;*
.2 *office*;
.3 *education/training facility*;
.4 *parts assembly;*
.5 *commercial daycare facility;*
.6 *health services centre*;
.7 *private utility*;
.8 *work/live studios; and*
.9 *accessory use;* including *multiple family dwelling units* intended for employees of a principal use of which the *floor area* of a *dwelling unit* shall not exceed 200 m² (2,152.7 ft²) or be less than 29 m² (312 ft²).

Maximum Height of Principal Buildings

24A.4 The maximum *height* of *principal buildings* shall be 10.0 metres (32.8 feet). This may be increased to 13.0 metres (42.7 ft.), via the Development Permit process.

Maximum Height of Accessory Buildings

24A.5 The maximum *height* of accessory *buildings* shall be 6.0 metres (19.7 feet).

Maximum Parcel or Site Coverage

24A.6 The maximum *parcel* or *site* coverage for all buildings shall be 65% of the *parcel* or *site* area.

Minimum Parcel Size or Site Area

24A.7 The minimum *parcel* size or *site* area shall be 6,500.0 square metres (69,965.0 square feet).

Minimum Parcel or Site Width

24A.8 The minimum *parcel* or *site* width shall be 80.0 metres (262.5 feet).

Minimum Setback of Principal and Accessory Buildings

24A.9 The minimum *setback* of the *principal* and accessory *buildings* from the:

.1	*Front parcel line*	6.0 metres (19.7 feet)
.2	*Rear parcel line*	6.0 metres (19.7 feet)
.3	*Interior side parcel line*	
	- adjacent to a residential *zone* shall be	6.0 metres (19.7 feet)
	- all other cases	3.0 metres (9.8 feet)
.4	*Exterior parcel line*	6.0 metres (19.7 feet)

Outside Storage

24A.10 Outside storage shall be screened as per Appendix III.

Parking and Loading

24A.11 Parking and loading shall be required as per Appendix I.

SECTION 24 - P-1 - PARK AND RECREATION ZONE

Purpose

24.1 The P-1 *Zone* is intended to provide for the location, *development* and preservation of public and private land to serve the *park* and recreational needs of the *Municipality.*

Regulations

24.2 On a *parcel zoned* P-1, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the P-1 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

24.3 The following uses and no others are permitted in the P-1 *Zone:*

.1 *assembly hall*;
.2 boat launch;
.3 botanical gardens;
.4 bowling green;
.5 *campground*;
.6 cemetery;
.7 *cultural facilities*;
.8 *entertainment facility*; #2804
.9 exhibition grounds and *buildings*;
.10 *home occupation;* #3836
.11 *marina*;
.12 *mobile food vending;* #4240
.13 museum;
.14 *outside vending*; #2900
.15 *park*;
.16 picnic grounds;
.17 *recreation facility – indoor;*
.18 *recreation facility - outdoor*;
.19 wildlife sanctuary;
.20 *accessory use*, including one *single family dwelling* or caretaker's suite.

Maximum Height of Principal Buildings

24.4 The maximum *height* of *principal buildings* shall be 10.0 metres (32.8 feet).

Maximum Height of Accessory Buildings

24.5 The maximum *height* of accessory *buildings* shall be 6.0 metres (19.7 feet).

Minimum Parcel Size or Site Area

24.6 The minimum *parcel* size or *site* area shall be 0.2 hectare (0.49 acre).

Minimum Parcel or Site Width

24.7 The minimum *parcel* or *site* width shall be 20.0 metres (65.6 feet).

Minimum Setback of Principal and Accessory Buildings

24.8 The minimum *setback* of the *principal* and accessory *buildings* from the:

.1	*Front parcel line* shall be	6.0 metres (19.7 feet)
.2	*Rear parcel line*	
	- adjacent to a lane shall be	6.0 metres (19.7 feet)
	- all other cases shall be	1.0 metre (3.3 feet)
.3	*Interior side parcel line* shall be	3.0 metres (9.8 feet)
.4	*Exterior side parcel line* shall be	6.0 metres (19.7 feet)

SECTION 24 - P-1 - PARK AND RECREATION ZONE - CONTINUED

Outside Storage

24.9 Outside storage shall be screened as per Appendix III.

Parking and Loading

24.10 Parking and loading shall be required as per Appendix I.

SECTION 25 - P-2 - AIRPORT ZONE

Purpose

25.1 The P-2 *Zone* is intended to accommodate airports, *heliports*, float plane bases and related uses.

Regulations

25.2 On a *parcel zoned* P-2, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the P-2 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

25.3 The following uses and no others are permitted in the P-2 *Zone:*

.1 airport;

.2 *airport industrial/commercial;* #3042

.3 flying *club*;

.4 float plane base;

.5 *heliport*;

.6 skydiving *club;*

.7 *accessory use.*

Maximum Height of Principal Buildings

25.4 The maximum *height* of the *principal buildings* shall be 10.0 metres (32.8 feet).

Maximum Height of Accessory Buildings

25.5 The maximum *height* of accessory *buildings* shall be 6.0 metres (19.7 feet).

Maximum Parcel or Site Coverage

25.6 The maximum *parcel* or *site* coverage for all *buildings* and *structures* shall be 40% of the *parcel* or *site* area.

Minimum Parcel Size or Site Area

25.7 The minimum *parcel* size or *site* area shall be 0.1 hectare (0.24 acre).

Minimum Parcel or Site Width

25.8 The minimum *parcel* or *site* width shall be 20.0 metres (65.6 feet).

Minimum Setback of Principal and Accessory Buildings

25.9.1 The minimum *setback* of the *principal* and accessory *buildings* from all *parcel* lines shall be 10.0 metres (32.8 feet).

25.9.2 On parcels less than 0.4 hectare (0.98 acre) in size, the minimum setback for principal and accessory buildings from all parcel lines shall be 5.0 metres (16.4 feet). #3042

Transport Canada

25.10 Notwithstanding any provisions of this Bylaw, the location of all *buildings*, *structures*, facilities or any other use shall conform to the requirements of Transport Canada.

Flammable Fuels

25.11 Where flammable fuels are to be stored or offered for sale on a *parcel zoned* P-2, a permit for the storage or sale shall be obtained from the *Municipality's* Fire Department.

Parking and Loading

25.12 Parking and loading shall be required as per Appendix I.

SECTION 26 - P-3 - INSTITUTIONAL ZONE

Purpose

26.1 The P-3 *Zone* is intended to accommodate uses which are charitable, correctional, educational, governmental, philanthropic or religious in nature.

Regulations

26.2 On a *parcel zoned* P-3, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the P-3 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

26.3 The following uses and no others are permitted in the P-3 *Zone:*

.1 *assembly hall*;
.2 *churches*;
.3 *commercial daycare facility*;
.4 *cultural facilities;*
.5 *dormitory* #4481
.6 *educational facilities*, public and private;
.7 *high technology research and development;* #4368
.8 *home occupation;* #3836
.9 hospitals and clinics, public and private;
.10 *mobile food vending*; #4240
.11 *offices*; #4075
.12 *recycling collection site;* #2735
.13 *rest home*;
.14 *accessory use,* including *church manse,* detached portable classrooms and caretaker's *suite*.

Maximum Height of Principal Buildings

26.4 The maximum *height* of the *principal buildings* shall be 12.0 metres (39.4 feet).

Maximum Height of Accessory Buildings

26.5 The maximum *height* of accessory *buildings* shall be 6.0 metres (19.7 feet).

Maximum Parcel or Site Coverage

26.6 The maximum *parcel* or *site* coverage for all *buildings* and *structures* shall be 40% of *parcel* or *site* area.

Minimum Parcel Size or Site Area

26.7 The minimum *parcel* size or *site* area shall be 465.0 square metres (5,005 square feet).

Minimum Parcel or Site Width

26.8 The minimum *parcel* or *site* width shall be 15.0 metres (49.0 feet).

Minimum Setback of Principal and Accessory Buildings

26.9 The minimum *setback* of the *principal* and accessory *buildings* from the:

.1	*Front parcel line* shall be	6.0 metres (19.7 feet)
.2	*Rear parcel line*	
	- adjacent to a lane shall be	6.0 metres (19.7 feet)
	- all other cases shall be	1.0 metre (3.3 feet)
.3	*Interior side parcel line* shall be	3.0 metres (9.8 feet)
.4	*Exterior parcel line* shall be	6.0 metres (19.7 feet)

Outside Storage

26.10 Outside storage shall be screened and limited to a maximum of 15% of the *parcel area* or 280 square meters (3,013 square feet), whichever is less.

Parking and Loading

26.11 Parking and loading shall be required as per Appendix

I

SECTION 27 - P-4 - INSTITUTIONAL WASTE MANAGEMENT ZONE

Purpose

27.1 The P-4 *Zone* is primarily intended to accommodate the regional landfill operated in accordance with applicable Provincial regulations.

Regulations

27.2 On a *parcel zoned* P-4, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the P-4 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

27.3 The following uses and no others are permitted in the P-4 *Zone:*

.1 *sanitary landfill* in accordance with Provincial regulations;
.2 *recycling beverage container return centre*;
.3 *recycling collection site;*
.4 *recycling depot* in accordance with Provincial regulations*;*
.5 *composting* and *composting facility* in accordance with Provincial regulations*;*
.*6* Landfill gas capture in accordance with Provincial regulations;
.7 *private utility*;
.8 *accessory use,* including *offices*.

Maximum Height of Principal Buildings

27.4 The maximum *height* of the *principal* or *accessory buildings* shall be 10.0 metres (62.3 feet).

Minimum Parcel Size or Site Area

27.5 The minimum *parcel* size or *site* area shall be 8.0 hectares (19.8 acres).

Minimum Parcel or Site Width

27.6 The minimum *parcel* or *site* width shall be 400 metres (1,312.3 feet).

Minimum Setback of Principal and Accessory Buildings

27.7 The minimum *setback* of all *buildings* associated with waste management operations shall be:

.1	*Interior parcel line*	
	- adjacent to a parcel not zoned *Industrial* shall be	50.0 metres (164.1 feet)
	- all other cases shall be	30 metres (98.5 feet)
.2	*Exterior parcel line* shall be	30 metres (98.5 feet)

Parking and Loading

27.8 Parking and loading shall be required as per Appendix I.

Screening and Landscaping

27.9 Screening and Landscaping shall be required as per applicable Provincial requirements.

SECTION 28 - M-1 - GENERAL INDUSTRIAL ZONE

Purpose

28.1 The M-1 *Zone* provides for the location of general industrial and manufacturing uses to be located in areas where conflict with other uses is unlikely to occur.

Regulations

28.2 On a *parcel zoned* M-1, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the M-1 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

28.3 The following uses and no others are permitted in the M-1 *Zone:*

.1 auction yards; #2736
.2 automotive and truck repair shop, including body repair and painting;
.3 building supply establishment; #2736
.4 bulk petroleum products sales and limited retail fuel sales, maximum two [2] pumps;
.5 *cafe*; #2736
.6 *commercial daycare facility*; #3724
.7 concrete products and readi-mix concrete;
.8 distillery and brewery;
.9 farm equipment sales and rentals; #2736
.10 greenhouses, nurseries, including retail sales; #2736
.11 *high technology research and development;* #4368
.12 *home occupation*; #2782
.13 *key lock fuel installation*;
.14 laboratory, scientific and research; #2736
.15 *light industry*;
.16 machinery sales, rental; #2736
.17 *mini warehouse* to a maximum *parcel area* of 20%; #4471
.18 *mobile food vending*; #4240
.19 *mobile home* manufacturing and sales;
.20 moving and storage establishment; #2736
.21 *office*, storage *building*, workshop and yard for general contractor and trade contractor;
.22 *outside vending*; #2837
.23 *private utility*;
.24 radiator repair shop; #2736
.25 *recreation facility - indoor*; #2736
.26 recreation vehicle sales and rental lots, and showroom (new and used); #2736
.27 *recycling depot*;
.28 rental and repair of tools, small equipment; #2736
.29 sale and repair of machinery, farm implements, and heavy equipment;
.30 storage *building*, warehousing and wholesale establishment, packing and crating, cold storage;
.31 storage yard;
.32 *transportation use*;
.33 truck and truck-tractor sale or rental lot;
.34 veterinary hospital; #2736
.35 welding, machine or metal fabrication;
.36 wood products manufacturing;
.37 *ancillary retail sales*; #2736
.38 *accessory use*, including one *dwelling unit*, or one *single family dwelling*, or one *upper floor dwelling unit*. #2761

SECTION 28 - M-1 - GENERAL INDUSTRIAL ZONE - CONTINUED

Maximum Height of Principal and Accessory Buildings

28.4 The maximum *height* of *principal* and accessory *buildings* shall be 15.0 metres (49.2 feet).

Maximum Parcel or Site Coverage

28.5 The maximum *parcel* or *site* coverage for all *buildings* and *structures* shall be 60% of the *parcel* or *site* area.

Minimum Parcel Size or Site Area

28.6 The minimum *parcel* size or *site* area shall be 465.0 square metres (5,005.4 square feet).

Minimum Parcel or Site Width

28.7 The minimum *parcel* or *site* width shall be 15.0 metres (49.2 feet).

Minimum Setback of Principal and Accessory Buildings

28.8 The minimum *setback* of the *principal* and accessory *buildings* from the:

.1	*Front parcel line* shall be	6.0 metres (19.7 feet)
.2	*Rear parcel line* shall be	6.0 metres (19.7 feet)
.3	*Interior side parcel line*	
	- adjacent to a *parcel* not *zoned* industrial shall be	6.0 metres (19.7 feet)
	- all other cases shall be	4.0 metres (13.1 feet)
.4	*Exterior side parcel line* shall be	6.0 metres (19.7 feet)

Accessory Retail Use

28.9 Accessory retail uses, including showrooms and display areas, shall not exceed 25% of the maximum *floor area* of the *principal building* as defined under *Light Industry*.

Outside Storage

28.10

.1 Outside storage shall be screened from any adjacent *parcel* not *zoned* Industrial as per Appendix III.

.2 An outside storage business is limited to a maximum *parcel area* of 20%. This limitation does not apply to a contractor's storage yard or other *accessory use* purposes.

Parking and Loading

28.11 Parking and loading shall be required as per Appendix I.

SECTION 29 - M-2 - LIGHT INDUSTRIAL ZONE

Purpose

29.1 The M-2 *Zone* provides for the location of light manufacturing and related uses to be located in areas where conflict with surrounding uses is unlikely to occur.

Regulations

29.2 On a *parcel zoned* M-2, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the M-2 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

29.3 The following uses and no others are permitted in the M-2 *Zone:*

.1 auction yards;
.2 automotive and truck repair shop, including body repair and painting, excluding *fuel service station*; #3375
.3 auto sales and rental lots, showroom (new and used); #2736
.4 boat and boat trailer sales and rental showroom, including minor repairs; #2736
.5 *cafe*; #2736
.6 distillery and brewery; #2736
.7 distribution of refurbished/recycled goods; #3001
.8 farm equipment sales and rentals; #2736
.9 frozen food lockers, including retail sales; #2736
.10 funeral services, including crematorium, embalming and related viewing rooms; #2958
.11 greenhouses, and nurseries, including retail sales; #2736
.12 *high technology research and development;* #4368
.13 *home occupation*; #2782
.14 *key lock fuel installation*;
.15 laboratory, scientific and research; #2736
.16 *light industry*;
.17 *mini warehouse* to a maximum *parcel area* of 20%; #4471
.18 machinery sales, rental;
.19 *mobile food vending*; #4240
.20 *mobile home* sales; #2736
.21 moving and storage establishment; #2736
.22 *office*, in association with a permitted industrial use, where the *office* does not exceed 50% of the lot area; #2736
.23 *outside vending*; #2837
.24 print shop; #2736
.25 *private utility*; #2736
.26 recreation vehicle sales and rental lots, and showroom (new and used); #2736
.27 *recycling depot*;
.28 rental and repair of tools, small equipment; #2736
.29 *transportation use*;
.30 truck sales and rental lots, and showroom (new and used); #2736
.31 upholstery shop; #2736
.32 *ancillary retail sales*; #2736
.33 *accessory use*, including one *dwelling unit*, or one *single family dwelling*, or one *upper floor dwelling unit*. #2761

Maximum Height of Principal and Accessory Buildings

29.4 The maximum *height* of *principal* and accessory *buildings* shall be 15.0 metres (49.2 feet).

SECTION 29 - M-2 - LIGHT INDUSTRIAL ZONE - CONTINUED

Maximum Parcel or Site Coverage

29.5 The maximum *parcel* or *site* coverage for all *buildings* and *structures* shall be 70% of the *parcel* or *site* area.

Minimum Parcel Size or Site Area

29.6 The minimum *parcel* size or *site* area shall be 465.0 square metres (5,005.4 square feet).

Minimum Parcel or Site Width

29.7 The minimum *parcel* or *site* width shall be 15.0 metres (49.2 feet).

Minimum Setback of Principal and Accessory Buildings

29.8 The minimum *setback* of the *principal* or accessory *buildings* from the:

.1	*Front parcel line* shall be	6.0 metres (19.7 feet)
.2	*Rear parcel line*	
	- adjacent to a *parcel* not *zoned* Industrial shall be	6.0 metres (19.7 feet)
	- all other cases shall be	3.0 metres (9.8 feet)
.3	*Interior side parcel line*	
	- adjacent to a *parcel* not *zoned* Industrial shall be	6.0 metres (19.7 feet)
	- where the *parcel* has access to a lane shall be	1.5 metres (4.9 feet)
	- where the *parcel* does not have access to a lane shall be	4.0 metres (13.1 feet)
.4	*Exterior side parcel line* shall be	6.0 metres (19.7 feet)

Accessory Retail Use

29.9 Accessory retail uses, including showrooms and display areas, shall not exceed 25% of the maximum *floor area* of the *principal building* as defined under *Light Industry*.

Outside Storage

29.10

.1 Outside storage shall be screened from public view and any adjacent *parcel* not *zoned* Industrial as per Appendix III.

.2 An outside storage business is limited to a maximum parcel area of 20%. This limitation does not apply to a contractor's storage yard or other accessory use purposes.

Parking and Loading

29.11 Parking and loading shall be required as per Appendix I.

SECTION 30 - M-3 - GRAVEL EXTRACTION ZONE

Purpose

30.1 The M-3 *Zone* is intended to accommodate sand and gravel pits in accordance with those areas designated in the *Official Community Plan*.

Regulations

30.2 On a *parcel zoned* M-3, no *building* or *structure* shall be constructed, located, or altered and no plan of subdivision approved which contravenes the regulations set out in the M-3 *Zone* or those regulations contained elsewhere in this Bylaw. The location, use and operation of *parcels zoned* M-3 shall conform to the *Municipality's* Sand and Gravel Extraction Bylaw and amendments thereto.

Permitted Uses

30.3 The following uses and no others are permitted in the M-3 *Zone:*

.1 asphalt plant;

.2 *gravel extraction industry*;

.3 *accessory use.*

Minimum Setback of Principal and Accessory Buildings

30.4 The minimum *setback* of the *principal* and accessory *buildings* from all *parcel* lines shall be 6.0 metres (19.7 feet).

Parking and Loading

30.5 Parking and loading shall be required as per Appendix I.

SECTION 31 - M-4 - ABATTOIR ZONE

Purpose

31.1 The M-4 *Zone* provides for *the development* of *abattoirs* in selected locations.

Regulations

31.2 On a *parcel zoned* M-4, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the M-4 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

31.3 The following uses and no others are permitted in the M-4 *Zone:*

.1 *abattoir*;

.2 *accessory use*.

Minimum Parcel Size or Site Area

31.4 The minimum *parcel* size or *site* area shall be 0.8 hectare (1.97 acres).

Minimum Parcel or Site Width

31.5 The minimum *parcel* or *site* width shall be 60.0 metres (196.8 feet).

Minimum Setback of a Principal or Accessory Building

31.6 The minimum *setback* of the *principal* or accessory *buildings* from all *parcel* lines shall be 6.0 metres (19.7 feet).

Provincial/Federal Regulations

31.7 In addition to the provisions of this Bylaw, the location, construction, operation of an *abattoir* shall meet all applicable provincial and federal regulations.

Parking and Loading

31.8 Parking and loading shall be required as per Appendix I.

SECTION 32 - M-5 - AUTO WRECKING / SALVAGE YARD ZONE

Purpose

32.1 The M-5 *Zone* is intended to accommodate auto wrecking and salvage yards in selected locations where their operation will not have a negative impact on adjacent uses or public *highways.*

Regulations

32.2 On a *parcel zoned* M-5, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the M-5 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

32.3 The following uses and no others are permitted in the M-5 *Zone:*

.1 auto towing;
.2 auto wrecking;
.3 automobile parts sales;
.4 automobile repair;
.5 *home occupation*; #2782
.6 outside storage yard;
.7 scrap metal dealer;
.8 welding, machine or metal fabrication; #3366
.9 *upper floor dwelling unit*;
.10 *accessory use*
.11 *Office, storage buildings, workshop and yard for general contractor and trade contractor.* *#4596*

Maximum Height of Principal Buildings

32.4 The maximum *height* of *principal buildings* shall be 10.0 metres (33.8 feet).

Maximum Height of Accessory Buildings

32.5 The maximum *height* of accessory *buildings* shall be 6.0 metres (19.7 feet).

Maximum Parcel or Site Coverage

32.6 The maximum *parcel* or *site* coverage for all *buildings* and *structures* shall be 40% of the *parcel* or *site* area.

Minimum Parcel Size or Site Area

32.7 The minimum *parcel* size or *site* area shall be 1.0 hectare (2.5 acres).

Minimum Parcel or Site Width

32.8 The minimum *parcel* or *site* width shall be 60.0 metres (196.8 feet).

Minimum Setback of Principal or Accessory Buildings

32.9 The minimum *setback* of the *principal* or accessory *buildings* from the:

.1	*Front parcel line* shall be	6.0 metres (19.7 feet)
.2	*Rear parcel line* shall be	1.0 metre (3.3 feet)
.3	*Interior side parcel line* shall be	1.0 metre (3.3 feet)
.4	*Exterior side parcel line* shall be	6.0 metre (19.7 feet)

Outside Storage

32.10

.1 All outside storage or supply yards shall be screened as per Appendix III.
.2 The *height* of stacked or stored materials, goods, parts, vehicles or shelters shall not exceed the *height* of screening.

Parking and Loading

32.11 Parking and loading shall be required as per Appendix I.

SECTION 33 - M-6 - INDUSTRIAL HOLDING ZONE #3404

Purpose

33.1 The M-6 *Zone* is intended to accommodate phased industrial zoning on rural residential lots designated in the Official Community Plan.

Regulations

33.2 On a *parcel zoned* M-6, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the M-6 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

33.3 The following uses and no others are permitted in the M-6 *Zone*:

.1 *agriculture*;
.2 *bed and breakfast*, limited to three let rooms;
.3 *boarders*, limited to two;
.4 *equestrian facility*;
.5 *equestrian facility campsite*;
.6 *family childcare facility*;
.7 *home occupation*;
.8 *kennel*;
.9 *outdoor recreation*;
.10 *secondary suite*;
.11 silviculture;
.12 *single family dwelling*;
.13 *accessory use*, including the retail sale of agricultural products produced on the *parcel*.

Maximum Number of Single Family Dwellings

33.4 The maximum number of *single family dwellings* shall be one (1) per *parcel*.

.1 A second dwelling may be permitted under Section 4.13 of this bylaw.

Maximum Height of Single Family Dwellings

33.5 The maximum *height* of the *single family dwelling* shall be 10.0 metres (32.8 feet).

Maximum Height of Accessory Buildings

33.6 The maximum *height* of accessory *buildings* shall be 12.0 metres (39.4 feet).

Minimum Parcel Size

33.7 The minimum *parcel* size shall be 0.4 hectare (0.98 acre).

Minimum Parcel Width

33.8 The minimum *parcel width* shall be 18.0 metres (59.0 feet).

Minimum Setback of Principal and Accessory Buildings Intended to Accommodate Non-Agricultural Uses

33.9 The minimum *setback* of *principal* and *accessory buildings* intended to accommodate non-agricultural uses from the:

.1	*Front parcel line* shall be	6.0 metres (19.7 feet)
.2	*Rear parcel line* shall be	6.0 metres (19.7 feet)
.3	*Interior side parcel line* shall be	3.0 metres (9.8 feet)
.4	*Exterior side parcel line* shall be	6.0 metres (19.7 feet)

.5 Refer to Section 4.9 for "Special Building Setbacks" which may apply.

SECTION 33 - M-6 - INDUSTRIAL HOLDING ZONE - CONTINUED

Minimum Setback of Buildings or Structures Intended to Accommodate Agricultural Uses

33.10 The minimum *setback* of *buildings* and *structures* intended to accommodate agricultural uses from the:

.1	*Front parcel line* shall be	30.0 metres (98.4 feet)
.2	*Rear parcel line* shall be	15.0 metres (49.2 feet)
.3	*Interior side parcel line* shall be	15.0 metres (49.2 feet)
.4	*Exterior side parcel line* shall be	30.0 metres (98.4 feet)
.5	Any *single family dwelling* shall be	15.0 metres (49.2 feet)
.6	Any *watercourse* or body of water shall be	30.0 metres (98.4 feet)
.7	Refer to "Pound and Animal Control Bylaw" for special setbacks which may apply.	

Minimum Setback of Kennels

33.11 The minimum *setback* of *kennels* from all *parcel* lines shall be 30.0 metres (98.4 feet).

Sale of Agricultural Products

33.12 The retail sale of agricultural products produced on the *parcel* is permitted provided the maximum *floor area* of the retail stand is 40.0 square metres (430.5 square feet).

Parking

33.13 Parking shall be required as per Appendix 1.

SECTION 34 - A-1 - AGRICULTURE ZONE

Purpose

34.1 The A-1 *Zone* is intended to identify and preserve land with good agricultural or forestry potential. *Development* on land located in the A-1 *Zone* will respect the rural nature of the area.

Regulations

34.2 On a *parcel zoned* A-1, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the A-1 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

34.3 The following uses and no others are permitted in the A-1 *Zone*:

.1 *agriculture*;
.2 *single family dwelling;*
.3 *one secondary suite* or one *rural accessory dwelling unit* (refer to the Agricultural Land Commission Act and Regulations for limitations in the Agricultural Land Reserve);
.4 *bed and breakfast*, limited to three let rooms in the *principal dwelling*;
.5 *boarders*, limited to two;
.6 *equestrian facility;*
.7 *equestrian facility campsite;*
.8 *family childcare facility;*
.9 *group childcare;*
.10 *home occupation*;
.11 *intensive agriculture*;
.12 silviculture;
.13 *outdoor recreation*;
.14 *kennel*;
.15 *accessory use*, including the retail sale of agricultural products produced on the *parcel*.

Maximum Number of Dwelling Units

34.4 The maximum number of *dwelling units* shall be two per *parcel* comprising of the *principal use dwelling* and one *secondary suite* or one *rural accessory dwelling unit.*

Maximum Residential *Building Area*

34.5 The maximum combined gross floor area of the principal use single family dwelling with or without a secondary suite shall be no greater than 500 square metres (5,382ft^2) and a rural accessory dwelling unit shall be no greater than 90 square metres (968ft^2).

Refer to ALR Regulation for maximum residential total floor area and how this is calculated. ALC Regulations for residential floor area apply regardless of ALR Status.

Maximum Height of Principal Residential Building

34.6 The maximum *height* of a residential *building* shall be 10 metres (32.8 feet).

Maximum Height of Non-Residential Buildings

34.7 The maximum *height* of rural accessory *buildings,* with or without a *rural accessory dwelling unit,* shall be 12 metres (39.4 feet).

Minimum Parcel Size

34.8 The minimum *parcel* size shall be 8 hectares (19.8 acres).

Minimum Parcel Width

34.9 The minimum *parcel width* shall be 150 metres (492.1 feet).

SECTION 34 – A-1 – AGRICULTURE ZONE- CONTINUED

Minimum Setback of Non-Agricultural Use Principal and Accessory Buildings

34.10 The minimum *setback* of *principal* and rural accessory *buildings* intended to accommodate non-agricultural uses from the:

.1	*Front parcel line* shall be	6.0 metres (19.7 feet)
.2	*Rear parcel line* shall be	6.0 metres (19.7 feet)
.3	*Interior side parcel line* shall be	3.0 metres (9.8 feet)
.4	*Exterior side parcel line* shall be	6.0 metres (19.7 feet)

Refer to Section 4.9 for "Special Building Setbacks" which may apply.

Minimum Setback of Rural Accessory Dwelling Unit

34.11 The minimum *setback* of a *rural accessory dwelling unit* from all *parcel* lines shall be 6.0 metres (19.7 feet).

Minimum Setback of Agricultural Use Buildings or Structures

34.12 The minimum *setback* of *building*s and *structures* intended to accommodate agricultural uses from the:

.1	*Front parcel line* shall be	30.0 metres (98.4 feet)
.2	*Rear parcel line* shall be	15.0 metres (49.2 feet)
.3	*Interior side parcel line* shall be	15.0 metres (49.2 feet)
.4	*Exterior side parcel line* shall be	30.0 metres (98.4 feet)
.5	Any *single family dwelling* shall be	15.0 metres (49.2 feet)
.6	Any *watercourse* or body of water shall be	30.0 metres (98.4 feet)

Refer to "Pound and Animal Control Bylaw" for special setbacks which may apply.

Minimum Setback of Kennels

34.13 The minimum *setback* of *kennels* from all *parcel* lines shall be 30 metres (98.4 feet).

Minimum Setback of Feed Lots

34.14 The minimum *setback* of feed lots from:

.1	any *highway* right-of-way shall be	100.0 metres (328.1 feet)
.2	any *parcel* not *zoned* A-1 shall be	65.0 metres (213.3 feet)

Sale of Agricultural Products

34.15 The retail sale of agricultural products produced on the *parcel* is permitted provided the maximum *floor area* of the retail sale stand does not exceed 40 square metres (430.5 square feet).

Parking

34.16 Required off-street parking shall be as prescribed in Appendix I

SECTION 35 - A-2 - RURAL HOLDING ZONE

Purpose

35.1 The A-2 *Zone* is intended to provide predominantly residential *parcels* and small-scale agriculture in a rural setting.

Regulations

35.2 On a *parcel zoned* A-2, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the A-2 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

35.3 The following uses and no others are permitted in the A-2 *Zone:*

.1 *agriculture*;
.2 *single family dwelling*;
.3 *one secondary suite* or one *rural accessory dwelling* (refer to the Agricultural Land Commission Act and Regulations for limitations in the Agricultural Land Reserve);
.4 *bed and breakfast*, limited to three let rooms;
.5 *boarders*, limited to two;
.6 *equestrian facility;*
.7 *equestrian facility campsite*
.8 *family childcare facility*;
.9 *group childcare;*
.10 *home occupation*;
.11 *kennel*;
.12 *outdoor recreation*;
.13 silviculture;
.14 *accessory use*, including the retail sale of agricultural products produced on the *parcel*.

Maximum Number of Dwelling Units

35.4 The maximum number of *dwelling units* shall be two per *parcel* comprising of the *principal use dwelling* and one *secondary suite* or one *rural accessory dwelling unit.*

Maximum Residential *Building Area*

35.5 The maximum combined gross floor area of the principal use single family dwelling with or without a secondary suite shall be no greater than 500 square metres (5,382ft^2) and a rural accessory dwelling unit shall be no greater than 90 square metres (968ft^2).

Refer to ALR Regulation for maximum residential total floor area and how this is calculated. ALC regulations for residential floor area apply regardless of ALR Status.

Maximum Height of Principal Residential Buildings

35.6 The maximum *height* of a residential *building* shall be 10 metres (32.8 feet).

Maximum Height of Non-Residential Buildings

35.7 The maximum *height* of accessory *buildings,* with or without a *rural accessory dwelling unit,* shall be 12 metres (39.4 feet).

Minimum Parcel Size

35.8 The minimum *parcel* size shall be 4 hectares (9.9 acres).

Minimum Parcel Width

35.9 The minimum *parcel width* shall be 100 metres (328.1 feet).

SECTION 35 - A-2 - RURAL HOLDING ZONE - CONTINUED

Minimum Setback of Non-Agricultural Use Principal and Accessory Buildings

35.10 The minimum *setback* of *principal* and rural accessory dwelling unit *buildings* intended to accommodate non-agricultural uses from the:

.1	*Front parcel line* shall be	6.0 metres (19.7 feet)
.2	*Rear parcel line* shall be	6.0 metres (19.7 feet)
.3	*Interior side parcel line* shall be	3.0 metres (9.8 feet)
.4	*Exterior side parcel line* shall be	6.0 metres (19.7 feet)

Refer to Section 4.9 for "Special Building Setbacks" which may apply.

Minimum Setback of Rural Detached Suites

35.11 The minimum *setback* of a *rural accessory dwelling unit* from all *parcel* lines shall be 6.0 metres (19.7 feet).

Minimum Setback of Agricultural Use Buildings or Structures

35.12 The minimum *setback* of *buildings* and *structures* intended to accommodate agricultural uses from the:

.1	*Front parcel line* shall be	30.0 metres (98.4 feet)
.2	*Rear parcel line* shall be	15.0 metres (49.2 feet)
.3	*Interior side parcel line* shall be	15.0 metres (49.2 feet)
.4	*Exterior side parcel line* shall be	30.0 metres (98.4 feet)
.5	Any *single family dwelling* shall be	15.0 metres (49.2 feet)
.6	Any *watercourse* or body of water shall be	30.0 metres (98.4 feet)

Refer to "Pound and Animal Control Bylaw" for special setbacks which may apply.

Minimum Setback of Kennels

35.13 The minimum *setback* of *kennels* from all *parcel* lines shall be 30 metres (98.4 feet).

Sale of Agricultural Products

35.14 The retail sale of agricultural products produced on the *parcel* is permitted provided the maximum *floor area* of the retail sale stand is 40 square metres (430.5 square feet).

Parking

35.15 Required off-street parking shall be as prescribed in Appendix I.

SECTION 36 - A-3 - SMALL HOLDING ZONE

Purpose

36.1 The A-3 *Zone* is intended to provide for the creation of two hectare *parcels* in areas specified in the *Official Community Plan* where further urbanization and servicing is not anticipated and where the Agricultural Land Commission (ALC has either excluded the area from the Agricultural Land Reserve or where the ALC has agreed to the A-3 Zoning).

Regulations

36.2 On a *parcel zoned* A-3, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the A-3 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

36.3 The following uses and no others are permitted in the A-3 *Zone*

.1 *agriculture*;

.2 *single family dwelling*;

.3 *one secondary suite* or one *rural accessory dwelling* (refer to the Agricultural Land Commission Act and Regulations for limitations in the Agricultural Land Reserve);

.4 *bed and breakfast*, limited to three let rooms;

.5 *boarders*, limited to two;

.6 *family childcare facility*;

.7 *group childcare;*

.8 *home occupation*;

.9 silviculture;

.10 *accessory use*, including the retail sale of agricultural products produced on the *parcel*;

.11 equestrian facility; #4743

.12 equestrian facility campsite. #4743

Maximum Number of Dwelling Units

36.4 The maximum number of *dwelling units* shall be two per *parcel* comprising of the *principal use dwelling* and one *secondary suite* or one *rural accessory dwelling unit.*

Maximum Residential *Building Area*

36.6 The maximum combined gross floor area of the principal use single family dwelling with or without a secondary suite shall be no greater than 500 square metres (5,382ft^2) and a rural accessory dwelling unit shall be no greater than 90 square metres (968ft^2).

Refer to ALR Regulation for maximum residential floor area and how this is calculated. ALC Regulations for residential floor area apply regardless of ALR Status.

Maximum Height of Principal Residential Building

36.7 The maximum *height* of *the single family dwelling* shall be 10 metres (32.8 feet).

Maximum Height of Non-Residential Buildings

36.8 The maximum *height* of accessory *buildings*, with or without an *accessory dwelling unit*, shall be 12 metres (39.4 feet).

Minimum Parcel Size

36.9 The minimum *parcel* size shall be 2 hectares (4.9 acres).

Minimum Parcel Width

36.10 The minimum *parcel width* shall be 50 metres (164.0 feet).

SECTION 36 - A-3 - SMALL HOLDING ZONE – CONTINUED

Minimum Setback of Non-Agricultural Use Principal and Accessory Buildings

36.11 The minimum *setback* of *principal* and accessory *buildings* intended to accommodate non-agricultural uses from all *parcel* lines shall be 6 metres (19.7 feet).

Refer to Section 4.9 for “Special Building Setbacks” which may apply.

Minimum Setback of Agricultural Use Buildings or Structures

36.12 The minimum *setback* of *buildings* and *structures* intended to accommodate agricultural uses from the:

.1	*Front parcel line* shall be	30.0 metres (98.4 feet)
.2	*Rear parcel line* shall be	15.0 metres (49.2 feet)
.3	*Interior side parcel line* shall be	15.0 metres (49.2 feet)
.4	*Exterior side parcel line* shall be	30.0 metres (98.4 feet)
.5	Any *single family dwelling* shall be	15.0 metres (49.2 feet)
.6	Any *watercourse* or body of water shall be	30.0 metres (98.4 feet)

Refer to “Pound and Animal Control Bylaw” for special setbacks which may apply.

Sale of Agricultural Products

36.13 The retail sale of agricultural products produced on the *parcel* is permitted provided the maximum *floor area* of the retail sale stand is 40 square metres (430.5 square feet).

Parking

36.14 Required off-street parking shall be as prescribed in Appendix I.

SECTION 37 – *Pending* – *intentionally left blank*

SECTION 38 - EP-1 - ECOLOGICAL PROTECTION ZONE

Purpose

38.1 The EP-1 *Zone* is intended to protect ecologically sensitive areas within the *Municipality*. Development within the EP-1 *Zone* shall be subject to a *Development Permit* as per the *Official Community Plan*.

Regulations

38.2 On a *parcel zoned* EP-1, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the EP-1 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

38.3 The following uses and no others are permitted in the EP-1 *Zone*:

.1 viewing platforms;
.2 visitor information facility;
.3 wildlife sanctuary;
.4 *accessory use.*

Maximum Height of Principal and Accessory Buildings

38.4 The maximum *height* of *principal* and accessory buildings shall be 5.0 metres (16.4 feet).

Maximum Parcel or Site Coverage

38.5 The maximum *parcel* or *site* coverage for all *buildings* and *structures* shall be 10% of the *parcel* or *site* area.

Minimum Setback of Principal and Accessory Buildings

38.6 The minimum *setback* of the *principal* and accessory *buildings* from all *parcel* lines shall be 6.0 metres (19.7 feet).

Parking

38.7 Parking shall be required as per Appendix I.

SECTION 39 - CD-1 - COMPREHENSIVE DEVELOPMENT ZONE - 1 #3044

Purpose

39.1 The CD-1 Zone is intended to accommodate and regulate the *development* of an assisted living seniors centre with accessory commercial uses based on a comprehensive development plan. New developments zoned CD-1 shall be required to obtain a Development Permit in accordance with the requirements of the Official Community Plan.

Regulations

39.2 On a *parcel zoned* CD-1, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the CD-1 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

39.3 The following uses and no others are permitted in the CD-1 Zone:

.1 *assisted living housing;* #3194
.2 *home occupation;*
.3 *multiple family dwellings*;
.4 *Assisted Living Commercial to a maximum of 10% of total gross floor area;*
.5 *accessory use.*

Maximum Height of Principal Building

39.4 The maximum *height* of the *principal buildings* shall be 12.0 metres (39.4 feet).

Maximum Height of Accessory Building

39.5 The maximum *height* of an accessory *building* shall be 6.0 metres (19.7 feet).

Maximum Parcel Coverage

39.6 The total maximum *parcel coverage* for principal and accessory buildings shall be 40% of the parcel area.

Minimum Parcel Area

39.7 The minimum *parcel area* shall be 4,800.0 square metres (51,668 square feet).

Minimum Parcel Width

39.8 The minimum *parcel width* shall be 35.0 metres (114.8 feet).

Minimum Setback of Principal Buildings

39.9 The minimum *setback* of *buildings* from the:

.1	*Front parcel line* shall be	5.0 metres (16.4 feet)
.2	*Rear parcel line* shall be	5.0 metres (16.4 feet)
.3	*Interior side parcel line* shall be	2.4 metres (7.8 feet)
.4	*Exterior side parcel line* shall be	5.0 metres (16.4 feet)
.5	Refer to Section 4.9 for “Special Building Setbacks” which may apply.	

Minimum Setback of Accessory Buildings

39.10 The minimum *setback* of accessory *buildings* from the:

.1	*Front parcel line* shall be	5.0 metres (16.4 feet)
.2	*Rear parcel line* shall be	1.0 metre (3.3 feet)
.3	*Interior side parcel line* shall be	1.0 metre (3.3 feet)
.4	*Exterior side parcel line* shall be	5.0 metres (16.4 feet)
.5	Refer to “Pound and Animal Control Bylaw” for special setbacks which may apply.	

SECTION 39 - CD-1 - COMPREHENSIVE DEVELOPMENT ZONE - 1 - CONTINUED

Maximum Density

39.11 Note: The following *density* provisions are based on the *gross parcel area*. Parking requirements, *setback* requirements, road dedication, etc. have not been taken into consideration.

.1 The maximum *density* shall be a total of 100 *dwelling units* per hectare (40.5 *dwelling units* per acre). #3194

.2 Notwithstanding Section 39.11.1, the maximum *density* in the CD-1 Zone may be increased to a maximum of 200 units per hectare (81 units per acre) for *Assisted Living Housing*. #3194

Parking and Loading

39.12 Parking and loading shall be required as per Appendix I.

.1 Notwithstanding the provisions of Appendix I, the number of off-street parking stalls required is calculated according to the following:

.1	Assisted Living Commercial	1.0 spaces per 35 square metres
.2	Seniors Dwelling Units-	1.0 space per 3 units
.3	Upper Floor Dwelling Units-	1.0 space per unit
.4	Manager's Suite	1.0 space per unit

SECTION 40 - CD-2 - COMPREHENSIVE DEVELOPMENT ZONE - 2 #3227

Purpose

40.1 The CD-2 Zone accommodates and regulates the *development* of a seniors' oriented *Assisted Living Housing* complex based on a comprehensive development plan. Proposed developments zoned CD-2 shall be required to obtain a Development Permit in accordance with the requirements of the Official Community Plan.

Regulations

40.2 On a parcel zoned CD-2, no *building* or structure shall be constructed, located or altered and no plan of subdivision shall be approved which contravenes the regulations set out in the CD-2 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

40.3 The following uses and no others are permitted in the CD-2 *Zone*:

.1 *assisted living housing;*
.2 *home occupation;*
.3 *accessory use.*

Maximum Height of Principal Building

40.4 The maximum *height* of the *principal building* shall be 16.53 metres (54.25 feet).

Maximum Height of Accessory Building

40.5 The maximum *height* of an accessory *building* shall be 6.0 metres (19.7 feet).

Maximum Parcel Coverage

40.6 The total maximum *parcel coverage* for principal and accessory *buildings* shall be 25% of the *parcel area*.

Minimum Parcel Area

40.7 The minimum *parcel area* shall be 4,900.0 square metres (52,745 square feet).

Minimum Parcel Width

40.8 The minimum *parcel width* shall be 50.0 metres (164.0 feet).

Minimum Setback of Principal Building

40.9 The minimum *setback* of the *principal building* from the:

.1	*Front parcel line* shall be	5.0 metres (16.4 feet)
.2	*Rear parcel line* shall be	44.36 metres (145.56 feet)
.3	*Interior side parcel line* shall be	4.0 metres (13.1 feet)
.4	*Exterior side parcel line* shall be	5.0 metres (16.4 feet)

.5 Refer to Section 4.9 for "Special Building Setbacks" which may apply.

Minimum Setback of Accessory Buildings

40.10 The minimum *setback* of accessory *buildings* from the:

.1	*Front parcel line* shall be	3.0 metres (11.5 feet)
.2	*Rear parcel line* shall be	1.0 metres (3.3 feet)
.3	*Interior side parcel line* shall be	1.0 metres (3.3 feet)
.4	*Exterior side parcel line* shall be	5.0 metres (16.4 feet)

.5 Refer to "Pound and Animal Control Bylaw" which may apply.

Maximum Density

40.11 Explanatory Note: The following *density* provisions are based on the *gross parcel area*. Parking requirements, *setback* requirements, road dedication, etc. have not been taken into consideration.

.1 The maximum *density* shall be a total of 125 *Assisted Living Housing* units per hectare (50 units per acre).

Parking and Loading

40.12 Parking and loading shall be required as per Appendix I.

SECTION 41 - CD-3 - COMPREHENSIVE DEVELOPMENT ZONE - 3 #3350

Purpose

41.1 The CD-3 *Zone* is intended to provide for the creation of minimum 1.4 hectare *parcels* in areas specified in the *Official Community Plan* where a subdivision or boundary realignment is intended to facilitate public ownership of a linear park adjacent to a watercourse.

Regulations

41.2 On a *parcel zoned* CD-3, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the CD-3 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

41.3 The following uses and no others are permitted in the CD-3 *Zone*

.1 *agriculture*;
.2 *bed and breakfast*, limited to three let rooms;
.3 *boarders*, limited to two;
.4 *rural accessory dwelling unit* (*development* of a *rural accessory dwelling unit* in the Agricultural Land Reserve is subject to the Agricultural Land Commission Act and Regulations); #4018 #4193 #4465
.5 *family childcare facility*;
.6 *home occupation;*
.7 *secondary suite;*
.8 silviculture;
.9 *single family dwelling;*
.10 *accessory use*, including the retail sale of agricultural products produced on the parcel.

Maximum Number of Single Family Dwellings

41.4 The maximum number of *single family dwellings* shall be one (1) per parcel.

.1 A second dwelling may be permitted under Section 4.13 of the bylaw.

Maximum Number of Secondary Suites #4018

41.5 One (1) *secondary suite* or one (1) *rural accessory dwelling unit* is permitted per *parcel*.

Maximum Residential *Building Area* #4223

41.6 The maximum combined *building area* for all dwelling units (*single family dwelling*, *rural accessory dwelling unit* and farm help) shall be no greater than 500 m^2 (5,382ft^2).

Maximum Height of Single Family Dwellings #4223

41.7 The maximum *height* of the *single family dwelling* shall be 10.0 metres (32.8 feet).

Maximum Height of Accessory Buildings

41.8 The maximum *height* of accessory *buildings* shall be 12.0 metres (39.4 feet).

Minimum Parcel Size

41.9 The minimum *parcel* size shall be 1.4 hectares (3.45 acres).

Minimum Parcel Width

41.10 The minimum *parcel width* shall be 50.0 metres (164 feet).

Minimum Setback of Principal and Accessory Buildings Intended to Accommodate Non-Agricultural Uses

41.11

.1 The minimum *setback of principal* and accessory *buildings* intended to accommodate non-agricultural uses from all parcel lines shall be 6.0 metres (19.7 feet).
.2 Refer to Section 4.9 for “Special Building Setbacks” which may apply.

SECTION 41 - CD-3 - COMPREHENSIVE DEVELOPMENT ZONE - 3 - CONTINUED

Minimum Setback of Buildings or Structures Intended to Accommodate Agricultural Uses

41.12 The minimum *setback* of *buildings* and *structures* intended to accommodate agricultural uses from the:

.1	*Front parcel line* shall be	30.0 metres (98.4 feet)
.2	*Rear parcel line* shall be	15.0 metres (49.2 feet)
.3	*Interior side parcel line* shall be	15.0 metres (49.2 feet)
.4	*Exterior side parcel line* shall be	30.0 metres (98.4 feet)
.5	Any *single family dwelling* shall be	15.0 metres (49.2 feet)
.6	Any *watercourse* or body of water shall be	30.0 metres (98.4 feet)
.7	Refer to “Pound and Animal Control Bylaw” for special setbacks which may apply.	

Sale of Agricultural Products

41.13 The retail sale of agricultural products produced on the *parcel* is permitted provided the maximum *floor area* of the retail sale stand is 40.0 square metres (430.5 square feet).

Parking

41.14 Parking shall be required as per Appendix I.

SECTION 42 - CD-4 - COMPREHENSIVE DEVELOPMENT ZONE - 4 #3428

Purpose

42.1 The purpose of the CD-4 Zone is to accommodate the *development* of *assisted living housing* on small parcels designated High Density Residential in the *Official Community Plan*. New *development* proposals require a Development Permit in accordance with the Residential Development Permit Area Guidelines of the *Official Community Plan*, and shall comply with the provisions of the British Columbia Building and Fire Codes, and any other applicable legislation.

Regulations

42.2 On a *parcel* zoned CD-4, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision shall be approved which contravenes the regulations set out in the CD-4 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

42.3 The following uses and no others are permitted in the CD-4 *Zone*

.1 *assisted living housing*;
.2 *rest home;* and
.3 *accessory use*, including a manager's suite.

Maximum Building Height

42.4 The maximum *building height* shall be 12.0 metres (39.4 feet).

Maximum Parcel Coverage

42.5 The maximum *parcel coverage* for all *buildings* shall be 55% of the *parcel area.*

Minimum Parcel Area

41.6 The minimum *parcel area* shall be 1,050.0 square metres (11,302.4 square feet).

Minimum Parcel Width

42.7 The minimum *parcel width* shall be 30.0 metres (98.4 feet).

Minimum Setback of Principal Buildings

42.8 The minimum *setback* of a *building* from the:

.1	*Front parcel line* shall be	3.0 metres (9.8 feet)
.2	*Rear parcel line* shall be	3.0 metres (9.8 feet)
.3	*Interior side parcel line* shall be	1.5 metres (4.8 feet)
.4	*Exterior side parcel line* shall be	3.0 metres (9.8 feet)

.5 Refer to Section 4.9 for "Special Building Setbacks" which may apply.

Maximum Density

42.9 The maximum *density* shall be 200 units per hectare (80 units per acre).

Parking

42.10 Parking shall be required as per Appendix I.

SECTION 43 - CD-5 - COMPREHENSIVE DEVELOPMENT ZONE - 5

CD-5 Zone - *Pending*

SECTION 44 - CD-6 - COMPREHENSIVE DEVELOPMENT ZONE - 6 #3584

Purpose

44.1 The purpose of the CD-6 *Zone* is to accommodate the use of a *community shelter* as defined in the *Zoning Bylaw* on the *parcel* legally described as Lot A, Section 14, Township 20, Range 10, W6M, KDYD, Plan KAP45450.

Regulations

44.2 On a parcel zoned CD-6, no *building* or *structure* shall be used, constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the CD-6 *Zone,* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

44.3 The following uses and no others are permitted in the CD-6 *Zone*:

.1 *community shelter,*

.2 *accessory use*.

Maximum Height of Principal Buildings

44.4 The maximum *height* of *principal buildings* shall be 10.0 metres (32.8 feet).

Maximum Height of Accessory Buildings

44.5 The maximum *height* of accessory *buildings* shall be 6.0 metres (19.68 feet).

Minimum Parcel Size or Site Area

44.6 The minimum *parcel* size or *site* area shall be 0.4 hectares (1.0 acre).

Minimum Setback of Principal Buildings

44.7 The minimum *setback* of the *principal building* from the:

.1	*Front parcel line* shall be	6.0 metres (19.7 feet)
.2	*Rear parcel line* shall be	1.0 metre (3.3 feet)
.3	*Interior side parcel line* shall be	1.0 metre (3.3 feet)
.4	*Exterior side parcel line* shall be	6.0 metres (19.7 feet)

Minimum Setback of Accessory Buildings

44.8 The minimum setback of accessory *buildings* from the:

.1	*Front parcel line* shall be	6.0 metres (19.7 feet)
.2	*Rear parcel line* shall be	0.6 metre (1.9 feet)
.3	*Interior side parcel line* shall be	0.6 metre (1.9 feet)
.4	*Exterior side parcel line* shall be	4.0 metres (13.1 feet)

Community Shelter Parking

44.9

.1 The minimum number of parking stalls required in the CD-6 *Zone* shall be 15 or 1 stall per 15 m² (161 ft²) of *retail store* floor area, whichever is greater.

Outside Storage

44.10 Outside storage shall be screened as per Appendix I.

SECTION 45 - CD-7 - COMPREHENSIVE DEVELOPMENT ZONE - 7 #3685, #4741

Purpose

45.1 The purpose of the CD-7 Zone is to provide for medium density, *single-family dwellings* with or without *secondary suites and duplex units with or without secondary suites*. *CD-7 Zone provides zoning compliance for historically developed detached single family dwellings, primarily on strata lots, with minimal yards where secondary suites may be added within these dwellings. Where single family dwellings are on fee simple parcels, secondary suites and/or accessory dwelling units may be developed to a density governed by parcel area.*

The CD-7 zone will not be considered for future single-family development on other lands.

Regulations

45.2 On a *parcel* zoned CD-7, no *building* or *structure* shall be constructed located or altered and no plan of subdivision approved which contravenes the regulations set out in the CD-7 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

45.3 The following uses and no others are permitted in the CD-7 *Zone*:

.1 *bed and breakfast*, limited to two letrooms;
.2 *boarders*, limited to two;
.3 *home occupation*;
.4 *single family dwelling with or without secondary suite(s)*;
.5 *duplex with or without secondary suite(s);*
.6 *accessory dwelling unit(s)* in compliance with s. 4.2 of this Bylaw;
.7 *accessory use*, including *secondary suite*.

Maximum Height of Principal Building

45.4 The maximum *height* of the *principal building* shall be 10.0 metres (32.8 feet).

Maximum Height of Accessory Building

45.5 The maximum *height* of an *accessory building* shall be 6.0 metres (19.7 feet).

Maximum Parcel Coverage

45.6 The total maximum parcel coverage for all buildings shall be 65% of parcel area; whereby, within this cap, if permitted in this zone, up to 20% of parcel area may comprise accessory buildings containing one or more accessory dwelling units; and up to 10% may comprise all other accessory buildings.

Minimum Parcel Area

45.7 The minimum *parcel area* shall be 325.0 square metres (3,498 square feet).

Minimum Parcel Width

45.8 The minimum *parcel width* shall be 11.0 meters (36feet).

Minimum Setback of Principal Building

45.9 The minimum *setback* of the *principal building* fromthe:

.1	*Front parcel line* shall be	5.0 metres (16.4 feet)
.2	*Rear parcel line* shall be	5.0 metres (16.4 feet)
.3	*Interior side parcel line* shall be	1.2 metres (3.9 feet)
.4	*Exterior side parcel line* shall be	5.0 metres (16.4 feet)

.5 Notwithstanding Sections 6.10.2 and 6.10.3, a *principal building* on a corner *parcel* may be sited not less than 1.5 metres (4.9 feet) from the rear parcel line provided the combined total of the *rear* and interior *side yards* shall be notless than 5.0 metres (16.4 feet).

Refer to Section 4.9 for "Special Building Setbacks" which may apply.

SECTION 45 - CD-7 - COMPREHENSIVE DEVELOPMENT ZONE - 7 - CONTINUED

Minimum Setback of Accessory Buildings

45.10 The minimum setback of an *accessory building* from the:

.1	*Front parcel line* shall be	5.0 metres (16.4 feet)
.2	*Rear parcel line* shall be	1.0 metre (3.3 feet)
.3	*Interior side parcel line* shall be	1.0 metre (3.3 feet)
.4	*Exterior side parcel line* shall be	5.0 metres (16.4 feet)

.5 Refer to “Pound and Animal Control Bylaw” for special *setbacks* which may apply.

Maximum Floor Area Ratio

45.1 The maximum *floor area ratio* of a *single family dwelling* shall be 0.65.

Parking

45.2 Parking shall be required as per Appendix I.

SECTION 46 – CD-8 – COMPREHENSIVE DEVELOPMENT ZONE - 8 #3811, #4670

Purpose

46.1 The CD-8 *Zone* is intended to provide for the *development* of a regional *shopping centre.* New *developments zoned* CD-8 may be required to obtain a *Development Permit* as per the requirements of the *Official Community Plan*.

Regulations

46.2 On a *parcel zoned* CD-8, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the CD-8 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

46.3 The following uses and no others are permitted in the CD-8 *Zone:*

.1 appliance store;
.2 auto parts and accessories (new) sales;
.3 automotive repair shop;
.4 banking kiosk;
.5 *building* supply establishment;
.6 *café*;
.7 car wash;
.8 *commercial daycare facility*;
.9 frozen food lockers, including retail sales;
.10 *fuel service station* (one per parcel);
.11 furniture stores;
.12 greenhouses and nurseries, including retail sales;
.13 hardware store;
.14 *mobile food vending;* #4240
.15 *multiple family dwellings* #4670
.16 neighborhood pub;
.17 *offices*;
.18 *outside vending*;
.19 pet shop;
.20 print shop;
.21 *recreation facility – indoor*;
.22 *recreational facility – outdoor*;
.23 *recycling beverage container return centre*;
.24 *restaurant;*
.25 second hand stores;
.26 *shopping centre*, excluding Government Liquor Stores;
.27 sporting goods stores;
.28 tire sales and repair establishment;
.29 *upper floor dwelling units;*
.30 veterinary hospital;
.31 video stores;
.32 accessory use; and
.33 ancillary retail sales.

Maximum Height of Principal and Accessory Buildings

46.4 The maximum *height* of the *principal building* shall be 12.0 metres (39.4 feet) and increase the maximum height for a residential *multiple family dwelling* building to 19.0 metres (62.3 feet). #4670

Maximum Area of Principal and Accessory Buildings

46.5 The maximum ground *floor area* of a *building* shall be 10,776.4 square metres (116,000 square feet).

SECTION 46 – CD-8 – COMPREHENSIVE DEVELOPMENT ZONE - 8 - CONTINUED

Minimum Parcel Size or Site Area

46.6 The minimum *parcel* size or *site* area shall be 0.2 hectare (0.5 acres). #4670

Minimum Parcel or Site Width

46.7 The minimum *parcel* or *site* width shall be 150.0 metres (492.1 feet).

Minimum Setback of Principal and Accessory Buildings

46.8 The minimum *setback* of the *principal buildings* and *accessory buildings* from all *parcel* lines shall be 6.0 metres (19.7 feet);

- Building P shall be 1.3 m,
- Building N shall be 2.6 m,
- Residential Building A shall be 3.2 m, and
- Residential Building B shall be 0.7 m #4670

Outside Storage

46.9 Outside storage – shall be screened as per Appendix III or as approved in a Development Permit.

Parking and Loading

46.10 Parking and loading shall be required as per Appendix I; and the residential *multiple family dwelling* parking requirement shall be 0.82 stalls per dwelling. #4670

SECTION 47 - CD-9 - COMPREHENSIVE DEVELOPMENT ZONE - 9 #3814

Purpose

47.1 The purpose of the CD-9 *Zone* is to accommodate a comprehensive, mixed use *development* on a *parcel* of land fronting 11 Avenue NE and 25 Street NE. *Development* within the CD-9 *Zone* shall be subject to the relevant Development Permit Area Guidelines of the *Official Community Plan*. #3898

Regulations

47.2 On a parcel zoned CD-9, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the CD-9 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

47.3 The following uses and no others are permitted in the CD-9 Zone:

.1 *assembly hall*;
.2 banking kiosk;
.3 *commercial daycare facility*;
.4 *education/training facility*;
.5 *financial institution;*
.6 *health services centres;*
.7 *high technology research and development;* #4368
.8 *home occupation*;
.9 library;
.10 *licensee retail store*;
.11 *mobile food vending*; #4240
.12 neighbourhood pub;
.13 off-street parking;
.14 *offices*;
.15 *outside vending*;
.16 *personal services establishments;*
.17 *private utility*;
.18 *recreation facility – indoor*;
.19 *recycling beverage container return centre*;
.20 *restaurants*;
.21 *shopping centre*;
.22 *upper floor dwelling units*;
.23 veterinary hospital; and
.24 *accessory use*.

Maximum Height of Principal and Accessory Buildings

47.4 The maximum *height* of a *building* shall be 19.0 metres (62.3 feet).

Minimum Parcel Size or Site Area

47.5 The minimum *parcel* size or *site* area shall be 0.4 hectares (1.0 acres). #3898

Minimum Parcel Width

47.6 The minimum *parcel width* shall be 50.0 meters (164 feet).

Minimum Setback of Principal and Accessory Buildings

47.7 The minimum setback of the *principal* and accessory *buildings* from all *parcel* lines shall be 3.0 metres (9.8 feet), except along the 11th Avenue NE frontage which shall be 0.0 metres (0.0 feet) for below *grade structures*.

Outside Storage

47.8 Outside storage shall be screened as per Appendix III, or as approved by Development Permit.

Parking and Loading

47.9 Parking and loading shall be required as per Appendix I and as follows:

Financial Institution	*1 per 24 square metres of gross floor area*

SECTION 48 – CD-10 – COMPREHENSIVE DEVELOPMENT ZONE - 10

CD-10 Zone - *Pending*

SECTION 49 - CD-11 - COMPREHENSIVE DEVELOPMENT ZONE - 11 #3856

Purpose

49.1 The purpose of the CD-11 *Zone* is to provide convenient commercial amenities and professional services for people who reside in the vicinity of 10 Avenue and 10 Street SW. The CD-11 Zone is primarily intended for land identified as "Commercial Village" in the Modified Area B Comprehensive Development Plan (1999). To encourage a mix of uses, the CD-11 *Zone* permits upper floor dwelling units. *Development* within the CD-11 *Zone* shall be subject to the relevant Development Permit Area Guidelines of the *Official Community Plan*.

Regulations

49.2 On a *parcel zoned* CD-11, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the CD-11 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

49.3 The following uses and no others are permitted in the CD-11 *Zone*:

.1 *accessory use*
.2 *assembly hall*
.3 *café*
.4 *churches*
.5 *commercial daycare facility*
.6 *congregate housing*
.7 *educational/training facility*
.8 *health services centre*
.9 *home occupation*
.10 *licensee retail store*
.11 *neighbourhood pub*
.12 *office*
.13 *personal services establishment*
.14 print service
.15 *private utility*
.16 *recreation facility indoor*
.17 *restaurant*
.18 *retail store*
.19 *upper floor dwelling units*

Maximum Height of Principal and Accessory Buildings

49.4 The maximum *height* of a *building* shall be 16.0 metres (52.5 feet).

Minimum Parcel Size or Site Area

49.5 The minimum *parcel* size or *site* area shall be 1,800.0 square metres (19,375.0 square feet).

Minimum Parcel Width

49.6 The minimum *parcel width* shall be 25.0 meters (82.0 feet).

Minimum Setbacks for Principal and Accessory Buildings

49.7 The minimum setback of *principal* and accessory *buildings* from:

.1	The *front parcel line* shall be	6.0 metres (19.7 feet)
.2	An *exterior parcel line* shall be	6.0 metres (19.7 feet)
.3	A *parcel line* adjacent to a residential *zone* shall be	3.0 metres (9.8 feet)

Outside Storage

49.8 Outside storage shall be screened as per Appendix III, or as approved by a Development Permit.

Parking and Loading

49.9 Parking and loading shall be required as per Appendix I.

SECTION 50 - CD-12 - COMPREHENSIVE DEVELOPMENT ZONE - 12 #3892

Purpose

50.1 The CD-12 *Zone* is intended to accommodate tourist/recreation businesses including boat and marine sales, repair and rental. *Development* within the CD-12 *Zone* shall be subject to the relevant Development Permit Area Guidelines of the *Official Community Plan*.

Regulations

50.2 On a parcel zoned CD-12, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the CD-12 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

50.3 The following uses and no others are permitted in the CD-12 Zone:

.1 art gallery;
.2 banking kiosk;
.3 boat and marine sales, repair and rental, including outside covered or screened storage;
.4 *commercial daycare facility*
.5 *convenience store*;
.6 convention centre;
.7 craft making and sales;
.8 farmers market;
.9 health service centre;
.10 *home occupation*;
.11 *hotel*;
.12 library;
.13 *licensee retail store;*
.14 *mobile food vending;* #4240
.15 *motel*;
.16 museum;
.17 night club;
.18 *offices*;
.19 *outside vending*;
.20 parkade/off-street parking, in Areas "A", "B" and "C" [Waterfront Area] as shown on Schedule "C" attached hereto and forming part of this bylaw.
.21 *personal service establishment*;
.22 pub;
.23 *private utility*;
.24 *recreation facility - indoor*;
.25 *recreation facility - outdoor*;
.26 *resort accommodation*;
.27 *restaurant*;
.28 theatre;
.29 *tourist retail shop*;
.30 *upper floor dwelling units;*
.31 video stores;
.32 *work/live studios; and*
.33 *accessory use.*

Accessory Use

50.4 Sales and repair of motor cycles, all-terrain vehicles and snow mobiles provided that use is accessory to the principal use of boat and marine sales, repair and rental, including outside covered or screened storage.

Maximum Height of Principal Buildings

50.5 The maximum *height* of *principal buildings* shall be 19.0 metres (62.3 feet).

SECTION 50 - CD-12 - COMPREHENSIVE DEVELOPMENT ZONE - 12 - CONTINUED

Maximum Height of Accessory Buildings

50.6 The maximum *height* of accessory *buildings* shall be 6.0 metres (19.7 feet).

Minimum Parcel Size or Site Area

50.7 The minimum *parcel* size or *site* area shall be 325.0 square metres (3,498.4 square feet).

Minimum Parcel or Site Width

50.8 The minimum *parcel width* shall be 10.0 meters (32.8 feet).

Minimum Setback of Principal and Accessory Buildings

50.9 The minimum setback of the principal and accessory buildings from the:

.1	*Rear parcel line* adjacent to a residential zone shall be	3.0 metres (9.8 feet)
.2	Interior side parcel line adjacent to a residential zone shall be	3.0 metres (9.8 feet)

Outside Storage

50.10 Outside storage shall be screened as per Appendix III, or as approved by a Development Permit.

Parking and Loading

50.11 Parking and loading shall be required as per Appendix I

SECTION 51 - CD-13 - COMPREHENSIVE DEVELOPMENT ZONE - 13 #3922

Purpose

51.1 The CD-13 *Zone* is intended to provide for the development of recreational vehicle strata parks and the residential accommodations of persons in *recreational vehicles* or p*ark model trailers* on bare land strata lots.

Regulations

51.2 On a parcel zoned CD-13, no *building, structure, recreational vehicle* or p*ark model trailer* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the CD-13 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

51.3 The following uses and no others are permitted in the CD-13 Zone:

.1 *recreational vehicle strata park*;

.2 accessory common storage yard;

.3 accessory common amenity buildings and structures;

.4 *accessory use*, which may include one accessory *office* and one *single family dwelling* for the owner/operator.

Minimum Parcel Area

51.4

.1 The minimum *parcel area* for a *recreational vehicle strata park* shall be 2.0 hectares (4.9 acres);

.2 The minimum *parcel area* for a bare land strata lot shall be 200 square metres (2152.7 square feet).

Minimum Parcel Width

51.5

.1 The minimum *parcel width* for a *recreational vehicle strata park* shall be 30.0 metres (98.4 feet)

.2 The minimum *parcel width* for a bare land strata lot shall be 9.0 metres (29.5 feet).

Maximum Height of Buildings and Structures

51.6

.1 The maximum *height* of an accessory office or *single family dwelling* shall be 10.0 metres (32.8 feet)

.2 The maximum height of an accessory common amenity *building* or structure building shall be 10.0 metres (32.8 feet);

.3 The maximum height of an accessory building on a bare land strata lot shall be 3.0 metres (9.8 ft.).

Minimum Setback of Recreational Vehicles and Park Model Trailers

51.7

.1	*Front parcel line* shall be	6.0 metres (19.7 feet)
.2	*Rear parcel line* shall be	3.0 metres (9.8 feet)
.3	*Interior side parcel line* shall be	1.2 metres (3.9 feet)
.4	*Exterior side parcel line* shall be	2.0 metres (6.6 feet)

Minimum Setback of Accessory Buildings and Structures

51.8 The minimum *setback* of accessory *buildings and structures* from the:

.1	*Front parcel line* shall be	6.0 metres (19.7 feet)
.2	*Rear parcel line* shall be	1.0 metre (3.3 feet)
.3	*Interior side parcel line* shall be	1.0 metre (3.3 feet)
.4	*Exterior side parcel line* shall be	2.0 metres (6.6 feet)

Maximum Parcel Coverage

51.9 The total maximum *parcel coverage* for *recreational vehicles, park model trailers* and accessory *buildings and structures* on a strata lot shall be 55% of the *parcel area*, of which 15% shall be the maximum parcel coverage for accessory *buildings and structures*.

SECTION 51 - CD-13 - COMPREHENSIVE DEVELOPMENT ZONE - 13 - CONTINUED

Density

51.10

.1 No more than one *recreational vehicle* or *park model trailer* shall be permitted on a bare land strata lot;

.2 The maximum number of *recreational vehicles* and *park model trailers* shall not exceed 25 per hectare;

.3 No more than one *single family dwelling* for the owner/operator shall be permitted;

.4 No more than two accessory *buildings* or *structures* shall be permitted on a bare land strata lot;

.5 No more than 5% of the *recreational vehicle strata park* area shall be used for an accessory storage yard.

Parking

51.11 The minimum number of parking spaces for:

.1 A bare land strata lot shall be 1 per *recreational vehicle or park model trailer*

.2 A *single family dwelling* shall be 2 per *dwelling unit*

.3 Accessory amenity *building* or *structure* 1 per 50 square metres gross floor area

.4 Visitor parking shall be 1 per 10 bare land strata lots

Conditions of Use

51.12

.1 R*ecreational vehicles* or *park model trailers* may be used for year round occupancy;

.2 Accessory deck or patio areas may be roofed provided such areas are structurally independent of the *recreational vehicle* or *park model trailer* and do not exceed the maximum permitted parcel coverage for accessory buildings and structures;

.3 Roofed deck or patio areas shall not be enclosed except for mesh screens;

.4 No accessory building or structure shall be used for sleeping, cooking or habitation.

.5 Emergency access to all bare land strata lots shall be provided and maintained for vehicular use at all times.

.6 Storage yards shall be screened from adjacent properties by chain link fencing with privacy slats. Screening fence heights shall be not less than 1.83 metres (6.0 feet).

SECTION 52 - CD-14 - COMPREHENSIVE DEVELOPMENT ZONE - 14 #3905

Purpose

52.1 The purpose of the CD-14 *Zone* is to accommodate the *development* of *assisted living housing* on land legally described as Lot 1, Section 24, Township 20, Range 10, W6M, KDYD, Plan 39456, Except Plans KAP57773 and EPP1245 (Civic Address: 2110 Lakeshore Road NE). *Development* within the CD-14 *Zone* shall be subject to the relevant *Development Permit* Area Guidelines of the *Official Community Plan*.

Regulations

52.2 On a *parcel zoned* CD-14, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the CD-14 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

52.3 The following uses and no others are permitted in the CD-14 *Zone*:

.1 *assisted living housing*

.2 *private utility*

.3 *accessory use*

Maximum Height of Principal Building

52.4 The maximum *height* of a *principal building* shall be 10.0 metres (32.8 feet).

Maximum Height of Accessory Buildings

52.5 The maximum *height* of an accessory *building* shall be 6.0 metres (19.7 feet).

Maximum Parcel Coverage

52.6 The maximum *parcel coverage* for all *buildings* shall be 55% of the *parcel area*.

Minimum Parcel Area

52.7 The minimum *parcel area* shall be 0.70 hectares (1.72 acres).

Minimum Setbacks for Buildings

52.8 The minimum setback of all *buildings* from:

.1	The *front parcel line* shall be	5.0 metres (16.4 feet)
.2	The *rear parcel line* shall be	5.0 metres (16.4 feet)
.3	An *exterior parcel line* shall be	5.0 metres (16.4 feet)
.4	An *interior parcel line* shall be	3.0 metres (9.8 feet)

.5 Refer to Section 4.9 for “Special Building Setbacks” which may apply.

Maximum Density

52.9 The maximum *density* shall not exceed 64 *assisted living housing* units.

Outside Storage

52.10 Outside storage shall be screened as per Appendix III or as approved by a Development Permit.

Parking and Loading

52.11 Parking and loading shall be required as per Appendix I and as follows:

assisted living housing	0.70 stall per unit

SECTION 53 - CD-15 - COMPREHENSIVE DEVELOPMENT ZONE - 15 #3945

Purpose

53.1 The CD-15 *Zone* is intended to provide for the development of intensive agricultural operations requiring an additional dwelling for farm use. The CD-15 Zone will only be considered where it is demonstrated there is a legitimate need for an additional dwelling for farm help based on the size and type of farm operation and other relevant factors, including 'farm' classification under the Assessment Act.

Regulations

53.2 On a parcel zoned CD-15, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the CD-15 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

53.3 The following uses and no others are permitted in the CD-15 Zone:

.1 *agriculture*;
.2 *bed and breakfast*, limited to three let rooms;
.3 *boarders*, limited to two;
.4 *equestrian facility*;
.5 *equestrian facility campsite*;
.6 *family childcare facility*;
.7 *group childcare*;
.8 *home occupation*;
.9 *intensive agriculture*
.10 *kennel*;
.11 *outdoor recreation*;
.12 *secondary suite*;
.13 silviculture;
.14 *single family dwelling*;
.15 *accessory use*, including the retail sale of agricultural products produced on the parcel.

Maximum Number of Single Family Dwellings

53.4

.1 The maximum number of *single family dwellings* shall be one (1) per parcel.

.2 On parcels 3.0 hectares (7.4 acres) or larger in area, a second dwelling is permitted provided the second dwelling is used for farm help and is a mobile home. The second dwelling shall be for the exclusive use of a person employed full-time to work on the farm and, where applicable, shall comply with the provisions of the Agricultural Land Commission Act and amendments thereto. The property owner will register a covenant pursuant to Section 219 of the Land Title Act acknowledging that the second dwelling is to be for the exclusive use of a person employed full-time to work on the farm and that the second dwelling will be removed from the parcel if it is no longer required for farm use.

Maximum Height of Residential Buildings

53.5 The maximum *height* of a residential *building* shall be 10.0 metres (32.8 feet).

Maximum Height of Accessory Buildings

53.6 The maximum *height* of accessory *buildings* shall be 12.0 metres (39.4 feet).

Minimum Parcel Size

53.7 The minimum *parcel* size shall be 8.0 hectares (19.8 acres).

Minimum Parcel Width

53.8 The minimum *parcel width* shall be 150.0 metres (492.1feet).

SECTION 53 - CD-15 - COMPREHENSIVE DEVELOPMENT ZONE - 15 - CONTINUED

Minimum Setback of Principal and Accessory Buildings Intended to Accommodate Non-Agricultural Uses

53.9 The minimum *setback* of *principal* and accessory *buildings* intended to accommodate non-agricultural uses from the:

.1	*Front parcel line* shall be	6.0 metres (19.7 feet)
.2	*Rear parcel line* shall be	6.0 metres (19.7 feet)
.3	*Interior side parcel line* shall be	3.0 metres (9.8 feet)
.4	*Exterior side parcel line* shall be	6.0 metres (19.7 feet)

.5 Refer to Section 4.9 for “Special Building Setbacks” which may apply.

Minimum Setback of Buildings or Structures Intended to Accommodate Agricultural Uses

53.10 The minimum *setback* of *buildings* and *structures* intended to accommodate agricultural uses from the:

.1	*Front parcel line* shall be	30.0 metres (98.4 feet)
.2	*Rear parcel line* shall be	15.0 metres (49.2 feet)
.3	*Interior side parcel line* shall be	15.0 metres (49.2 feet)
.4	*Exterior side parcel line* shall be	30.0 metres (98.4 feet)
.5	Any *single family dwelling* shall be	15.0 metres (49.2 feet)
.6	Any *watercourse* or body of water shall be	30.0 metres (98.4 feet)

.7 Refer to “Pound and Animal Control Bylaw” for special *setbacks* which may apply.

Minimum Setback of Kennels

53.11 The minimum *setback* of *kennels* from all parcel lines shall be 30.0 metres (98.4 feet).

Minimum Setback of Feed Lots

53.12 The minimum *setback* of feed lots from:

.1	Any *highway* right-of-way shall be	100.0 metres (328.1 feet)
.2	Any *parcel* not zoned A-1 shall be	65.0 metres (213.3 feet)

Sale of Agricultural Products

53.13 The retail sale of agricultural products produced on the parcel is permitted provided the maximum *floor area* of the retail sale stand is 40.0 square metres (430.5 square feet).

Parking

53.14 Parking shall be required as per Appendix I.

SECTION 54 - CD-16 - COMPREHENSIVE DEVELOPMENT ZONE - 16 #3989

Purpose

54.1 The CD-16 Zone is intended to provide for a restaurant and a small scale, artisan coffee roasting operation with accessory retail sales of roasted coffee, as well as other local commercial uses. Development within the CD-16 Zone should include a commercial component that serves the surrounding neighbourhood, while being sensitively designed and integrated with the adjacent residences so as not to create nuisances, such as odours, smoke, noxious gases and noise pollution.

Regulations

54.2 On a parcel zoned CD-16, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the CD-16 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

54.3 The following uses and no others are permitted in the CD-16 Zone:

.1 *artisan coffee roasting*;
.2 *commercial daycare facility*;
.3 *convenience store*;
.4 *home occupation*;
.5 *licensee retail store*;
.6 *mobile food vending;* #4240
.7 *neighbourhood pub*;
.8 *office*;
.9 *outside vending*;
.10 *personal service establishment*;
.11 *public use*;
.12 *public utility*;
.13 *restaurant*;
.14 *video store*;
.15 *upper floor dwelling units*;
.16 *accessory use*.

Maximum Number of Principal Buildings

54.4 The maximum number of *principal buildings* shall be one (1) per *parcel*.

Maximum Height of Principal Buildings

54.5 The maximum *height* of the *principal building* shall be 10.0 metres (32.8 feet).

Maximum Parcel or Site Coverage

54.6 The maximum *parcel* or *site* coverage for all *buildings* and *structures* shall be 65 percent of the *parcel* or *site* area.

Maximum Gross Floor Area

54.7 The total allowable building envelop (maximum ground *floor area*) shall not exceed 500.0 square metres (5,382.1 square feet).

Minimum Parcel Size or Site Area

54.8 The minimum *parcel* size or *site* area shall be 1,660 square metres (17,868 square feet).

Minimum Parcel or Site Width

54.9 The minimum *parcel* or *site* width shall be 15.0 metres (49.2 feet).

Minimum Setback of Principal Building

54.10 The minimum *setback* of the *principal building* from:

.1	*front parcel line* shall be	6.0 metres (19.7 feet)
.2	*rear parcel line* shall be	3.0 metres (9.8 feet)
.3	*interior side parcel line* shall be	3.0 metres (9.8 feet)
.4	*exterior side parcel line* shall be	6.0 metres (19.7 feet)

.5 Notwithstanding the minimum *setbacks* for the *principal building*, the minimum *setback* for *artisan coffee roasting* shall be 15.0 metres (49.2 feet) from *parcel* lines adjoining residential zoned land.

Outside Storage

54.11 Outside storage shall not be permitted.

Parking and Loading

54.12 Parking and loading shall be required as per Appendix I.

SECTION 55 - CD-17 - COMPREHENSIVE DEVELOPMENT ZONE - 17 #4069

Purpose

55.1 The CD-17 *Zone* is primarily intended to accommodate *office* and ancillary technology-based land use. Accessory residential use in the form of *upper floor dwelling units* and ground level *work/live studios* is also supported. *Development* within the CD-17 *Zone* shall be subject to a *Development Permit* as per the *Official Community Plan.*

Regulations

55.2 On a *parcel zoned* CD-17, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the CD-17 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

55.3 The following uses and no others are permitted in the CD-17 *Zone:*

.1 art gallery;
.2 banking kiosk;
.3 boat and marine sales, repair and rental, including outside covered or screened storage;
.4 *commercial daycare facility;*
.5 craft making and sales;
.6 farmers market;
.7 *health service centre*;
.8 *high technology research and development;* #4368
.9 *home occupation*;
.10 library;
.11 *motel*;
.12 museum;
.13 *offices*;
.14 *outside vending*;
.15 *personal service establishment*;
.16 *private utility*;
.17 theatre;
.18 *upper floor dwelling units;*
.19 *work/live studios; and*
.20 *accessory use*.

Maximum Height of Principal Buildings

55.4 The maximum *height* of *principal buildings* shall be 19.0 metres (62.3 feet).

Maximum Height of Accessory Buildings

55.5 The maximum *height* of accessory *buildings* shall be 6.0 metres (19.7 feet).

Minimum Parcel Size or Site Area

55.6 The minimum *parcel* size or *site* area shall be 325.0 square metres (3,498.4 square feet).

Minimum Parcel or Site Width

55.7 The minimum *parcel* or *site* width shall be 10.0 metres (32.8 feet).

Minimum Setback of Principal and Accessory Buildings

55.8 The minimum *setback* of the *principal* and accessory *buildings* from the:

.1	*Rear parcel line* adjacent to a residential *zone* shall be	3.0 metres (9.8 feet)
.2	*Interior side parcel line* adjacent to a residential *zone* shall be	3.0 metres (9.8 feet)

Outside Storage

55.9 Outside storage shall be screened as per Appendix III.

Parking and Loading

55.10 Parking and loading shall be required as per Appendix I.

SECTION 56 - CD-18 - COMPREHENSIVE DEVELOPMENT ZONE - 18 #4155

Purpose

56.1 The *CD-18 Zone* is intended to identify and preserve land with good agricultural or forestry potential and allow for any type of second dwelling for farm help. *Development* on land located in the CD-18 *Zone* will respect the rural nature of the area.

Regulations

56.2 On a *parcel zoned* CD-18, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the CD-18 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

56.3 The following uses and no others are permitted in the CD-18 *Zone*:

.1 *agriculture*;
.2 *bed and breakfast*, limited to three let rooms;
.3 *boarders*, limited to two;
.4 *rural accessory dwelling unit* on a *parcel* or *site* not located within the Agricultural Land Reserve; #4465
.5 *equestrian facility;*
.6 *equestrian facility campsite;*
.7 *family childcare facility;*
.8 *group childcare;*
.9 *home occupation*;
.10 *intensive agriculture*;
.11 *kennel*;
.12 *outdoor recreation*;
.13 silviculture;
.14 *secondary suite;*
.15 *single family dwelling*;
.16 *accessory use*, including the retail sale of agricultural products produced on the *parcel*.

Maximum Number of Single Family Dwellings

56.4

.1 On *parcels* less than 8.0 hectares (19.8 acres) in area, the maximum number of *single family dwellings* shall be one (1) per *parcel*

.2 On *parcels* 8.0 hectares (19.8 acres) or larger in area, a second *dwelling* is permitted provided the second *dwelling* is used for farm help. The additional *dwelling* shall be for the exclusive use of a person employed full-time to work on the farm or for temporary farm help and, where applicable, shall comply with the provisions of the Agricultural Land Commission Act and amendments thereto. The property owner will sign a Declaration, substantially in the form attached hereto as Schedule "H" and forming part of this bylaw that the second *dwelling* is to be for the exclusive use of a person employed full-time to work on the farm.

.3 A second *dwelling* may be permitted under Section 4.13 of this bylaw.

Maximum Number of Secondary Suites

56.5 One (1) *secondary suite* or one (1) *rural accessory dwelling unit* is permitted per *parcel*.

Maximum Residential *Building Area* #4223

56.6 The maximum combined *building area* for all *dwelling units* (single family dwelling, *rural accessory dwelling unit* and farm help) shall be no greater than 500 m^2 (5,382 ft^2)

SECTION 56 - CD-18 - COMPREHENSIVE DEVELOPMENT ZONE - 18 - CONTINUED

Maximum Height of Residential Buildings

56.7 The maximum *height* of a residential *building* shall be 10.0 metres (32.8 feet).

Maximum Height of Accessory Buildings

56.8 The maximum *height* of an accessory *building* shall be 12.0 metres (39.4 feet).

Minimum Parcel Size

56.9 The minimum *parcel* size shall be 8.0 hectares (19.8 acres).

Minimum Parcel Width

56.10 The minimum *parcel width* shall be 150.0 metres (492.1 feet).

Minimum Setback of Principal and Accessory Buildings Intended to Accommodate Non-Agricultural Uses

56.11 The minimum *setback* of *principal* and accessory *buildings* intended to accommodate non-agricultural uses from the:

.1	*Front parcel line* shall be	6.0 metres (19.7 feet)
.2	*Rear parcel line* shall be	6.0 metres (19.7 feet)
.3	*Interior side parcel line* shall be	3.0 metres (9.8 feet)
.4	*Exterior side parcel line* shall be	6.0 metres (19.7 feet)

.5 Refer to Section 4.9 for “Special Building Setbacks” which may apply.

Minimum Setback of Rural Accessory dwelling units

56.12 The minimum *setback* of a *rural accessory dwelling unit* from all *parcel* lines shall be 6.0 metres (19.7 feet).

Minimum Setback of Buildings or Structures Intended to Accommodate Agricultural Uses

56.13 The minimum *setback* of *building*s and *structures* intended to accommodate agricultural uses from the:

.1	*Front parcel line* shall be	30.0 metres (98.4 feet)
.2	*Rear parcel line* shall be	15.0 metres (49.2 feet)
.3	*Interior side parcel line* shall be	15.0 metres (49.2 feet)
.4	*Exterior side parcel line* shall be	30.0 metres (98.4 feet)
.5	Any *single family dwelling* shall be	15.0 metres (49.2 feet)
.6	Any *watercourse* or body of water shall be	30.0 metres (98.4 feet)

.7 Refer to “Pound and Animal Control Bylaw” for special setbacks which may apply.

Minimum Setback of Kennels

56.14 The minimum *setback* of *kennels* from all *parcel* lines shall be 30.0 metres (98.4 feet).

Minimum Setback of Feed Lots

56.15 The minimum *setback* of feed lots from:

.1	Any *highway* right-of-way shall be	100.0 metres (328.1 feet)
.2	Any *parcel* not *zoned* A-1 shall be	65.0 metres (213.3 feet)

Sale of Agricultural Products

56.16 The retail sale of agricultural products produced on the *parcel* is permitted provided the maximum *floor area* of the retail sale stand does not exceed 40.0 square metres (430.5 square feet).

Parking

56.17 Parking shall be required as per Appendix I.

SECTION 57 - CD-19 - COMPREHENSIVE DEVELOPMENT ZONE - 19 #4306, 4742

Purpose

57.1 The purpose of the CD-19 *Zone* is to provide for low density, small lot strata development consisting of *single-family dwellings* and *Accessory Dwelling Units* use on a relatively narrow parent *parcel*.

Regulations

57.2 On a *parcel* zoned CD-19, no *building* or *structure* shall be constructed located or altered and no plan of subdivision approved which contravenes the regulations set out in the CD-19 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

57.3 The following uses and no others are permitted in the CD-19 *Zone*:

.1 *single family dwelling with or without secondary suite(s)*;

.2 *duplex with or without secondary suite(s);*

.3 *accessory dwelling unit(s)* in compliance with s. 4.2 of this Bylaw;

.4 *accessory use*, including *home occupation*.

Maximum Height of Principal Building

57.4 The maximum *height* of *principal building* shall be 10.0 metres (32.8 feet).

Maximum Height of Accessory Building

57.5 The maximum *height* of an *accessory building* shall be 6.0 metres (19.7 feet).

Maximum Parcel Coverage

57.6 The total maximum *parcel coverage* for *principal* and *accessory buildings* shall be 50% of the *parcel area*, of which 10% shall be the maximum *parcel coverage* for *accessory buildings*.

Minimum Parcel Area

57.7

.1 The minimum *parcel area* for a *single family dwelling with or without a secondary suites* shall be 325.0 square metres (3,498 square feet).

.2 The minimum *parcel area* for a duplex with or without a secondary suite shall be 650.0 square metres (6,996 square feet)

Minimum Parcel Width

57.8

.1 The minimum *parcel width* for a *parcel* line common to a *highway* shall be 50.0 metres (164 feet).

.2 The minimum *parcel width* for a bare land *strata lot* intended for a *single family dwelling* fronting an *access route* shall be 10.0 meters (32.8 feet).

.3 The minimum *parcel width* for a bare land *strata lot* intended for a *duplex* shall be 20.0 meters (65.6 feet).

Minimum Setback of Principal Building

57.9 The minimum *setback* of the *principal building* from the:

.1 *Front parcel line*

- *adjacent* to a *highway* shall be 3.0 metres (9.8 feet)
- *adjacent* to an *access route* shall be 2.0 metres (6.6 feet)

.2 *Rear parcel line* shall be 3.0 metres (9.8 feet)

.3 *Interior side parcel line*

- *adjacent to a parcel zoned CD-19* shall be 1.2 metres (3.9 feet)
- *all other cases* shall be 1.8 metres (5.9 feet)
- not applicable to *dwelling units* within the same *duplex*

.4 *Exterior side parcel line*

- *adjacent* to a *highway* shall be 3.0 metres (9.8 feet)
- *adjacent* to an *access route* shall be 2.0 metres (6.6 feet)

SECTION 57 - CD-19 - COMPREHENSIVE DEVELOPMENT ZONE - 19 - CONTINUED

Minimum Setback of Accessory Buildings

57.10 The minimum *setback* of an *accessory building* from the:

.1 *Front parcel line* shall be 5.0 metres (16.4 feet)

.2 *Rear parcel line* shall be 1.0 metre (3.3 feet)

.3 *Interior side parcel line* shall be 1.0 metre (3.3 feet)

.4 *Exterior side parcel line* shall be 5.0 metres (16.4 feet)

Parking

57.11 Parking shall be required as per Appendix I.

Screening & Landscaping

57.12 Parcel lines of the strata development adjacent to residential zoned parcels shall be screened with a combination of fencing and/or landscaping as per Appendix III.

SECTION 58 – CD-20 – COMPREHENSIVE DEVELOPMENT ZONE - 20 #4594

Purpose

58.1 The purpose of the CD-20 *Zone* is to accommodate the use of a *community shelter* as defined in the *Zoning Bylaw* on the *parcels* legally described as a portion of Parcel A, Block B, Section 14, Township 20, Range 10, West of the 6th. Meridian, KDYD Plan 1523, and a portion of Lot A, Section 14, Township 20, Range 10, West of the 6th. Meridian, KDYD Plan 38914.

Permitted Uses

58.2 The following uses and no others are permitted in the CD-20 *Zone*:

.1 *assembly hall,*
.2 *community shelter,*
.3 *congregate housing;* and
.4 *accessory use*.

Maximum Height of Principal Buildings

58.3 The maximum *height* of *principal buildings* shall be 11.0 metres (36.1 feet).

Maximum Height of Accessory Buildings

58.4 The maximum *height* of accessory *buildings* shall be 6.0 metres (19.68 feet).

Minimum Parcel Size or Site Area

58.5 The minimum *parcel* size or *site* area shall be 0.18 hectares (0.44 acres).

Minimum Setback of Principal Buildings

58.6 The minimum *setback* of the *principal building* from the:

.1	*Front parcel line* shall be	3.5 metres (11.5 feet)
.2	*Rear parcel line* shall be	1.0 metre (3.3 feet)
.3	*Interior side parcel line* shall be	1.0 metre (3.3 feet)
.4	*Exterior side parcel line* shall be	3.0 metres (9.8 feet)

Minimum Setback of Accessory Buildings

58.7 The minimum setback of accessory *buildings* from the:

.1	*Front parcel line* shall be	6.0 metres (19.7 feet)
.2	*Rear parcel line* shall be	0.6 metre (1.9 feet)
.3	*Interior side parcel line* shall be	0.6 metre (1.9 feet)
.4	*Exterior side parcel line* shall be	3.0 metres (9.8 feet)

Community Shelter Parking

58.8

.1 The minimum number of parking stalls required in the CD-20 *Zone* shall be 1 stall per 10 shelter beds.

Outside Storage

58.9 Outside storage shall be screened as per Appendix III.

SECTION 59 – CD-21 – COMPREHENSIVE DEVELOPMENT ZONE - 21 #4625

Purpose

59.1 The CD-21 *Zone* is intended to accommodate pedestrian oriented tourist/recreation businesses, with *upper floor dwelling units*. The area *zoned* CD-21 is envisioned to be developed with a mixture of land uses in an integrated manner. *Development* within the CD-21 *Zone* shall be subject to a *Development Permit* as per the *Official Community Plan*.

Regulations

59.2 On a *parcel zoned* CD-21, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the CD-21 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

59.3 The following uses and no others are permitted in the CD-21 *Zone*:

.1 art gallery;
.2 *commercial daycare facility*;
.3 craft making and sales;
.4 farmers market;
.5 *health service centre*;
.6 *high technology research and development*;
.7 *home occupation*;
.8 library;
.9 *licensee retail store*;
.10 *mobile food vending*;
.11 museum;
.12 *offices*;
.13 *outside vending*;
.14 *personal service establishment*;
.15 pub;
.16 *private utility*;
.17 *recreation facility - indoor*;
.18 *recreation facility - outdoor*;
.19 *restaurant*;
.20 *retail store*;
.21 theatre;
.22 *upper floor dwelling units*;
.23 *work/live studios*; and
.24 *accessory use*.

Maximum Height of Principal Buildings

59.4 The maximum *height* of *principal buildings* shall be 19.0 metres (62.3 feet).

Maximum Height of Accessory Buildings

59.5 The maximum *height* of accessory *buildings* shall be 6.0 metres (19.7 feet).

Minimum Parcel Size or Site Area

59.6 The minimum *parcel* size or *site* area shall be 325.0 square metres (3,498.4 square feet).

Minimum Parcel or Site Width

59.7 The minimum parcel or site width shall be 10.0 metres (32.8 feet).

SECTION 59 – CD-21 – COMPREHENSIVE DEVELOPMENT ZONE - 21 - Continued

Minimum Setback of Principal and Accessory Buildings

59.8 The minimum *setback* of the *principal building* from the:

.1	*Rear parcel line* shall be	1.0 metre (3.3 feet)
.2	*Interior side parcel line* shall be	3.0 metres (9.8 feet)
.3	Refer to Section 4.9 for “Special Building Setbacks” which may apply	

Outside Storage

59.9 Outside storage shall be screened as per Appendix III.

Parking and Loading

59.10 Parking and loading shall be required as per Appendix I.

SECTION 60 – CD-22 – COMPREHENSIVE DEVELOPMENT ZONE -22 #4677

60.1 The purpose of the CD - 22 Zone is to provide for multiple family dwellings for assisted living and strata units, in row houses, apartment buildings or forms on lands designated in the OCP as medium density.

Regulations

60.2 On a parcel zoned CD – 22, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the CD - 22 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

60.3 The following uses and no others are permitted in the CD-22 *Zone*:

.1 *multiple family dwellings*
.2 *triplexes*
.3 *duplexes*
.4 *assisted living housing* with or without a *dining area*
.5 *secondary suites*
.6 *boarding home*
.7 *commercial daycare facility*
.8 *group childcare*
.9 *family childcare facility*
.10 *home occupation*
.11 *accessory use*

Maximum Height of Principal Buildings

60.4 The maximum height of any principal building shall be 25 metres (82 ft.).

Maximum Height of Accessory Buildings

60.5 The maximum height of any accessory building shall be 6 metres (19.7 feet).

Maximum Parcel Coverage

60.6 The total maximum parcel coverage for principal and accessory buildings shall be 55% of the parcel area, of which 10% shall be the maximum parcel coverage for accessory buildings.

Minimum Parcel Area

60.7

.1 The minimum parcel area for a duplex shall be 600 square metres (6,458.6 square feet).

.2 The minimum parcel area for all other uses shall be 900 square metres (9,687.8 square feet).

.3 Duplexes, triplexes and multiple family dwellings may be subdivided into strata lots smaller than the preceding provided the parcel is comprehensively developed under a single Development Permit.

Minimum Parcel Width

60.8

.1 The minimum parcel width shall be 30 metres (98.5 feet).

.2 The minimum parcel width for a duplex parcel shall be 14 metres (45.9 feet).

.3 Notwithstanding the preceding, duplexes, triplexes and multiple family dwellings may be subdivided into narrower strata lots provided the *parcel* is comprehensively developed under a single Development Permit.

Minimum Setback of Principal Buildings

60.9 The minimum setback of principal buildings from the:

.1 Front parcel line	
- adjacent to a highway shall be	5.0 metres (16.4 feet)
- adjacent to an internal access route shall be	2.0 metres (6.6 feet)
.2 Rear parcel line shall be	5.0 metres (16.4 feet)
.3 Interior side parcel line	
- adjacent to a parcel zoned R-14 shall be	1.2 metres (3.9 feet)
- all other cases shall be	1.8 metres (5.9 feet)

.4 Exterior side parcel line

- adjacent to a highway shall be 5.0 metres (16.4 feet)
- adjacent to an access route shall be 2.0 metres (6.6 feet)

.5 Minimum clear driveway length for accessing any garage or carport shall be 5 metres (16.4 feet).

.6 Minimum separation between residential buildings on the same parcel of not more than one storey in height shall be 1.5 metres (4.9 feet)

.7 Minimum separation between residential buildings on the same parcel of more than one storey in height shall be 3 metres (9.8 feet)

Refer to Section 4.9 for "Special Building Setbacks" which may apply.

Minimum Setback of Accessory Buildings

60.10 The minimum setback of accessory buildings from the:

.1 Front parcel line shall be 5.0 metres (16.4 feet)

.2 Rear parcel line shall be 1.0 metre (3.3 feet)

.3 Interior side parcel line shall be 0.6 metre (1.9 feet)

.4 Exterior side parcel line shall be 5.0 metres (16.4 feet)

Refer to "Pound and Animal Control Bylaw" for special setbacks which may apply.

Maximum Density

60.11 The maximum permitted density based on the gross parcel area, shall be as follows:

.1 40 dwelling units per hectare (16.2 per acre); or

.2 59 dwelling units or sleeping units per hectare for Assisted Living Housing; and

.3 subject to providing the specified amenity(ies), other than Assisted Living Housing, listed in Table 60.1, permitted density may increase as specified up to a maximum of 50 dwelling units per hectare (20.2 per acre); and

For the purposes of the CD – 22 Zone, secondary suites shall not be included in the calculation of density.

Parking

60.12 Required off-street parking shall be as prescribed in Appendix I.

TABLE 60.1

AMENITY TO BE PROVIDED	ADDED DENSITY
1. Provision of each fully accessible dwelling unit (e.g. wheelchair access)	□ 2 units per hectare (0.8 units per acre)
2. Provision of commercial daycare facility a. 7 to 10 children b. 11 to 15 children c. 16 or more children	□ 3 units per hectare (1.2 units per acre) □ 4 units per hectare (1.6 units per acre) □ 7 units per hectare (2.8 units per acre)
3. Provision of below grade parking for at least 50% of the required off street parking	□ 10 units per hectare (4.0 units per acre)
4. Provision of each rental dwelling unit	□ 2 units per hectare (0.8 units per acre)
5. Provision of affordable rental dwelling units in accordance with special agreement under s. 483 of the Local Government Act	□ 5 units per hectare (2.0 units per acre)

SECTION 61 – CD-23 – COMPREHENSIVE DEVELOPMENT ZONE-23 #4681

Purpose

61.1 The CD-23 Zone is intended to accommodate commercial uses which are oriented towards vehicular repair and sales and may include accessory *upper floor dwelling units*. New *developments zoned* CD-23 may be required to obtain a *Development Permit* as per the requirements of the *Official Community Plan.*

Regulations

61.2 On a parcel zoned CD-23, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the CD-23 *Zone* or those regulations contained elsewhere in this Bylaw.

Permitted Uses

61.3 The following uses and no others are permitted in the CD-23 *Zone:*

.1 auto parts and accessories (new) sales;
.2 automotive and truck repair shop, including body repair and painting, excluding *fuel service stations*;
.3 automotive sales and rental lots and showroom (new and used), sales area limited to 30% of overall parcelarea;
.4 boat and trailer sales and rental showrooms, including minor repairs, sales area limited to 30% of overall parcelarea;
.5 *craft distillery and brewery*;
.6 *high technology research and development;*
.7 *home occupation*;
.8 laboratory, scientific and research;
.9 *mini warehousing*;
.10 *mobile food vending;*
.11 *offices;*
.12 *outside vending*;
.13 *recreation facility-indoor*;
.14 rental and repair of tools, small equipment;
.15 *transportation use*;
.16 *upper floor dwelling units*, above permitted commercial uses or garage storage units;
.17 artisan *coffee roasting*;
.18 welding, machine or metal fabrication;
.19 *accessory use*, including *retail store* and *licensee retail store* limited to 25% of the *floor area* of the principaluse.

Maximum Height of Principal Buildings

61.4 The maximum height of the principal buildings shall be 12.0 metres (39.4 feet).

Maximum Height of Accessory Buildings

61.5 The maximum *height* of accessory *buildings* shall be 6.0 metres (19.68 feet).

Minimum Parcel Size or Site Area

61.6 The minimum parcel size or site area shall be 465.0 square meters (5,005.4 square feet).

Minimum Parcel or Site Width

61.7 The minimum *parcel* or *site* width shall be 15.0 metres (49.2 feet).

SECTION 61 – CD-23 – COMPREHENSIVE DEVELOPMENT ZONE - 23 - Continued

Minimum Setback of Principal Buildings

61.8 The minimum *setback* of the *principal buildings* from the:

.1	*Front parcel line* shall be	6.0 metres (19.7 feet)
.2	*Rear parcel line*	
	- adjacent to a residential *zone* shall be	3.0 metres (9.8 feet)
	- all other cases shall be	1.0 metre (3.3 feet)
.3	*Interior side parcel line*	
	- adjacent to a residential *zone* shall be	3.0 metres (9.8 feet)
	- all other cases shall be	1.0 metre (3.3 feet)
.4	*Exterior side parcel line* shall be	6.0 metres (19.7 feet)

Minimum Setback of Accessory Buildings

61.9 The minimum *setback* of accessory *buildings* from the:

.1	*Front parcel line* shall be	6.0 metres (19.7 feet)
.2	*Rear parcel line* shall be	1.0 metre (3.3 feet)
.3	*Interior side parcel line* shall be	1.0 metre (3.3 feet)
.4	*Exterior side parcel line* shall be	6.0 metres (19.7 feet)

Outside Storage

61.10 Outside storage shall be screened as per Appendix III.
Outdoor storage is permitted as an accessory use to principle uses only and is limited to 20% of the parcel area.

Parking and Loading

61.11 Parking and loading shall be required as per Appendix I.

SECTION 62 – CD-24 – COMPREHENSIVE DEVELOPMENT ZONE-24

CD-24 Zone - *Pending*

SECTION 63 – CD-25 – COMPREHENSIVE DEVELOPMENT ZONE-25

CD-25 Zone - *Pending*

SECTION 64 – CD-26 – COMPREHENSIVE DEVELOPMENT ZONE-26 #4739

Purpose

64.1 The CD-26 Zone is intended to accommodate a limited range of commercial uses including *licensee retail store* which cater to the travelling public. New developments zoned CD-26 shall be required to obtain a Development Permit as per the requirements of the Official Community Plan.

Regulations

64.2 On a parcel zoned CD-26, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the CD-26 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

64.3 The following uses and no others are permitted in the CD-26 Zone:

.1 *cafe*;

.2 *convenience store*;

.3 *fuel service station*;

.4 *licensee retail store*;

.5 *offices*;

.6 *outside vending*;

.7 *personal service establishment*;

.8 pub;

.9 *retail store*;

.10 *restaurant*;

.11 *accessory use*, which may include upper floor dwelling units or a caretaker's suite.

Maximum Height of Principal Building

64.4 The maximum height of the principal building shall be 10.0 metres (32.8 feet).

Maximum Height of Accessory Building

64.5 The maximum height of an accessory building shall be 6.0 metres (19.7 feet).

Maximum Parcel or Site Coverage

64.6 The maximum parcel or site coverage for all buildings and structures shall be 30% of the parcel or site area.

The maximum parcel or site coverage for all buildings, structures, pump islands, canopies, parking area and driveways shall be 85% of the parcel or site area.

Minimum Parcel Size or Site Area

64.7 The minimum parcel size or site area shall be 1,000.0 square metres (10,764.3 square feet).

Minimum Parcel or Site Width

64.8 The minimum parcel or site width shall be 30.0 metres (98.4 feet).

Minimum Setback of Principal and Accessory Buildings

64.9 The minimum setback of the principal and accessory buildings from the:

.1	Front parcel line shall be	6.0 metres (19.7 feet)
.2	Rear parcel line shall be	3.0 metres (9.8 feet)
.3	Interior side parcel line shall be	3.0 metres (9.8 feet)
.4	Exterior side parcel line shall be	6.0 metres (19.7 feet)

Outside Storage

64.10 Outside storage shall be screened as per Appendix III, or as approved by a Development Permit.

Parking and Loading

64.11 Parking and loading shall be required as per Appendix I

SECTION 65 - CD-27 – COMPREHENSIVE DEVELOPMENT ZONE-27 #4744

Purpose

65.1 The CD-27 Zone is intended to provide predominantly residential parcels with accessory dwelling units and small-scale agriculture in a rural setting outside of the Agricultural Land Reserve.

Regulations

65.2 On a parcel zoned CD-27, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the CD-27 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

65.3 The following uses and no others are permitted in the CD-27 Zone:

.1 agriculture;

.2 single family dwelling;

.3 one secondary suite or one accessory dwelling unit;

.4 bed and breakfast, limited to three let rooms;

.5 boarders, limited to two;

.6 equestrian facility;

.7 equestrian facility campsite

.8 family childcare facility;

.9 group childcare;

.10 home occupation;

.11 kennel;

.12 outdoor recreation;

.13 silviculture;

.14 accessory use, including the retail sale of agricultural products produced on the parcel.

Maximum Number of Dwelling Units

65.4 The maximum number of dwelling units shall be two per parcel comprising of the principal use dwelling and one secondary suite or one accessory dwelling unit.

Maximum Residential Building Area

65.5 The maximum combined gross floor area of the principal use single family dwelling with or without a secondary suite or an accessory dwelling unit shall be no greater than 500 square metres (5,382ft2).

Maximum Height of Principal Residential Buildings

65.6 The maximum height of a residential building shall be 10 metres (32.8 feet).

Maximum Height of Non-Residential Buildings

65.7 The maximum height of accessory buildings, with or without an accessory dwelling unit, shall be 12 metres (39.4 feet).

Minimum Parcel Size

65.8 The minimum parcel size shall be 4 hectares (9.9 acres).

Minimum Parcel Width

65.9 The minimum parcel width shall be 100 metres (328.1 feet).

SECTION 65 – CD-27 – COMPREHENSIVE DEVELOPMENT ZONE - 27 - Continued

Minimum Setback of Non-Agricultural Use Principal and Accessory Buildings

65.10 The minimum setback of principal and accessory buildings intended to accommodate non-agricultural uses from the:

.1	Front parcel line shall be	6.0 metres (19.7 feet)
.2	Rear parcel line shall be	6.0 metres (19.7 feet)
.3	Interior side parcel line shall be	3.0 metres (9.8 feet)
.4	Exterior side parcel line shall be	6.0 metres (19.7 feet)

Refer to Section 4.9 for “Special Building Setbacks” which may apply.

Minimum Setback of Accessory Dwelling Units

65.11 The minimum setback of an accessory dwelling unit from all parcel lines shall be 6.0 metres (19.7 feet).

Minimum Setback of Agricultural Use Buildings or Structures

65.12 The minimum setback of buildings and structures intended to accommodate agricultural uses from the:

.1	Front parcel line shall be	30.0 metres (98.4 feet)
.2	Rear parcel line shall be	15.0 metres (49.2 feet)
.3	Interior side parcel line shall be	15.0 metres (49.2 feet)
.4	Exterior side parcel line shall be	30.0 metres (98.4 feet)
.5	Any single family dwelling shall be	15.0 metres (49.2 feet)
.6	Any watercourse or body of water shall be	30.0 metres (98.4 feet)

Refer to “Pound and Animal Control Bylaw” for special setbacks which may apply.

Minimum Setback of Kennels

65.13 The minimum setback of kennels from all parcel lines shall be 30 metres (98.4 feet).

Sale of Agricultural Products

65.14 The retail sale of agricultural products produced on the parcel is permitted provided the maximum floor area of the retail sale stand is 40 square metres (430.5 square feet).

Parking

65.15 Required off-street parking shall be as prescribed in Appendix I.

SECTION 66 – CD-28 – COMPREHENSIVE DEVELOPMENT ZONE – 28 #4751

Purpose

66.1 The purpose of the CD-28 Zone is to accommodate a multi-family development. Development within the CD-28 Zone shall be subject to the relevant Development Permit Area Guidelines of the Official Community Plan.

Regulations

66.2 On a parcel zoned CD-28, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the CD-28 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

66.3 The following uses and no others are permitted in the CD-28 zone:

.1 Multiple dwellings

.2 Commercial daycare facility

.3 Group childcare

.4 Family childcare facility

.5 Home occupation

.6 Accessory use

Maximum Height of Principal Buildings

66.4 The maximum height of any principal building shall be 14 metres (45.9 feet)

Maximum Height of Accessory Buildings

66.5 The maximum height of any accessory building shall be 6 metres (19.7 feet).

Maximum Parcel Coverage

66.6 The total maximum parcel coverage for principal and accessory buildings shall be 55% of the parcel area, of which 10% shall be the maximum parcel coverage for accessory buildings.

Minimum Parcel Area

66.7 The minimum parcel area for all other uses shall be 900 square metres (9,687.8 square feet).

Minimum Parcel Width

66.8 The minimum parcel width shall be 30 metres (98.5 feet)

Minimum Setback of Principal Buildings

66.9 The minimum setback of principal buildings from the:

.1 Front parcel line
- adjacent to a highway shall be 5.0 meters (16.4 feet)
- adjacent to an internal access route shall be 2.0 meters (6.6 feet)

.2 Rear parcel line shall be 5.0 metres (16.4 feet)

.3 Interior side parcel line
- adjacent to a parcel zoned R-14 shall be 1.2 metres (3.9 feet)
- all other cases shall be 1.8 metres (5.9 feet)

.4 Exterior side parcel line
- adjacent to a highway shall be 5.0 metres (16.4 feet)
- adjacent to an access route shall be 2.0 metres (6.6 feet)

.5 Minimum clear driveway length for accessing any garage or carport shall be 5 metres (16.4 feet).

SECTION 66 – CD-28 – COMPREHENSIVE DEVELOPMENT ZONE - 28 - Continued

.6 Minimum separation between residential buildings on the same parcel of not more than one storey in height shall be 1.5 metres (4.9 feet)

.7 Minimum separation between residential buildings on the same parcel of more than one storey in height shall be 3 metres (9.8 feet)

Refer to Section 4.9 for "Special Building Setbacks" which may apply.

Minimum Setback of Accessory Buildings

66.10 The minimum setback of accessory buildings from the:

.1 Front parcel line shall be 5.0 metres (16.4 feet)

.2 Rear parcel line shall be 1.0 metre (3.3 feet)

.3 Interior side parcel line shall be 0.6 metre (1.9 feet)

.4 Exterior side parcel line shall be 5.0 metres (16.4 feet)

Refer to "Pound and Animal Control Bylaw" for special setbacks which may apply

Maximum Density

66.11 The maximum permitted density based on the gross parcel area, shall be as follows:

.1 100 dwelling units per hectare (40.5 per acre) for Multiple Family Housing, Multiple Family Housing in Mixed Use Buildings; or

.2 110 dwelling units per hectare (44.5 per acre) where a minimum of 50% of the dwelling units are provided as affordable housing or purpose-built rental housing.

Parking

66.12 Required off-street parking shall be as prescribed in Appendix I.

SCHEDULES

SCHEDULE “B” - ZONING MAPS

Please see the end of this document for the mapping.

Map 1 - North Index (note map numbers contained thereon and scroll to required map)

Map 2 - South Index (note map numbers contained thereon and scroll to required map)

Map 3

Map 4

Map 5

Map 6

Map 7

Map 8

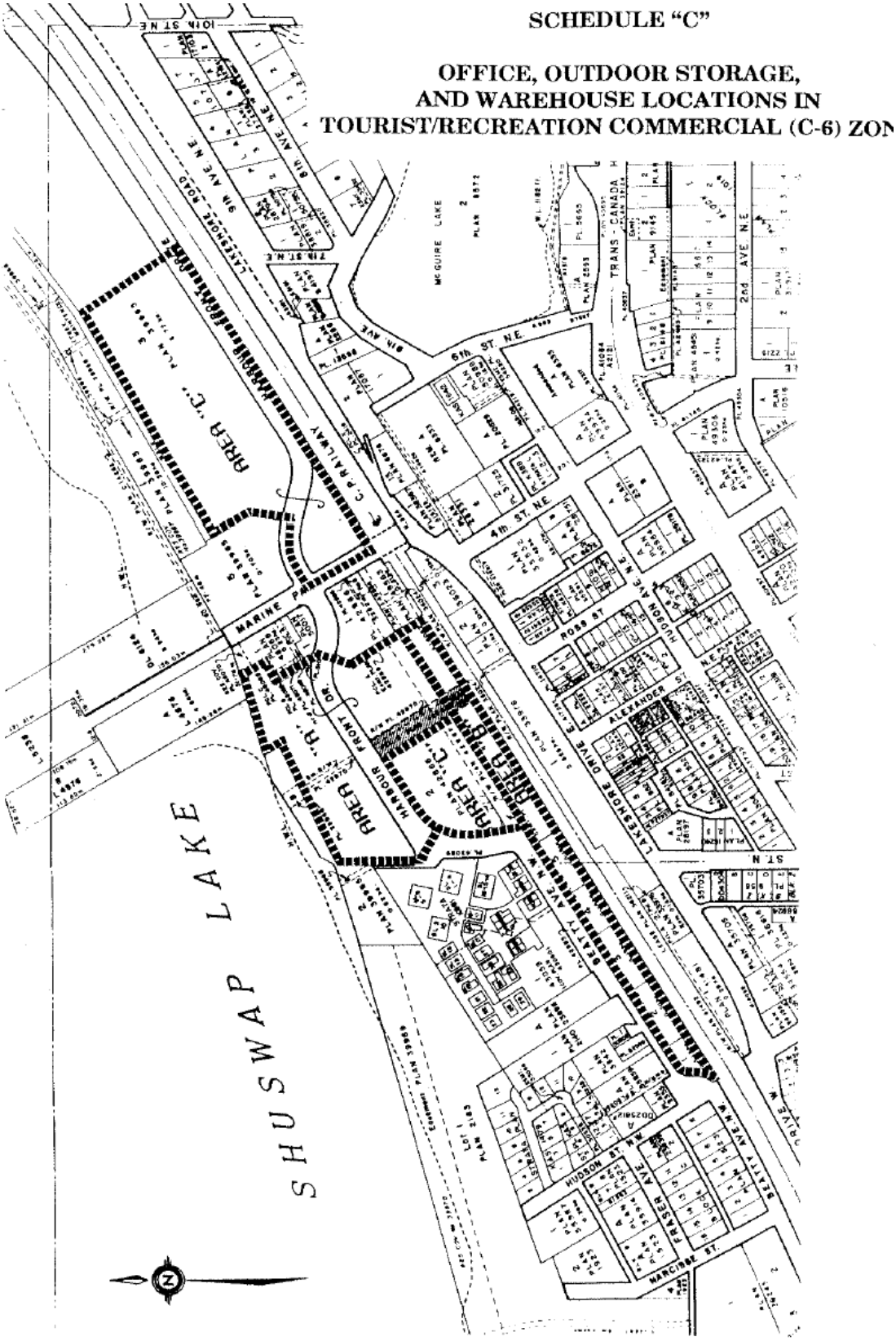
Map 9

Map 10

Map 11

Map 12

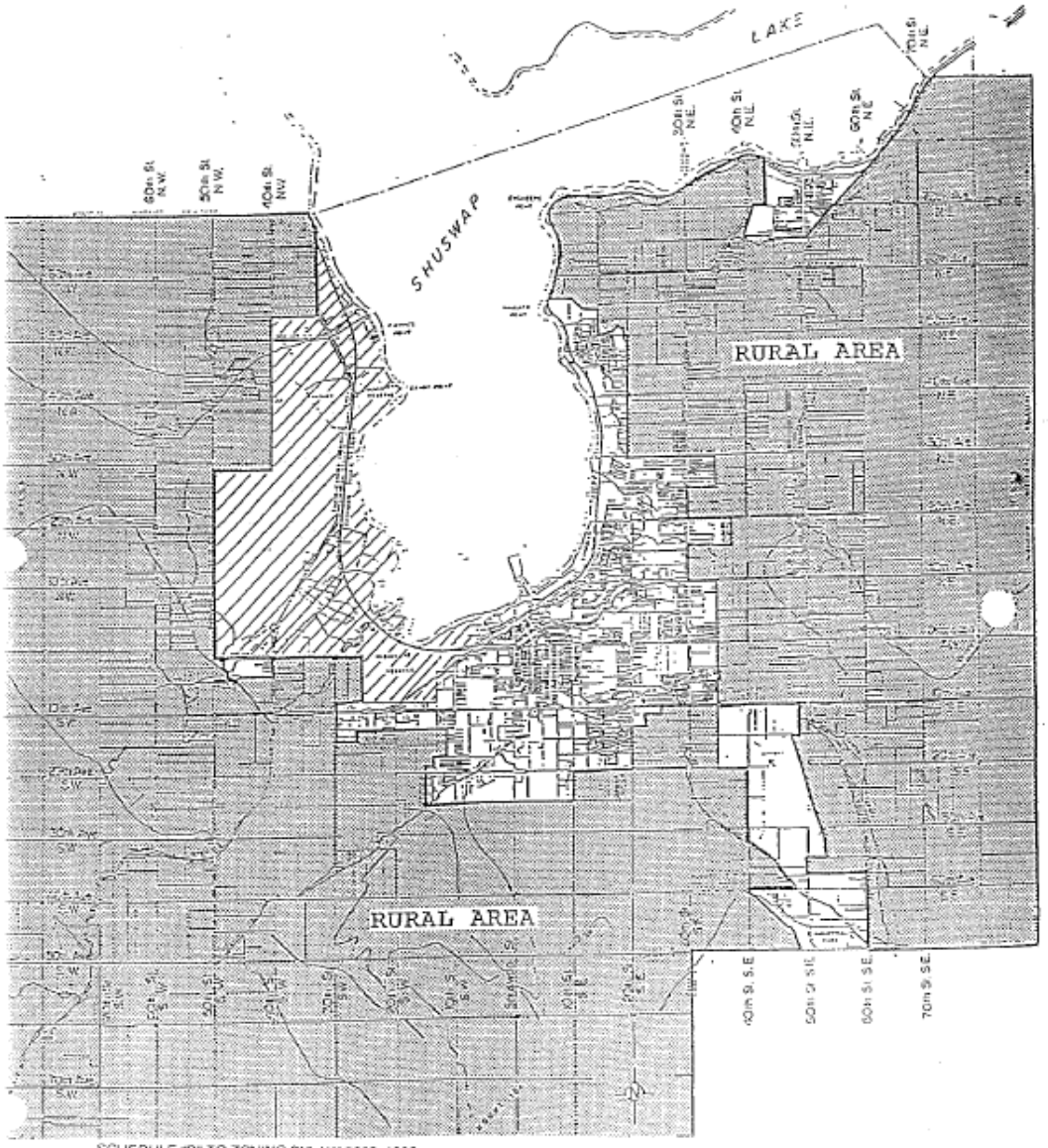
Map 13



SCHEDULE "C" TO ZONING BYLAW 2303, 1995 121

SCHEDULE "D"

RURAL AREAS MAP



SCHEDULE "D" TO ZONING BYLAW 2303, 1995

122

SCHEDULE "E"

SPECIAL NEEDS HOUSING AGREEMENT

THIS AGREEMENT made this _____ day of _____, 20____.

BETWEEN:

CITY OF SALMON ARM
P.O. Box 40
Salmon Arm, B.C.
V1E 4N2

(hereinafter called the "City"

OF THE FIRST PART

AND:

(hereinafter called the "Owner")

OF THE SECOND PART

WHEREAS:

A. The Owner is the registered owner of:

PID:_____

Lot _____, Section ____, Township ____, Range ____, West of the 6th Meridian, Kamloops Division, Yale District, Plan _____

(hereinafter called the "Land")

B. The Owner has requested the City enter into a Special Needs Housing Agreement to enable the Owner to give/receive care and maintenance to/from _____(Relative)_____.

(hereinafter called the "Relative")

C. A letter from the attending Physician stating care is required has been received in accordance with Section 4.13.3.2 of City of Salmon Arm Zoning Bylaw No. 2303.

NOW THIS AGREEMENT WITNESSES that in consideration of the premises the parties hereto covenant and agree each with the other as follows:

1. The Owner may install on the Land a second dwelling consisting of a _____ wide mobile home to be occupied exclusively by the Owner or Relative for the purpose of administering/receiving care and maintenance to/from the Owner of the principal dwelling on the Land.
2. The second dwelling shall:
    a) not be anchored to a permanent foundation on the Land;
    b) be sited in accordance with the minimum setbacks prescribed in the zone designation for the Land under Zoning Bylaw No. 2303.
    c) be greater than 5.0 metres (16.4 feet) from the principal or any accessory building on the Land; and
    d) be removed when the second dwelling is no longer occupied by the Owner or Relative or when the principal dwelling is no longer owned or occupied by the Owner or Relative.
3. The Owner shall produce to the City on the anniversary of this agreement in each year a sworn declaration that the second dwelling is still exclusively occupied by the owner or owner's relative as of that date and that the compassionate grounds for the person or persons as stated in the original application have not changed.

SCHEDULE "E" cont'

4. The Owner of the parcel agrees not to dispute an action taken by the municipality pursuant to Part 8 of the *Community Charter* to remove the second dwelling. #3075
5. In this Agreement, gender specific terms include both genders and include corporations; words in the singular include the plural and words in the plural include the singular.
6. This agreement shall enure to the benefit of and be binding upon the parties hereto, their respective successors and assignees.
7. This Agreement is personal to the Owner and shall not be assigned by the Owner to any other party.

IN WITNESS WHEREOF the parties hereto have set their hands and seals as of the day and year first above written.

The Corporate Seal of the
CITY OF SALMON ARM
was hereto affixed in the presence of:

_____
Mayor

_____
Clerk

(seal)

SIGNED, SEALED AND DELIVERED
in the presence of:

_____
Witness

Address

_____

_____

_____
Occupation

OWNER and APPLICANT:

_____
Signature of Owner

_____
Signature of Applicant

Information provided by this form may be subject to *Freedom of Information and Protection of Privacy Act* inquiries. #2786

SCHEDULE "F"

TYPE "A" PERMIT AGREEMENT

[DATE]

City of Salmon Arm
P.O. Box 40
Salmon Arm, B.C.
V1E 4N2

Attention: Chief Building Inspector

Dear Sir:

RE: Legal Description:
Civic Address:
Roll Number:

I hereby agree that, in consideration of the issuance of Building Permit No. _____ by the City of Salmon Arm to locate a temporary building on the above-described parcel, the use of said temporary building will be terminated and it will be removed from the property, demolished or converted to a building which complies with the applicable regulations within six (6) months from the date of this agreement.

In addition to the fee for an application for a Building Permit for a temporary building set out in City of Salmon Arm Fee for Services Bylaw, a non-interest bearing deposit of five hundred dollars ($500.00) in the form of a cash deposit or irrevocable letter of credit shall be required to ensure compliance with the terms and conditions of Zoning Bylaw 2303; and upon removal, demolition or conversion of a temporary building to comply with the applicable regulations the security deposit shall be returned.

_____ _____
Applicant Witness

_____
Date

Information provided by this form may be subject to *Freedom of Information and Protection of Privacy Act* inquiries. #2786

SCHEDULE "G-1"

TYPE "B" PERMIT AGREEMENT

[Date]

City of Salmon Arm
P.O. Box 40
Salmon Arm, B.C.
V1E 4N2

Attention: Chief Building Inspector

Dear Sir:

RE: Legal Description:
Civic Address:
Roll Number:

It is my wish to locate a temporary building on the above described property. In order that I, _____, owner of the property may place this temporary building I hereby voluntarily agree to the following:

a) In addition to the fee for an application for a Building Permit for a temporary building set out in City of Salmon Arm Fee for Services Bylaw, the requirement to submit to the City of Salmon Arm a performance bond by cash or certified cheque, or by an Irrevocable Letter of Credit drawn upon a chartered bank or any registered credit union for a period of one (1) year, the sum of five thousand dollars ($5,000.00).

b) To conform to the requirements of Zoning Bylaw 2303 and all other municipal bylaws, by removal of the temporary building to the satisfaction the Building Inspector, within one (1) year from the date of this agreement.

Further it is my understanding that:

1. In the event of my failure to comply with the provisions of paragraph 2, within the specified time period, the City of Salmon Arm shall have the right to enter upon the land and to remove or demolish the temporary building at my cost, drawing upon the deposit or Letter of Credit if necessary.
2. Upon completion of the demolition or removal to the satisfaction of the Building Inspector, any unused portion of my deposit will be refunded.

_____ _____
Applicant Witness

_____
Date

Information provided by this form may be subject to *Freedom of Information and Protection of Privacy Act* inquiries. #2786

SCHEDULE "G-2" #3293

TYPE "B" - SECOND DWELLING AGREEMENT

City of Salmon Arm
Box 40
Salmon Arm BC V1E 4N2

Dear Sir(s):

Re: Civic Address_____ Roll #_____

Legal Description_____

It is my wish to construct a new single family residence on the above described property, but to reside in the existing residence during the construction period. Under the City of Salmon Arm Zoning Bylaw No. 2303, only one (1) single family residence is permitted per parcel. In order that I, _____, owner of the property, may obtain a building permit for the new residence from the building inspector, I hereby voluntarily agree to the following:

1. To submit to the City of Salmon Arm a performance bond by cash or certified cheque, or by an irrevocable letter of credit drawn upon a local chartered bank or local registered credit union for a period of one (1) year, the sum of five thousand dollars ($5,000.00).

2. To conform to the requirements of Zoning Bylaw No. 2303 and all other municipal bylaws within one (1) year from the date of this agreement, or upon approval of the new residence for occupancy, whichever is earlier, by:

Check a) or b):

☐ a) conversion of the first residence to a permitted use building to the satisfaction of the building inspector, (requires a separate building permit for change of use) or;

☐ b) removal of the first residence to the satisfaction of the building inspector (requires a demolition permit).

Further it is my understanding that:

1. In the event of my failure to comply with the provisions of paragraph 2, within the specified time period, the City of Salmon Arm shall have the right to enter upon the land and to remove or demolish the first residence at my cost, drawing upon the deposit or letter of credit if necessary.
2. If my new residence is not completed within one (1) year, I have the right to reapply to the building inspector for an extension, not exceeding one (1) year, and conditional upon renewal of any letter of credit for a one (1) year period. Application fee is $200; renewal prior to expiry is $200.
3. Upon completion of the demolition or removal, or conversion to an accessory building to the satisfaction of the building inspector, any unused portion of my deposit will be refunded.

_____ _____
Applicant Witness (Notary Public)

_____
Date

Information provided by this form may be subject to *Freedom of Information and Protection of Privacy Act* inquiries.

SCHEDULE "I" #3080

AMATEUR RADIO ANTENNA STRUCTURES

POLICY GUIDELINES FOR THE DEVELOPMENT OF AMATEUR RADIO ANTENNA STRUCTURES IN RESIDENTIAL AREAS

INVESTIGATION:

Regulation of Amateur Radio Antenna Structures

Industry Canada is the legal authority under the federal *Radio communication Act* to regulate and approve amateur radio communications in Canada. This includes authorization for the location of radio communication facilities such as antenna towers. The full scope of Industry Canada's powers is laid out in Circular CPC-2-0-03, "Spectrum Management Client Procedures - Environmental Process, Radio Frequency Fields and Land Use Consultation".

The Circular classifies amateur radio services as "Type 2" stations which are exempt from the site-specific licensing requirements of commercial broadcasting and telecommunications stations (for example cellular telephone services). Type 2 stations must comply with Health and Welfare Canada's Safety Code 6 regarding safe levels of radio frequency fields. With respect to the City of Salmon Arm's involvement in the approval process, Type 2 station applications must comply with Industry Canada's requirements for consultation with the local land use authority.

Under the heading "Land Use Authority", the Circular states:

> Industry Canada does not require, nor does it have the power to require, the participation of this process by any land-use authority. The procedure does not have the effect of conferring any federal power on a land-use authority. Nor does it confer any right of veto. In the event that a proposal is opposed, the land-use authority may provide Industry Canada with a statement should it wish to do so. There is no specified form for statements of either concurrence or opposition.

The "Land Use Consultation" section of the Circular provides the basis for the City to establish the formal community consultation process requested in NM98-10, and reads as follows:

> Prior to the installation of an antenna structure for which it is felt that community concerns could be raised, owners of Type 2 stations must consult with their land-use authority. There is no specific procedure for this consultation, nor is there any requirement to receive the prior approval from Industry Canada to construct the antenna or its supporting structure. Where the land-use authority concurs with the proposal, installation of the structure may proceed. Should the owner of the Type 2 station believe that the proposed structure or change proposed thereto is insignificant, and decide to proceed with the installation without consulting with the land-use authority, it must be with the acceptance of any consequences of this decision.
>
> Where the owner of a Type 2 station has consulted with the land-use authority but has not received a response, the owner may decide to either:
>
> > continue to pursue a decision from the land-use authority, or
> >
> > proceed with the installation of the structure and accept any consequences of this decision.
>
> Industry Canada expects Type 2 radio station owners to address the concerns of the community in a responsible manner, and to consider seriously all requests put forward by the land-use authority. Where Industry Canada believes that the installation of an antenna structure is not appropriate within its surroundings, it may request submissions explaining why the structure should not be altered or removed.

Although the City may participate in the review of amateur radio antenna structure developments, only the Federal Government can regulate and approve such structures. This precludes establishing municipal regulation through the Land Use Bylaw.

Despite its authority to regulate the development of antenna tower structures, Industry Canada has no involvement with the application of private restrictive covenants (RC's) that prohibit the erection of amateur radio antenna structures in residential areas. Industry Canada's position is that an applicant is required to check out whether RC's are in force in a particular area, and should avoid proposing installations in such areas.

Proposed Municipal Development Policy Guidelines

Industry Canada and Radio Amateurs of Canada representatives support the introduction of a City policy for the development of amateur radio antenna structures in residential areas and an appropriate community consultation process. To this end, the City has set out its position with respect to the placement of new amateur radio antenna structures in residential areas through the proposed policy guidelines contained in this report. The proposed guidelines are described below:

a) Development Requirements

The proposed policy provides a listing of the City's requirements concerning the physical design and location of antenna tower structures. The policy would apply to all residential areas, but the majority of concerns occur in lower density residential land use districts.

The proposed policy guidelines allow, subject to a total height limit of 13 metres (42.64 feet), for antenna support structures to be erected in residential areas without the need for a public consultation process, provided placement and design conditions are met to the satisfaction of the City Administration. In this case, a letter of support will be forwarded to Industry Canada stating that a public consultation process is not required. The 13 metre height limit may allow acceptable signal reception and transmission within the amateur radio spectrum, reducing ground level electromagnetic interference, and be aesthetically compatible with the urban design and character of lower density residential land use districts. The proposed policy does not support the erection of any antenna tower structure exceeding 21 metres (68.89 feet) in total height.

It is the responsibility of the owner to ensure installation and maintenance of the antenna structure in accordance with sound engineering practices.

Council and / or the Building Inspector may request design requirements relating to the placement on site, appearance, landscape screening, and verification of structural design and support of antenna structures.

In determining the proposed height standards, it was recognized that the maximum building height in lower density residential land use districts is 10 metres (32.8 feet) and that the height difference between this and the 13 metre tower height is less than 10 feet (9.84 feet).

An 18 metre height limit has been applied in other urban areas in Alberta, including the City of Edmonton and the County of Strathcona, and has been accepted by stakeholder groups in these municipalities. This has been increased to 21 metres (68.89 feet) for practical considerations.

b) Public Consultation Process

Antenna structures in residential areas that exceed the 13 metre total height are subject to a formal public consultation process that is undertaken by the applicant:

- In that circumstance, the amateur radio operator will be expected to notify owners of properties within 100 metres (328 feet) of the boundaries of the site for the proposed antenna. Notification to property owners, Ham or amateur radio operators, the Municipal Councilors, the federal Member of Parliament and the City of Salmon Arm Development Services Department will be by formal letter.
- The applicant will also be required to provide all persons notified with information on the proposed antenna structure including its type, total height, design and location.
- Following receipt of a letter of notification from the applicant, any party claiming to be affected may send their comments to the City of Salmon Arm Development Services Department within 30 days.

- The applicant or any notified party may convene a public meeting to discuss any matter contained in the letter of notification within 21 days of such notification by the applicant. Following the meeting, the Administration would be provided with a written record of the proceedings.
- The Administration will provide a letter to Industry Canada and the applicant within 45 days of receipt of the letter of notification to indicate its position on the proposed antenna structure and to confirm, when appropriate, that the consultation process was undertaken in accordance with the policy guidelines. The letter will also be copied to the City Councilors, the federal Member of Parliament and the Ham or radio operators association.

Attach.

Date _____

Industry Canada
Radio Licensing-Inspections &
Investigations
603 - 1726 Dolphin Avenue
Kelowna, BC, V1Y 9R9

Re: Proposed Antenna Structure - Height Requested _____
Applicant: _____
Lot ____, Section ___, Township ___, Range ___, W6M, KDYD, Plan _____
Civic Address:

In response to a "Letter of Notification" received from the Applicant on (date_____), the City of Salmon Arm advises that the proposed antenna structure (is sanctioned / is not sanctioned) by the Municipality.

The consultation process has been undertaken resulting in this decision. We now seek input from Industry Canada with respect to whether or not special circumstances are evident in this proposal.

Please provide your comments to the undersigned at your earliest opportunity.

Relevant information is attached for your use. If you require anything more specific, please contact the Applicant directly at the address set out below.

Yours truly,

Kevin Pearson, MCIP
Director of Development and Planning

:kf
attach.

cc: (Applicant's name, mailing address, telephone/fax/e-mail)

SCHEDULE "H" #3322

DECLARATION - SECOND DWELLINGS FOR FARM HELP

Date:

City of Salmon Arm
P.O. Box 40
Salmon Arm, BC, V1E 4N2

Attn: Building Department

Dear Sir:

Re: Civic Address:

Legal Description:

Roll Number:

I hereby declare that I am the registered owner of the above-described property, and that the second dwelling located on the above-described property is occupied by the person(s) employed for **Farm Help**.

The property must be classified as a "Farm" with BC Assessment Authority. City of Salmon Arm staff must be convinced there is a legitimate need for farm help based upon the size or type of operation, and may require additional information to make a determination. All information related to this form may be reviewed by the Ministry of Agriculture, Food & Fisheries and the Provincial Agricultural Land Commission, and must be provided to the satisfaction of the City of Salmon Arm. Pursuant to Section 20(3) of the *Agricultural Land Commission Act*, a Non-Farm Use Application, and approval of same, may be required for a second dwelling.

A mobile home for Farm Help is non-transferable and shall be removed from the property within ninety (90) days if no longer required by the approved user.

I make this declaration knowing that it is of the same force and effect as if made under oath and by the virtue of the ***Canada Evidence Act***.

_____
Name of Occupant(s) of Second Dwelling

EXECUTIONS

DECLARED before me at the _____)
)
of _____, in the Province of)
)
British Columbia, this _____ day)
_____
)
of _____, A.D. 200____)

_____
A Commissioner for Taking Affidavits for British Columbia
OR
A Notary Public in and for the Province of British Columbia

Information provided by this form may be subject to *Freedom of Information and Protection of Privacy Act* inquiries.

APPENDIX

APPENDIX I - OFFSTREET PARKING AND LOADING

1. Off-street Parking and Loading Spaces

All parking spaces, loading spaces, communal parking areas, driveways and accesses including lanes, except in Agricultural or Industrial zoned parcels or for Single Family Dwellings, shall be hard surfaced with concrete, asphalt or decorative brick. #2678

Space for all off-street parking and loading of motor vehicles in respect of a class of building or use permitted under this Bylaw shall be provided and maintained in accordance with the regulations of this Appendix.

Development within 800 metres of a controlled access highway falls under the joint jurisdiction of the Ministry of Transportation and Highways and the Municipality. Accordingly, such developments must comply with the requirements of the Ministry pursuant to Section 54 of the Highway Act which may supersede this Bylaw.

Subject to Section 911 of the Local Government Act, the regulations contained in this Appendix do not apply to land, buildings or structures existing at the date of adoption of this Bylaw. #3075

The number of required off-street parking and loading spaces shall be calculated as follows:

.1 the number of off-street parking required for a building or parcel is calculated according to Table A1-1 of this Bylaw in which Column I sets out the use of a building or parcel and Column II sets out the number of required off-street parking spaces;

.2 the number of off-street loading spaces required for a class of use is calculated according to Table A1-2 of this Bylaw in which Column I sets out the use and Column II sets out the number of required off-street loading spaces;

.3 where the calculation of the required off-street parking spaces or loading spaces results in fraction, one parking or loading space shall be provided in respect of that fraction;

.4 where seating accommodation is the basis for a unit of measurement under this section and consists of benches, pews, booths or similar seating arrangements, each one half metre of width of such seating shall be deemed to be one seat;

.5 where the number of employees is used to determine the required parking spaces, the calculation shall use the maximum number of employees anticipated on the parcel at any time;

.6 in the case of mixed uses, the total requirements for off-street parking or loading shall be the sum of the requirements for the various uses computed separately;

.7 in respect of a class of building or use permitted under this Bylaw which is not specifically referred to in Column I of Tables A1-1 and A1-2, the number of off-street parking and loading spaces is calculated on the basis of the requirements for a similar class of building or use that is listed in Tables A1-1 and A1-2.

TABLE A1-1

Required Off-street Parking Spaces

Column 1 Use	Column II Required Off-street Parking Spaces
Abattoir	1 per 2 employees
Airport Terminal	1 per 20 square metres of waiting room plus 1 per 2 employees
Amusement Arcade	1 per 13 square metres of gross floor area
Animal Hospital and/or Veterinary Clinic	3 per Veterinarian plus 1 per 2 employees
Art Gallery	1 per 30 square metres gross floor area
Artisan Coffee Roasting #3989	1 per 2 employees
Assembly Hall	1 per 4 seats and 1 per 15 square metres of gross floor area intended for public assembly without fixed seats, excluding playing surfaces
Auctions	1 per 10 square metres of auction floor
Auto, RV and Boat Sales and Repair	1 per 70 square metres of gross floor area, plus 2 per service bay
Auto body	1 per 70 square metres of gross floor area, plus 2 per service bay
Banks and Financial Institutions, Business and Professional Offices	1 per 20 square metres of gross floor area
Beach	1 per 9 square metres of developed beach above high water mark
Bed and Breakfast	1 per bedroom available for rental (in addition to parking required for residential use)
Billiard and Pool Hall	2 per table plus 1 per 2 employees
Boarder	1 per let room (in addition to parking required for residential use)
Boat Repair Service	1 per 100 square metres of floor area
Bowling Alleys	3 per alley
Building Supplies	1 per 15 square metres of retail floor area
Bus Depot	1 per 20 square metres of waiting room plus 1 per 2 employees

TABLE A1-1

Required Off-street Parking Spaces
(Cont'd)

Column 1 Use	Column II Required Off-street Parking Spaces
Campground	1 per camping site, plus 2 spaces for the operator
Car Wash #3001	1 per two employees on duty, plus 2 per service bay (excluding wash bay)
Church, Chapel or other Religious Institution	The greater of: a) 1 per 4.5 seats or 3.0 square metres of gross floor area of worship assembly area, whichever is greater; or b) 1 per 15 square metres of gross floor area of entire church building including worship area;
Community Care Facility	1 per 4 patient beds
Congregate Housing	1 per 2 units
Convention Centre	1 per 3 seats or 1 per 10 square metres of gross floor area, whichever is greater
Convenience Store	1 per 15 square metres of retail area or 4, whichever is greater
Craft Distillery and Brewery #4113	1 per 24 square metres of gross floor area
Country Inn #2758	3 plus 1 per let room
Cultural Facility	1 per 37 square metres of gross floor area
Daycare	1 per 35 square metres gross floor area
Delivery and Express Facility	1 per 100 metres of office area
Dormitories	1 per 5 beds
Equipment, Machinery, Tool and Appliance Sales Rental and Repair	1 per 100 square metres gross floor area plus 1 per 20 m² retail or display area
Farm Produce Sales #3768	1 per 17 square metres gross floor area and covered area
Flying Club	1 per 10 square metres gross floor area

TABLE A1-1

Required Off-street Parking Spaces

(Cont'd)

Column 1 Use	Column II Required Off-street Parking Spaces
Frozen Food Locker	1 per 24 square metres gross floor area
Fuel Service Station	3 per service bay or one per pump, whichever is greater
Funeral Parlour	1 per 15 square metres gross floor area
Golf Course	5 per tee
Golf Driving Range	1 per tee plus 1 per 2 employees
Government & Utility Service Uses	1 per employee
Gravel Extraction	1 per employee
Health and Fitness Establishment and Health Services Centre	1 per 35 square metres gross floor area
Home Occupation	1 space, or spaces (in addition to parking required for single family dwelling use) as required for the specific use if listed elsewhere in this Table, whichever is greater.
Hospitals	1 per 3 beds
Hotel and Motel	1 per sleeping or kitchen unit
Kennel	1 per 2 employees
Laundromat	1 per 3 washing machines
Laundry, Dry Cleaner	1 per 50 square metres of gross floor area
Licensee Retail Store #3223	1 per 12 square metres of retail floor area
Library	1 per 10 square metres gross floor area
Livestock Auction, Stockyard	1 per 100 square metres gross floor area plus 1 per 15 square metres of gross floor area intended for public assembly
Manufacturing; Industrial; Laboratories;	1 per 100 square metres plus 1 per 2 employees
Marina	1 per docking berth
Marina Repair	1 per 100 square metres gross floor area
Medical and Dental Clinic	1 per 35 square metres of gross floor area
Miniature Golf	1 per hole plus 1 per 2 employees

TABLE A1-1

Required Off-street Parking Spaces

(Cont'd)

Column 1 Use	Column II Required Off-street Parking Spaces
Mobile Home Park	2 per mobile home pad
Mobile Home Sales and Rental	1 per 200 square metres gross floor area
Museum	1 per 40 square metres of gross floor area
Nurseries and Greenhouses	1 per 15 square metres of gross floor area of retail sales building
Nightclubs, Bars and Neighbourhood Pubs	1 per 3 seats
Office	1 per 35 square metres of gross floor area
Personal Services Establishment	1 per 10 square metres of gross floor area
Post Office	1 per 30 square metres of gross floor area
Public Use	1 per employee
Private Utility #3060	1 per employee
Public Utility	1 per employee
Recreational Vehicle Sales and Rental	1 per 100 square metres of gross floor area plus 1 per 2 employees
Recreational Uses Such as Arenas, Curling Rinks and Swimming Pools	1 per 4 square metres of swimming pool surface, and 1 per 10 square metres of ice surface or recreation floor space, plus 1 per 23 spectator seats
Residential Requirements:	
Guest Parking- multi-family (applicable to all developments with over 6 units)	1 per every 10 dwelling units or portion thereof
Duplex	2 per dwelling unit
Compact/Stata Multi- Family R-14	1.5 per dwelling unit
Multi-Family R-5	1.25 per dwelling unit
Accessory Dwelling Unit (secondary, detached, or rural detached) #4465	1 per suite
Single Family Dwelling	2 per dwelling unit
Lower Floor Dwelling Unit #3951	1 for first dwelling unit, plus 1.25 for each additional in same building
Lower Floor Dwelling Unit in the Downtown Parking Specified Area (Amendment Bylaw No. 3951)	1 per dwelling unit
Upper Floor Dwelling Unit	1.25 per dwelling unit
Upper Floor Dwelling Unit in the Downtown Parking Specified Area #2671	1 per dwelling unit

TABLE A1-1

Required Off-street Parking Spaces

(Cont'd)

Assisted Living Housing #3165	1 per 3 units
Resort Accommodation #3517	1 per accommodation unit
Restaurant	1 per 3 seats
Rest Home	1 per 3 beds
Retail Stores	1 per 24 square metres of gross floor area #4049
Riding Stable	1 per horse stall or a minimum of 5 spaces, whichever is greater
Rifle Range	2 per position
Schools	
□ Kindergarten, elementary and junior high	1.5 per classroom
□ senior high	5 per classroom
□ college	10 per classroom
Servicing; Rental and Repair; Printing and Publishing; Display Yards; Storage;	1 per 20 square meters of display or retail sales area
Shopping Centres	1 per 24 square metres gross floor area
Theatre	1 per 5 seats
Trade Contractors Office and Storage	1 per 50 square metres gross floor area
Transportation Depots	1 per 15 square metres of waiting room area
Video Rental	1 per 12 square metres of gross floor area
Warehousing; and Wholesale Uses	1 per 2 employees
Wildlife Sanctuary	10

TABLE A1-2

Required Off-street Loading Spaces

Column 1 Use	Column II Required Off-street Loading Spaces
Commercial and Industrial	
□ Buildings having less than 450 square metres of gross floor area	1
□ Buildings having between 450 square metres to 2500 square metres of gross floor area	2
□ Buildings having more than 2500 square metres of gross floor area	3
Institutional	
□ Buildings having less than 2800 square metres of gross floor area	1
□ Buildings having 2800 square metres or more gross floor area	2

2. **Location of Parking and Loading Spaces**

In all residential zones, required off-street parking shall be located on the same parcel as the use or building they serve. In all non-residential zones, off-street parking spaces may be located on another parcel located within 300 metres of the parcel these spaces serve.

If parking is not located on the same parcel as these spaces serve, a restrictive covenant, pursuant to Section 219 of the Land Titles Act, shall be registered. The covenant must be registered on the title of the parcel that accommodates the parking spaces.

3. **Dimensions of Off-street Parking Spaces**

Each off-street parking space shall comply with the dimensions specified in Table A1-3 and illustrated in Figure A1.

4. **Small Car Parking Spaces** #2900

Small car parking spaces may be used for 20% of the total number of off-street parking spaces required. Each small car, off-street parking space shall comply with the dimensions specified in Table A1-3.

5. **Dimensions of Off-street Loading Spaces**

Each off-street loading space required by this Bylaw shall be a minimum of 3.7 metres wide and shall have a minimum vertical clearance of 3.7 metres. All loading facilities and spaces shall be located entirely on-site.

TABLE A1-2

Required Off-street Loading Spaces *(Cont'd)*

6. **Access to Highways**

   Each off-street parking and loading space shall have a direct egress and ingress to a travel aisle, except that in the case of church parking, a maximum of 50% of the required parking spaces may have indirect egress and ingress to a travel aisle. The location of access (egress and ingress) to any parking area shall not be less than 20 metres from any street intersection.

7. **Surfacing of Off-street Parking and Loading Spaces**

   All off-street parking spaces, driveways, loading spaces, and access aisles, except in Agricultural, Industrial and Single Family Residential zoned parcels, shall be surfaced with asphalt, concrete or brick and shall be graded and drained to properly dispose of surface water. #2678

8. **Delineation of Off-street Parking and Loading Spaces**

   Where more than two off-street parking and loading spaces are provided, each space shall be clearly delineated by painted lines.

9. **Downtown Exemption**

   That portion of commercial uses, buildings or structures less than 1,858 square metres [20,000 square feet] created within a "Designated Parking Area" as defined in the municipality's "Parking Area Bylaw", are exempted from providing off-street parking. This exemption does not apply to residential units contained within the buildings or structures, parking for which is to be provided in accordance with Table A1-1 for Upper Floor Dwelling Unit within the Designated Parking Area. The owner or occupier may provide cash in lieu of the required off-street parking in accordance with the "Payment in Lieu of Parking Bylaw". #2933

10. **Downtown Waterfront - Off-street Parking** #3163

    Parking shall be hard surfaced and screened with tall shade trees and low profile evergreen landscaping in combination with undulating berms. Parking areas shall be interspersed with low intensity lighting and shall be designed and constructed for convenient pedestrian access. Larger parking areas in excess of 20 stalls shall be interrupted with intensively landscaped islands of hardy vegetation to accommodate snow storage.

11. **Boats, Trucks, Trailers and Wrecked Vehicles**

    No commercial vehicle, truck, bus, contractor's equipment, dismantled or wrecked automobile, boat, trailer, or any similar vehicle, conveyance, craft or equipment shall be parked or stored unenclosed in any Residential Zone, except the following which may be stored in the front, rear or side yard only: #4144

    .1 One (1) truck or commercial vehicle, not exceeding 5600 kg. Gross Vehicle Weight capacity;

    .2 Any dismantled or wrecked vehicle for a period of not more than thirty (30) consecutive days, provided same is completely covered by a tarpaulin;

    .3 One (1) travel trailer;

    .4 One (1) boat or vessel not exceeding a length of 8.0 metres (26.25 ft.);

    .5 One (1) recreational vehicle;

    .6 Front yard parking and storage is limited to two (2) vehicles of any type permitted within Section 11; #4144

    Trucks, commercial vehicles or equipment required for the construction, repair, servicing or maintenance of the premises are allowed to park in the front yard during working hours.

12. **Accessible Parking Stalls** #4590

.1 Accessible Car Spaces are a minimum of 5.8m depth x 2.4m width. Accessible Van Spaces are a minimum of 5.8m depth x 3.3m width, with an additional minimum aisle width of 1.5m. The additional aisle may be shared between neighbouring Accessible Van Spaces.

.2 Accessible Parking Stalls must be:

(a) clearly identified by both paint markings on the parking space and a freestanding Sign in front of the space that is not less than 1.2m above ground measured to the bottom of the Sign and incorporating the international symbol of accessibility for persons with disabilities. Accessible Van Spaces signage shall also include the words “van accessible”;

(b) treated with a firm and slip-resistant surface;

(c) provided with a curb letdown from the shared access aisle to any raised pedestrian sidewalk that provides connectivity to the Building;

(d) constructed with a slope not exceeding 2%; and

(e) marked with high-colour-contrast diagonal pavement lines on the access aisle

.3 Of the required stalls for all permitted uses, the minimum number of Accessible Parking Stalls shall be provided in accordance with the following table:

Total Number of Parking Spaces required	Total Number of Accessible Parking Stalls to be Provided	Accessible Car Spaces to be provided	Accessible Van spaces to be provided
0-5	0	0	0
6-25	1	1	0
26-50	3	2	1
51-100	4	3	1
100+	6	4	2

.4 Should Accessible Parking Stalls be provided that are in addition to those in Section 12.3 then those Accessible Parking Stalls must be in addition to the required number of parking stalls.

.5 Parking facilities that are used exclusively for buses, trucks, delivery vehicles, law enforcement vehicles, and vehicular impound are not required to include accessible spaces. However, if such lots are accessed by the public (e.g., impounded vehicle retrieval), one (1) Accessible Parking Stall is to be provided.

TABLE A1-3 #3001

Minimum Dimensions for the Design of Parking Facilities**					
Parking Angle (A)*	Aisle Width (B)* (one way)	Clear Length (C)*	Stall Width (D)*	Curb Width (E)*	Height
Parallel Parking 0^0	3.8 m (min.)		2.6 m	7.0 m (6.0 m small car)	2.2 m
30□	3.8 m	5.2 m	2.6 m	5.2 m	2.2 m
45□	4.3 m	5.9 m	2.6 m	3.7 m	2.2 m
60□	5.8 m	6.3 m	2.6 m	3.0 m	2.2 m
90□	7.3 m	5.8 m	2.6 m	2.6 m	2.2 m

***** **Location of these dimensions are shown on Figure A-1.**

****** **Refer to Section 1. of this Appendix for properties located within 800 metres of a controlled access highway.**

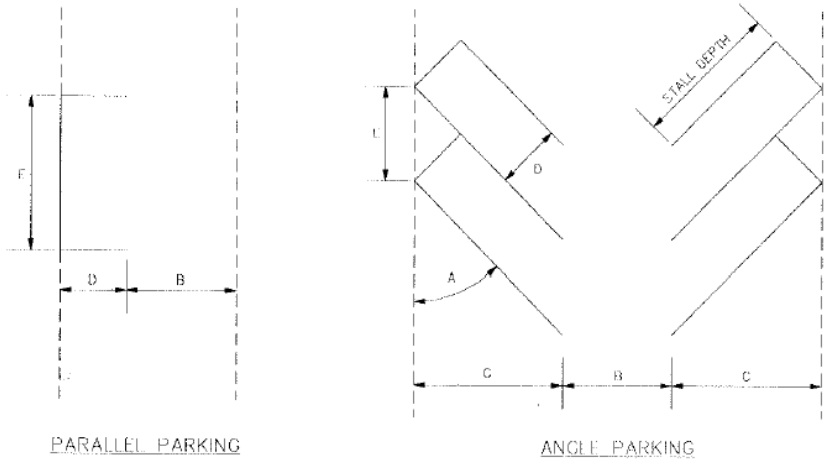
NOTE:

1) Except for parallel parking, the minimum stall depth of 5.8 m may be reduced to 5.0 m and the minimum stall width of 2.6 m may be reduced to 2.4 m for the provision of Small Car Parking Spaces.

2) Minimum aisle width for 2-way traffic 7.3 m.

Figure A-1

#3001



APPENDIX II - FLOODPLAIN PROVISIONS

1. Floodplain Provisions

Notwithstanding any other provision of this Bylaw, no building or part thereof shall be constructed, reconstructed, moved or extended nor shall any mobile home or unit, modular home or structure be located:

.1 within 15 metres (49.2 feet) of the natural boundary of a lake, with the exception of Federated Co-operatives Ltd. Canoe operations; #2804

.2 within 15 metres (49.2 feet) of the natural boundary of Canoe Creek or the Salmon River;

.3 with the underside of any floor system, or the top of any pad supporting any space or room, including a mobile home, that is used for dwelling purposes, business or the storage of goods which are susceptible to damage by floodwaters lower than 0.6 metre (1.9 feet) above the 200 year flood level where it can be determined; or

- 1.5 metres (4.9 feet) above the natural boundary of a lake; or
- 3.0 metres (9.8 feet) above the natural boundary of Canoe Creek or the Salmon River;

where the 200 year flood level cannot be determined, provided that in any event, the underside of a floor system or the top of any pad supporting any space or room shall not be lower than 351 metres G.S.C. (Geodetic Survey Coordinate).

2. Exemption Provisions

The following types of development are exempt from the requirement of Section 1. above as it pertains to the Flood Construction Levels:

.1 a renovation of an existing building or structure that does not involve an addition thereto;

.2 an addition to a building or structure, at the original non-conforming floor elevation, that would increase the size of the building or structure by less than 25 percent of the floor area existing at the date of adoption of this Bylaw, provided that the degree of non-conformity regarding setback is not increased.

.3 that portion of a building or structure to be used as a carport, garage or entrance foyer.

APPENDIX III - SCREENING AND LANDSCAPING REQUIREMENTS

1. Screening

All storage yards shall be completely screened from public view and adjacent properties. Screening fence heights shall be not less than 2.0 metres (6.5 feet) nor greater than 2.4 metres (8.0 feet).

Forms of acceptable screening are as follows:

.1 A uniformly painted solid wall fence of uniform height;

.2 Walls of concrete block, masonry custom units, or buildings located adjacent to a property line.

.3 Chain link fencing with mature evergreen tree hedge planted on-site adjacent to fencing to block view of the top of the chain link fence.

2. Landscaping

In conjunction with the provision of screening, continuous landscaping shall be provided, except that chain link fencing with solid evergreen hedge, shall satisfy the landscaping requirement.

.1 Where solid wall fencing is used fronting a highway, such fencing is to be set back a minimum of 1.5 metres (4.9 feet) to accommodate landscaping.

.2 Landscaping shall comprise any of the following combinations: trees, trees and ground cover; raised earth berms with trees and ground cover.

.3 Minimum calliper of trees shall be 6.5 cm (2.5 inches).

.4 To assist with control of the codling moth, the planting of codling moth host trees, including all apples and crab apples (Malus spp.), all pears (Pyrus spp.), quince (Cyclondia oblonga) and flowing quince or japonica (Chaenomeles japonica) is discouraged on all developments, excluding commercial orchards. #2843

The data represented here is not guaranteed for positional or legal accuracy and remains the property of The City of Salmon Arm, BC.

Issued By | Date

CITY OF SALMON ARM

500 2 Avenue NE
Salmon Arm, BC V1E 4N2
Ph: 250.803.4000 Fax: 250.803.4041

Zoning Bylaw No. 2303, as amended

N

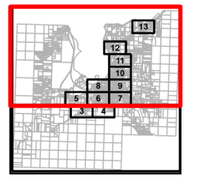
Scale 1:38,000

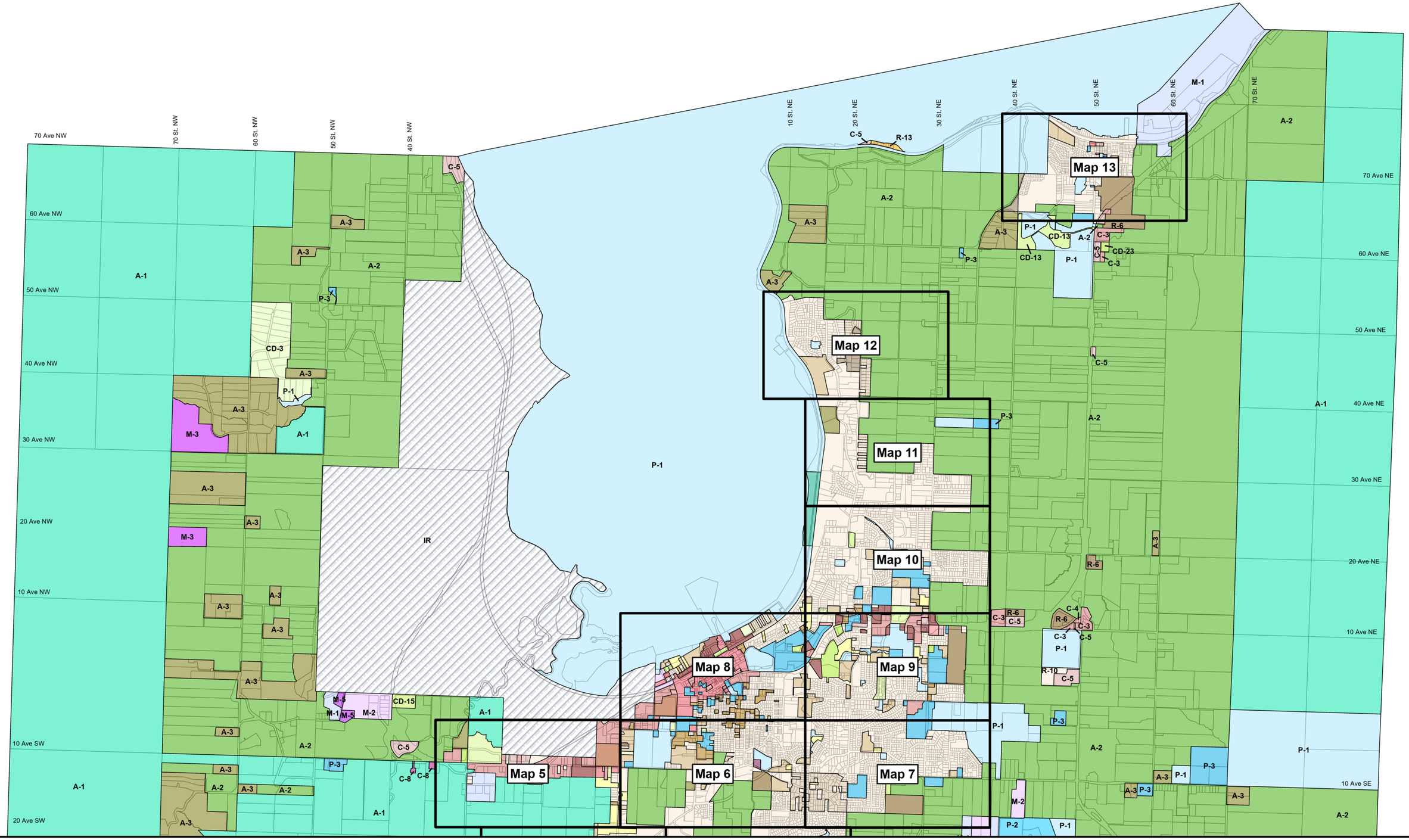
0 400 800 1,200 1,600 Meters

Map Created on January 17, 2003
Map Amended on June 8, 2026

North Index

Map 1 of 13





The data represented here is not guaranteed for positional or legal accuracy and remains the property of The City of Salmon Arm, BC.

Issued By Date

CITY OF SALMON ARM

500 2 Avenue NE
Salmon Arm, BC V1E 4N2
Ph: 250.803.4000 Fax: 250.803.4041

Zoning Bylaw No. 2303, as amended

N

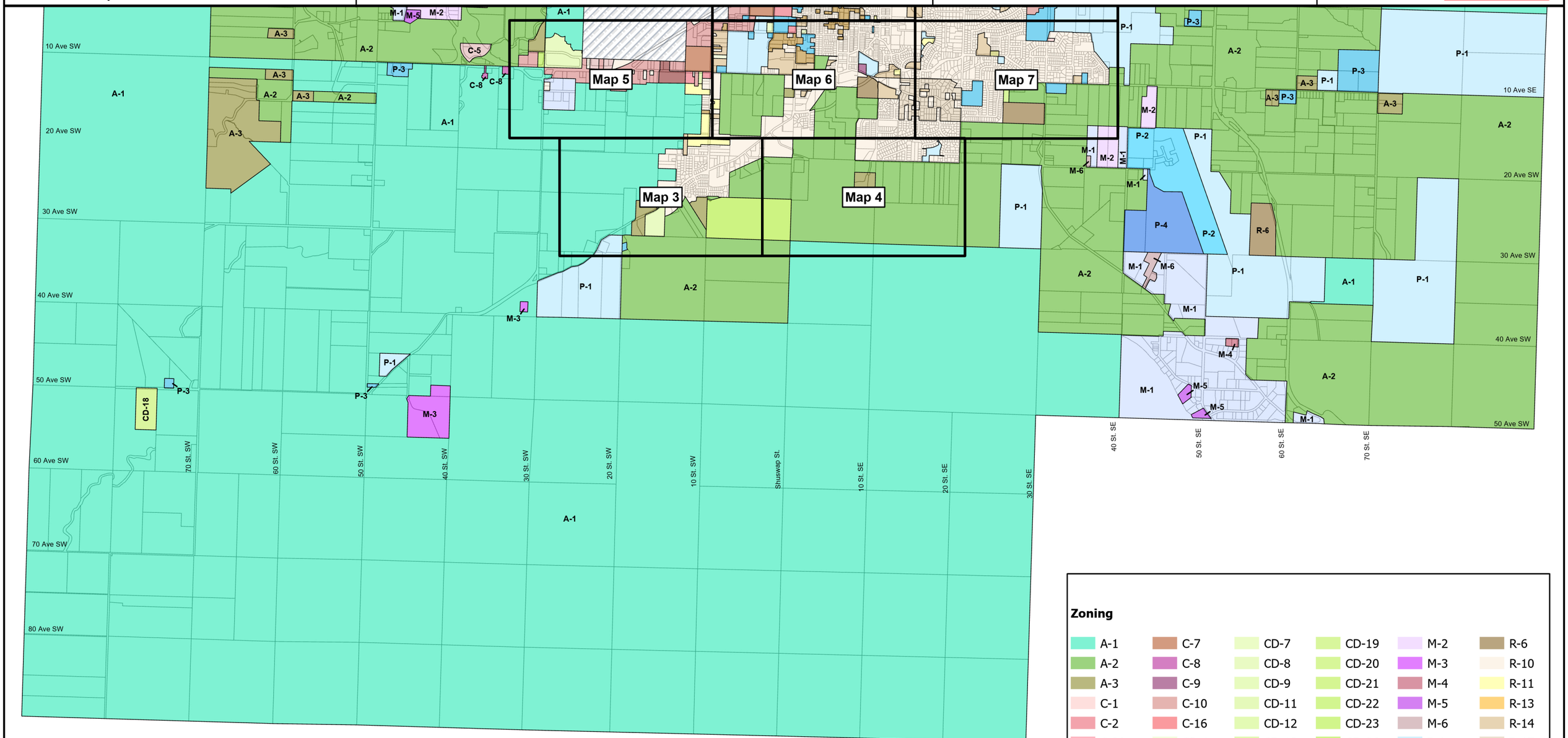
Scale 1:36,000

0 400 800 1,200 1,600 Meters

Map Created on January 17, 2003
Map Amended on June 8, 2026

South Index

Map 2 of 13



Zoning

A-1	C-7	CD-7	CD-19	M-2	R-6
A-2	C-8	CD-8	CD-20	M-3	R-10
A-3	C-9	CD-9	CD-21	M-4	R-11
C-1	C-10	CD-11	CD-22	M-5	R-13
C-2	C-16	CD-12	CD-23	M-6	R-14
C-2A	CD-1	CD-13	CD-26	P-1	R-17
C-3	CD-2	CD-14	CD-27	P-2	R-19
C-4	CD-3	CD-15	CD-28	P-3	IR
C-5	CD-4	CD-17	EP-1	P-4	
C-6	CD-6	CD-18	M-1	R-5	

The data represented here is not guaranteed for positional or legal accuracy and remains the property of The City of Salmon Arm, BC.

Issued By Date

CITY OF SALMONARM

500 2 Avenue NE
Salmon Arm, BC V1E 4N2
Ph: 250.803.4000 Fax: 250.803.4041

Zoning Bylaw No. 2303, as amended

N

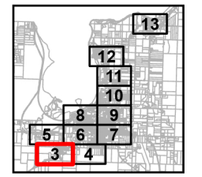
Scale 1:5000

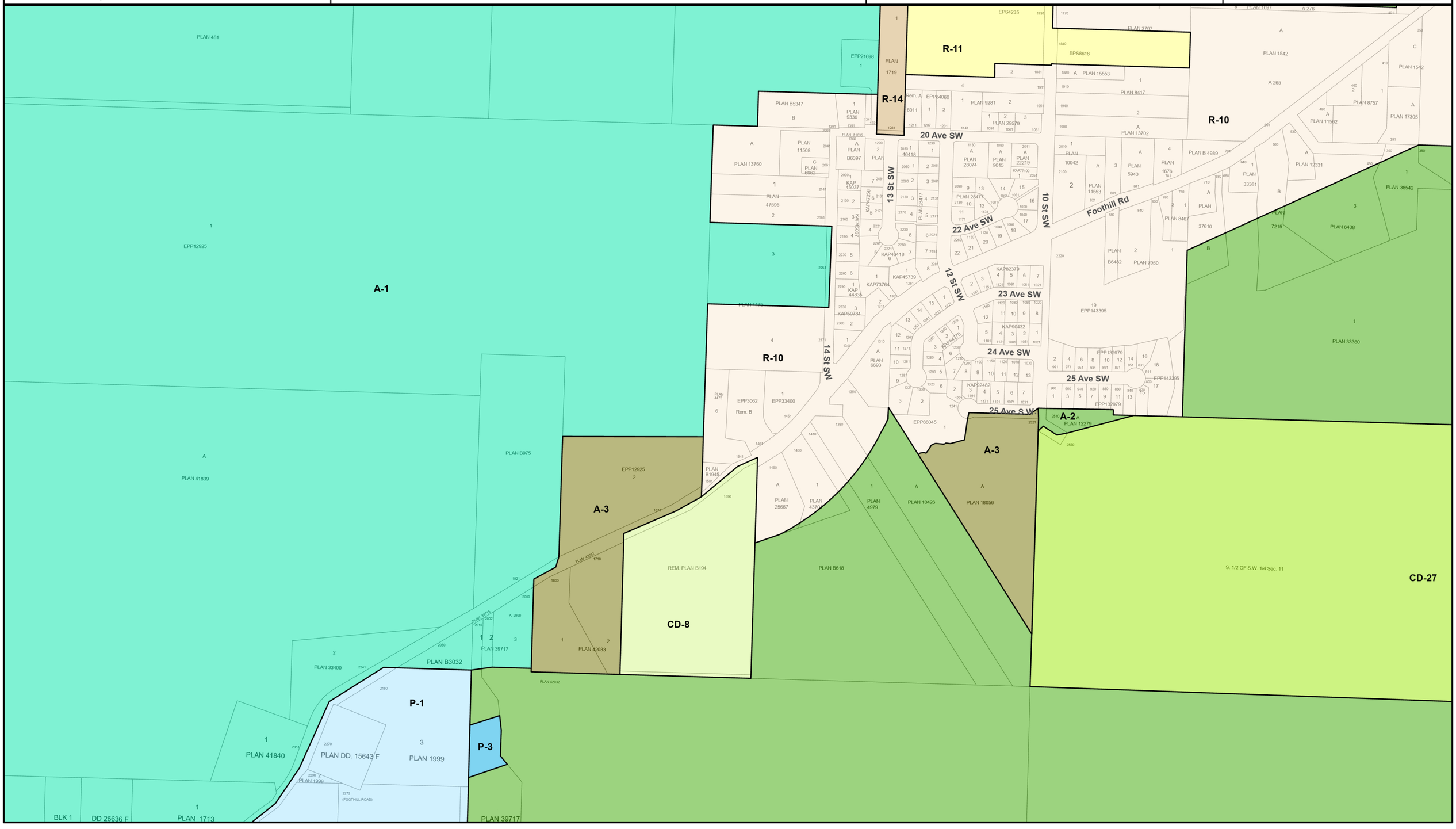
0 50 100 150 200 Meters

Map Created on January 17, 2003
Map Amended on June 8, 2026

Overview

Map 3 of 13





The data represented here is not guaranteed for positional or legal accuracy and remains the property of The City of Salmon Arm, BC.

Issued By | Date

CITY OF SALMON ARM

500 2 Avenue NE
Salmon Arm, BC V1E 4N2
Ph: 250.803.4000 Fax: 250.803.4041

Zoning Bylaw No. 2303, as amended

N

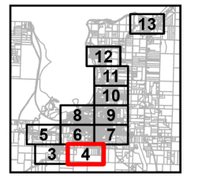
Scale 1:5000

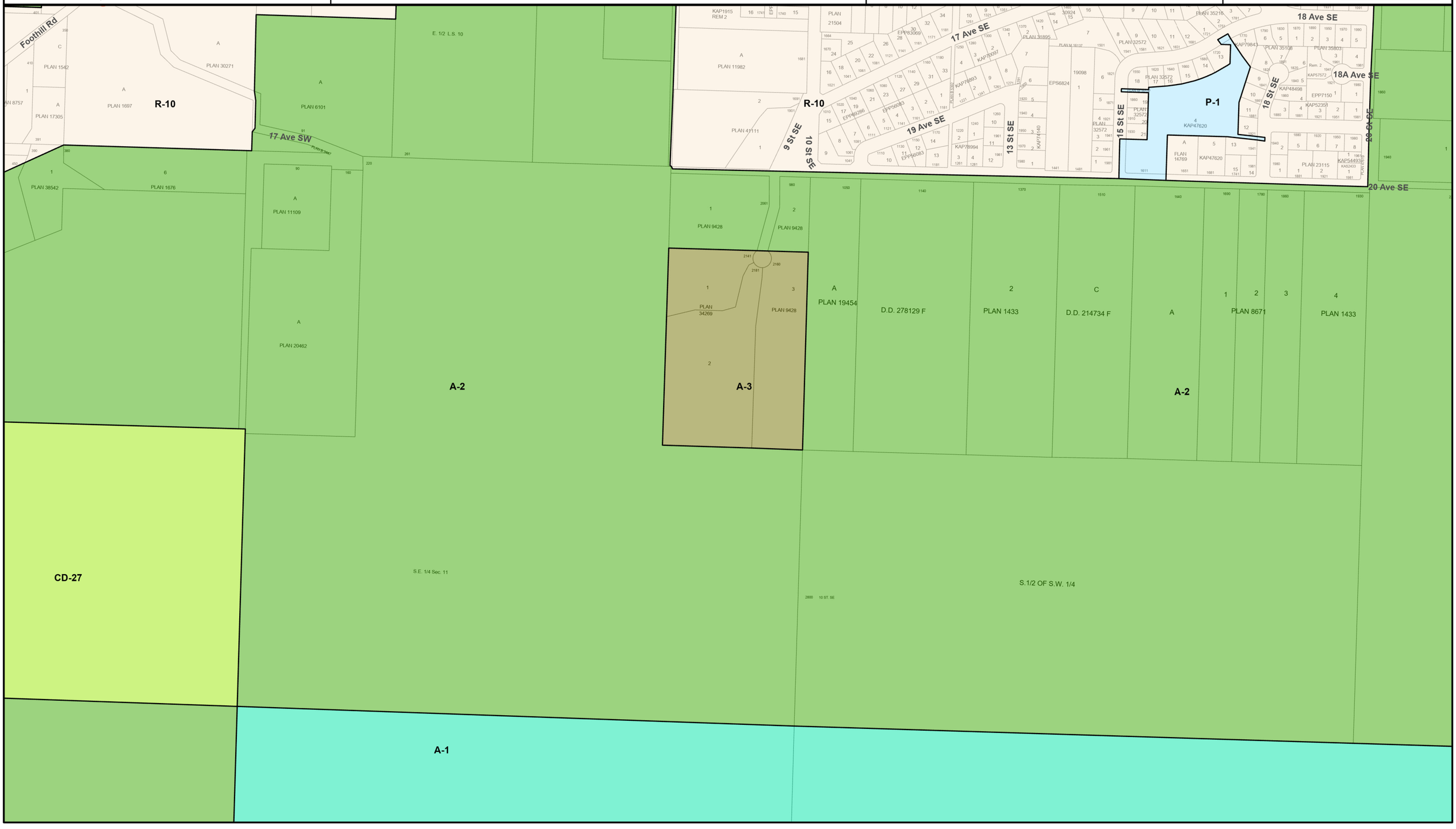
0 50 100 150 200 Meters

Map Created on January 17, 2003
Map Amended on June 8, 2026

Overview

Map 4 of 13





The data represented here is not guaranteed for positional or legal accuracy and remains the property of The City of Salmon Arm, BC.

Issued By Date

CITY OF SALMON ARM

500 2 Avenue NE
Salmon Arm, BC V1E 4N2
Ph: 250.803.4000 Fax: 250.803.4041

Zoning Bylaw No. 2303, as amended

N

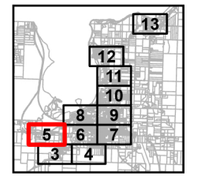
Scale 1:5000

0 50 100 150 200 Meters

Map Created on January 17, 2003
Map Amended on June 8, 2026

Overview

Map 5 of 13



RESERVE

A-2
A-1
A-3
SALMON RIVER
Rem. PLAN B 4633
Rem. 8 PLAN 312
9 Ave SW
1 EPP123946
C-3
A EPP138553
CD-26
CD-8
EPP10328
Trans Canada Highway
R-10
C-5
Rem. A PLAN 41170
C-3
Rem. 4 PLAN 3992
C-4
EPP81913
A PLAN B6455
A PLAN 10267
A PLAN 15049
A PLAN 28793
1 EPP74719
1 PLAN 69718
PLAN B6396
1 EPP120036
C-3
1 PLAN 52617
Rem. 10 PLAN 3992
17 St SW
A PLAN B 5781
1 PLAN 34755
1 PLAN 28562
2 PLAN 4309
1 EPP141204
REM.1 PLAN 3757
A PLAN 10183
1 PLAN KAS 1749
REM. A PLAN 17475
C-7
A PLAN 1569 / 17475
PLAN EPP136896
C-3 Rem. 5 Plan 12965
1 EPP105150
1 EPP40251
PLAN 63233
1 KAP73396
PLAN 42481
PLAN 24403
PLAN 34138
PLAN 53883
4 Ave SW
5 Ave SW
R-10
R-14
R-5
CD-1
P-3
C-8
Rem. 2 PLAN 1530
10 Ave SW
Rem. 1 PLAN 1530
1 EPP80807
PLAN 25597
PLAN 19056
13 Ave SW
A PLAN 22760
1 PLAN 14645
M-1
PLAN 37036
PLAN 44024
A PLAN 39656
A-1
30 St SW
A PLAN 13563
PLAN 12381
PLAN 1530
Rem. 2
Rem. LOT 15 PLAN 481
Rem. 14
Rem. A PLAN 22795
20 St SW
PLAN 28324
PLAN 29584
Rem. N.E. 1/4
A-1
Rem. DD 4342D
Rem. Parcel B N.E. 1/4
Rem. 1 EPP47144
A PLAN 29515
BLK 5
C-6
EPP99304
C-2
EPP115034
C-3
CD-11
C-2 PLAN 3991
PLAN B6751
PLAN 7283
PLAN 3991
R-11
KAS2869
PLAN 30625
PLAN 66841
PLAN 66840
KAS3250
EPS3413
EPS3551
EPS4235
R-14 PLAN 4279
PLAN B6978
PLAN B6962
PLAN 29487
R-10 PLAN 4279

The data represented here is not guaranteed for positional or legal accuracy and remains the property of The City of Salmon Arm, BC.

Issued By | Date

CITY OF SALMON ARM

500 2 Avenue NE
Salmon Arm, BC V1E 4N2
Ph: 250.803.4000 Fax: 250.803.4041

Zoning Bylaw No. 2303, as amended

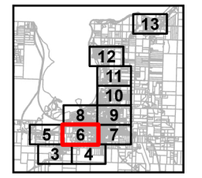
N

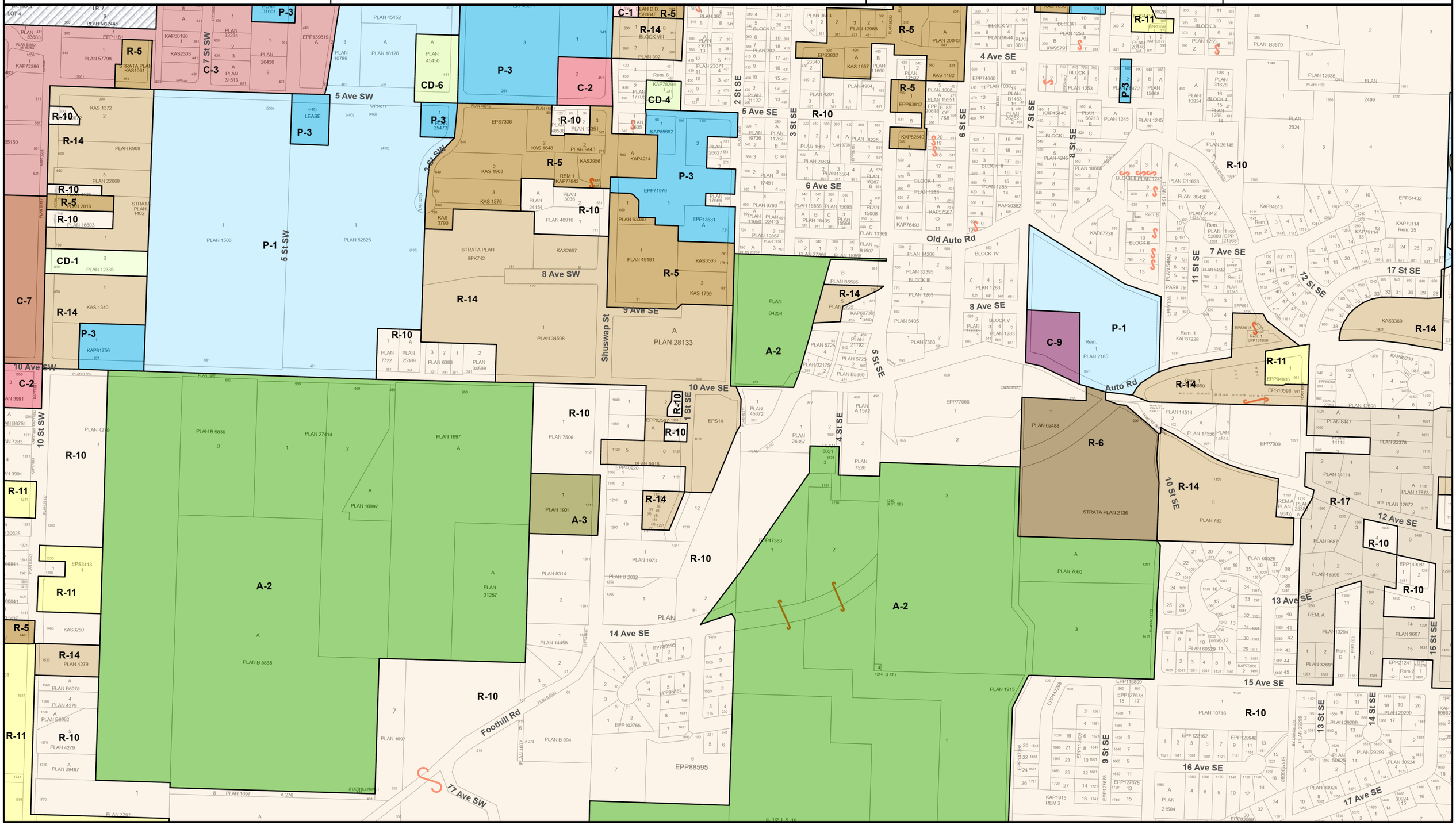
Scale 1:5000

0 50 100 150 200 Meters

Map Created on January 17, 2003
Map Amended on June 8, 2026

Overview
Map 6 of 13





The data represented here is not guaranteed for positional or legal accuracy and remains the property of The City of Salmon Arm, BC.

Issued By | Date

CITY OF SALMON ARM

500 2 Avenue NE
Salmon Arm, BC V1E 4N2
Ph: 250.803.4000 Fax: 250.803.4041

Zoning Bylaw No. 2303, as amended

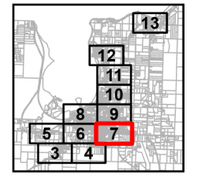
N

Scale 1:5000

0 50 100 150 200 Meters

Map Created on January 17, 2003
Map Amended on June 8, 2026

Overview
Map 7 of 13



The data represented here is not guaranteed for positional or legal accuracy and remains the property of The City of Salmon Arm, BC.

Issued By | Date

CITY OF SALMON ARM

500 2 Avenue NE
Salmon Arm, BC V1E 4N2
Ph: 250.803.4000 Fax: 250.803.4041

Zoning Bylaw No. 2303, as amended

N

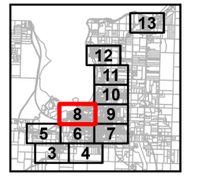
Scale 1:5000

0 50 100 150 200 Meters

Map Created on January 17, 2003
Map Amended on June 8, 2026

Overview

Map 8 of 13



The data represented here is not guaranteed for positional or legal accuracy and remains the property of The City of Salmon Arm, BC.

Issued By Date

CITY OF SALMON ARM

500 2 Avenue NE
Salmon Arm, BC V1E 4N2
Ph: 250.803.4000 Fax: 250.803.4041

Zoning Bylaw No. 2303, as amended

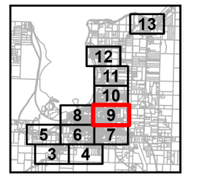
N

Scale 1:5000

0 50 100 150 200 Meters

Map Created on January 17, 2003
Map Amended on June 8, 2026

Overview
Map 9 of 13



The data represented here is not guaranteed for positional or legal accuracy and remains the property of The City of Salmon Arm, BC.

Issued By | Date

CITY OF SALMON ARM

500 2 Avenue NE
Salmon Arm, BC V1E 4N2
Ph: 250.803.4000 Fax: 250.803.4041

Zoning Bylaw No. 2303, as amended

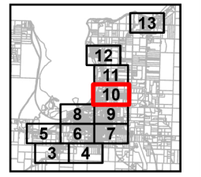
N

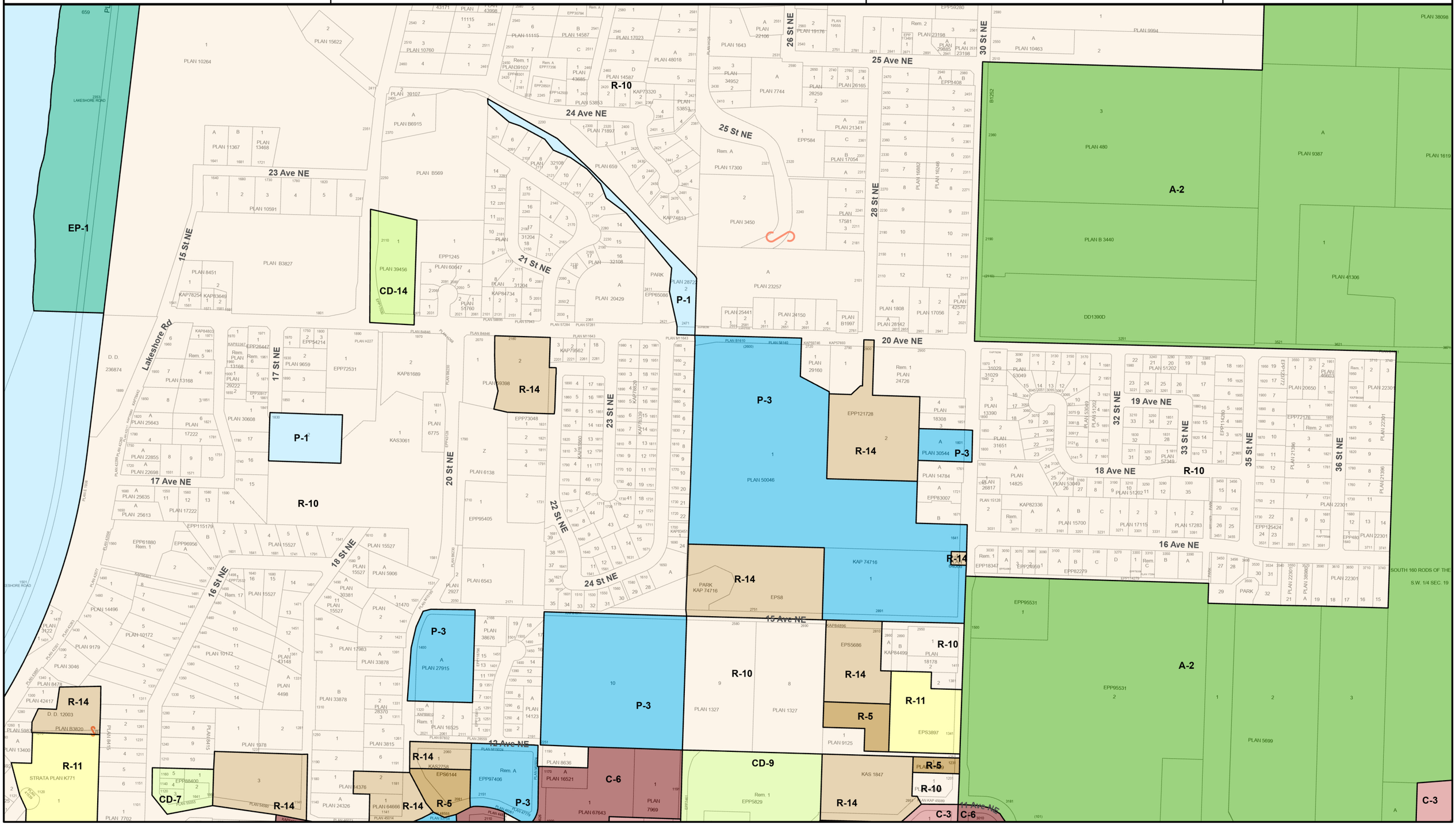
Scale 1:5000

0 50 100 150 200 Meters

Map Created on January 17, 2003
Map Amended on June 8, 2026

Overview
Map 10 of 13




EP-1
R-10
CD-14
P-1
A-2
R-14
P-3
R-5
R-11
CD-9
CD-7
C-6
C-3
24 Ave NE
25 Ave NE
23 Ave NE
20 Ave NE
19 Ave NE
18 Ave NE
17 Ave NE
16 Ave NE
15 Ave NE
12 Ave NE
11 Ave NE
25 St NE
26 St NE
28 St NE
30 St NE
32 St NE
33 St NE
35 St NE
36 St NE
21 St NE
22 St NE
23 St NE
20 St NE
18 St NE
17 St NE
16 St NE
15 St NE
Lakeshore Rd
LAKESHORE ROAD
PLAN 10264
PLAN 15622
PLAN 39107
PLAN B6915
PLAN B569
PLAN 11367
PLAN 13468
PLAN 10591
PLAN B3827
PLAN 8451
PLAN 39456
EPP1245
PLAN 60647
PLAN 51760
PLAN 32108
PLAN 71897
PLAN 659
PLAN 14587
PLAN 17023
PLAN 48018
PLAN 53853
PLAN 43685
PLAN 11115
PLAN 14587
PLAN 10760
PLAN 39107
PLAN 1643
PLAN 22106
PLAN 7744
PLAN 34952
PLAN 28259
PLAN 26165
PLAN 21341
PLAN 17054
EPP584
PLAN 17300
PLAN 3450
PLAN 23257
PLAN 20429
PARK
PLAN 28722
EPP65088
PLAN 25441
PLAN 24150
PLAN B1997
PLAN 1808
PLAN 17056
PLAN 42570
PLAN 28142
PLAN 10463
PLAN 9994
PLAN 38098
PLAN 480
PLAN 9387
PLAN 1619
PLAN B 3440
PLAN 41306
DD1390D
B1252
EPP59260
EPP1408
PLAN 23198
PLAN 29885
PLAN 19176
PLAN 19555
PLAN 16246
PLAN 16882
PLAN 13168
PLAN 14496
PLAN 10172
PLAN 9179
PLAN 3046
PLAN 8478
PLAN 42417
PLAN 13400
PLAN 5981
D. D. 12003
PLAN B3820
STRATA PLAN K771
PLAN 1978
PLAN 7702
PLAN 4376
PLAN 24326
PLAN 64666
PLAN 33878
PLAN 33879
PLAN 3815
PLAN 4498
PLAN 43148
PLAN 14123
PLAN 16525
PLAN 8636
PLAN 16521
PLAN 67643
PLAN 7969
PLAN 1327
PLAN 9125
PLAN 5699
EPP95531
PLAN 13390
PLAN 31651
PLAN 14825
PLAN 26817
PLAN 15128
PLAN 15700
PLAN 17115
PLAN 17283
PLAN 14784
PLAN 30544
PLAN 50046
PLAN 29160
PLAN 24726
PLAN 18308
PLAN 18178
PLAN 51202
PLAN 53049
PLAN 46603
PLAN 20650
PLAN 22301
PLAN 21396
PLAN 38982
PLAN 15527
PLAN 5906
PLAN 30381
PLAN 31470
PLAN 6543
PLAN 2927
PLAN 6138
PLAN 6775
PLAN 30608
PLAN 25643
PLAN 17222
PLAN 22855
PLAN 22698
PLAN 25635
PLAN 25613
PLAN 17222
PLAN 9659
PLAN 13168
PLAN 29222
PLAN 27915
PLAN 38676
PLAN 14376
PLAN 24326
PLAN 64666
PLAN 45014
PLAN 7969
PLAN 16525
PLAN 8636
PLAN 16521
PLAN 67643
PLAN 1327
PLAN 9125
PLAN 5699
PLAN 1808
PLAN 17056
PLAN 42570
PLAN 28142
PLAN 24150
PLAN B1997
PLAN 25441
PLAN 23257
PLAN 3450
PLAN 17300
PLAN 7744
PLAN 1643
PLAN 22106
PLAN 19176
PLAN 23198
PLAN 29885
PLAN 10463
PLAN 9994
PLAN 38098
PLAN 480
PLAN 9387
PLAN 1619
PLAN B 3440
PLAN 41306
DD1390D
PLAN 10264
PLAN 15622
PLAN 39107
PLAN B6915
PLAN B569
PLAN 11367
PLAN 13468
PLAN 10591
PLAN B3827
PLAN 8451
PLAN 39456
EPP1245
PLAN 60647
PLAN 51760
PLAN 32108
PLAN 71897
PLAN 659
PLAN 14587
PLAN 17023
PLAN 48018
PLAN 53853
PLAN 43685
PLAN 11115
PLAN 14587
PLAN 10760
PLAN 39107
PLAN 1643
PLAN 22106
PLAN 7744
PLAN 34952
PLAN 28259
PLAN 26165
PLAN 21341
PLAN 17054
EPP584
PLAN 17300
PLAN 3450
PLAN 23257
PLAN 20429
PARK
PLAN 28722
EPP65088
PLAN 25441
PLAN 24150
PLAN B1997
PLAN 1808
PLAN 17056
PLAN 42570
PLAN 28142
PLAN 10463
PLAN 9994
PLAN 38098
PLAN 480
PLAN 9387
PLAN 1619
PLAN B 3440
PLAN 41306
DD1390D
B1252
EPP59260
EPP1408
PLAN 23198
PLAN 29885
PLAN 19176
PLAN 19555
PLAN 16246
PLAN 16882
PLAN 13168
PLAN 14496
PLAN 10172
PLAN 9179
PLAN 3046
PLAN 8478
PLAN 42417
PLAN 13400
PLAN 5981
D. D. 12003
PLAN B3820
STRATA PLAN K771
PLAN 1978
PLAN 7702
PLAN 4376
PLAN 24326
PLAN 64666
PLAN 45014
PLAN 33878
PLAN 33879
PLAN 3815
PLAN 4498
PLAN 43148
PLAN 14123
PLAN 16525
PLAN 8636
PLAN 16521
PLAN 67643
PLAN 7969
PLAN 1327
PLAN 9125
PLAN 5699
EPP95531
PLAN 13390
PLAN 31651
PLAN 14825
PLAN 26817
PLAN 15128
PLAN 15700
PLAN 17115
PLAN 17283
PLAN 14784
PLAN 30544
PLAN 50046
PLAN 29160
PLAN 24726
PLAN 18308
PLAN 18178
PLAN 51202
PLAN 53049
PLAN 46603
PLAN 20650
PLAN 22301
PLAN 21396
PLAN 38982
PLAN 15527
PLAN 5906
PLAN 30381
PLAN 31470
PLAN 6543
PLAN 2927
PLAN 6138
PLAN 6775
PLAN 30608
PLAN 25643
PLAN 17222
PLAN 22855
PLAN 22698
PLAN 25635
PLAN 25613
PLAN 17222
PLAN 9659
PLAN 13168
PLAN 29222
PLAN 27915
PLAN 38676
PLAN 14376
PLAN 24326
PLAN 64666
PLAN 45014
PLAN 7969
PLAN 16525
PLAN 8636
PLAN 16521
PLAN 67643
PLAN 1327
PLAN 9125
PLAN 5699
EPP95531
PLAN 13390
PLAN 31651
PLAN 14825
PLAN 26817
PLAN 15128
PLAN 15700
PLAN 17115
PLAN 17283
PLAN 14784
PLAN 30544
PLAN 50046
PLAN 29160
PLAN 24726
PLAN 18308
PLAN 18178
PLAN 51202
PLAN 53049
PLAN 46603
PLAN 20650
PLAN 22301
PLAN 21396
PLAN 38982
KAP74716
KAP74813
KAP73320
KAP79820
KAP79562
KAP81689
KAS3061
KAS2768
KAS 1847
EPS8
EPS5686
EPS3897
EPS6144
EPS5829
EPP121728
EPP97406
EPP95405
EPP97072
EPP61880
EPP115179
EPP96956
EPP125424
EPP82279
EPP82336
EPP18347
EPP24959
EPP72176
EPP114280
EPP48080
EPP48081
EPP48082
EPP48083
EPP48084
EPP48085
EPP48086
EPP48087
EPP48088
EPP48089
EPP48090
EPP48091
EPP48092
EPP48093
EPP48094
EPP48095
EPP48096
EPP48097
EPP48098
EPP48099
EPP48100
EPP48101
EPP48102
EPP48103
EPP48104
EPP48105
EPP48106
EPP48107
EPP48108
EPP48109
EPP48110
EPP48111
EPP48112
EPP48113
EPP48114
EPP48115
EPP48116
EPP48117
EPP48118
EPP48119

The data represented here is not guaranteed for positional or legal accuracy and remains the property of The City of Salmon Arm, BC.

Issued By | Date

CITY OF SALMON ARM

500 2 Avenue NE
Salmon Arm, BC V1E 4N2
Ph: 250.803.4000 Fax: 250.803.4041

Zoning Bylaw No. 2303, as amended

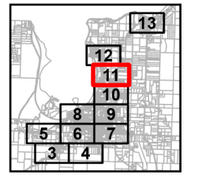
N

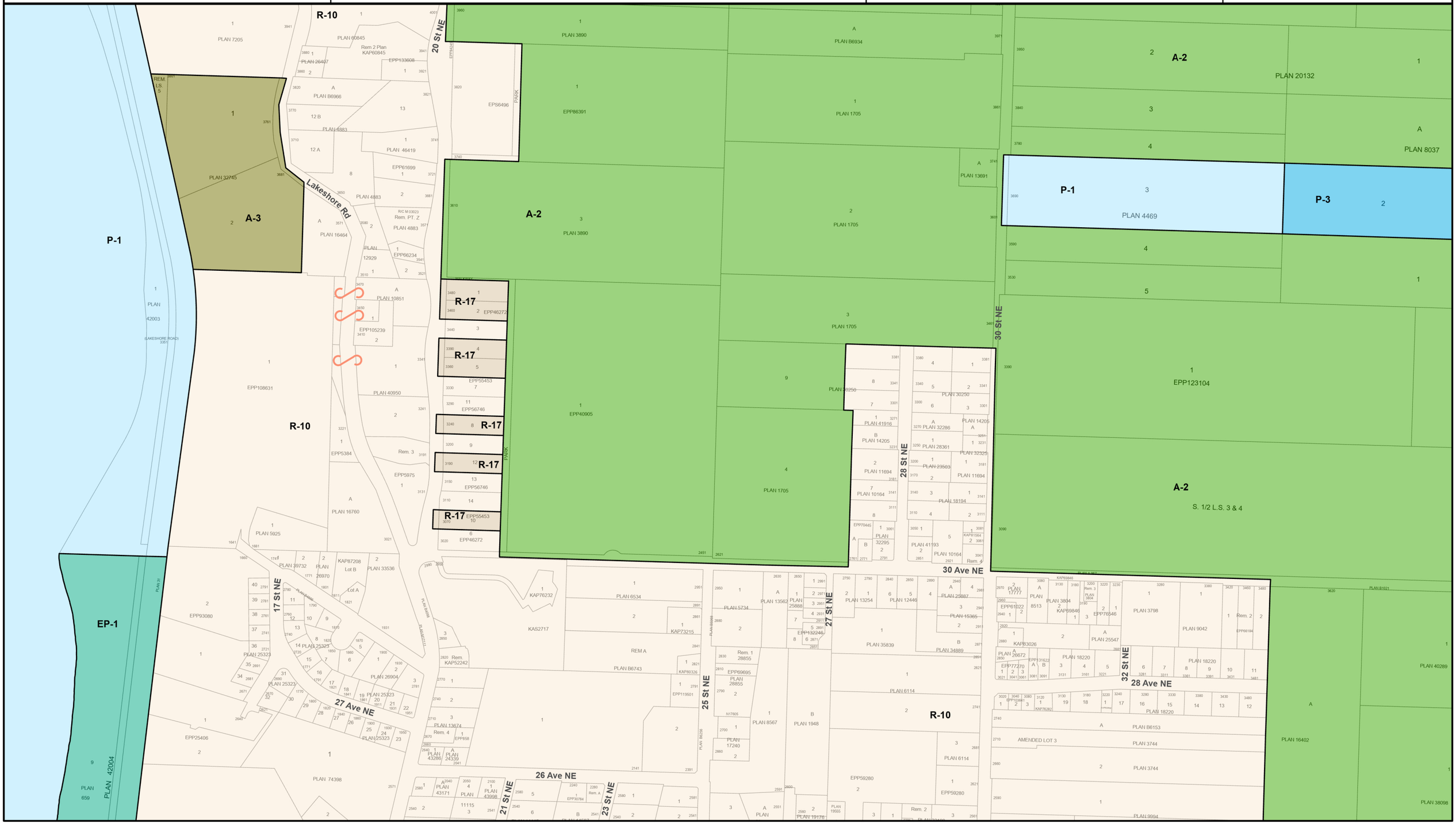
Scale 1:5000

0 50 100 150 200 Meters

Map Created on January 17, 2003
Map Amended on June 8, 2026

Overview
Map 11 of 13





The data represented here is not guaranteed for positional or legal accuracy and remains the property of The City of Salmon Arm, BC.

Issued By Date

CITY OF SALMON ARM

500 2 Avenue NE
Salmon Arm, BC V1E 4N2
Ph: 250.803.4000 Fax: 250.803.4041

Zoning Bylaw No. 2303, as amended

N

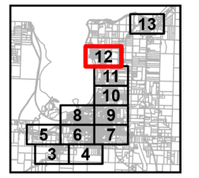
Scale 1:5000

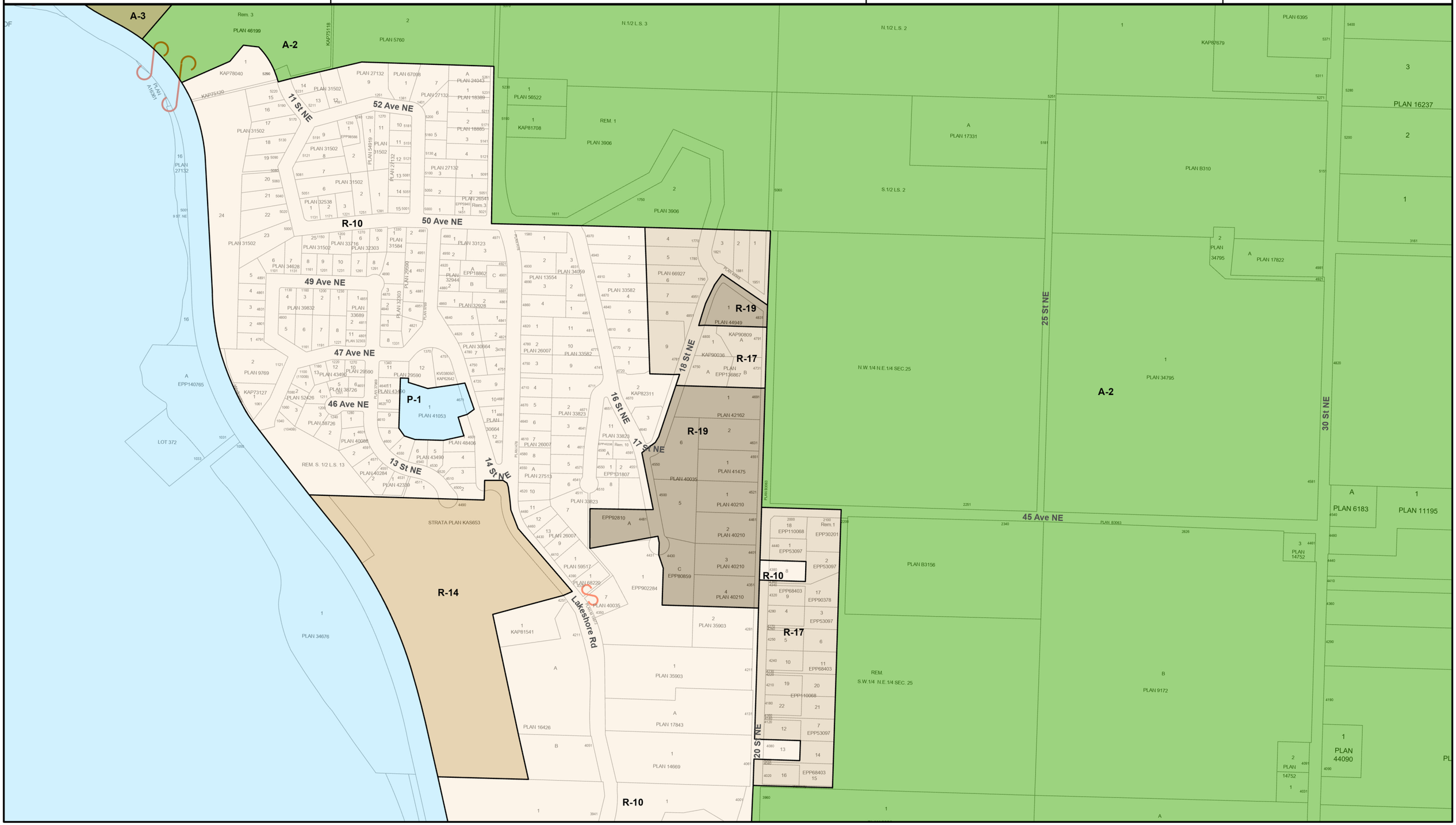
0 50 100 150 200 Meters

Map Created on January 17, 2003
Map Amended on June 8, 2026

Overview

Map 12 of 13





The data represented here is not guaranteed for positional or legal accuracy and remains the property of The City of Salmon Arm, BC.

Issued By | Date

CITY OF SALMON ARM

500 2 Avenue NE
Salmon Arm, BC V1E 4N2
Ph: 250.803.4000 Fax: 250.803.4041

Zoning Bylaw No. 2303, as amended

N

Scale 1:5000

0 50 100 150 200 Meters

Map Created on January 17, 2003
Map Amended on June 8, 2026

Overview
Map 13 of 13