Consolidated: July 20, 2026

THE CORPORATION OF THE DISTRICT OF PEACHLAND
ZONING BYLAW NUMBER 2400, 2023

A bylaw to divide the District of Peachland into Zones and make regulations in relation thereto, to provide for regulations governing the use of land, buildings and structures, off-street parking and loading, height of buildings, size of yards, other open space, landscaping and screening, runoff control and construction in floodplains, pursuant to the provisions of the *Local Government Act* and all amendments thereto.

WHEREAS the Council of the District of Peachland may by bylaw, as provided by the *Local Government Act*, adopt a Zoning Bylaw.

NOW THEREFORE, the Council of the District of Peachland, in Open Meeting assembled, ENACTS AS FOLLOWS:

1.1 This bylaw may be cited as "Zoning Bylaw No. 2400, 2023".

1.2 The following schedules attached hereto are part of this bylaw:

.1 Schedule A (Zoning Bylaw text)
.2 Schedule B (Zoning Bylaw map)

1.3 "District of Peachland Zoning Bylaw No. 2100, 2014" together with any amendments is hereby repealed.

1.4. This bylaw shall take effect 30 days from the adoption of the bylaw.

Read a first time, this 28th day of March, 2023.

Read a second time, this 9th day of May, 2023.

Public Hearing held, this 27th day of June, 2023.

Read a third time, this 11th day of July, 2023.

Adopted on this 1st day of August, 2023.

"Patrick Van Minsel"
Mayor

"Jennifer Sawatzky"
Corporate Officer

Approved pursuant to section 52(3)(a) of the *Transportation Act* this
17th day of July, 2023.
Audrie Henry
for Minister of Transportation and Infrastructure

SCHEDULE A

ZONING BYLAW TEXT

This is “Schedule A” of District of Peachland Zoning Bylaw No. 2400, 2023

CONTENTS

PART 1 – ADMINISTRATION AND ENFORCEMENT 5

PART 2 – INTERPRETATION 7

PART 3 – DEFINITIONS 8

PART 4 – BASIC PROVISIONS 28

4.1 Establishment of Zones 28
4.2 Zone Boundaries 30
4.3 Split Zoned Lots 30

PART 5 – GENERAL REGULATIONS 31

5.1 Specified Uses 31
5.2 Availability of Municipal Services 31
5.3 Public Uses 31
5.4 Care Facilities 32
5.5 Urban Agriculture 32
5.6 Utilities and Services 32
5.7 Prohibited Vehicles and Equipment 34
5.8 Accessory Use Buildings and Structures in all Zones 36
5.9 Agricultural Land Reserve (ALR) Setback and Buffer Requirements in Adjacent Zones 37
5.10 Amenity Space Requirements 39
5.11 Density Measurement 40
5.12 Density, Allocation for Public Park 42
5.13 Drainage 42
5.14 Fencing 42
5.15 Flood Construction Requirements – Floodplain Regulations 43
5.16 Height and Exceptions to Height Requirements 44
5.17 Landscaping and Buffers 45
5.18 Lighting 49
5.19 Mobile Homes as Principal Dwellings 49
5.20 Retaining Walls 49
5.21 Refuse and Recycling Bins 50
5.22 Setbacks 50
5.23 Setbacks - Riparian Areas Protection Regulation (RAPR) 52
5.24 Shipping Containers 54
5.25 Sight Triangle – Clear Vision Area 56
5.26 Solar Devices 56
5.27 Subdivision 57
5.28 Swimming Pools 57
5.29 Temporary Fabric Structures 58
5.30 Agriculture, Urban 59
5.31 Apiculture 59
5.32 Bed and Breakfast 60
5.33 Breweries, Distilleries, and Meaderies 60
5.34 Caretaker Dwelling 61
5.35 Garden Suite (Secondary Dwelling within a Detached Accessory Building) 61
5.36 Home Based Businesses 62
5.37 Keeping of Animals 64
5.38 Residential Flex Unit (Secondary dwelling within a multi-unit residential dwelling unit) 64
5.39 Secondary Suites (Secondary dwelling within a Principal Dwelling) 64
5.40 Cannabis 65
5.41 Temporary Farm Worker Housing 69

PART 6 – PARKING AND LOADING 70

6.1 Location of Parking Spaces – All Modes 70
6.2 Pay in Lieu – Automobile Parking 70
6.3 Automobile Parking Standards 71
6.4 Exceptions 72
6.5 Surfacing 73
6.6 Design and Landscaping 74
6.7 Pedestrian Walkways 74
6.8 Accessible Automobile Parking 75
6.9 Visitor Parking 75
6.10 Off-Street Parking and Loading Space Requirements 76
6.11 Dimensions of Loading Requirements 80
6.12 Off-Street Bicycle Parking Standards 81

PART 7 – ZONE-SPECIFIC REGULATIONS 82

7.1 A1 ZONE – Agricultural (ALR) 83
7.2 A2 ZONE – Rural (Non-ALR) 88
7.3 RR1 ZONE – Rural Residential 92
7.4 RR2 ZONE – Country Residential 95
7.5 R1 ZONE – Low Density Residential 98
7.8 RM1 ZONE – Manufactured Home Park 101
7.9 RM2 ZONE – Multi-Unit Infill Residential 102
7.10 RM3 ZONE – Multi-Unit Residential – Low Density and Cluster 104
7.11 RM4 ZONE – Multi-Unit Residential – Medium Density 106
7.12 CR1 ZONE – Mixed Use 108
7.13 CR2 Zone – Integrated Residential – Mixed Use 111
7.14 CR3 Zone – Beach Avenue Mixed Use 113
7.15 C2 ZONE – Core Commercial 115
7.16 C3 ZONE – Convenience Commercial 118
7.17 C4 ZONE – Service Commercial 120
7.18 C5 ZONE – Resort Commercial 122
7.19 C9 ZONE – Highway Commercial 124
7.20 I1 ZONE – Industrial 127
7.21 P1 ZONE – Parks and Open Space 130
7.22 P2 ZONE – Public / Institutional 132

PART 8 – COMPREHENSIVE DEVELOPMENT ZONES 134

8.1 CD1 Zone – South Glen Village (The Terraces) 135
8.2 CD2 Zone – DB Homes Ltd. 141
8.3 CD3 Zone – Ducharme 146
8.4 CD4 Zone – Gerrie 153
8.5 CD5 Zone – Island View Villas 158
8.6 CD6 Zone – Buchanan Rd. Cluster Residences 173
8.7 CD7 Zone – Ponderosa Community 179
8.8 CD9 Zone – Tabletop Mountain Resort 194
8.9 CD10 Zone – New Monaco Neighbourhood 198
8.10 CD11 Zone – Todd's Resort 213
8.11 CD12 Zone – Protective Services Building 215

PART 1 – ADMINISTRATION AND ENFORCEMENT

1.1 PURPOSE

.1 This bylaw is to provide regulations within the District of Peachland governing the following, having regard to the provisions of the District of Peachland Official Community Plan:

.1 The use of land, buildings and structures;
.2 The density of the use of land, buildings and structures;
.3 The siting, size and dimensions of buildings, structures and parking;
.4 Flood construction requirements;
.5 The provision of landscaping and screening;
.6 The area, shape and dimensions of all lots that may be created by subdivision; and
.7 The requirements for parking and loading.

1.2 APPLICATION

This bylaw applies to all of the area within the District of Peachland except where otherwise specifically stated.

1.3 ENFORCEMENT

The Director of Planning and Development Services, Building Inspector, Director of Engineering, District Engineer (or Consulting Engineer), Director of Operations, Fire Chief, Bylaw Enforcement Officer, or any employee authorized by Council to administer this bylaw are at all reasonable times on any day authorized to enter on any property that is subject to regulation under this bylaw to ascertain whether the regulations or directions under this bylaw are being observed.

1.4 PROHIBITIONS AND PENALTIES

.1 No land, building, structures, including the surface of water, shall be used, or occupied, and no building or structures or part thereof shall be erected, constructed, reconstructed, moved or structurally altered except in conformity with this bylaw.

.2 Land shall not be subdivided so as to create a lot having lesser area, width or depth than the minimum area, width or depth specified in this bylaw for the zone in which the land is located.

.3 No person shall prevent or obstruct an official from entering any property as authorized by section 1.3.

.4 Every person who:

.1 violates any of the provisions of this bylaw;

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

.3 neglects or omits to do anything required under this bylaw;

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

.5 fails to comply with an order, direction or notice given under this bylaw;

.6 being the owner of land, permits, allows or suffers any occupier of that land to do any act or thing in contravention or violation of any of the provisions of this bylaw, to neglect or omit to do anything required under this bylaw, to carry out any development in a manner prohibited by or contrary to any of the provisions of this bylaw, or to fail to comply with an order, direction or notice given under this bylaw; or

.7 prevents or obstructs or attempts to prevent or obstruct the authorized entry of the municipal staff on property commits an offence under this bylaw.

.5 Each day's continuance of an offence constitutes a new and distinct offence.

.6 Every person who commits an offence under this bylaw is liable on summary conviction to a fine not exceeding $50,000 and the costs of prosecution.

1.5 SEVERABILITY

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.

PART 2 – INTERPRETATION

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

2.2 The words “shall” and “is” require mandatory compliance except where a variance has been granted pursuant to the *Local Government Act*.

2.3 For the purpose of this bylaw, the words “includes” and “including” shall be interpreted to mean “includes or including, but not limited to”.

2.4 The phrase “used for” includes “arranged for”, “designed for”, “maintained for”, or “occupied for”.

2.5 Words, phrases, and terms neither defined in Part 3 nor in the *Local Government Act* shall be given their usual and customary meaning.

2.6 All dimensions and other measurements in this bylaw are expressed in the Standard International Units (Metric) system. Imperial measurement conversions are stated for convenience only, and do not form part of the bylaw.

2.7 In the event of any inconsistency between the text of this bylaw and any figure or illustration, the text shall govern.

PART 3 – DEFINITIONS

3.1 All words or phrases used in this bylaw have their usual or common meaning unless specifically defined by the *Local Government Act* or by the definitions set forth in this section as follows:

"Abandoned" means the discontinuation of work on a construction site for more than 90 consecutive days and/or the failure to maintain a current building permit.

"Accessory" in relation to a use, building or structure means a use, a separate building or a structure that is normally ancillary, incidental, subordinate, customarily incidental and exclusively devoted to a principal use, building or structure and located on the same lot as the principal use, building or structure. Parking may be an accessory use when it serves the principal use and does not service uses on other lots.

"Adult Entertainment Store" means any premises wherein objects, other than contraceptive devices, designed or intended to be used in a sexual act as defined by the Motion Picture Act Regulations, B.C. Reg. 260/86 are sold or offered for sale.

"Agriculture" means the use of land for the growing of crops or the raising of livestock and includes Apiculture.

"Agricultural Land Reserve" (ALR) means a reserve of land established under the *Agricultural Land Commission Act.* All lots located within the ALR are subject to the *Agricultural Land Commission Act* and Agricultural Land Reserve Use, Subdivision and Procedure Regulation.

"Agriculture, Intensive" means the use of land by a commercial enterprise or an institution for:

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

b) mushroom growing.

"Agriculture, Urban" means the cultivation of a portion of a lot for the production of food including fruits, vegetables, nuts and herbs and not including livestock or poultry, for human consumption only.

"Agri-Tourism" means any tourist activity, service or facility carried out as defined under the *Agricultural Land Reserve Use Regulation.*

"Agri-Tourism Accommodation" means the provision between April 1 and October 31 in any year of short-term accommodation for transient travellers on a farm, orchard, or vineyard in association with an agri-tourism activity which is accessory to a principal agricultural use. Typical uses include but are not limited seasonal farm cabins, campsites, and recreational vehicle sites.

"Amenity Space" means an indoor or outdoor space provided and specifically designed for use by occupants of a residential building for cultural, social and recreational activities, and except as specifically permitted by this bylaw, not used for commercial purposes. Such space may include community meeting space, guest accommodation, sports and fitness facilities, cultural facilities, artist studios, workshops, tennis courts, swimming pools, gardens, open space and children's play structures and does not include areas used for off-street parking, off-street loading, service driveways, private balconies, decks or patios or areas whose use is restricted by a conservation covenant granted to the District.

"Ancillary Use" means any of the following activities carried on at a British Columbia licensed brewery, cidery, distillery, meadery, or winery:

a) processing, storage and retail sales;

b) a food and beverage service lounge, if the area does not exceed 125m^2 indoors and 125m^2 outdoors;

c) tours.

"Antenna" means a structure designed for the purpose of receiving and transmitting communications signals.

"Apiary" means a place where hives of honeybees are kept.

"Apiculture" means the raising and care of bees for hobby, commercial or agricultural purposes**.**

"Arcade" means a premises where three or more devices or machines other than carnival rides, whether mechanically, electronically, or otherwise operated, are located and used for the amusement and enjoyment of the public but shall not include premises licensed under the *Liquor Control and Licensing Act,* where minors are not permitted.

"Apartment" means a dwelling unit attached to at least two (2) other dwelling units, where all dwelling units have a principal access from a common entrance or hallway, with each dwelling unit occupied by a separate household.

"Arterial Highway" means a highway designated as an arterial in the Peachland Subdivision and Development Servicing Bylaw.

"Artisan Industrial" means a Light Impact Industrial use less than 465 m^2 (5,000 ft^2) in gross floor area.

"Assembly Use" means the gathering together of groups of persons for civic, educational, political, religious, recreational or social purposes.

"Attic" means the unfinished space between the roof and the ceiling of the top storey of a building or between a partial wall and a sloping roof.

"Auctioneering Establishment" means buildings or land used for the sale of goods and equipment at auction, including the temporary storage of such goods and equipment.

"Automobile Body Repair and Paint Shop" means premises where automobiles, trucks, and other vehicles undergo body repair or painting.

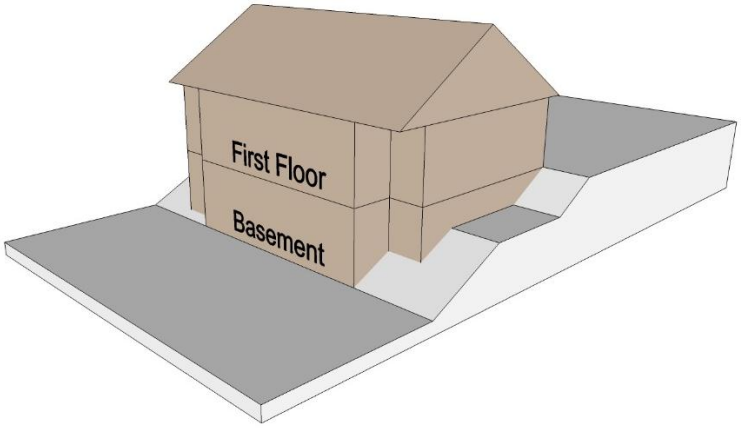
"Automotive and Equipment Repair Shop" means premises used for the servicing and mechanical repair of automobiles, motorcycles, snowmobiles, and similar vehicles or the sale, installation, or servicing of related accessories and parts. This includes but is not limited to transmission repair shops, muffler shops, tire shops, automotive glass shops, and upholstery shops but does not include auto body repair shops, paint shops, or wrecking yards.

"Automotive Service" means a business which provides light maintenance of motor vehicles including engine tune-ups, lubrication, repairs and car wash facilities, excluding automobile body repair and painting and the sale of automotive fuels.

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

"Balcony" means a platform, attached to and projecting from the face of a building above the first storey, normally surrounded by a balustrade or railing, and used as an outdoor porch or sun deck with access only from within the building.

"Basement" means that portion of a building between two floor levels which is partially or wholly underground with at least one-half of its volume below the finished grade adjoining its exterior walls and includes a cellar.



"Bed and Breakfast" means a business operation carried on by the members of a household as a Home-Based Business to provide temporary accommodation to transient travellers, with or without meals being provided, for a prescribed daily charge, where the maximum length of occupancy by any guest is 30 days in any 12-month period.

"Boarder" means a person who is not a family member and who is provided with sleeping accommodation and meals in a dwelling unit, for payment of rent.

"Boat Launch" means a ramp that extends from an upland property or right of way across the foreshore and into the lake, the purpose of which is to facilitate launching and removal of boats and other water vessels.

"Boat Lift" means a mechanical device attached to a dock, used for the removal of boats from the water, and which can allow for a boat to be stored above the high-water level of the lake.

"Boat Storage" means the dry land storage of boats that are in working order and other marine equipment, associated with the operation of a marina, and does not include the dispensing of marine fuels or the servicing or major repair of boats or marine equipment.

"Breezeway" means a permanent structure forming a connection between an accessory building and a principal building.

"Brewery, Cidery, Distillery, or Meadery" means the brewing or distilling of alcoholic beverages or alcoholic products with alcoholic content exceeding 1% by volume that is licensed under the *Liquor Control and Licensing Act* to produce beer, cider, spirits, or mead.

"Building" means a structure having a roof supported by columns or walls used or intended to be used for the shelter or accommodation of persons, animals, or chattels.

"Building Envelope" means that area of the lot which may be used for the footprint of a building or structure after setback requirements are considered.

"Business" means carrying on a commercial or industrial undertaking of any kind or the providing of professional, personal, or other services for the purpose of gain or profit, including home-based business, but does not include the activity carried on by the government, its agencies or government owned corporations.

“Campground” means the use of a lot for the temporary accommodation of transient travellers in recreational vehicles or tents; excludes the use of a lot for the placement of a mobile home or manufactured home.

“Cannabis Cultivation, Farmed” means the use or development of a property for the cultivation, growth, propagation, harvesting, storage, distribution or destruction of medicinal or non-medicinal cannabis or hemp by the holder of a licence for micro-cultivation, standard-cultivation or a nursery licence which is lawfully permitted and authorized pursuant to federal and provincial regulations and meets the requirements of a ‘Farm Use’ as defined in the *Agricultural Land Reserve Use Regulation* as amended from time to time.

"Cannabis Cultivation, Micro" means the use or development of a property for the cultivation, growth, propagation, harvesting, storage, distribution or destruction of medicinal or non-medicinal cannabis or hemp by the holder of a licence for micro-cultivation or a nursery licence which is lawfully permitted and authorized pursuant to federal and provincial regulations as amended from time to time.

"Cannabis Cultivation, Standard" means the use or development of a property for the cultivation, growth, propagation, harvesting, storage, distribution or destruction of medicinal or non-medicinal cannabis or hemp by the holder of a licence for standard-cultivation which is lawfully permitted and authorized pursuant to federal and provincial regulations as amended from time to time.

"Cannabis Processing, Micro" means the processing of cannabis, hemp, or products containing cannabis, hemp or cannabidiol (CBD) by a holder of a licence for micro-processing into value added goods including but not limited to edibles, beverages, oils, creams, butters and concentrates.

"Cannabis Processing, Standard" means the processing of cannabis, hemp, or products containing cannabis, hemp or cannabidiol (CBD) by a holder of a licence for standard-processing into value added goods including but not limited to edibles, beverages, oils, creams, butters and concentrates**.**

"Cannabis Testing and Research" means the use or development of a property for the purpose of conducting cannabis related research by a holder of a licence for research or providing testing services by a holder of a licence for analytical testing which is lawfully permitted and authorized pursuant to federal and provincial regulations as amended from time to time.

"Cannabis Use" means the consumption of cannabis or cannabidiol (CBD) of any kind, by any method, including but not limited to the smoking or holding of lighted cannabis; the use or holding of a device that is vaporizing cannabis for inhalation or release into the air; or the ingestion of cannabis or cannabis infused products.

"Medicinal Cannabis Cultivation, Individual" means the cultivation, growth, propagation, harvesting, storage, distribution or destruction of medicinal cannabis or hemp by a person holding a valid licence to cultivate medicinal cannabis for their own use, or as a designated cultivator for another person, which is lawfully permitted and authorized pursuant to federal and provincial regulations as amended from time to time.

"Medicinal Cannabis Dispensary" means the retail sale and distribution of medicinal cannabis by a holder of a licence for sale of cannabis for medical purposes which is lawfully permitted and authorized pursuant to federal and provincial regulations as amended from time to time.

"Non-Medicinal Cannabis Cultivation, Individual" means the cultivation, growth, propagation, harvesting, storage, distribution or destruction of non-medicinal cannabis or hemp which is lawfully permitted and authorized pursuant to Federal and Provincial regulations as amended from time to time.

"Non-Medicinal Cannabis Store" means the retail sale and distribution of non-medicinal cannabis, products containing cannabis and/or related products at a physical storefront by a holder of a licence for cannabis sale which is lawfully permitted and authorized pursuant to federal and provincial regulations as amended from time to time.

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

"Care Facility, Congregate" means a use licensed by the Province of BC under the *Community Care and Assisted Living Ac*t that combines private living quarters with centralized dining services, shared living spaces, and access to social and recreational activities.

"Care Facility, Extended" means a use licensed by the Province of BC under the *Community Care and Assisted Living Act* that provides 24-hour supervision of residents, personal nursing care and medical treatment by nursing staff.

"Care Facility, Major means a use licensed by the Province of BC under the *Community Care and Assisted Living Act,* to provide care, educational services, or supervision of more than eight (8) children or adults and may include limited overnight accommodation for shift workers.

"Care Facility, Minor" means a use that is within an occupied single detached dwelling or duplex licensed by the Province of BC under the *Community Care and Assisted Living Act* to provide care, educational services, and supervision for no more than eight (8) children or adults by a person who resides at the dwelling for more than 240 days of the year.

"Caretaker Dwelling" means a dwelling unit that is used as a permanent residence by an employee of a commercial or industrial operation which is associated with and on the same lot as the dwelling, and that does not contain a secondary suite or a boarding or lodging use.

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

"Commercial Public Piazza" means a defined contiguous public realm space that may include sidewalks, streets, plazas, urban parks, and other similar public realm areas that is managed as one entity for the purpose of supporting special events, food and alcohol consumption, shopping and other commercial or civic activities.

"Commercial Storage" means premises providing indoor or outdoor space available for rent for the purpose of storing non-hazardous goods.

"Commercial Use" means an occupation, employment or enterprise that is carried on for gain or monetary profit by any person.

"Community Garden" means land which is gardened collectively or divided into individual plots, and which is used by members of the public for demonstration gardening, instructional programming or the production of plants and produce for personal consumption.

"Community Service" means a use other than a residential use:

a) providing information, referral, counselling, advocacy, physical or mental health services on an out-patient basis;

b) dispensing aid in the form of food or clothing; or

c) providing drop-in activity space.

"Compost" means a product that is:

a) a stabilized earthy matter having the properties and structure of humus;

b) beneficial to plant growth when used as a soil amendment;

c) produced by composting; and

d) derived only from organic matter.

"Contractor Services" means the provision of building or infrastructure construction services including landscaping, concrete, electrical, excavation, drilling, heating and plumbing or similar services of a construction nature which require on-site storage of equipment and vehicles, warehouse space and accessory sales and office space.

"Convenience Store" means a commercial establishment which retails groceries and other convenience items and services to serve the immediate neighbourhood.

"CSA" means Canadian Standards Association.

"Deck" means a structure more than 0.6 m (2 ft) above grade without a roof or walls, except for visual partitions and railings, used as an outdoor amenity area.

"Density" means a measurement of development intensity to the area or the site including the number of units on a site measured in units/area, lot coverage, minimum lot area per dwelling unit or floor area ratio.

"Dock, Community" means a structure that extends from the shore into the water available for use by the general public that is permanently affixed to foreshore land.

"Dock, Private" means a structure that extends from the shore into the water for the purposes of embarking or disembarking from watercraft, which may be temporarily anchored or permanently fixed.

"Dwelling, Duplex" means a residential building containing two principal dwelling units.

"Dwelling, Multiple-Unit Residential" means a dwelling unit contained within a multiple-unit residential building.

"Dwelling, Secondary" means either a Secondary Suite, Garden Suite, or Residential Flex Unit on a lot.

"Dwelling, Single Detached" means any detached building containing one dwelling unit occupied or intended to be occupied as a permanent or long-term residence or, where permitted by this bylaw, one dwelling unit and a secondary suite.

"Dwelling Unit" means a room or group of rooms, which constitute a self-contained unit used or intended to be used by one household for living and sleeping purposes, including only one kitchen and at least one bathroom. Only one wet bar is permitted within a dwelling unit.

"Eating Establishment" means a commercial establishment which serves prepared food or beverages to persons seated within a building and associated outdoor spaces for consumption on or off the premises and includes restaurants, coffee shops, tea rooms, outdoor cafes and catering establishments and premises licensed as "food primary" under the *Liquor Control and Licensing Act*.

“Education Facility” means premises used for education or training purposes and may include administration offices and dormitories to house students. Typical uses include elementary, middle and secondary schools, community colleges, universities, and business, special educational program, technical, trade and vocational schools.

“Entertainment Uses” means facilities which provide for the enjoyment of patrons, and includes theatres, dancing establishments, performance facilities, and production or rehearsal studios and excludes Recreational Facilities.

“Exhibition and Convention Facilities” means a building or site used to provide permanent facilities for meetings, seminars, conventions, product and trade fairs and similar exhibitions.

“Farm” means one (1) or more lots being used for an agricultural use, classified as a farm under the *BC Assessment Act*, and managed as a single farm.

“Farm Product” means a commodity that is produced from a farm use as defined in the *Agricultural Land Commission Act* or designated by regulation.

“Farm Product Processing” means the process of adding value to a primary farm commodity or product by physical, biological, or other means including, but not limited to, fermentation, cooking, canning, smoking, or drying.

“Farm Retail Sales” means the retail sale to the public of tangible products grown or raised on that farm and may include the sale of non-farm products as permitted by the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation.*

"Fence" means a constructed vertical barrier of any material or combination of materials other than a retaining wall, erected to provide visual screening or prevent vehicular or pedestrian access. A fence does not include trees, a landscape buffer, a landscape screen, or a retaining wall.

“Financial Institution” means the provision of financial and investment services by a bank, trust company, investment dealer, credit union, mortgage broker, or similar business.

“Fire-Prone Tree and Fire-Prone Shrub” mean trees and shrubs that are highly flammable and typically:

- have evergreen, needle-like foliage which is aromatic when crushed;
- have loose, papery, or flakey bark;
- produce gummy resin or sap.

Examples of fire-prone trees include native species such as western red cedar, Douglas-fir, and various ornamental conifer trees species. Examples of fire-prone shrubs includes all coniferous hedging (e.g. cedar) and all coniferous shrubs.

‘Fire-Resistant Tree and Fire-Resistant Shrub’ mean trees and shrubs that do not easily ignite from wildfire flames or embers, and do not easily spread fire to nearby fuels, and typically have the following characteristics:

- deciduous or broadleaf evergreen foliage;
- moist and supple leaves;
- produces watery sap.

Examples of fire-resistant trees and shrubs include both native and ornamental deciduous or broadleaf-evergreen species. Suitable choices are identified in the BC FireSmart Landscaping Hub plant tool.

“Flanking Street” means a highway, excluding a lane, parallel to and abutting a lot line other than the front or rear lot line.

"Floor Area, Gross" means the area of all buildings measured to the outside surface of the exterior walls including elevator shafts, corridors, hallways, landings, foyers, staircases and stairwells, and balconies, decks and similar structures that are enclosed by walls.

"Floor Area, Net" means the gross floor area of all buildings excluding:

a) swimming pools;

b) breezeways, balconies and decks that are unheated and partially or totally enclosed in clear glazing, and similar structures that are unenclosed by walls and not connected to the heating and ventilation system;

c) attics and any other storeys or portions of storeys where the height from floor to ceiling is less than 1.5 m (5.0 ft) such as basements and crawl spaces;

d) uninhabitable auxiliary storage structures under 15.0 m^2 (161.5 ft^2) in floor area;

e) accessory parking areas located within the building envelope, or underground parking including vehicle access and manoeuvring aisles; except where parking is the principal use of the lot, whereupon those areas which are used for parking within the outermost walls of a building or underground shall be counted in the calculation;

f) basement areas used for storage or services to the building, attached garages and carports; and

g) in major care facilities: exit stairways, common corridors, and building mechanical areas.

"Food and beverage service lounge" means an establishment serving alcohol products produced on the premises, in addition to food, that has a "lounge endorsement" to the license issued under the *Liquor Control and Licensing Act.* Does not include a sampling room within the premises set aside for tasting.

"Freight Terminal" means premises that function as an origin or destination point from which vehicles are dispatched for the delivery or pick-up of goods and which may include warehouse space for the temporary storage of such goods.

"Frontage" means the common boundary shared by the front lot line and a highway excluding a lane or walkway.

"Garden Suite" means a secondary dwelling contained within an accessory building other than a mobile home, located on a lot containing a principal dwelling.

"Gas Station" means a place of business where automotive fuel and automotive accessories are retailed to the general public.

"General Service Use" means a business which provides services, other than personal services to an individual or to other businesses and includes photocopying services, film processing, rentals, appliance repair services, veterinary clinics, and financial institutions, but excludes automotive service uses and industrial equipment rentals.

"Greenhouse or Plant Nursery" means premises used for the cultivation, storage or sale of plants, trees, bushes, sod and related gardening products and materials.

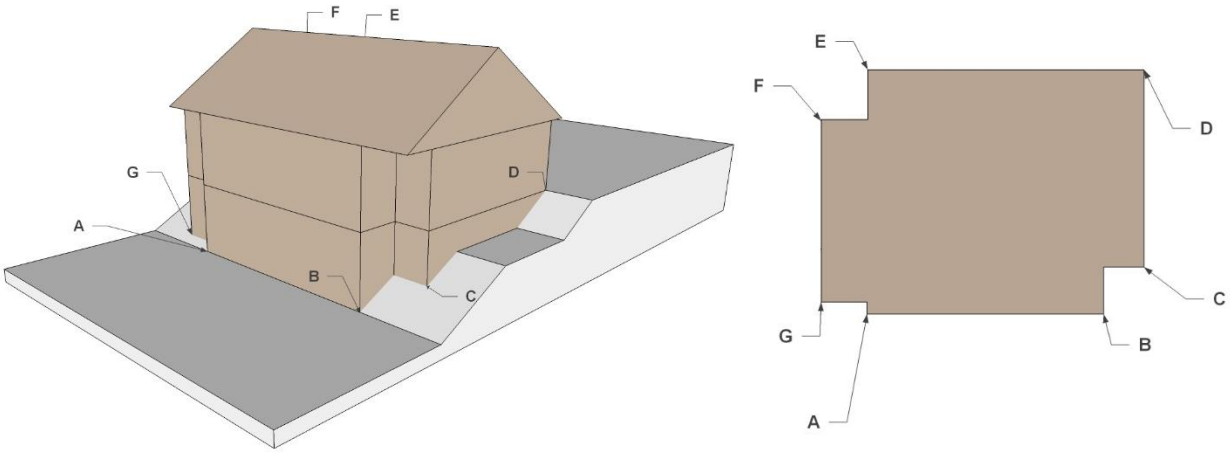
"Grade" means the finished ground at every location along the outside walls of a building or structure, with the following exceptions:

a) Localized depressions;

b) Where retaining wall is built downslope of a building or structure, and within 1.5 m (4.9 ft) of the base of an exterior wall or structural support, the height of the retaining wall shall be included in the measurement of height for the building or structure.

"**Grade, Average** means the mathematical average of the elevation measured at each of the outermost exterior corners of a building.

Average Grade = (a+b+c+d+e+f+g)/7



"Grade, Natural" means the elevation of the ground surface in its natural state, before man-made alteration.

"Green Roof" means a roofing system that includes waterproof and root resistant membranes, a drainage system, filter cloth, growing medium and plants designed to retain precipitation or as a visual or environmental amenity.

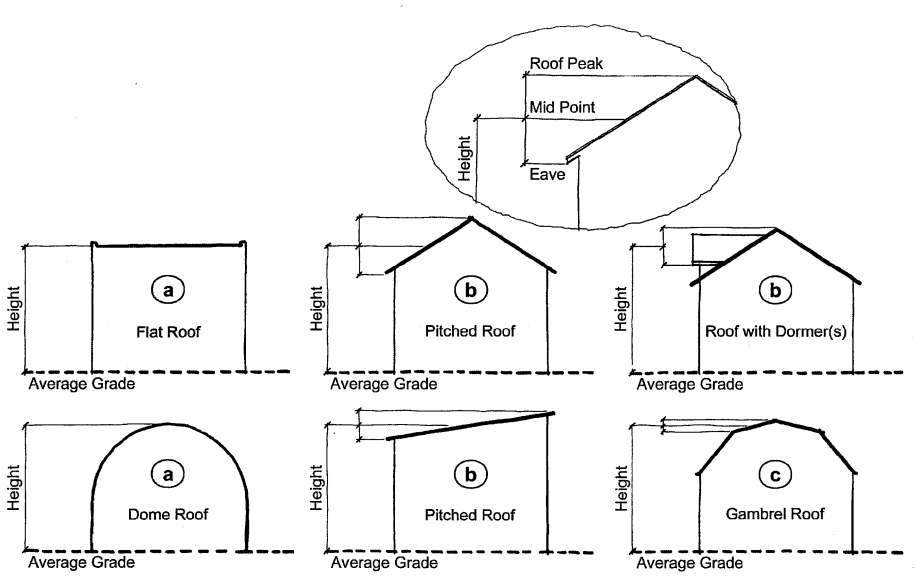
"Ground-oriented" means having an exclusive and direct access to a private open space area, other than a balcony or sun deck.

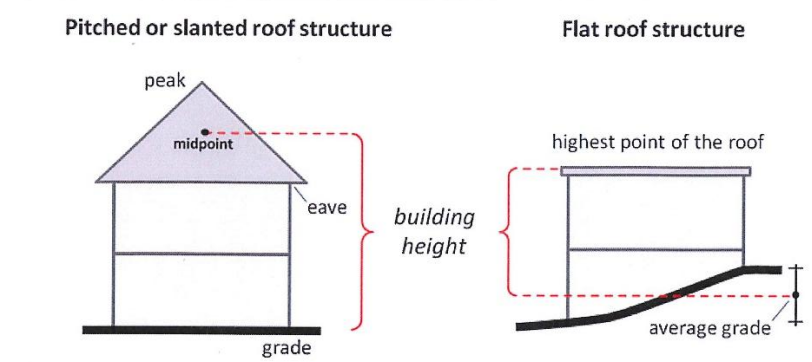
"GVW" means licensed gross vehicle weight.

"Hard Surfacing" means a durable ground surface, constructed of cast-in-place concrete, brick or concrete unit pavers, turf stone, stone, asphalt, or similar materials, but excluding gravel and clay.

"Health Services" means facilities used for the provision of physical or mental health services on an out-patient basis.

"Height" in relation to a building or structure means the vertical distance measured from average grade to the highest point of a non-sloping roof, or the mid-point of a sloping roof excluding the projection of chimneys, roof vents, heating, ventilation and air conditioning equipment but including any photovoltaic cells or solar hot water panels.





"Heliport" means premises used to provide storage and servicing facilities for helicopters and typically includes landing pads, enclosed service and storage areas and accessory office and meteorological assessment equipment.

"High Technology Research and Product Design" means the research or design, but not manufacturing or distribution, of products used in the fields of computer software and programming, electronics, telecommunications, aeronautics, precision engineering, robotics, biochemistry, health care, and related industries.

"Highway" means a street, road, lane, bridge, and any other way open to public use.

"Home-based Business" means any occupation or profession that is carried on for gain or profit in residential premises, but does not include the following:

a) childcare uses;

b) retail sale of goods not produced on the premises except for:

i. agricultural products in compliance with the *Agricultural Land Commission Act*;

ii. mail order sales;

iii. telephone or internet sales;

iv. products incidental to the service being provided as a Home-Based Business; and

v. direct distributorships where customers do not enter the premises to inspect purchase or take possession of the goods;

c) repair or painting of vehicles, trailers, recreational vehicles or boats;

d) welding or machine shops; or

e) dispatching of tow trucks kept on the premises.

"Hospital" means a hospital as defined by the *Hospital Act.*

"Household" means:

a) a person occupying a dwelling unit alone; or

b) two or more persons related by blood, marriage, common-law, adoption or foster parenthood sharing one dwelling unit; or

c) not more than five unrelated persons including boarders, who are not related by blood, marriage, or adoption, sharing a dwelling unit; or

d) unrelated persons sharing a dwelling unit with related persons provided that the number of unrelated persons does not exceed three (3).

In addition, a household may include up to one housekeeper, live-in caregiver or nanny.

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

"Industrial Use, Light Impact" means an industrial use which is enclosed within a building and is not offensive by reason of smoke, vibration, toxic fumes, electrical or electronic interference and produces no significant noise which in any way interferes with the use of any contiguous lot, and includes custom indoor manufacturing such as pottery, jewellery or similar production studios, sign painting shops, bakeries and similar uses but excludes salvage industry.

"Intensive Agriculture" – see Agriculture, Intensive

"Kennels and Stables" means premises used for the breeding buying, selling or overnight boarding of animals including dogs, cats, horses, or other domesticated animals and excluding other types of livestock.

"Kitchen" means facilities for the preparation or cooking of food, and includes any room containing counters, cabinets, plumbing, or wiring used for the preparation or cooking of food but does not include a wet bar.

"Landscape Buffer" means a landscaped or natural area intended to visibly separate and screen one use from another to improve land use compatibility and environmental quality by reducing noise, lighting glare and other nuisances, or that facilitates natural drainage and wildlife movement.

"Landscaping" means any combination of trees, bushes, shrubs, plants, flowers, lawns or managed natural vegetation, decorative paving, planters, sculptures, and other ornamental features, arranged and maintained so as to enhance and embellish the appearance of a lot or to screen a lot, and does not include paved parking areas, unmanaged natural bush, undergrowth or uncontrolled growth of weeds.

"Lane" means a highway more than 3.0 metres in width, but not greater than 8.0 metres in width, intended to provide secondary access to lots.

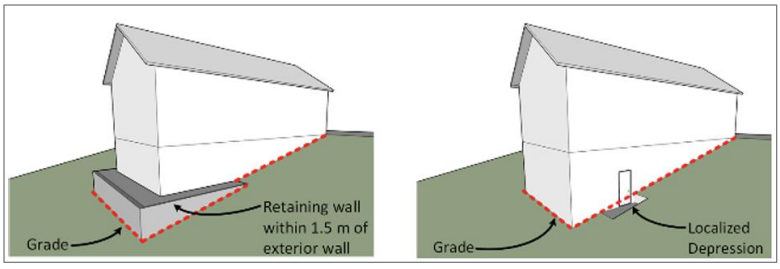
"Liquor Primary Establishment" means premises licensed as such under the *Liquor Control and Licensing Act* where the primary purpose of the business carried on in the establishment is beverage service, entertainment, or hospitality.

"Liquor Store" means a government liquor store, government beer store or government wine store or an agency store established under the *Liquor Distribution Act* or a Licensee Retail Store licensed under the *Liquor Control and Licensing Act*.

"Livestock" means any cattle, horses, sheep, goats, rabbits, fish, farmed game and any species of exotic animals prescribed for the purposes of the definition of "farm operation" under the *Farm Practices Protection Act.*

"Loading Space" means an area of a lot reserved for temporary parking for the purpose of loading or unloading passengers, goods, or materials.

"Localized Depression" means a necessary portion of an exterior wall that drops below the average ground level of the wall to provide vehicular or pedestrian access to a building.



"Lodger" means a person who is provided with sleeping accommodation in a dwelling unit, for payment of rent.

"Long-term Use as an Accessory Structure" means the placement of a shipping container on any lot for a period exceeding the number of days allowed for temporary use in the zone where the lot is located.

"Lot" means a parcel of land, including Crown Land, title to which has been registered in the Land Title Office by the deposit of a plan or other description, but does not include a highway.

“Lot Area” means the total horizontal area within the lot lines of a lot.

“Lot, Corner” means a lot other than a through lot abutting two or more highways excluding lanes, or a lot that has two intersecting lot lines abutting a highway which substantially changes direction at the point of intersection.

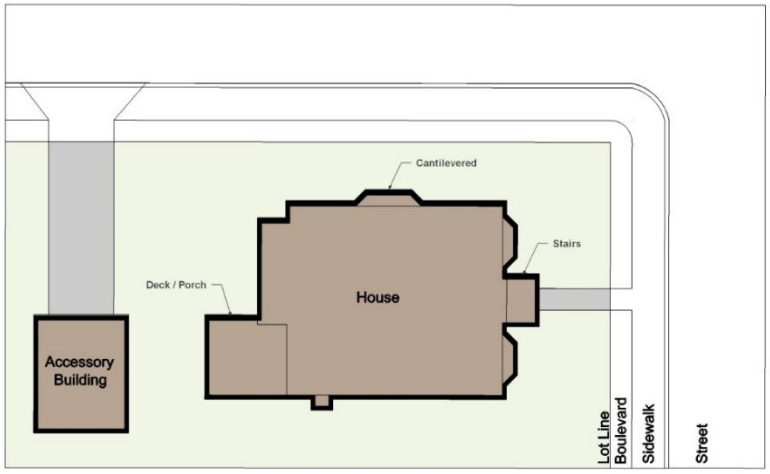
"Lot Coverage" means the total ground level area of all principal and accessory buildings and structures of any kind located on a lot, measured to the outside of the foundations or footings, divided by the lot area and expressed as a percentage but excluding the areas of the following:

a) balconies located above the first storey which are cantilevered from a building without footings or support extending to the ground;

b) canopies and awnings;

c) uncovered decks and patios that are not more than 0.6 m (2.0 ft) above grade; and

d) uncovered swimming pools.



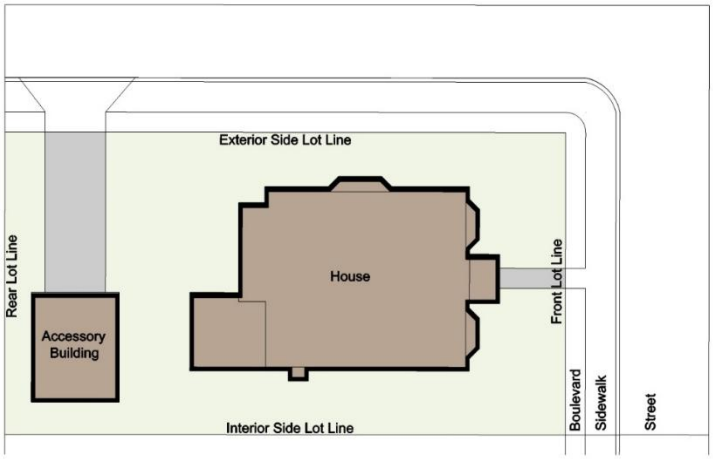
Site Coverage Calculation
(Example)

Main Structure:	122m²	+
Deck and Stairs:	24m²	+
Accessory Building:	37m²	
Total (Structures):	183m²	=
Lot Area:	580m²	
Total (Structures)	183m²	÷
Lot Area	580m²	
	0.316	=
	31.6%	

Curb
Street

“Lot Depth” means the horizontal distance between the mid-points of the front and rear lot lines.

“Lot Line” means the legally defined boundary of any lot. Refer to illustration under **Yard, Side.**



“Lot Line, Front” means the lot line common to the lot and an abutting highway, and in the case of a corner lot, the shortest of these lines shall be considered the front lot line. Where the street boundaries of a corner lot are equal in length, or form a continuous arc, the front lot line is that boundary between the parcel and highway from which it derives its municipal address. In the case of a through lot, the front lot line shall be the lot line where the main access to the lot or main entrance is facing.

“Lot Line, Exterior Side” means the lot line not being the front or rear lot line, common to a lot and an abutting highway other than a lane or walkway.

“Lot Line, Interior Side” means the lot line not being the front or rear lot line, common to more than one lot or to the lot line and a lane or walkway.

“Lot Line, Rear” means the lot line opposite to, and most distant from the front lot line, or where there is no lot line in that relationship with the front lot line, the point of intersection of any lot lines and opposite the front lot line.

“Lot Line, Side” means a lot line other than the rear lot line or the front lot line.

“Lot, Strata” means a lot shown on a strata plan according to the *Strata Property Act*.

“Lot, Through” means a lot abutting two (2) parallel or approximately parallel highways, other than lanes.

“Lot Width” means the length of the front lot line except in the case of an irregularly shaped lot, where the width shall be the horizontal distance between the side lot lines at the front lot line setback. For a reverse pie-shaped lot, the lot width is the horizontal distance between the side lot lines at the rear lot line setback.

“Manufactured Home” means a dwelling unit, built in a factory environment in one or more sections, intended to be occupied in a place other than its manufacture. Manufactured homes may be constructed to either the CAN/CSA A277 (Modular Home) or CAN/CSA Z240 MH (Mobile Home) standard.

“Manufactured Home Park” means any lot, upon which two (2) or more manufactured homes are installed or placed for residential occupancy.

“Manufactured Home Space” means an area set aside and designated within a manufactured home park for the installation or placement of a manufactured home, including space for the exclusive accessory use by the owner or occupant of that manufactured home.

“Marina” means a facility which provides for the launching, docking, moorage and storage of boats or other water vessels and their accessories.

“Marine Fuel Facilities” means a fuelling station containing pump facilities used for the provision of fuel and motor products required for the operation of marine equipment for the boating public and does not include services related to repairs, oil changes or greasing.

“Mid-point of a Roof” means the point of a roof that is midway between the top of the peak and the top of the supporting wall.

"Mobile Home" means a dwelling unit built to the CAN/CSA Z240 MH standard whether ordinarily equipped with wheels or not that is designed, constructed or manufactured to be moved from one place to another by being towed or carried.

“Modular Home” means a manufactured home constructed to the CAN/CSA A277 Modular Home standard, built in 2 or more sections to be assembled on a permanent foundation.

“Multiple-unit Residential Building” means a building which contains three (3) or more dwelling units.

"Natural Boundary" means the visible high water mark of a lake, pond, swamp, river, stream or any other water body or water course where the presence and action of water are so common and so long continued in all ordinary years as to mark upon the soil of the bed of the water body or water course a character distinct from the banks thereof in respect to vegetation and in respect to the nature of the soil itself.

“Occupiable Space” means an enclosed space intended for human activities, excluding those spaces intended primarily for other purposes, such as storage rooms and equipment rooms, that are only intended to be occupied occasionally and for short periods of time.

“Office” means a premises, building or group of buildings, used for the provision of professional, management, administrative, government, consulting, or financial services.

“Open Space” means an outdoor area which is used for passive or active recreational purposes and does not include required building setbacks or any area intended for storage, parking, loading or circulation.

“Outdoor Storage” means the storage of equipment, goods, or materials in the open air where such storage of goods and materials does not involve the erection of permanent structures or the material alteration of the land. Typical uses include but are not limited to storage of construction material, vehicles and heavy equipment.

“Owner” means the registered owner of an estate in fee simple and/or their agent authorized in writing, and includes the tenant for life under a registered life estate, the registered holder of the last registered agreement for sale, and the holder or occupier of land held in the manner described in the *Local Government Act.*

“**Panhandle Lot”** means any lot which gains highway frontage through the use of a narrow strip of land which is an integral part of the said lot, described as “the panhandle”.

“Parking Facility” means a building, structure or land used for short-term parking of vehicles weighing less than 5,000 kilograms (11,023 lbs) GVW

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

“Permeable Parking Surface” means a surface that allows all precipitation to be infiltrated into the underlying soil; may include porous pavement, pervious unit paver systems, or grass pave systems.

“Personal Service Use” means a commercial establishment which provides for the care and appearance of the body or the cleaning or repair of personal effects.

“Primary Processing” means the preparation for shipment of horticultural products and crops by field processing, cleaning, sorting, packaging, and storing.

“Principal Building” means any building used to accommodate a principal use.

“Principal Use” means the main or primary use of land, buildings, and structures, specifically permitted in the zones established by this bylaw.

"Public Building or Facility" means the non-commercial use of land, buildings and structures for art or cultural exhibits, ambulance stations, community centres, courts of law, fire halls, hospitals, legislative chambers, libraries, outdoor recreation uses, police stations, or recreation facilities.

"Public Place" means any place to which the public has access as of right or by invitation, expressed or implied, whether or not a fee is charged for entry including but not limited to highways, sidewalks, parks, trails and public lands.

"Pump Island" means a base upon which gasoline dispensing equipment is mounted.

"Recreational Facility" means a facility which provides patrons the opportunity to perform a physical activity or engage in a social activity and includes bowling alleys, skating and curling rinks, recreation clubs, health clubs and dance studios.

"Recreational Vehicle" means a vehicle intended as a temporary accommodation for travel or for recreational use and includes travel trailers, motorized homes, slide-in campers, chassis-mounted campers, park model recreational vehicles, tent trailers, personal watercraft, all-terrain vehicles, snowmobiles and boats.

"Recycling Depot" means a building or lot used for the collection, purchase and sale, sorting, processing and temporary storage of recyclable materials including, but not limited to: cardboard, plastics, paper, metal, bottles and similar household goods or items returnable for deposit.

"Residential Flex Unit" means a second dwelling unit within a multiple-unit residential dwelling which contains a kitchen, at least one closet, and a bathroom with a toilet, sink, and bathtub or shower; and has a separate lockable entrance door providing independent access to the exterior of the multiple-unit residential dwelling.

"Residential Sales Centre" means a building or structure used for a limited period of time for the purpose of marketing residential land or buildings.

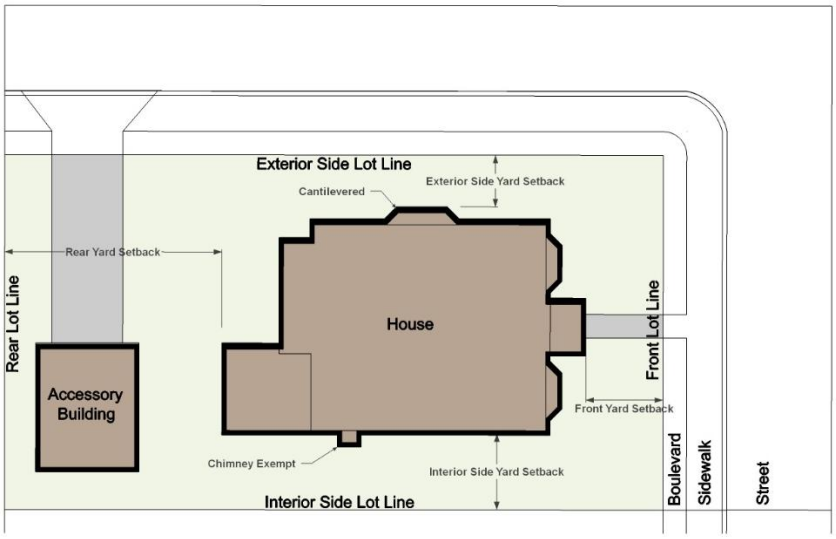
"Retail Store" means premises used for selling or renting goods or merchandise to the ultimate consumer for personal consumption or household use and not for resale purposes and includes convenience stores, household equipment rentals, temporary markets and similar uses which are wholly enclosed within a building, and excludes adult entertainment store.

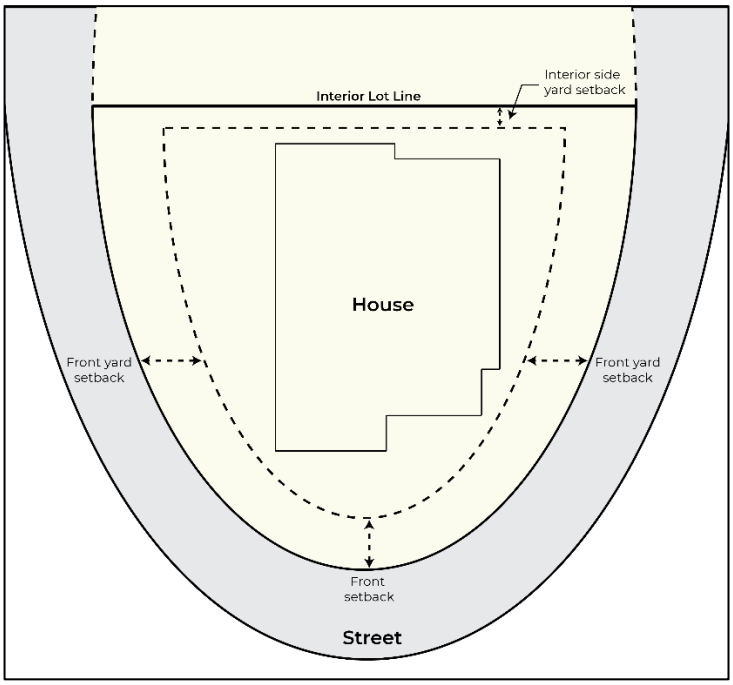
"Retaining Wall" means any structure other than a building wall which is constructed to hold back, stabilize or support an earthen bank.

"Seasonal" means a use or activity in a facility or area for less than 12 months of the year.

"Secondary Suite" means one (1) or more habitable rooms within a single detached or one-half of a duplex dwelling, but used as a separate dwelling unit, with self-contained sleeping, living, cooking, and sanitary facilities, and direct access to the exterior without passing through any part of the principal dwelling unit.

"Setback" means the required distance from a lot line to any area of a lot on which a building may be sited under Part 7 or 8 of this Bylaw.





"Sewer System, Community" means a sanitary sewer or system of sewage disposal works which is owned, operated, and maintained by the District of Peachland.

"Shipping Container" means a purpose-designed metal cargo container for holding goods which is intended to be placed on a ship, truck or railcar. Includes but is not limited to intermodal shipping containers, bodies of transport trucks or straight truck boxes, whether in their original form or modified to include doors, windows, vents, or any other modifications.

"Short Term" means use for a period of not more than 30 consecutive days.

“Sign” means a visual communication device which includes any symbols, letters, numerals, words, figures, pictures, illustrations, advertisements, announcements, directions, logo, visual representation or other attention drawing device which advertises, identifies, or communicates information or attracts the attention of the public, for any purpose, displayed out of doors on a lot or on the exterior of a building on a lot in such a manner as to be visible from a highway and includes a message displayed on the interior surface of an exterior window, but does not include a traffic control device, or architectural symbols or graphics which are an integral part of the architectural design of a building.

“Sleeping unit” means:

a) a bedroom or other area used as a bedroom in a cabin, dwelling or accessory building; and

b) a tent or recreational vehicle on a campsite.

"Storey" means that part of a building other than a basement or attic which is situated between the top of any floor and the top of the next floor above it, and if there is no floor above it, between the top of such floor and the ceiling above it.

“Storey, First” means the storey having its floor level not less than 2.0 m above building grade.

“Streamside Protection and Enhancement Area” means an area:

a) adjacent to a stream that links aquatic to terrestrial ecosystems and includes both existing and potential riparian vegetation and existing and potential adjacent upland vegetation that exerts an influence on the stream; and

b) the size of which is determined according to this regulation on the basis of an assessment report provided by a qualified environmental professional in respect of a development proposal.

“Structure” means a construction of any kind whether fixed to, supported by or sunk into land, including fences, display signs, tanks, poles, towers, swimming pools, chimney towers, and satellite dishes.

“Tandem Parking” means two parking spaces, one behind the other, with a common or shared point of access to a manoeuvring aisle, lane or highway.

“Temporary” means a use or activity in a facility or area that is established and used on a limited time basis.

"Temporary Fabric Structure" means a structure constructed of a non-rigid material that is not permanently affixed to the ground by way of foundation or footings.

“Temporary Farm Worker Housing” means a temporary structure designated specifically to provide temporary housing for seasonal farm workers employed by a farm operation on the lot or a farm where the lot forms part of the farm operation. Temporary Farm Worker Housing may include sleeping facilities, bathrooms, communal kitchen facilities and other common areas.

“Temporary Markets and Vendors” means an open air or partly covered market, for the sale directly by or on behalf of the producers of local fresh, dried or frozen fruit and vegetables, local dried or frozen meat, local dairy products, local plants or locally prepared and local ready-to-eat foods and local artisan crafts, that is operated in a temporary location for a limited period of time.

“Theatre” means a building used or intended to be used for live theatre or for the projection of motion picture films.

"Tourist Accommodation" means the commercial rental of accommodation to transient travellers, for periods not exceeding 182 days in any 12-month period for any particular guest, which includes a building with an office for check-in and registration, and includes campgrounds.

"Townhouse" means one of three or more principal dwelling units, each dwelling unit sharing at least one common wall or floor with another dwelling unit, and each dwelling unit having a separate direct exterior entrance at grade.

"Use" means the purpose for which land or a building is arranged or intended, or for which land, a building or a structure is, or may be, occupied and maintained.

"Utility Service" means buildings and facilities used for the local transmission of water or sewage, or underground facilities for the local transmission of natural gas, electricity, telephone signal, television signal or internet signal, and does not include above ground telecommunication facilities, electricity transmission towers or related buildings or facilities or oil or gas storage tanks.

"Vacation Resort Residential" includes townhouse- or apartment-type units occupied either on a full or part-time basis including occupancy under a time-share use or ownership plan, or used for the temporary commercial accommodation of the transient travellers, including accommodation provided under a rental pool scheme.

"Vehicle" means a motor vehicle as defined in the *Motor Vehicle Act*.

"Vehicle Rental, Light" means rental of vehicles of less than 6,000 kilograms (1,228 lbs) GVW

"Walkway" means a highway carrying pedestrian and non-motorized traffic only, except that a walkway may be designed to afford emergency vehicle use.

"Warehouse Uses" means the use of a building for storage and distribution of goods in bulk.

"Water System, Community" means a system of water works which includes either private or a community water works, within the meaning of the *Health Act* which is owned operated and maintained by the District of Peachland, an Improvement District under the *Water Act* or the *Local Government Act,* or which is regulated under the *Water Utility Act* and authorized by Council.

"Wet Bar" means equipment and fixtures used exclusively to prepare beverages or food items that do not require cooking. not including exhaust fans, 220–volt wiring, natural gas supply or permanent cooking facilities of any type.

"Winery" means premises for the manufacture, packaging, storage and sales of grape and fruit-based wines which are licensed under the *Liquor Control and Licensing Act.*

"Wrecked Vehicle" means a vehicle that is not displaying a current licence decal for operation in British Columbia and that is not capable of operation under its own power.

"Yard" means an area between the principal building and relevant lot line.

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

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

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

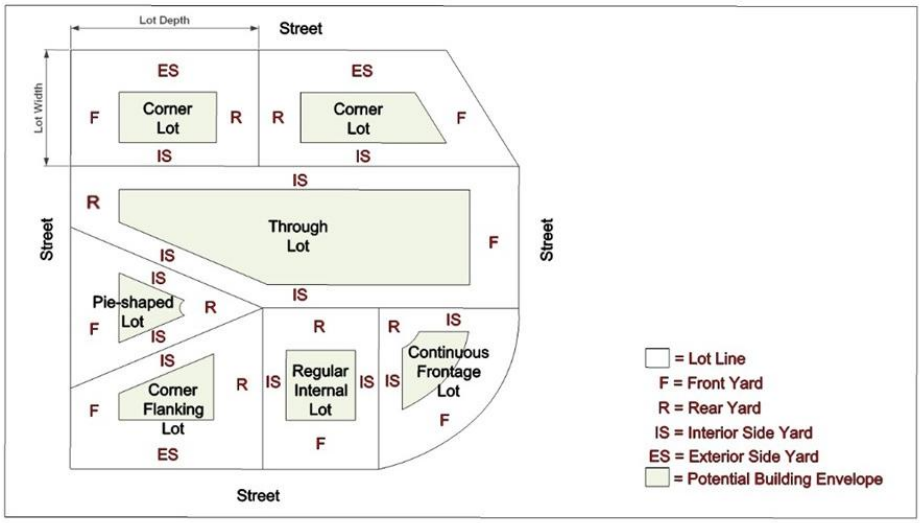


Illustration of Lot types and Identification of Lot Lines and Yards

"Zone" means the areas into which the District is divided in accordance with the maps attached as Schedule B of this bylaw and for which specific regulations are set out in Parts 7 and 8.

PART 4 – BASIC PROVISIONS

4.1 ESTABLISHMENT OF ZONES

.1 For the purposes of this bylaw the District of Peachland is divided into the zones listed below and shown on Schedule B of this bylaw.

.2 In this bylaw, reference to zones as listed in Column 1 of Section 4.1 shall be deemed to mean, and be, the same as the zone listed in Column 2 of Section 4.1 and the words and numbers in the said columns shall be deemed to be interchangeable where the context of the bylaw otherwise requires.

COLUMN 1	COLUMN 2
Agricultural and Rural Zones	
A1	Agricultural (ALR)
A2	Rural (Non-ALR)
RR1	Rural Residential 1
RR2	Rural Residential 2
Residential Zones	
R1	Low Density Residential
RM1	Manufactured Home Park
RM2	Multi-Unit Infill Residential
RM3	Multi-Unit Residential – Low Density
RM4	Multi-Unit Residential – Medium Density
Mixed Use Zones	
CR1	Mixed Use
CR2	Integrated Residential – Mixed Use
CR3	Beach Avenue Mixed Use
Commercial Zones	
C2	Core Commercial
C3	Convenience Commercial
C4	Service Commercial
C5	Resort Commercial
C9	Highway Commercial
Industrial	
I1	Industrial
Institutional	
P1	Parks and Open Space
P2	Public/Institutional
Comprehensive Development Zones	
CD1	South Glen Village (The Terraces)
CD2	DB Homes Ltd.
CD3	Ducharme
CD4	Gerrie
CD5	Island View Villas
CD6	Buchanan Rd. Cluster Residences
CD7	Ponderosa Community
CD9	Tabletop Mountain Resort
CD10	New Monaco Neighbourhood
CD11	Todd's Resort
CD12	Protective Services Building

4.2 ZONE BOUNDARIES

.1 The location of each zone is defined on Schedule B entitled District of Peachland Official Zoning Map which is hereby attached to and forms an integral part of this bylaw.

.2 Where a zone boundary is shown on Schedule B as a highway, right of way, road allowance or a watercourse, the centreline of the highway, right of way, road allowance or the median line of the watercourse shall be the zone boundary.

.3 Where a zone boundary is shown as approximately following a lot line, it follows the lot line.

.4 Where a zone boundary follows the shoreline of a lake, pond or similar standing body of water, the natural boundary of that lake pond or water body shall be the zone boundary.

.5 When any street is closed, the land is deemed to have the same zoning as the abutting land. When abutting lands are governed by different zones, the centreline of the previous right of way is the zone boundary unless the zone boundary is shown following the edge of the right of way. If the right of way is consolidated with an adjoining parcel, the parcel's zoning designation applies to the consolidated portion.

.6 Where a survey plan indicates the adjustment of a parcel boundary due to accretion, the zoning designation applicable to the parcel is deemed to extend to the new parcel boundary despite the zoning designation of the accreted area indicated on Schedule B.

.7 Where a zone boundary does not follow a legally defined boundary and where the distances are not specifically indicated, the location of the boundary shall be determined by scaling from the Official Zoning Map.

4.3 SPLIT ZONED LOTS

Where a lot contains more than one zone:

.1 The lot will be considered a single lot for the purposes of determining maximum density and parcel coverage, and for the purposes of subdivision, based on the more stringent regulations of any applicable zone;

.2 Each zoned area shall be treated as a separate lot for the purposes of determining compliance with the general regulations, parking regulations and development regulations related to height and siting; and

.3 All uses, buildings or structures that are accessory to a principal use, building, or structure shall be located only within the area zoned for that principal use, building, or structure.

PART 5 – GENERAL REGULATIONS

A. PERMITTED USES

5.1 SPECIFIED USES

.1 No person shall use buildings or structures, or land for any use, except as specifically permitted by this bylaw. Any use not expressly permitted in a zone or by an applicable section of this bylaw is prohibited.

5.2 AVAILABILITY OF MUNICIPAL SERVICES

.1 Notwithstanding any other provision of each zone, the Permitted Uses in these zones shall be conditional upon the immediate availability and adequacy of those municipal facilities and services hereinafter set forth to serve each lot and each unit of every building, structure and use to be erected, placed or carried on thereon. No use of land and no use of any buildings or structures thereon is authorized by the Permitted Uses of each zone and all uses otherwise permitted by this bylaw are prohibited unless and until all of the following services and facilities have been provided and are immediately available and are adequate therefor to the standards set out as follows:

.1 Sanitary sewer (where applicable), waterworks and drainage works shall be provided and constructed to the standards set out in the Subdivision and Development Servicing Bylaw.

.2 All highways abutting and serving the land including boulevards, street lighting, wiring, sidewalks and transit service facilities shall be provided and constructed to the standards set out in the Subdivision and Development Servicing Bylaw.

.3 All works, including landscaping, required by the Ministry of Transportation and Transit under its jurisdiction shall be constructed to Ministry standard and approved by the Ministry in the form of a Provincial Public Highway Permit.

.2 Where land in a zone cannot be used for the permitted uses set out in Permitted Uses for that zone due to the unavailability or inadequacy of those municipal facilities and services required by section 5.2.1, such land may be used for Agriculture.

5.3 PUBLIC USES

.1 The following uses may be located in any zone:

.1 Bus stop
.2 Civic plaza
.3 Community gardens
.4 Environmental conservation areas and activities
.5 Highway
.6 Mailbox
.7 Open space
.8 Public parks, public washrooms, playgrounds, and recreation areas
.9 Pump houses
.10 Temporary Events permitted by a District of Peachland Special Event Permit

.11 Temporary use of a building as a polling station for government elections or referenda provided that the time period does not exceed 60 consecutive days.

.12 Telecommunication (cell) towers, subject to the following conditions:

.1 All such towers shall comply with all setback regulations applicable to principal buildings for the zone in which the tower is located;

.2 In the case of towers that are free-standing (affixed directly onto the ground, rather than on a building) the height shall not exceed 12.0 m (39.4 ft); and

.3 In the case of towers that are erected upon a building, the combined height of the building and the tower shall not exceed the maximum height applicable to principal buildings for the zone in which the tower is located plus 3.0 m (9.8 ft), provided that where there is no maximum height for buildings prescribed in the zone, the combined height of the building and the tower shall not exceed 12.0 m (39.4 ft).

.13 Temporary structures or buildings that are erected for the purpose of providing temporary office space or shelter for construction or maintenance crews or storage of materials for the erection or maintenance of any private or public utility, or building or structure for which a required building permit has been obtained, provided such structure or building is removed within thirty (30) days of completion of such utility, building or structure.

.14 Utility poles and anchors

.15 Underground utility services

.16 Water pipelines, irrigation ditches, conduits and flumes

5.4 CARE FACILITIES

.1 Minor care facilities, which are provincially licensed and accommodate 8 children or less, are permitted in any zone.

.2 Care facilities, which are provincially licensed and accommodate no more than 10 persons, not more than 6 of whom are persons in care, are permitted in any zone.

.3 Lots located in the Agricultural Land Reserve (ALR) remain subject to the *Agricultural Land Commission Act* and the ALR Use Regulation. Agricultural Land Commission approval for a non-farm use is required for lots located within the ALR.

5.5 URBAN AGRICULTURE

.1 Urban agriculture is a permitted use in all zones, subject to the provisions of this bylaw.

5.6 UTILITIES AND SERVICES

.1 An electrical transformer station, sewage treatment plant, municipal utility or service operation, recycling depot, water pumping station, reservoir or other utility structure or use may be located on a lot in any zone provided that:

.1 Height and yard setback restrictions shall be those of the zone in which the use is to be located.

.2 Landscaping at least 1.5 m (4.9 ft) in width shall be maintained on all lot boundaries.

.3 For utility buildings and structures with no exterior storage of any kind within residential zones, the minimum lot area for subdivision is 140 m^2 (1507 ft^2) and minimum lot width is 7.6 m (24.9 ft) provided that any lot created under this section is charged with a covenant in favour of the District under s. 219 of the *Land Title Act* restricting its use to such public service or utility uses and prohibiting exterior storage on the lot.

.4 Lots located in the Agricultural Land Reserve (ALR) remain subject to the *Agricultural Land Commission Act* and ALR Use Regulation. Agricultural Land Commission approval for a non-farm use is required for lots located within the ALR.

B. PROHIBITED USES

5.7 PROHIBITED VEHICLES AND EQUIPMENT

.1 Except as specifically permitted in this bylaw, a use located partially or totally in a tent, trailer, motor home or recreational vehicle is prohibited.

.2 The exterior parking of the following is prohibited on a lot in any Residential zone:

.1 More than 1 unlicensed vehicle;

.2 More than 1 unlicensed trailer;

.3 More than 2 recreational vehicles; and

.4 In any case, the number of vehicles parked or stored outside shall not exceed five (5).

.3 Prohibited Vehicles and Equipment in Agricultural, Rural or Residential zones:

Except when loading, unloading or while temporarily parked while carrying out a business, construction, or maintenance activity, the following vehicles are not permitted to be parked on a lot in any residential zone or on lots less than 0.5 ha (1.24 ac) in an agricultural or rural zone:

.1 Any commercial vehicle with a licensed gross vehicle weight (GVW) of more than 6000 kg (13,228 lbs);

.2 More than 2 commercial vehicles each with a GVW of less than 6000 kg (13,228 lbs);

.3 Recreational vehicles with a length greater than 12.2 m (40 ft); and

.4 Logging, industrial or construction vehicles or equipment.

.4 Notwithstanding s. 5.7.3 on lots greater than 0.5 ha (1.24 ac) in an agricultural or rural zone:

.1 One (1) vehicle over 6000 kg (13,228 lbs) GVW, which may be a truck, tractor, trailer or semi-trailer as defined in the *Commercial Transport Act,* a dump truck or other similar vehicle for transporting goods and materials, may be parked on a lot provided that:

a. The use of the vehicle is accessory to the permitted residential use of the lot;

b. The vehicle is owned or operated by the owner or occupant of the lot; and

c. The vehicle is not parked or loaded within the required building setbacks for uses permitted in the zone.

.5 Storage of wrecked or unlicensed vehicles is not permitted in any zone unless specifically provided for in that zone.

.6 Except for vehicles required for the operation of a business that is a permitted use, the storage of wrecked or unlicensed vehicles are subject to the following conditions:

.1 Vehicles shall be completely enclosed within a building or screened from view inside a walled or fenced area;

.2 Vehicles shall not be visible from outside the building or the walled or fenced area in which the vehicles are stored; and

.3 The number of vehicles shall not exceed 5 at any time.

.7 Sections 5.7.5 and 5.7.6 do not apply to vehicles used for agricultural purposes.

C. General Regulations

5.8 Accessory Use Buildings and Structures in all Zones

.1 Accessory buildings and structures are permitted in all zones.

.2 An accessory use shall be carried on a smaller area of the lot than the principal use.

.3 No accessory building or structure shall be attached to a principal building or structure unless it meets all requirements for the principal building or structure.

.4 A garage, carport, greenhouse, or similar structure attached to a principal building by a breezeway shall be considered an accessory building for the purposes of this bylaw despite the connection.

.5 No more than one breezeway shall be permitted on any lot to connect an accessory building to a principal building.

.6 If a breezeway connection is proposed to connect an accessory building to a principal building or structure, the breezeway must:

.1 be physically attached to both buildings;

.2 connect through a doorway opening into both buildings at each end that is not restricted by intervening doors;

.3 be at least 1.8 m (6.0 ft) in width and no more than 9.0 m (29.5 ft) in length; and

.4 consist of a roof, with more than 60% of the total perimeter enclosed by walls, doors and windows.

.7 An accessory building or structure shall not be used as a dwelling unless the accessory building is a garden suite or a caretaker dwelling that complies with the regulations of this bylaw.

.8 One bathroom with a toilet and sink is permitted in any accessory building, to a maximum floor area of 3.0 m^2 (32.2 ft^2). Showers and bathtubs are not permitted in such bathrooms. This provision shall not apply to an accessory building used as a pool house, garden suite, or caretaker dwelling.

.9 Except for all non-habitable buildings under 10.0 m^2 (106.7 ft^2) in floor area, all buildings must be affixed to permanent foundations.

.10 Shipping containers used for storage of any flammable or combustible liquids or combustible materials and other long-term uses will be considered as permanent buildings and therefore must meet the requirements of the BC Building Code, Fire Code, and all District bylaws.

.11 Maximum lot coverage of all cannabis related buildings and structures established and operated under a micro cannabis cultivation licence and/or a micro cannabis production licence is 560 m^2 (6,028 ft^2).

.12 For lots with direct access to water, a wharf or buoy placed in or on the water body shall be considered an accessory structure and shall:

.1 only be permitted when associated with a principal dwelling unit; and

.2 be owned and maintained by the upland property owner.

5.9 AGRICULTURAL LAND RESERVE (ALR) SETBACK AND BUFFER REQUIREMENTS IN ADJACENT ZONES

.1 Principal buildings and structures shall be setback from the ALR boundary at the minimum distances indicated and with buffer requirements as shown in Table 5.1:

Table 5.1 Setback and Buffer Requirements

Non-Farm Use	Setback	Buffer
Low Density Residential	15.0 m (49.2 ft)	None
Low Density Residential with Buffer	9.0 m (29.5 ft)	Level 1
Multiple-unit Residential (See: Figure 5.1)		
▪ First and second storey or portion of the building below 6.0 m (19.7 ft) in height.	15.0 m (49.2 ft)	Level 2
▪ Third storey or portion of the building above 6.0 m (19.7 ft) in height.	18.0 m (59.1 ft)	Level 2
▪ Fourth storey or portion of the building above 9.0 m (29.5 ft) in height	21.0 m (68.9 ft)	Level 2
Non-residential Uses	15.0 m (49.2 ft)	Level 1

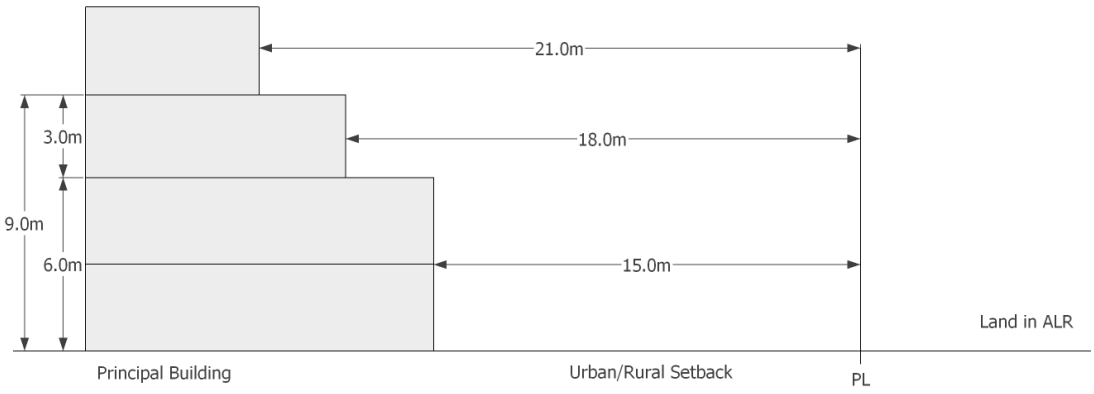


Figure 5.1 Multiple-Unit Residential/ALR Setback Requirements

.2 **Level 1 Buffer Requirements**

.1 When required, a Level 1 buffer shall be provided and maintained on the lot located in the zone adjacent to the ALR in the following location(s):

.1 Along the lot line adjacent to the ALR boundary; or

.2 Along a lot line located across a road from the ALR boundary.

.2 A Level 1 buffer shall be at least 3.0 m (9.8 ft) wide and consist of all of the following:

.1 A solid screen at least 2.0 m (6.6 ft) high located along the lot line located across from a road adjacent to land in the ALR;

.2 A continuous drought tolerant and non-invasive hedge with plants spaced at less than 1.0 m (3.3 ft) on centre; and

.3 Trees at least 2.0 m (6.6 ft) high, with a trunk diameter of at least 5.0 cm (2.0 in) measured 15.0 cm (6.0 in) above the ground, planted at less than 5.0 m (16.4 ft) on centre with a minimum 2.0 m (6.6 ft) separation between the fence and the row of trees.

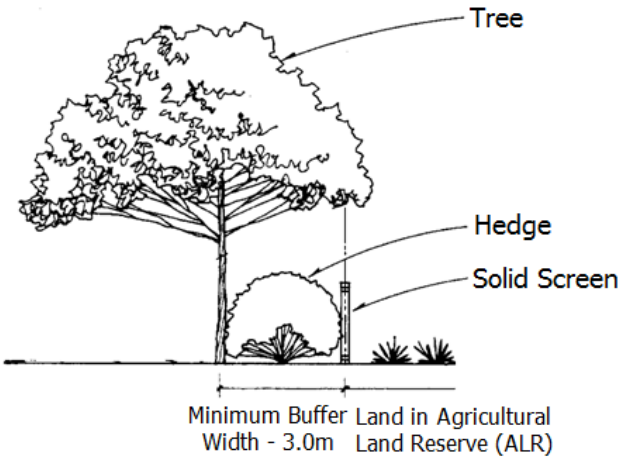


Figure 5.2 – Level 1 Buffer requirements

.3 **Level 2 Buffer Requirements**

.1 A Level 2 buffer shall be provided and maintained on the lot located in the zone adjacent to the ALR boundary or across a road from the ALR in the following location(s):

.1 Along the lot line adjacent to the ALR boundary.

.2 Along a lot line located across a road from the ALR boundary.

.2 A Level 2 buffer shall be at least 6.0 m (19.7 ft) wide and consist of all of the following:

.1 A solid screen at least 2.0 m (6.6 ft) high located along the lot line located across from a road adjacent to land in the ALR;

.2 A continuous drought tolerant and non-invasive screening hedge with plants spaced at less than 1.0 m (3.3 ft) on centre, located adjacent to the solid screen;

.3 Trees at least 2.0 m (6.6 ft) high, with a trunk diameter of at least 5.0 cm (2.0 in) measured 15.0 cm (6.0 in) above the ground, planted at less than 5.0 m (16.4 ft) on centre with a minimum 2.0 m (6.6 ft) separation between the fence and the row of trees; and

.4 Additional shrubs planted on the remainder of the buffer.

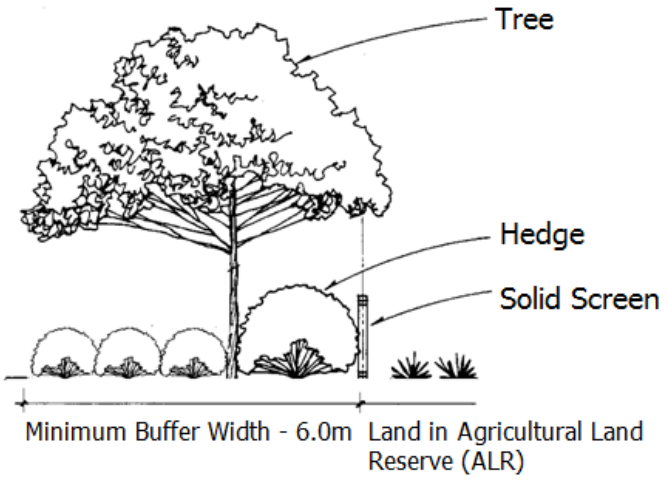


Figure 5.3 – Level 2 Buffer Requirements

5.10 AMENITY SPACE REQUIREMENTS

.1 Amenity space, which may be provided indoors or outdoors or some combination thereof, where required by Part 7 or Part 8 of this bylaw, shall be comprised of a minimum area as shown in the following table with at least one dimension measuring a minimum of 1.8 m (6.0 ft).

Care facility dwellings	5.0 m^2 (53.8 ft^2) / unit
Multiple-unit residential dwellings with less than two bedrooms	10.0 m^2 (107.6 ft^2) / unit
Multiple-unit residential dwellings with two bedrooms or more	15.0 m^2 (161.4 ft^2) / unit
Residential flex unit	5.0 m^2 (53.8 ft^2) / unit

.2 In addition to the minimum amenity space specified in s. 5.10.1 applicable care housing shall also include the following at a minimum:

.1 100 m^2 (1,076.4 ft^2) of seating area for common dining facilities; and

.2 160 m^2 (1,722.2 ft^2) of floor area for common community and assembly hall facilities.

.3 Where amenity space is required in the zone, it shall be maintained and operated as such, excluding any other use and kept open for use by residents at all reasonable times.

.4 Indoor Amenity space shall be exclusive of any areas for maintenance, storage, or property management offices.

.5 In the RM3 and RM4 zones, at least 3.0 m^2 (32.3 ft^2) per dwelling unit of the required amenity space shall be provided as outdoor amenity space. Amenities that do not require a building permit may be located within the required setback area.

.6 Any apartment building with 25 or more dwelling units must have at least 75 m^2 (807.3 ft^2) of the required area configured indoors.

5.11 DENSITY MEASUREMENT

When development intensity is measured in:

.1 **Lot coverage**:

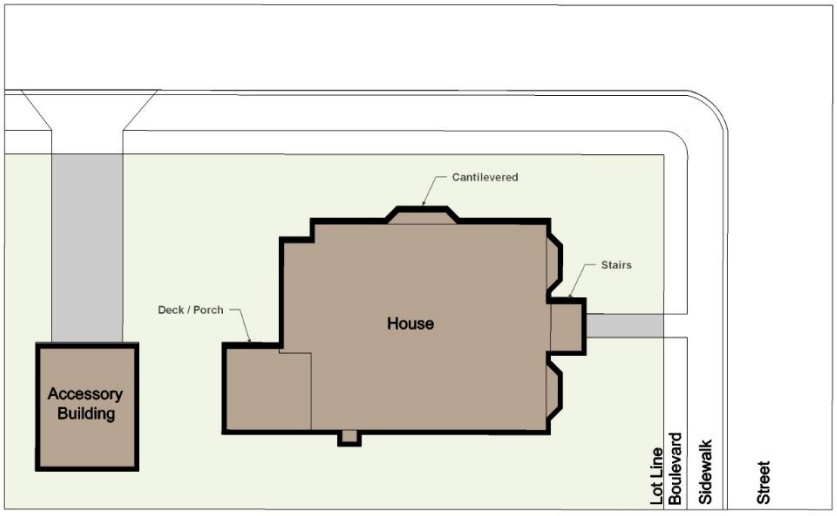
Density shall be determined by calculating the total ground level area of all principal and accessory buildings and structures of any kind located on a lot, measured to the outside of the foundations or footings, divided by the lot area and expressed as a percentage but excluding the areas of the following:

.1 balconies located above the first storey that are cantilevered from a building without footings or support extending to the ground;

.2 canopies and awnings;

.3 uncovered decks and patios that are not more than 0.6 m (2.0 ft) above grade; and

.4 uncovered swimming pools.



Lot Coverage Calculation

(Example)

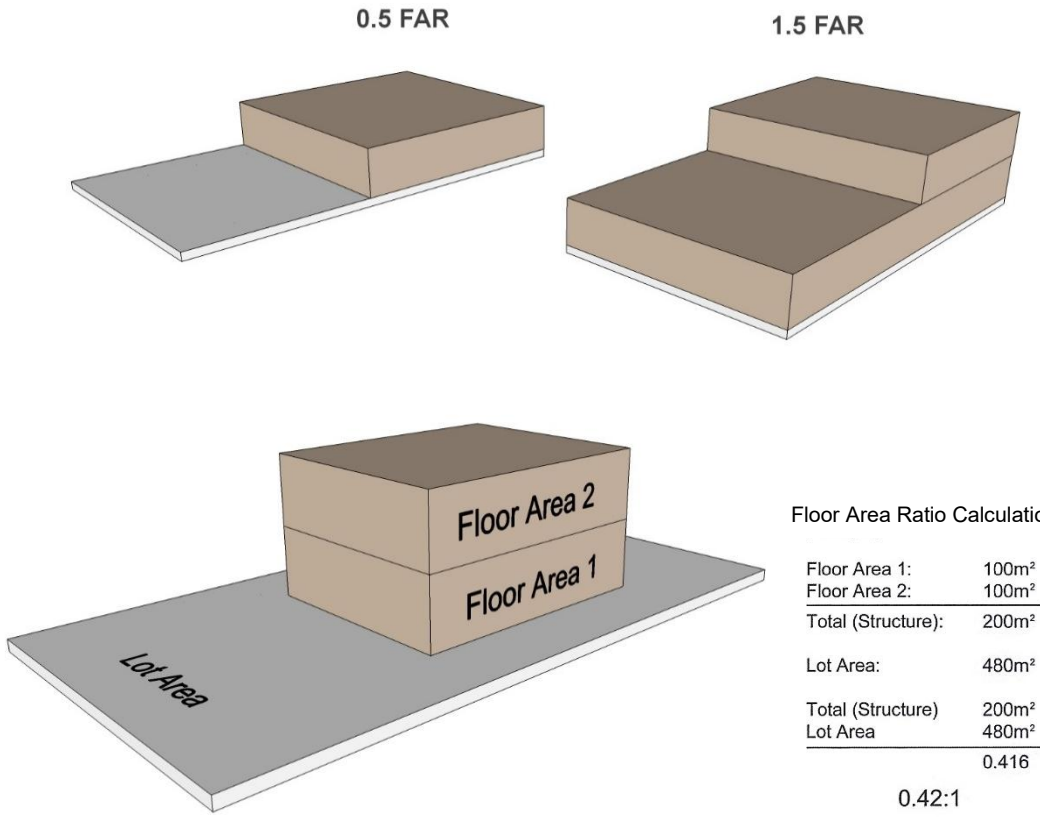
Main Structure:	122m²	+
Deck and Stairs:	24m²	+
Accessory Building:	37m²	
Total (Structures):	183m²	=
Lot Area:	580m²	
Total (Structures)	183m²	÷
Lot Area	580m²	
	0.316	=

31.6%

Figure 5.4 Lot coverage example

.2 **Floor Area Ratio (FAR):**

Density shall be determined by the numerical value obtained when the net floor area on all levels of all buildings and structures constructed on a lot is divided by the area of the lot.



Floor Area Ratio Calculation

Floor Area 1:	100m²	+
Floor Area 2:	100m²	+
Total (Structure):	200m²	=
Lot Area:	480m²	
Total (Structure)	200m²	÷
Lot Area	480m²	
	0.416	=

0.42:1

Figure 5.5 Floor Area Ratio example

5.12 DENSITY, ALLOCATION FOR PUBLIC PARK

The area of a portion of a lot that is proposed to be dedicated to the District as public park or transferred to the District for park purposes in connection with the development of land may be included in the area of the lot for the purpose of calculating density in residential units per hectare, the floor area permitted on the lot by a floor area ratio regulation, or the number of lots that may be created by subdivision of the lot.

5.13 DRAINAGE

All developments shall be provided with the required drainage works in accordance with the Subdivision and Development Servicing Bylaw.

5.14 FENCING

.1 Fence height is measured from the highest part of the fence to the point directly below where the fence post intersects with grade or the retaining wall.

.2 Maximum fence height by zone:

Zone	Maximum Fence Height	Exceptions
Agriculture Zone	2.5 m (8.2 ft)	Open mesh or chain link type fence may be a maximum of 3.0 m (9.8 ft)
Commercial Zone	2.5 m (8.2 ft)	Open mesh or chain link type fence may be a maximum of 3.0 m (9.8 ft)
Industrial Zone	2.5 m (8.2 ft)	Open mesh or chain link type fence may be a maximum of 3.0 m (9.8 ft)
Residential Zone	Front and exterior side: 1.22 m (4.0 ft) Rear and interior side: 2.0 m (6.6 ft)	See: s. 5.14.4
All Other Zones	2.0 m (6.6 ft)	As specified in a Comprehensive Development Zone

.3 Fences along park boundaries in residential and rural zones shall be provided and maintained on the non-park lot along the boundary of the park to a maximum height of 1.22 m (4.0 ft);

.4 Notwithstanding s.5.25 (Sight Triangle – Clear Vision Area), no fence, wall or similar structure in any residential zone shall be constructed on a corner site at a street intersection, such that any portion is more than 1.0 m (3.3 ft) above the established elevation of the centre point of intersecting streets unless the fence is constructed so that at least 80% of the total area of the fence is open, and in no case shall the height exceed 1.8 m (6.0 ft).

.5 The use of barbed wire or electrified fencing is limited to agricultural zones where the lot is at least 0.4 ha (1.0 ac) in area.

.6 The use of barbed tape obstacle or razor wire as fencing material is prohibited in all zones.

.7 Where a fence, wall, or similar structure is located on top of a retaining wall, the height of the fence shall be no greater than 1.22 m (4.0 ft).

.8 Metal fences, in any zone, in any structural combination of wall or similar structure, shall not feature fence pickets or finials that extend above the top horizontal rail creating a sharp edge.

5.15 FLOOD CONSTRUCTION REQUIREMENTS – FLOODPLAIN REGULATIONS

.1 Notwithstanding any other regulations of this bylaw, no building or any part thereof shall be constructed, reconstructed, moved or extended, nor shall any mobile home or unit, modular home or structure be located:

.1 Within 15.0 m (49.2 ft) of the natural boundary of any water course or standing body of water; nor

.2 With the underside of the 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 damageable by floodwaters, lower than 1.5 m (4.92 ft) above the natural boundary of the watercourse or standing body of water.

.2 Notwithstanding the setback and elevation requirements of s. 5.15.1, no building, structure or mobile home shall be located adjacent to Okanagan Lake with the underside of the 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 damageable by floodwaters:

.1 Lower than 343.75 m Geodetic Survey of Canada (GSC) datum; nor

.2 Within 7.5 m (24.6 ft) of the natural boundary of Okanagan Lake.

.3 The levels specified in s. 5.15.1. and s. 5.15.2. shall not apply to the following uses, with the exception that all main electrical switchgear for any of the uses shall be no lower than the specified flood construction level:

.1 The portion of a building or structure used exclusively as a carport, garage or entrance foyer;

.2 Agricultural buildings excluding dwelling uses and buildings for the keeping of animals; and

.3 On-loading and off-loading facilities associated with water-oriented industry.

.4 Where landfill is used to achieve the required elevations set out in s. 5.15.1.2 and s. 5.15.2.1 above, no portion of the landfill slope shall be closer than the setback distances specified in s. 5.15.1.1 and s. 5.15.2.2 from the natural boundary and the face of the landfill slope shall be adequately protected against erosion from floodwaters.

5.16 HEIGHT AND EXCEPTIONS TO HEIGHT REQUIREMENTS

.1 The following height exceptions apply to all principal and accessory structures regardless of height limits set for individual zones in this bylaw:

.1 Chimneys may project up to 1.0 m (3.3 ft) above the peak of a gable or sloped roof, or above a flat roof, if they occupy less than 1% of the lot area.

.2 Spires or similar structures that occupy not more than 1% of the building footprint area may project to a height that is up to 50.0% more than the specified height limit in all zones except residential.

.3 Antennae designed and used only to receive radio and television signals, and their supporting structures, may project up to 1.0 m (3.3 ft) above the peak height of a gable or sloped roof, or up to 1.8 m (5.9 ft) above the parapet of a flat roof on which they are mounted.

.4 Mechanical appurtenances such as heating and cooling units screened from view from a street, constituting not more than 10% of the total roof area of a building may project up to 1.0 m (3.3 ft) above the parapet of a flat roof.

.5 Crop protection and support structures such as deer fencing, netting supports, trellises, security protection for cannabis cultivation and cannabis production facilities required under the federal and provincial legislation and regulation as amended from time to time are excluded from height requirements.

5.17 LANDSCAPING AND BUFFERS

.1 Landscaping and screening shall be provided and maintained in accordance with the regulations detailed in the Minimum Landscaping and Screening Requirements Table 5.2 of this bylaw. Where two or more standards apply, the more restrictive requirement shall prevail.

.2 Landscape features such as arbours, trellises, fish ponds and ornaments are exempt from setback requirements, except where a landscape feature exceeds 2 m (6.6 ft) in height, in which case it shall be located a minimum of 1.5 m (4.9 ft) from any lot line.

.3 In cases where the property is to be developed in phases, landscaping need only be provided on that portion of the property to be developed in each phase. Landscaping shall be required in each subsequent phase as that property is developed.

.4 Where landscaping is required every application for development shall include a landscaping plan that illustrates:

.1 The location or proposed footprint of all buildings and structures on the property.

.2 Positioning of any vegetation to be retained.

.3 Proposed plant species including size, number, and locations.

.4 Method of irrigation.

.5 The location of all hard surfaced areas such as driveways, parking areas and sidewalks, existing or proposed finished grades, and site lighting and fencing.

.5 All landscaping shall meet or exceed the BC Nursery Trades Association Standards and be regularly maintained, including replacement of all specimens that do not survive transplantation.

.6 Any area covered by landscaping shall be graded to meet the following:

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

.2 Maximum 1:2 slope (50%) for shrub or ground covers areas.

.3 Minimum 1:50 cross slope (2%) for any landscape area.

.4 All site grading will direct overland drainage along or away from any landscape buffer to collection points on-site away from buildings.

.5 All areas in which the existing slope exceeds 30% are to be identified and all areas developed and adjacent lands impacted by development with slopes greater than 30% shall be rehabilitated using indigenous vegetation common to the site.

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

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

.9 Automatic irrigation systems shall be designed to ensure there is no spray or run-off onto sidewalks, streets, or parking areas.

.10 On a corner lot abutting a street or lane intersection, no vegetation in any form shall be planted so as to contravene s. 5.25 (Sight Triangle – Clear Vision Area) of this bylaw.

.11 Urban plazas are permitted as a substitute for a front yard or side yard landscape buffer according to the following provisions:

.1 Urban plazas must be solely designed for pedestrian use and must be accessible to the public from both the street and from the development;

.2 The minimum plaza street frontage (width) is 7.5 m (24.6 ft);

.3 The minimum plaza depth (building face to street edge) is 4.0 m (13.1 ft);

.4 A minimum of three trees, with a minimum 65 mm calliper and rootball of 900 mm, shall be provided;

.5 Pedestrian and decorative lighting consistent with s. 5.18 (Lighting) must be provided.

.12 Notwithstanding the regulations contained in s. 5.9 the Agricultural Land Commission may require greater landscaping and screening provisions as part of any application requiring their direct approval.

Table 5.2 Minimum Landscaping Requirements Table

Minimum Landscaping Requirements		
Use	**Landscape Requirements and Location of Buffer**	**Dimensions of Landscape Buffer**
(a) All uses with the exception of agricultural uses in all zones	All those portions of the lot not covered by buildings, structures or paved areas shall be landscaped including the retention of mature trees Along the developed sides of a lot that abuts a street Along lot lines abutting land within the ALR	All developed portions of the lot Minimum 1.5 m (4.9 ft) wide landscape buffer shall be provided within the lot Buffer requirements contained in s. 5.9 ALR Setback and Buffer Requirements
(b) Parking and loading areas and access driveways for greenhouses and plant nurseries	Along lot lines within 100 m (328 ft)	Level 2 Landscape Buffer or minimum 6.0 m (19.6 ft) wide landscape buffer, including a 1.8 m (5.9 ft) high opaque fence
(c) Kennels	Perimeter of any outdoor runs or exercise areas	Level 2 Landscape Buffer or minimum 6.0 m (19.6 ft) wide landscape buffer, including a 1.8 m (5.9 ft) high opaque fence
(d) All uses within a commercial, industrial, or institutional zone abutting any residential use	Along all lot lines separating the developed portion of the lot from any residential lot or lot zoned for residential use	a. Minimum 1.5 m (4.9 ft) wide landscape buffer at least 1.5 m (4.9 ft) high b. A solid decorative fence at least 1.5 m (4.9 ft) high
(e) All uses in institutional zones	Along all lot lines	Minimum 3.0 m (9.8ft) wide landscape buffer which shall include trees
(f) All off-street parking areas within a commercial, industrial, or institutional zone	The entire perimeter of all off-street parking except driveways and accesses	a. Minimum 2.0 m (6.6 ft) wide landscape buffer b. Landscaped islands within the parking areas shall be provided so as to avoid having more than 20 vehicle parking spaces in a continuous row
(g) All outdoor display, storage or loading areas, garbage containers and passive recycling containers within a multiple-unit residential, commercial, industrial, or institutional zone	Perimeter of area to screen from view of abutting residential lot	a. A screen at least 2.5 m (8.2 ft) high, whether by a landscape buffer, a solid decorative fence, a building or a combination thereof b. No display or storage of material shall be piled to a height greater than 2.5 m (8.2 ft) within 5.0 m (16.4 ft) of said screen and in no case shall these materials be piled up to a height of more than 3.5 m (11.5 ft)

Minimum Landscaping Requirements		
Use	**Landscape Requirements and Location of Buffer**	**Dimensions of Landscape Buffer**
(h) Parking or storage of recreational vehicles in any urban or multi-unit residential zone	Between the recreational vehicle and the view from any lot line, except any portion of the site used for access	Minimum 1.5 m (4.9 ft) wide landscape buffer or a 1.8 m (5.9 ft) high fence
(i) Autobody repair shops, wrecking yards, and outdoor storage facilities	Surrounding outdoor storage and/or dismantling facilities	Minimum 2.4 m (7.8 ft) high landscape buffer or fence
(j) Cannabis cultivation (micro or standard) and cannabis production (micro or standard)		a. Minimum 1.5 m (4.9 ft.) wide landscape buffer at least 2.4 m (7.8 ft.) high; or b. A solid decorative fence at least 2.4 m (7.8 ft.) high

.13 The following regulations apply to the installation of new shrubs, trees, and landscaping materials on residential and commercial lots for the area within 10 metres of a building or structure footprint:

.1 The following fire-prone coniferous plants must not be used in landscaping: Juniper, Cedar, Yew.

.2 Fire-prone shrubs or other flammable landscape materials must not be located within 1.5 m of the outer edge of any building structure.

.3 Fire-prone shrubs must:

a) be planted with stems at least 3 m apart;

b) be planted with stems at least 5 m from the trunk of fire-prone trees;

c) be separated by fire-resistant shrubs (deciduous, succulent, herbaceous vegetation); and

d) not be planted in continuous, linear, hedging.

.4 The minimum separation between stems of fire-prone shrubs may be reduced to 2 m provided the shrubs:

a) do not typically grow over 5 m tall; and

b) they are planted with a minimum 7 m stem-to-building separation.

.5 Fire-prone trees:

a) must be spaced to ensure that trunks are a minimum of 6 m apart;

b) may be clumped with multiple fire-resistant deciduous trees but must not be clumped with other fire-prone trees;

c) must be planted to allow a minimum 5 m separation from trunk to the outer edge of any building structure.

.6 The following apply to green roofs:

a) grasses that will grow over 20 cm must not be used; and

b) Juniper, Cedar or Yew must not be used.

.7 The following relaxations apply in multiple-unit residential developments provided irrigation is installed for all fire-prone trees or shrubs:

a) fire-prone shrub stems may be spaced 2 m apart when separated by fire-resistant shrubs (deciduous, succulent, herbaceous vegetation);

b) a maximum of one (1) fire-prone tree may be planted on each side of a building or structure with a minimum trunk-to-building separation of 3 m, provided grasses that grow over 20 cm and fire-prone shrubs are not located below the fire-prone tree. The fire-prone tree may be clumped with fire-resistant deciduous trees.

.14 The following regulations apply to the maintenance of existing landscaping on residential and commercial lots for the area within 10 m of a building or structure footprint:

.8 Lawns must be maintained so that grass does not exceed 20 cm in length.

.9 Fire-prone trees and fire-prone shrubs must be maintained to ensure a 1.5 m separation between the outer trim of the plant and the outer edge of any building structure.

.10 Fire-prone trees and fire-prone shrubs growing under the eaves of buildings or structures must be removed.

5.18 LIGHTING

.1 Any outdoor lighting for any development shall be located and arranged so that no light is directed at any adjoining properties or interferes with the effectiveness of any traffic control device.

5.19 MOBILE HOMES AS PRINCIPAL DWELLINGS

.1 A mobile home may be used as a principal dwelling in the permitted zones, provided that it meets CAN/CSA Z-240 standards.

5.20 RETAINING WALLS

.1 The maximum permitted height of any individual retaining wall is 3.0 m (9.8 ft).

.2 Multiple tiered retaining walls separated by a horizontal distance of less than 2.0 m (6.6 ft), measured from the outer face of each individual retaining wall, shall be considered a single wall for the purpose of determining height.

.3 No retaining wall is permitted within 2.0 m (6.6 ft) of a lot line abutting a highway.

.4 Where a retaining wall is built downslope of a building or structure, and within 1.5 m (4.9 ft) of the base of an exterior wall or structural support, the height of the retaining wall shall be included in the measurement of height for the building or structure.

5.21 REFUSE AND RECYCLING BINS

.1 In a Commercial, Industrial, Institutional and Multiple Unit Residential zone the following provisions shall be met:

.1 Garbage storage, recycling and collection facilities shall be provided on the same site as the development that generates the refuse.

.2 Containers shall be clearly labelled for source separation.

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

.4 All screening shall be a minimum of 2 m (6.6 ft) in height to a maximum height that is equivalent to the height of the refuse or recycling bin.

.5 All sides open to public view shall be screened by the additional planting of shrub and groundcover material at least 1.5 m (4.9 ft) in height.

.6 An unobstructed access lane with a minimum width of 3 m (9.8 ft), and a minimum vertical clearance of 4.6 m (14.8 ft), shall be provided for access to required garbage and recycling rooms or enclosures.

5.22 SETBACKS

.1 The setback requirements of this bylaw shall not apply to strata lots except for bare land strata lots and as otherwise specified.

.2 No portion of a setback area required by this bylaw, between a lot line and building, shall provide any portion of amenity space required by this bylaw for any building or use on another lot.

.3 Where more than one setback requirement may be applied, the greatest setback shall be required.

.4 All uses and structures on lots abutting Highway 97 or 97C or any other arterial highways shall be setback a minimum of 4.5 m (14.8 ft) from the lot line abutting the arterial highway. The setback may be reduced to 3.0 m (9.8 ft) where access to the lot is through a municipal highway.

.5 No building or structure other than the following shall be located in the setbacks required in this bylaw:

.1 Fences, retaining walls, and utility poles.

.2 Netting supports for farm operations.

.3 Eaves and canopies may project horizontally into setback areas as follows:

i. 0.6 m (2.0 ft) into an interior side yard setback;
ii. 1.5 m (4.9 ft) into a front yard or exterior side yard setback;
iii. 2.0 m (6.6 ft) into a rear yard setback; and
iv. In no case shall a projection extend within 0.3 m (1.0 ft) of a lot line.

.4 Gutters, cornices, chimneys, leaders, mechanical heating, cooling and ventilation equipment may project horizontally into setbacks to a maximum of 0.6 m (2.0 ft).

.5 Unenclosed decks, balconies, porches or steps, bays with or without windows, ramps, stairwells, and building features functionally similar to them, which do not comprise more than 35% of the total area of an exterior wall, may project horizontally into setback areas as follows and as shown in Figure 5.6:

i. 0.6 m (2.0 ft) into an interior side yard setback;
ii. 1.5 m (4.9 ft) into a front yard or exterior side yard setback;
iii. 2.0 m (6.6 ft) into a rear yard setback; and
iv. In no case shall a projection extend within 0.3 m (1.0 ft) of a lot line.

Note: For purposes of s. 5.22.5.5:

i. The total area of an exterior wall is calculated based on the total area of the wall generally parallel to the adjacent lot line, not including decks, trellises, or other open structures.
ii. For buildings or structures that are more than one storey, the area of the projection shall be calculated per storey.

.6 Ramps providing an accessible route with a slope greater than 1:20 but no more than a slope of 1:12 and constructed in accordance with the BC Building Code.

.7 Utilities, cisterns, storage tanks, underground parking and similar structures constructed entirely beneath surface of the ground may project into the required interior side or rear setbacks provided such underground projections are covered by sufficient soil depth to accommodate landscaping and/or hard surfaces to accommodate access needs and such projections do not extend past the property line.

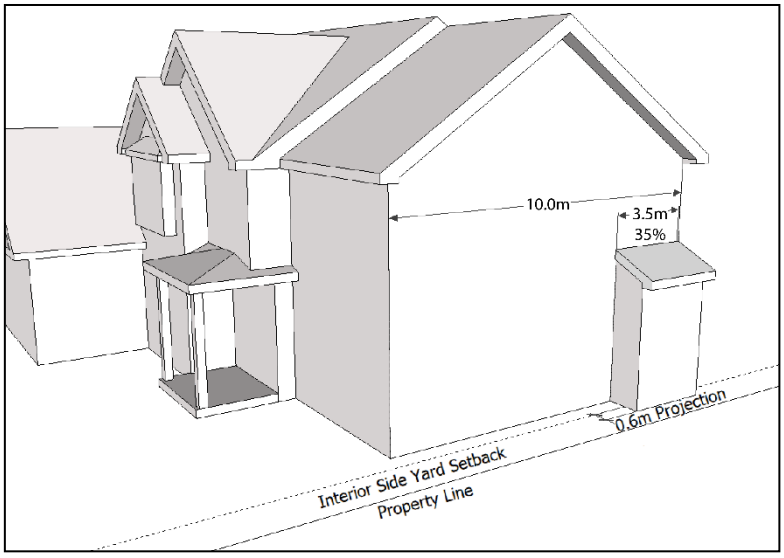


Figure 5.6 Side yard setback projection calculation example

5.23 SETBACKS - RIPARIAN AREAS PROTECTION REGULATION (RAPR)

.1 If a lot contains a watercourse, the watercourse riparian area shall not be included in the area of the lot for the purposes of calculating permitted lot coverage or units per hectare.

.2 If land is dedicated for environmental conservation or stewardship purposes, the regulations in this bylaw dealing with lot coverage and the minimum lot area required for particular uses are to be applied to the lot as if the land had not been dedicated.

.3 In all zones where riparian area setbacks are required along watercourses, as specified by the Riparian Areas Protection Regulation (RAPR) pursuant to the *Riparian Areas Protection Act* or the District of Peachland Official Community Plan, the specified setback distance shall be measured from the top-of-bank, or from the natural boundary where the top-of bank is not clearly defined. The specified setback distance shall be measured to the nearest part of the building or structure including roofs, eaves, and any overhanging components or cantilevered portions of a building.

.4 No development shall be permitted within a riparian area that does not conform to the setbacks as prescribed by the Riparian Areas Protection Regulation (RAPR) pursuant to the *Riparian Areas Protection Act* or the Peachland Official Community Plan without an authorized development permit.

.5 When new lots are created abutting a watercourse where a riparian area setback is required, the land within the riparian area may be used for calculating the lot area and for the determination of permitted density and lot coverage.

.6 Riparian area setbacks from watercourses for buildings and facilities in farming areas apply as follows:

.1 Despite lesser setback requirements outlined within each zone specified in this bylaw, buildings and facilities identified below shall comply with the following minimum setbacks to watercourses:

.2 The setbacks outlined in Table 5.3 do not apply to:

i. Residential buildings on agricultural lands and buildings for non-farming activities which shall be subject to the applicable RAPR; or

ii. Activities and physical works not related to buildings or building construction such as on-farm drainage and irrigation systems, utility works, farm roads, removal or disruption of soil, cropping, and animal husbandry practices.

.3 The setbacks outlined in Table 5.3 do apply to:

i. Construction of agricultural buildings and related ancillary services uses. Roads, retention ponds, gas services, water supply services, electrical facilities, machinery storage, building maintenance access, parking or other impervious areas associated with buildings must be located outside the setback area.

ii. On-farm composting and soil-less media production facilities, storage facilities and confined livestock areas.

Table 5.3 Riparian Protection Setbacks for Farm Buildings, Structures and Facilities

Building and Facilities Setbacks from Watercourses for Riparian Protection in Farming Areas				
	Type of Building or Facility			
Watercourse Type	Category 1	Category 2	Category 3	Category 4
	• Confined livestock area with more than ten (10) agricultural units[4] • Seasonal feeding area • Solid agricultural waste (field storage) with greater than two (2) weeks storage capacity • Cannabis cultivation and processing facilities (micro and standard)	• Agricultural waste storage facility • Chemical, compost, wood waste storage • Confined livestock area with less than ten (10) agricultural units • Incinerator • Mushroom barn • On-farm soil-less medium production and storage • Silo • Petroleum storage	• Brooder house • Hatchery • Fur farming shed • Livestock barn • Livestock shelter • Milking facility • Stable	• Boiler room • Cider processing facility • Cold frame structure • Crop storage • Detention pond • Direct farm marketing buildings • Granary • Greenhouse • Impervious surfaces • Machine storage buildings • On-farm processing • On-farm product preparation • Retention pond
Natural Stream[1]	30 m (98.4 ft)	15 m (49.2 ft)	15 m (49.2 ft)	15 m (49.2 ft)
Channelized Stream[2]	30 m (98.4 ft)	15 m (49.2 ft)	15 m (49.2 ft)	Twice channel width[5] Min. 10 m (32.8 ft) Max. 15 m (49.2 ft)
Constructed Channel or Ditch[3]	30 m (98.4 ft)	15 m (49.2 ft)	15 m (49.2ft)	5 m (16.4 ft)

General Notes:

Property safety and risk management concerns for specific situations may require larger setbacks than specified in the table and will take precedence over the values noted in the table.

1 **Natural Stream** means a watercourse that has not been significantly altered by human activity and is predominantly in its natural state as defined by the *Water Act*.

2 **Channelized Stream** means a stream that has been diked, diverted or straightened and carries drainage flows from headwaters or significant sources of groundwater. Reaches of channelized streams may be confined by roads and fences and in many cases, can also meander through fields. Man-made channels that divert irrigation water from a stream but return overflow water back to a stream in a manner that allows fish access are classified as channelized streams. No differentiation is made between either constructed channels or constructed ditches when determining building setbacks; however, differences between the two exist for drainage maintenance considerations

3 **Constructed Channel or Ditch** means a waterway that carries drainage water from more than one property but does not carry water from headwaters or significant sources of groundwater; may deliver water for irrigation.

4 An **agricultural unit** is equivalent to a live farm animal weight corresponding to 455 kilograms (1000 pounds) for livestock, poultry or farmed game or any combination of them equalling 455 kilograms.

5 **Channel width** is determined from the top of the bank on one side to the top of the bank on the opposite side.

5.24 SHIPPING CONTAINERS

.1 No person or business shall locate a shipping container on any lot in any zone except in accordance with the following:

.2 General Use – All Zones

.1 Shipping containers shall not:

.1 Be used for fencing, screening or advertising;

.2 Be rented or leased as part of a commercial storage facility or be made readily accessible to the public except for a business in the I1 Industrial Zone that leases, rents or sells shipping containers for use elsewhere;

.3 Be used as dwelling unit(s), for habitable space or as an occupiable space unless they have been converted in a factory for residential occupancy and received CSA A277 certification. Reports, certifications, and engineering for foundation systems are required;

.4 Be stacked vertically except in the I1 Industrial Zone, to a maximum of two (2) containers high;

.5 Encroach into a right of way, easement, or landscape buffer; or

.6 Occupy the minimum required parking spaces, loading spaces, or landscaped areas on any lot.

.2 Shipping containers shall be maintained in good functioning and aesthetic conditions (e.g. no rust or dents).

.3 Temporary Use

.1 A shipping container on a construction site being developed on a stand-alone basis or under a plan of subdivision is permitted only for the purposes of storing equipment and materials incidental to construction subject to the following restrictions:

.1 Must not impede or block construction, pedestrian, road and other related traffic;

.2 Must not obstruct or interfere with other construction and service based activities;

.3 Must be located on or immediately adjacent to the subject construction site; and

.4 Shall be removed from the site within sixty (60) days of completing the work or immediately if the construction work is determined to be abandoned.

.2 Shipping containers may be used for emergency purposes on a lot in any zone provided they are not located on any lot for more than ninety (90) days.

.3 In no case shall a shipping container create a sight line obstruction; or encroach into a public sidewalk; or be located closer than 1.5 m from the back of curb in situations where no sidewalk exists.

.4 Long-term Use as an Accessory Structure

.1 A building permit is required for installation of a shipping container with an area of 10.0 m^2 (107.6 ft^2) or larger, prior to placement on any lot in any zone.

.2 Shipping containers must:

.1 Be sited in accordance with the regulations for the siting of accessory buildings and structures;

.2 Meet the requirements of all District of Peachland bylaws, including but not limited to the Zoning Bylaw, Official Community Plan Bylaw and the Fire and Life Safety and Smoke Regulatory Control Bylaw;

.3 Be setback a minimum of 30.0 m (98.5 ft) from the normal average or maintained high water mark of any watercourse or lake; and

.4 Be anchored or placed on a permanent foundation.

.3 Use of a shipping container shall only be permitted as an accessory use to a permitted use on a lot where a principal use exists.

.4 A shipping container shall only be used as a storage container; the limited use does not permit a habitable use, home industry use, other accessory uses such as but not limited to workshops, hobby shops, farm buildings or any activity, occupation, or business.

.5 Shipping containers shall not be placed in the front yard or exterior side yard of any lot and must be setback from the front of the dwelling or other structures on the lot it is associated with.

Table 5.4 – Zone Specific Regulations for Shipping Containers

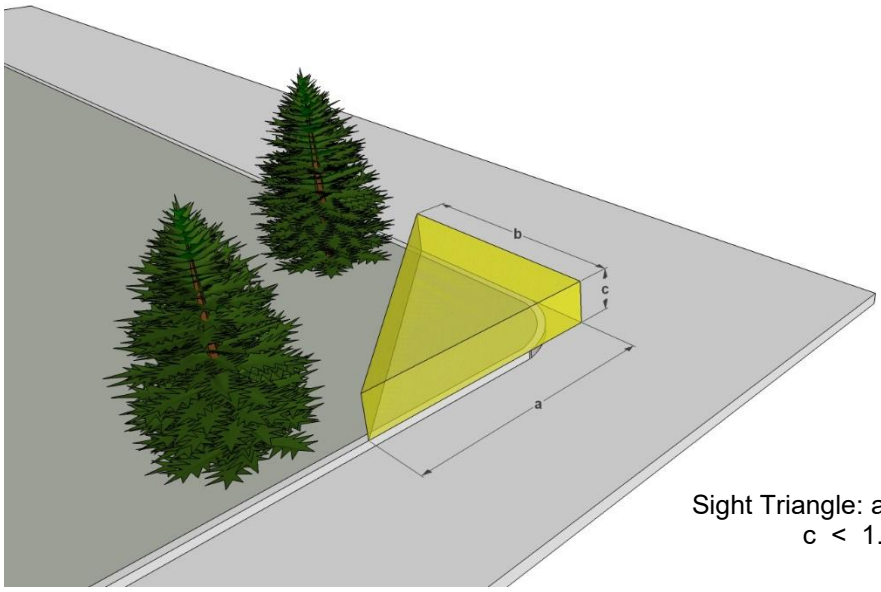
Property Type		Maximum Container Size			Temporary Use		Long-term Use		
Use	**Zones**	**Length**	**Width**	**Height**	**Maximum Quantity**	**Maximum Time**	**Maximum Quantity**	**Finishing**	**DCCs Payable**
Agricultural	A1 and A2	12.2 m (40 ft)	2.4 m (8 ft)	2.6 m (8.5 ft)	2 per lot	90 days	1 per 0.4 ha (1 ac) Maximum of 4	Clad or Painted	No
Residential	R1	6.1 m (20 ft)	2.4 m (8 ft)	2.6 m (8.5 ft)	2 per lot	30 days	1 per lot	Clad or Enclosed	No
Rural Residential	RR1 and RR2	12.2 m (40 ft)	2.4 m (8 ft)	2.6 m (8.5 ft)	2 per lot	60 days	1 per 0.4 ha (1 ac) Maximum of 2	Clad or Painted	No
Multi-Unit Residential	RM1, RM2, RM3 and RM4	6.1 m (20 ft)	2.4 m (8 ft)	2.6 m (8.5 ft)	1 per lot	30 days	Not permitted in these zones		
Commercial	C2, C3, C5 and C8	6.1 m (20 ft)	2.4 m (8 ft)	2.6 m (8.5 ft)	2 per lot	60 days	1 per lot	Clad or Enclosed	Yes
Service Commercial and Industrial	C4 and I1	12.2 m (40 ft)	2.4 m (8 ft)	2.6 m (8.5 ft)	2 per lot	90 days	1 per 0.4 ha (1 ac)	Clad or Painted	Yes
Public and Institutional	P1 and P2	12.2 m (40 ft)	2.4 m (8 ft)	2.6 m (8.5 ft)	2 per lot	90 days	1 per 0.4 ha (1 ac) Maximum of 2	Clad or Painted	No

5.25 SIGHT TRIANGLE – CLEAR VISION AREA

.1 No person who owns or occupies land at the intersection of two (2) or more streets may place or grow any tree, shrub, plant, fence or other structure within the sight triangle illustrated in Figure 5.8 above an elevation such that an eye 1.0 m (3.3 ft) above the surface elevation on one street within 6.0 m (19.6 ft) of the point of intersection cannot see an object 1.0 m (3.3 ft) above the surface elevation of the other street that is also within 6.0 m (19.6 ft) of the point of intersection.

.2 Wire livestock fences which are 1.8 m (5.9 ft) or less in height in Agriculture and Rural Zones are allowed within the sight triangles described in s. 5.25.1.

.3 Sight triangles at the intersection of arterial highways are subject to the jurisdiction of the Ministry of Transportation and Transit.



Sight Triangle: a and b >= 6.0 m (5.9 ft)
c < 1.0 m (3.2 ft)

Figure 5.8 Definition of the Sight Triangle

5.26 SOLAR DEVICES

Solar energy devices are permitted in any zone provided that:

.1 When attached to either a principal or accessory building or structure, the solar energy device does not extend beyond the outermost edge of the building or structure or the highest point of the roof or structure;

.2 When the solar energy device is a standalone structure, it shall not be sited within the front yard and it shall meet the side and rear yard siting requirements for the principal building or structure on the lot on which the solar device is located.

5.27 SUBDIVISION

.1 For the purpose of this section, subdivision shall include lot consolidation.

.2 Panhandle lot dimensions:

.1 The maximum length of a panhandle is 40 m (131.2 ft);

.2 The minimum width of a panhandle is 6 m (19.7 ft); and

.3 The maximum width of a panhandle is 10 m (32.8 ft).

.4 For the purpose of determining lot width, the panhandle portion shall be disregarded. The shortest lot line perpendicular to the panhandle and more or less parallel to the abutting street shall be considered as the frontage for the purpose of determining the lot width.

.5 The panhandle access strip shall not be calculated as part of the lot area for the purpose of determining compliance with a minimum lot area regulation.

.3 Where as a result of dedication of land for road widening purposes, the yards and setbacks of an existing building or structure are rendered non-conforming to the yard and setback requirements of the zone, the yards and setbacks shall be deemed to be conforming to the requirements of that zone.

.4 Unless otherwise specified in a zone under Part 8, the minimum lot area shall be considered as the minimum average lot area for a bare land strata subdivision under the *Strata Property Act* and regulations.

.5 Notwithstanding the provisions for lot areas in this bylaw, no new lots shall be created that are less than 1.0 ha (2.5 ac) in area unless connected to a community sewer system.

.6 A subdivision adjacent to a Controlled Access Highway (i.e. Highway 97 or 97C) requires Ministry of Transportation and Transit approval by the Designated Highways Official pursuant to s. 80 of the *Land Title Act*.

5.28 SWIMMING POOLS

.1 Above-ground swimming pools and associated decks greater than 0.6 m (2.0 ft) in height shall meet the siting requirements of accessory buildings and structures.

.2 Above-ground swimming pools greater than 0.6 m (2.0 ft) in height shall not be located in a front or exterior side yard.

.3 At-grade swimming pools shall be located a minimum of:

.1 6.0 m (19.7 ft) from the front lot line.

.2 1.0 m (3.3 ft) from an interior side or rear lot line.

.3 1.5 m (4.9 ft) from an exterior lot line or rear lot line abutting a road right of way.

.4 Fencing around swimming pools shall be in accordance with the current District of Peachland Building Bylaw.

.5 Where a swimming pool is located in a front yard, access to the principal building is not permitted through the fenced swimming pool area.

5.29 TEMPORARY FABRIC STRUCTURES

The installation of temporary fabric structures shall be permitted only in accordance with the following regulations:

.1 Temporary fabric structures may be erected in accordance with requirements for setbacks for accessory buildings for side and rear yards, but shall not be permitted within the front yard setback required for principal buildings on any lot zoned to accommodate an accessory building.

.2 Temporary fabric structures shall not exceed height restrictions for accessory buildings in individual zones.

.3 A maximum of one temporary fabric structure is permitted per lot.

D. SPECIFIC USE REGULATIONS

5.30 AGRICULTURE, URBAN

.1 Urban agriculture use is limited to production activities that are not noxious or offensive to adjacent properties or the general public. Activities that produce or emit hazards, odour, dust, smoke, noise, effluent, light pollution, glare, or other emission are prohibited.

.2 Urban agriculture must comply with the following:

.1 Greenhouses are permitted to a maximum of 30 m^2 (322.9 ft^2) in total floor area;

.2 Greenhouses or accessory structures associated with urban agriculture must conform to the applicable zoning requirements for accessory buildings or structures for the relevant zone. A greenhouse is not included in the calculation of lot coverage for accessory buildings or structures;

.3 Greenhouses, accessory buildings or accessory structures cannot be heated using wood heat source (i.e. wood stove);

.4 Height of greenhouses, accessory buildings or structures, and agricultural structures for food production purposes must not exceed 3.5 m (11.5 ft); and

.5 Greenhouses, accessory buildings or accessory structures used for commercial food production must maintain a minimum Level 1 landscaping buffer for all affected lot lines.

.2 Where food is produced for the purpose of commercial sale, trade, or distribution offsite, or where no single detached dwelling exists on the parcel, urban agriculture must also comply with the following:

.1 Pedestrian or vehicular traffic or parking must not exceed that which is generally characteristic of the neighbourhoods within which it is located;

.2 Secondary processing of food products produced on site is prohibited in all urban and rural residential zones unless in conjunction with an authorised home-based business;

.3 No outdoor storage of related equipment and materials is permitted;

.4 Organic materials produced and composted on site must be composted in accordance with best practices and must not produce odours, or must be transported to a composting facility by an appropriate means such as the yard waste collection program administrated by the Regional District of Central Okanagan.

5.31 APICULTURE

.1 Apiculture or the keeping of bees and/or beehives in the A1, A2, RR1 and RR2 zones is subject to regulation by the Ministry of Agriculture and registration with the province of BC through the *Bee Act*, and amendments thereto. On properties located within the ALR, the beekeeper must follow normal farm practices. Outside of the ALR, beekeeping is limited as follows:

.1 The minimum lot area for the use is 0.4 ha (1.0 ac).

.2 Two beehives are permitted for every 0.4 ha (1.0 ac) of lot area to a maximum of 20 beehives on each lot.

.3 Beehives and fencing structures to shelter the bee colonies shall be situated as follows:

.1 Hives shall be positioned so that the entrance to the hive faces away from dwellings on abutting lots and shall only be located to the rear of the principal building on the lot.

.2 No hives shall be located within 7.5 m (24.6 ft) of a lot line unless located in compliance with the following:

.1 2.5 m (8.2 ft) or greater above finished grade; or

.2 Behind a solid fence or hedge 1.8 m (5.9 ft) in height located parallel to an adjacent lot line and extending a minimum of 6.0 m (19.6 ft) horizontally behind the hive in either direction.

.3 Beekeepers shall ensure that the bees have sufficient water available on the property upon which the apiary is located to provide for the apiary needs.

5.32 Bed and Breakfast

Where bed and breakfast is a permitted use, the following conditions shall apply:

.1 A bed and breakfast shall only be conducted within a principal dwelling unit.

.2 An occupant of the principal dwelling shall be the operator of the bed and breakfast.

.3 No more than 4 bedrooms shall be used for the bed and breakfast business operation.

.4 No more than 8 patrons, including boarders and lodgers shall be accommodated within one dwelling unit.

.5 No bedroom shall include a kitchen.

.6 Parking of cars, trucks, recreational vehicles operated by the patrons shall be provided for within the lot.

.7 No patrons shall stay within the same dwelling for more than 30 days in a 12-month period.

5.33 Breweries, Distilleries, and Meaderies

Where the brewery, distillery, or meadery use is permitted, the following conditions shall apply:

.1 The public tasting and retail sale of alcoholic product is limited to that which is produced on-site.

.2 All processes, functions and mechanical equipment associated with the use must be contained indoors and are limited to production activities that are not noxious or offensive to adjacent properties or the general public.

.3 The total area for manufacturing shall be limited to a maximum of 275 m^2 (2960 ft^2).

5.34 CARETAKER DWELLING

A caretaker dwelling shall:

.1 Be fully separated from the commercial or industrial use by walls, partitions, or floors or be located in a separate building.

.2 Have an entrance from the exterior of the building which is separate from the entrance to the commercial, institutional or industrial use.

.3 Not exceed 25% of the total gross floor area of buildings on the lot.

.4 Not exceed 125 m^2 (1345 ft^2) in floor area.

5.35 GARDEN SUITE (SECONDARY DWELLING WITHIN A DETACHED ACCESSORY BUILDING)

The following regulations shall apply in zones where a garden suite is a permitted use:

.1 Only one (1) garden suite per principal dwelling unit is permitted on any lot. A lot in the A1 zone, is permitted both a secondary suite and garden suite only in accordance with the *Agricultural Land Commission Act*.

.2 A building permit for a principal dwelling on a lot must be issued prior to the issuance of a building permit for a garden suite on the same lot.

.3 A garden suite shall have a minimum floor area of 33 m^2 (355 ft^2) and a maximum floor area of 110 m^2 (1,184 ft^2).

.4 The height regulations for accessory buildings shall apply to garden suites unless otherwise specifically noted in a Zone.

.5 Notwithstanding s. 5.35.4, where a garden suite has direct street or lane access and the secondary dwelling is to be located on the second storey above a one-storey garage, the maximum height of the building may be increased to 6.0 m (19.6 ft) as long as the elevation of the highest point of the garden suite does not exceed the highest point of the principal dwelling.

.6 The setback requirements for accessory buildings in the zone in which the secondary dwelling is located apply to the siting of garden suites, except that all garden suites shall be setback a minimum of 3.0 m (9.8 ft) from a rear lot line.

.7 The distance between a principal dwelling and a garden suite in any zone shall be a minimum of 3.0 m (9.8 ft).

.8 An unobstructed and lit pathway at least 1.5 m (4.9 ft) wide shall be provided between the front lot line and the garden suite.

.9 Garden suites shall only be permitted on lots connected to the municipal water and sanitary sewer system unless the lot is 1.0 ha (2.47 ac) or greater in area and an onsite sanitary sewer system has been installed in accordance with the Sewerage System Regulation under the *Public Health Act*.

.10 In addition to the off-street parking spaces required for the principal dwelling unit, one off-street parking space is required for a garden suite. Where possible the additional parking space shall abut and use an existing driveway for access to the street. At least one parking space for the principal dwelling and one parking space for the garden suite shall be located so as to provide direct vehicular access to the street without obstruction by a vehicle parked in another parking space. Tandem parking is permitted for the second space required for the principal dwelling.

.11 A home-based business shall only be permitted to operate in a garden suite if the home-based business of the garden suite resident is a Type I (Minor Home Based Business).

.12 A garden suite located on a lot designated within the Agricultural Land Reserve (ALR) may be in the form of a mobile home.

5.36 HOME BASED BUSINESSES

.1 Home Based Businesses are divided into the following categories:

.1 Type I (Minor Home Based Business)

.2 Type II (Major Home Based Business)

.3 Type III (Rural Home Based Business)

.2 **All Home Based Businesses** shall comply with the following:

.1 The home-based business shall be operated as an accessory use only and shall not change the character or external appearance of the principal dwelling involved.

.2 There shall be no external storage or display of materials, equipment or finished products.

.3 There shall be no mechanical or electrical equipment used that creates any external noise or any interference with electronic equipment in adjacent buildings.

.4 Home-based businesses that discharge or emit odorous or noxious matters or vapours, smoke, dust, heat, glare, radiation, or recurrently generated vibrations are not permitted.

.5 There shall be no generation of vehicular traffic or parking of vehicles in excess of that permitted for and customary to the zone in which the home-based business is located.

.6 In addition to any other parking requirements of this bylaw, all parking relating to the home-based business must be accommodated within the lot on which the use is located.

.7 Any home-based business that represents a fire hazard by virtue of the manufacturing process or materials storage shall be prohibited.

.3 **Type I (Minor Home Based Businesses)** are permitted in any zone permitting a residential dwelling unit provided that:

.1 The use of the premises for a home-based business shall be confined to the incidental use of a telephone or device for accessing the internet and records pertaining directly to that business.

.2 No goods are to be displayed, stored, or sold on the premises.

.3 No alterations are made which change the character of the dwelling.

.4 The home-based business is conducted by a resident or residents of the dwelling unit to which the home-based business is accessory.

.4 **Type II (Major Home Based Businesses)** are permitted in any zone permitting either a single detached dwelling or a duplex.

.1 The home-based business shall be entirely enclosed within the dwelling unit or a permitted accessory building.

.2 The home-based business shall not occupy more than 25% of the floor area of the principal dwelling unit, and in no case shall the combined area of the principal dwelling and the accessory building used to accommodate the home-based business exceed 50 m² (538 ft^2).

.3 The home-based business shall be conducted by a resident or residents of the dwelling unit to which the home-based business is accessory, and may employ a maximum of one non-resident person.

.5 **Type III (Rural Home Based Businesses)** are permitted in the Agricultural and Rural Residential Zones and shall comply with the following:

.1 A Type III home-based business is not permitted on a lot having an area less than 0.8 ha (2.0 ac).

.2 The home-based business shall be entirely enclosed within the dwelling unit or a permitted accessory building.

.3 The area used to carry out the home-based business shall not exceed 100 m² (1076 ft^2).

.4 The home-based business shall be conducted by a resident or residents of the dwelling unit to which the home-based business is accessory, and may employ a maximum of two non-resident persons.

5.37 KEEPING OF ANIMALS

.1 The keeping of livestock, poultry, and rabbits on lands outside the Agricultural Land Reserve (ALR) is subject to the following regulations:

.1 For every 0.4 ha (1.0 ac) of land the following number of animals is permitted on a lot:
- i. Two (2) livestock;
- ii. Six (6) sheep or goats;
- iii. Twelve (12) poultry, excluding roosters; and
- iv. Twenty (20) rabbits

.2 For lots smaller than 0.4 ha (1.0 ac) and located in a residential zone, a maximum of six (6) chickens are permitted, provided that the buildings and structures for the animals adhere to all accessory building and structure regulations.

.2 Buildings and structures to shelter the animals shall meet minimum setbacks to lot lines as follows:
- i. Front yard is 30.0 m (100 ft)
- ii. Rear yard is 7.5 m (25 ft)
- iii. Interior side yard is 7.5 m (25 ft)
- iv. Exterior side yard is 30.0 m (100 ft)

5.38 RESIDENTIAL FLEX UNIT (SECONDARY DWELLING WITHIN A MULTI-UNIT RESIDENTIAL DWELLING UNIT)

The following regulations shall apply in zones where a residential flex unit is a permitted use:

.1 A residential flex unit shall have a minimum gross floor area of 23.2 m^2 (250 ft^2) and a maximum floor area of 37.2 m^2 (400 ft^2); and

.2 Consists of a defined area (the 'lock-off' room) for potential separate accommodation, where the lock-off:

.1 Is not a strata lot;

.2 Includes living space that contains a kitchen, at least one closet, and a bathroom with a toilet, sink, and bathtub or shower; and

.3 Has a separate lockable entrance door providing independent and direct access to the exterior of the dwelling unit or public corridor.

5.39 SECONDARY SUITES (SECONDARY DWELLING WITHIN A PRINCIPAL DWELLING)

The following regulations shall apply in zones where a secondary suite is a permitted use:

.1 A secondary suite shall be entirely contained within a principal dwelling.

.2 A lot in the A1 zone is permitted both a secondary suite and garden suite only in accordance with the *Agricultural Land Commission Act*.

.3 A secondary suite shall have a minimum floor area of 33 m^2 (355 ft^2) and a maximum floor area of 110 m^2 (1184 ft^2) or 40% of the habitable floor space of the principal dwelling in which the secondary dwelling is located, whichever is less.

.4 A secondary suite is only permitted within single-detached or duplex dwellings. A maximum of one secondary suite is permitted within each principal dwelling unit which is a single-detached unit or one half of a duplex, pursuant to the BC Building Code and this Bylaw.

.5 All secondary suites shall be connected to the municipal water and sanitary sewer system unless an onsite sanitary sewer system has been installed in accordance with the Sewerage System Regulation under the *Public Health Act.* An owner may only construct a secondary suite on a lot with on-site septic disposal if both the principal dwelling and the secondary suite are connected to the same on-site septic disposal system, and the owner provides the District with written confirmation from a Registered Onsite Wastewater Practitioner that the existing sewage system has the septic disposal capacity in accordance with the Sewerage System Regulation requirements for both dwellings.

.6 In addition to the off-street parking spaces required for the principal dwelling unit, one off-street parking space is required for the secondary suite. Where possible the additional parking space shall abut and use an existing driveway for access to the street. At least one parking space for the principal dwelling and one parking space for the secondary suite shall be located so as to provide direct vehicular access to the street without obstruction by a vehicle parked in another parking space. Tandem parking is permitted for the second space required for the principal dwelling.

.7 A home-based business shall only be permitted to operate in a secondary suite if the home-based business is Type I (Minor Home Based Business).

5.40 CANNABIS

.1 Cannabis Cultivation, Farmed

.1 Farmed cannabis cultivation is subject to the following additional regulations:

a. Farmed cannabis cultivation shall be setback a minimum of:

i. 30 m (98.4 ft) from all watercourses; and

ii. 15 m (49.2 ft) from any adjacent residential use with a landscape buffer or 30 m (98.4 ft) without a landscape buffer.

b. Manufactured home(s), recreational vehicle pad(s), campsite(s), bed and breakfast(s), agri-tourism accommodation(s) or any form of temporary or short-term accommodation(s) are not permitted on sites that contain cannabis cultivation as a farm use.

c. No sites or buildings used for cannabis cultivation shall discharge or emit odorous toxic or noxious matter or vapour, heat, glare or radiation, recurrently generated ground vibration, noise in excess of ambient noise at the property boundary, electrical interference or any other health or safety hazards.

d. Maximum of one (1) cultivation licence (micro or standard) is permitted per lot.

.2 Cannabis Cultivation, Micro

.1 Micro cannabis cultivation is subject to the following additional regulations:

a. All buildings used for micro cannabis cultivation shall be setback a minimum of:

i. 30 m (98.4 ft) from all watercourses; and

ii. 30 m (98.4 ft) from any adjacent residential use with a landscape buffer or 60 m (196.9 ft) without a landscape buffer.

b. Micro cannabis cultivation is not permitted on sites that contain manufactured home(s), recreational vehicle pad(s), campsite(s), bed and breakfast(s), agri-tourism accommodation(s) or any form of temporary or short-term accommodation(s).

c. No sites or buildings used for micro cannabis cultivation shall discharge or emit odorous toxic or noxious matter or vapour, heat, glare or radiation, recurrently generated ground vibration, noise in excess of ambient noise at the property boundary, electrical interference or any other health or safety hazards.

.2 Minimum of 50 m (164 ft) radius buffer from the parcel line of any another use that is frequented by minors including but not limited to a school, childcare, library, recreational facility or activity centre.

.3 Maximum of one (1) cultivation licence (micro or standard) is permitted per lot.

.3 Cannabis Cultivation, Standard

.1 Standard cannabis cultivation facilities are subject to the following additional regulations:

a. All buildings used for standard cannabis cultivation shall be setback a minimum of:

i. 30 m (98.4 ft) from all watercourses; and

ii. 50 m (164 ft) from any adjacent residential use with a landscape buffer or 100 m (328 ft) without a landscape buffer.

b. Standard cannabis cultivation is not permitted on sites that contain manufactured home(s), recreational vehicle pad(s), campsite(s), bed and breakfast(s), agri-tourism accommodation(s) or any form of temporary or short-term accommodation(s).

c. No sites or buildings used for standard cannabis cultivation shall discharge or emit odorous toxic or noxious matter or vapour, heat, glare or radiation, recurrently generated ground vibration, noise in excess of ambient noise at the property boundary, electrical interference or any other health or safety hazards.

.2 Buildings and structures used for standard cannabis cultivation must be connected to municipal services.

.3 Minimum of 50 m (164 ft.) radius buffer from the parcel line of any another use that is frequented by minors including but not limited to a school, childcare, library, recreational facility or activity centre.

.4 Maximum of one (1) cultivation licence (micro or standard) is permitted per lot.

.4 Cannabis Processing, Micro

.1 Micro cannabis processing is subject to the following additional regulations:

a. All buildings used for micro cannabis cultivation shall be setback a minimum of:

i. 30 m (98.4 ft) from all watercourses; and

ii. 30 m (98.4 ft) from any adjacent residential use with a landscape buffer or 60 m (196.9 ft) without a landscape buffer.

b. Micro cannabis processing is not permitted on sites that contain manufactured home(s), recreational vehicle pad(s), campsite(s), bed and breakfast(s), agri-tourism accommodation(s) or any form of temporary or short-term accommodation(s).

c. No sites or buildings used for micro cannabis processing shall discharge or emit odorous toxic or noxious matter or vapour, heat, glare or radiation, recurrently generated ground vibration, noise in excess of ambient noise at the property boundary, electrical interference or any other health or safety hazards.

.2 Minimum of 50 m (164 ft) radius buffer from the parcel line of any another use that is frequented by minors including but not limited to a school, childcare, library, recreational facility or activity centre.

.3 Maximum of one (1) processing licence (micro or standard) is permitted per lot.

.5 Cannabis Processing, Standard

.1 Standard cannabis processing is subject to the following additional regulations:

a. All buildings used for standard cannabis processing shall be setback a minimum of:

i. 30 m (98.4 ft) from all watercourses; and

ii. 50 m (164 ft) from any adjacent residential use with a landscape buffer or 100 m (328 ft) without a landscape buffer.

b. Standard cannabis processing is not permitted on sites that contain manufactured home(s), recreational vehicle pad(s), campsite(s), bed and breakfast(s), agri-tourism accommodation(s) or any form of temporary or short-term accommodation(s).

c. No sites or buildings used for standard cannabis processing shall discharge or emit odorous toxic or noxious matter or vapour, heat, glare or radiation, recurrently generated ground vibration, noise in excess of ambient noise at the property boundary, electrical interference or any other health or safety hazards.

.2 Buildings and structures used for standard cannabis processing must be connected to municipal services.

.3 Minimum of 50 m (164 ft) radius buffer from the parcel line of any another use that is frequented by minors including but not limited to a school, childcare, library, recreational facility or activity centre.

.4 Maximum of one (1) processing licence (micro or standard) is permitted per lot.

.6 Cannabis Testing and Research

.1 Cannabis testing and research is subject to the following additional regulation:

a. No sites or buildings used for cannabis testing or research shall discharge or emit odorous toxic or noxious matter or vapour, heat, glare or radiation, recurrently generated ground vibration, noise in excess of ambient noise at the property boundary, electrical interference or any other health or safety hazards.

.7 Medicinal Cannabis Cultivation, Individual

.1 The cultivation of medicinal cannabis by an individual is a permitted accessory use in all residential zones and agricultural zones subject to provincial and federal legislation and regulation as amended from time to time.

.2 The cultivation of medicinal cannabis is subject to the following additional regulations:

a. The authorized adult must ordinarily reside at the dwelling house as their principal residence.

b. The authorized adult is not growing cannabis plants at different dwelling houses at the same time.

c. Cannabis plant(s) must not be visible from a public place by an individual unaided by any device other than a device to correct vision.

d. No sites or buildings used for medicinal cannabis cultivation or production shall discharge or emit odorous toxic or noxious matter or vapour, heat, glare or radiation, recurrently generated ground vibration, noise in excess of ambient noise at the property boundary, electrical interference or any other health or safety hazards.

.8 Medicinal Cannabis Dispensary

.1 Medicinal Cannabis Dispensaries are subject to the following additional regulations:

a. Must not abut another use that is frequented by minors including but not limited to a school, childcare, library, recreational facility, or activity centre.

b. Must not have a retail storefront or in-person sales. All sales must be shipped or otherwise delivered.

.9 Non-Medicinal Cannabis Cultivation, Individual

.1 The cultivation of non-medicinal cannabis by an individual is a permitted accessory use in all residential zones and agricultural zones subject to provincial and federal legislation and regulation as amended from time to time.

.10 Non-Medicinal Cannabis Store

.1 Non-Medicinal Cannabis Stores are subject to the following additional regulations:

a. A maximum of two (2) non-medicinal cannabis stores within the boundaries of the District of Peachland.

b. Must not abut another use that is frequented by minors including but not limited to a school, childcare, library, recreational facility or activity centre.

c. Minimum of 75 m (246 ft) radius buffer from the parcel line of any school.

5.41 TEMPORARY FARM WORKER HOUSING

The following regulations shall apply in zones where temporary farm worker housing is a permitted use:

.1 Temporary farm worker housing shall only be located on parcels or farm units where:

a. All or part of the parcel on which the temporary farm worker housing is located is classified as a farm under the *BC Assessment Act*; and

b. The need for farm worker housing has been demonstrated through documentation such as a contract with the federal government through a migrant worker program such as the Seasonal Agricultural Worker Program or Agricultural Stream Program, farm receipts, previous employment records, and/or a farm plan prepared by a professional agrologist.

.2 The temporary farm worker housing shall only be located on the same parcel where the agricultural use is taking place or located on a parcel within the same farm.

.3 If the temporary farm worker housing is vacant for two consecutive growing seasons, the owner will remove, at their expense, any temporary structure(s) for temporary farm worker housing, and remove or decommission any existing buildings that had been repurposed for temporary farm worker housing purposes, by December 31 of the second year of vacancy.

.4 Temporary farm worker housing shall be provided in the form of permanent buildings such as cabins or bunk houses or semi-permanent buildings such as mobile homes.

.5 The gross floor area of temporary farm worker housing on a farm shall not exceed 700 m^2 to accommodate a maximum of 20 temporary farm workers.

PART 6 – PARKING AND LOADING

6.1 LOCATION OF PARKING SPACES – ALL MODES

.1 Required parking and loading spaces shall be located on the same lot as the building they serve in all residential zones.

.2 In all non-residential zones, with the exception of comprehensive development zones, required parking spaces shall be located either:

.1 On the same lot as the building they serve, or

.2 On another lot within 200 m (656 ft) of the building site under a shared parking arrangement, provided that:

.1 Such parking is a permitted use on the lot.

.2 A restrictive covenant is registered against the title of the parking lot in favour of the District to ensure that the designated number of parking spaces are exclusively reserved for the benefit of the premises requiring the parking for specified periods of time under a shared parking arrangement; and that the area of the parking lot used for those parking spaces is limited to parking uses.

.3 Annexed to the title of the premises requiring the parking spaces is an easement over the parking lot permitting all persons wishing to park a vehicle in connection with the use of those premises to enter on and use the parking lot for that purpose, and a covenant in favour of the District prohibiting the use of the premises for the use that requires the parking spaces unless the parking lot easement is in place.

6.2 PAY IN LIEU – AUTOMOBILE PARKING

Where a property is developed within 200 m (656 ft) of an off-street automobile parking area or structure owned and operated by the District, a partial or total reduction of on-site parking requirements may be permitted.

Where a property zoned for commercial use and located within the area between 1st Street and 8th Street, Beach Avenue and Highway 97, and within 200 m (656 ft) of an off-street automobile parking area or structure owned and operated by the District is developed, the owner may pay to the District a sum of money equal to the number of required parking spaces not provided multiplied by $56,000, to be deposited in the parking facilities reserve fund for disposition as directed by Council. Cash-in-lieu is not permitted where compliance with Ministry of Transportation and Transit standards is required.

6.3 AUTOMOBILE PARKING STANDARDS

Off-street automobile parking spaces must meet the minimum dimensions contained in Table 6.1. The parking dimension factors included in Table 6.1 are illustrated in Figure 6.1.

Table 6.1 – Parking Space Dimensions

Types of vehicle	Parking angles in degrees	Width (m) of parking space[1] (W)	Length (m) of parking space [2] (D)	Minimum manoeuvring aisle width (m) (A)	Vertical clearance (m)	Traffic flow
Standard	90 º	2.7	5.5	7.5	2.1	one- or two-way traffic
Small Car[3]		2.5	5.5		2.1	
Accessible		4.1	5.5		2.1	
Standard	60º	2.7	6.2	5.5	2.1	one-way traffic
Small Car[3]		2.5	6.2		2.1	
Accessible		4.1	6.2		2.1	
Standard	45º	2.7	5.8	4.0	2.1	one-way traffic
Small Car[3]		2.5	5.8		2.1	
Accessible		4.1	5.8		2.1	
Standard	30º	2.7	5.5	4.0	2.1	one-way traffic
Small Car[3]		2.5	5.1		2.1	
Accessible		4.1	5.5		2.1	
Standard	Parallel	2.7	7.0	3.8	2.1	one-way traffic
Small Car[3]		2.5	6.7		2.1	
Accessible		4.1	7.0		2.1	
Standard	Parallel	2.7	7.0	6.0	2.1	two-way traffic
Small Car[3]		2.5	6.7		2.1	
Accessible		4.1	7.0		2.1	

1. For a parking space adjacent to a wall of a dead-end aisle in a parking facility provide an additional 0.3 m to ease vehicle manoeuvrability.

   For a parking space adjacent to a wall that is part of a stairwell not adjacent to a dead end aisle or that abut a fence or similar structure in a parking facility, increase the parking space width by 0.3 m to provide sufficient space for vehicle door opening; and, a maximum 0.15 m encroachment of a structural column into a parking space in a parking facility is allowed if the encroachment does not interfere with the vehicle door opening actions.

2. Except for parallel parking, where a parking area contains 10 or more parking spaces, the length of a parking space may be reduced to minimum 5.5 m for a maximum 20% of the required parking spaces regardless of the parking angle, provided that each parking space with the reduced length is clearly identified with the words "small cars only".

3. In a tandem parking arrangement where the second vehicle is parked outside a garage in the driveway a minimum length of 6.0 m shall be provided for each parking space.

6.4 EXCEPTIONS

Exceptions to the off-street automobile parking standards are as follows:

.1 For parking within a single garage or double garage, or within a garage designed to accommodate tandem parking, the width and length of the parking space, required in accordance with the minimum standards, shall be measured from the inside of the finished wall to the inside of the opposite finished wall of the garage, and the parking space, along its entire width and length, shall be clear of any projections or encroachments by any building elements.

.2 Where one or both sides of a parking space abut a wall or other barrier more than 0.15 m high, an additional 0.3 m width shall be provided to each abutting parking space on the side(s) adjacent to such a barrier to allow easier opening of car doors.

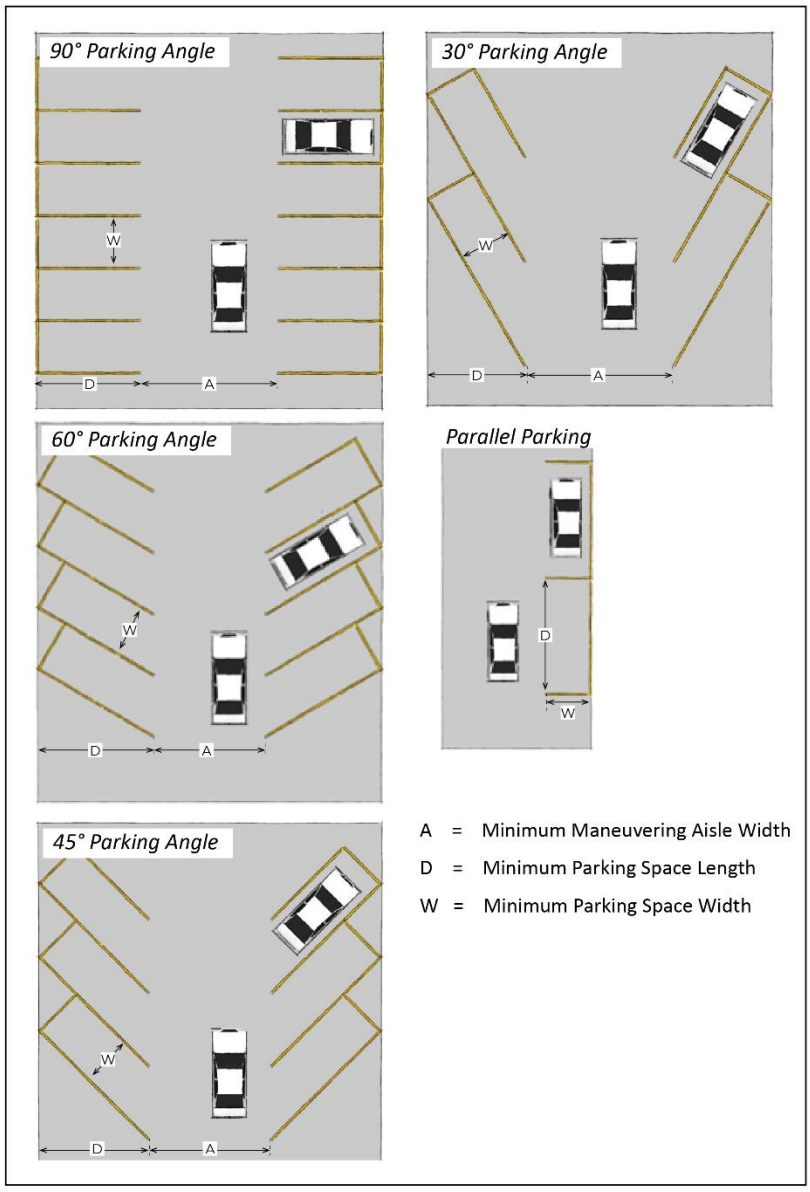
.3 Where angle parking spaces overlap a landscaped area, up to 0.4 m (1.3 ft) of vehicle overhang into the landscaped area may be incorporated into the length measurement provided the curb protecting the landscaped area is not more than 0.15 m (0.5 ft) high.

.4 All parking spaces shall have unobstructed vehicular access by means of a manoeuvring aisle and be designed in single-loaded or double-loaded modules in accordance with the angled parking arrangements in illustrated in Figure 6.1.

.5 Where an aisle provides access to parking spaces set at different angles on one or both sides of the aisle, the widest required minimum manoeuvring aisle width shall be provided.

.6 Where angled parking is provided on one side of a two-way traffic aisle, the minimum manoeuvring aisle width shall be 7.5 m (24.5 ft).

Figure 6.1 – Parking Angles



6.5 SURFACING

Off-street automobile parking and loading spaces shall be surfaced so that all precipitation events are infiltrated into the underlying soil. Surfacing may include permeable parking surfaces.

Impervious asphaltic or concrete pavement may be used only if combined with infiltration infrastructure that sufficiently offsets impervious areas, or is connected to a storm drainage system so as to result in no net runoff from the site. The thickness and design of the infrastructure must be determined by a professional engineer or professional landscape architect.

6.6 DESIGN AND LANDSCAPING

All off-street automobile parking areas containing three or more spaces in all zones except low density residential and industrial shall provide:

.1 Clear delineation of individual parking spaces, loading spaces, manoeuvring aisles, entrances and exits with markings, signs, or other physical means.

.2 Adequate curbs to retain vehicles within such permitted parking areas and to ensure that required fences, walls, hedges, or landscaped areas, as well as any buildings and sidewalks will be protected from encroachment by parked vehicles.

.3 A clearly delineated and separate location for any trash storage or collection area co-existing with any parking or loading area such that collection vehicles can gain access without undue interference with the operation of the parking and loading areas.

.4 If illuminated, lighting positioned in such a manner that light falling onto abutting properties is minimized.

.5 A 1.5 m (4.9 ft) wide Landscaping Buffer containing grass, shrubs or trees around those portions of the perimeter of the parking area adjacent to streets excluding the access and exit points.

.6 Internal shade trees at a minimum ratio of one tree planted for every five parking spaces supplied, ensuring that no parking place is more than 15 m (49 ft) from a tree.

.7 Landscape islands at each end of every parking row measuring at least 1.5 m by 5.5 m (4.9 ft by 18.0 ft).

.8 Parking rows may not be longer than 20 parking spaces without the provision of landscape islands.

6.7 PEDESTRIAN WALKWAYS

Any parking area provided for more than one commercial or mixed-use building on the same lot shall:

.1 Have at least one pedestrian walkway, with a width of at least 2.0 m (6.6 ft), providing pedestrian access connections between the parking area and buildings; and

.2 Have clearly marked and signed pedestrian crosswalks where they cross a driveway.

6.8 ACCESSIBLE AUTOMOBILE PARKING

Automobile parking spaces for persons with disabilities shall be:

.1 Clearly designated as such and appropriately signed on site.

.2 Located on a non-skid surface within 30 m (98.4 ft) of the main entrance of the building for which the accessible parking space is required.

.3 Provided in accordance with Table 6.2:

Table 6.2 – Required Accessible Parking Spaces

Number of Required Accessible Parking Spaces	Total Required Parking Spaces
One	10-50
One additional space	For each additional 50 parking spaces or part thereof in excess of 50

6.9 VISITOR PARKING

Visitor parking in any zones permitting multiple unit residential buildings shall:

.1 Be located completely clear of travel lanes on internal roads.

.2 Provide a minimum of 20% of required visitor parking spaces at grade and accessible for visitor use.

.3 Be designed such that any security gates located at the entry to the parking area are setback sufficiently from the lot line to provide at least one (1) visitor parking space outside and adjacent to the gates, to permit vehicle drivers to pull off the road to make enquiries at the gate.

.4 In no case be more than 100 m (330 ft) from the front door of any unit in a ground-oriented multiple unit residential building or the main entry door of a multiple unit residential building.

.5 Be visible upon entry to the lot or be clearly signed with directions to them.

.6 Be clearly marked "Visitor Parking Only" by appropriate markings or signs located at the end of the parking spaces.

6.10 OFF-STREET PARKING AND LOADING SPACE REQUIREMENTS

.1 The number of off-street parking and loading spaces required for any class of building or use are calculated in accordance with Table 6.3.

.2 In Table 6.3, Column I classifies the types of buildings and uses and Columns II and III set out the number of required off-street automobile parking and loading spaces that are to be provided for each class of building in Column I.

.3 For building and use classes not referred to in Column I of Table 6.3, the number of off-street automobile parking and loading spaces, shall be calculated on the basis of the requirements for the most similar class of building or use that is listed in Column I.

.4 For all commercial and institutional uses listed in Table 6.3 a minimum of 1 EV charging space shall be provided for every 20 parking spaces required under Column II, or a portion thereof. For uses with less than 20 parking spaces required at least 1 of the provided automobile parking spaces shall be an EV charging space.

.5 Where calculation of the total number of parking or loading spaces yields a fractional number, the number of spaces required shall be rounded to the nearest whole number.

.6 Where off-street parking facilities are provided when not required, the facility shall comply with all the regulations of Part 6.

.7 If a parcel contains more than one use or provides collective parking spaces for more than one use, the total number of required parking spaces shall be the sum of the requirement for each use calculated separately.

Table 6.3 Automobile Parking and Loading

Column I Class of Building or Use	Column II Minimum Required Parking Spaces	Column III Minimum Required Loading Spaces
Agricultural and Rural		
Agri-tourism	4 spaces per business	1 space per 1,500 m^2 of gross floor area
Brewery, Distillery, Meadery, Winery or Cidery	1 space per 36 m^2 of gross floor area used for office, display, sales and tasting area	1 space
Farm Operation, Kennels and Stables	1 space per 100 m^2 of plant, warehouse or facility gross floor area,	1 space
Farm Product Processing	2 spaces per 100 m^2 of gross floor area for any packaging, processing facility	1 space
Farm Retail Sales	2.5 spaces per 100 m^2 of gross floor area for any retail sales buildings, including produce stands	1 space
Greenhouses and plant nurseries	1 space per 500 m^2 of gross floor area	1 space
Urban Agriculture, Community Garden	2 spaces per 100 m^2 gross area	1 space
Residential		
Low Density Residential	a) 2 spaces per single detached dwelling unit b) 2 spaces per duplex dwelling unit c) 1 EV charging capable space per dwelling unit (Tandem parking is permitted for the second space required for the principal dwelling)	0 spaces
Accessory Dwellings	a) 1 space per secondary suite b) 1 space per garden suite c) 0.5 space per flex unit	0 spaces
Multi-Unit Residential	a) 1 space per studio dwelling unit b) 1.5 space for each dwelling unit having one or more bedrooms c) 0.5 space per flex unit d) 0.2 visitor parking space for each dwelling unit, plus 1 space per 30 m^2 gross floor area for any commercial use(s) within the building e) 1.0 EV charging capable stall per unit	1 passenger loading space and 1 loading space for buildings with greater than 10 dwelling units
Multi-Unit Residential approved by the BC Housing Commission under the Non-Profit Housing Program	a) 0.5 space per dwelling unit b) 0.2 visitor parking space for each dwelling unit	1 passenger loading space and 1 loading space for buildings with greater than 10 dwelling units

Column I Class of Building or Use	Column II Minimum Required Parking Spaces	Column III Minimum Required Loading Spaces
Commercial		
Assembly Use	1 space per 36 m^2 of gross floor area	1 space
Automotive Services and Repair	3 spaces per service bay or 1 per 36 m^2 gross floor area, whichever is larger	1 space
Bed and Breakfast, Boarding and Lodging, Agri-Tourism Accommodation	1 space for each sleeping unit in addition to spaces required for the principal dwelling	0 spaces
Brewery, Cidery, Distillery, Meadery, or Winery	1 space per 100 m^2 of plant or warehouse gross floor area, plus 1 space per 36 m^2 of gross floor area used for office, display, sales or tasting area	1 space
Driving Range	1 space per golf driving tee	0 spaces
Eating Establishments, Liquor Sales, Primary	a) 1 space per 36 m^2 gross floor area, plus b) A queuing area in advance of a drive-through-pick-up window with a length equal to that of at least 8 regular parking spaces	1 space per 2,800 m^2 gross floor area to a maximum of 3 loading spaces
Entertainment Uses	1 space per 36 m^2 of gross floor area	1 space
Gas Station	2.5 spaces per 100 m^2 of gross floor area	0 spaces
Golf Course	5 spaces per hole, plus the parking space requirement for all accessory and secondary uses	1 space
Home Based Business – Type I (Minor)	No spaces required	0 spaces
Home Based Business – Type II (Major)	1 space	0 spaces
Home Based Business – Type III (Rural)	1 space	0 spaces
Manufactured Home Park	1.5 spaces per dwelling unit, plus 1 visitor space per every 5 dwelling units	0 spaces
Marina	1 space for every 2 boat mooring spaces	0 spaces
Office, Personal Service, Health Services, High Tech Research and Design	1 space per 36 m^2 of gross floor area	1 space for buildings greater than 300 m^2 gross floor area
Recreational Facility (indoor)	1 space of every 50 m^2 of gross floor area	1 space
Recreational Facility (outdoor)	2.5 spaces per 100 m^2 gross area or 6 per ha, whichever is greater	1 space

Column I Class of Building or Use	Column II Minimum Required Parking Spaces	Column III Minimum Required Loading Spaces
Commercial		
Retail, Shopping Centre, General Service, Recycling Depot	a) Less than 400 m^2 of gross floor area, = 1 parking space for each 36 m^2 b) 400 m^2 to 4,000 m^2 of gross floor area = 1 parking space for every 33 m^2 c) Greater than 4,000 m^2 of gross floor area = 1 parking space per 40 m^2	1 space
Tourist Accommodation	a) 1 space per accommodation unit, plus b) 1 space per 20 m^2 of meeting room,	1 space per 2,800 m^2 gross floor area to a maximum of 3 loading spaces
Vacation Resort Residential	1 space per resort residential dwelling unit plus 1 space per 20 m^2 of meeting room	1 space per 2,800 m^2 gross floor area to a maximum of 3 loading spaces
Vehicle Rental	2 spaces per 100 m^2 of gross floor area	1 per 1,500 m^2 of gross floor area
Industrial		
Artisan Industrial, Light Impact Industrial	1.5 space per 100 m^2 gross floor area	1 space
Contractor Services	2.5 spaces per 100 m^2 gross floor area	1 space
Crematorium	1 space for every 5 seats used for the accommodation of the general public assembled for services	1 space
Freight Terminal	0.5 spaces per 100 m^2 gross floor area	1 per 1,500 m^2 of gross floor area
General Industrial	1.5 spaces per 100 m^2 gross floor area	1 per 1,500 m^2 of gross floor area
Utility Service	1 space per 100 m^2 gross floor area	1 per 1,500 m^2 of gross floor area
Warehouse Use	1 space per 100 m^2 of plant or warehouse gross floor area, plus 1 space per 36 m^2 of gross floor area used for office, display or sales	1 space
Institutional		
Art Gallery	2 spaces per 100 m^2 gross floor area	
Assembly Use	2.5 spaces per 100 m^2 gross floor area	1 space

Column I Class of Building or Use	Column II Minimum Required Parking Spaces	Column III Minimum Required Loading Spaces
Institutional		
Care Facility, Extended	0.5 space per sleeping unit	1 passenger loading space per 10 beds
Care Facility: Minor (Child or Adult Care)	1 space per 30m^2 of gross floor area	2 passenger loading spaces
Cemetery	1 per employee	0 spaces
Education Facility: Senior Secondary and Post-secondary, or Commercial School	a) 10 spaces for every classroom, plus b) 1 space for every 10 m^2 of floor area of associated assembly hall/gymnasium	1.5 passenger loading spaces per 100 students, plus 3 bus loading spaces
Education Facility: Elementary	a) 2 spaces for every classroom, plus b) 1 space for every 10 m^2 of floor area of associated assembly hall/gymnasium	2 passenger loading spaces per 100 students, plus 3 bus loading spaces
Education Facility: Middle School	a) 3 spaces for every classroom, plus b) 1 space for every 10 m^2 of floor area of associated assembly hall/gymnasium	2 passenger loading spaces per 100 students, plus 3 bus loading spaces
Funeral establishment	6 spaces per 100 m^2 of gross floor area for chapel, plus 2.5 per 100 m^2 of gross floor area	1 space
Hospital	1 space per 100 m^2 of gross floor area of all floors in all buildings on a lot	1 space per 40 beds
Public Building or Facility	1 space per 36 m^2 gross floor area	1 space
Cannabis Uses		
Cannabis Cultivation (micro and standard), Cannabis Processing (micro and standard)	0.5 spaces per 100 m^2 of gross floor area	1 space or 1 space per 1,500 m^2 of gross floor area whichever is greater

6.11 DIMENSIONS OF LOADING REQUIREMENTS

.1 Each off-street loading space shall be of adequate size and accessibility to accommodate the vehicles expected to load and unload, but in no case shall a loading space be less than 28 m^2 in area, less than 3.0 m (9.8 ft) in width, or have less than 4.0 m (13.1 ft) in overhead clearance.

.2 Each required bus loading space shall be a minimum of 3.6 m (11.8 ft) in width, a minimum of 12.2 m (40 ft) in length, and have a minimum clearance of 4.6 m (15 ft).

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

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

6.12 OFF-STREET BICYCLE PARKING STANDARDS

Bicycle parking spaces where provided shall:

.1 Be a minimum of 0.6 m (2.0 ft), in width and a minimum of 1.8 m (5.9 ft) in length, have a vertical clearance of at least 1.9 m (6.2 ft), and shall be situated on a hard surface.

.2 Aisles between parked bicycles should be a minimum of 1.2 m (3.9 ft) in width.

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

.4 Short-term bicycle parking space shall be sited in a convenient, well-lit location that is clearly visible and accessible by visitors and that is subject to casual surveillance by occupants of the building(s) served.

.5 Long-term bicycle parking shall be located at building grade or within one storey of building grade, and shall be easily accessible to users.

PART 7 – ZONE-SPECIFIC REGULATIONS

Zone	Zone Abbreviation
Agricultural and Rural Zones	
Agricultural (ALR)	A1
Rural (Non-ALR)	A2
Rural Residential 1	RR1
Rural Residential 2	RR2
Residential Zones	
Low Density Residential	R1
Manufactured Home Park	RM1
Multi-Unit Infill Residential	RM2
Multi-Unit Residential – Low Density	RM3
Multi-Unit Residential – Medium Density	RM4
Mixed Use Zones	
Mixed Use	CR1
Integrated Residential – Mixed Use	CR2
Beach Avenue Mixed Use	CR3
Commercial Zones	
Core Commercial	C2
Convenience Commercial	C3
Service Commercial	C4
Resort Commercial	C5
Highway Commercial	C9
Industrial	
Industrial	I1
Institutional	
Parks and Open Space	P1
Public/Institutional	P2
Comprehensive Development Zones	
South Glen Village (The Terraces)	CD1
DB Homes Ltd.	CD2
Ducharme	CD3
Gerrie	CD4
Island View Villas	CD5
Buchanan Rd. Cluster Residences	CD6
Ponderosa Community	CD7
Tabletop Mountain Resort	CD9
New Monaco Neighbourhood	CD10
Todd’s Resort	CD11

A1 ZONE – Agricultural (ALR)

7.1 A1 ZONE – AGRICULTURAL (ALR)

Intent: To provide a zone for agriculture, dwellings, and compatible accessory uses on lots designated Agricultural Land Reserve (ALR). All lots in the ALR are subject to the *Agricultural Land Commission Act*, the *Agricultural Land Reserve General Regulation* and the *Agricultural Land Reserve Use Regulation* as amended from time to time.

Uses Permitted

.1 The following uses and no others are permitted in the A1 Zone:

Principal Uses

.1 Agriculture

.2 Agriculture, Intensive

.3 Brewery, Distillery, or Meadery, and ancillary uses

.4 Cannabis Cultivation, Farmed

.5 Greenhouses and Plant Nurseries

.6 Single Detached Dwelling

.7 Winery or Cidery, and ancillary uses

Accessory Uses

.2 The following uses and no others are permitted as accessory to the principal uses in the A1 Zone:

.1 Agri-tourism

.2 Agri-tourism Accommodation

.3 Bed and Breakfast

.4 Cannabis Cultivation, Micro

.5 Cannabis Processing, Micro

.6 Cannabis Testing and Research

.7 Home Based Business, Type I, II or III

.8 Kennels and Stables, on lots 1.0 ha (2.5 ac) or more in size

.9 Farm Product Processing

.10 Farm Retail Sales provided that:

a. All of the farm product offered for sale is produced on the farm on which the retail sales are taking place; or

b. At least 50% of the retail sales area is limited to the sale of farm products produced on the farm on which the retail sales are taking place and the total area, both indoors and outdoors, used for the retail sales of all products does not exceed 300 m^2 (3,229 ft^2).

.11 Medicinal Cannabis Dispensary

.12 Secondary Suite

.13 Garden Suite

.14 Temporary Farm Worker Housing

A1 ZONE – Agricultural (ALR)

Lot Area

.3 Minimum Lot Area:

.1 On subdivision is 2.0 ha (4.9 ac).

.2 For the uses of Cannabis Cultivation, Micro and Cannabis Processing, Micro is 2.0 ha (4.9 ac).

.3 Minimum lot size requirements do not apply to the use of Cannabis Cultivation, Farmed.

Lot Dimensions

.4 The minimum lot dimensions on subdivision are:

Width	40.0 m (131.2 ft)
Depth	Not less than 10% of total lot perimeter

Density

.5 A maximum of one single detached dwelling unit or one mobile home or one modular home is permitted per lot. In addition, one accessory dwelling unit, either a secondary suite or a garden suite, is permitted per lot.

Lot Coverage

.6 The maximum lot coverage is:

a. 10% for residential and accessory uses.

b. 35% for buildings and structures for farm use.

c. 75% for greenhouses.

The following farm structure are exempt from lot coverage restrictions:

a. Permeable detention ponds.

b. Support structures used for shading, frost and wind protection, netting, or trellising.

Setback Requirements

Minimum setback requirements are as follows:

.7 Residential uses:

Front yard	7.5 m (24.6 ft)
Rear yard	7.5 m (24.6 ft)
Interior side yard	4.5 m (14.8 ft)
Exterior side yard	7.5 m (24.6 ft)

.8 Buildings and structures used for greenhouses, plant nurseries, or farm product processing, including a brewery, cidery, distillery, meadery, or winery:

Front yard	12.0 m (39.4 ft)
Rear yard	12.0 m (39.4 ft)
Interior side yard	12.0 m (39.4 ft)
Exterior side yard	12.0 m (39.4 ft)
Setback to any dwelling unit	12.0 m (39.4 ft)

.9 Buildings and structures used as a kennel, stable, or intensive agriculture:

Front yard	30.0 m (98.4 ft)
Rear yard	30.0 m (98.4 ft)
Interior side yard	30.0 m (98.4 ft)
Exterior side yard	30.0 m (98.4 ft)

.10 Buildings and structures used for cannabis cultivation, cannabis processing, medicinal cannabis dispensary, cannabis testing and research, excluding the use of Cannabis Cultivation, Farmed:

With landscape buffer (see s. 5.17 Landscaping and Buffers):

Front yard	30.0 m (98.4 ft)
Rear yard	30.0 m (98.4 ft)
Interior side yard	30.0 m (98.4 ft)
Exterior side yard	30.0 m (98.4 ft)
Setback to any dwelling unit	15.0 m (49.2 ft)

Without landscape buffer:

Front yard	60.0 m (196.9 ft)
Rear yard	60.0 m (196.9 ft)
Interior side yard	60.0 m (196.9 ft)
Exterior side yard	60.0 m (196.9 ft)
Setback to any dwelling unit	15.0 m (49.2 ft)

.11 Other accessory buildings and structures not mentioned in subsections 7 to 10 above:

Front yard	12.0 m (39.4 ft)
Rear yard	12.0 m (39.4 ft)
Interior side yard	12.0 m (39.4 ft)
Exterior side yard	12.0 m (39.4 ft)

Setback Exceptions

.12 Where the side or rear yard abuts a residential lot, any exhaust fans or machinery used in buildings and structures containing livestock, greenhouses, plant nurseries, brewery, cidery, distillery, meadery, or winery shall be located at least 15.0 m (49.2 ft) from any lot line and shall emit a noise no greater than 60 dB(a) at the perimeter lot line.

Height

.13 Maximum building heights are as follows:

Single detached dwellings and accessory buildings	9.1 m (29.9 ft)
Greenhouses and plant nurseries, kennels, brewery, cidery, distillery, meadery, winery, cannabis cultivation, cannabis processing, cannabis analytical testing or research facilities	15.0 m (49.2 ft)
Agricultural buildings, including stables	15.0 m (49.2 ft)

Other Regulations

.14 Agri-tourism uses are permitted on a farm if:

a. The lot is classified as a farm under the *Assessment Act;* and

b. It is temporary and seasonal and promotes or markets farm products grown, raised, or processed on that farm.

.15 Agri-tourism accommodation is permitted on a farm if:

a. All or part of the parcel on which the accommodation is located is classified as farm under the *Assessment Act;*

b. The accommodation is limited to 10 sleeping units in total of seasonal campsites, seasonal cabins, or short-term use of bedrooms including bed and breakfast operations; and

c. The total developed area for buildings, landscaping and access for the accommodation is less than 5% of the total lot area.

.16 Brewery, cidery, distillery, meadery, winery and cannabis processing uses are subject to the requirement that:

a. At least 50% of that farm product used to make the alcohol product is grown on the farm on which the use is located; or

b. The farm on which the use is located is more than 2.0 ha in area and at least 50% of the farm product used to make the alcohol product is grown on the farm on which the use is located or received from a farm operation located in British Columbia under a contract having a term of at least three years.

.17 The minimum lot size regulations of the A1 Zone do not apply to the subdivision of a lot in the ALR that has been approved by the Agricultural Land Commission.

.18 Temporary farm worker housing is permitted on a farm in accordance with s. 5.41 Temporary Farm Worker Housing.

7.2 A2 ZONE – RURAL (NON-ALR)

Intent: To provide a zone for rural and agriculture uses outside of the Agricultural Land Reserve, dwellings and compatible accessory uses on large lots of a minimum 2.0 ha (4.9 ac) in size.

Uses Permitted

.1 The following uses and no others are permitted in the A2 Zone:

Principal Uses

.1 Agriculture, excluding Agriculture, Intensive
.2 Brewery, Distillery, or Meadery, and ancillary uses
.3 Cannabis Cultivation, Micro
.4 Cannabis Processing, Micro
.5 Greenhouses and Plant Nurseries
.6 Single Detached Dwelling
.7 Winery or Cidery, and ancillary uses

Accessory Uses

.2 The following uses and no others are permitted as accessory to the principal uses in the A2 Zone:

.1 Agri-tourism
.2 Agri-tourism Accommodation
.3 Bed and Breakfast
.4 Cannabis Testing and Research
.5 Home Based Business, Type I, II or III
.6 Kennels and Stables
.7 Farm Product Processing
.8 Farm Retail Sales provided that:

a. All of the farm product offered for sale is produced on the farm on which the retail sales are taking place;

b. The products are limited to food and horticultural projects, excluding dressed fowl or poultry, butchered meat and preserved food;

c. The total floor area used for the retail sales of all products does not exceed 100 m^2 (1,076 ft^2); and

d. All products and related displays are contained within a building.

.9 Medicinal Cannabis Dispensary

.10 One of either:
a. Secondary suite; or
b. Garden suite

A2 ZONE – Rural (Non-ALR)

Lot Area

.3 Minimum Lot Area:

.1 On subdivision is 2.0 ha (4.9 ac).

.2 For the uses of Cannabis Cultivation, Micro and Cannabis Processing, Micro is 2.0 ha (4.9 ac).

Lot Dimensions

.4 The minimum lot dimensions on subdivision are:

Width	40.0 m (131.2 ft)
Depth	Not less than 10% of total lot perimeter

Density

.5 A maximum of one single detached dwelling unit or one mobile home or one modular home is permitted per lot. In addition, one accessory dwelling unit, either a secondary suite or a garden suite, is permitted per lot.

Lot Coverage

.6 The maximum lot coverage is:

a. 10% for residential and accessory uses.

b. 35% for buildings and structures for farm use.

c. 75% for greenhouses.

The following farm structure are exempt from lot coverage restrictions:

a. Permeable detention ponds.

b. Support structures used for shading, frost and wind protection, netting, or trellising.

Setback Requirements

Minimum setback requirements are as follows:

.7 Residential buildings except a garden suite:

Front yard	7.5 m (24.6 ft)
Rear yard	7.5 m (24.6 ft)
Interior side yard	4.5 m (14.8 ft)
Exterior side yard	7.5 m (24.6 ft)

.8 Garden suite:

Front yard	7.5 m (24.6 ft)
Rear yard	3.0 m (9.8 ft)
Interior side yard	1.5 m (4.9 ft)
Exterior side yard	7.5 m (24.6 ft)

.9 Buildings and structures used for farm product processing, including a brewery, cidery, distillery, meadery, winery, greenhouses, or plant nurseries:

Front yard	12.0 m (39.4 ft)
Rear yard	12.0 m (39.4 ft)
Interior side yard	12.0 m (39.4 ft)
Exterior side yard	12.0 m (39.4 ft)
Setback to any dwelling unit	15.0 m (49.2 ft)

.10 Buildings and structures used as a kennel or stable:

Front yard	30.0 m (98.4 ft)
Rear yard	30.0 m (98.4 ft)
Interior side yard	30.0 m (98.4 ft)
Exterior side yard	30.0 m (98.4 ft)

.11 Buildings and structures used to keep animals pursuant to s. 5.37 Keeping of Animals of this bylaw:

Front yard	30.0 m (98.4 ft)
Rear yard	7.5 m (24.6 ft)
Interior side yard	7.5 m (24.6 ft)
Exterior side yard	30.0 m (98.4 ft)

.12 Buildings and structures used for cannabis cultivation, cannabis processing, medicinal cannabis dispensary, cannabis testing and research:

With landscape buffer (see s. 5.17 Landscaping and Buffers):

Front yard	30.0 m (98.4 ft)
Rear yard	30.0 m (98.4 ft)
Interior side yard	30.0 m (98.4 ft)
Exterior side yard	30.0 m (98.4 ft.)
Setback to any dwelling unit	15.0 m (49.2 ft)

Without landscape buffer:

Front yard	60.0 m (196.9 ft)
Rear yard	60.0 m (196.9 ft)
Interior side yard	60.0 m (196.9 ft)
Exterior side yard	60.0 m (196.9 ft)
Setback to any dwelling unit	15.0 m (49.2 ft)

.13 Other accessory buildings and structures not mentioned in subsections 7 to 12 above:

Front yard	7.5 m (24.6 ft)
Rear yard	1.5 m (4.9 ft)
Interior side yard	1.5 m (4.9 ft)
Exterior side yard	7.5 m (24.6 ft)

Setback Exceptions

.14 Where the side or rear yard abuts a residential lot, any exhaust fans or machinery used in buildings and structures containing livestock, greenhouses, plant nurseries, brewery, cidery, distillery, meadery or winery shall be located at least 15.0 m (49.2 ft) from any lot line and shall emit a noise no greater than 60 dB(a) at the perimeter lot line.

Height

.15 Maximum building heights are as follows:

Single detached dwellings and accessory buildings	9.1 m (29.9 ft)
Greenhouses and plant nurseries, kennels, brewery, cidery, distillery, meadery, winery, cannabis cultivation, cannabis processing, cannabis analytical testing or cannabis research buildings	9.1 m (29.9 ft)
Agricultural buildings, including stables	12.0 m (39.4 ft)

Other Regulations

.16 Agri-tourism uses are permitted on a farm if:

a. The lot is classified as a farm under the *Assessment Act;* and

b. It is temporary and seasonal and promotes or markets farm products grown, raised, or processed on that farm.

.17 Agri-tourism accommodation is permitted on a farm if:

a. All or part of the parcel on which the accommodation is located is classified as farm under the *Assessment Act;*

b. The accommodation is limited to 10 sleeping units in total of seasonal campsites, seasonal cabins or short-term use of bedrooms including bed and breakfast operations; and

c. The total developed area for buildings, landscaping and access for the accommodation is less than 5% of the total lot area.

.18 Brewery, cidery, distillery, meadery, winery, cannabis processing uses are subject to the requirement that at least 50% of that farm product is grown on the farm on which the use is located.

7.3 RR1 ZONE – RURAL RESIDENTIAL

Intent: To provide a zone for rural residential, agricultural, and compatible accessory uses on large lots of a minimum 1.0 ha (2.5 ac) in size in areas of limited urban services and 0.4 ha (1.0 ac) when municipal sanitary sewer becomes available.

Uses Permitted

.1 The following uses and no others are permitted in the RR1 Zone:

Principal Uses

.1 One Single Detached Dwelling

.2 Agriculture, excluding intensive agriculture on lots 1.0 ha (2.5 ac) or less in size

Accessory Uses

.2 The following uses and no others are permitted as accessory to the principal uses in the RR1 Zone:

.1 Bed and Breakfast

.2 Home Based Business, Type I, II or III

.3 Farm Retail Sales on lots 1.0 ha (2.5 ac) or more in size provided that:

a. All of the farm product offered for sale is produced on the farm on which the retail sales are taking place;

b. The products are limited to food and horticultural projects, excluding dressed fowl or poultry, butchered meat and preserved food;

c. The total floor area used for the retail sales of all products does not exceed 100 m^2 (1,076 ft^2); and

d. All products and related displays are contained within a building.

.4 One of either:

a. Secondary suite; or

b. Garden suite

Lot Area

.3 The minimum lot area is:

With municipal sewer	0.4055 ha (1.0 ac)
Without municipal sewer	1.0 ha (2.5 ac)

Lot Dimensions

.4 The minimum lot dimensions on subdivision are:

Width	30.0 m (98.4 ft)
Depth	50.0 m (164.0 ft)

RR1 ZONE – Rural Residential

Density

.5 A maximum of one single detached dwelling unit is permitted per lot. In addition, one accessory dwelling unit, either a secondary suite or a garden suite, is permitted per lot.

Lot Coverage

.6 The maximum lot coverage is:

Lot Area	Maximum Coverage
0 to 0.2 ha (0.5 ac)	30%
> 0.2 ha (0.5 ac) to 0.4 ha (1.0 ac)	20%
> 0.4 ha (1.0 ac)	10%

Setback Requirements

Minimum setback requirements are as follows:

.7 Principal buildings:

Front yard	7.5 m (24.6 ft)
Rear yard	7.5 m (24.6 ft)
Interior side yard	4.5 m (14.8 ft)
Exterior side yard	7.5 m (24.6 ft)

.8 Garden suite:

Front yard	7.5 m (24.6 ft)
Rear yard	3.0 m (9.8 ft)
Interior Side yard	1.5 m (4.9 ft)
Exterior Side yard	7.5 m (24.6 ft)

.9 Buildings and structures used to keep animals pursuant to s. 5.37 Keeping of Animals of this bylaw:

Front yard	30.0 m (98.4 ft)
Rear yard	7.5 m (24.6 ft)
Interior side yard	7.5 m (24.6 ft)
Exterior side yard	30.0 m (98.4 ft)

.10 Accessory buildings and structures not mentioned above:

Front yard	7.5 m (24.6 ft)
Rear yard	1.5 m (4.9 ft)
Interior side yard	1.5 m (4.9 ft)
Exterior side yard	7.5 m (24.6 ft)

RR1 ZONE – Rural Residential

Height

.11 Maximum building heights are as follows:

Single detached dwellings	9.1 m (29.9 ft)
Accessory buildings and structures	5.0 m (16.4 ft)
Agricultural buildings	12.0 m (39.3 ft)

7.4 RR2 ZONE – COUNTRY RESIDENTIAL

Intent: To provide a zone for rural residential and compatible accessory uses on large lots of a minimum 1.0 ha (2.5 ac) in size in areas of limited urban services and 0.2 ha (0.5 ac) when municipal sanitary sewer is available.

Uses Permitted

.1 The following uses and no others are permitted in the RR2 Zone:

Principal Uses

.1 Agriculture, Urban

.2 One Single Detached Dwelling

Accessory Uses

.2 The following uses and no others are permitted as accessory to the principal uses in the RR2 Zone:

.1 Agriculture, excluding intensive agriculture on lots 1.0 ha (2.5 ac) or less in size

.2 Bed and Breakfast

.3 Home Based Business, Type I (Minor) or II (Major)

.4 Farm Retail Sales on lots 1.0 ha (2.5 ac) or more in size provided that:

a. All of the farm product offered for sale is produced on the farm on which the retail sales are taking place;

b. The products are limited to food and horticultural projects, excluding dressed fowl or poultry, butchered meat and preserved food;

c. The total floor area used for the retail sales of all products does not exceed 100 m^2 (1,076 ft^2); and

d. All products and related displays are contained within a building.

.5 One of either:
a. Secondary suite; or
b. Garden suite

Lot Area

.3 The minimum lot area is:

With municipal sewer	0.2 ha (0.5 ac)
Without municipal sewer	1.0 ha (2.5 ac)

Lot Dimensions

.4 The minimum lot dimensions on subdivision are:

Width	30.0 m (98.4 ft)
Depth	50.0 m (164.0 ft)

RR2 ZONE – Country Residential

Density

.5 A maximum of one single detached dwelling unit is permitted per lot. In addition, one accessory dwelling unit, either a secondary suite or a garden suite, is permitted per lot.

Lot Coverage

.6 The maximum lot coverage is:

Lot Area	Maximum Coverage
0 to 0.2 ha (0.5 ac)	30%
> 0.2 ha (0.5 ac) to 0.4 ha (1.0 ac)	20%
> 0.4 ha (1.0 ac)	10%

Setback Requirements

Minimum setback requirements are as follows:

.7 Principal buildings:

Front yard	7.5 m (24.6 ft)
Rear yard	7.5 m (24.6 ft)
Interior side yard	4.5 m (14.8 ft)
Exterior side yard	7.5 m (24.6 ft)

.8 Garden suite:

Front yard	7.5 m (24.6 ft)
Rear yard	3.0 m (9.8 ft)
Interior side yard	1.5 m (4.9 ft)
Exterior side yard	7.5 m (24.6 ft)

.9 Buildings and structures used to keep animals pursuant to s. 5.37 Keeping of Animals of this bylaw:

Front yard	30.0 m (98.4 ft)
Rear yard	7.5 m (24.6 ft)
Interior side yard	7.5 m (24.6 ft)
Exterior side yard	30.0 m (98.4 ft)

.10 Accessory buildings and structures not mentioned above:

Front yard	7.5 m (24.6 ft)
Rear yard	1.5 m (4.9 ft)
Interior side yard	1.5 m (4.9 ft)
Exterior side yard	7.5 m (24.6 ft)

Height

.11 Maximum building heights are as follows:

Single detached dwellings	9.1 m (29.9 ft)
Accessory buildings and structures	5.0 m (16.4 ft)

7.5 R1 ZONE – LOW DENSITY RESIDENTIAL

Intent: To provide a zone for a range of ground-oriented housing and other compatible uses on both serviced and unserved urban lots 700 m^2 (0.17 ac) or larger in size.

Uses Permitted

.1 The following uses and no others are permitted in the R1 Zone:

Principal Uses

.1 Single Detached Dwelling
.2 Duplex Dwelling
.3 Townhouse, pursuant to the following:
  a. The lot is serviced with both municipal water and sewer;
  b. The Lot Area is at least 800 m^2; and
  c. The lot is a Through Lot or Corner Lot.

Accessory Uses

.2 The following uses and no others are permitted as accessory to the principal uses in the R1 Zone:

.1 Bed and Breakfast

.2 Home Based Business, Type I (Minor) or Type II (Major)

.3 Secondary Suite (only within single detached or duplex dwellings)

.4 Garden Suite (only on a lot with single detached or duplex)

Site-specific Uses, Buildings and Structures

.3 The following site-specific uses, buildings and structures are permitted:

.1 On Lot 2, DL 1183, ODYD, Plan 29212 (6140 Turner Avenue): one Care Facility, Major for the purposes of the provision of childcare services as indicated on Schedule 'A' of Zoning Amendment Bylaw No. 2312, 2021.

.2 On Lot 1, District Lot 221, ODYD, Plan KAP84233 (6575 Renfrew Road) and Lot 10, District Lot 221, ODYD, Plan KAP177 (6650 Renfrew Road): The total number of principal use dwelling units on the lands (not including Residential Flex Units or Secondary Dwelling Units) shall not exceed 71 as indicated in the Section 219 Covenant No. CB875522 registered on title.

.3 On Lot 1, District Lot 221, ODYD, Plan KAP84233 (6575 Renfrew Road) and Lot 10, District Lot 221, ODYD, Plan KAP177 (6650 Renfrew Road): The minimum lot area for serviced lots is 500 m^2.

Lot Area

.4 The minimum lot area is:

With municipal sewer	700 m^2 (0.17 ac)
Without municipal sewer	1.0 ha (2.5 ac)

Lot Dimensions

.5 The minimum lot dimensions on subdivision are:

Width	15.0 m (49.2 ft)
Depth	30.0 m (98.5 ft)

R1 ZONE – Low Density Residential

Density

.6 The maximum density for a lot that is not serviced with both municipal water and sewer is a total of two dwellings which may be comprised of one (1) principal dwelling unit and one (1) secondary dwelling unit.

The maximum density for a lot that is serviced with both municipal water and sewer is four (4) dwelling units inclusive of secondary dwelling units.

Lot Coverage

.7 The maximum lot coverage for a parcel with one single detached dwelling, including a secondary suite, is 40% and together with parking areas and driveways lot coverage shall not exceed 55%.

.8 The maximum lot coverage for lots which are less than 1,000 m^2 in area and contain multiple principal dwelling units, is 50% and together with parking areas and driveways lot coverage shall not exceed 65%.

The maximum lot coverage for lots which are 1,000 m^2 and larger in area and contain multiple principal dwelling units is 40% and together with parking areas and driveways lot coverage shall not exceed 55%.

.9 The maximum size of an accessory building (other than a garden suite) is 70 m^2 (754 ft^2).

.10 Maximum of two (2) accessory buildings (other than a garden suite) are permitted per lot with a maximum gross floor area of:
a. 100 m^2 (1,076 ft^2) where the lot area exceeds 1.0 ha (2.5 ac); or
b. 75 m^2 (807 ft^2) where the lot area does not exceed 1.0 ha (2.5 ac).

Setback Requirements The minimum setback requirements are as follows:

.11 Principal building (except Townhouses):

Front yard	6.0 m (19.7 ft)
Rear yard	4.5 m (14.8 ft)
Interior side yard	1.5 m (4.9 ft)
Exterior side yard	4.5 m (14.8 ft)
Minimum separation between Principal Buildings	4.5 m (14.8 ft)

.12 Townhouses

Front yard	6.0 m (19.7 ft)
Rear yard	4.5 m (14.8 ft)
Interior side yard	2.0 m (6.6 ft)
Exterior side yard	4.5 m (14.8 ft)
Minimum separation between Principal Buildings	4.5 m (14.8 ft)

.13 Accessory buildings and structures, except a garden suite:

Front yard	6.0 m (19.7 ft)
Rear yard	1.5 m (4.9 ft)
Interior side yard	1.5 m (4.9 ft)
Exterior side yard	4.5 m (14.8 ft)

.14 Garden suite:

Front yard	6.0 m (19.7 ft)
Rear yard	3.0 m (9.8 ft)
Interior side yard	1.5 m (4.9 ft)
Exterior side yard	4.5 m (14.8 ft)

Setback Exceptions

.15 A garage or portion of a building used as a garage shall be located so that the garage door is setback a minimum of 6.0 m (19.7 ft), measured perpendicular from the garage door to the property line or to any physical obstruction.

Height

.16 Maximum building heights are as follows:

Single detached dwellings	9.1 m (29.9 ft)
Accessory buildings and structures	5.0 m (16.4 ft)

Other Regulations

.17 Where side-by-side duplex units or townhouses are subdivided under the *Land Title Act* or *Strata Property Act*, each new lot must be serviced with municipal water and sewer and contain:

1. Not less than one half the minimum lot area specified in s. 7.5.4;
2. Not less than one half the minimum lot width specified in s. 7.5.5; and
3. The interior side yard setbacks specified in s. 7.5.11 and s. 7.5.12 do not apply.

7.8 RM1 ZONE – MANUFACTURED HOME PARK

Intent: To provide a zone for manufactured homes and compatible uses within a manufactured home park. This zone shall be read in conjunction with the Manufactured Home Parks Bylaw.

Uses Permitted

.1 The following uses and no others are permitted in the RM1 Zone:

Principal Uses

.1 Manufactured Home

.2 Single Detached Dwelling for the manager or caretaker of the manufactured home park

.3 Convenience Store

Accessory Uses

.2 The following uses and no others are permitted as accessory to the principal uses in the RM1 Zone:

.1 Home Based Business, Type I (Minor)

Lot Area

.3 The minimum lot area is 1.0 ha (2.5 ac).

Lot Dimensions

.4 The minimum manufactured home park lot dimensions on subdivision are:

Width	50 m (164 ft)
Depth	50 m (164 ft)

Density

.5 Maximum of 25 manufactured homes per hectare (10 manufactured homes per acre) and one single detached dwelling for the manager or caretaker on each lot.

7.9 RM2 ZONE – MULTI-UNIT INFILL RESIDENTIAL

Intent: To provide a zone for multiple-unit residential and compatible uses on serviced urban lots 800 m^2 (0.2 ac) or larger in size.

Uses Permitted

.1 The following uses and no others are permitted in the RM2 Zone:

Principal Uses

.1 Single Detached Dwelling

.2 Duplex Dwelling

.3 Townhouse Dwelling

Accessory Uses

.2 The following uses and no others are permitted as accessory to the principal uses in the RM2 Zone:

.1 Bed and Breakfast

.2 Home Based Business, Type I (Minor) or Type II (Major)

.3 Secondary Suite (only in single detached or duplex dwellings)

.4 Garden Suite (only on a lot with single detached or duplex)

Site-specific Uses, Buildings and Structures

.3 The following site-specific uses, buildings and structures are permitted

.1 On Lot 1, District Lot 221, ODYD, Plan KAP84233 (6575 Renfrew Road) and Lot 10, District Lot 221, ODYD, Plan KAP177 (6650 Renfrew Road): the total number of principal use dwelling units on the lands (not including Residential Flex Units or Secondary Dwelling Units) shall not exceed 71 as indicated in the Section 219 Covenant No. CB875522 registered on title.

Lot Area

.4 The minimum lot area is 800 m^2 (0.2 ac).

Lot Dimensions

.5 The minimum lot dimensions on subdivision are:

Width	20.0 m (65.6 ft)
Depth	35.0 m (114.8 ft)

Density

.6 The maximum number of dwelling units shall be 4 (four) inclusive of secondary dwelling units.

Lot Coverage

.7 The maximum lot coverage for a parcel with one single detached dwelling, including a secondary suite, is 40% and together with parking areas and driveways lot coverage shall not exceed 55%.

.8 The maximum lot coverage for lots which are less than 1,000 m^2 in area and contain multiple principal dwelling units the maximum lot coverage is 55% and together with parking areas and driveways lot coverage shall not exceed 70%.

RM2 ZONE – Multi-Unit Infill Residential

The maximum lot coverage for lots which are 1,000 m^2 or greater in area and contain multiple principal dwelling units is 45% and together with parking areas and driveways lot coverage shall not exceed 60%.

Setback Requirements

Minimum setback requirements are as follows:

.9 Principal building:

Front yard	6.0 m (19.7 ft)
Rear yard	4.5 m (14.8 ft)
Interior side yard	2.0 m (6.6 ft)
Exterior side yard	3.0 m (9.8 ft)
Minimum separation between Principal Buildings	4.5 m (14.8 ft)

.10 Accessory buildings and structures:

Front yard	6.0 m (19.7 ft)
Rear yard	3.0 m (9.8 ft)
Interior side yard	2.0 m (6.6 ft)
Exterior side yard	3.0 m (9.8 ft)

Setback Exception

.11 A garage or portion of a building used as a garage shall be located so that the garage door is setback a minimum of 6.0 m (19.7 ft), measured perpendicular from the garage door to the property line or to any physical obstruction.

Height

.12 Maximum building heights are as follows:

Principal building	10.0 m (32.8 ft)
Accessory buildings and structures	5.0 m (16.4 ft)

Other Regulations

.13 Where a development has access to a rear lane, vehicular access to the development is only permitted from the rear lane.

.14 Where side-by-side duplex units or townhouses are subdivided under the *Land Title Act* or *Strata Property Act*, each new lot must contain:

1. Not less than one half the minimum lot area specified in s. 7.9.4;
2. Not less than one half the minimum lot width specified in s. 7.9.5; and
3. The interior side yard setback specified in s. 7.9.9 does not apply.

7.10 RM3 ZONE – MULTI-UNIT RESIDENTIAL – LOW DENSITY AND CLUSTER

Intent: To provide a zone for comprehensively-designed, ground-oriented, multiple-unit residential buildings, related amenity spaces and compatible uses on serviced urban lots. [Low Density Residential at approximately 25 units per gross hectare (10 units per acre)].

Uses Permitted

.1 The following uses and no others are permitted in the RM3 Zone:

Principal Uses

.1 Multiple-unit Residential Building

.2 Care Facility, Congregate

.3 Care Facility, Extended

.4 Care Facility, Major

Accessory Uses

.2 The following uses and no others are permitted as accessory to the principal uses in the RM3 Zone:

.1 Home Based Business, Type I (Minor)

.2 Residential Flex Unit

Lot Area

.3 The minimum lot area is:

Less than 30% slope	1,400 m^2 (0.35 ac)
Greater than 30% slope	2,000 m^2 (0.49 ac)

Lot Dimensions

.4 The minimum lot dimensions on subdivision are:

Width	30.0 m (98.4 ft)
Depth	35.0 m (114.8 ft)

Density

.5 The maximum floor area ratio shall be 0.6 FAR.

Lot Coverage

.6 The maximum lot coverage is 45%. Lot coverage may be increased to 50% if permeable parking surfaces are provided.

Setback Requirements

.7 Minimum setback requirements are as follows for all buildings and structures:

Front yard	6.0 m (19.7 ft)
Rear yard	7.5 m (24.6 ft)
Interior side yard	3.0 m (9.8 ft)
Exterior side yard	6.0 m (19.7 ft)

Height

.8 Maximum building heights are as follows:

Principal building	11.0 m (36.1 ft)
Accessory buildings and structures	4.5 m (14.8 ft)

Other Regulations

.9 Where a development has access to a rear lane, vehicular access to the development is only permitted from the rear lane.

.10 Childcare centres shall be located on the lot such that the facility:

a. Has pedestrian access from a street independent of the vehicular access to the parking spaces serving the dwelling units; and

b. Has direct access to an open space and play area on the subject lot.

7.11 RM4 ZONE – MULTI-UNIT RESIDENTIAL – MEDIUM DENSITY

Intent: To provide a zone for comprehensively-designed, medium-density, multiple-unit residential buildings, related amenity spaces and compatible uses on serviced urban lots. [Medium Density Residential at approximately 60 units per gross hectare (24 units per acre)].

Uses Permitted

.1 The following uses and no others are permitted in the RM4 Zone:

Principal Uses

.1 Multiple-unit Residential Building

.2 Care Facility, Congregate

.3 Care Facility, Extended

.4 Care Facility, Major

Accessory Uses

.2 The following uses and no others are permitted as accessory to the principal uses in the RM4 Zone:

.1 Home Based Business, Minor

.2 Residential Flex Unit

Lot Area

.3 The minimum lot area is:

Less than 30% slope	1,400 m^2 (0.35 ac)
Greater than 30% slope	2,000 m^2 (0.49 ac)

Lot Dimensions

.4 The minimum lot dimensions on subdivision are:

Width	30.0 m (98.4 ft)
Depth	35.0 m (114.8 ft)

Density

.5 The maximum floor area ratio shall be 0.75 FAR.

Lot Coverage

.6 The maximum lot coverage by principal and accessory buildings is 50%; together with parking areas and driveways lot coverage shall not exceed 60%. Lot coverage may be increased to 65% if permeable parking surfaces are provided.

Setback Requirements

.7 Minimum setback requirements are as follows for the first and second storeys of all buildings and structures:

Front yard	4.5 m (14.8 ft)
Rear yard	6.0 m (19.7 ft)
Interior side yard	6.0 m (19.7 ft)
Exterior side yard	4.5 m (14.8 ft)

.8 Minimum requirements are as follows for the third or higher storeys of all buildings and structures:

Front yard	4.5 m (14.8 ft)
Rear yard	6.0 m (19.7 ft)
Interior side yard	7.5 m (24.6 ft)
Exterior side yard	6.0 m (19.7 ft)

Height

.9 Maximum building heights are as follows:

Principal building	16.8 m (55.1 ft)
Accessory buildings and structures	4.5 m (14.8 ft)

Other Regulations

.10 Where a development has access to a rear lane, vehicular access to the development is only permitted from the rear lane.

.11 Childcare centres shall be located on the lot such that the facility:

a. Has pedestrian access from a street independent of the vehicular access to the parking spaces serving the dwelling units; and

b. Has direct access to an open space and play area on the subject lot.

7.12 CR1 ZONE – MIXED USE

Intent: To provide a zone to accommodate mixed-commercial and medium-density residential use buildings and related amenity spaces on serviced urban lots. For clarity, the zone is not intended for properties with frontage on Beach Avenue.

Uses Permitted

.1 The following uses and no others are permitted in the CR1 Zone:

Principal Uses

.1 Artisan Industrial
.2 Assembly Use
.3 Cannabis Testing and Research (excluding ground floor units)
.4 Care Facility, Congregate
.5 Care Facility, Extended
.6 Care Facility, Major and Minor
.7 Commercial Public Piazza
.8 Community Service
.9 Convenience Store
.10 Eating Establishment, excluding drive-thru restaurants
.11 Education Facility
.12 Entertainment Use, excluding arcades and adult entertainment
.13 Exhibition and Convention Facility
.14 Financial Institution, excluding drive-thru banks
.15 Health Services
.16 High Technology Research and Product Design
.17 Hospital
.18 Office
.19 Medicinal Cannabis Dispensary (excluding ground floor units)
.20 Multiple-unit Residential Building
.21 Parking Facility
.22 Personal Service
.23 Public Building or Facility
.24 Non-medicinal Cannabis Store
.25 Recreational Facility
.26 Retail Store, excluding adult entertainment
.27 Theatre
.28 Tourist Accommodation

Accessory Uses

.2 The following uses and no others are permitted as accessory to the principal uses in the CR1 Zone:

.1 Agriculture, Urban
.2 Home Based Business, Type (Minor)

CR1 ZONE – Mixed Use

Lot Area

.3 The minimum lot area is 1,000 m^2 (0.25 ac).

Lot Dimensions

.4 The minimum lot dimensions on subdivision are:

Width	15.0 m (49.2 ft)
Depth	30.0 m (98.4 ft)

Density

.5 The maximum floor area ratio shall be 0.75 FAR.

.6 Notwithstanding Section 7.12.5, pursuant to Section 482 of the *Local Government Act*, the maximum floor area ratio may be increased to 3.0 FAR if the owner of the land proposed to be developed pays to the District prior to the time of building permit issuance $1,877 per additional unit [beyond the number of units that would be permitted under the base density] as a Community Amenity Contribution.

.7 Notwithstanding Section 7.12.6 the maximum floor area ratio may be increased to 3.0 FAR for a housing development approved and funded by the BC Housing Commission under the Non-profit Housing Program.

Minimum Unit Size

.8 The minimum net floor area for each dwelling is 35 m^2 (377 ft^2).

Lot Coverage

.9 The maximum lot coverage is 100%.

Setback Requirements

.10 Minimum setback requirements are as follows for the first and second storeys of all buildings and structures:

Front yard	0.0 m
Rear yard (no lane)	0.0 m
Interior side yard	0.0 m
Exterior side yard	0.0 m

.11 Minimum setback requirements are as follows for all storeys above the second storey:

Front yard	3.0 m (9.8 ft)
Rear yard	4.5 m (14.8 ft)
Interior side yard	4.5 m (14.8 ft)
Exterior side yard	4.5 m (14.8 ft)

Setback Exceptions

.12 For portions of a parking facility with lane access that do not project more than 2.0 m (6.6 ft) above natural grade, the rear yard setback is 1.5 m (4.9 ft).

.13 Where a lot line abuts a lower density residential use, a setback of 3.0 m (9.8 ft) is required.

Height

.14 Maximum building heights are as follows:

Principal building	20 m (65.6 ft)
Accessory buildings and structures	4.5 m (14.8 ft)

Other Regulations

.15 All development in the CR1 zone must provide an active commercial or residential use at-grade along all street frontages.

.16 All development fronting Beach Avenue or 13th Street must provide a functional commercial or non-residential use on the first floor, which must occupy a minimum of 80% of the street frontage.

.17 Residential uses shall have a separate entrance from the exterior of the building and shall not share a common hallway with commercial uses.

.18 Where a development has access to a rear lane, vehicular access to the development is only permitted from the rear lane.

.19 Parking structures must be screened from view from the street.

.20 Childcare centres shall be located on the lot such that the facility:

a. Has pedestrian access from a street independent of the vehicular access to the parking spaces serving the dwelling units; and

b. Has direct access to an open space and play area on the subject lot.

7.13 CR2 ZONE – INTEGRATED RESIDENTIAL – MIXED USE

Intent: To provide a zone to accommodate mixed commercial and medium density residential use buildings and related amenity spaces on serviced urban lots. For clarity, the zone is not intended for properties with frontage on Beach Avenue.

Uses Permitted

.1 The following uses and no others are permitted in the CR2 Zone:

Principal Uses

.1 Care Facility, Congregate
.2 Care Facility, Extended
.3 Care Facility, Major and Minor
.4 Convenience Store
.5 Eating Establishment, excluding drive-thru restaurants
.6 Health Services
.7 Multiple-unit Residential Building
.8 Office
.9 Personal Service
.10 Retail Store, excluding adult entertainment
.11 Tourist Accommodation

Accessory Uses

.2 The following uses and no others are permitted as accessory uses in the CR2 Zone:

.1 Agriculture, Urban
.2 Bed and Breakfast
.3 Home Based Business, Type I (Minor)

Lot Area

.3 The minimum lot area is 1,000 m^2 (0.25 ac).

Lot Dimensions

.4 The minimum lot dimensions on subdivision are:

Width	18.0 m (59.1 ft)
Depth	30.0 m (98.4 ft)

Density

.5 The maximum floor area ratio is 0.75 FAR.

Minimum Unit Size

.6 The minimum net floor area for each dwelling is 35 m^2 (377 ft^2).

Lot Coverage

.7 The maximum lot coverage is 50%. Lot coverage may be increased to 60% if permeable parking surfaces are provided.

Setback Requirements

.8 Minimum setback requirements for the first and second storeys of all buildings and structures:

Front yard	2.5 m (8.2 ft)
Rear yard	6.0 m (19.7 ft)
Interior Side yard	3.0 m (9.8 ft)
Exterior Side yard	4.5 m (14.8 ft)

.9 Minimum setback requirements for the third and higher storeys of all buildings and structures:

Front yard	5.5 m (18.0 ft)
Rear yard	6.0 m (19.7 ft)
Interior Side yard	3.0 m (9.8 ft)
Exterior Side yard	4.5 m (14.8 ft)

.10 Minimum setback requirements the accessory buildings and structures:

Front yard	7.5 m (24.6 ft)
Rear yard (no lane)	6.0 m (19.7 ft)
Rear yard (dedicated lane)	1.5 m (4.9 ft)
Interior Side yard	1.5 m (4.9 ft)
Exterior Side yard	4.5 m (14.8 ft)

Height

.11 The maximum building height is 16.0 m (52.5 ft).

Principal building	16.0 m (52.5 ft)
Accessory buildings and structures	4.5 m (14.8 ft)

Other Regulations

.12 All development in the CR2 zone shall provide active commercial or residential uses at-grade along all street frontages.

.13 Residential uses shall have a separate entrance from the exterior of the building and shall not share a common hallway with commercial uses.

.14 Where access to a rear lane is available the only vehicle access permitted is from the rear lane.

.15 Parking structures must be screened from view from the street.

.16 Care facilities for children shall be sited to ensure:

.1 Pedestrian access from a street independent of the vehicle access to the parking spaces serving the dwelling units; and

.2 Direct access to an open space and play area on the subject lot.

7.14 CR3 ZONE – BEACH AVENUE MIXED USE

Intent: To provide a zone to accommodate mixed commercial and residential use buildings and related amenity spaces on serviced urban lots with frontage on Beach Avenue.

Uses Permitted

.1 The following uses and no others are permitted in the CR3 Zone:

Principal Uses

- .1 Care Facility, Congregate (second and third storeys only)
- .2 Care Facility, Extended (second and third storeys only)
- .3 Care Facility, Major and Minor (second and third storeys only)
- .4 Convenience Store
- .5 Eating Establishment, excluding drive-thru restaurants
- .6 Health Services
- .7 Multiple-unit Residential Building
- .8 Office (second and third storeys only)
- .9 Personal Service
- .10 Retail Store, excluding Adult Entertainment
- .11 Tourist Accommodation

Accessory Uses

.2 The following uses and no others are permitted as accessory uses in the CR3 Zone:

- .1 Agriculture, Urban
- .2 Bed and Breakfast
- .3 Home Based Business, Type I (Minor)

Site-specific Uses, Buildings and Structures

.3 The following site-specific uses, buildings and structures are permitted:

- .1 On Lot 17, District Lot 220, ODYD, Plan KAP10665 (4062 Beach Avenue): A commercial use shall not be required and the principal uses shall be restricted to Multiple-unit Residential Building.

Lot Area

.4 The minimum lot area is 1,000 m^2 (0.25 ac).

Lot Dimensions

.5 The minimum lot dimensions on subdivision are:

Width	18.0 m (59.1 ft)
Depth	30.0 m (98.4 ft)

Density

.6 The maximum floor area ratio is 0.75 FAR.

.7 Notwithstanding Section 7.14.6, pursuant to Section 482 of the *Local Government Act*, the maximum floor area ratio may be increased to 1.5 FAR if the owner of the land proposed to be developed pays to the District prior to the time of building permit issuance $1,877 per additional unit [beyond the number of units that would be permitted under the base density] as a Community Amenity Contribution.

CR3 ZONE – Beach Avenue Mixed Use

Minimum Unit Size .8 The minimum net floor area for each dwelling unit is 65 m^2 (700 ft^2).

Lot Coverage .9 The maximum lot coverage is 50%. Lot coverage may be increased to 60% if permeable parking surfaces are provided.

Setback Requirements .10 Minimum setback requirements:

Front yard	4.5 m (14.8 ft)
Rear yard	6.0 m (19.7 ft)
Interior Side yard	3.0 m (9.8 ft)
Exterior Side yard	4.5 m (14.8 ft)

.11 Minimum setback requirements for accessory buildings and structures:

Front yard	7.5 m (24.6 ft)
Rear yard (no lane)	6.0 m (19.7 ft)
Rear yard (dedicated lane)	1.5 m (4.9 ft)
Interior Side yard	1.5 m (4.9 ft)
Exterior Side yard	4.5 m (14.8 ft)

Height .12 The maximum building height is:

Principal building	12.0 m (39.4 ft) to the highest point of the building and to a maximum of three storeys
Accessory buildings and structures	4.5 m (14.8 ft)

Other Regulations .13 All development in the CR3 Zone shall provide active commercial uses at-grade along all street frontages.

.14 Residential uses shall have a separate entrance from the exterior of the building and shall not share a common hallway with commercial uses.

.15 Where access to a rear lane is available the only vehicle access permitted is from the rear lane.

.16 Parking structures must be screened from view from the street.

.17 Care facilities for children shall be sited to ensure:

.1 Pedestrian access from a street independent of the vehicle access to the parking spaces serving the dwelling units; and

.2 Direct access to an open space and play area on the subject lot.

7.15 C2 ZONE – CORE COMMERCIAL

Intent: To provide a zone to accommodate comprehensively-designed commercial and mixed-use buildings, related amenity spaces and compatible uses on serviced urban lots. [Core commercial, including residential uses from 50 to 125 units per gross hectare (20 to 50 units per acre)].

Uses Permitted

.1 The following uses and no others are permitted in the C2 Zone:

Principal Uses

.1 Artisan Industrial
.2 Assembly Use
.3 Brewery, Distillery, or Meadery, and ancillary uses
.4 Cannabis Processing, Micro (excluding lots abutting Beach Avenue)
.5 Cannabis Processing, Standard (excluding lots abutting Beach Avenue)
.6 Care Facility, Congregate
.7 Care Facility, Extended
.8 Care Facility, Major and Minor
.9 Commercial Public Piazza
.10 Community Service
.11 Convenience Store
.12 Eating Establishment, excluding drive-thru restaurants
.13 Education Facility
.14 Entertainment Use, excluding arcades and adult entertainment
.15 Exhibition and Convention facility
.16 Financial Institution, excluding drive-thru banks
.17 Health Services
.18 High Technology Research and Product Design
.19 Hospital
.20 Liquor Sales, Primary
.21 Liquor Store
.22 Office
.23 Multiple-unit Residential Building
.24 Parking Facility
.25 Personal Service
.26 Public Building or Facility
.27 Non-Medicinal Cannabis Store
.28 Recreational Facility
.29 Retail Store, excluding Adult Entertainment
.30 Theatre
.31 Tourist Accommodation
.32 Winery or Cidery, and ancillary uses

Accessory Uses

.2 The following uses and no others are permitted as accessory to the principal uses in the C2 Zone:

C2 ZONE – Core Commercial

.1 Agriculture, Urban
.2 Cannabis Testing and Research
.3 Medicinal Cannabis Dispensary
.4 Temporary Market and Vendors

Lot Area

.3 The minimum lot area is 600 m^2 (0.15 ac).

Lot Dimensions

.4 The minimum lot dimensions on subdivision are:

Width	15.0 m (49.2 ft)
Depth	30.0 m (98.4 ft)

Density

.5 The maximum floor area ratio shall be 1.1 FAR provided that not more than 67% of the developed floor area may be used for multiple-unit residential or care facility.

.6 Notwithstanding s. 7.15.5, pursuant to s. 482 of the *Local Government Act*, the maximum floor area ratio may be increased to 4.0 FAR if the owner of the land proposed to be developed pays to the District prior to the time of building permit issuance $1,877 per additional unit [beyond the number of units that would be permitted under the base density] as a community amenity contribution.

Lot Coverage

.7 Maximum lot coverage is 100%.

Setback Requirements

.8 Minimum setback requirements are as follows for the first and second storeys of all buildings and structures:

Front yard	0.0 m
Rear yard (no lane)	0.0 m
Interior side yard	0.0 m
Exterior side yard	0.0 m

C2 ZONE – Core Commercial

.9 Minimum setback requirements are as follows for all storeys above the second storey for all buildings and structures:

Front yard	3.0 m (9.8 ft)
Rear yard	4.5 m (14.8 ft)
Interior side yard	4.5 m (14.8 ft)
Exterior side yard	4.5 m (14.8 ft)

Setback Exceptions

.10 For portions of a parking facility with lane access that do not project more than 2.0 m (6.6 ft) above natural grade, the rear yard setback is 1.5 m (4.9 ft).

.11 Where a lot line abuts a lower density residential use, a minimum setback of 3.0 m (9.8 ft) is required.

Height

.12 Maximum building heights are as follows:

Principal building	16.8 m (55.1 ft)
Accessory buildings and structures	4.5 m (14.8 ft)

Other Regulations

.13 Dwellings shall be located above the second storey except along exterior side lot lines where dwelling units may be located on the ground floor or above the first storey.

.14 Residential uses shall have a separate entrance from the exterior of the building and shall not share a common hallway with commercial uses.

.15 Office uses shall be located above the first storey.

.16 Where a development has access to a rear lane, vehicular access to the development is only permitted from the rear lane.

.17 Childcare centres shall be located on the lot such that the facility:

a. Has pedestrian access from a street independent of the vehicular access to the parking spaces serving the dwelling units; and

b. Has direct access to an open space and play area on the subject lot.

.18 All parking required to service development undertaken after adoption of this bylaw must be provided within structural parking facilities.

.19 Parking structures must be screened from view from the street.

7.16 C3 ZONE – CONVENIENCE COMMERCIAL

Intent: To provide a zone for service commercial uses that include services for automobiles, commercial vehicles, and other machinery.

Uses Permitted

.1 The following uses and no others shall be permitted in the C3 Zone:

Principal Uses

.1 Automotive body repair and painting
.2 Automotive and equipment repair
.3 Automotive service uses
.4 Cannabis processing, micro (excluding lots abutting Beach Avenue)
.5 Cannabis processing, standard (excluding lots abutting Beach Avenue)
.6 Contractor services
.7 Convenience store, maximum 140 m^2 floor area
.8 Eating establishment
.9 Freight terminal
.10 Gas station
.11 General services
.12 Light impact industrial
.13 Parking facility
.14 Public building or facility
.15 Recycling depot
.16 Retail store, excluding adult entertainment
.17 Vehicle rental

Accessory Uses

.2 The following uses and no others are permitted as accessory to the principal uses in the C3 Zone:

.1 Cannabis testing and research
.2 Caretaker dwelling
.3 Medicinal cannabis dispensary
.4 Temporary market and vendors

Lot Area

.3 The minimum lot area is 1600 m^2 (0.4 ac).

Lot Dimensions

.4 The minimum lot dimensions on subdivision are:

Width	40.0 m (131.2 ft)
Depth	30.0 m (98.4 ft)

Density

.5 The maximum floor area ratio shall be 0.3 FAR.

C3 ZONE – Convenience Commercial

Lot Coverage

.6 Maximum lot coverage is 30%.

Setback Requirements

.7 Minimum setback requirements for all buildings and structures:

Front yard	10.0 m (32.8 ft)
Rear yard	6.0 m (19.7 ft)
Interior side yard	3.0 m (9.8 ft)
Exterior side yard	6.0 m (19.7 ft)

Setback Exceptions

.8 Accessory buildings and structures shall be setback at least 4.5 m (14.8 ft) from rear or exterior side lot lines.

.9 Where only one lot line abuts a street, one side yard setback shall be at least 2.5 m (8.2 ft).

.10 Fuel pumps shall be setback not less than 10.0 m (32.8 ft) from side and rear lot lines.

Height

.11 Maximum building heights are as follows:

Principal building	8.0 m (26.2 ft)
Accessory buildings and structures	8.0 m (26.2 ft)

Other Regulations

.12 Accessory commercial uses to a gas station use are limited to a total floor area of 20.0 m^2 (215.3 ft^2) per fuel pump hose.

.13 Automobile accessories, tires, and related goods shall be located on pump islands or contained within not more than two (2) display booths, racks or stands. Pump island and display booths, racks or stands shall be setback not less than 5.0 m (16.4 ft) from any lot line abutting a street.

.14 All service equipment, other than normally located on a pump island, shall be entirely enclosed within a building.

.15 Outdoor storage of wrecked machinery, equipment, vehicles, or components thereof shall not be permitted.

7.17 C4 ZONE – SERVICE COMMERCIAL

Intent: To provide a zone to accommodate and regulate a mix of commercial uses oriented to vehicular traffic requiring large lots and generally are not accommodated in shopping centre and core commercial developments.

Uses Permitted

.1 The following uses and no others shall be permitted in the C4 Zone:

Principal Uses

- .1 Auctioneering establishment
- .2 Automotive and equipment repair
- .3 Automotive service uses
- .4 Cannabis processing, micro
- .5 Cannabis processing, standard
- .6 Eating establishment
- .7 Education facility
- .8 Entertainment uses
- .9 Freight terminal
- .10 Gas station
- .11 General services
- .12 Greenhouse or plant nursery
- .13 Light impact industrial
- .14 Parking facility
- .15 Public building or facility
- .16 Recreational facility
- .17 Recycling depot
- .18 Retail store, excluding adult entertainment, limited to the following:
  a. Animal feed and tack
  b. Appliances
  c. Building supplies
  d. Furniture
  e. Garden supplies
  f. Marine parts
  g. Sporting goods
- .19 Vehicle rental
- .20 Warehouse uses

Accessory Uses

.2 The following uses and no others are permitted as accessory to the principal uses in the C4 Zone:

- .1 Cannabis testing and research
- .2 Medicinal cannabis dispensary
- .3 Temporary market and vendors

Lot Area

.3 The minimum lot area is 1500 m^2 (0.37 ac).

C4 ZONE – Service Commercial

Lot Dimensions

.4 The minimum lot dimensions on subdivision are:

Width	30.0 m (98.4 ft)
Depth	30.0 m (98.4 ft)

Density

.5 The maximum floor area ratio shall be 0.65 FAR

Lot Coverage

.6 Maximum lot coverage is 50%.

Setback Requirements

.7 Minimum setback requirements for all buildings and structures:

Front yard	7.5 m (24.6 ft)
Rear yard	7.5 m (24.6 ft)
Interior side yard	7.5 m (24.6 ft)
Exterior side yard	7.5 m (24.6 ft)

Setback Exceptions

.8 Where an interior side lot line is adjacent to a commercial or industrial lot the setback requirement may be reduced to 0.0 m.

.9 Where only one lot line abuts a street, one side yard setback shall be at least 2.5 m (8.2 ft).

Height

.10 Maximum building heights are as follows:

Principal building	9.0 m (29.5 ft)
Accessory buildings and structures	9.0 m (29.5 ft)

Other Regulations

.11 Automobile accessories, tires, and related goods shall be located on pump islands or contained within not more than two (2) display booths, racks or stands. Pump island and display booths, racks or stands shall be setback not less than 5.0 m (16.4 ft) from any lot line abutting a street.

.12 All service equipment, other than normally located on a pump island, shall be entirely enclosed within a building.

.13 Outdoor storage of wrecked machinery, equipment, vehicles, or components thereof shall not be permitted.

7.18 C5 ZONE – RESORT COMMERCIAL

Intent: To provide a zone to accommodate and regulate tourist accommodation and compatible uses on serviced urban lots.

Uses Permitted

.1 The following uses and no others shall be permitted in the C5 Zone:

Principal Uses

.1 Tourist accommodation

.2 Vacation resort residential

Accessory Uses

.2 The following uses and no others are permitted as accessory to the principal uses in the C5 Zone:

.1 Amenity space

.2 Assembly use

.3 Caretaker dwelling

.4 Convenience store

.5 Eating establishment, excluding drive-thru restaurants

.6 Exhibition and convention facility

.7 Personal service use

.8 Recreational facility

Lot Area

.3 The minimum lot area is 2000 m^2 (0.5 ac).

Lot Dimensions

.4 The minimum lot dimensions on subdivision are:

Width	30.0 m (98.4 ft)
Depth	40.0 m (131.2 ft)

Density

.5 The maximum floor area ratio shall be 0.50 FAR.

Lot Coverage

.6 Maximum lot coverage is 50%.

Setback Requirements

.7 Minimum setback requirements for all buildings and structures:

Front yard	6.0 m (19.7 ft)
Rear yard	4.5 m (14.8 ft)
Interior side yard	3.0 m (9.8 ft)
Exterior side yard	4.5 m (14.8 ft)

Setback Exceptions

.8 Accessory buildings and structures shall be setback at least 3.0 m (9.8 ft) from rear lot lines.

C5 ZONE – Resort Commercial

Height

.9 Maximum building heights are as follows:

Principal building	16.8 m (55.1 ft)
Accessory buildings and structures	7.5 m (24.6 ft)

7.19 C9 ZONE – HIGHWAY COMMERCIAL

Intent: To provide a zone to accommodate and regulate highway-oriented commercial development and compatible accessory uses to support the needs of the community.

Uses Permitted

.1 The following uses and no others shall be permitted in the C9 Zone:

Principal Uses

.1 Cannabis processing, micro
.2 Cannabis processing, standard
.3 Cannabis testing and research
.4 Care facility, minor
.5 Convenience store
.6 Eating establishment
.7 Education facility
.8 Entertainment use
.9 Financial institution
.10 Freight terminal
.11 Gas station
.12 General services
.13 Liquor sales, primary
.14 Liquor store
.15 Medicinal cannabis dispensary
.16 Office
.17 Parking facility
.18 Personal service use
.19 Public building or facility
.20 Non-medicinal cannabis store
.21 Recreation facility
.22 Retail store, excluding adult entertainment

Prohibited Uses

.1 Arcades
.2 Outdoor storage

Lot Area

.2 The minimum lot area is 0.8 ha (2.0 ac).

Lot Dimensions

.3 The minimum lot dimensions on subdivision are:

Width	30.0 m (98.5 ft)
Depth	40.0 m (131.2 ft)

C9 ZONE – Highway Commercial

Density

.4 The maximum floor area ratio shall be 0.50 FAR.

.5 The maximum gross floor area of each permitted use shall be 1500 m^2 (16,146 ft^2).

Lot Coverage

.6 Maximum lot coverage is 50%.

Setback Requirements

.7 Minimum setback requirements for all buildings and structures:

Front yard	7.5 m (24.6 ft)
Rear yard	7.5 m (24.6 ft)
Interior side yard	7.5 m (24.6 ft)
Exterior side yard	7.5 m (24.6 ft)

Height

.8 Maximum building heights are as follows:

Principal building	13.0 m (42.6 ft)
Accessory buildings and structures	6.0 m (19.7 ft)

Landscaping Exceptions

.9 Notwithstanding other provisions of this bylaw, whether or not there is an intervening lane between the lot and any abutting residential zone, or a P1- or P2-zoned lot, screening shall be provided as follows:

.1 A landscape screen at least 2.0 m (6.5 ft) high shall be provided along all lot lines that separate the developed portion of the lot from any abutting residential zone, P1- or P2-zoned lot.

.2 If planting materials do not provide screening to a minimum height of 2.0 m (6.5 ft) at the time of planting, a fence or privacy wall shall be used to satisfy the minimum screening requirement until such time as the plant material satisfies the minimum screening requirement.

.3 Materials and landscaping shall provide year-round screening.

Other Regulations

.10 Notwithstanding other provisions of this bylaw, the following regulations apply specifically to gas stations in this zone:

.1 Gas station pump islands, storage tanks and accessory structures shall be located not less than 4.5 m (14.8 ft) from any property line.

.2 Gas station pump islands shall be limited to three (3) with a maximum of six (6) pumps in total.

.3 All service equipment, other than normally located on a pump island, shall be entirely enclosed within a building.

.11 Outdoor storage and display of any goods, including machinery, equipment, vehicles, or components thereof shall not be permitted.

.12 Childcare centres shall be located on the lot such that the facility:

a. Has pedestrian access from a street independent of the vehicular access to the parking spaces serving the dwelling units; and

b. Has direct access to an open space and play area on the subject lot.

7.20 I1 ZONE – INDUSTRIAL

Intent: To provide a zone to accommodate and regulate the development of light impact industry.

Uses Permitted

.1 The following uses and no others are permitted in the I1 Zone:

Principal Uses

.1 Auctioneering establishment
.2 Artisan industrial
.3 Automotive body repair and painting
.4 Automotive and equipment repair
.5 Automotive service uses
.6 Cannabis cultivation, micro
.7 Cannabis cultivation, standard
.8 Cannabis processing, micro
.9 Cannabis processing, standard
.10 Contractor services
.11 Commercial storage
.12 Convenience store, maximum 140 m^2 floor area
.13 Freight terminal
.14 Greenhouse and nurseries
.15 Heliport facility
.16 Industrial use, limited to:
  .1 Heavy equipment lease, rentals, repairs, sales, and storage
  .2 Vehicle and recreational vehicle, including marine cleaning and restoration, lease, rentals, repairs, sales, and storage
.17 Industrial, light impact
.18 Kennels and stables
.19 Primary processing of horticultural products
.20 Recycling depot
.21 Utility service
.22 Vehicle rental
.23 Warehouse uses

Accessory Uses

.2 The following uses and no others are permitted as accessory to the principal uses in the I1 Zone:

.1 Caretaker dwelling
.2 Cannabis testing and research
.3 Medicinal cannabis dispensary
.4 Office
.5 Outdoor storage
.6 Parking facility

I1 ZONE – Industrial

Prohibited Uses .3 Automobile wrecking

Lot Area .4 The minimum lot area is 1200 m^2 (0.3 ac).

Lot Dimensions .5 The minimum lot dimensions on subdivision are:

Width	30.0 m (98.4 ft)
Depth	40.0 m (131.2 ft)

Density .6 The maximum floor area ratio shall be 1.0 FAR.

Lot Coverage .7 Maximum lot coverage is 60%.

Setback Requirements .8 Minimum setback requirements for all buildings and structures:

Front yard	7.5 m (24.6 ft)
Rear yard	7.5 m (24.6 ft)
Interior side yard	7.5 m (24.6 ft)
Exterior side yard	7.5 m (24.6 ft)

.9 Buildings and structures used for cannabis cultivation, cannabis processing, medicinal cannabis dispensary, cannabis testing and research:

Front yard	10.0 m (32.8 ft)
Rear yard	10.0 m (32.8 ft)
Interior side yard	10.0 m (32.8 ft)
Exterior side yard	10.0 m (32.8 ft)
Setback to any dwelling unit	15.0 m (49.2 ft)

Setback Exceptions .10 Where a lot abuts land zoned for commercial or industrial uses, the interior side setback may be reduced to 0.0 m.

.11 Where only one lot line abuts a street, one side yard setback shall be at least 2.5 m (8.2 ft).

.12 Food and beverage processing uses shall not be permitted within 10.0 m (32.8 ft) of a lot line abutting a street, measured perpendicular and horizontal to the lot line.

I1 ZONE – Industrial

Height

.13 Maximum building heights are as follows:

Principal building	15.0 m (49.2 ft)
Accessory buildings and structures	6.0 m (19.7 ft)

Landscaping Exceptions

.14 Outdoor storage of any goods, materials or supplies is specifically prohibited between the front of the principal building and the street, excluding vehicles exceeding 5,000 kilograms (11,023 lbs) GVW that are intended for sale.

.15 Outdoor storage abutting a zone within which a residential use other than a caretaker residence is permitted, or separated from such a zone by a highway or lane, shall be enclosed by a fence or landscape screen that shall obstruct the storage from view from the residential use. The fence or planting shall be free of advertising.

Conditions of Use

.16 Land and structures in this zone shall only be permitted if the use:

.1 Constitutes no unusual fire, explosion, or safety hazard.

.2 Does not emit noise in excess of 70 dB(A) measured at any point on any boundary of the lot on which the use is located, provided that where a lot abuts a lot other than an industrial lot the noise level shall not exceed 60 dB(A).

.3 Does no produce heat or glare perceptible from any lot line of the lot on which the use is located.

.17 Warehouse, freight terminal or distribution uses shall not contain liquid chlorine, liquefied petroleum gas, explosives as defined in the *Explosives Act* (Canada), flammable or combustible liquids, substances capable of spontaneous combustion, substances that on contact with water emit flammable gases, oxidizing substances, organic peroxides, chlorates, nitrates, radioactive materials, nuclear substances as defined in the *Nuclear Safety and Control Act* (Canada), or corrosives.

.18 All display and retail areas in wholesale uses shall be limited to a total maximum floor area of 1000 m^2 (10,764 ft^2).

Other Regulations

.19 The storage of damaged or wrecked vehicles shall only be permitted within a building.

7.21 P1 ZONE – PARKS AND OPEN SPACE

Intent: To provide a zone to preserve land for park, open space conservation, and private and public recreational needs of the community.

Uses Permitted

.1 The following uses and no others shall be permitted in the P1 Zone:

Principal Uses

.1 Agriculture, urban
.2 Cemetery
.3 Commercial public piazza
.4 Community garden
.5 Conservation area
.6 Dock, community
.7 Golf course and driving range
.8 Marina
.9 Open space
.10 Outdoor entertainment use
.11 Park
.12 Public buildings and facilities
.13 Retail uses limited to rental establishments for sports and non-motorized recreational equipment
.14 Recreational facility
.15 Temporary market and vendors
.16 Wildlife sanctuary

Accessory Uses

.2 The following uses and no others are permitted as accessory to the principal uses in the P1 Zone:

.1 Caretaker dwelling
.2 Eating establishments, limited to concessions and mobile vendors
.3 Parking facility

Lot Area

.3 The minimum lot area is:

With municipal sewer	0.4 ha (1.0 ac)
Without municipal sewer or where slope exceeds 30%	1.0 ha (2.5 ac)

Lot Dimensions

.4 The minimum lot dimensions on subdivision are:

Width	15.0 m (49.2 ft)
Depth	25.0 m (82.0 ft)

P1 ZONE – Parks and Open Space

District of Peachland
P1

Density

.5 The maximum floor area ratio shall be 0.1 FAR.

.6 Only one caretaker dwelling is permitted per lot.

Lot Coverage

.7 Not applicable.

Setback Requirements

.8 Minimum setback requirements for all buildings and structures:

Front yard	6.0 m (19.7 ft)
Rear yard	6.0 m (19.7 ft)
Interior side yard	6.0 m (19.7 ft)
Exterior side yard	6.0 m (19.7 ft)

Height

.9 Maximum building heights are as follows:

Principal building	9.0 m (29.5 ft)
Accessory buildings and structures	4.5 m (14.8 ft)

Height Exceptions

.10 Where underground or covered parking is provided, the maximum height of the principal building shall not exceed 22.0 m (72.2 ft).

7.22 P2 ZONE – PUBLIC / INSTITUTIONAL

Intent: To provide a zone to accommodate and regulate the development of lands that serve the civic, cultural, educational, health, recreational, and social needs of the community.

Uses Permitted

.1 The following uses and no others shall be permitted in the P2 Zone:

Principal Uses

.1 Art gallery
.2 Assembly use
.3 Cannabis testing and research
.4 Care facility, congregate
.5 Care facility, extended
.6 Care facility, major
.7 Care facility, minor
.8 Cemetery and crematorium
.9 Commercial public piazza
.10 Community garden
.11 Community service
.12 Education facility
.13 Exhibition and convention facilities
.14 Health services
.15 Hospital
.16 Medicinal cannabis dispensary
.17 Office
.18 Park
.19 Public buildings and facilities
.20 Recreational facility
.21 Retail uses limited to rental establishments for sports and non-motorized recreational equipment
.22 Utility service

Accessory Uses

.2 The following uses and no others are permitted as accessory to the principal uses in the P2 Zone:

.1 Eating establishments
.2 Parking facility

Prohibited Uses

.3 The following uses are prohibited:

.1 Outdoor storage
.2 Vehicle and equipment maintenance and repair

Lot Area

.3 The minimum lot area is 1000 m^2 (0.25 ac).

P2 ZONE – Public/Institutional

Lot Dimensions .4 The minimum lot dimensions on subdivision are:

Width	20.0 m (65.6 ft)
Depth	20.0 m (65.6 ft)

Density .5 The maximum floor area ratio shall be 1.0 FAR.

Lot Coverage .6 The maximum lot coverage is 50%.

Setback Requirements .7 Minimum setback requirements for all buildings and structures:

Front yard	7.5 m (24.6 ft)
Rear yard	7.5 m (24.6 ft)
Interior side yard	7.5 m (24.6 ft)
Exterior side yard	7.5 m (24.6 ft)

Setback Exceptions .8 Where a rear lot line abuts land in an agricultural or residential zone, the rear yard setback shall be reduced to 6.0 m (19.7 ft).

Height .9 Maximum building heights are as follows:

Principal buildings and structures	12.0 m (39.4 ft)
Accessory buildings and structures	9.0 m (29.5 ft)

PART 8 – COMPREHENSIVE DEVELOPMENT ZONES

INTENT: Comprehensive Development zones are intended to accommodate and regulate the development of a mixture of uses as an integrated unit based on a comprehensive plan in conformity to the use and density stated in the Official Community Plan.

Parts 1 to 6 of Bylaw No. 2400 apply to all Comprehensive Development Zones, except where there is an inconsistency or specified exemption within a specific regulation, in which case the specific CD zone regulation applies.

8.1 CD1 ZONE – SOUTH GLEN VILLAGE (THE TERRACES)

Intent: The intent is to provide a zone for residential development as an integrated project based upon a comprehensive plan.

Uses Permitted

.1 The land and structures may be used for a designated combination of the following uses and no others:

.1 single family residential dwellings;

.2 two family residential dwellings;

.3 multiple family residential - maximum of four (4) dwelling units in a building;

Conditions of Use

.2 All buildings and structures shall comply with the regulations in Zoning Bylaw Number 1375, 1996 as contained in part 20 (Comprehensive Development) of that Bylaw.

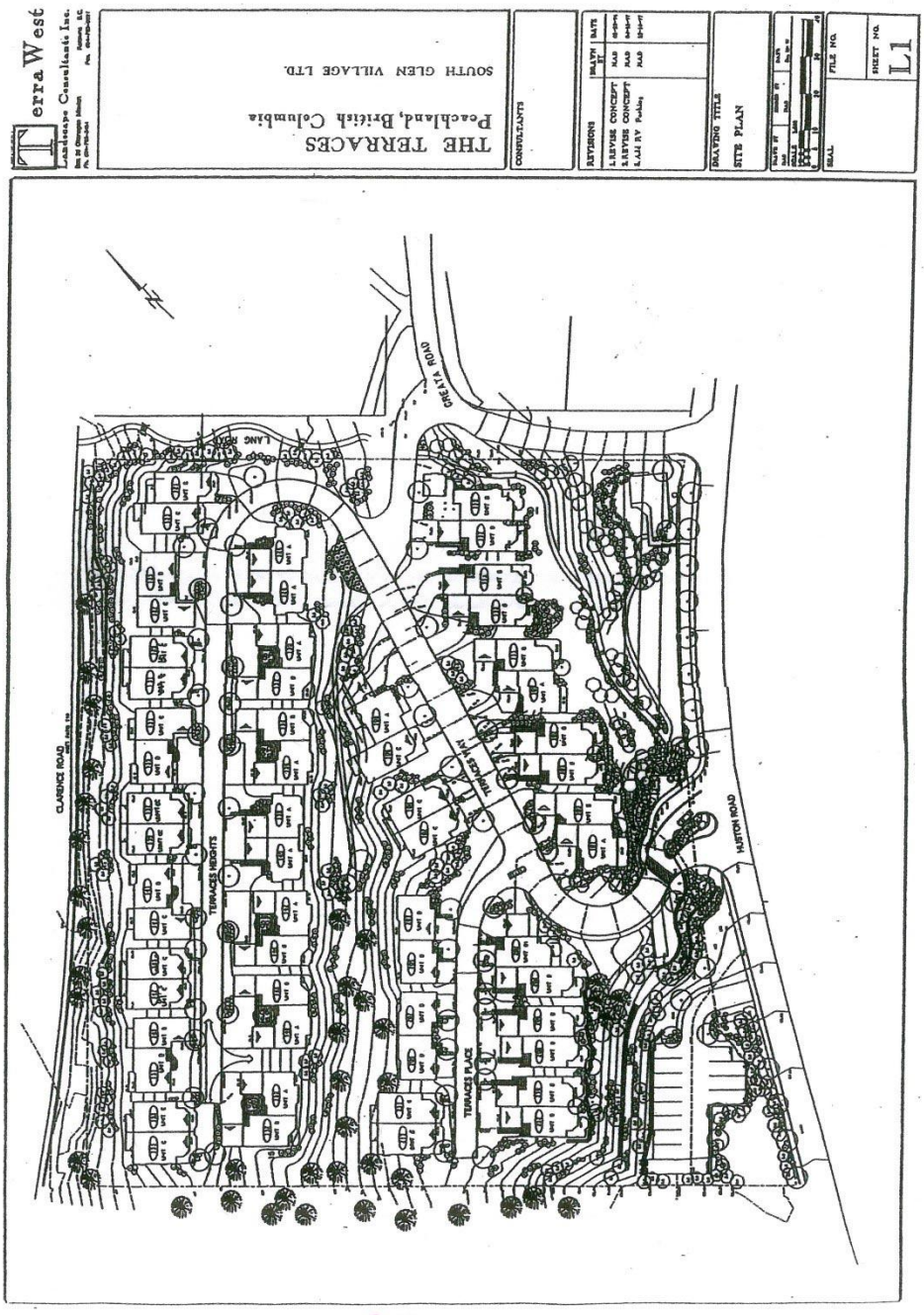
.3 Notwithstanding Clause 1 above, all buildings and structures shall comply with the size, shape and siting as designated on the comprehensive development plan drawings presented by:

.1 Terra West labelled L1 dated December 15, 1997 and L2 dated February 9, 1995.

.2 Greystokes design labelled 241-3077, dated March 10, 1995.

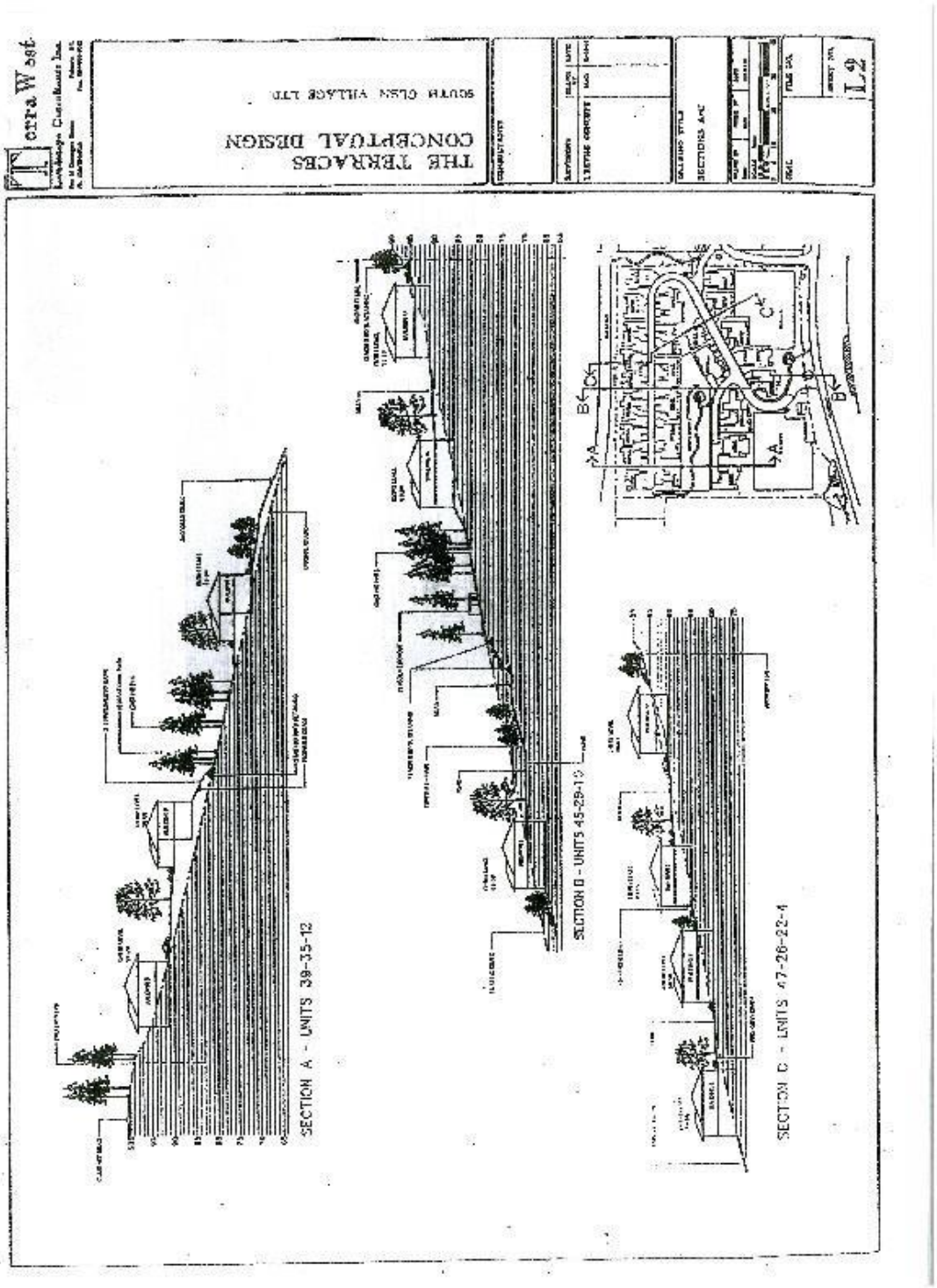
Which are included as Schedules “A” attached to and forming part of this Bylaw.

CD1 Zone – South Glen Village (The Terraces)

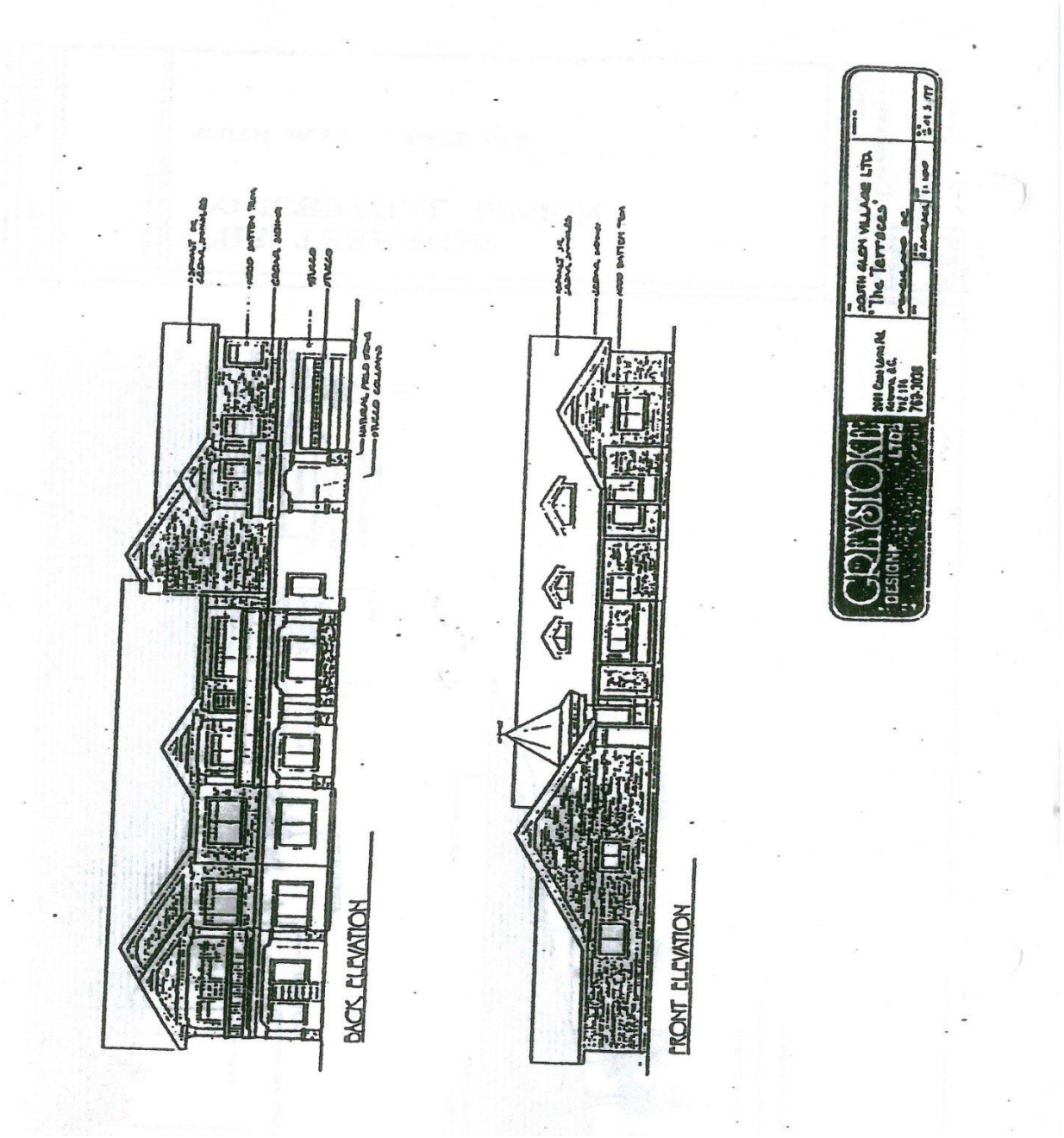


Amended Bylaw #1471, 1998
Adopted March 10, 1998

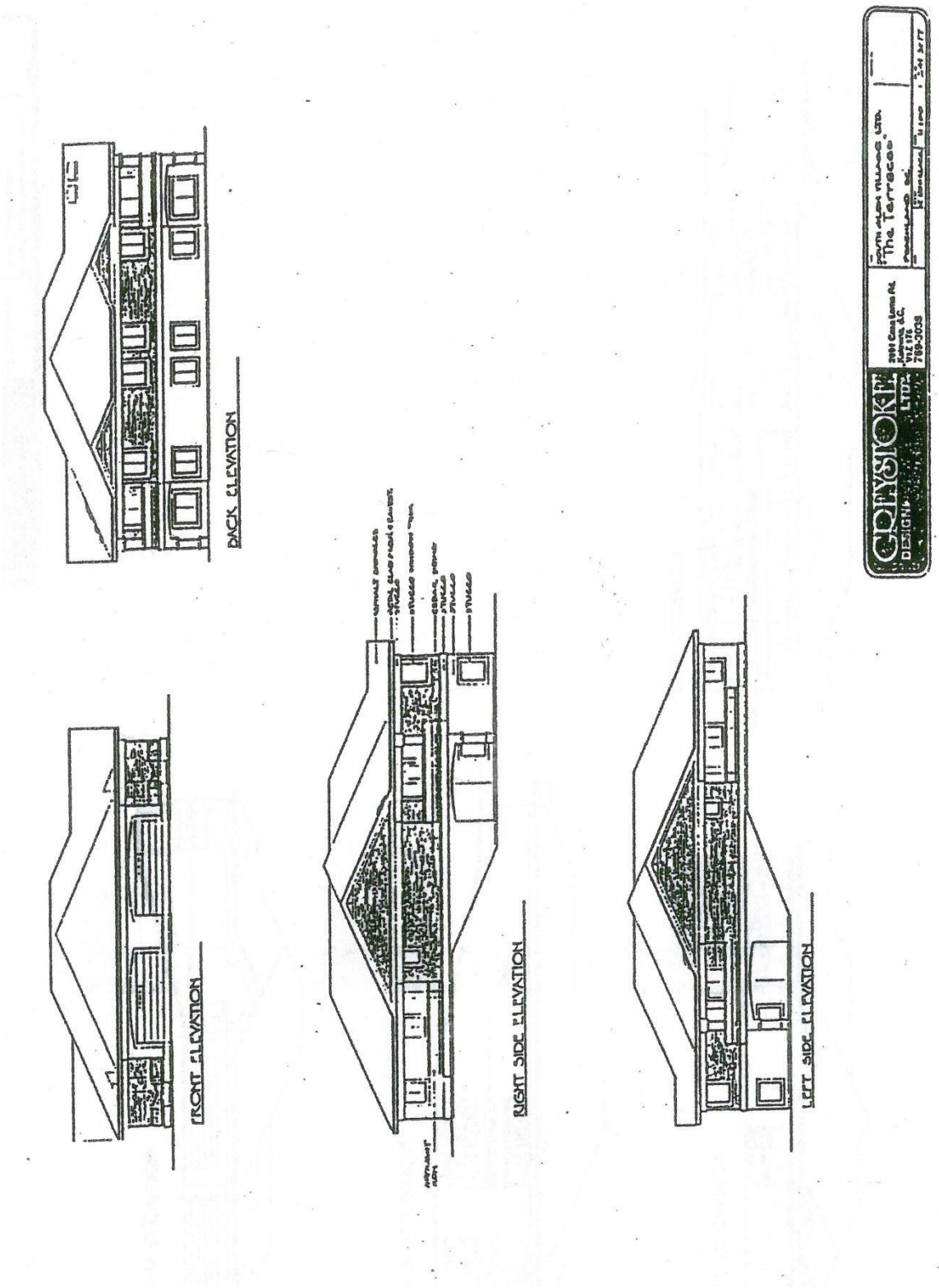
CD1 Zone – South Glen Village (The Terraces)



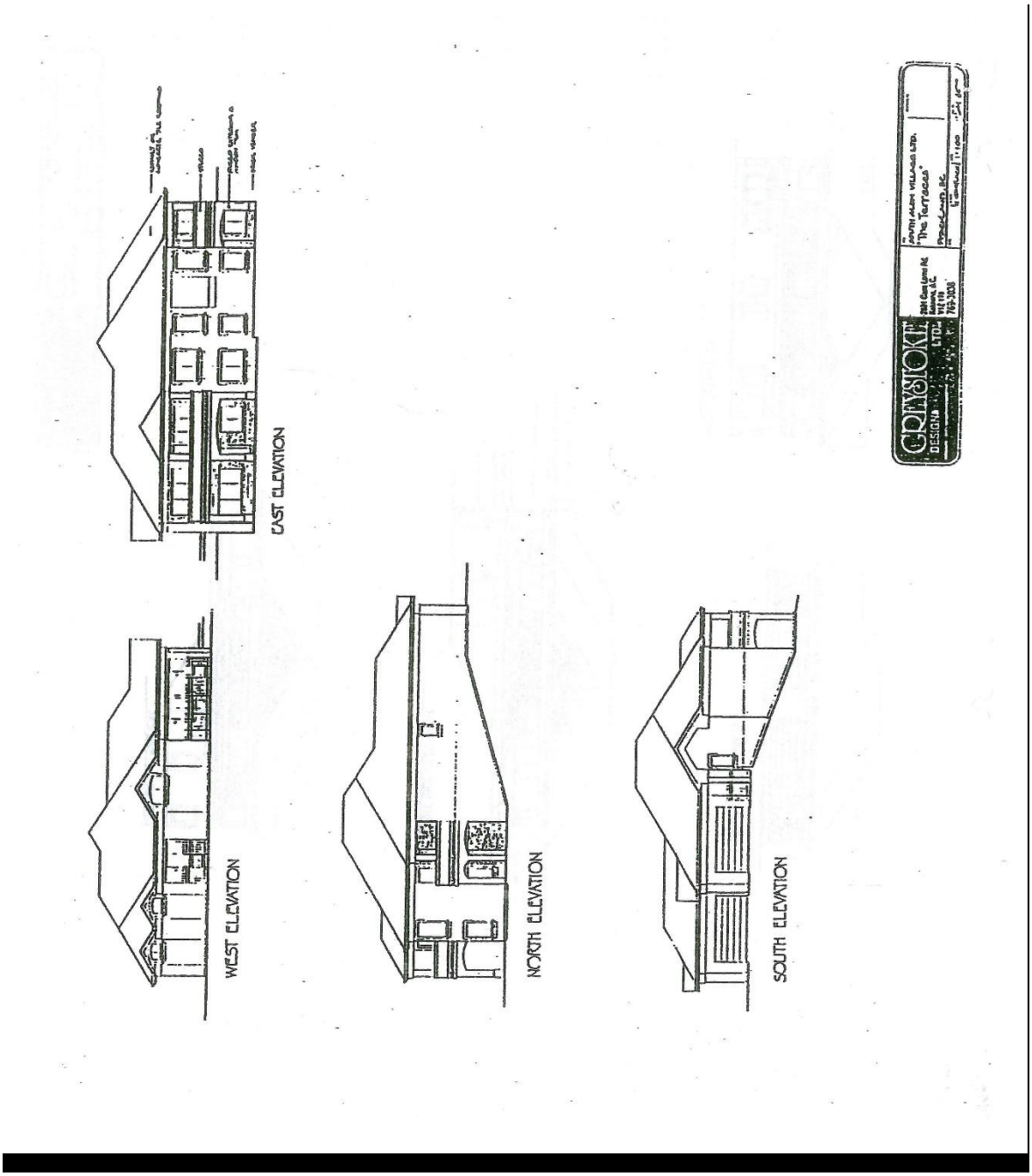
CD1 Zone – South Glen Village (The Terraces)



CD1 Zone – South Glen Village (The Terraces)



CD1 Zone – South Glen Village (The Terraces)



8.2 CD2 ZONE – DB HOMES LTD.

Intent: The intent is to provide a zone for a mixed residential and commercial development as an integrated project based upon a comprehensive development plan.

Uses Permitted

.1 The land and structures may be used for a designated combination of the following uses and no others:

a. Multiple Family Residential

b. Ground Floor Office/Retail

.2 All uses shall comply with the regulations contained in Zoning Bylaw #1375, 1996 as amended, Parts 18-G-J.

Conditions of Use

.3 All buildings and structures shall comply with the regulations in Zoning Bylaw Number 1375, 1996 as contained in part 20 (Comprehensive Development) of that Bylaw.

.4 Notwithstanding Clause 1 above, all buildings and structures shall comply with the size, shape and siting as designated on the comprehensive development plan drawings presented by:

.1 Focus Group Architecture –Drawings 1-4 dated August 26, 1999 which are included as Schedule “A”, attached to and forming part of this Bylaw.

.2 Office/Retail uses are limited to uses occupying a maximum of 120 m^2.

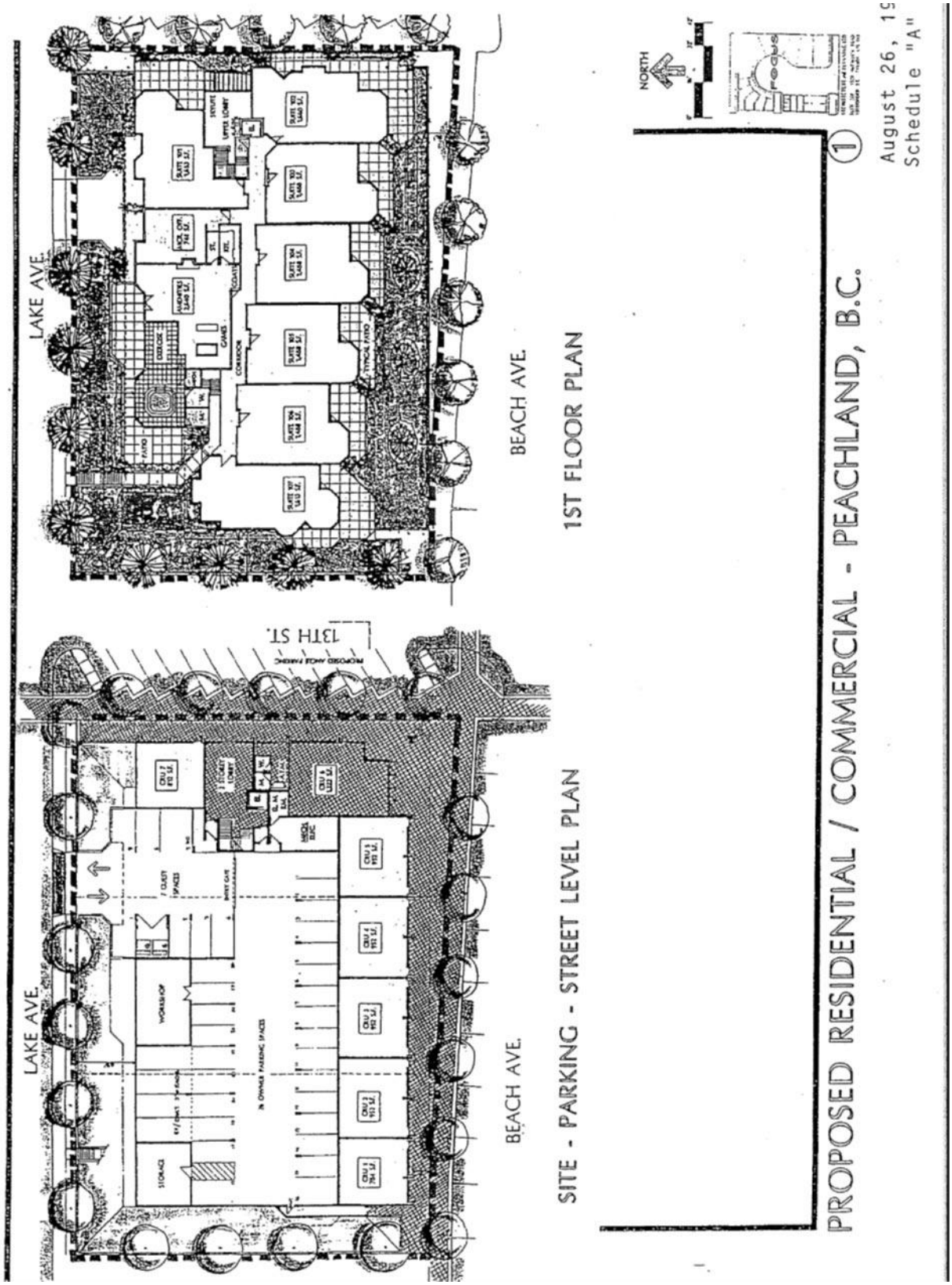
.3 Retail use is limited to personal service uses, general service uses, restaurant and office, excluding arcades and adult entertainment uses.

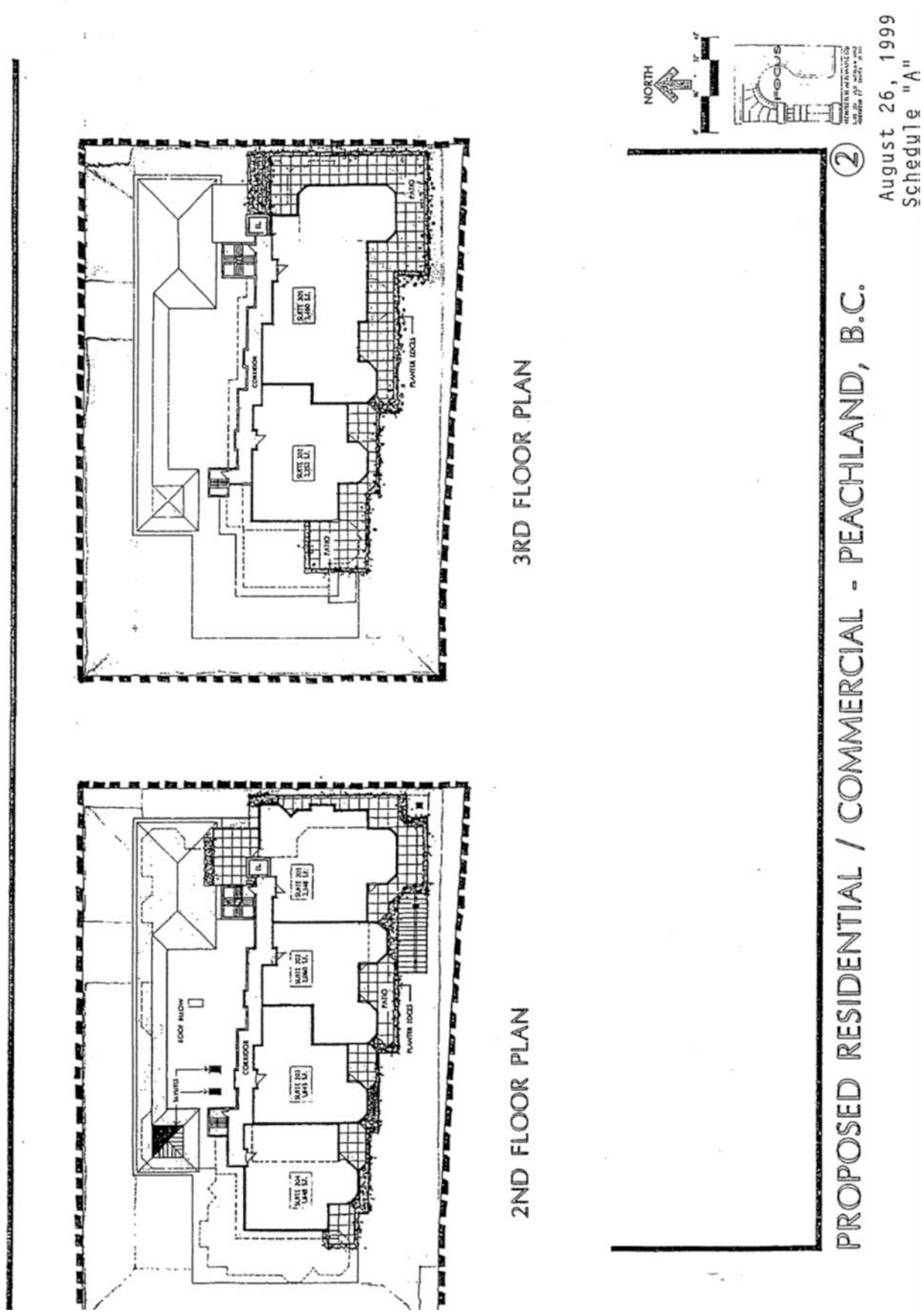
Density

.5 Multiple Family Residential and ground oriented office/retail shall have a maximum floor area ratio of 1.18

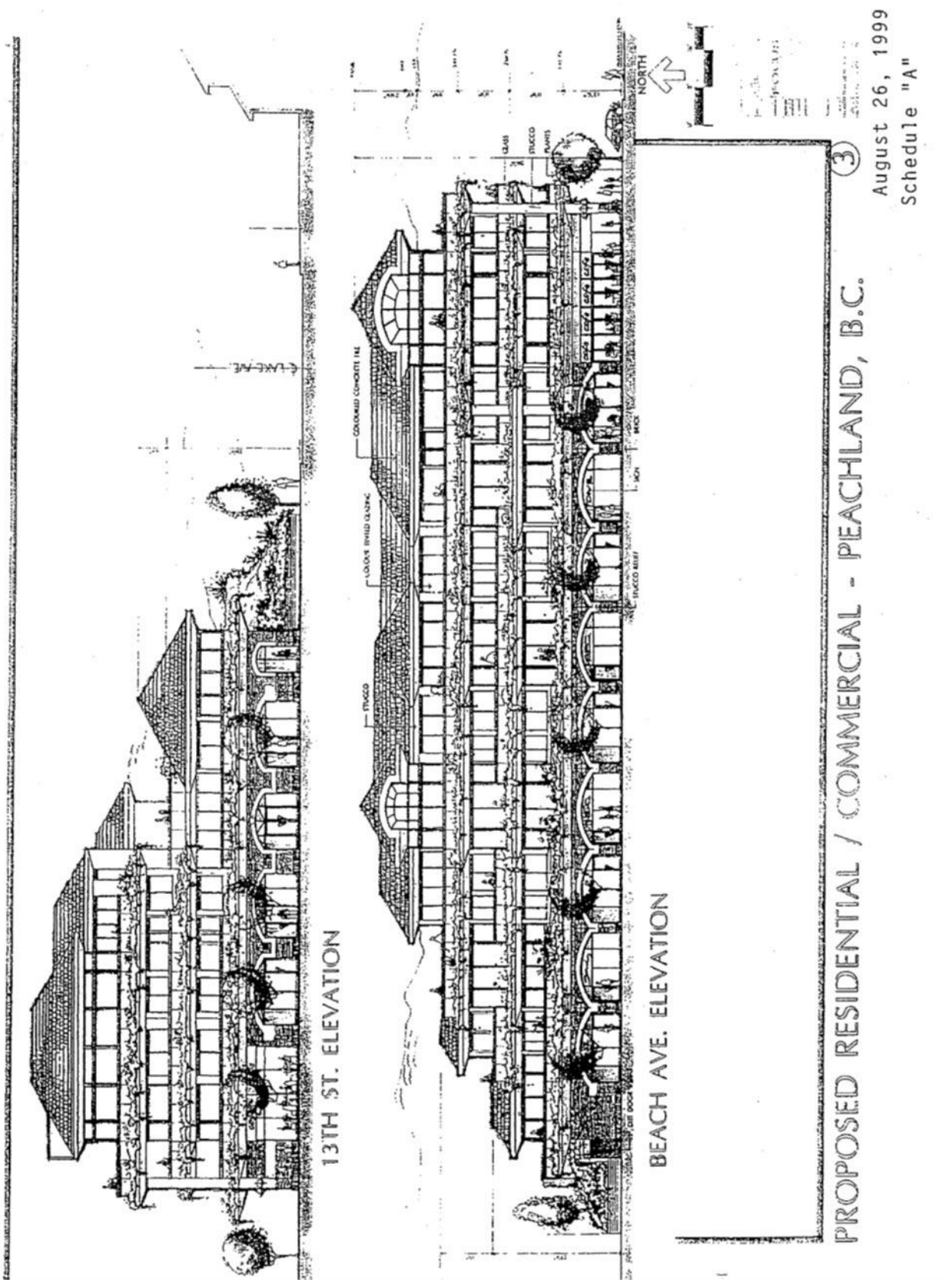
Lot Coverage

.6 Maximum Lot coverage shall be 50%

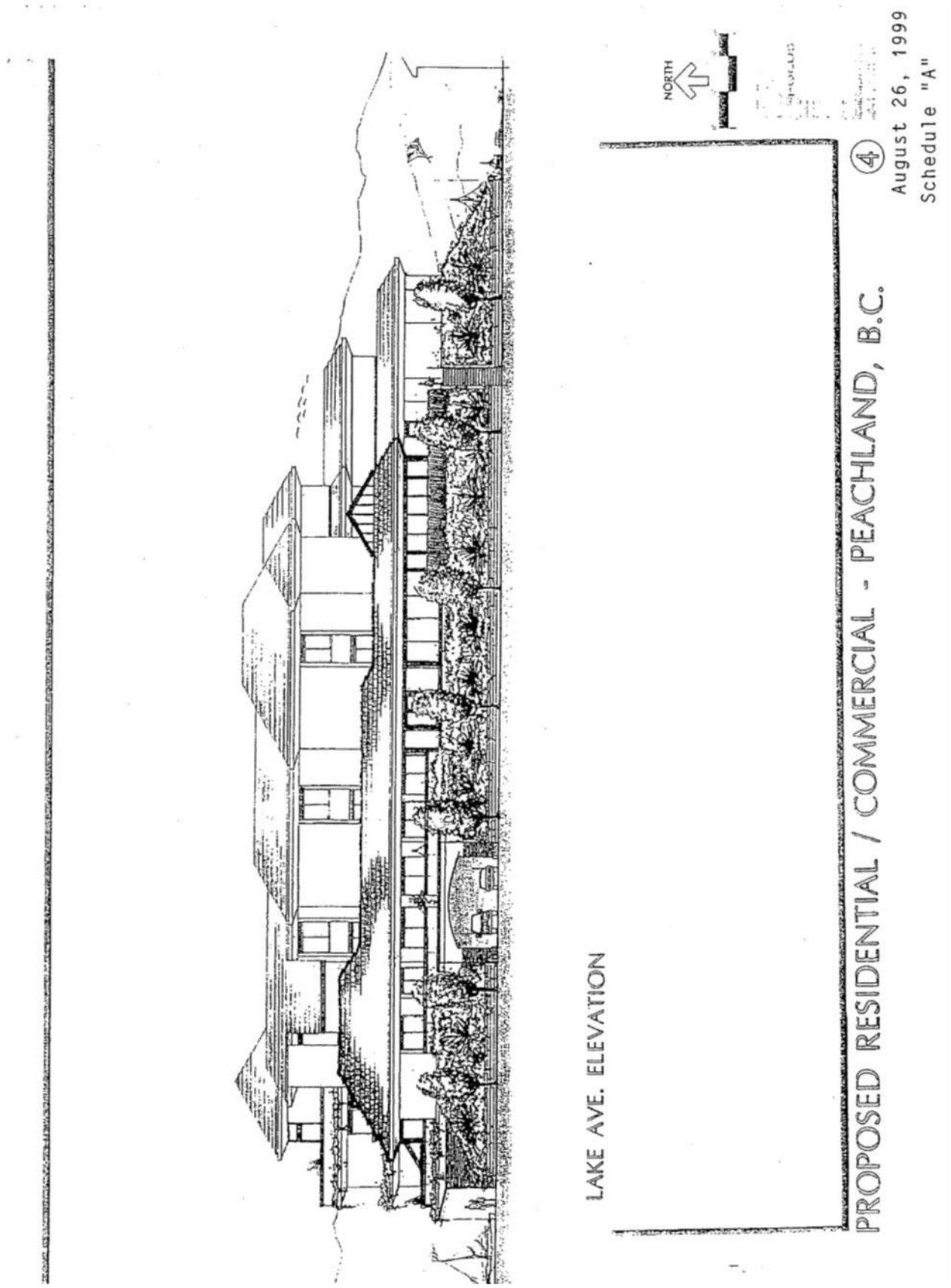

PROPOSED RESIDENTIAL / COMMERCIAL - PEACHLAND, B.C.
August 26, 19
Schedule "A"
NORTH
SITE - PARKING - STREET LEVEL PLAN
1ST FLOOR PLAN
LAKE AVE.
BEACH AVE.
13TH ST.
WORKSHOP
STORAGE


PROPOSED RESIDENTIAL / COMMERCIAL - PEACHLAND, B.C.
2
August 26, 1999
Schedule "A"
NORTH
focus
3RD FLOOR PLAN
2ND FLOOR PLAN
PATIO
CORRIDOR
PLANTER (DCD)
ROOF PATIO
BALCONY

CD2 Zone – DB Homes Ltd.



CD2 Zone – DB Homes Ltd.



8.3 CD3 ZONE – DUCHARME

Intent: The intent is to provide a zone for a mixed residential and commercial development as an integrated project based upon a comprehensive development plan.

Uses Permitted

The land and structures may be used for a designated combination of the following uses and no others:

1. Low Density Multiple Family Residential
2. Two Family Residential I
3. All uses shall comply with the regulations contained in Zoning Bylaw #1375, 1996 as amended, Parts 15 and 17.

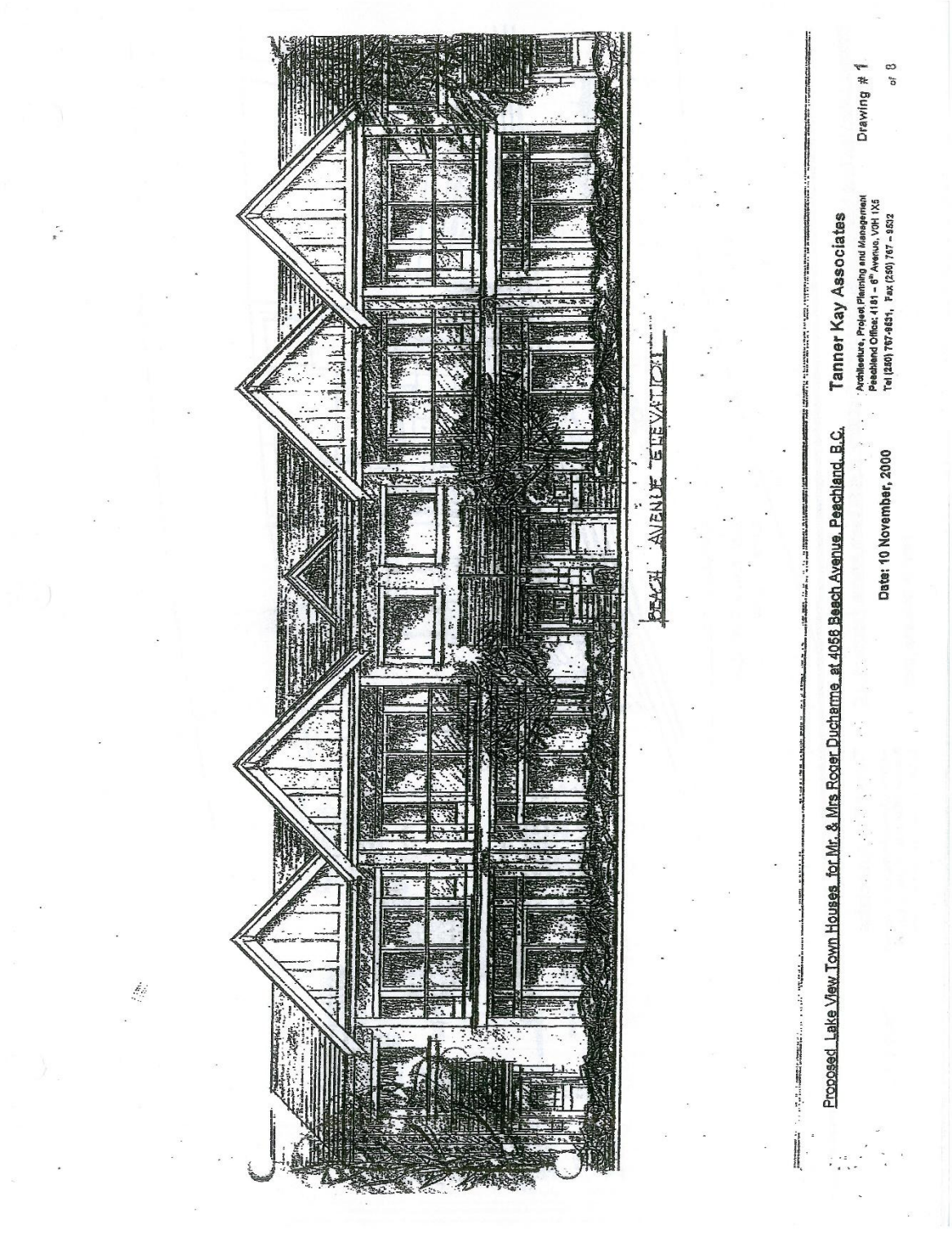
Conditions of Use

4. All buildings and structures shall comply with the regulations in Zoning Bylaw Number 1375, 1996 as contained in part 20 (Comprehensive Development) of that Bylaw for the R-3 zone, except as noted in this Bylaw.
5. Notwithstanding Clause 1 above, all buildings and structures shall comply with the size, shape and siting as designated on the comprehensive development plan drawings presented by:
6. Tanner Kay Associates - Drawings 1-7 dated November 10, 2000 which are included as Schedule "A", attached to and forming part of this Bylaw.

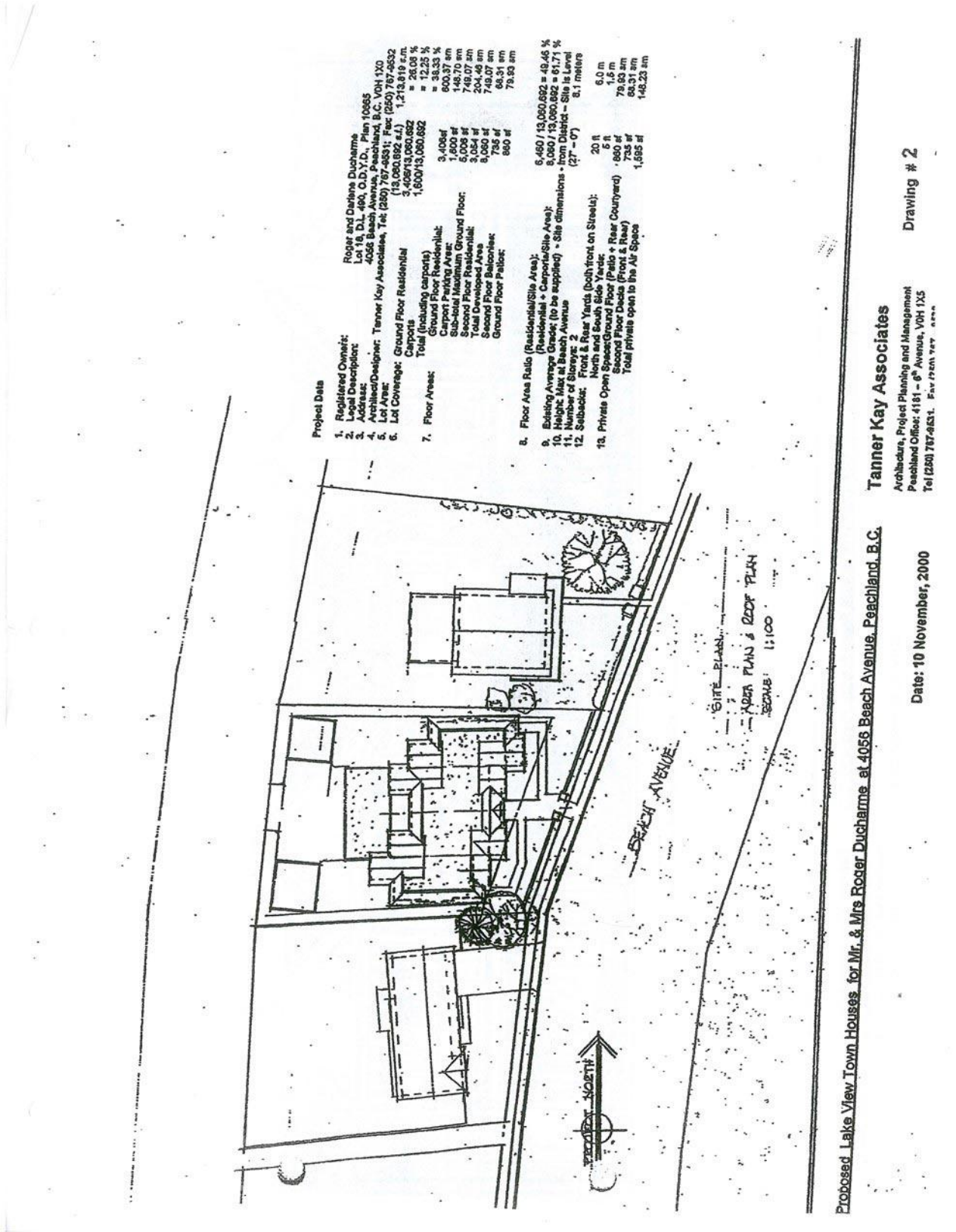
Lot Coverage

7. Maximum Lot coverage shall be 45%

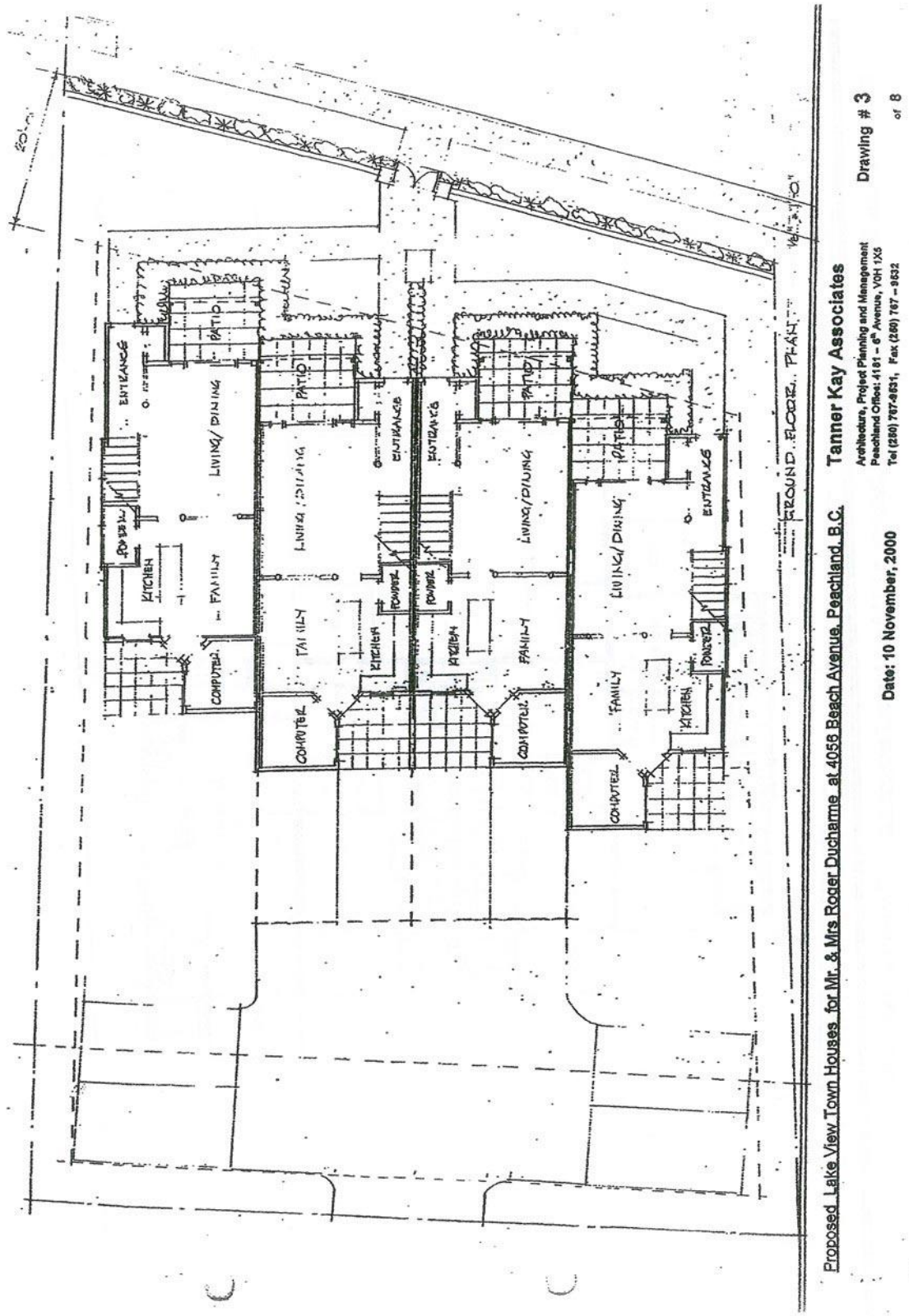
CD3 Zone – Ducharme



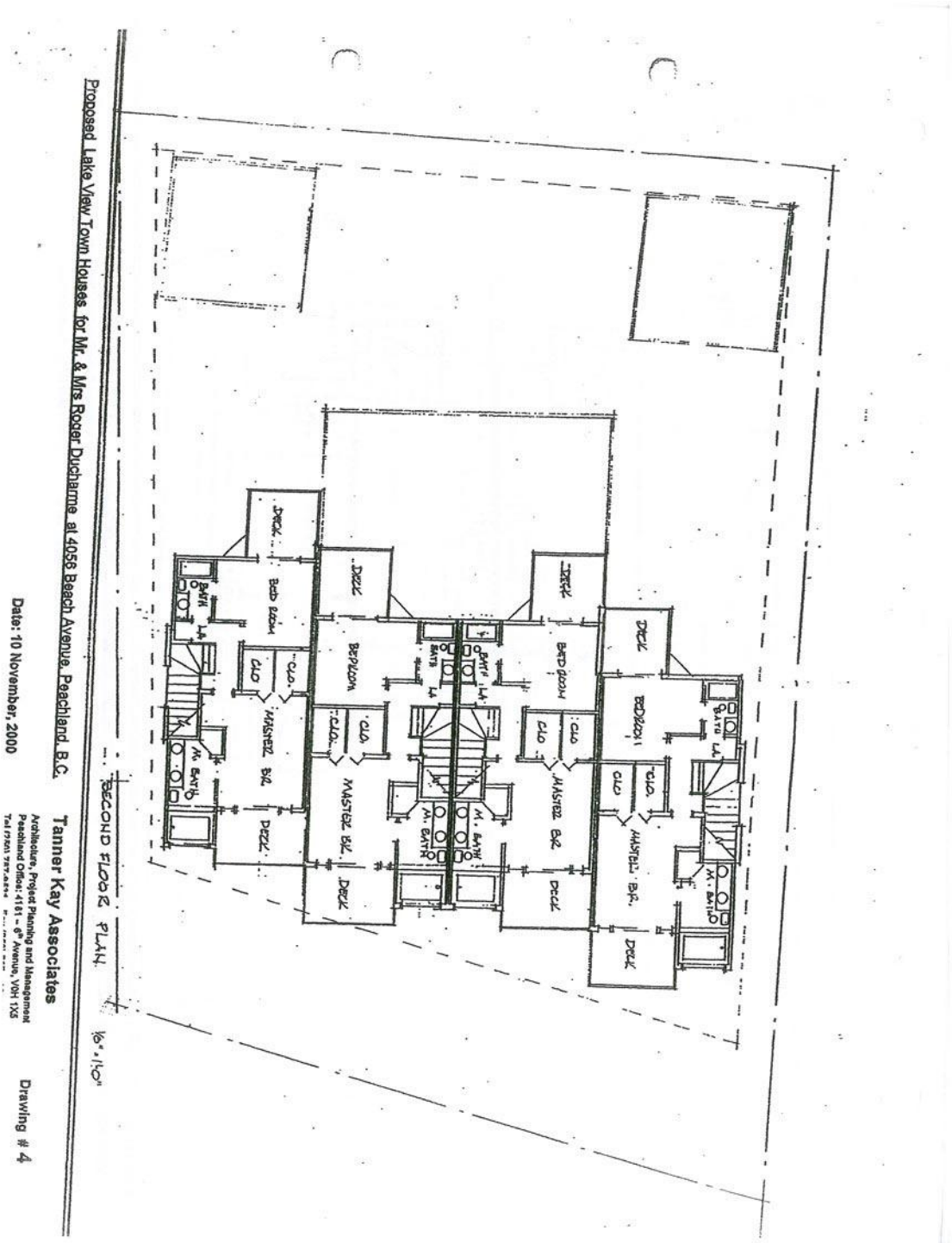
CD3 Zone – Ducharme



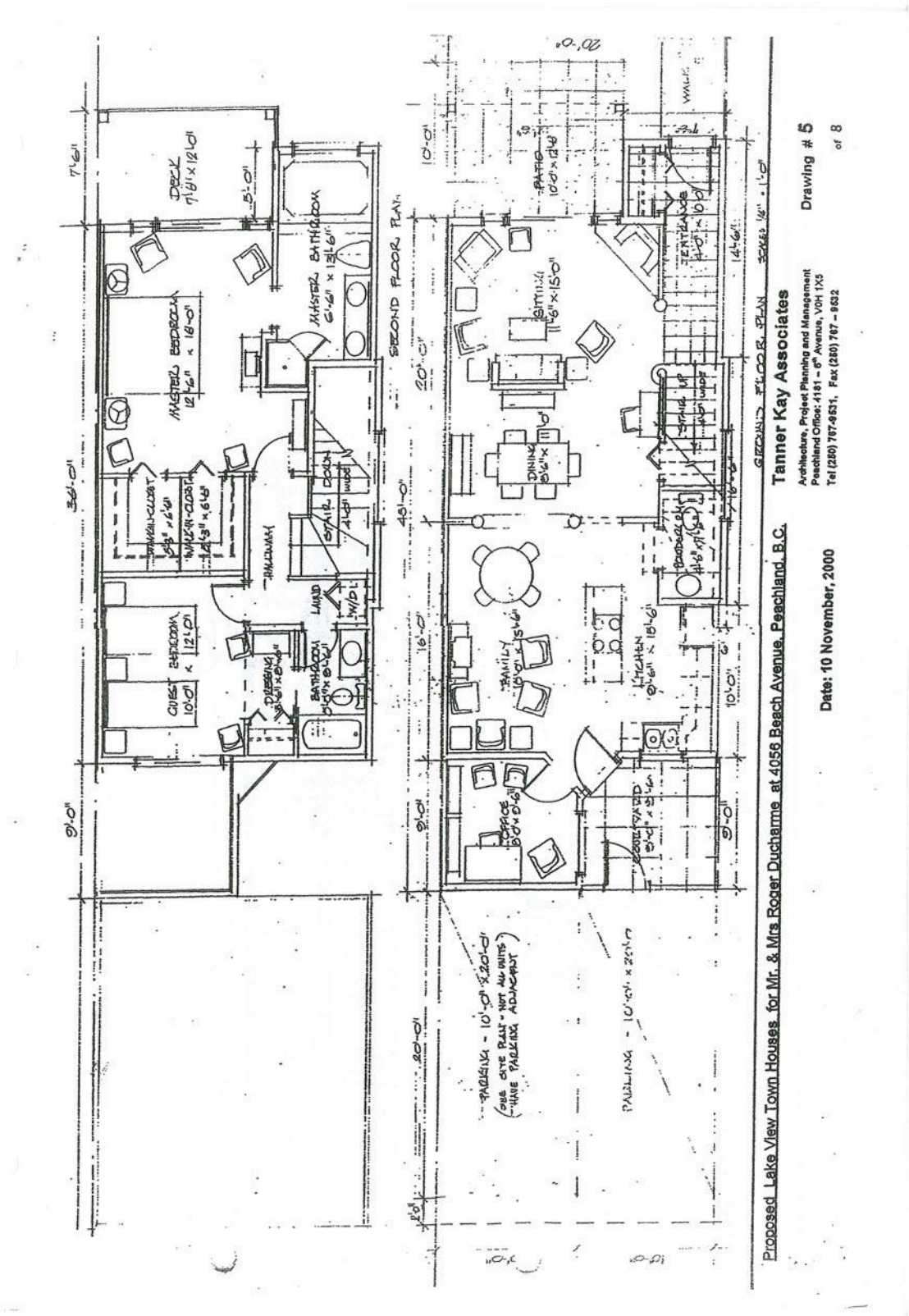
CD3 Zone – Ducharme



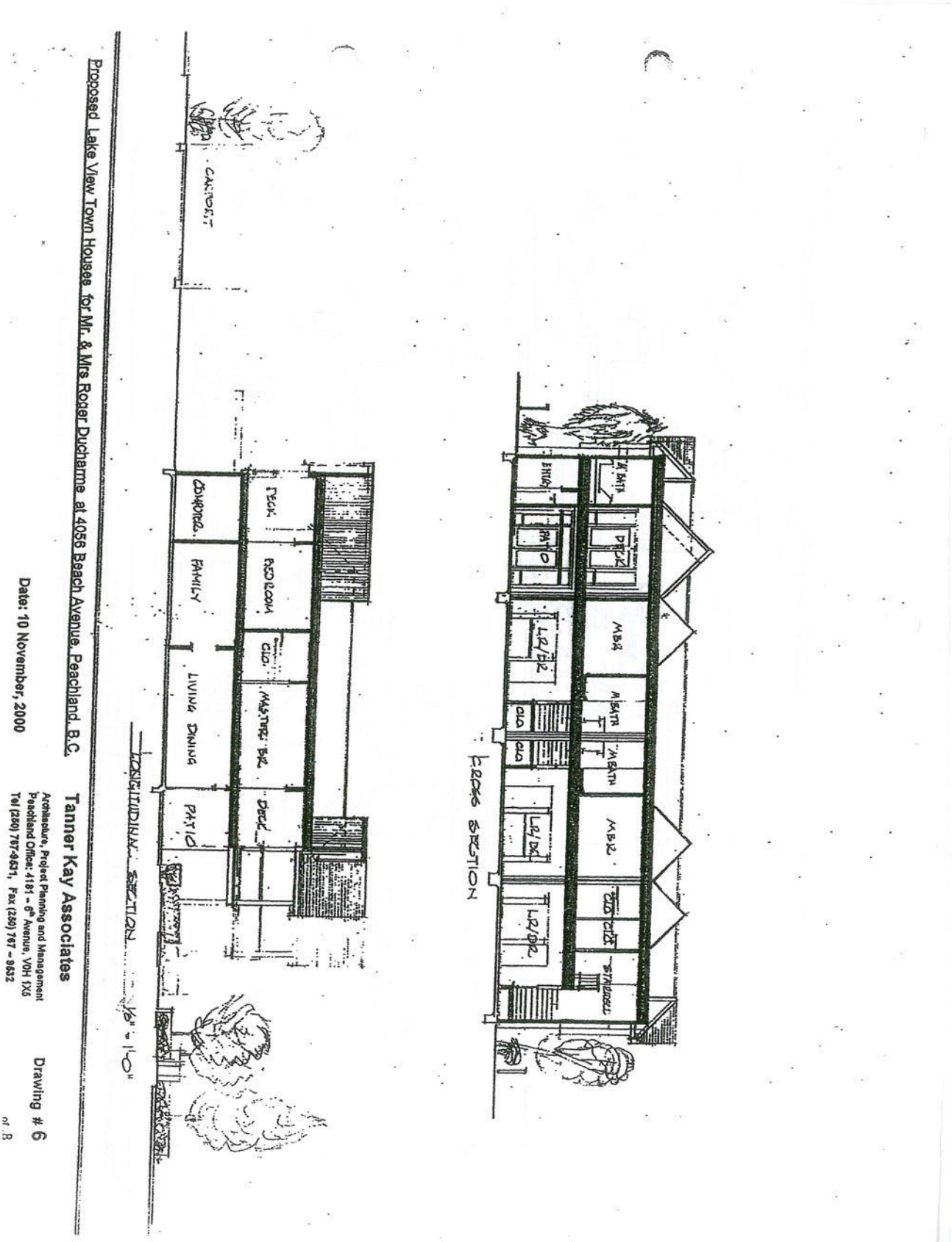
CD3 Zone – Ducharme



CD3 Zone – Ducharme



CD3 Zone – Ducharme



8.4 CD4 ZONE – GERRIE

Intent: The intent is to provide a zone for a three-unit residential development based upon a comprehensive development plan.

Uses Permitted

.1 The land and structures may be used for a designated combination of the following uses and no others:

.1 Low Density Multiple Family Residential

.2 All uses shall comply with the regulations contained in Zoning Bylaw #1375, 1996 as amended, Parts 13 and 17J.

Conditions of Use

.2 All buildings and structures shall comply with the regulations in Zoning Bylaw Number 1375, 1996 as contained in part 20 (Comprehensive Development) of the Bylaw for the R-3 Zone, except as noted in this Bylaw.

.3 Notwithstanding Clause 1 above, all buildings and structures shall comply with the size, shape and siting as designated on the comprehensive development plan drawings prepared by:

.1 H.T. D. Tanner - Drawings 1-4 dated June 9, 2002, which are included as Schedule "A", attached to and forming part of this Bylaw.

.2 Parking shall comply with the regulations in zoning Bylaw Number 1375, 1996, as contained in part 5, Section B3 (off-street parking), except Section B3(b) Visitor parking shall not be required.

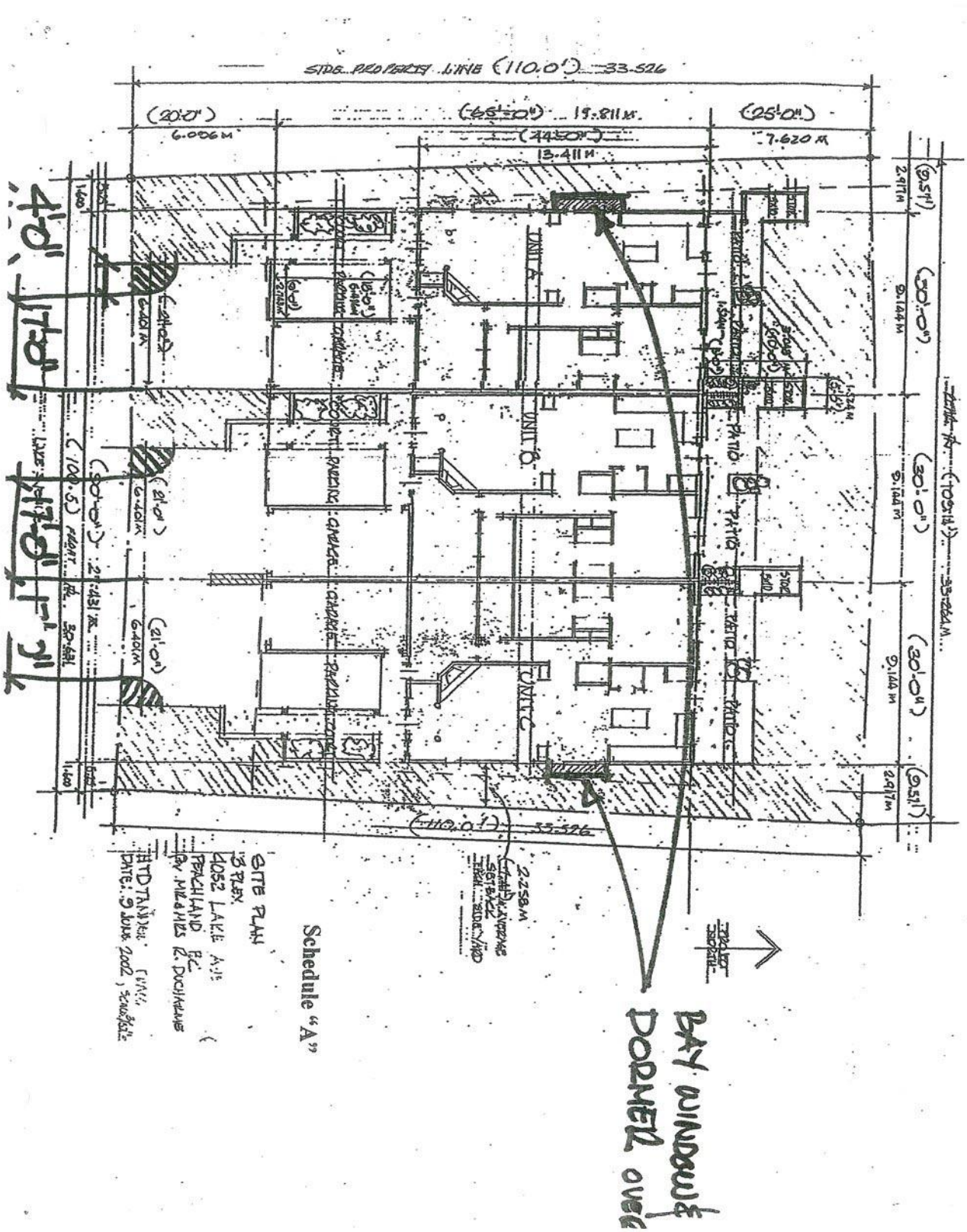
Density

.4 Multiple Family Residential and ground oriented office/retail shall have a maximum floor area ratio of 0.65

Lot Coverage

.5 Maximum Lot coverage shall be 45%

CD4 Zone – Gerrie



CD4 Zone – Gerrie

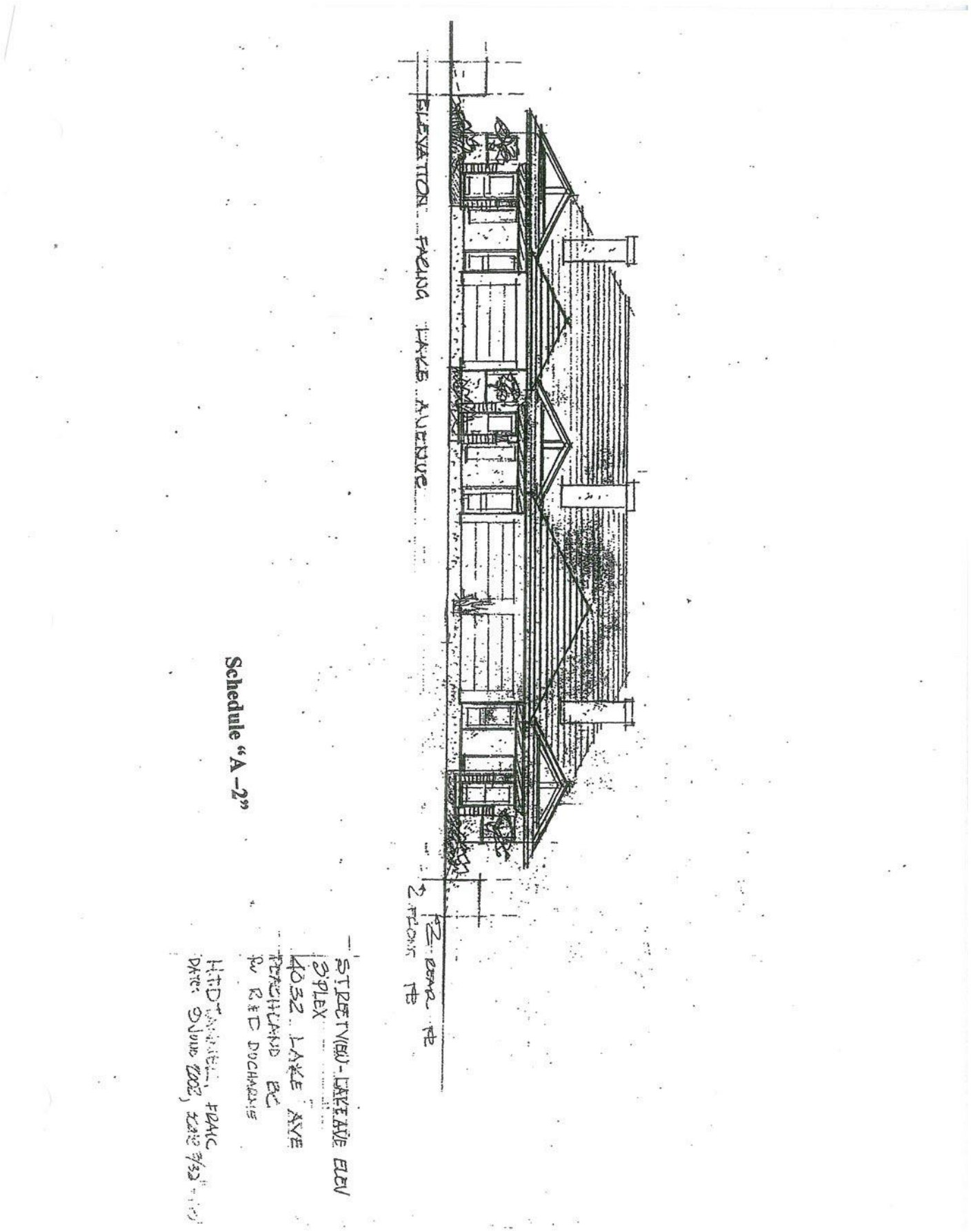
District of Peachland

CD4

CD4 Zone – Gerrie

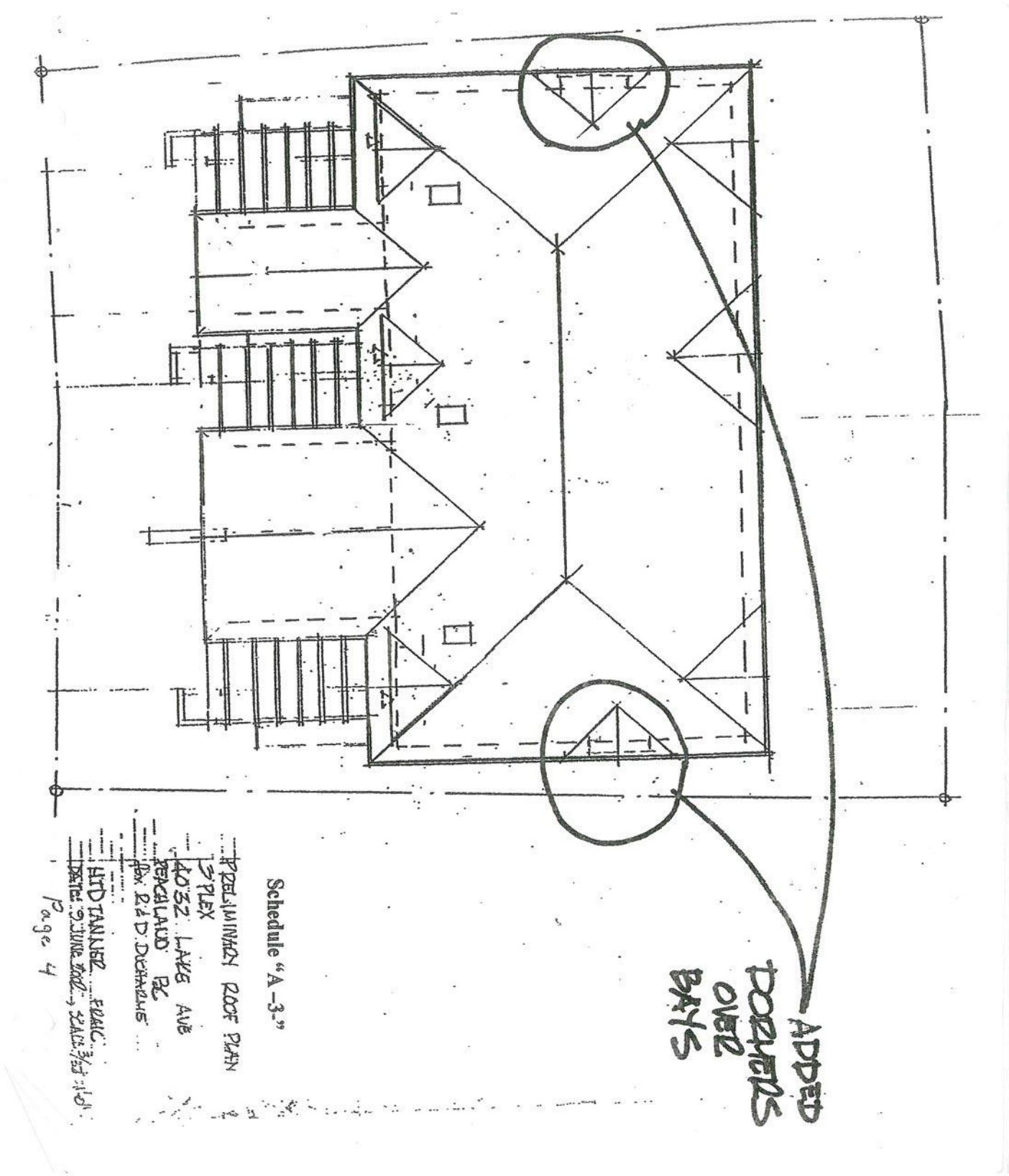
District of Peachland

CD4



Schedule "A –2"

CD4 Zone – Gerrie



8.5 CD5 ZONE – ISLAND VIEW VILLAS

Intent: The intent is to provide a zone for residential development as an integrated project based upon a comprehensive development plan.

Uses Permitted

.1 The land and structures may be used for a designated combination of the following uses and no others:

- .1 Single Family Dwellings
- .2 Two Family Dwellings
- .3 Multiple Family Residential – maximum four (4) dwelling units in a building
- .4 Amenity building which may serve as a temporary sales office
- .5 All uses shall comply with the regulations contained in Zoning Bylaw #1375, 1996 as amended, Parts 13-B, 15-B, and 17-B.

Conditions of Use

.2 All buildings and structures shall comply with the regulations in Zoning Bylaw Number 1375, 1996 as contained in part 20 (Comprehensive Development) of this Bylaw except as noted in this Bylaw.

.3 Notwithstanding Clause 1 above, all buildings and structures shall comply with the size, shape and siting as designated on the comprehensive development plan drawings presented by:

- .1 CTQ Consultants Ltd., Drawing A1, dated march, 2003, revision dated 11-04-03. Focus Group Architecture
- .2 Tanner Kay Associates, Drawings B-1 to B-12, dated February 4, 2003
- .3 Tanner Kay Associates, Drawing C-1, dated December 4, 2002 revision date 11-05-03.

Which are included as Schedule A,. B and C attached to and forming part of zoning Bylaw Number 1375 Amendment bylaw Number 1692.

Parking

.4 Parking shall comply with the regulations in Zoning Bylaw Number 1375, 1996, as contained in part 5 (off-street parking).

CD5 Zone – Island View Villas

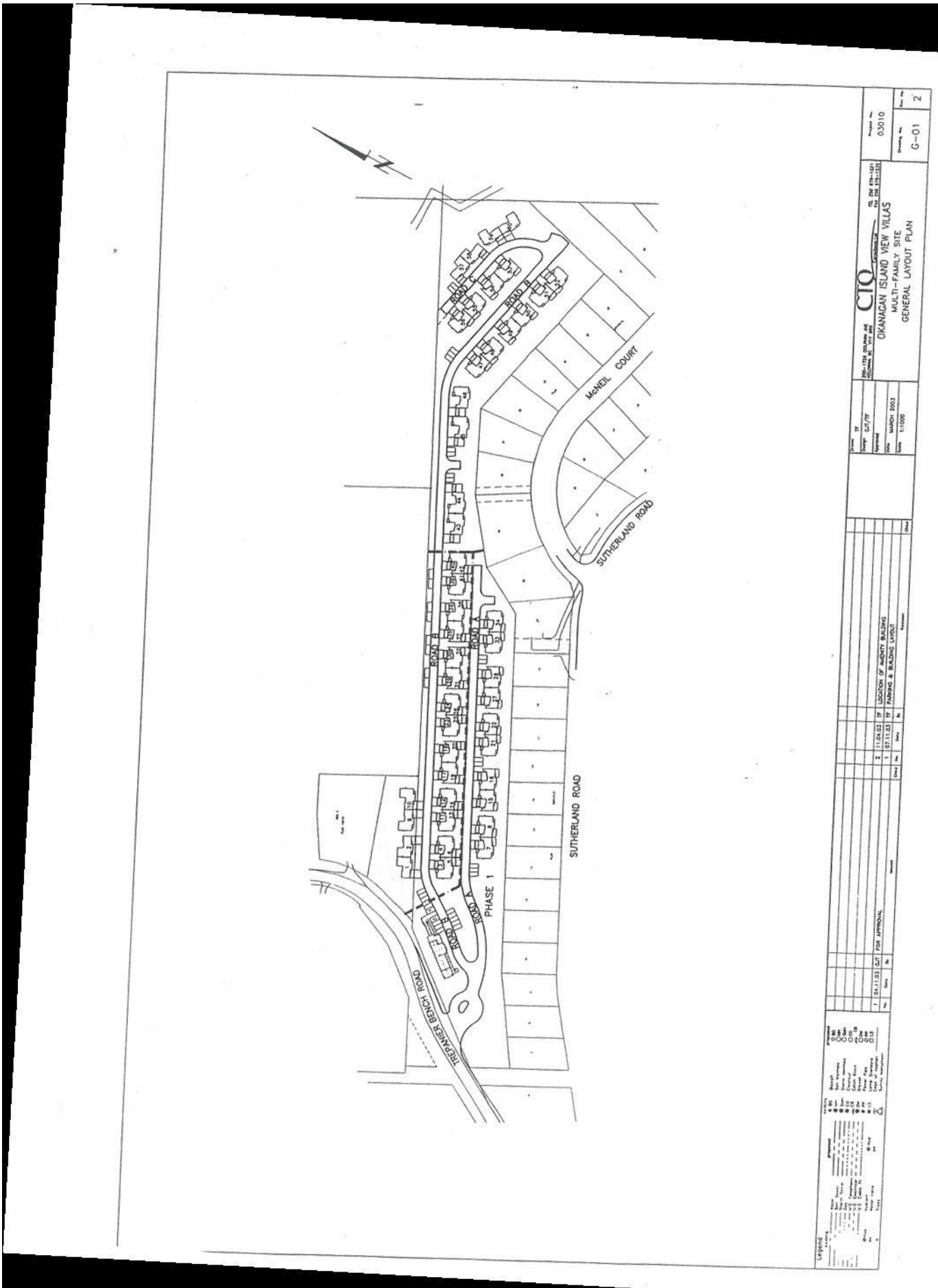
District of Peachland

CD5

CD5 Zone – Island View Villas

District of Peachland

CD5



ISLAND VIEW VILLAS

Date: 4 Feb, 03

A 60 unit Multi-Family Residential Development - Trepanier Bench Road, Peachland

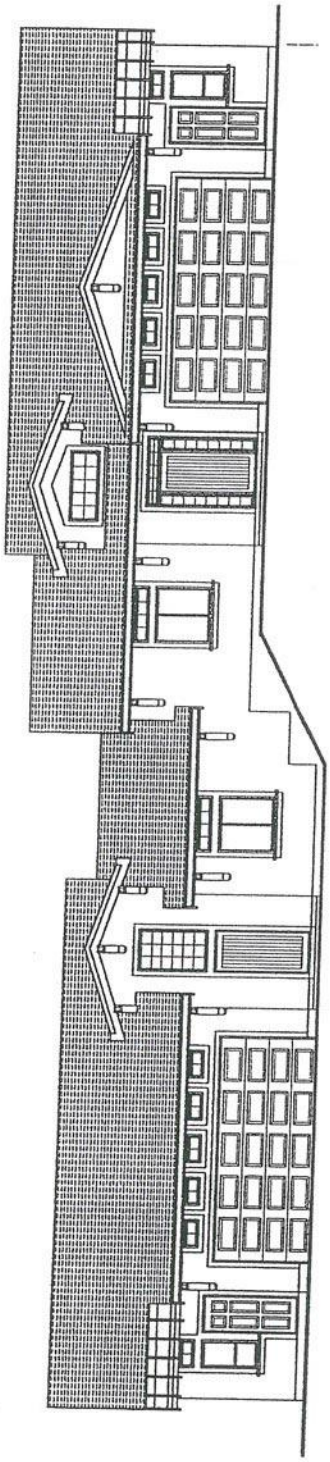
Contents

- Introduction
- Project Description
- Project Components
- Site Plan (2pp)
- Landscaping Concept Plan
- Amenity Building (5pp)
- Residential Plan Concept
  - **Residential Unit Plans**
    - Plans of individual Units for Left side units of Duplexes & Fourplex
    - Site Plan showing Building Identification Letters
    - Schedule, showing Phases, Buildings, Units, Building Types
  - **Duplex** (DEL) – Enter at the Lower Level
    - Plans and Elevations
    - **KK** – duplex units joined at the kitchen wall
    - **BB** – duplex units joined at the Master Bedrooms
  - **Duplex** (DEU) – Enter at the Upper Level
    - Plans and Elevations
    - **KK** – duplex units joined at the kitchen wall
    - **BB** – duplex units joined at the Master Bedrooms
  - **Fourplex** (FUL) – Enter Upper and Lower Levels
    - Plans and Elevations
    - **KK** – upper and lower units joined at the kitchen wall
    - **BB** – upper and lower units joined at the Master Bedrooms
  - **Sections**
    - Duplex
    - Fourplex
  - **Attachments**
    - Planting Types (3pp)
    - Finish Schedules (3pp)

CD5 Zone – Island View Villas

District of Peachland

CD5



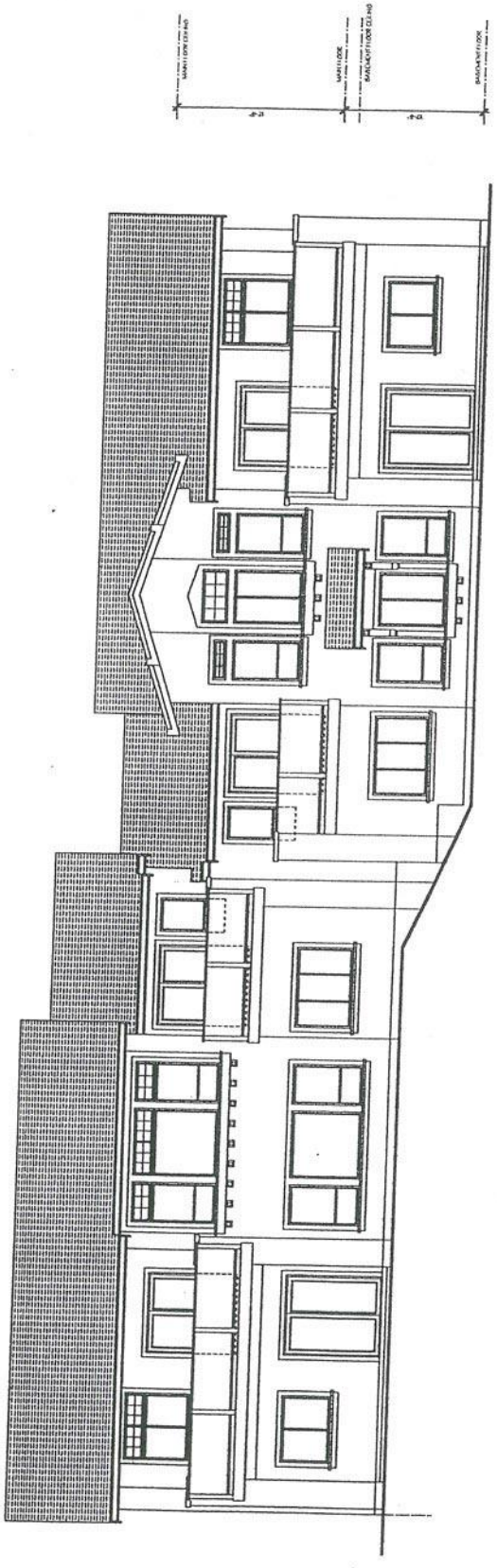
BEDROOM-TO-BEDROOM (DEL-B)
FRONT ELEVATION

ISLAND VIEW VILLAS
PEACHLAND, B.C.

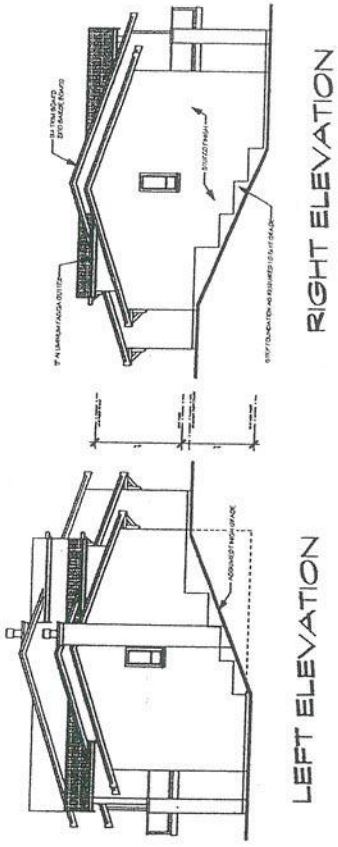
CD5 Zone – Island View Villas

District of Peachland

CD5



BEDROOM-TO-BEDROOM (DEUX-B)
REAR ELEVATION



RIGHT ELEVATION

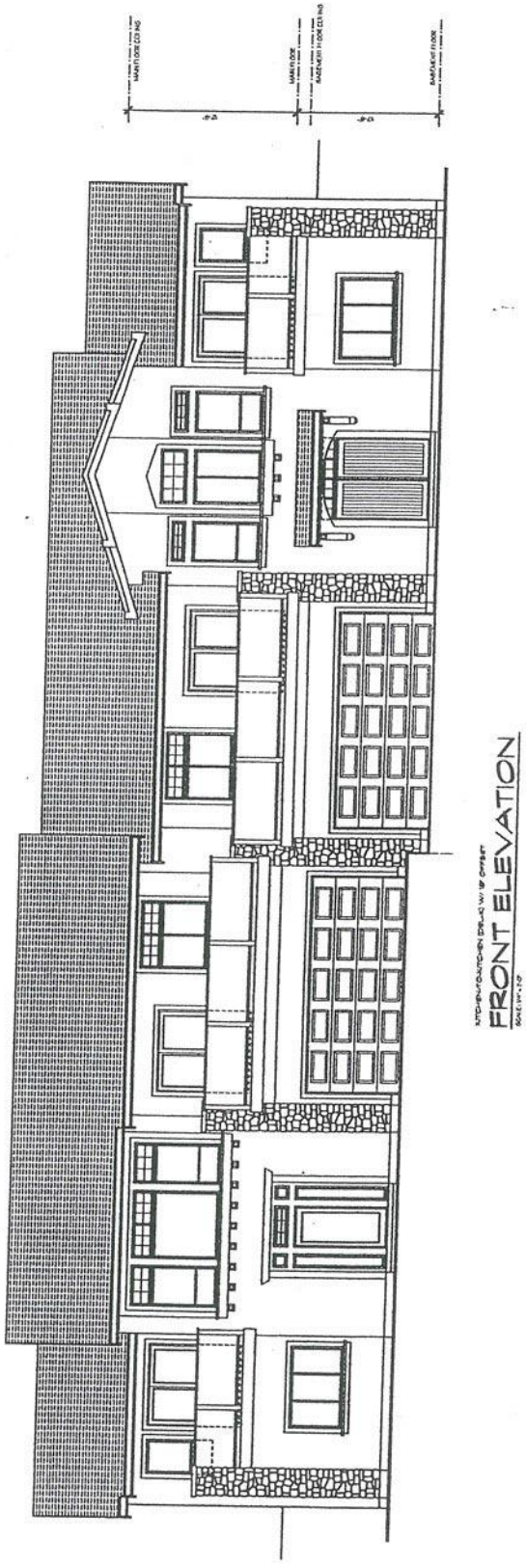
LEFT ELEVATION

ISLAND VIEW VILLAS
PEACHLAND, B.C.

CD5 Zone – Island View Villas

District of Peachland

CD5



FRONT ELEVATION

ISLAND VIEW VILLAS
PEACHLAND, B.C.

CD5 Zone – Island View Villas

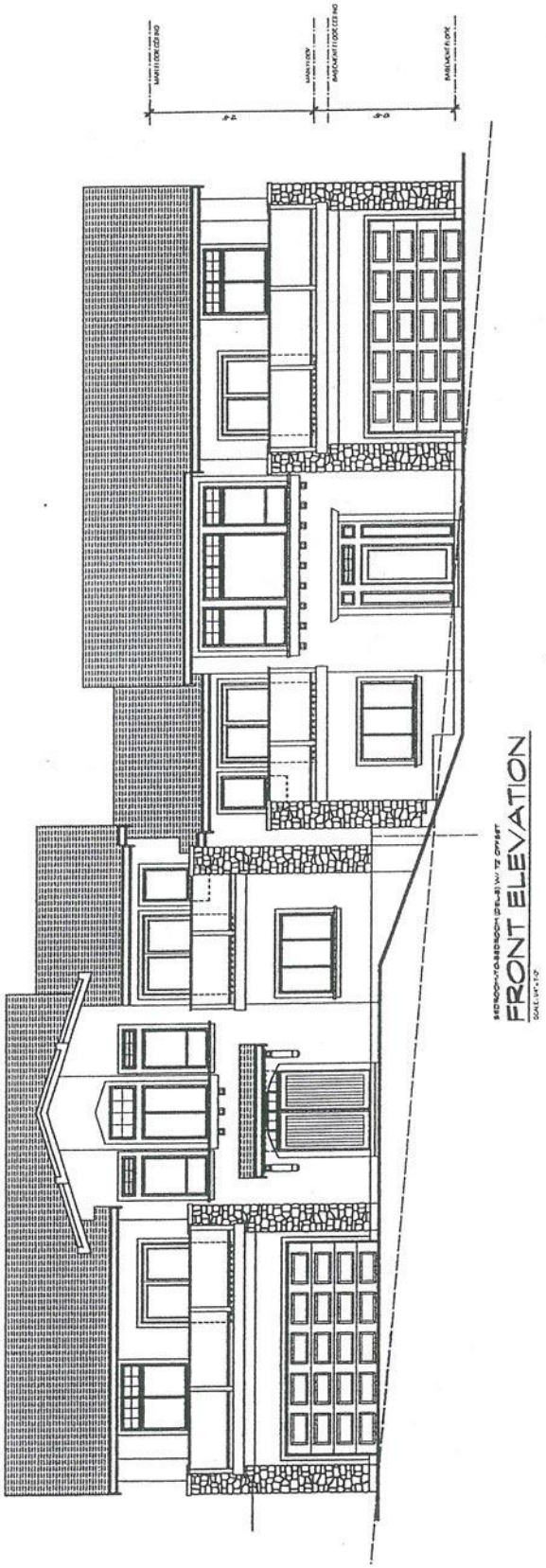
District of Peachland

CD5

CD5 Zone – Island View Villas

District of Peachland

CD5

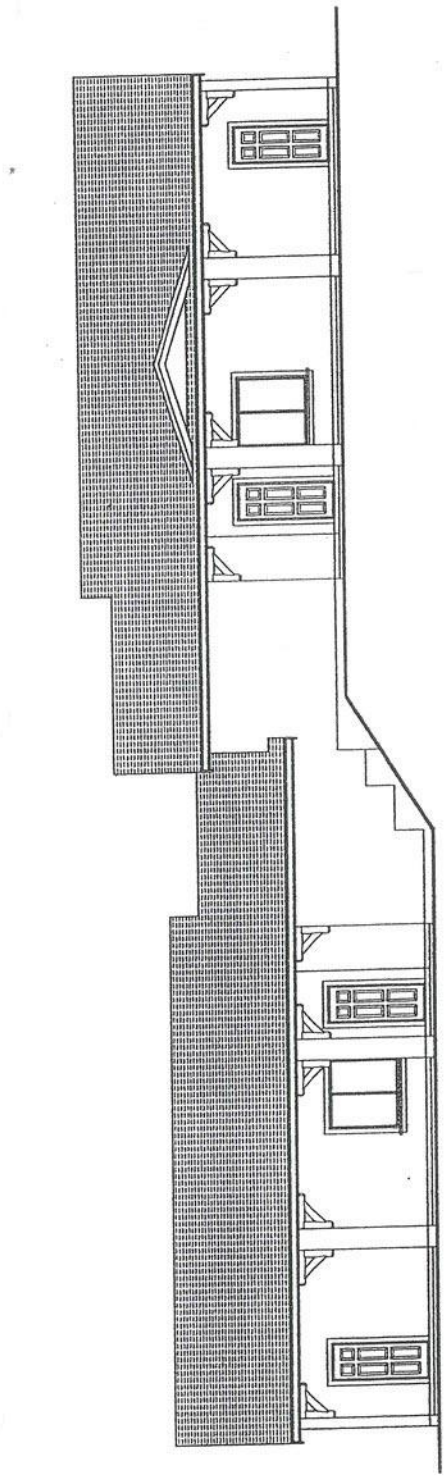


ISLAND VIEW VILLAS
PEACHLAND, B.C

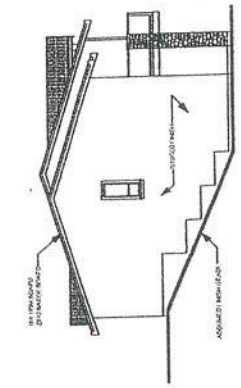
CD5 Zone – Island View Villas

District of Peachland

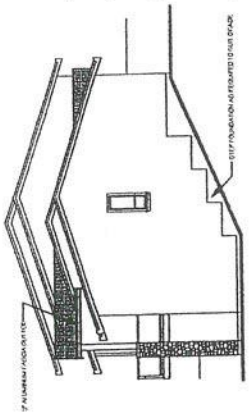
CD5



BEDROOM-TO-BEDROOM (DEL-B)
REAR ELEVATION



LEFT ELEVATION



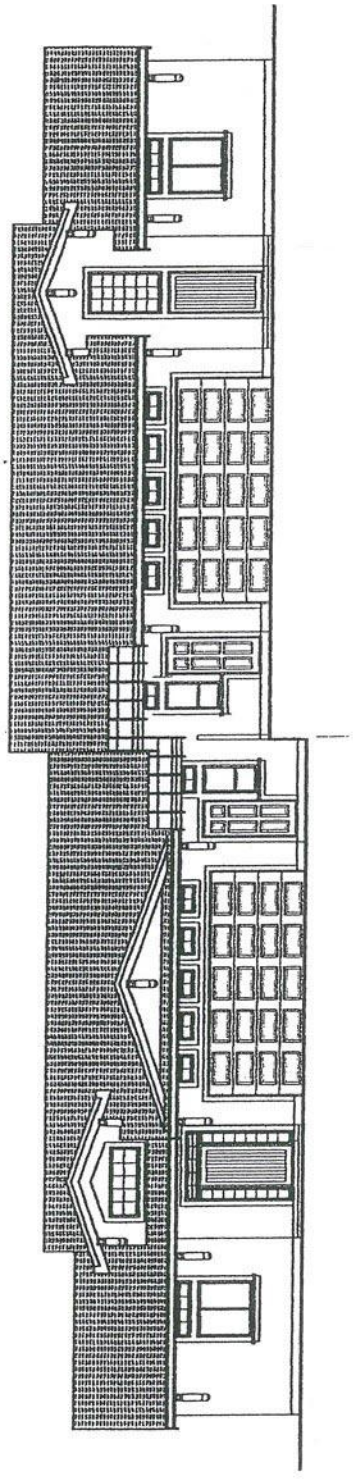
RIGHT ELEVATION

ISLAND VIEW VILLAS
PEACHLAND, B.C.

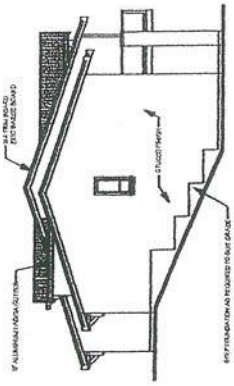
CD5 Zone – Island View Villas

District of Peachland

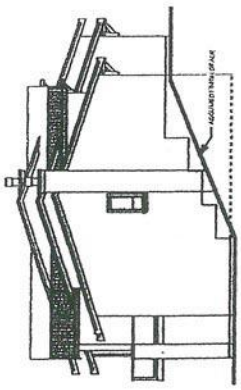
CD5



KITCHEN-TO-KITCHEN (DEUX)
FRONT ELEVATION



TYPICAL KITCHEN-TO-KITCHEN (SIX)
RIGHT ELEVATION



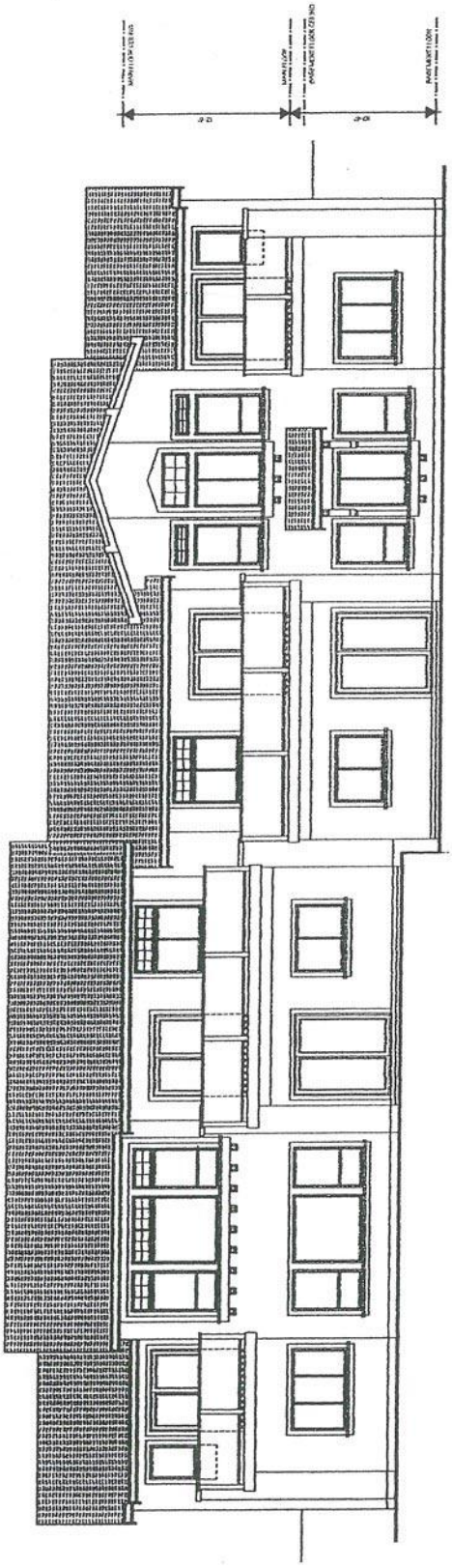
TYPICAL KITCHEN-TO-KITCHEN (SIX)
LEFT ELEVATION

ISLAND VIEW VILLAS
PEACHLAND, B.C.

CD5 Zone – Island View Villas

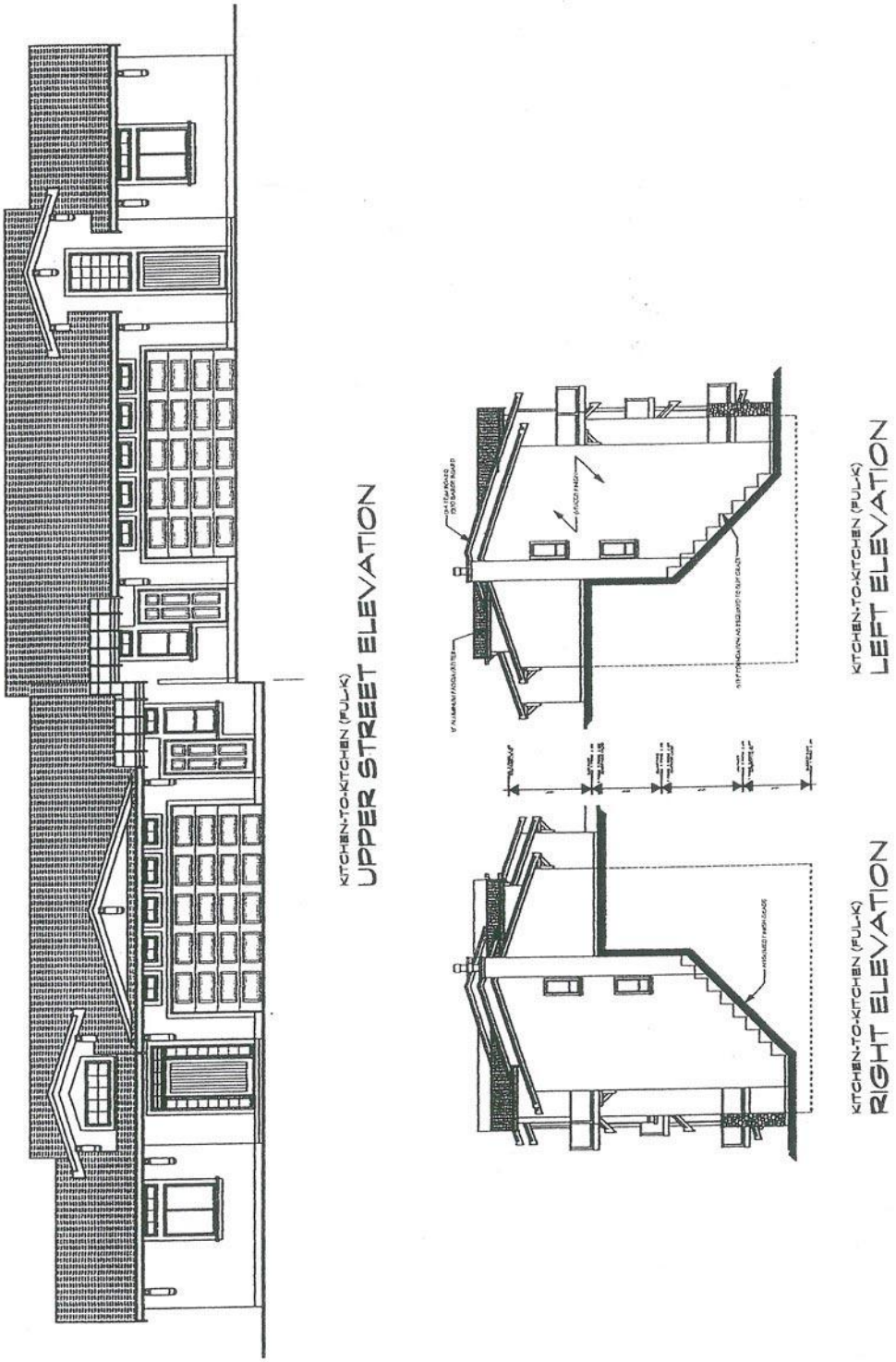
District of Peachland

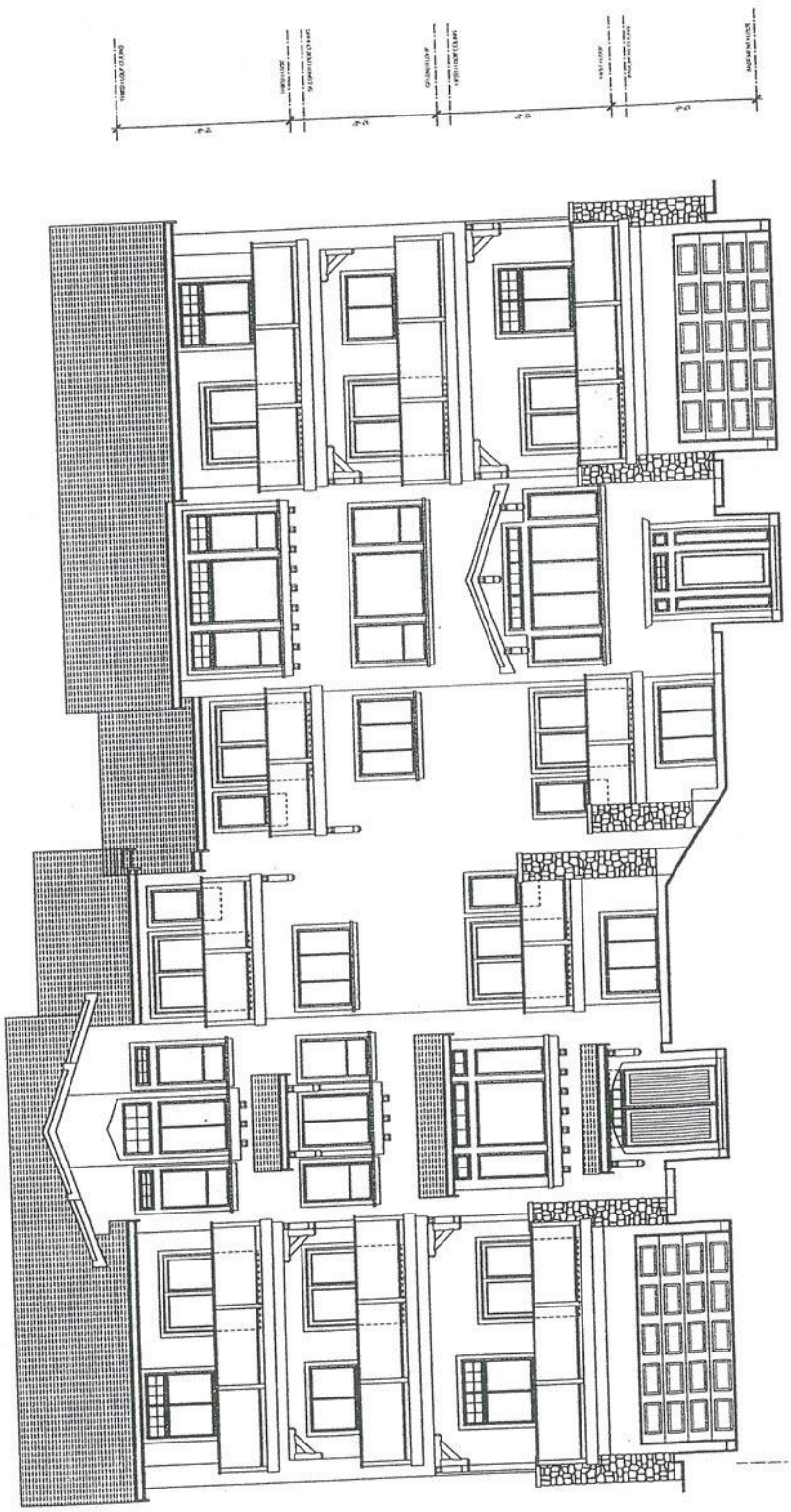
CD5



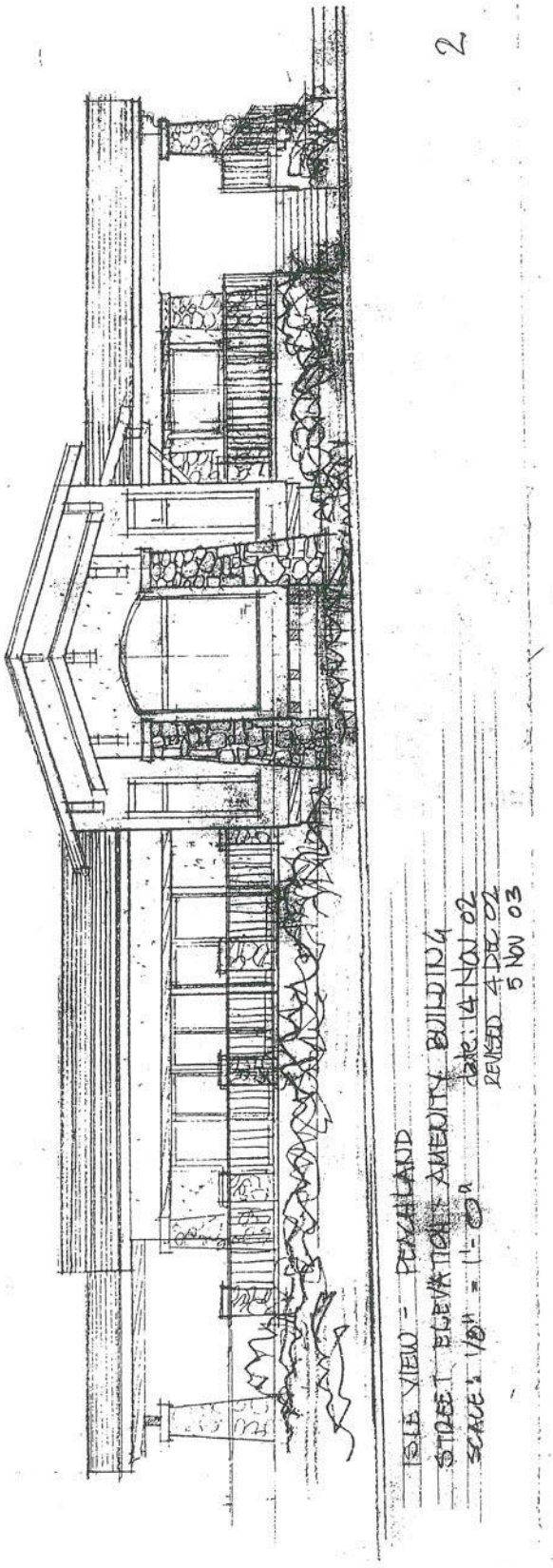
KITCHEN-TO-KITCHEN (DEU-K)
REAR ELEVATION

ISLAND VIEW VILLAS
PEACHLAND, B.C.


ISLAND VIEW VILLAS
PEACHLAND, B.C.
KITCHEN-TO-KITCHEN (FULL)
UPPER STREET ELEVATION
KITCHEN-TO-KITCHEN (FULL)
LEFT ELEVATION
KITCHEN-TO-KITCHEN (FULL)
RIGHT ELEVATION


ISLAND VIEW VILLAS
PEACHLAND, B.C
BEDROOM-TO-BEDROOM (FUL-B)
LOWER STREET ELEVATION

CD5 Zone – Island View Villas



8.6 CD6 ZONE – BUCHANAN RD. CLUSTER RESIDENCES

Intent: The intent is to provide residential development zone compatible with a residential neighbourhood and not for commercial rental purposes and the design shall be an integrated cluster project based upon a comprehensive plan.

Uses Permitted

.1 The land and structures may be used for the following uses, or for a combination of uses, provided that such uses are a comprehensive design, where most of the development is not on land greater than 30% and where the development is located on sewered urban Lot s.

.1 Single Family Dwelling

.2 Accessory Vehicle Garage Buildings

Conditions of Use

.2 All buildings and structures shall comply with the regulations in Zoning Bylaw Number 1375, 1996 as contained in part 20 (Comprehensive Development) of this Bylaw.

.3 Notwithstanding Clause 1 above, all buildings and structures shall comply with the size, shape and siting as designated on the comprehensive development plan drawings presented by:

.1 Site Plan by New Town Planning Services Inc.

.2 Concept and Building Elevation Plans as provided as part of this bylaw and as adopted by Council. These are included as Schedule ‘B-1’, ‘B-2’ and ‘B-3’ attached to and forming part of Zoning Bylaw No. 1375, Amendment Bylaw No. 1827, 2007

.3 The numbers of housing units are limited to one (1) freehold Lot for a single family residence and eight (8) strata detached residences.

.4 Notwithstanding Part 4-14 in Zoning Bylaw No. 1375, 1996, requiring the minimum ground floor area to be 84m² (900 ft²) and a minimum width of 7m (24 ft), the strata minimums shall be 70.5m² (760 ft²) at the ground floor and a width of 6m (20 ft).

.5 The building form shall be constructed containing 3 storeys and a maximum of 11m (33ft).

.6 Off-street parking shall comply with the specifications contained in Zoning Bylaw No. 1375, 1996, as contained in Part 5 (Off-street Parking).

.7 A 3m (10ft) public dedication of land shall be provided along the Okanagan Lake high water mark.

.8 Docking facilities shall be developed and approved in conjunction with BC Riparian Areas Protection Regulations.

Sustainable Development

.1 Green roofs on the detached garages.

Features

.2 High standard “E” windows with shading to reduce summer heat and save energy for heating and cooling.

.3 Geo-thermal heating systems with heat pumps, and no use of fossil fuels for building heat.

.4 Heat recovery ventilation systems.

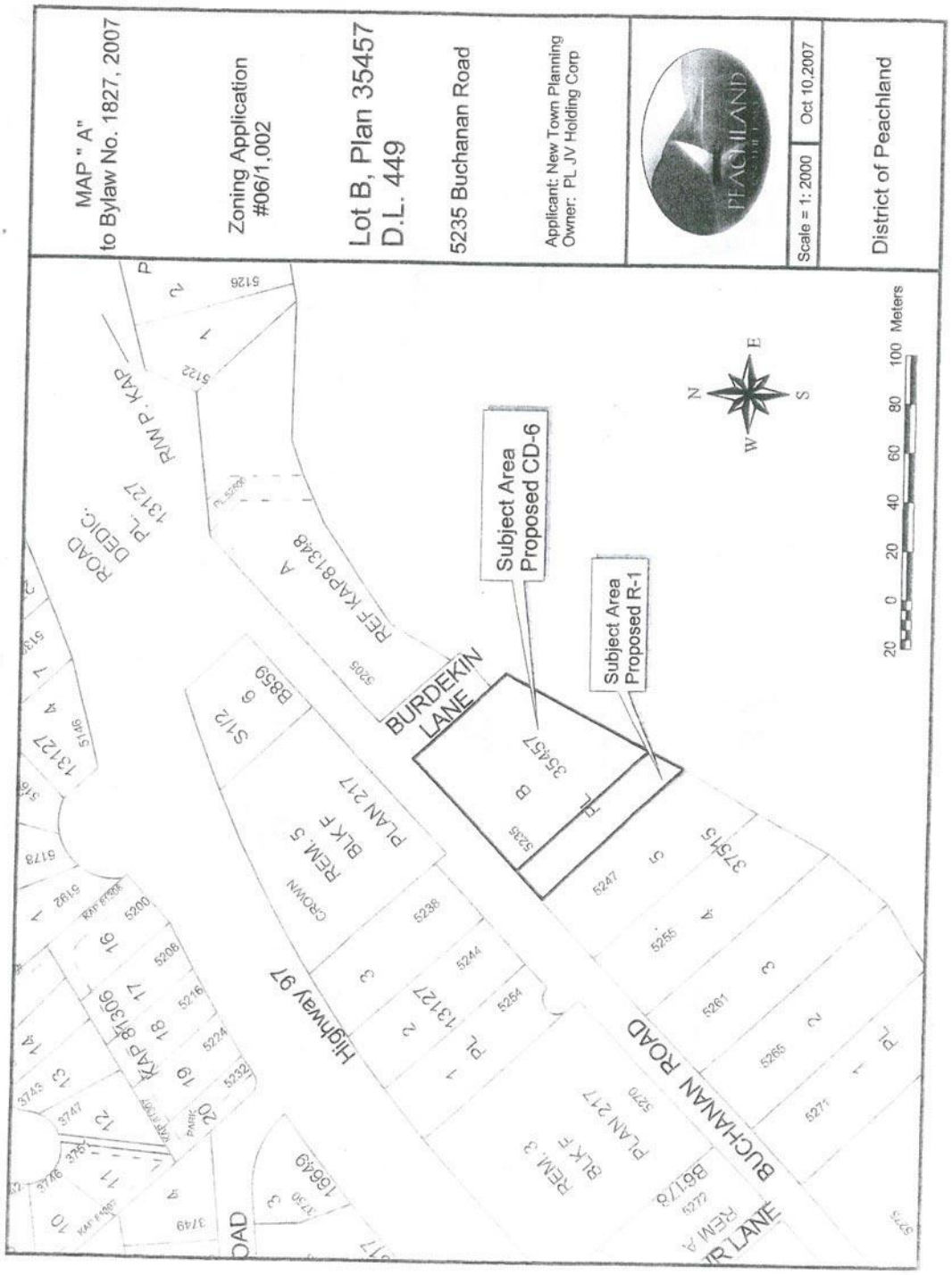
.5 Low flow plumbing fixtures to reduce water use.

.6 Living spaces located partially below grade, will help reduce energy costs.

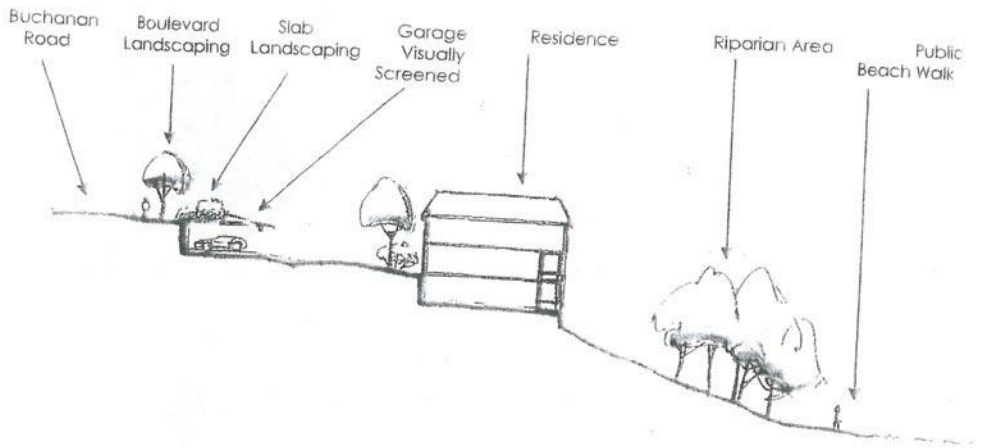
.7 Xeriscape landscaping to reduce water and irrigation demand.

.8 Passive solar design through design emphasizing windows on the south exposure.

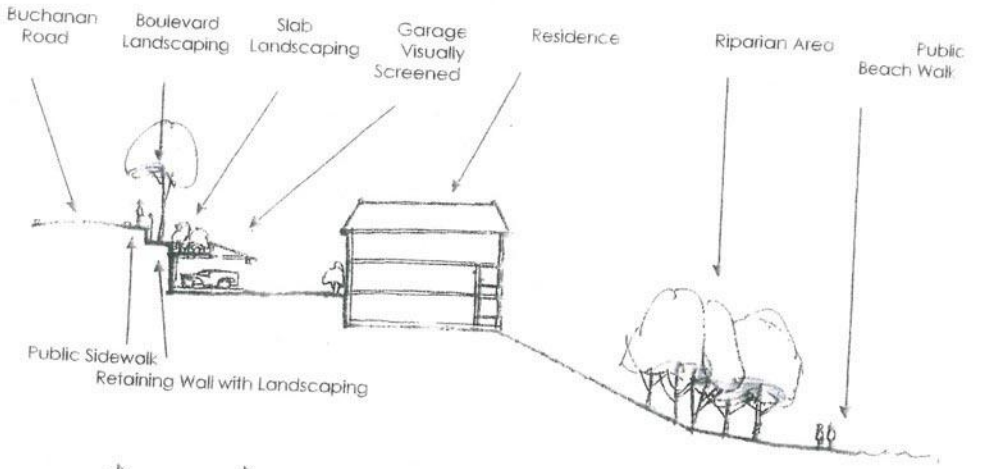
CD6 Zone – Buchanan Rd. Cluster Residences



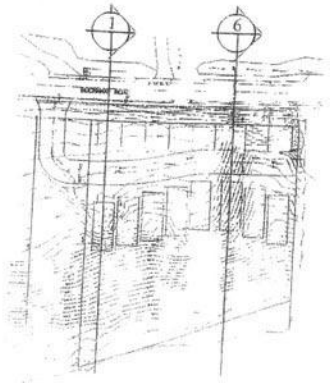
CD6 Zone – Buchanan Rd. Cluster Residences



SECTION 1



SECTION 6



MAP 'B-1'
to Bylaw No. 1827, 2007

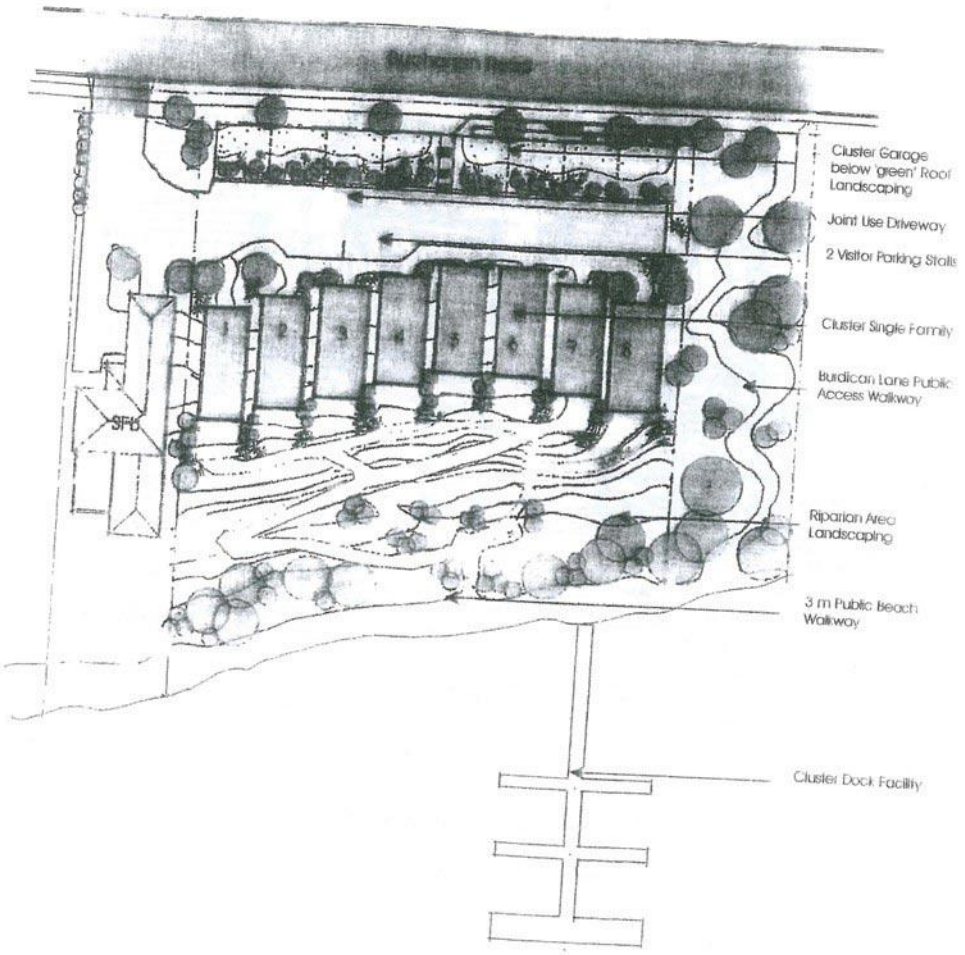
Buchanan Road R3

Sample Site Cross Sections

CD6 Zone – Buchanan Rd. Cluster Residences

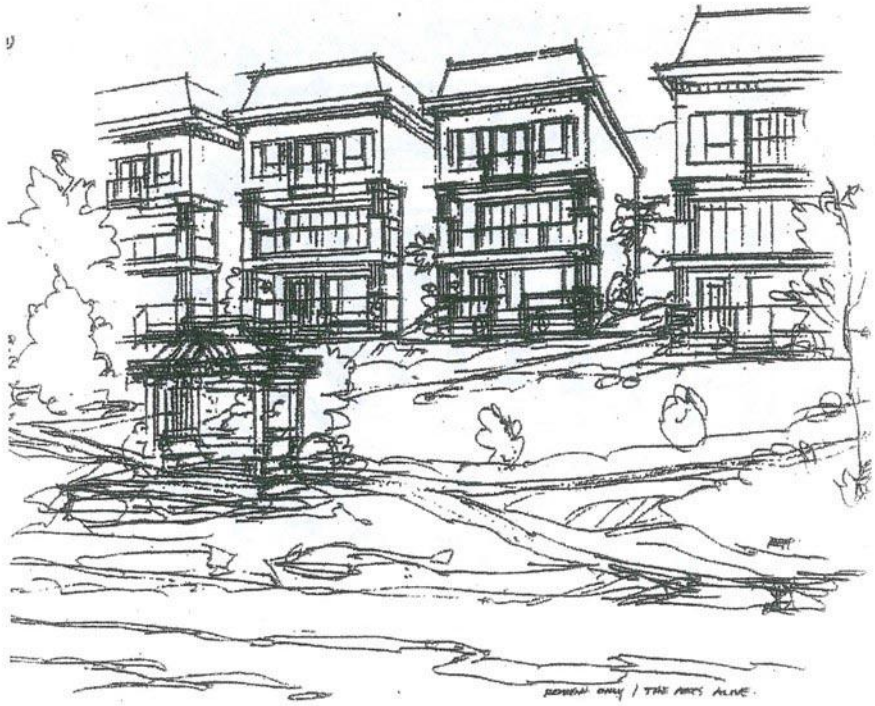
MAP 'B-2'
to Bylaw No. 1827, 2007

Comprehensive Development - Site Development Plan



CD6 Zone – Buchanan Rd. Cluster Residences

MAP 'B-3'
to Bylaw No. 1827, 2007



Preliminary Architecture Concept for Cluster Single Family Residences

Comprehensive Development #

8.7 CD7 ZONE – PONDEROSA COMMUNITY

Intent: This zone is intended to accommodate and regulate the phased development of a mixed-use master planned community, the Ponderosa / Pincushion Ridge Area Sector Plan, comprised of a maximum of 1,020 residential units, a community golf course, and a winery over multiple lots. This zone has a corresponding community amenity and development phasing strategy registered on the CD7 zoned lots.

A: DEVELOPMENT AREAS

The CD7 zone has been divided into the following 6 (six) Development Areas, which are generally depicted on the attached Appendix 1 CD7 Zone Development Area Map:

Development Area #1 (DA-1) – containing a mix of commercial and residential uses including high density multi-family.

Development Area #2 (DA-2) – containing a mix of winery/vineyard, neighbourhood commercial and residential uses ranging from single family to townhouses forms.

Development Area #3 (DA-3) – containing residential uses ranging from single family to townhouses forms.

Development Area# 4 (DA-4) – containing residential uses, ranging from single family to medium density multi-family residential uses.

Development Area #5 (DA-5) – containing single family to townhouse residential uses.

Development Area #6 (DA-6) – containing a mix of single family to medium density multi-family residential uses, recreational uses, and associated retail commercial uses.

B: DEFINITIONS

(see Part 3 of the Zoning Bylaw for other Land Use definitions)

Cluster Housing	Comprehensively planned clusters of single family (including secondary suite and garden suites), and duplex housing with urban services, to preserve topography, natural features, open space, or environmentally sensitive features.
Commercial School	A development used for training, instruction, and certification in a certain skill, trade, or service for the financial gain of the individual or company owning the school. Typical uses include, but are not limited to secretarial, business, hairdressing, beauty culture, dancing, or music schools.
Emergency Protective Services	A public facility used by fire protection, police, ambulance, or other such services as a base for operations
Golf Course	A high-caliber and high-quality mid-length (minimum 9-hole) golf course. For the purposes of this CD7 zone, development of a golf course includes the design, engineering, grading, drainage, shaping (including sand traps, tee boxes and greens), growing medium, sand, turf and seeding, irrigation (source and distribution), paved cart paths, cups, flags, signage, clubhouse, and washrooms. A restaurant associated with the clubhouse is permitted under this land use.
Health Services	A development used for the provision of physical or mental health services on an out-patient basis. Services may be of a preventative, diagnostic, therapeutic,

	rehabilitative, or counselling nature. Typical uses include, but are not limited to medical and dental offices, chiropractors, massage therapists and acupuncturist clinics, health clinics, and counselling services.
Libraries, Museums and Art Galleries	A development for the collection of literary, artistic, musical, and similar reference materials in the form of books, manuscripts, recordings and films for public use, or a development for the collection, preservation, and public exhibition of works or objects of historical, scientific, or artistic value.
Winery, Brewery, Cidery and Meadery	Notwithstanding the definitions contained in Part 3 of the Zoning Bylaw, for the purposes of this CD7 zone, these land uses include their associated agricultural uses, including, but not limited to vineyards, orchards, apiaries and similar farm uses.

C: PERMITTED USES

C-1: USE TABLE

The following uses and no others are permitted within each of the following Development Areas:

TABLE 1: PERMITTED USES BY DEVELOPMENT AREA	DA-1	DA-2	DA-3	DA-4	DA-5	DA-6
Bed and Breakfast	✓	✓	✓	✓	✓	✓
Child Care Centre	✓	✓		✓		
Coffee Shop	✓	✓				✓
Commercial School	✓					✓
Convenience Store	✓					
Emergency & Protective Services	✓					
Entertainment Uses	✓					
General Service Use	✓					✓
Golf Course (see section D-2)	✓	✓	✓	✓	✓	✓
Health Services	✓					
Home Based Business*	✓	✓	✓	✓	✓	✓
Libraries, Museums and Art Galleries	✓					
Neighborhood Pub	✓					
Open Space	✓	✓	✓	✓	✓	✓
Parking Facility	✓					
Personal Services	✓					
Recreational Facilities	✓					✓
Residential, Cluster Housing	✓	✓	✓	✓	✓	✓
Residential, Duplex	✓	✓	✓	✓	✓	✓
Residential, Multiple Family – High Density	✓					
Residential, Multiple Family – Medium Density	✓			✓		✓
Residential, Secondary Suite or Garden Suite	✓	✓	✓	✓	✓	✓
Residential, Single Family	✓	✓	✓	✓	✓	✓
Residential, Townhouse	✓	✓	✓	✓	✓	✓
Restaurant	✓	✓				✓
Retail Store	✓					
Tourist Accommodation	✓	✓				✓
Winery / Brewery, Cidery, Distillery and Meadery	✓	✓				

*When implementing the Home Based Business regulations of the Zoning Bylaw (Part 3), "Development Area" should be used in place of "Zone". For example: Type I (Minor Home Based Businesses) are conditionally permitted in any *Development Area* permitting a residential dwelling unit

and Type II (Major Home Based Businesses) are conditionally permitted in any Development Area permitting a single family residential or duplex use.

C-2: CONDITIONAL USE

This zone has been developed to facilitate the construction of a mixed-use residential development built around an 18-hole golf course. Notwithstanding the foregoing, the construction of a 9-hole golf course within each Golf Course Area (defined below) is required prior to any development of an existing *Lot* beyond the residential units outlined in Table 2, unless a revised development phasing strategy is approved by Council and a corresponding Section 219 covenant registered on the title of the applicable *Lots*.

C-2-1: Phase Golf Course Construction

As the required 18-hole golf course will span over multiple *Lots*, the construction of the 18-hole golf course is permitted in phases. As illustrated in Appendix 2 The Golf Course Area Map and Table 2, the CD7 zone has been divided into two areas, Golf Course Area North, and Golf Course Area South (together "the Golf Course Areas" and each a "Golf Course Area"), with each Golf Course Area being responsible for the construction of 9-holes.

Exemptions:

The existing *The Trails* Development (PID: 029-462-380) and the future development of Lot 6, Plan KAP92808, DL 490, 902, 1800, ODYD (PID: 028-891-023), both shown within Golf Course Area South on Appendix 2, are not bound to the golf course construction requirements or the density restrictions of Table 2.

Permitted Density Without Golf Course:

Golf Course Area North

Notwithstanding any other provision of the CD7 zone, Block C within Golf Course Area North may be developed to a maximum of 10 residential units until there is a 9-hole golf course operating within Golf Course Area North, or all necessary municipal authorizations have been issued for such a golf course and the golf course is under construction within the corresponding Golf Course Area (the requirements of which are more particularly set out below).

Golf Course Area South

Notwithstanding any other provision of the CD7 zone, the legal *Lots* outlined in Table 2 within Golf Course Area South may each be developed to a maximum of 1 residential unit/*Lot* until there is a 9-hole golf course operating within Golf Course Area South or all necessary municipal authorizations have been issued for such a 9-hole golf course and the golf course is under construction within the corresponding Golf Course Area (the requirements of which are more particularly set out below).

TABLE 2: GOLF COURSE AREAS	Legal *Lots*	Density Permitted without Golf Course
Golf Course Area North	• Block C, District Lots 2897, 5351 and 5352, ODYD (PID: 028-583-906)	• 10 residential dwellings/*Lot*
Golf Course Area South	• Lot 1, DL 220, 902, 2897, ODYD, Plan KAP92808, except Plan EPP33505 (PID: 028-890-566) • Lot 2, DL 902, 2897, ODYD, Plan KAP92808 (PID: 028-890-574) • Lot 4, DL 490, 902, ODYD, Plan KAP92808 (PID: 028-890-612) • Lot 5, DL 490, 902, 1800, ODYD, Plan KAP92808 (PID: 028-890-779) • Lot 6, District Lot 490, 902, 1800, ODYD, Plan KAP92808 (PID: 028-891-023)	• 1 residential dwelling/*Lot*

For certainty, if an existing *Lot* is subdivided, development of the *Lots* created by that subdivision and/or subsequent building permit, shall be limited to the aggregate of the residential units. Existing *Lots* are defined in Table 2.

Municipal Authorization

If the golf course is under construction within the respective Golf Course Area, and the owner wishes to obtain municipal authorizations for development at greater densities than those set out in Table 2 prior to the golf course being completed and operational, the District will accept the following in lieu of golf course completion:

1. Confirmation from a Registered Landscape Architect or other professional approved by the District, that 50% of the golf course is complete;
2. Submission of a financial security, in the form of an irrevocable standby letter of credit, for 150% of the professional's cost estimate, to carry out the construction of the remainder of the golf course, and
3. A written commitment in a form approved by the District, to complete the golf course within 6 months.

C-3: OUTRIGHT USES

Notwithstanding Section C-2, parks, recreational trails, open space, and agriculture associated with a future alcohol production facility are outright uses that are permitted on the CD7 zoned lands prior to construction of the golf course.

CD7 Zone – Ponderosa Community

D: DENSITY

D-1: MAXIMUM DENSITY:

Maximum Residential Density	• Subject to completion of the 9-hole golf course in Golf Course Area South, 500 residential units are permitted within Golf Course Area South. • Subject to completion of the 9-hole golf course in Golf Course Area North, 400 residential units are permitted within Golf Course Area North. • 120 units are permitted within Development Area 3 (Lot 3, Plan KAP92808, District Lot 1800, ODYD).
Maximum Tourist Accommodation Density	Total for entire CD zone: 200 units* • 100 units in Golf Course Area North. • 100 units in Golf Course Area South. *Tourist accommodation density is to be assessed at 0.5 the density of a residential unit and included in the Maximum Residential Density allocation.

The density of the CD7 zoned lands will be controlled in the form of a Section 219 covenant registered on the remainder *Lot(s)*, which will indicate the remainder density allocation. The registered Section 219 covenant will be amended, to reflect the remaining density, prior to issuance of every building permit and/or as a condition of every subdivision approval.

Notwithstanding any other provisions of this bylaw, the maximum residential density permitted within the CD7 zoned lands including secondary suites and garden suites, cannot exceed 2,100 units.

D-2: Density Bonus

For Golf Course Area North and Development Area 3 only, a density bonus of 1 residential unit may be earned by the provision of 1 Affordable Residential Unit in accordance with the Master Development Agreement (MDA).

For all Development Areas, further Floor Area Ration (FAR) density bonus regulations are outlined in the CD7 Use Specific Regulations (section E).

CD7 Zone – Ponderosa Community

E: USE SPECIFIC REGULATIONS

Comprehensive Development zones are intended to accommodate and regulate the development of a mixture of uses as an integrated unit based on a comprehensive plan in conformity to the use and density stated in the Official Community Plan.

Parts 1 to 6 of Bylaw No. 2400 apply, except where there is an inconsistency or specified exemption within a specific regulation in which case the specific CD zone regulation applies.

E-1: SINGLE FAMILY RESIDENTIAL USES SHALL MEET THE FOLLOWING REGULATIONS

E-1-1: Maximum Density, Site Coverage, and Height

Maximum Density	Maximum of 1 single family unit, 1 secondary suite and 1 garden suite per *Lot*.
Maximum *Lot* Coverage	40%, and together with driveways and parking areas shall be 50%.
Maximum *Lot* Coverage for Accessory Buildings	3%, which shall form part of the maximum *Lot* coverage of the entire *Lot*.
Maximum Height of Principal Building	9.5m
Maximum Height of Accessory Buildings or Structures	4.5m

E-1-2: Minimum Setback Requirements

Buildings and Structures	**Front *Lot* Line***	**Side *Lot* Line**	**Flanking Street***	**Rear *Lot* Line**
Principal Building for Portion up to 4.5m in height.	3.5m	1.2m	4.5m	6.0m
Principal Building for Portion up to 7.5m in height	3.5m	1.5m	4.5m	7.5m
Accessory Buildings or Structures	3.5m	1.0m	4.5m	1.5m

Additional Regulations

*The minimum setback from a street for a garage or carport with vehicular entry from the front shall be 6.0m measured from the back of the curb with no sidewalk present or the back of the sidewalk. In an area where access is required through, and is limited to a lane, the yard abutting the lane may be considered the front yard. Walkout basements are not exempt from the height regulations of this use.

E-1-3: Minimum Subdivision Requirements

***Lot* Type**	**Minimum *Lot* Area**	**Minimum *Lot* Width**
All *Lots**	400m²	30% of *Lot* depth

*In this CD7 zone, Garden Suites are permitted on lots with a minimum *Lot* area of 400m².

E-2: Duplex Residential Uses shall meet the following Regulations

E-2-1: Maximum Density, Site Coverage, and Height

Maximum Density	Ownership Tenure: Maximum density of 2 dwelling units per *Lot*; 1 unit per *Lot* in a strata. Rental Tenure: 20 units per hectare.
Maximum *Lot* Coverage	40% and together with driveways and parking areas shall be 50%
Maximum *Lot* Coverage for Accessory Buildings	3% which shall form part of the maximum *Lot* coverage of the entire *Lot*.
Maximum Height of Principal Building	9.5m
Maximum Height of Accessory Building or Structure	4.5m

E-2-2: Minimum Setback Requirements

Buildings and Structures	**Front *Lot* Line**	**Side *Lot* Line****	**Flanking Street**	**Rear *Lot* Line**
Principal Building for Portion up to 4.5m in height	3.5m	1.2m	4.5m	6.0m
Principal Building for Portion up to 7.5m in height	3.5m	1.2m	4.5m	7.5m
Garage Measured from the Back of Curb or Sidewalk	6.0m with vehicular entry to the front*	1.2m	4.5m	1.5m
Accessory Building or Structure	3.0m	1.2m	4.5m	1.5m

Additional Regulations

*The minimum setback from a street for a garage or carport with vehicular entry from the front shall be 6.0m measured from the back of the curb with no sidewalk present or the back of the sidewalk. In an area where access is required through, and is limited to a lane, the yard abutting the lane may be considered the front yard. Walkout basements are not exempt from the height regulations of this use.

**For Duplex Units, the side yard setback may be 0.0 m if there is a party wall agreement.

E-2-3: Minimum Subdivision Requirements

***Lot* Type**	**Minimum *Lot* Area**	**Minimum *Lot* Width**
Regular	500m²	18m
Corner	550m²	20m
Strata	250m² (275 m² for corner)	9m (10m for corner)

E-3: CLUSTER HOUSING RESIDENTIAL USES SHALL MEET THE FOLLOWING REGULATIONS

E-3-1: Maximum Density, Site Coverage, and Height

Maximum Density	Ownership Tenure: 1 Single Family Unit, 1 secondary suite and 1 garden suite per *Lot*; or 1 Duplex per *Lot*. Rental Tenure: 20 units per hectare
Maximum *Lot* Coverage	35% and together with driveways and parking areas shall be 45%
Maximum *Lot* Coverage for Accessory Buildings	3% which shall form part of the maximum *Lot* coverage of the entire *Lot*.
Maximum Height of Principal Building*	9.5m
Maximum Height of Accessory Building or Structure	4.5m

E-3-2: Minimum Setback Requirements

Buildings and Structures	**Front *Lot* Line**	**Side *Lot* Line**	**Flanking Street**	**Rear *Lot* Line***
Principal Building	3.0m	1.2m	3.0m	6.0m
Garage measured from the Back of Curb or Sidewalk**	6.0m with vehicular entry to the front**	1.2m	6.0m with vehicular entry to the front	6.0m
Accessory Building or Structure	3.0m	1.2m	3.0m	6.0m

Additional Regulations:

*Where the *Lot* width exceeds the *Lot* depth, the minimum rear yard shall be 4.5m.

**The minimum setback from a street for a garage or carport with vehicular entry from the front shall be 6.0m measured from the back of the curb with no sidewalk present or the back of the sidewalk. In an area where access is required through, and is limited to a lane, the yard abutting the lane may be considered the front yard. Walkout basements are not exempt from the height regulations of this use.

E-3-3: Minimum Subdivision Requirements

Minimum *Lot* Area	**Minimum *Lot* Width**	**Minimum *Lot* Depth**
325 m²	12m	25m

*In this CD7 zone, Garden Suites are permitted on *Lots* with a minimum *Lot* area of 400m².

E-4: Townhouse Residential Uses shall meet the following Regulations

E-4-1: Maximum Density, Site Coverage, and Height

Maximum Density	40 units per hectare
Maximum Site Coverage	60% and together with driveways and parking areas shall be 70%
Maximum Height of Principal Building	12m The maximum height of any vertical wall element facing a *Lot* line, including a walkway basement, shall not exceed 6.5 metres in height. Any wall element above 6.5 metres in height must be stepped back at least 1.2 metres.
Maximum Height of Accessory Building or Structure	4.5m

E-4-2: Minimum Setback Requirements

Buildings and Structures	**Front *Lot* Line**	**Side *Lot* Line**	**Rear *Lot* Line**
Principal Building	3.0m	3.0m	6.0m
Garage Measured from the Back of Curb or Sidewalk*	6.0m	3.0m	1.5m
Accessory Building or Structure	3.0m	3.0m	1.5m

E-4-3: Minimum Subdivision Requirements

***Lot* Type**	**Minimum *Lot* Area**	**Minimum *Lot* Width**
All	800m²	15m

Additional Requirements

Where there is no direct access to the rear yard or to an attached garage or carport, one side yard shall be at least 4.5m.

Where a party wall between two dwellings coincides with an interior side *Lot* line, no setbacks shall be required from the interior side *Lot* line.

Notwithstanding the Minimum Subdivision Requirements (s. E-4-3), Townhouse developments may be subdivided into smaller lots than the regulations above provided the site is comprehensively developed under a single comprehensive development permit and a party wall agreement is registered on title.

*The minimum setback from a street for a garage or carport with vehicular entry from the front shall be 6.0m measured from the back of the curb with no sidewalk present or the back of the sidewalk. In an area where access is required through, and is limited to a lane, the yard abutting the lane may be considered the front yard. Walkout basements are not exempt from the height regulations of this use.

E-4-4: Minimum Setback Requirements between Accessory Buildings and Structures

Accessory buildings and structures shall be sited a minimum of 3.0m from the principal building or structure, and 3.0m from the rear of the front building face of a principal building.

E-4-5: Private Open Space

A minimum area of $15m^2$ of private open space shall be provided for every townhouse residential use. This open space may be placed on an accessible rooftop.

E-5: Multiple Family Residential-Medium Density Uses Shall Meet the Following Regulations

E-5-1: Maximum Density, Floor Area Ratio, Site Coverage, and Height

Maximum Floor Area Ratio	1.5*
Maximum Site Coverage	60% and together with buildings, driveways and parking areas shall be 70%
Maximum Height of Principal Building	15.0m**
Maximum Height of Accessory Building or Structures	4.5m

Additional Regulations

* The Maximum Floor Area Ratio may be increased to 2.5 where 25% of the increased Floor Area Ratio is to be used for non-market, supportive or affordable housing and secured via registration of a Housing Agreement.

** An increased building height above 15.0m to a maximum of 18.0m may be considered under a development permit subject to but not limited to the following conditions:

i. Availability of public life safety facilities and services;
ii. Acceptable form of character design, including maintenance of an attractive hillside aesthetic;
iii. Incorporation of sustainable development features into the development; and
iv. Minimum of 5% affordable housing component.

E-5-2: Minimum Setback Requirements

Buildings and Structures	**Front *Lot* Line**	**Side *Lot* Line**	**Flanking Street**	**Rear *Lot* Line**
All Portion of Buildings up to 9.0m in height	4.5m	4.5m	4.5m	6.0m, except that it may be reduced to 4.5m where there is a rear lane.
All Portion of Buildings Greater than 9.0m in height	6.0m	4.5m	6.0m	6.0m, except that it may be reduced to 4.5m where there is a rear lane.
Accessory Building or Structure	6.0m	4.5m	6.0m	1.5m

E-5-3: Minimum Subdivision Requirements

***Lot* Type**	**Minimum *Lot* Area**	**Minimum *Lot* Width**
All	1,400m²	30m

E-6: MULTIPLE FAMILY RESIDENTIAL-HIGH DENSITY USES SHALL MEET THE FOLLOWING REGULATIONS

E-6-1: Maximum Density, Floor Area Ratio, Site Coverage, and Height

Maximum Floor Area Ratio	2.5*
Maximum Site Coverage	75% together with accessory structures, driveways, and parking areas.
Maximum Height of Principal Building	15.0 meters **
Maximum Height of Accessory Buildings and Structures	4.5m

Additional Regulations:

* The Maximum Floor Area Ratio may be increased to 3.5 where 25% of the increased Floor Area Ratio is to be used for non-market, supportive or affordable housing, secured via the registration of a Housing Agreement.

** An increased building height above 15.0 meters to a maximum of 20.0m may be considered under a development permit subject to but not limited to the following conditions:

i. Availability of public life safety facilities and services;
ii. Acceptable form of character design, including maintenance of an attractive hillside aesthetic;
iii. Incorporation of sustainable development features into the development; and
i. Minimum of 5% affordable housing component.

E-6-2: Minimum Setback Requirements

Buildings and Structures	**Front *Lot* Line**	**Side *Lot* Line**	**Flanking Street**	**Rear *Lot* Line**
All	6.0m	4.5m	6.0m	6.0m

E-6-3: Minimum Subdivision Requirements

***Lot* Type**	**Minimum *Lot* Area**	**Minimum *Lot* Width**
All	1,400m²	30m

E-7: GOLF COURSE AND RECREATION RELATED BUILDINGS AND STRUCTURES SHALL MEET THE FOLLOWING REGULATIONS

E-7-1: *Lot* Coverage

The maximum *Lot* coverage shall be 5%.

E-7-2: Height:

The maximum height of any building or structure shall be 12.0m.

E-7-3: Setbacks:

Buildings and structures shall be sited not less than 4.5m from all *Lot* lines.

E-8: Commercial Uses Shall Meet the Following Regulations

E-8-1: Conditions of Use

Commercial uses within Mixed Commercial/Residential structures shall be located on lower floors and store front retail at grade level. No portion of the first storey of a building may be used for residential dwelling units.

E-8-2: Maximum Density, Floor Area Ratio, Site Coverage, and Height

Maximum Floor Area for Non-Tourist Accommodation Commercial Uses	5,000m^2
Maximum Site Coverage	90% together with accessory structures, driveways, and parking areas.
Maximum Height of Buildings for Commercial Use	9.0m**
Maximum Height of Buildings for Mixed Use	15.0m**

E-8-3: Minimum Subdivision Requirements

***Lot* Type**	**Minimum *Lot* Area**	**Minimum *Lot* Width**
All	1,000m^2	15m

Additional Regulations

* Tourist accommodation density is to be assessed at 0.5 the density of a residential unit.

** An increased building height to a maximum of 18.0m may be considered under a development permit subject to but not limited to the following conditions:

i. Availability of public life safety facilities and services;
ii. Acceptable form of character design, including maintenance of an attractive hillside aesthetic;
iii. Incorporation of sustainable development features into the development; and
iv. Minimum of 5% affordable housing component.

E-8-4: Minimum Setback

Buildings and Structures	**Front *Lot* Line**	**Side *Lot* Line**	**Flanking Street**	**Rear *Lot* Line**
Principal Building for Commercial Use up to 9.0m in height.	0.0m	0.0m	0.0m	0.0m
Principal Building for Mixed Use up to 15.0m in height.	1st/2nd storey 4.5m Above 2nd storey 6.0m	1.5m	4.5m	7.5m

F: GENERAL REGULATIONS

The following conditions shall apply to all uses permitted in this zone:

F-1: Short Term Vacation Rentals Of Residential Properties

The minimum tenancy period for all residential uses is one month.

F-2: Parking

Notwithstanding the parking regulations contained in Part 6 of the Zoning Bylaw, residential parking within the Village Centre Development Area 1 can be reduced to 75% of the standards rounded up to the next full stall unit.

F-3: Landscaping and Screening

Perimeter landscaping shall be provided as follows:

1) One tree shall be planted for every 11.0m or portion thereof along the *front and rear Lot line;*
2) Trees shall be a minimum caliper of 6.0cm and shall be spaced from 9.0m to 13.0m along the *front Lot line*;
3) Trees shall be sited in a continuous landscaping strip protected with curb (except driveways and walkways) that has a minimum width of 3.0m along *front* and *rear Lot lines*;
4) Despite subsection 3 above, the width of a section of the landscaping strip along *the rear Lot line* may be reduced to 1.5m provided that the length of the section does not exceed 50.0m.

F-4: Setbacks

Notwithstanding the previous setback requirements, all buildings and structures must be a minimum of 4.5m from any *Lot* line that abuts the outside perimeter of the overall CD7 zone.

F-5: Sustainable Development Features

The Green Building standards shall be implemented, and consider Energy, Water, Liquid and Solid Waste conservation alternatives whenever possible. The following sustainable development features are encouraged in all development in the CD7 zone:

LEED Professional: A LEED Certified Professional will participate on all design teams to ensure that the Green Building standards will be applied where practical and energy, water, liquid, and solid waste conservation alternatives will be considered.

Green Building Standards: Commit to Green Building Standards.

Energy Conservation

- Consider passive solar design, natural ventilation and daylighting through site and building design,
- Light pollution to be reduced wherever possible,
- Consider heat recovery systems (HRV).

Water Conservation

- Employ Green Building Strategies,
- Best efforts to have water efficient landscaping.

Green Roofs & Terraces: Consider green roofs.

Alternative Energy Sources & Energy Conservation:

- Consider ground source heating and cooling for all building,
- Consider passive measures for cooling,
- Consider solar and wind power,
- Consider more energy efficient street lighting.

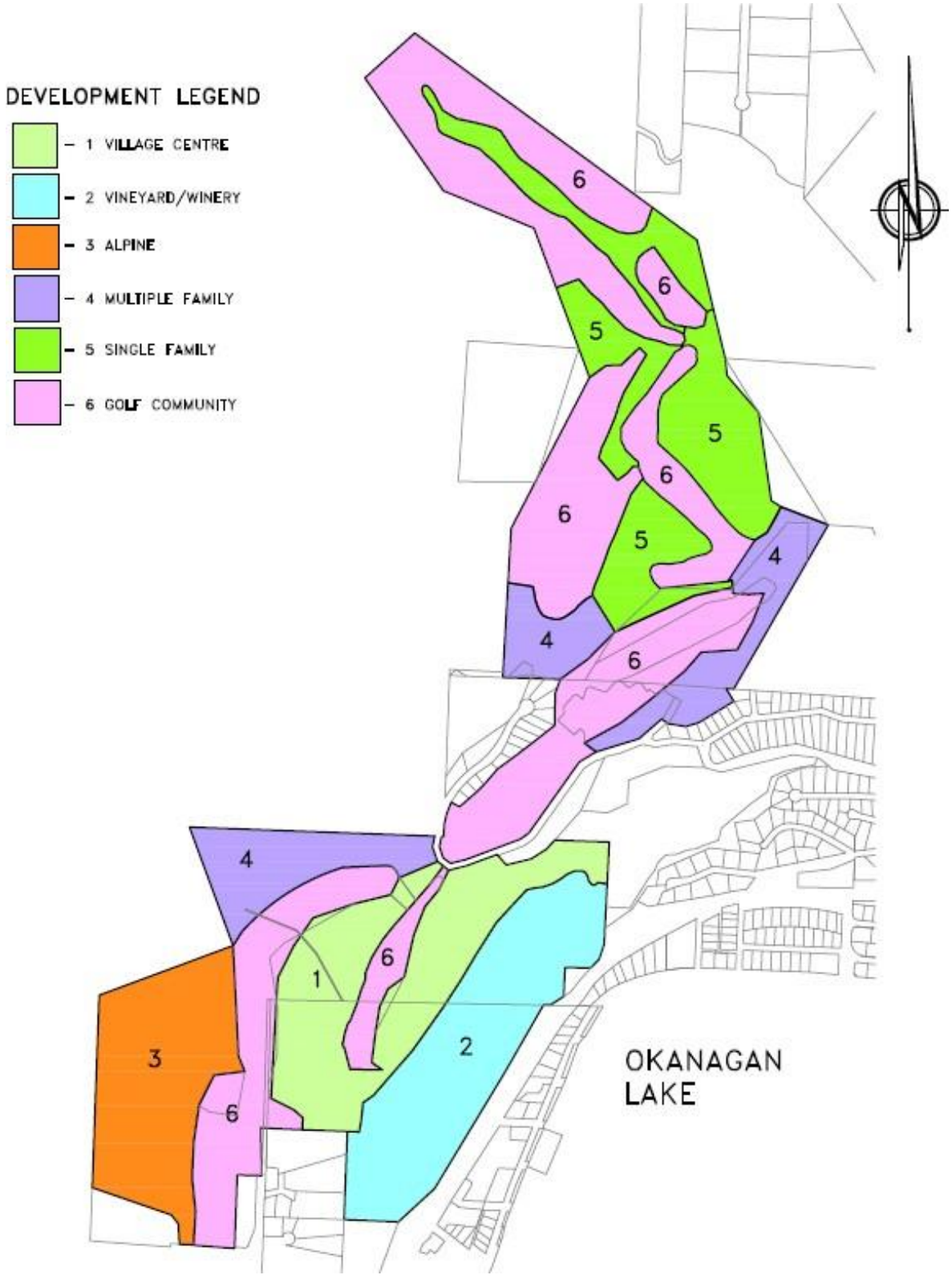
Integrated Stormwater Management:

- Stormwater runoff to be managed on a Lot, a neighbourhood, and a watershed level,
- Protect streams, and where possible enhance streams.

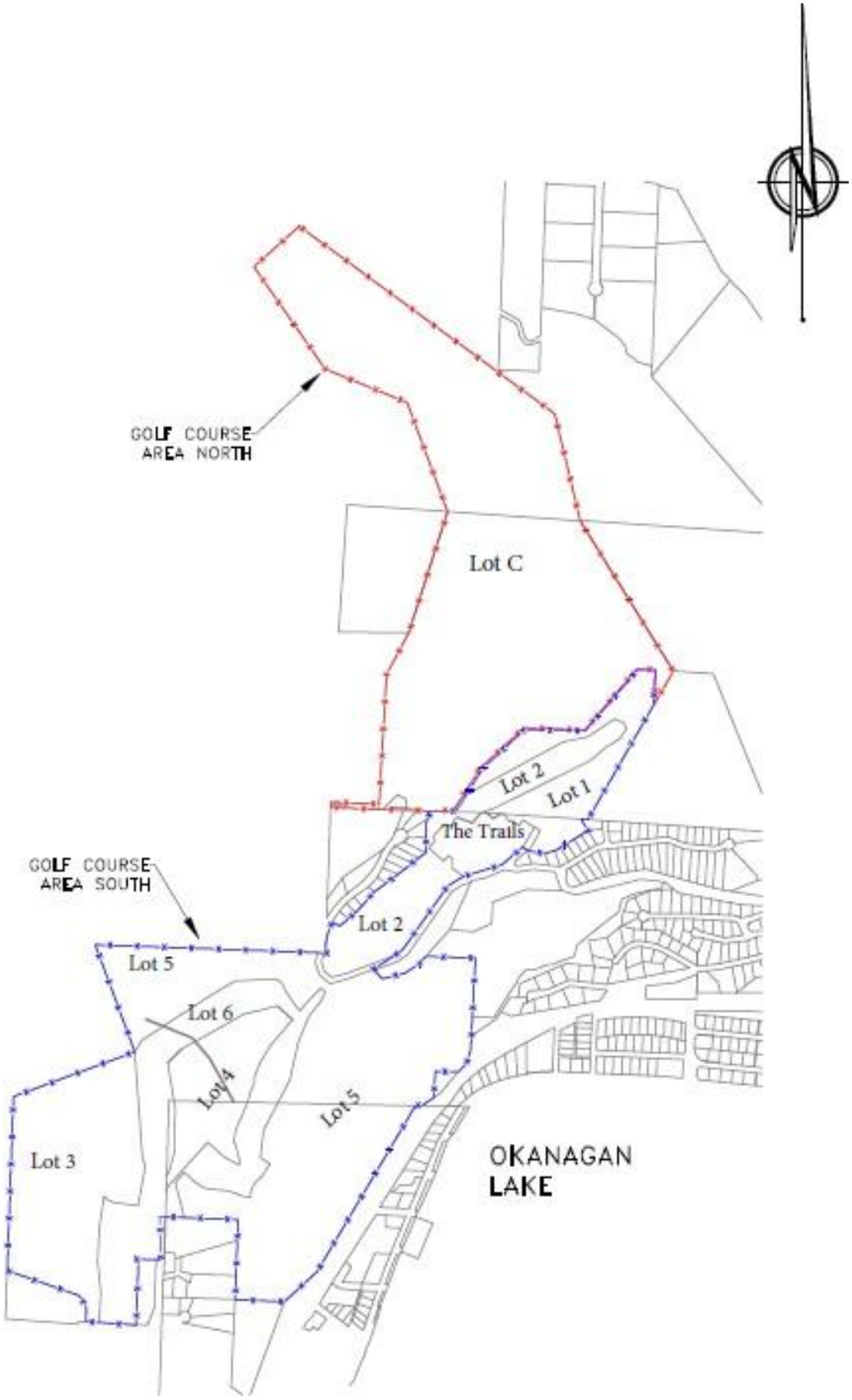
Solid Waste Management Strategy

- Provide recycling facilities for simplified separation and collection of recyclable materials,
- Consider recycling site generate organics from construction activities,
- Re-use site generated rock,
- Re-use excess structural fill in close proximity to the development site.

APPENDIX 1: CD7 DEVELOPMENT AREA MAP



APPENDIX 2: CD7 GOLF COURSE AREA MAP



8.8 CD9 ZONE – TABLETOP MOUNTAIN RESORT

Intent: The intent is to provide a zone to accommodate and regulate the development of a destination resort facility in a rural setting for tourist accommodations. The land has been divided into two sections, Section A for hotel accommodations and Section B for low density cottage-type single family.

Uses Permitted

1. The land and structures shall be used within Part A, and Part B for the following uses, or for a combination of uses, provided that such uses are in a comprehensive development plan design, which shall be attached to and forming part of this bylaw.

   a. Section A Hotel Site:

      i. Hotel

      ii. Accessory uses includes the following

         1. Restaurant
         2. Lounge
         3. Meeting Rooms
         4. Spa, Exercise Rooms and Swimming Pool

      iii. Wineries and an associated winery lounge as licensed under Provincial legislation.

   b. Section B Cottage Site:

      i. Cottages

      ii. Accessory buildings which can be either a guest cottage not greater than 83 square metres or for another general accessory use purpose.

Definitions

2. As part of the CD9 Comprehensive Development Zone, the following definition shall apply:
   Cottage: means a fully detached and self contained single–family dwelling without a secondary suite. It may be used as a vacation home. Access to the on-site amenities available in the hotel, as outlined in Section B (permitted uses) of the CD9 zone, are available to the owners and guests.

Conditions of Use

3. All buildings and structures shall comply with the requirements in Zoning Bylaw No. 1375 Amendment Bylaw No. 2040, 2012 as contained in Part 20 (Comprehensive Development) of the Bylaw.

4. Notwithstanding clause 1 above, all buildings and structures shall comply with the size, shape and siting as designated on the CD9 Comprehensive Development plan as follows:

   a. The form and character is to be consistent with the conceptual plans submitted Sproule and Associates dated October 22, 2012. Final

approval of more detailed design shall be provided through approval of the Development Permit.

b. The concept and Building Elevation Plans are included as Schedule 'A-0', 'A1', 'A2', 'A-3', 'A-4', 'A-5' and 'A-6' attached to and forming part of Zoning Bylaw No. 1375, Amendment Bylaw No. 2040.

c. Lot Area:

   i. Section A Hotel Site: - maximum 90,686 sq. m. (976,168 sq. ft.)

   ii. Section B Cottage Site: - maximum 800 sq m (8,611 sq ft); minimum 410 sq m (4,413 sq ft) per strata Lot .

d. Density:

   i. Section A Hotel Site: Notwithstanding that the maximum permitted building size was 4765.7 sq m (51,300 sq ft) in the CD6 Comprehensive Development Zone – Trepanier Manor, this maximum shall be increased to 5,016.6 sq.m. (54,000 sq ft); and the permitted maximum building size of 750sq.m. (8,070 sq. ft) for a winery building and an amenity cash contribution of $13,450.00 is provided to the District to be deposited into the Community Amenity Reserve Fund

   ii. Section B Cottage Building Size: Maximum of 20 cottages are permitted. The cottage structures including any accessory buildings must not exceed 315.86 sq.m (3,400 sq. ft)

e. Lot Coverage:

   i. Section A Hotel Site : Maximum 10%

   ii. Section B Cottage Site: with accessory buildings: Maximum 45%

f. Yards and Setbacks:

   In general consistency and scale with the plans submitted by Sproule and Associates dated October 22, 2012 included as part of this CD9 Zone. Notwithstanding the setback requirements in the above-noted plans, all buildings and structures must be a minimum of 4.5m from any Lot line that abuts the outside perimeter of the CD9 zone.

g. Height of Buildings:

   i. Section A Hotel Site: maximum 15.5 m (50.9 ft)

   ii. All other buildings: 9.1 m (29.5 ft)

h. Off-Street Parking: Parking is shown on the plans submitted by Sproule and Associates dated October 22, 2012 included as part of this CD9 Comprehensive Development Zone.

i. All parking must be on-site and must follow the requirements as outlined in Part 5 of the District's Zoning Bylaw.

j. Garbage containers, passive recycling containers, loading and parking areas must be screened to height of 2.5 m (8.2 ft) from the ground up. This may include the use of landscape screen, natural vegetation or a solid decorative fence or any combination thereof.

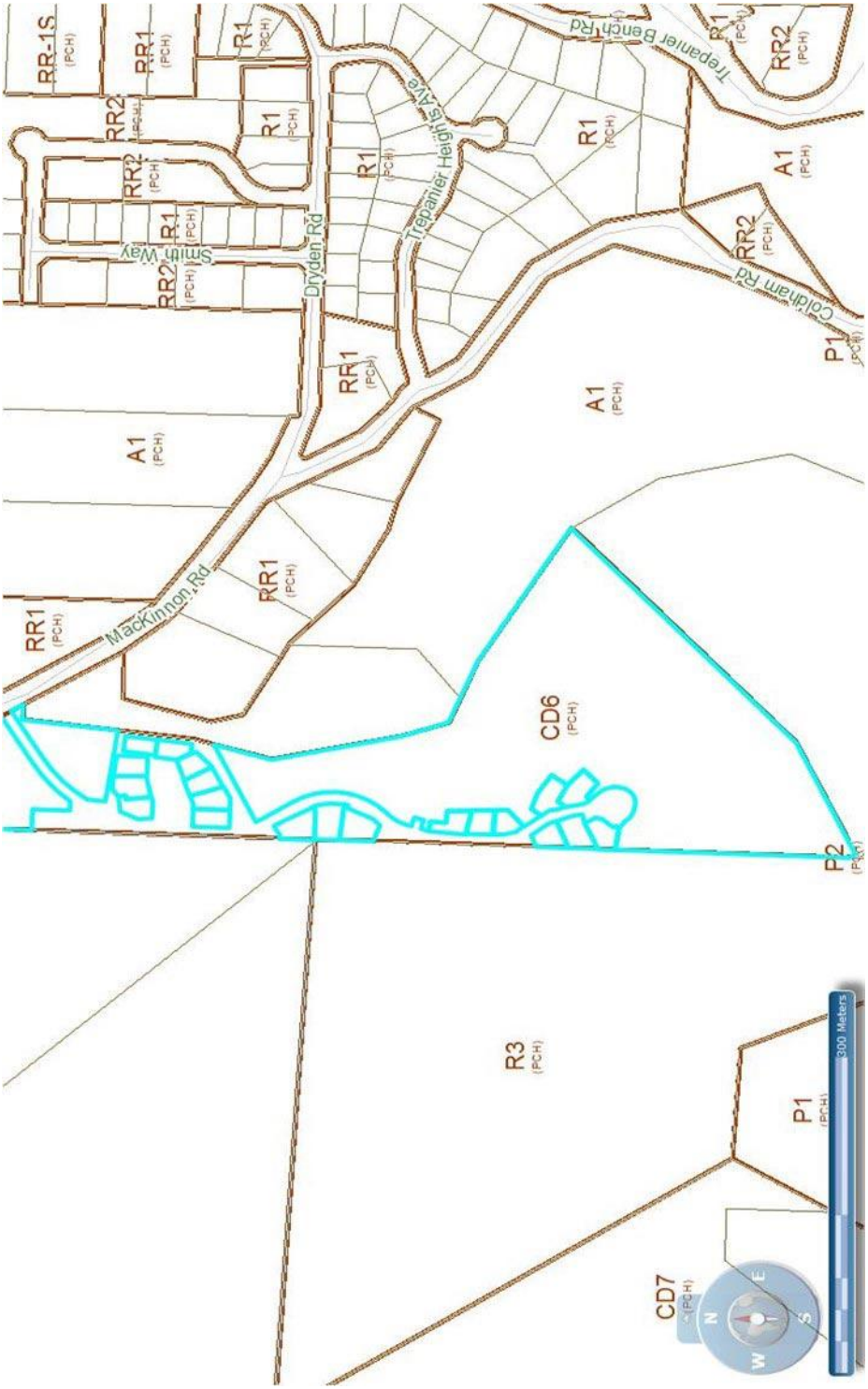
Sustainable Development Features

5. Sustainable Development features shall be investigated with the intention of reducing greenhouse gases (GHG's) and implementing sustainable development features and these provisions to be listed in the Development Permit.

CD9 Zone – Tabletop Mountain Resort

Schedule B to Zoning Bylaw No. 2040, 2012

Legal: Lot A, DL 1174, ODYD, Plan 92058 and Strata Plan KAS3869
Address: 5126 MacKinnon Road



8.9 CD10 Zone – New Monaco Neighbourhood

The purpose of this Comprehensive Development Zone (CD) zone is to provide for settlement of the designated New Monaco neighbourhood as shown on Maps 1 and 2 that conform to the regulations and uses set out within this zone. The New Monaco neighbourhood is intended to be a master-planned community with a mix of uses, employment areas and housing options.

Neighbourhood Areas

The CD10 zone recognizes three subareas as shown in Maps 1 and 2:

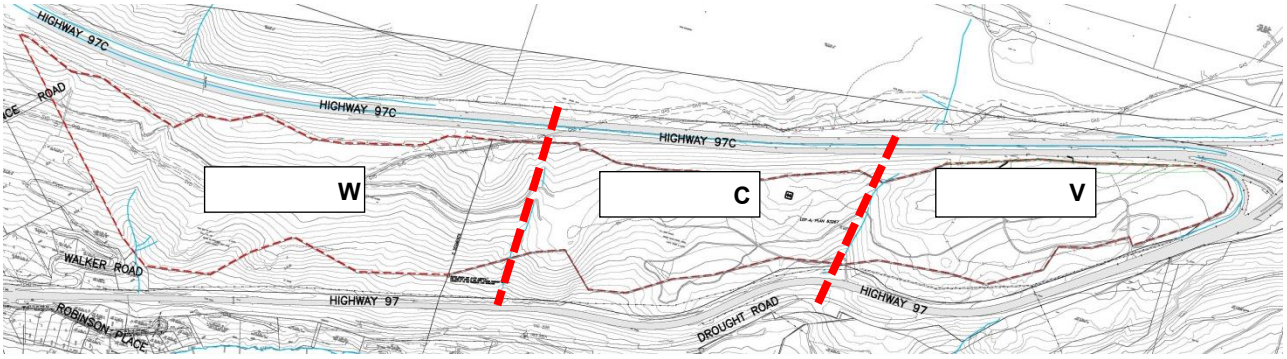
1. **Village** Eastern-most area of the neighbourhood; its western edge is defined by the centre of the Drought Creek watercourse as shown in Map 2. This area is intended to accommodate the New Monaco village and permits the broadest array of permitted uses, the highest densities and the largest floor plates.

2. **Central** Central area of the site; its western edge is defined as the centre line of the eroded gully as show in Map 2. This area is intended for primarily residential development with some commercial, tourist accommodation, cultural, recreational and institutional uses.

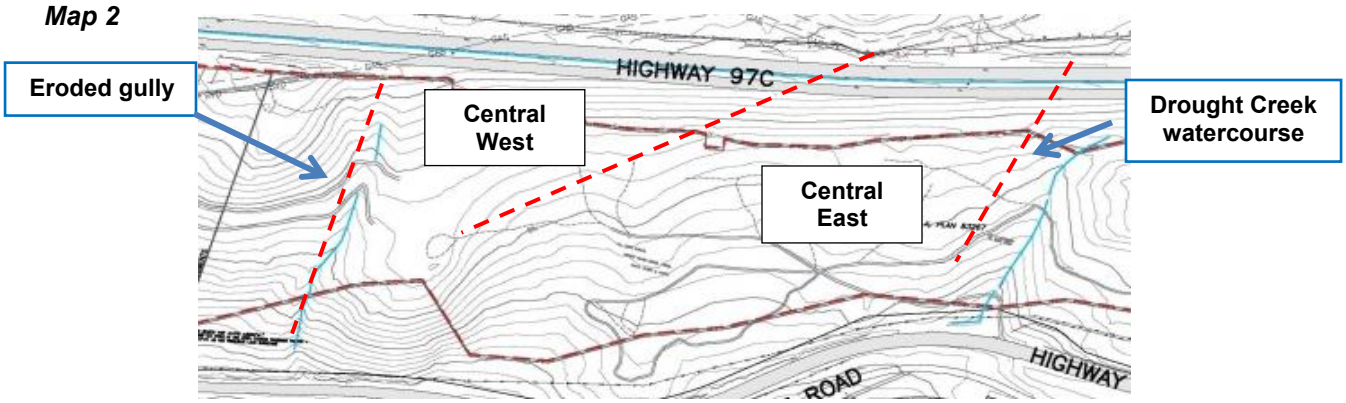
    a) Central East: Includes commercial uses.
    b) Central West: Limited to residential uses.

3. **Western** Western-most area of the new neighbourhood. This area is intended for lower density development to minimize impact on its steeper slopes.

Map 1



Map 2



Permitted Uses

Lands and structures in the CD10 Zone subareas shall be used for the following uses only, or for a combination of such uses, provided such uses are combined in a manner that maintains the intent of neighbourhood vision and minimizes conflict between uses.

Use	Village	Central East	Central West	Western
Residential Uses:				
Single Family		Y	Y	Y
Secondary Dwelling		Y	Y	Y
Secondary Suite		Y	Y	Y
Duplex	Y	Y	Y	Y
Low Density Multiple (Maximum 37 upha* or 15 upa**)	Y	Y	Y	Y
Medium Density Multiple (Max 120 upha or 49 upa)	Y	Y	Y	Y
High Density Multiple (240 upha or 97 upa)	Y	Y	Y	Y
Residential Flex Unit	Y	Y	Y	Y
Vacation Resort Residential	Y	Y		
Community Care Facilities:				
Care Facility, Congregate	Y	Y	Y	
Care Facility, Extended	Y	Y	Y	
Care Facility, Major	Y	Y	Y	
Care Facility, Minor	Y	Y	Y	
Commercial Uses:				
Automotive Service Uses	Y	Y		
Breweries and Distilleries, Minor	Y	Y		
Commercial Public Piazza	Y	Y		
Convenience Store	Y	Y		
Eating Establishment	Y	Y		
Entertainment Uses	Y	Y		

CD10 Zone – New Monaco Neighbourhood

Use	Village	Central East	Central West	Western
Exhibition and Convention Facilities	Y	Y		
Gas Station	Y	Y		
General Service Uses	Y	Y		
Health Services	Y	Y		
High Technology Research and Product Design	Y	Y		
Liquor Sales, Primary	Y	Y		
Liquor Store	Y	Y		
Office	Y	Y		
Parking Facility	Y	Y		
Personal Service Use	Y	Y		
Residential Sales Centre	Y	Y		
Retail Store	Y	Y		
Temporary Markets and Vendors	Y	Y		
Tourist Accommodation	Y	Y		
Vehicle Rental, Light	Y	Y		
Winery	Y	Y		
Industrial Uses:				
Artisan Industrial	Y	Y		
Industrial Use, Light Impact	Y	Y		
Institutional Uses:				
Ambulatory Surgery Centre	Y	Y		
Community Service	Y	Y		
Education Facility	Y	Y		
Public Building or Facility	Y	Y		
Utility Service	Y	Y		
Cultural and Recreational:				
Assembly Hall, including Religious Assembly	Y	Y		
Community Garden	Y	Y	Y	
Recreational Facility	Y	Y		
Parks and Trails, Public	Y	Y	Y	Y
Parks, Private	Y	Y	Y	
Other Uses:				
Agriculture	Y	Y		
Agriculture, Urban	Y	Y	Y	
Recycling Depot	Y	Y	Y	

CD10 Zone – New Monaco Neighbourhood

Use	Village	Central East	Central West	Western
Accessory Uses: *(Subject to General Regulations)*				
One Secondary Suite per Single Family Dwelling unit		Y	Y	Y
One Secondary Dwelling per Single Family Dwelling unit		Y	Y	Y
One Residential Flex Unit per Multi-Family Dwelling unit	Y	Y	Y	Y
Bed and Breakfast	Y	Y		
Boarding and Lodging	Y	Y		
Caretaker Dwelling per commercial or industrial use	Y	Y		
Home Occupation Uses	Y	Y	Y	Y
Outdoor Storage	Y	Y		
Parking Facility	Y	Y		
Primary Processing, Agriculture	Y	Y		

*Units per hectares (upha)
**Units per acre (upa)

Density

1. Overall Density

The New Monaco neighbourhood property is approximately 50.58 hectares or 125 acres (505,857 m^2 or 5,445,000 ft^2).

The maximum permitted density shall not exceed:

a) 2.5 upha (1 upa) and the maximum floor area limited to 1,000 m^2 and the maximum Floor Area Ratio (FAR) limited to 0.00198 FAR across the entire 125 acre site or;

b) If amenity contributions have been paid in accordance with the District of Peachland Community Amenity Contribution Policy; maximum densities shall be as provided below:

i. 55.35 upha (22.4 upa) up to a maximum of 2,800 residential units;

ii. 673,547 m^2 (7,250,000 ft^2) of which a maximum 23,690 m^2 (255,000 ft^2) may be commercial, plus a 100 room tourist accommodation facility (50,000 ft^2);

iii. Max Floor Area Ratio (FAR) of 1.33 across the entire property.

CD10 Zone – New Monaco Neighbourhood

Neighbourhood Unit Allocation:

Use	Village	Central East	Central West	Western
Area	12.8 ha. (31.65 ac.)	7.3 ha. (17.96 ac.)	6.4 ha. (15.78 ac.)	24.1 ha. (59.65 ac.)
Residential Units	500 (1,250,000 ft^2)	750 (1,875,000 ft^2)	1210 (3,025,000 ft^2)	40 (100,000 ft^2)
Community Care Units	300 (150,000 ft^2)			
Commercial Uses	13,935 m^2 (150,000 ft^2)			
Retail Uses	9,755 m^2 (105,000 ft^2)			
Tourist Accommodation Use (Hotel)	100 (50,000 ft^2)			

c) Notwithstanding this allocation, residential units can be increased by a maximum of 30% in any subarea by transferring units from another subarea.

2. Use and Density Transfers

a) Notwithstanding the density limits in D.1 this zoning permits the discretionary ability to exchange residential density for commercial density in the Central and Village Neighbourhood Areas at a ratio of:

i. One residential unit for 232.25 m^2 (2,500 ft^2) of commercial density to a zone-wide aggregate limit of 55,740m^2 (600,000 ft^2);

ii. One residential unit for five (5) Community Care Facility units up to a zone-wide aggregate maximum of 800 units (400,000 ft^2); and/or

iii. One residential unit of density for five (5) tourist accommodation rooms to a zone-wide aggregate maximum of 500 tourist accommodation rooms (250,000 ft^2).

b) Commercial density may not be converted to residential density.

c) Any use and density exchange shall occur at the point of issuance of a Development Permit and be recorded by the District of Peachland, to be held against the total amount of density allowed. Applicants for development shall provide a current density residual calculation for New Monaco with their application to allow the District of account for the density allocated current to the application date. Applicants will be responsible for the costs associated with preparation and registration of any related covenant documents.

d) Council approval for the resultant change in land use density is not required in accordance with the permission granted in this clause.

3. Density Exemptions

The following areas shall be excluded from density calculations:

a) Basements or crawlspaces less than 1.524 metres (5 feet) clear height from floor to ceiling

b) Unenclosed balconies or decks;

c) Areas used as an accessory use for parking within the building envelope, or underground parking, except where parking is the principle use of the lot, whereupon those areas which are used for parking within the outermost walls of a building or underground shall be counted in the calculation; and

d) Undevelopable areas.

Affordable Housing and Amenity Contributions

1. Affordable Housing

For the term of the New Monaco Phased Development Agreement Affordable Housing shall be provided in accordance with that document. Upon expiry or cancellation of any subsequent Phased Development Agreement the District of Peachland Official Community Plan and Housing Action Plan, as amended will be applicable.

2. Amenity Contributions

Community Amenity Contributions shall be paid in accordance with the District of Peachland Community Amenity Contribution (CAC) Policy, as amended.

General Land Use Regulations

1. Minimum Residential Size

The minimum size of a residential unit shall not be less than 46.45 m^2 (500 ft^2), unless it is a residential flex unit associated with a larger unit in which case the gross floor area of the unit shall be not less than 23.23 m^2 (250 ft^2) and not more than 37.16 m^2 (400 ft^2).

2. Determination of Unit Count

Secondary Suites and Residential Flex Units are considered to be an accessory use to primary dwelling unit and are not counted against the total neighbourhood unit allocation allowed in this CD zone.

3. Other General Regulations

The General Regulations contained in the District of Peachland Zoning Bylaw will apply to all accessory uses.

Building Height

1. Height Measurement

Building height shall be measured from the natural grade to the highest point on the roof surface excluding the projection of chimneys, roof vents, tacks, heating and ventilation, and air conditioning equipment and stairwells.

2. Exemptions to Building Height

a) Building heights shall apply to habitable building floors only; floors required for structured parking facilities under habitable building floors are not counted in the building storey height limits.

b) Roof gardens and landscape structures associated with weather protection, playground equipment or public art are exempt from heights provided they do not extend more than 3.5 metres (11.5 feet) above the roof surface at their location.

c) Screened equipment shall not be included in the calculation of building height except within the central area where buildings adjacent Hwy 97C as noted in the height limit diagram – Map 4, where no building shall exceed the pavement level of Hwy 97C. Exempt equipment may include, but is not limited to, elevator penthouses, heating, cooling, ventilation and mechanical equipment, provided they are completely screened using materials consistent with the design of the building and do not extend more than 5.5 m (17.8 feet) above the highest point of any roof surface.

3. Height limits

a) Single Family and duplex dwellings shall not exceed 9.1 metres (30 feet);

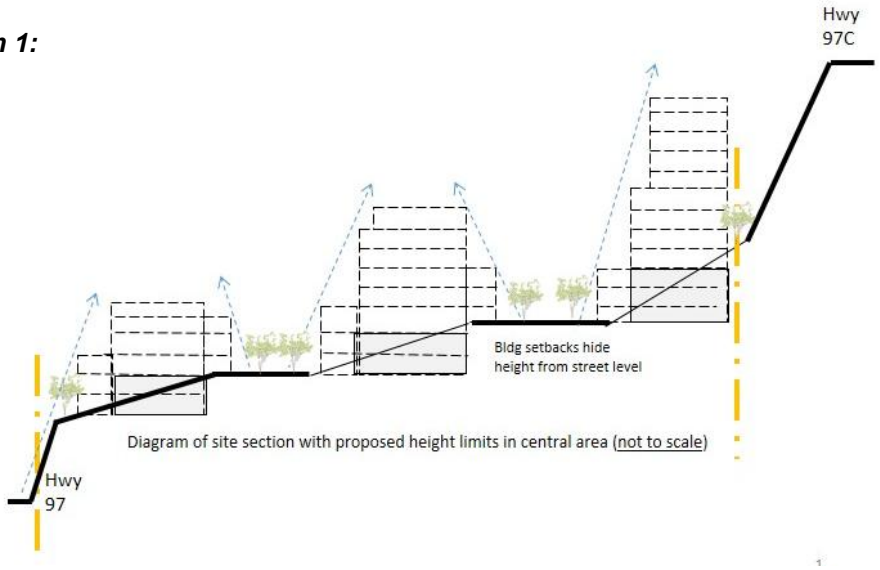
b) Low Density Multiple Family dwellings shall not exceed 12 metres (40 feet);

c) Above ground parking structures shall not exceed those identified in Maps 3 to 5 and the associated tables below. Heights in storeys do not include structured parking, no more than which 3 storeys may be above ground. Heights in metres include any above ground parking structures. Active uses at the ground floor level shall screen any above ground parking structures.

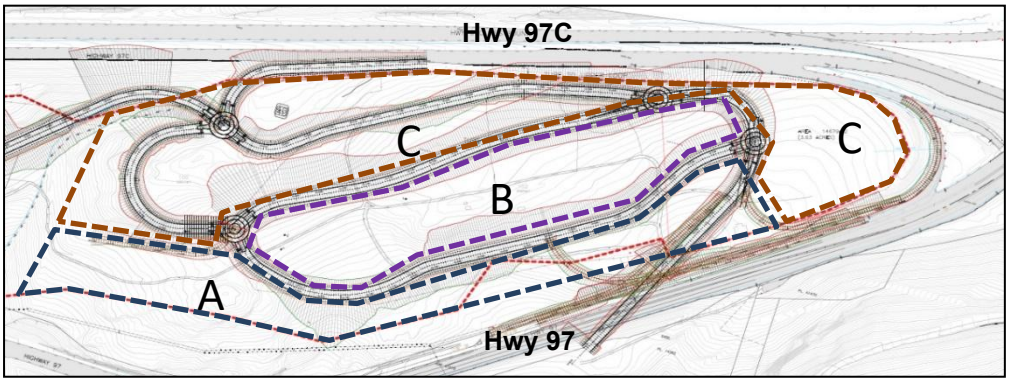
d) Structures containing only parking facilities shall be no higher than 24 metres (78.7 feet) or 6 storeys. Active uses at the ground floor level shall screen the parking structure from view; parked vehicles shall not be visible from the ground floor level of directly fronting streets.

e) All other uses shall not exceed the maximum number of storeys and heights set out in map 3 to 5 and the Site Coverage table in section H.

Diagram 1:

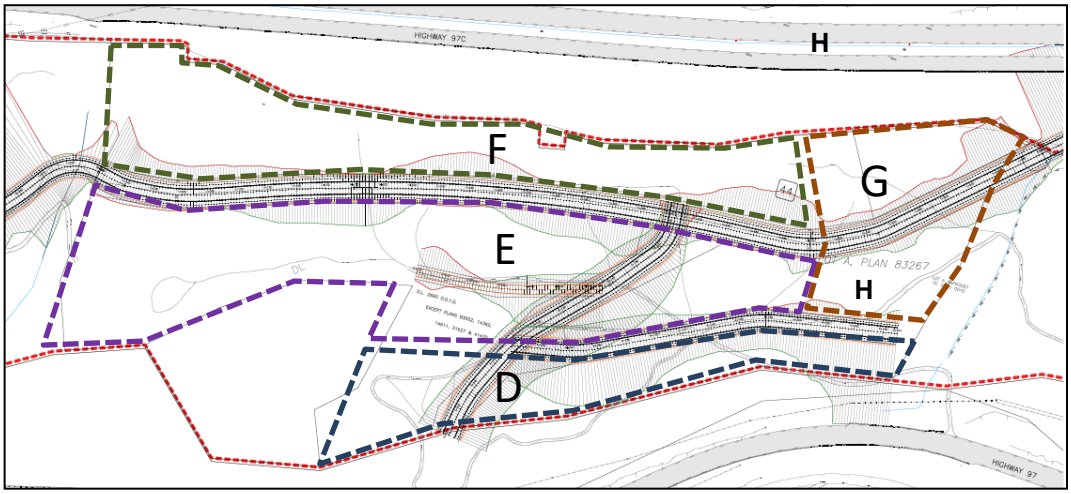


Map 3 – Height limits for Village subarea:



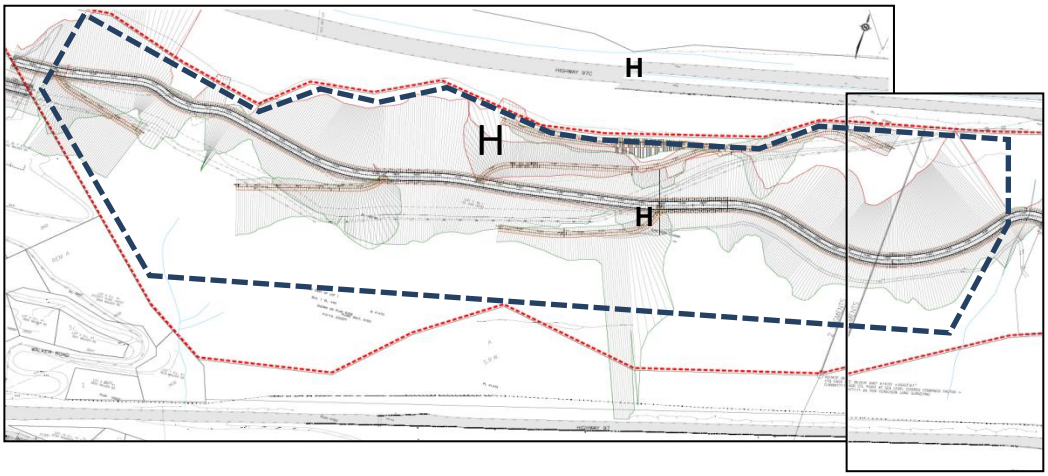
Height zone	*Description*	*Storeys*	*Meters*
A	Frontage along Highway 97 except for Tourist Accommodation (Hotel) site at eastern edge	4 - above parking structures	26
B	Central commercial village mixed use area	6 – above parking structures	34
C	Higher density residential, commercial, tourist accommodation (excluding bed and breakfast), mixed use area	10 - above parking structures	49

Map 4 – Height limits for Central subarea:



Height zone	*Description*	*Storeys*	*Meters*
D	Frontage along Highway 97	4 - above parking structures	26
E	Central , primarily residential area	6 – above parking structures	34
F	Higher density residential and mixed use area under Hwy 97C view protection zone	Building structure, including rooftop mechanical equipment and screening, not to exceed height of pavement of Hwy 97C measured perpendicular to building parcel.	Various
G	Higher density residential and mixed use adjacent Drought Creek corridor.	10 - above parking structures	49

Map 5 – Height limits for Western Subarea:



Height zone	*Description*	*Storeys*	*Meters*
H	Any developable site in western area	4 - above parking structures	26

Site Coverage

The following site coverage limits shall control lower density residential development in this CD zone:

Single Family Residential	40%
Duplex	40%
Low Density Multiple Residential	45%

Site coverage for Medium Density Residential, High Density Residential, Commercial, Artisan Industrial, Parking and all other uses shall be governed by setbacks as set out in section I.

Setbacks

Buildings or structures shall be sited in accordance with the following minimum setbacks:

Lot line	*Uses or structures*	*Setback*
Any lot line that abuts Highway 97 or 97C	All uses or structures	4.5 m
Front lot line or flanking street	All other uses	0.0 m
	Residential uses	Min 3.0 m
Front lot line or flanking street, Vertical separation	Residential uses	Min. 0.5 m vertical between the sidewalk and the building entry floor elevation.[1.]
Side lot line	Parking Facility, below grade	0.0 m
	Parking above grade, adjacent another parking structure	0.0 m
	Parking above grade, adjacent a non-parking use	Min 2.0 m
	Residential buildings facing the front or rear	Min 2.0 m
	Commercial, artisan industrial, and all other uses	0.0 m

Rear lot line	Single Family or Duplex	Min 6.0 m
	Multiple Residential uses	Min 3.0 m
	Commercial, recreational, cultural, institutional and parking uses	0.0m
Upper Storey setbacks from front lot line abutting a road	Between 2 to 4 storeys	Min 3.0 m
	Between 5 to 8 storeys	Min 5.0 m[2.]
Buildings face-to-face across a road at street level	Between 2 to 10 storeys	Min. 24.0 m
Buildings face-to-face where directly adjacent	Between 3 to 10 storeys	Min. 25.0 m[3.]

1. Residential uses contained in a multi-storey structure shall be accessed by a grade differentiation of a minimum of .5 m (19.5 inches) between the sidewalk and the primary internal living space, where the internal space shall always be located at a higher elevation than the sidewalk.

2. Where all buildings along a road frontage are limited to 2 to 4 storeys the first vertical setback may be reduced at the corners of blocks to a maximum of 30% of the total frontage length to provide variation in building heights.

3. The total distance between residential facades with primary living space facing other residential facades in neighbouring buildings shall be 25 metres for all storeys above the 3rd storey.

Distances between Permitted Uses

Land uses shall be sited in accordance with the following minimum distances between uses, where the distance is measured between primary entrance doors on the street of address of each use:

Land Use #1	***Land Use #2***	***Setbacks***
A residential-primary Building (residential uses comprise 90% or greater of building area)	Liquor Primary Uses and Alcohol Manufacturing Uses	Village Area: 50 m (~164 feet) Central and Western Area: 100 m
	Outdoor Food and/or Liquor Primary Uses (i.e. patios) operating after 10 pm	Village Area: 100 m Central and Western Area: 150 m
	Entertainment Uses	100 m (~328 feet)
	Agricultural Uses, except urban agriculture	30 m (~98 feet)
	Light Industrial Uses – exempting Artisan Industrial Uses	30 m (~98 feet)
Education Facility serving children or youth	Liquor Primary Uses and Alcohol Manufacturing Uses	50 m (~164 feet)

Other Setback Conditions

1. **Hospitality Precinct**

   Notwithstanding controls on food and alcohol services in this zone, a subarea classified as a 'Hospitality Precinct' identified through the Development Permit process may maintain food and alcohol services at all times within the buildings(s) subject to provincial liquor controls.

2. **Waste Management**

   a) Waste storage systems that eliminate negative odors must be implemented for all organic waste management systems or other wastes that emit negative odors in order to ensure that there are no negative impacts from waste storage on neighbouring properties.
   b) Garbage containers and passive recycling containers shall be screened to a minimum height of 2.5 metres (8 feet) by buildings, a landscaping screen, a solid decorative fence or a combination thereof.

3. **Outdoor Storage**

   a) All garbage, materials, equipment or other elements related to the operation of a building, if stored outside, shall be stored in a screened location so as to provide no negative impact to the public realm. Screening shall be provided in accordance with the requirements of the District of Peachland Zoning Bylaw and/or Unsightly Premises Bylaw as applicable.

   b) Outdoor storage and work areas shall be screened to a minimum height of 2.5 metres (8 feet) by a building, structure, solid decorative fence and/or landscaping.

4. **Traffic Management**

   a) Deliveries and loading may only occur during the times when a business may make noise associated with the regular operation of their business.

   b) Idling over 60 seconds shall be prohibited in this zone between the months of April and September inclusive, regardless of District of Peachland Policy stipulated elsewhere.

Multi-family Residential Amenity Area Requirements

1. **Indoor Amenity Space**

   All residential buildings or strata developments containing greater than 20 units shall provide an amenity area of not less than 18.5 m^2 (200 ft^2) contiguous space with at least one dimension being a minimum of 3 meters (10 feet) for the first 20 units and an additional .93 m^2 (10 ft^2) for each additional unit to a maximum of 46.5 m^2 (500 ft^2) at which size the minimum dimension shall be 6 meters (20 feet).

   Indoor Amenity space shall be maintained and operated as such, exclusive of any areas for maintenance, storage or property management offices and kept open to residents of the building or strata development at all reasonable times.

2. Private Outdoor Space

A minimum area of private outdoor space shall be provided as follows per dwelling unit:

Residence Type	Area
Bachelor dwelling or Community Care Facility unit	7.0 m² (75 ft²)
One Bedroom	12.0 m² (129 ft²)
Two Bedrooms or more	18.0 m² (194 ft²)

At least one dimension shall measure a minimum of 1.8 metres (6 feet) in length.

Such private outdoor space shall be excluded from the calculation of the Floor Area Ratio (FAR).

Off-Street and Shared Parking

Off-street parking shall be in accordance with the District of Peachland Zoning Bylaw except as follows:

1. Shared Parking

a) Parking required for any commercial, cultural, recreational or institutional use is not required to be within the building or parcel associated with the land use for which the parking is to be provided for, however:

i. Parking must be provided within 200 metres (656.17 feet) of the building associated with that use;

ii. Parking may be shared amongst all commercial uses within the same parking area and therefore, a percentage of no more than 50% of the required parking for any commercial, cultural, recreational or institutional use can be reserved for that entity alone, the remainder shall be made available for general use; and

iii. Where centralized shared parking is provided for non-residential uses, a reduction of 50% in parking supply requirements shall be allowed for uses that have evenings as the primary time of use including:

i. Food Primary Eating Establishments;

ii. Liquor Primary Establishments; or

iii. Entertainment and Production Uses.

b) Unpaved parking areas shall be allowed for parking areas deemed to be temporary during development.

2. **Bicycle Parking/Storage**

   Bicycle storage shall be provided as follows:

   a) For commercial buildings: 1 bicycle rack per every 185.8 m^2 (2,000 ft^2) of floor area; located within 30.5 metres (100 feet) of the primary entrance;

   b) For medium and high density residential buildings 1.0 bicycle storage space shall be provided within the building per residential unit.

3. **Commercial Uses in Parking Areas**

   Temporary commercial uses of parking areas is allowed for Temporary Markets and Vendors or other such temporary commercial, cultural or recreational uses so long as the area of temporarily displaced parking uses does not reduce the total supply of non-residential parking in the subarea by more than five percent (5%).

   All events shall be conducted in accordance with the District of Peachland Special Events Bylaw Number 939, 1985 as amended.

4. **Landscaping**

   a) All portions of the lot not covered by buildings, structures or paved areas shall be landscaped, including the retention of existing mature trees. This landscaping shall be maintained; and

   b) The boulevard areas of highways abutting a lot shall be seeded or sodded with grass on the side of the highway abutting the lot, except driveways.

Development Permit Requirements

Prior to approval of any development in this zone, Development Permit Guidelines specific to the New Monaco Development Permit Area shall be adopted into the District of Peachland Official Community Plan.

Other Land Use Regulations

Land use regulations including the following are applicable to all development in the CD10 Zone:

1. Prior to any use, lands must be serviced as set out in the District of Peachland Subdivision and Development Servicing Bylaw and/or the Phased Development Agreement for the New Monaco Development.

2. General provisions on use as set out in the District of Peachland Zoning Bylaw are applicable.

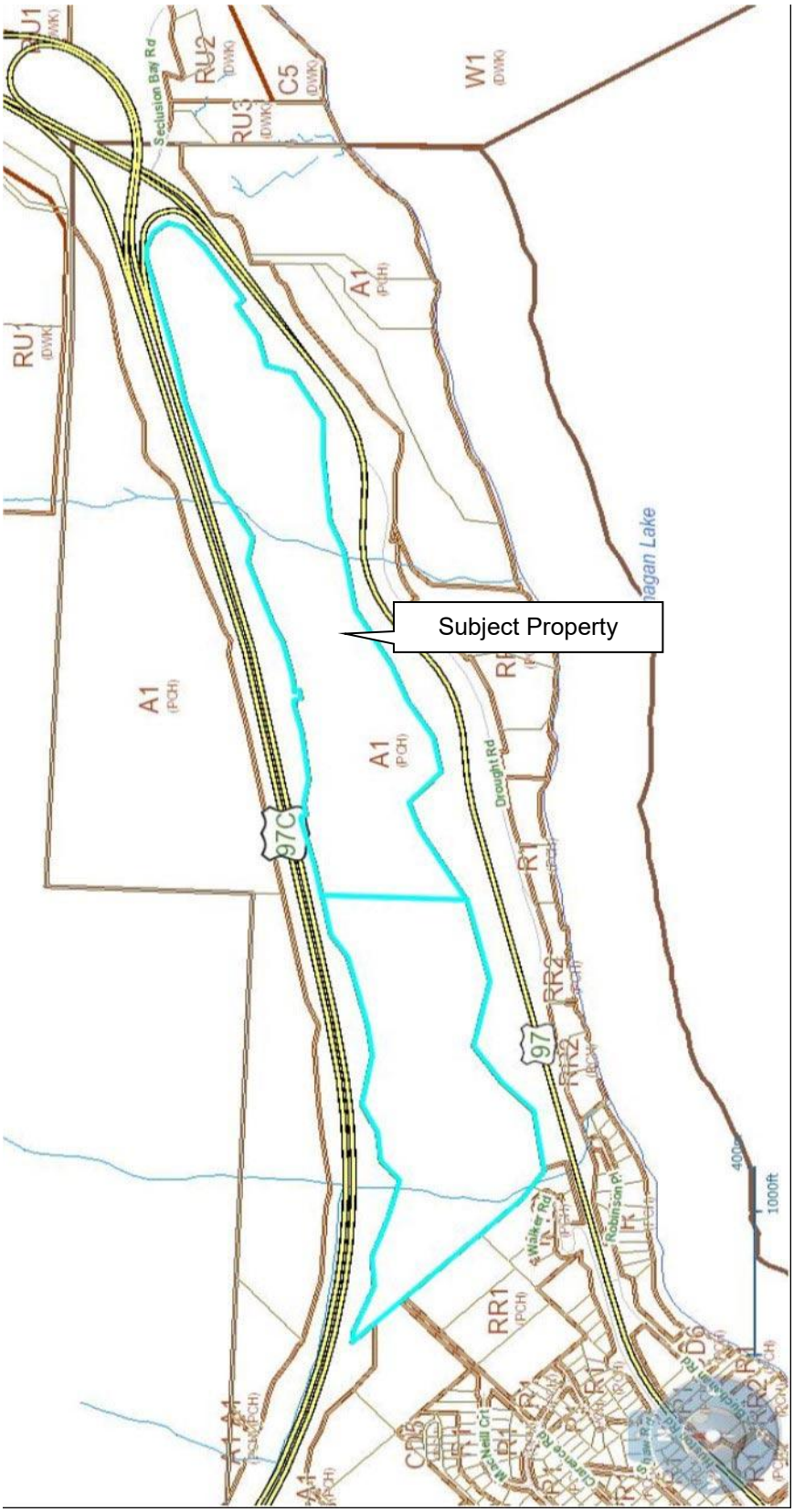
3. Parking requirements as set out in the District of Peachland Zoning Bylaw are applicable.

4. Sign regulations as set out in the District of Peachland Sign Bylaw are applicable.

5. Building Permits will be issued as set out in the District of Peachland Building Bylaw and the District of Peachland Development Cost Charges Bylaw.

6. Development Permits will be required in accordance with the District of Peachland Official Community Plan.

CD10 Zone – New Monaco Neighbourhood



8.10 CD11 Zone – Todd's Resort

Intent: To provide a zone for integrated residential and tourism development based on a comprehensive plan.

Uses Permitted

.1 The following uses and no other shall be permitted in the CD11 Zone:

Principal Uses

.1 Dwellings, Multiple-Unit Residential
.2 Dwellings, Single Detached
.3 Tourist Accommodation
.4 Vacation Resort Residential

Accessory Uses

.2 The following uses and no others shall be permitted as accessory to the principal uses in the CD11 Zone:
.1 Home Based Business, Type I (Minor) and Type II (Major), subject to Part 5 of this Bylaw.

Lot Area

.3 The minimum lot area shall be 16,500 m^2 (177,604 ft^2).

Lot Dimensions

.4 The minimum lot dimensions on future subdivision shall be:

Width	15.0 m (49.2 ft)
Depth	30.0 m (98.4 ft)

Density

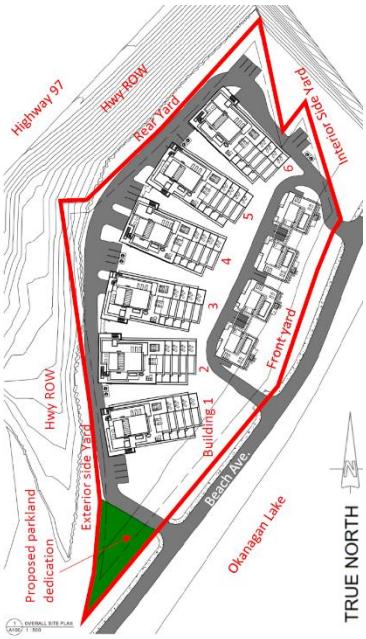
.5 The maximum Floor Area Ratio (FAR) shall be 0.55.

Lot Coverage

.6 Maximum lot coverage for all buildings and structures shall be 30%.

Setback Requirements

.7 Minimum setback requirements from lot perimeter shall be:



Multi-Unit Buildings - Minimum Front Setback (m)						
Building (from south to north)	**Storey**					
	1	**2**	**3**	**4**	**5**	**6**
Bldg 1	6 m	9 m	12 m	15 m	18 m	21 m
Bldg 2	23 m	26 m	29 m	32 m	35 m	38 m
Bldg 3	37 m	40 m	43 m	46 m	49 m	52 m
Bldg 4	38 m	41 m	44 m	47 m	50 m	53 m
Bldg 5	34 m	37 m	40 m	43 m	46 m	49 m
Bldg 6	30 m	33 m	36 m	39 m	42 m	45 m

Multi-Unit Building – All Storeys (m)	
Rear	4.5 m (14.8 ft)
Interior Side Yard	1.5 m (4.9 ft)
Exterior Side Yard	4.5 m (14.8 ft)

CD11 Zone – Todd's Resort

Single Detached Buildings	
Front Yard	6.0 m (19.7 ft)
Rear Yard	54.0 m (177.1 ft)
Interior Side Yard	1.5 m (4.9 ft)
Exterior Side Yard	4.5 m (14.8 ft)

Accessory Buildings	
Front Yard	6.0 m (19.7 ft)
Rear Yard	4.5 m (14.8 ft)
Interior Side Yard	1.5 m (4.9 ft)
Exterior Side Yard	4.5 m (14.8 ft)

Height

.8 Maximum building heights are as follows:

Dwellings, Multiple-Unit Buildings	25.0 m (82.0 ft)
Dwellings, Single Detached Buildings	7.5 m (24.6 ft)
Accessory Buildings and Structures	7.5 m (24.6 ft)

Off-street Parking

.9 All off-street parking shall be provided as described in Part 6 – Parking and Loading of this Zoning Bylaw except:

.1 Minimum number of visitor parking stalls shall be 16.
.2 Minimum number of boat parking stalls shall be 8.
.3 Boat parking stalls shall be a minimum 7.0 m (23.0 ft) deep by 3.0 m (9.8ft) wide.
.4 Minimum number of motorcycle parking stalls shall be six.

Landscaping and Screening

.10 Landscaping and screening shall be provided as described in Part 5 of this Zoning Bylaw except:

.1 Boat parking spaces shall be screened from adjacent properties with a landscaping buffer or fencing minimum of 1.8 m (6.0 ft) tall.

Other Regulations

.11 Garbage containers, passive recycling containers, loading and parking areas must be screened to a height of 2.1 m (7.0 ft) from the ground up. This may include the use of a landscape screen, natural vegetation or a solid decorative fence or any combination thereof. In ground waste storage systems do not require screening.

.12 Minimum Net Floor Area of each dwelling shall be 50 m^2 (538.0 ft^2).

.13 Minimum separation between buildings shall be 3.0 m (9.8 ft).

.14 The proposed development shall be subject to and comply with all approved development permits.

8.11 CD12 ZONE – PROTECTIVE SERVICES BUILDING

Intent: This zone is intended to accommodate and regulate the development of a protective services building.

Uses Permitted .1 The following uses and no others shall be permitted in the CD12 Zone:

Principal Uses

.1 Assembly use

.2 Public buildings and facilities

Accessory Uses .2 The following uses and no others are permitted as accessory to the principal uses in the CD12 Zone:

.1 Outdoor storage

.2 Parking facility

Lot Area .3 The minimum lot area is 3000 m^2 (0.74 ac).

Lot Dimensions .4 The minimum lot dimensions on subdivision are:

Width	20.0 m (65.5 ft)
Depth	20.0 m (65.5 ft)

Density .5 The maximum floor area is 1.2 FAR.

Lot Coverage .6 The maximum lot coverage is 75%.

Setback Requirements .7 The minimum setback requirements for all buildings and structures are:

Front yard	4.5 m (14.8 ft)
Rear yard	1.5 m (4.9 ft)
Interior side yard	1.5 m (4.9 ft)
Exterior side yard (13th St)	1.5 m (4.9 ft)
Exterior side yard (Hwy 97)	4.5 m (14.8 ft)

Height .8 The maximum building heights are as follows:

Principal building	18.0 m (59.1 ft)
Accessory buildings and structures	9.0 m (29.5 ft)

Off-street Parking .9 The minimum number of parking spaces is 1.0 space per 100 m^2 of gross floor area and 1.0 EV parking space.

Table of Amendments: Zoning Bylaw No. 2400

(For convenience only; see amendment bylaw for further details)

Subject Property	File No.	Bylaw No.	Adopted	Text or Map	Summary of Contents
4641 Princeton Avenue	Z22-05	2373	August 29, 2023	Map	Rezone from Rural Residential (RR1) to Multi-unit Residential – Medium Density (RM4)
6575 and 6650 Renfrew Road	Z22-03	2376	September 12, 2023	Map	Rezone to Single Detached Residential (R1), Two Unit Residential (R2), Multi-Unit Residential (RM2), and Parks and Open Space (P1)
6785 Thorne Road	Z22-04	2368	November 14, 2023	Map	Rezone from Rural Residential (RR1) to Single Detached Residential (R1)
District of Peachland	Z24-03	2422	June 25, 2024	Text and Map	Small-scale, Multi-unit Housing (SSMUH) amendment as provincially mandated
4426, 4440, 4444, and 4450 5th Street (now: 4444 5th Street)	Z22-02	2372	August 27, 2024	Map	Rezone from Single Detached Residential (R1) and Public Institutional (P2) to Mixed Use (CR1) for Phase 2 of the Peachland Seniors' Support Society affordable housing project
All Ponderosa lands	Z23-02	2392	September 10, 2024	Text	Rezone from CD7 Zone – Ponderosa Community to new version of CD7
6137 and 6147 Lipsett Avenue	Z23-03	2401	September 24, 2024	Map	Rezone from Rural Residential (RR1) to Multi-unit Residential – Medium Density (RM4)
4607 Princeton Avenue	Z20-02	2333	January 14, 2025	Map	Rezone from Rural Residential (RR1) to Multi-unit Residential – Medium Density (RM4)
5601 Wild Goose Street	Z24-07	2430	February 25, 2025	Map	Rezone from Multi-unit Residential – Medium Density (RM4) and Low Density Residential (R1) to Public/Institutional (P2)
4062 Beach Avenue	Z24-05	2426	July 8, 2025	Text and Map	Rezone from Multi-unit Infill Residential (RM2) to Beach Avenue Mixed Use (CR3), including site-specific text amendment to restrict commercial use
District of Peachland	Z25-01	2450	March 24, 2026	Text	Re-establish underlying zoning to support part wall subdivision in R1 and RM2 zones
District of Peachland	Z26-01	2449	April 28, 2026	Text	Housekeeping updates and minor regulatory changes following previous Small-scale, Multi-unit Housing (SSMUH) amendment
4217 San Clemente Avenue	Z26-02	2465	July 7, 2026	Text and Map	Add CD12 Zone – Protective Services Building and rezone from Multi-unit Infill Residential (RM2) and unassigned to CD12