

COLUMBIA SHUSWAP REGIONAL DISTRICT

RANCHERO/DEEP CREEK

LAND USE BYLAW NO. 2100

THIS CONSOLIDATED BYLAW IS NOT INTENDED TO BE USED FOR LEGAL PURPOSES

CONSOLIDATED FOR CONVENIENCE ONLY WITH:

BYLAW NO. 2104

BYLAW NO. 2106

BYLAW NO. 2107

BYLAW NO. 2110

BYLAW NO. 2112

BYLAW NO. 2115

BYLAW NO. 2119

BYLAW NO. 2129

BYLAW NO. 750

November 21, 2011

INFORMATION SHEET ON THE BYLAWS

WHICH WERE CONSOLIDATED INTO

BYLAW NO. 2100

BYLAW NO. 2104 - Adopted August 17, 1989

- added Environmental Protection Regulations

BYLAW NO. 2106 - Adopted October 17, 1991

- added private educational facilities to the definition section

BYLAW NO. 2107 - Adopted October 22, 1992

- added provision for exemption from minimum parcel size to allow for lot line relocation

BYLAW NO. 2110 - Adopted - February 17, 1994

- added a new designation SH SMALL HOLDINGS, included domestic consumption definition

BYLAW NO. 2112 - Adopted - November 9, 1995

- clarifies those people who can enter property for inspection

BYLAW NO. 2115 - Adopted - June 19, 1997

- adds definition for "retail sales" and adds woodworking shop and retail sales to HC permitted uses

BYLAW NO. 2119 – Adopted – October 18, 2001

- Local Government Act deems a Rural Land Use Bylaw to be a comprehensive general bylaw

BYLAW NO. 2129 – Adopted – February 24, 2011

- text amendment changes definition for "home occupation"; adds definition for "kennel" and "wrecking yard"
- amends Part II Land Use Regulation in regard to home occupation

BYLAW NO. 750 – Adopted – November 17, 2011

- Repealed Part 1 – Introduction and all amendments thereto.

RANCHERO/DEEP CREEK

LAND USE BYLAW NO. 2100

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PART II LAND USE REGULATIONS

Interpretation

2.1 In this part:

"accessory use" means a use other than a residential use, which is ancillary or incidental to a principal use or building on the same parcel;

"agriculture" means (a) the growing, rearing, producing or harvesting of agricultural crops, furbearing animals, poultry or other livestock; and includes (b) the storage and processing of primary agricultural products harvested, reared or produced by the farming operation; and (c) the storage and repair of farm machinery, implements and supplies; and (d) dwellings for the accommodation of persons employed in the agricultural enterprise located on or operated from the parcel containing the dwellings;

"aisle" means the area of a parcel which provides space for motor vehicle access and manoeuvring but does not include required parking or loading spaces ;

"commercial recreation use" includes golf course, driving range, racquet sports complex, waterslide, mini golf facility, theme park, pool hall, amusement arcade, bowling alley and curling rink;

"community water system" means a system of waterworks which services two or more parcels and which is owned, operated and maintained by an improvement district under the Water Act, or Municipal Act, or a regional district, or which is regulated under the Water Act, Water Utilities Act, or the Utilities Commission Act;

"convenience store" means a retail sales outlet which sells or offers for sale foodstuffs, periodicals, sundries, fresh fruits and vegetables, hygienic or cosmetic goods or plants;

"designated flood" means a flood, which may occur in any given year, of such magnitude as to equal a flood having a 200 year recurrence interval based on a frequency analysis of unregulated historic flood records;

"designated flood level" means the observed or calculated evaluation for the Designated Flood;

BL2110 "domestic consumption" means the utilization of fur bearing animals, poultry or other livestock by the residents of the parcel on which the fur bearing animals, poultry or other livestock are raised but does not include retail or wholesale sales of fur bearing animals, poultry or other livestock;

"dwelling" means a self-contained set of habitable rooms containing not more than one set of cooking facilities and located in a building;

"flood construction level" means the Designated Flood Level plus the allowance for freeboard (normally 0.6m) and is used to establish the elevation of the underside of a wooden floor system or top of concrete slab for habitable buildings, or the ground surface elevation or top of concrete or asphalt pad upon which a mobile home or unit rests;

"floodproofing" is the alteration of land or structures either physically or in use to reduce or eliminate flood damage and includes the use of building setbacks from water bodies to maintain a floodway and to allow for potential erosion. Floodproofing may be achieved by all or a combination of the following:

- a. building on fill, provided such fill does not interfere with floodflows of the watercourse, and is adequately protected against floodwater erosion;
- b. building raised by structural means such as foundation walls, columns, etc.;

"freeboard" means a vertical distance added to the Designated Flood Level to allow for wave runup, surges and other open water conditions, as a factor of safety;

"front parcel line" means a parcel boundary contiguous to a highway other than a lane, provided that in respect of a corner parcel, the front parcel line shall be the shortest parcel boundary contiguous to a highway other than a lane;

"habitable area" means any room or space within a building or structure which is or can be used for human occupancy, commercial sales, or storage of goods, possessions or equipment (including furnaces) which would be subject to damage if flooded;

"heavy industry" includes such uses as manufacturing or processing of wood and paper products, metal, heavy electrical, non-metallic mineral products, petroleum and coal products, industrial chemicals and by-products, and allied products;

"height" means the vertical distance from the grade to the highest point of the structure;

"heritage site" means land of historic, archeological, or architectural significance to the Province or a local government;

"highway" includes a street, road, lane, viaduct, and any other way open to public use, but does not include a private right-of-way on private property;

"home occupation" means any occupation, profession or craft where such occupation, profession or craft is accessory to the use of the dwelling for residential purposes and which does not alter the residential character of the premises and the character of the residential or rural district where the premises are situated;

"hotel" means a building which provides sleeping accommodation and which also contains commercial uses and such additional facilities or services as a restaurant, dining room, public house or public convention rooms;

BL2129

"institutional use" means club, lodge, golf and country club, curling club, resthome, private hospital, church, church manse, equestrian facility, yacht club, community hall, daycare centre, gun club, shooting range;

BL2129

"kennel" means a building, structure, compound, group of pens or cages, or property in which dogs are kept for the purposes of boarding or breeding;

"licenced establishment" means an establishment licenced under the Liquor Control and Licencing Act for the consumption of alcoholic beverages;

"light or service industry" includes such uses as assembly, fabrication and light manufacturing, warehousing, wholesaling and food processing;

"mobile home park" means a parcel containing two or more mobile homes used or intended to be used for residential purposes and includes a single family dwelling for the operator of the mobile home park, accessory uses including laundry, storage and playground facilities and may include a convenience store;

"motel" means a building or a group of buildings on a site designed and operated to provide temporary accommodation for transient motorists and contains separate sleeping units, each of which is provided with an adjoining or conveniently located parking space;

"multiple family dwelling" means any building consisting of three or more dwellings each of which is occupied or intended to be occupied as a permanent home or residence of not more than one family;

"natural boundary" means the visible high water mark of any lake, river, stream, or other body of water where the presence and action of the waters are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the body of water a characteristic distinct from that of its banks, in vegetation, as well as in the nature of the soil itself;

"on site sewage disposal" means disposal of sewage on the parcel being served;

"on site water supply" means a system which provides a water supply of not less than 2,273 litres per day to one parcel and which is either located entirely on the parcel being served or located partially on the parcel being served and on land or water for which an easement, right of way, licence or other form of tenure has been secured by the owner of the parcel being served;

"pad" is a paved surface on which blocks, posts, runners or strip footings are placed for the purpose of supporting a mobile home or unit;

"parcel" means any lot, block or other area in which land is held or into which it is subdivided, but does not include a highway;

"parking space" means a space within a building or parking area, for the parking of one vehicle, excluding driveways, aisles and work areas;

- BL2106 "Private educational facility" means a facility utilized for the purpose of assembling persons for cultural, educational, philanthropic, political or religious purposes which may include up to 250 beds, 30 campsites and two dwellings for the purpose of accommodation."
- "public use" means land, buildings or facilities provided by a government or agency of government for public park and recreation purposes, education, health, welfare, administration, safety, communications or public works;
- "rear parcel line" means the boundary of a parcel which lies the most opposite to and is not connected to the front parcel line;
- "relative" means father, mother, father-in-law, mother-in-law, son, daughter, sister, brother, grandchildren, grandparents, and great-grandparents;
- BL2115 "retail sales" the use of land for the sale, or display for sale, to the general public of goods, wares, merchandise, substances, articles or things provided that the total floor area utilized for the purpose of display or storage shall not exceed 200 m² and that the total floor area used for fabricating, assembly or repair of such goods, wares, merchandise, substances, articles or things shall not exceed 60 m²;
- "screening" means a continuous fence, wall, compact evergreen hedge or combination thereof;
- "setback" means a withdrawal of a building or landfill from the natural boundary or other reference line to maintain a floodway and to allow for potential land erosion;
- "side parcel line" means a parcel line other than the front or rear parcel line;
- "single family dwelling" means any building consisting of one dwelling which is occupied or intended to be occupied as a permanent home or residence of not more than one family;
- "two family dwelling" means any building consisting of two dwellings each of which is occupied or intended to be occupied as a permanent home or residence of not more than one family;
- "watercourse" means a natural depression with well defined banks and a bed of 0.6 m or more below the surrounding land serving to give direction to a current of water on the average at least six months of the year, or having a drainage area of one square mile or more.
- BL2129 "wrecking yard" means land and/or buildings where motor vehicles, tractors, logging equipment, farm implements, motorcycles, boats and industrial equipment are disassembled, prepared for disposal, are rebuilt or are reused as part of a recycling program, and the keeping and/or storing of salvaged materials where such materials are bought, sold, exchanged, baled or otherwise processed for further use;

Land Use Zones

BL2119 2.2.1 The Rancho/Deep Creek Area as defined in Schedule D is divided into the land use zones identified in Column I and each land use zone is briefly described in Column II of Table 2. The correct name of each land use zone provided for in this bylaw is set out in Column I of Table 2 while the description of each land use zone found in Column II is for convenience only:

Table 2

Land Use Zones

	<u>Column I</u>	<u>Column II</u>
	R	Rural
	RH	Rural Holdings
	RR	Rural Residential
BYLAW 2110	SH	Small Holdings
	CR	Country Residential
	HC	Highway Commercial
	WC	Waterfront Commercial
	RC	Resort Commercial
	I	Industrial
	P	Institutional

Location and Extent of Land Uses

BL2119 2.2.2 The location and extent of land subject to each of the land use zones established in section 2.2.1 of this bylaw are defined on the Land Use Zoning Maps which is Schedule D to this bylaw.

General Regulations, Requirements and Provisions

BL2104/
BL2119 2.3 Except as otherwise specified in this bylaw, sections 2.3.1 to 2.3.14 inclusive apply to all land use zones established under this bylaw.

Major Highways

2.3.1 .1 For the purpose of this bylaw, Highway No. 97B is hereby designated as a trunk highway. Deep Creek Road, School House Road, Gardom Lake Road, Shaw Road and Black Road are hereby designated as major roadways. Trunk highways and major roadways are identified on Schedule C, Major Road Network Map.

- .2 No building, structure or use shall be located within 4.5 meters of the boundary of a major roadway or trunk highway right-of-way.

Floodplain Provisions

- 2.3.2 Notwithstanding any other provision of this Bylaw, no building, mobile home or unit, modular home or structure shall be constructed, reconstructed, moved extended or located:
 - .1 within 7.5 meters of the natural boundary of a lake, swamp or pond;
 - .2 within 15.0 meters of the natural boundary of any watercourse.
- 2.3.3 Notwithstanding any other provisions of this Bylaw, no building, mobile home or unit, modular home or structure or any part thereof shall be constructed, reconstructed, moved, extended or located with the underside of a wooden floor system or top of concrete slab of any area used for habitation, business, or storage of goods damageable by floodwaters, concrete or asphalt pad on which it is located:
 - .1 lower than the Flood Construction Level where it has been determined to the satisfaction of the Ministry of Environment and Parks, or where it has not been determined;
 - .2 nor lower than 1.5 meters above the natural boundary of a lake, swamp, pond or watercourse.
- 2.3.4 The required elevation may be achieved by structural elevation of the said habitable, business or storage area or by adequately compacted landfill on which any building is to be constructed or mobile home or unit located, or by a combination of both structural elevation and landfill. No area below the required elevation shall be used for the installation of furnaces or other fixed equipment susceptible to damage by floodwater.
- 2.3.5 Where landfill is used to achieve the required elevations stated in Section 2.3.4 above, no portion of the landfill slope shall be closer than the distances in Section 2.3.2 from the natural boundary, or the inboard tow of any structure for flood protection or seepage control, or the inboard side of any dyke right-of-way, and the face of the landfill slope shall be adequately protected against erosion from floodwaters.
- 2.3.6 Sections 2.3.3, 2.3.4 and 2.3.5 shall not apply to:
 - .1 a renovation of an existing building or structure that does not involve an addition thereto; or an addition to a building or structure that would increase the size of the building or structure by less than 25 percent of the floor area existing at the date of adoption of this bylaw;
 - .2 that portion of a building or structure to be used as a carport or garage;
 - .3 farm buildings other than dwelling units and closed-sided livestock housing. Farm dwelling units on parcel sized 8.1 hectares or greater and within the Agricultural Land Reserve are exempted from the requirements of Clause 2.3.4 but if in a floodable area shall be elevated 1 metre above the surrounding natural ground

elevation. Closed-sided livestock housing behind standard dykes as approved by the Ministry of Environment and Parks is exempted from the requirement to floodproof but if not behind standard dykes shall be elevated 1 metre above the natural ground elevation;

- .4 light or heavy industrial development which is required to floodproof to the Designated Flood Level.

Parking and Loading Spaces

BL2119 2.3.7 The requirements set out in Section 2.3.8 apply only to buildings, structures and uses located in areas zoned as HC, WC, RC, I and P on the Land Use Zoning Maps.

2.3.8 Space for the off-street parking and loading of motor vehicles in respect of a class of building permitted under this bylaw shall be provided and maintained in accordance with the regulations set out in Schedule B of this bylaw.

The regulations contained in this section do not apply to buildings, structures and uses existing as of the date of adoption of this bylaw except that:

- .1 off-street parking and loading shall be provided and maintained in accordance with this bylaw for any addition to an existing building or structure or change or addition to the existing use; and
- .2 the number of off-street parking or loading spaces provided prior to the date of adoption of this bylaw shall not be reduced below the applicable off-street parking or loading space requirements as set out in Schedule B.

Projections Into Setback Areas

2.3.9 No building or structure other than:

- .1 an accessory building provided that the accessory building is not located within 2 meters of any parcel line;
- .2 a sign;
- .3 a fence;
- .4 a patio or terrace;
- .5 a display yard, storage yard, parking space or loading space; or
- .6 a covered or uncovered swimming pool;

shall be located in the area of setback required by this bylaw.

Home Occupations

BL2129 2.3.10 Home occupations shall comply with all of the following regulations:

- .1 The home occupation shall be carried out accessory to and on the same parcel as the dwelling to which it relates.

- .2 The home occupation shall not produce, discharge or emit: smoke (except smoke produced from the heating of the home occupation space), dust, litter, vibrations; odorous, toxic or noxious matter or vapours; heat; glare; radiation; electrical or television interference; or sufficient noise, congestion or traffic to constitute a nuisance offensive to the community.
- .3 Outdoor storage and processing associated with the home occupation must be completely screened from adjoining properties and highways at a minimum height of 1.8 m (5.91 ft), with the exception of daycares and parking.
- .4 The area used for the display of new goods for sale not produced on-site is limited to 25 percent of the area used for the home occupation.
- .5 Total signage (excluding framing) used for the purpose of advertising the home occupation on each parcel shall not exceed 3 m² (32.29 ft²) in area. Signs shall have a minimum setback of 1 m (3.28 ft) from parcel lines. Where the signs are located within 5 m (16.4 ft.) of a highway, each sign shall not exceed 2 m² (21.53 ft²) in area.
- .6 All parking associated with the home occupation shall be on-site. One parking space shall be provided:
 - (a) per 100 m² (1,076.39 ft²) of area used for the home occupation (plus one parking space for any fraction of area greater than 100 m² (1,076.39 ft²), with the exception of daycares;
 - (b) per non-resident employee;
 - (c) per let bedroom in the case of a bed & breakfast; in compliance with dimensions and access requirements as set out in Schedule B.
- .7 Where the parcel is less than 0.4 ha (0.99 ac):
 - (a) no more than 2 persons shall be employed in a home occupation who are not residents of the dwelling in which the home occupation is taking place;
 - (b) the maximum area of all home occupation uses on a parcel is 275 m² (2,960 ft²) on lands outside the agricultural land reserve and 100 m² (1,076 ft²) on lands inside the agricultural land reserve;
 - (c) if the home occupation is a bed & breakfast, the bed & breakfast is limited to 3 bedrooms for let.
- .8 Where the parcel is 0.4 ha (0.99 ac) or larger:
 - (a) no more than 4 persons shall be employed in a home occupation who are not residents of the dwelling in which the home occupation is taking place;
 - (b) the maximum area of all home occupation uses on a parcel is 150 m² (1,615 ft²) on lands inside the agricultural land reserve;
 - (c) if the home occupation is a bed & breakfast, the bed & breakfast is limited to 6 bedrooms for let on lands outside the agricultural land reserve and 4 bedrooms for let on lands inside the agricultural land reserve.
- .9 A home occupation does not include:
 - (a) asphalt batch plant;
 - (b) kennel, unless it is:
 - (i) located on a parcel 2 ha (4.94 ac) or larger; and
 - (ii) setback a minimum 30 m (98.43 ft.) from all parcel boundaries;

- (c) restaurant;
- (d) sand and gravel processing;
- (e) wrecking yard involving six or more vehicles.

Minimum Parcel Area

2.3.11 No plan of subdivision shall be approved where any parcel proposed to be created by the plan of subdivision would have an area less than that specified in sections 2.4.1 to 2.12.2 inclusive of this bylaw.

Exemption From Minimum Parcel Size

2.3.12 The provisions of section 2.3.11 of this bylaw do not apply in the case where:

- .1 two or more parcels are to be consolidated into one parcel;
- .2 the parcel being created is to be used solely for an unattended building or equipment necessary for the operation of:
 - .1 a community water system;
 - .2 a community sewer system;
 - .3 a community gas distribution system;
 - .4 a radio or television receiving or broadcasting antenna;
 - .5 a telecommunication relay station;
 - .6 an air navigation aid;
 - .7 an electrical substation or power generation station;
 - .8 parks and playgrounds; or
 - .9 any other similar public service facility or utility;

and is to be used for no other purpose.

.3 If a parcel existing at the date of adoption of this Bylaw within the R, RR or RH zones is divided by an existing public highway constructed to the Ministry of Transportation and Highways standards, then a new parcel may be created provided:

- .1 the parcel has a minimum area of 4,000 m² and a maximum area of 8,000 m²;
- .2 only one parcel is created and that parcel consists of the entire area isolated from the parent parcel by the public roadway.

.4 Lot lines are relocated to facilitate an existing development or improve a subdivision pattern provided that:

- .1 no additional parcels are created;
- .2 all parcels are contiguous; and
- .3 no parcel shall be enlarged to a size permitting further subdivision.

BL 2107

Provision for Second Dwelling

- BL2119 2.3.13 Notwithstanding any other provisions of this bylaw, a second dwelling is permitted on parcels in excess of one hectare within areas zoned as R, RH and RR, provided the following criteria are met:
- .1 The second dwelling shall be occupied by a full-time employee engaged in agriculture on the parcel; or
 - .2 The second dwelling shall be occupied by a relative who either receives care and maintenance from or administers care and maintenance to the occupants of the principal dwelling;
 - .3 Where a second dwelling is provided in accordance with Section 2.3.13.2, a physician shall certify that such care and maintenance is necessary;
 - .4 The second dwelling shall be sited not less than:
 - 4 meters from any property line;
 - 5 meters from the principal dwelling or any building accessory thereto;
 - .5 The second dwelling shall not be anchored to a permanent foundation;
 - .6 The owner of the said land shall execute a covenant under Section 215 of the Land Titles Act in favour of the Regional District indicating that the second dwelling will be removed upon termination of the conditions specified in Section 2.3.13.1 and 2.3.13.2.

BL 2104 Environmental Protection Regulations

- 2.3.14 Where a new subdivision is proposed and it is located within 91 metres measured horizontally from the natural boundary of a lake, water course or other body of water, that subdivision shall be subject to the following provisions:
- .1 The soil percolation rate and depth to water table or impervious layer shall be determined using a method approved by the Regional District. The soil percolation rate and depth to water table or impervious layer are subject to Regional District verification.
 - .2 Disposal of effluent by any method is not permitted within 30 meters from the natural boundary of the lake, water course or other body of water.
 - .3 A conventional absorption field shall not be located in an area where an impervious layer of soil or bedrock, or the groundwater table is less than 1.5m below the natural ground surface.
 - .4 A conventional absorption field shall not be located in soils with percolation rates of less than 10 minutes per inch.

- .5 The soil profile must be examined through suitable test holes to a depth of two meters or to bedrock or to the water table, whichever is least. Where the Regional District determines that the soil profile is unsuitable for sewage disposal, disposal will not be permitted on the parcel. The Regional District may require a report from a professional engineer where conditions such as groundwater, soil type and stability, and other factors may affect the successful operation of septic tank/tile fields.
- .6 No part of a sewage disposal field shall be within the sewage disposal setback. The sewage disposal setback shall be measured a horizontal distance from the natural boundary of a lake, water course or other body of water and shall vary with the depth to water table of impervious layer, whichever is least, and percolation rates as indicated in Table 3.
- .7 The percolation rate to be used is the average of the individual field tests. The number and location of percolation tests are to be determined by the Regional District, but shall not be less than two within each proposed sewage disposal field.
- .8 Where the regulations in Section 2.3.14 differ from the Provincial Sewage Disposal Regulations, pursuant to the health Act the regulations in Section 2.3.14 shall apply.
- .9 Where an alternate sewage disposal system not conforming to the regulations in Section 2.3.14 of this bylaw is proposed, applications for exemption from the provisions of Section 2.3.14 of this bylaw may be submitted as a development variance permit to the Regional Board. The application must demonstrate to the satisfaction of the Regional Board that the sewage disposal system can achieve an 80% phosphorous removal, for the life of the disposal system, before effluent reaches surface water.

TABLE 3

SEWAGE DISPOSAL SETBACKS

Percolation Rate	Depth to Watertable or Impervious Layer, Whichever is Least from Ground Surface (m)					
	min./2.5 c 1.5	1.8	2.1	2.4	2.7	3.0
<10	-----NOT PERMITTED-----					
10 - 14	91m	79m	67m	55m	43m	30m*
15 - 19	85m	63m	43m	30m*	30m*	
20 - 24	79m	52m	30m*			
25 - 29	73m	43m	30m*			
30 - 34**	67m	34m	30m*			
35 - 39	61m	30m*				
40 - 44	55m	30m*		ALL 30m*		
45 - 49	49m	30m*				
50 - 54	43m	30m*				
55 - 59	37m	30m*				
60	30m*					

NOTE:* Any method of sewage disposal is not permitted within 30m of the natural boundary of a lake, or watercourse or other body of water.

** In the case of newly created lots where the percolation rate is in the excess of 30 minutes per 2.5cm (one inch), the Ministry of Health may not be prepared to issue a sewage disposal permit.

Regulations Pertaining To Each Land Use Zone

R Rural

Permitted Uses

BL2119 2.4.1 The following uses and no others are permitted in the area zoned as R:

- . 1 agriculture;
- . 2 guest ranch;
- . 3 silviculture, wood harvesting;
- . 4 mining, gravel extraction;
- . 5 trapping;
- . 6 aquaculture;
- . 7 watershed;
- . 8 kennel;
- . 9 airfield, airstrip;
- .10 golf course;
- .11 public use;
- .12 single family dwelling;
- .13 home occupation;
- .14 accessory use.

Regulations

BL2119 2.4.2 On a parcel located in an area zoned as R, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

	<u>Column I</u>	<u>Column II</u>
.1	maximum number of single family dwellings:	1 single family dwelling per parcel;
.2	required siting from parcel lines: front and rear parcel lines: side parcel line:	4.5 meters; 2 meters;
.3	minimum parcel area:	60 hectares;
.4	servicing standard:	on site sewage disposal; on site water supply.

Regulations Pertaining To Each Land Use Zone

RH Rural Holdings

Permitted Uses

BL2119 2.5.1 The following uses and no others are permitted in the area zoned as RH:

- .1 single family dwelling;
- .2 home occupation;
- .3 agriculture;
- .4 public use;
- .5 accessory use;

Regulations

BL2119 2.5.2 On a parcel located in an area zoned as RH, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

	<u>Column I</u>	<u>Column II</u>
.1	maximum number of single family dwellings:	1 single family dwelling per parcel;
.2	minimum siting from parcel lines: front and rear parcel lines: side parcel line:	4.5 meters; 2 meters;
.3	minimum parcel area:	8 hectares;
.4	servicing standard:	on site sewage disposal; on site water supply.

BYLAW 2110

Regulations Pertaining to Each Land Use Zone

SH SMALL HOLDINGS

Permitted Uses

- BL2119 2.6.1 The following uses and no others are permitted in the area zoned as SH:
- .1 single family dwelling
 - .2 agriculture, provided that the rearing of fur bearing animals, poultry or other livestock is limited to domestic consumption;
 - .3 public use;
 - .4 home occupation;
 - .5 accessory use.

BL2119 2.6.2 Regulations

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

	<u>Column I</u>	<u>Column II</u>
.1	maximum number of single family dwellings:	1 single family dwelling per parcel;
.2	minimum siting from parcel lines: front and rear parcel lines: side parcel lines:	4.5 meters; 2 meters;
.3	minimum parcel area:	1 hectare;
.4	servicing standard:	on site sewage disposal; on site water supply.

Regulations Pertaining To Each Land Use Zone

RR Rural Residential

Permitted Uses

- BL2119 2.7.1 The following uses and no others are permitted in the area zoned as RR:
- .1 single family dwelling;
 - .2 home occupation;
 - .3 agriculture;
 - .4 public use;
 - .5 accessory use.

Regulations

- BL2119 2.7.2 On a parcel located in an area zoned as RR, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

	<u>Column I</u>	<u>Column II</u>
.1	maximum number of single family dwellings:	1 single family dwelling per parcel;
.2	minimum siting from parcel lines: front and rear parcel lines: side parcel line:	4.5 meters; 2 meters;
.3	minimum parcel area:	2 hectares;
.4	servicing standard:	on site sewage disposal; on site water supply.

Regulations Pertaining To Each Land Use Zone

CR Country Residential

Permitted Uses

BL2119 2.8.1 The following uses and no others are permitted in the area zoned as CR:

- .1 single family dwelling;
- .2 public use;
- .3 home occupation;
- .4 accessory use.

Regulations

BL2119 2.8.2 On a parcel located in an area zoned as CR, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

	<u>Column I</u>	<u>Column II</u>
.1	maximum number of single family dwellings:	1 single family dwelling per parcel;
.2	minimum siting from parcel lines: front and rear parcel lines: side parcel lines:	4.5 meters; 2 meters;
.3	minimum parcel area:	4000 square meters;
.4	servicing standard:	on site sewage disposal; on site water supply.

Regulations Pertaining To Each Land Use Zone

HC Highway Commercial

Permitted Uses:

- BL2119 2.9.1 The following uses and no others are permitted in the area zoned as HC:
- . 1 hotel, motel;
 - . 2 restaurant, cafe including drive-in;
 - . 3 gasoline service station, key-lock fuel establishment;
 - . 4 convenience store;
 - . 5 fruit and vegetable sales;
 - . 6 car wash;
 - . 7 repair shop;
 - . 8 campground, recreation vehicle park;
 - . 9 welding shop;
 - .10 machine shop;
 - .11 sale, rental, service and repair of motor vehicles, recreation vehicles, mobile homes, boats, farm machinery and implements;
 - .12 veterinary clinic;
 - .13 building material supply;
 - .14 automotive parts supply;
 - .15 farm and garden supply;
 - .16 auto body and paint shop;
 - .17 wholesale establishment;
 - .18 sign shop;
 - .19 contractor and tradesman office and worksyard;
 - .20 public use;
 - .21 institutional use;
 - .22 licenced establishment;
 - BL2115 .23 woodworking shop, provided that all fabricating and manufacturing shall be conducted entirely within a completely enclosed building and provided that the total floor area used for fabricating and manufacturing does not exceed 200 m²;
 - BL2115 .24 retail sales;
 - .25 amusement arcade;
 - .26 single family dwelling;
 - .27 accessory use;

Regulations

- BL2119 2.9.2 On a parcel located in an area zoned as HC, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

	<u>Column I</u>	<u>Column II</u>
.1	maximum number of single family dwellings:	1 single family dwelling per parcel;
.2	minimum siting from parcel lines: front and rear parcel lines: side parcel line:	4.5 meters; 2 meters;
.3	minimum parcel area:	4000 square meters;
.4	servicing standard:	on site sewage disposal; on site water supply.

Regulations Pertaining To Each Land Use Zone

WC Waterfront Commercial

Permitted Uses:

BL2119 2.10.1 The following uses and no others are permitted in the area zoned as WC:

- . 1 motel;
- . 2 retail store;
- . 3 restaurant, cafe;
- . 4 campground, recreation vehicle park;
- . 5 marina;
- . 6 gas and fuel sales;
- . 7 public use;
- . 8 institutional use;
- . 9 single family dwelling;
- .10 accessory use;

Regulations

BL2119 2.10.2 On a parcel located in an area zoned as WC, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

	<u>Column I</u>	<u>Column II</u>
.1	maximum number of single family dwellings:	1 single family dwelling per parcel;
.2	minimum siting from parcel lines: front and rear parcel lines: side parcel line:	4.5 meters; 2 meters;
.3	minimum parcel area:	4000 square meters;
.4	servicing standard:	on site sewage disposal; on site water supply.

Regulations Pertaining To Each Land Use Zone

RC Resort Commercial

Permitted Uses:

BL2119 2.11.1 The following uses and no others are permitted in the area zoned as RC:

- . 1 hotel, motel, resort;
- . 2 commercial recreation use;
- . 3 campground, recreation vehicle park;
- . 4 single family dwelling;
- . 5 home occupation;
- . 6 accessory use;

Regulations

BL2119 2.11.2 On a parcel located in an area zoned as RC, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

	<u>Column I</u>	<u>Column II</u>
.1	maximum number of single family dwellings:	1 single family dwelling per parcel;
.2	minimum siting from parcel lines: front and rear parcel lines: side parcel line:	4.5 meters; 2 meters;
.3	minimum parcel area:	4000 square meters;
.4	servicing standard:	on site sewage disposal; on site water supply.

Regulations Pertaining To Each Land Use Zone

I Industrial

Permitted Uses:

BL2119 2.12.1 The following uses and no others are permitted in the area zoned as I:

- . 1 manufacturing, fabricating and processing industry;
- . 2 storage, warehousing, cartage, express and freight facilities;
- . 3 repair shop including accessory retail sales;
- . 4 machinery and equipment sales, rentals, leasing and repair;
- . 5 key lock fuel establishment;
- . 6 bulk fuel sales;
- . 7 public transportation depot;
- . 8 auction mart;
- . 9 auto wrecking yard;
- .10 public use;
- .11 institutional use;
- .12 single family dwelling;
- .13 accessory use.

Regulations

BL2119 2.12.2 On a parcel located in an area zoned as I, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

	<u>Column I</u>	<u>Column II</u>
.1	maximum number of single family dwellings:	1 single family dwelling per parcel;
.2	minimum siting from parcel lines: front and rear parcel lines: side parcel line:	4.5 meters; 2 meters;
.3	minimum parcel area:	4000 square meters;
.4	servicing standard:	on site sewage disposal; on site water supply.

Regulations Pertaining To Each Land Use Zone

P Institutional

Permitted Uses:

- BL2119 2.13.1 The following uses and no others are permitted in the area zoned as P:
- . 1 institutional use;
 - . 2 public use;
 - . 3 single family dwelling;
 - . 4 accessory use;
 - BL 2106 . 5 Private educational facility on a parcel of 20 hectares or more.

Regulations

BL2119 2.13.2 On a parcel located in an area zoned as P, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

	<u>Column I</u>	<u>Column II</u>
.1	maximum number of single family dwellings:	1 single family dwelling per parcel;
.2	minimum siting from parcel lines: front and rear parcel lines: side parcel line:	4.5 meters; 2 meters;
.3	minimum parcel area:	4000 square meters;
.4	servicing standard:	on site sewage disposal; on site water supply.

PART III GENERAL PROVISIONS AND ADMINISTRATION

Title

- 3.1 This bylaw may be cited for all purposes as the "Ranchero/Deep Creek Land Use Bylaw No. 2100".

Application

- BL2119 3.2 This bylaw applies to all of the land, surface of water, buildings, structures and air space within the Ranchero/Deep Creek Area as described in Schedule D of this bylaw.

Conformity

- 3.3 Land, air space or the surface of water shall not be used and buildings and structures shall not be constructed, altered, located or used except as specifically permitted in Part II of this bylaw.
- 3.4 No person shall subdivide land in the Ranchero/Deep Creek Area contrary to the provisions set out in Part II of this bylaw.

Severability

- 3.5 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.

Incorporation

- BL2119 3.6 Schedules A (OCP Designation Maps), Schedule B (Off Street Parking and Loading Requirements), Schedule C (Major Road Network Map) and Schedule D (Land Use Zoning Maps) attached hereto are made part of this bylaw.

Inspection

- BL 2112 3.7 The Administrator, Manager, Development Services or his designate are authorized to enter on any property at all reasonable times for the purpose of ascertaining whether regulations or directions under this bylaw are being observed.

Violation

3.8 Every person who:

1. violates any of the provisions of Part II of this bylaw;
2. causes or permits any act or thing to be done in contravention or violation of any of the provisions of Part II of this bylaw;
3. neglects or omits to do anything required under Part II of 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 Part II of this bylaw;
5. fails to comply with an order, direction or notice given under Part II of this bylaw; or
6. prevents or obstructs or attempts to prevent or obstruct the authorized entry of an officer on property under Section 3.7;

shall be deemed to be guilty upon summary conviction of an offence under this bylaw.

Offence

3.9 Each day's continuance of an offence under Section 3.8 constitutes a new and distinct offence.

Penalty

3.10 Every person who commits an offence under Part II of this bylaw is liable on summary conviction to a fine not exceeding \$2,000 and the cost of prosecution.

PART IV REPEAL

- 4.1 Deep Creek/ Rancho Zoning Bylaw 1977, No. 180, Deep Creek/Rancho Official Settlement Plan Bylaw No. 305 are hereby repealed.
- 4.2 Columbia-Shuswap Subdivision Control Bylaw 1978, No. 172 as it applies to Deep Creek/Rancho is hereby repealed.

PART V TRANSITION

READ a first time this 26th day of March,
1987.

READ a second time this 21st day of May,
1987.

PUBLIC HEARING held this 15th day of June,
1987.

READ a third time this 18th day of June,
1987.

APPROVED pursuant to Highway Act, R.S.B.C. 1979 this 8th day of July 1987.

RECEIVED THE APPROVAL of the Minister of Municipal Affairs this 2nd day
of September, 1987 .

RECONSIDERED AND ADOPTED this 17th day of September,
1987.

E. Lalonde
SECRETARY

G.M. Abbott
CHAIRMAN

CERTIFIED true copy of Bylaw No. 2100
as read a third time.

CERTIFIED true copy of Bylaw No. 2100
as adopted.

Secretary

Secretary

HIGHWAYS APPROVAL

SCHEDULE B

Off Street Parking and Loading Requirements

SCHEDULE B

Off Street Parking and Loading Requirements

Required Number of Parking and Loading Spaces

- 1.1 The number of required off street parking and loading spaces shall be calculated as follows:
- .1 the number of off street parking spaces required for a class of building is calculated according to Table B-1 of this schedule in which Column I sets out the class of building and Column II sets out the number of required off street parking spaces that are to be provided for each class of building in Column I;
 - .2 the number of off street loading spaces for motor vehicles required for a class of building is calculated according to Table B-2 of this schedule in which Column I sets out the class of building and Column II sets out the number of required off street loading spaces that are to be provided for each class of building in Column I;
 - .3 where the calculation of the required off street parking spaces or loading spaces results in a fraction, one parking or loading space shall be provided in respect of that fraction;
 - .4 where seating accommodation is the basis for a unit of measurement under this section and consists of benches, pews, booths or similar seating accommodation, each one-half meter of width of such seating shall be deemed to be one seat.
- 1.2 Required off street parking and loading spaces shall be located on the same parcel as the building they serve.

Dimensions and Access to Parking and Loading Spaces

- 1.3 .1 Each off street parking space required by this bylaw shall not be less than 2.7 meters wide or 5.8 meters long or have a vertical clearance less than 2.2 meters;

TABLE B-1

REQUIRED OFF STREET PARKING SPACES

<u>Column I</u> <u>Class of Building</u>	<u>Column II</u> <u>Required Number of Spaces</u>
Auction market	1 per 10m ² of auction floor area
Automobile parts supply	1 per 15m ² of retail floor area
Bank	1 per 15m ² of gross floor space
Bowling alley	2 per alley
Bulk fuel sales	1 per 15m ² of retail floor area
Building material supply	1 per 200m ² covered sales and storage
Campground	1 per space
Car wash	1 per bay
Church	1 per 4 seats
Clubs, lodge	1 per 4 seats
Community hall	1 per 4 seats
Commercial nursery	1 per 15m ² of retail floor area
Convenience store including gas bar	1 per 15m ² of retail floor space
Cultural facility	1 per 40m ² floor area
Farm machinery sales, servicing and repair per service bay	1 per 15m ² gross retail floor plus 1
Farm and garden supply establishment	1 per 50m ² retail floor area
Funeral parlour	1 per 4 seats in chapel
Gasoline service station	2 per service bay
Golf course, country club	150 spaces
Hospital	1 per 5 beds

Hotel/Motel	1 per 2 rooms or units plus 1 per 3 seats in a bar or restaurant
Key lock fuel installations	1 per pump
Laundromat	1 per 3 washing machines
<u>Column I</u>	<u>Column II</u>
<u>Class of Building</u>	<u>Required Number of Spaces</u>
Machine and welding shop	1 per 100m ² of floor area
Machinery sales	1 per 100m ² of floor area
Manufacturing, fabricating, processing industry including home industry	1 per 100m ² of floor area
Marina, yacht clubs	1 per 1 boat space
Meat cutting and packing establishment	1 per 50m ² of floor area
Medical or dental clinic	5 stalls per doctor's or dentist's office
Mobile home park	2 per mobile home space
Neighbourhood public house	1 per 3 seats
Nursery or greenhouse	1 per 15m ² of retail floor area
Office	1 per 35m ² of floor area
Personal service establishment	1 per 20m ² of floor area
BL 2106 Private educational facility	1 per 5 beds plus 1 per 5 seats in a classroom or assembly area plus 1 per campsite, plus 2 per dwelling
Public assembly halls	1 per 5 seats and 1 per 5m ² of floor area
Public transportation depot or terminal	1 per 20m ² of waiting room
Recreation facility	1 per 10m ² ice area plus 1 per 4m ² of pool surface
Restaurant	1 per 3 seats
Automotive repair shop	2 per service bay

Retail store	1 per 15m ² gross floor area
Sale, rental, service and repair of motor vehicles, recreation vehicles, mobile homes, boats, machinery, farm implements and equipment	1 per 100m ² of retail floor area
Shopping Centre - Neighbourhood	7.5 per 100m ² gross leasable area
- Community	6.5 per 100m ² gross leasable area
School - Elementary and Junior High	1 per classroom
- Senior High	3 per classroom
Storage, warehousing, cartage, express and freight facilities	1 per 100m ² of retail floor area
Theatre	1 per 4 seats
Trade contractor, drilling contractor	1 per 50m ² of floor area contained in building
Veterinary clinic	5 per veterinary office
Wholesale establishments	1 per 100m ² of floor area
Wrecking yard, salvage operation, junk yard	1 per 50m ² of floor area contained in building

TABLE B-2

REQUIRED OFF STREET LOADING SPACES

<u>Column I</u> <u>Class of Building</u>	<u>Column II</u> <u>Required Number of Spaces</u>
Retail store, manufacturing, fabricating, processing, warehousing, and wholesaling establishments:	
(i) less than 2000m ² in floor area	1
(ii) 2000 to 4000m ² in floor area	2
(iii) greater than 4000m ² in floor area	3

Access to Parking Spaces

- .2 Provision shall be made for individual ingress or egress by vehicles to all parking spaces at all times by means of unobstructed manoeuvring aisles having widths not less than:
 - .1 7.5 meters where parking space lengths are situated at an angle between 61 degrees and 90 degrees to the manoeuvring aisle;
 - .2 5.0 meters where parking space lengths are situated at an angle between 46 degrees and 60 degrees to the manoeuvring aisle;
 - .3 4.0 meters where parking space lengths are situated at an angle 45 degrees or less to the manoeuvring aisle;

Access to Highways

- .3 Each off street parking space shall have at all times access to an aisle which intersects with a highway;

Dimensions of Loading Spaces

- .4 Each off street loading space required by this bylaw shall not be less than 9 meters long, 3.7 meters wide or have a vertical clearance of less than 3.7 meters; and
- .5 Each off street loading space shall have at all times access to an aisle which intersects with a highway.

SCHEDULE C

Major Road Network Map