

COLUMBIA SHUSWAP REGIONAL DISTRICT

ANGLEMONT ZONING BYLAW NO. 650

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

CONSOLIDATED FOR COVENIENCE ONLY WITH:

**BYLAW No. 650-1
BYLAW NO. 650-2
BYLAW NO. 650-4
BYLAW NO. 650-6
BYLAW NO. 650-7
BYLAW NO. 650-11**

September 25, 2017

INFORMATION SHEET ON THE BYLAWS
WHICH WERE CONSOLIDATED INTO BYLAW 650

BYLAW NO. 650-1 – ADOPTED JULY 19TH, 2001

- added camping provisions for Country Residential, Residential and Residential Summer Home zones
- added a general regulation No. 3.14 regarding campsites

BYLAW NO. 650-2 – ADOPTED AUGUST 22ND, 2005

- increased the parcel coverage for fire hall to 30%

BYLAW NO. 650-4 – ADOPTED MARCH 20TH, 2008

- added a new definition for "height"; added agricultural buildings and structures to the height exceptions; replaced the height regulation in certain zones

BYLAW NO. 650-7 – ADOPTED SEPTEMBER 15TH, 2011

- a text amendment to the Rural Small Lot – RR-4 zone to change the minimum parcel size created by subdivision from 4 ha (9.88 ac) to 2 ha (4.94 ac)

BYLAW NO. 650-6 – ADOPTED AUGUST 16TH, 2012

A text amendment to amend the definition of marina and delete the Water and Foreshore Zone, and a map amendment to repeal zoning from all lands lying below the natural boundary of Shuswap Lake.

BYLAW NO. 650-11 – ADOPTED SEPTEMBER 21ST, 2017

- a text amendment to amend the definition in Part 1 Definitions
- amend Part 3, General Regulations

COLUMBIA SHUSWAP REGIONAL DISTRICT

ANGLEMONT ZONING BYLAW NO. 650

WHEREAS the Board wishes to adopt a new zoning bylaw for part of Electoral Area 'F' of the Columbia Shuswap Regional District;

AND WHEREAS the Municipal Act provides that the Board may adopt a zoning bylaw pursuant to section 903, parking space requirements bylaw pursuant to section 906, and screening bylaw pursuant to section 909;

AND WHEREAS the Board held a public hearing pursuant to section 890 of the Municipal Act;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in open meeting assembled, HEREBY ENACTS as follows:

1. "North Shuswap (Anglemont) Zoning Bylaw No. 400" is hereby repealed.
2. This bylaw may be cited as "Anglemont Zoning Bylaw No. 650."
3. Attached hereto and forming part of Anglemont Zoning Bylaw No. 650 are:
 - (a) Schedule A, Zoning Bylaw Text; and
 - (b) Schedule B, Zoning Map.

READ a first time this 17th day of April, 1997.

READ a second time this 21st day of August, 1997.

PUBLIC HEARING held this 12th day of September, 1997.

READ a third time this 16th day of October, 1997.

Received the approval of the Ministry of Municipal Affairs and Housing this 23rd day of January 1998 .

RECONSIDERED AND ADOPTED this 19th day of February, 1998 .

A. Kuroyama
SECRETARY

G. Battersby
CHAIRMAN

CERTIFIED a true copy of Bylaw
No. 650, as read a third time.

CERTIFIED a true copy of Bylaw
No. 650 as adopted.

Secretary

Secretary

The contents of this box are not a part of this bylaw

Note

- The units of measurement in this bylaw are metric; imperial equivalents are approximate and provided in brackets for the convenience of the reader.
- Words in *italics* are defined in part 1 of this bylaw.

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Anglemont Zoning Bylaw No. 650, Map 1

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Attachment to back of bylaw

Further Information About Development And Subdivision Within Anglemont In Addition To Anglemont Zoning Bylaw No. 650

Schedule A

Zoning Bylaw Text

PART 1 DEFINITIONS

The contents of this box are not a part of this bylaw.

Words in italics are defined in Part 1 of this bylaw.

1.0 APPLICATION

- .1 Words and phrases used in this *bylaw* have the meanings defined in Part 1 unless the context requires otherwise.

- .2 Words and phrases not defined in Part 1, not defined elsewhere in this *bylaw* and not defined in the Municipal Act have the meanings that are commonly assigned to them in the context in which they are used.

ACCESSORY BUILDING is a detached *building* or structure, not used for human habitation; that is subordinate, customarily incidental and exclusively devoted to the *principal building*, or *principal use*.

ACCESSORY USE is a *use* of land, *buildings* and structures that is subordinate, customarily incidental and exclusively devoted to the *principal use*. An accessory use does not include human habitation.

AGRICULTURE is a *use* of land, *buildings* and structures for:

- (a) the growing, rearing, producing or harvesting of agricultural crops, fur bearing animals, poultry or other livestock;
- (b) the storage, sale and primary processing of agricultural products harvested, reared or produced by the agricultural use.

BASEMENT SUITE is a *use* of a self contained *dwelling unit* located on the lowest floor level of a *single family dwelling* for *guest accommodation*.

BED AND BREAKFAST is a *use* of accommodations within a *single family dwelling* in which at least 1 bedroom may be rented for use by the travelling public for temporary accommodations and may include food service to guests.

BUILDING is a structure used or intended for supporting or sheltering a *use* or occupancy and does not include a *recreational vehicle*.

BYLAW is the Anglemont Zoning Bylaw No. 650.

BL650-1 CAMPING is the use of a recreational vehicle or camping tent for temporary accommodations.

BL650-1 CAMPING UNIT is one recreational vehicle, or one camping tent.

BL650-1 CAMPSITE is a use of land for a camping unit, for temporary, rent free accommodation on a non-commercial basis.

COMMUNITY SEWER SYSTEM is a sewage collection and disposal system that serves 2 or more *parcels* and has been approved by the authorities having jurisdiction.

DWELLING UNIT is a *use* of 1 or more habitable rooms in a *building* that constitute a single self-contained unit with a separate entrance, and used together for living and sleeping purposes for not more than one *family*, and containing a kitchen with a sink and cooking facilities and a bathroom with a water closet, wash basin and a bath or shower.

FAMILY is:

- a) one or more persons related by blood, marriage, adoption or foster parenthood; or
- b) not more than 5 unrelated persons.

BL650-11 FINISHED GROUND ELEVATION means either a natural or altered ground level but shall not include areas artificially raised through the use of *retaining structures* unless the *retaining structure* provides a level ground area that is a minimum of 1.2 m wide measured from the face of the *building*; or earth piled against the *building* with a slope of greater than 2:1 (horizontal to vertical).

BL650-11 FLOOD PROOFING PROTECTION means the installation of improvements, provided they are upland of the current *natural boundary*, that are specifically designed to prevent damage to existing natural earthen banks caused by the erosive effects of water and wave action by armouring the soil surface through the use of geotextile materials and some combination of rip-rap or other protective surfacing materials. *Retaining Structures* and *Landscape Retaining Structures* are not included under this definition.

FLOOR AREA is the total area of all floors in a *building* measured to the outside face of exterior walls. Where the context requires it, floor area is the total area of all floors in a portion of a *building* in a particular *use*, measured to the outside face of the walls of the area of the *use*. Floor area does not include *parking areas*, balconies, elevator shafts and areas used for *building* ventilation machinery.

GUEST ACCOMMODATION is a *use* of a *basement suite* or a *guest cottage* on the same *parcel* as a *single family dwelling*, for temporary rent free accommodation on a non commercial basis by guests of the residents of the *single family dwelling*.

GUEST COTTAGE is a *use* of a detached *building* for *guest accommodation*.

BL650-11 HABITATION in respect of development proposed on properties subject to floodplain specifications, means the support of life processes within a *building*, including, but not limited to, sleeping, eating, food preparation, waste elimination, personal cleaning, and rest and relaxation areas.

BL650-4 HEIGHT is the vertical distance between the highest point of a *building* or structure and the lowest point of a *building* or structure where the finished ground elevation and the *building* meet, excluding localized depressions such as vehicle and pedestrian entrances to a maximum width of 6 m (19.69 ft.);

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

HORIZONTAL DIMENSIONS are the horizontal distances of length and width of a floor of a *building* measured to the outside faces of exterior walls.

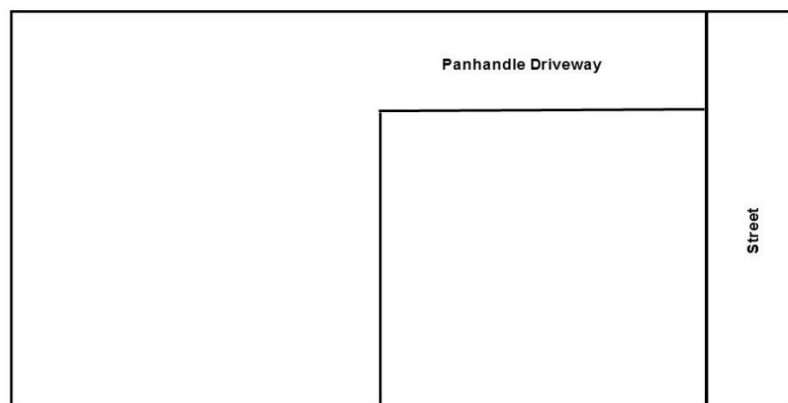
INTENSIVE AGRICULTURE is *agriculture* that has 6 or more agricultural units per hectare of the *parcel* area that the *use* is located on, or the growing of mushrooms

KENNEL is the *use* of land, *buildings* or structures to keep a total of 4 or more dogs or cats that are 2 or more months of age for the purpose of training, boarding, breeding or caring for them.

BL650-11 LANDSCAPE RETAINING STRUCTURE means a specific type of *retaining structure*, the use or intended use of which is to hold back and resist, stabilize or support less than 1.2 meters of retained material, such as an earthen bank.

LIMITED AGRICULTURE is *agriculture* that has less than 6 agricultural units per hectare of the *parcel* area that the *use* is located on.

BL650-11 LOT, PANHANDLE means a lot that has its primary *highway* frontage through a narrow strip of land which projects to the highway from the main portion of the lot. This narrow strip is an integral part of the lot and is referred to as the *panhandle driveway*, as illustrated in the following drawing:



BL650-6 MARINA is the use of land, buildings and structures for the docking, berthing or mooring of boats and may also include boat launching facilities, sales and rentals of boats, personal watercraft and their accessories, storage of boats, sales of marine petroleum products, fishing supplies and accessory retail sales, boat repairs, boat building.

BL650-11 MEAN ANNUAL HIGH WATER MARK means an elevation of 348.3 metres Geodetic Survey of Canada Datum.

MOTEL is the *use* of land, *buildings* and structures for the temporary accommodation of the travelling public.

MULTIPLE FAMILY DWELLING is the *use* of land, structures and 1 *building* containing 3 or more *dwelling units* but does not include a *row house dwelling*.

NATURAL BOUNDARY is the visible high water mark of any lake, river, stream or other body of water where the presence and action of the water is 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 character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself.

OFF STREET LOADING AREA is 1 or more off street loading spaces and includes an off street access to the loading space.

OFF STREET PARKING AREA is 1 or more off street parking spaces and includes circulation ways.

BL650-11 PANHANDLE DRIVEWAY means that portion of a *panhandle lot* that is the narrow strip fronting a *highway*.

PARCEL is any lot, block or area in which land is held or into which it is subdivided, but does not include a *highway*.

PARCEL BOUNDARY, EXTERIOR SIDE is a *parcel* boundary other than a *front parcel boundary* or a *rear parcel boundary* common to the *parcel* and a *highway* other than a lane.

BL650-11 PARCEL BOUNDARY, FRONT means the *parcel* boundary that is the shortest *parcel* boundary common to the lot and an abutting *highway* or access route in a bare land strata plan, and where in the case of a *panhandle lot* means the line separating the *panhandle driveway* from the main part of the lot.

PARCEL BOUNDARY INTERIOR SIDE is a *parcel* boundary other than a *front parcel boundary* or a *rear parcel boundary* that is not common to a *highway* other than a lane.

PARCEL BOUNDARY, REAR is the boundary of a *parcel* that lies the most opposite to and is not connected to the *front parcel boundary*; or, where the rear portion of the *parcel* is bounded by intersecting *side parcel boundaries*, it will be the point of this intersection.

PARCEL BOUNDARY, SIDE is a *parcel* boundary other than a *front parcel boundary* or a *rear parcel boundary*.

PARCEL COVERAGE is the horizontal area within the vertical projection of the outermost walls of the *buildings* on a *parcel* expressed as a percentage of the *parcel* area.

PARCEL WIDTH is the horizontal distance between the 2 side *parcel* boundaries, measured at the minimum front *setback* from the *front parcel boundary*.

PARK is a *use* of a park dedicated as park by plan deposited in the Land Title Office, and includes land *used* and operated for the recreation and enjoyment of the public as a local service or extended service pursuant to Part 24 of the Municipal Act, R.S.B.C. 1996, c. 323.

PERSONAL WATER CRAFT is an engine powered water craft on which the operator stands, kneels or sits astride and which has no external propeller but which is driven forward by a jet pump or impeller creating a high speed backward ejection of water.

PRINCIPAL BUILDING is the main *building* on a *parcel* and that contains or is most directly related to the *principal use*.

PRINCIPAL USE is the main purpose that land, *buildings* or structures on a *parcel* are ordinarily used.

PUBLIC ASSEMBLY FACILITY is the *use* of land, *buildings* or structures where people gather periodically for public, cultural, religious, philanthropic or entertainment purposes.

PUBLIC UTILITY is a *use* of land, *buildings* or structures for electrical, telephone, water, sewer, gas, cable television, communication transmission facility, or other like services provided by government, or by a private provider operating pursuant to authority granted in public utility legislation or pursuant to a franchise under Part 17 of the Municipal Act, R.S.B.C. 1996, c. 323, but excludes all office, administrative facilities, and works, repair, maintenance and storage yards.

RECREATIONAL VEHICLE is a vehicular-type of portable structure, without permanent foundation, that can be towed, hauled or driven and that is primarily designed for *use* as temporary living accommodation for the purposes of recreation, camping and travel, including, but not limited to, travel trailers, truck campers, camping trailers and self-propelled motor homes.

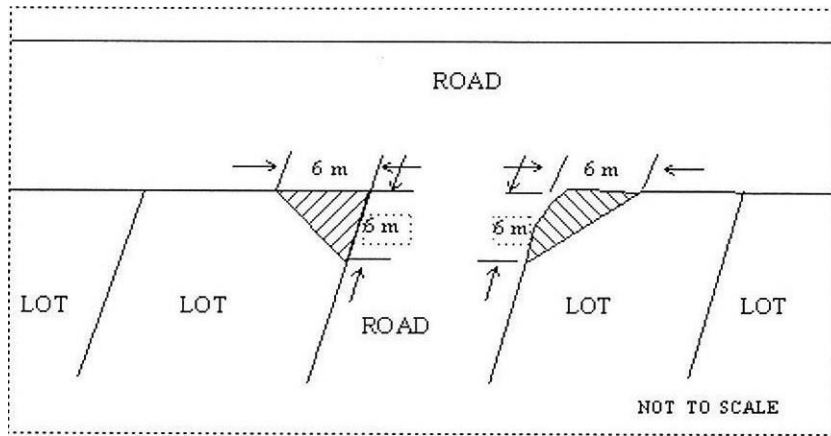
RETAIL STORE is the *use* of land, *buildings* or structures for the retailing of merchandise and services but does not include a restaurant, motor vehicle repair garage of any kind or service station.

BL650-11 RETAINING STRUCTURE means a specific type of structure that is subject to lateral earth pressure, is laterally unsupported at the top and retains more than 1.2 meters of soil material at any point along its length, measured as the difference between the *finished ground elevation* at the top and bottom of the structure, and specifically excludes *Landscape Retaining Structures* and *Retaining Structures* which are part of and connected structurally to a Building.

ROW HOUSE DWELLING is the *use* of land, structures and 1 *building* for 3 or more *dwelling units*, each adjoining *dwelling unit* being separated from the others by a vertical wall and each *dwelling unit* being located at ground level.

SETBACK is the shortest horizontal distance between any portion of a *building* or structure that is above finished ground level and each of the respective *parcel* boundaries.

BL650-11 SIGHT TRIANGLE means the area formed by a triangle in the angle formed by the right of way boundaries or boundaries produced and 2 points on those boundaries 6 m from the point of intersection, as shown crosshatched in the diagram below.



SINGLE FAMILY DWELLING is the use of land, structures and 1 detached *building* whose *principal use* is 1 *dwelling unit*.

BL650-11 SURVEYOR CERTIFICATE means a sketch plan provided by either a BC Land Surveyor or a Survey Technician which locates all *buildings* structures and improvements on a parcel.

USE is the use that land, *buildings* or structures are put to and if not in use then the use they are designed or intended to be put to.

BL650-11 WATERCOURSE is a natural depression with banks and a bed of 0.6 m (1.97 ft.) or more below the surrounding land and 1 of the following, a) serving to give direction to a current of water for at least 6 months of the year, b) having a drainage area of 2 km² (494 ac.) or more, c) an area designated as a *watercourse* by the Province, and includes lake, pond, river, stream, creek, spring, ravine, swamp, and wetland.

PART 2 ADMINISTRATION

2.0 TITLE

This *bylaw* will be cited as the Anglemont Zoning Bylaw No. 650.

2.1 APPLICATION

This *bylaw* applies within the Anglemont Zoning Bylaw Area shown on the Anglemont Zoning Bylaw No. 650 Map 1 contained in Schedule B of this *bylaw*.

2.2 CONFORMITY

Land, including the airspace above it and the surface of water, *buildings* and structures may only be *used*, constructed, altered and located in conformity with this *bylaw*.

2.3 SEVERABILITY

When any provision of this *bylaw* is determined to be invalid by a court, such provision shall be severed and the remainder of this *bylaw* is not affected.

2.4 INSPECTION

The Administrator, and the Manager of Development Services and his delegate are authorized individually or in any combination to enter at all reasonable times on any *parcel* and into any *building* or structure to ascertain whether the provisions of this *bylaw* are being observed.

2.5 CONTRAVENTION OF BYLAW

A person who:

- (a) contravenes this *bylaw*;
- (b) causes or permits an act or thing to be done in contravention of this *bylaw*;
- (c) neglects or omits to do a thing required by this *bylaw*; or
- (d) fails to comply with an order, direction or notice given under this *bylaw*, or prevents or obstructs or attempts to prevent or obstruct the authorized entry of an officer onto property under section 2.4;

Is guilty of an offence upon summary conviction under this *bylaw*.

2.6 OFFENCE

Each day of continuance of an offence under section 2.5 constitutes a new and separate offence.

2.7 PENALTY

A person who is guilty of an offence is liable to the penalties set out in the Offence Act.

PART 3 GENERAL REGULATIONS

3.0 USES PERMITTED IN EACH ZONE

The following *uses*, are permitted in each zone:

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- (a) municipal *uses*; which are owned or operated by the Columbia Shuswap Regional District including but not limited to a *community sewer system*, a community water system, a community park, a fire hall, despite any other provision within this bylaw, the maximum parcel coverage for a fire hall is 30% and a fire fighter training facility; and
- (b) *public utility*.

3.1 STRUCTURE HEIGHT EXCEPTIONS

.1 The following structures may exceed the maximum *height* regulations of this *bylaw* by a maximum of 20 percent:

- (a) chimney;
- (b) flag pole;
- (c) pole or similar structure used for telephone lines, electrical transmission lines, cable television lines and area lighting; and
- (d) water storage tank that is part of a community water system.

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.2 The following structures may exceed the maximum *height* regulations of this *bylaw*:

- (a) Antenna and support structures for the transmission and reception of radio frequencies: including but not limited to radio, television, short wave, amateur, citizen band and microwave.
- (b) Agricultural buildings and structures.

3.2 SETBACK EXCEPTIONS

.1 The following may project into a required *setback*, provided each forms a part of a *building* or structure and in the case of a rear *setback* or interior side *setback* is a minimum of 1.2 m (3.94 ft.) from each *parcel* boundary and in the case of a front *setback* or exterior side *setback* is a minimum of 4.5 m (14.76 ft.) from each *parcel* boundary:

- (a) steps, including a wheel chair ramp;
- (b) eaves, gutter, cornice, sill, bow window, chimney, sunshade for a window; each with a maximum projection of 1 m (3.28 ft.); and
- (c) a balcony or a porch that has no roof or walls, with a maximum projection of 2 m (6.56 ft.).

.2 The following structures may be in a required minimum front *setback*, rear *setback*, or side *setback*:

BL650-11

- (a) a fence not exceeding 2.4 m (7.87 ft.) in height, in compliance with the regulations set out in Section 3, General Regulations, subsection 3.19 Sight Triangles;
- (b) landscaping features such as a trellis, manmade pond or yard ornament;
- (c) a sign with a maximum height of 2 m (6.56 ft.) and a maximum area of 0.5 m² (5.38 sq. ft.);
- (d) a utility pole including a pole used for area lighting;
- (e) a driveway and walkway; and
- (f) a structure below finished grade.

BL650-11

- (g) landscape retaining structures, provided that such structures must be separated from each other by a minimum 1.5 m distance measured horizontally from the face (or from the toe of the upper wall to the top face of the lower wall, if the landscape retaining structures are not vertical) of each landscape retaining structures proposed to be constructed adjacent to a Section 42 road, as defined in the Transportation Act, or in the sight triangle. Landscape retaining structures proposed to be located adjacent to a Highway must comply with Ministry of Transportation and Infrastructure regulations and may require the approval of that Ministry; and

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- (h) exterior stairway not forming part of a building.

3.3 MINIMUM PARCEL SIZE EXCEPTIONS

- .1 The minimum *parcel* size regulations for subdivisions do not apply if all the requirements of this subsection are met:
 - (a) the subdivision occurs along a zone boundary;
 - (b) the subdivision occurs within a *parcel* that has 2 or more zones; and
 - (c) the subdivision is limited to a *parcel* that is split by a zone boundary.
- .2 The minimum *parcel* size regulations for subdivisions do not apply if all the requirements of this subsection are met:
 - (a) the siting of no existing *building* or structure is rendered unlawful.
 - (b) no additional *parcels* are created;
 - (c) all *parcels* are contiguous;
 - (d) a *parcel* must not be enlarged to a size that can be further subdivided.
- .3 The minimum *parcel* size regulations for subdivisions do not apply to:
 - (a) a *public utility*;
 - (b) a *municipal use*,
 - (c) a *park*.

3.4 HOME BUSINESS

Where expressly permitted in a zone, a home business must comply with the following regulations:

- (a) A home business must be on the same *parcel* as, and be subordinate to, a *single family dwelling*. The *single family dwelling* must be the *principal use* on the *parcel*;
- (b) A home business must be enclosed within a *single family dwelling* or an *accessory building* with the exception of a home business parking area;
- (c) A home business may use a maximum of 25 percent of the *floor area* of a *single family dwelling* provided the *floor area* is not reduced to less than 60 m² (645.84 sq. ft.);
- (d) A home business must be operated by residents of the *single family dwelling*;
- (e) A maximum of 3 people not residing on the *parcel* may assist a resident in a home business;
- (f) There must be no outside storage of materials, containers or product;
- (g) The maximum total *floor area* of all home business *uses* on a *parcel* is 50 m² (538.2 sq. ft.);
- (h) A home business includes but is not limited to a *bed and breakfast* and does not include vehicle or equipment repair or maintenance of any kind; automotive body shop or metal fabrication; or daycare;
- (i) A *bed and breakfast* is limited to a maximum of 2 bedrooms; and

- (j) One sign not exceeding 1.5 m² (16.15 sq. ft.) in area may be located on each *parcel*, for the purpose of advertising the home businesses on the *parcel*.

3.5 ESTABLISHMENT OF FLOOD PLAINS

- .1 The following land is designated as flood plain:
 - (a) Land lower than the flood construction level; and
 - (b) Land within the floodplain setback.
- .2 Where more than 1 flood construction level is applicable, the higher elevation is the flood construction level. The following elevations are set as flood construction levels:
 - (a) 351.0 m (1,151.63 ft.) Geodetic Survey of Canada Datum for land adjacent to Shuswap Lake; and
 - (b) 1.5 m (4.92 ft.) above the *natural boundary* of another *watercourse*.
- .3 The floodplain setback is:
 - (a) 15.0 m from the *mean annual high water mark* of Shuswap Lake, defined as 348.3 metres Geodetic Survey of Canada Datum;
 - (b) 15.0 m (49.2 ft.) from the *natural boundary* of any other *watercourse*.

BL650-11

BL650-11 3.6 APPLICATION OF FLOOD PLAINS

- .1 A *building*, including a manufactured home or structure must not be constructed, reconstructed, moved or extended within a floodplain setback.
- .2 The underside of a floor system or top of concrete slab that is used for *habitation*, business, or the storage of goods that are susceptible to damage by floodwater, must be above the flood construction level.
- .3 Where landfill or structural support or both are used to comply with subsection 2., they must be protected against scour and erosion from flood flows, wave action, ice and other debris and not extend within the floodplain setback.
- .4 Furnaces and other fixed electrical or mechanical equipment susceptible to damage by floodwater must be above the flood construction level.
- .5 The Manager of Development Services or their delegate requires that a *Surveyor Certificate* be submitted to them by the land and property owners to verify compliance with the flood construction level and flood plain setback specified in subsections 3.6.1, .2, .3, and .4.
- .6 The following are exempted from the regulations of subsection .2 as they apply to the flood construction level:
 - (a) a renovation of an existing *building*, including a manufactured home or structure that does not involve an addition to the exterior of the *building*, manufactured home or structure;
 - (b) an addition to a *building*, manufactured home or structure of less than 25 percent of the *floor area* existing the date of coming into force of this bylaw. The addition must be no lower in elevation than the floor existing the date of coming into force of this *bylaw*. The distance from the *building*, manufactured home or structure to a *water body* or *watercourse* must not be decreased with respect to the floodplain setback;
 - (c) carport or domestic garage.

- .7** The following are exempted from the requirements of Sections 3.6.1, .2, and .3 as they apply to the flood construction level and floodplain setback:
- (a) a floating *building* or structure;
 - (b) a dock or wharf;
 - (c) a boat fueling use;
 - (d) a fence constructed of wood or wire through which water can flow freely;
 - (e) *flood proofing protection* works constructed to stabilize the shoreline of a water body or the banks of a watercourse;
 - (f) a roof overhang or cantilevered deck with no footings within the setback area;
 - (g) on-loading and off-loading facilities associated with water oriented industry and portable sawmills;
 - (h) ground level patios;
 - (i) detached accessory building that do not include *habitation*;
 - (j) exterior stairway not forming part of a *building* or attached in any way to another structure, provided it does not extend below the *parcel* boundary, or the *natural boundary*;
 - (k) electrical or mechanical equipment not susceptible to damage by floodwater; and;
 - (l) storage of goods not damageable by flood waters.

3.7 ACCESSORY BUILDING

An *accessory building* must be located on the same *parcel* as the *principal use* or *principal building* and used for an *accessory use* or a home business provided a home business or *accessory use* is a permitted *use* in the zone where the *accessory building* is located.

3.8 ACCESSORY USE

An *accessory use* must be located on the same *parcel* as the *principal use*.

3.9 BASEMENT SUITE

A *basement suite* must:

- (a) have its own entrance from the outdoors; and
- (b) have a minimum of 1.2 m (3.94 ft.) of its indoor vertical height above finished grade.

3.10 GUEST ACCOMMODATION

Guest Accommodation must:

- (a) have a *floor area* of less than 50 m² (538.2 sq. ft.); and
- (b) be located on the same *parcel* as a *single family dwelling* that is the *principal use*.

3.11 PARCELS CREATED BY SUBDIVISION

Regulations in Part 5 of this *bylaw* establishing minimum *parcel* sizes, minimum average *parcel* sizes and minimum *parcel widths* apply only to *parcels* created by subdivision after the coming into force of this *bylaw*.

3.12 AGRICULTURAL UNIT

- .1** The number of animals making up 1 agricultural unit is:
- 4 swine, including weaner pigs; or
 - 1 dairy cow, including calf; or
 - 1 beef cow, including calf; or
 - 1 bull; or

- 2.5 beef feeders to a maximum weight of 340 kg. (749.6 lb.) each; or
 - 1.67 beef feeders to a maximum weight of 500 kg. (1,102 lb.) each; or
 - 10 veal calves to a maximum weight of 140 kg. (308.6 lb.) each; or
 - 1 horse, including a mare and foal or donkey or mule or hinny; or
 - 4 sheep including lambs; or
 - 4 goats including kids; or
 - 4 fallow deer including fawns; or
 - 12 feeder lambs; or
 - 250 laying chicken hens; or
 - 500 broiler chickens or roasters or pullets; or
 - 100 turkeys exceeding a weight of 5 kg. (11.02 lb.) each; or
 - 200 turkeys not exceeding a weight of 5 kg. (11.02 lb.) each; or
 - 125 geese or ducks; or
 - 40 rabbits including progeny to weaning or growers; or
 - 80 mink including progeny to weaning or growers; or
 - 250,000 bees; or
 - 4 ostrich exceeding a weight of 125 kg. (275.6 lb.) each; or
 - 12 ostrich not exceeding a weight of 125 kg. (275.6 lb.) each.
- .2 Partial agricultural units and agricultural units for each animal type are additive for each *parcel*.

3.13 HORIZONTAL DIMENSIONS

- .1 The *horizontal dimensions* do not include garages and car ports, or balconies, porches and exterior stairs that are not enclosed within a *building*.
- .2 The *horizontal dimension* of length is calculated by taking the length over any continuous portion comprising 75 percent of the width of a floor.
- .3 The *horizontal dimension* of width is calculated by taking the width over any continuous portion comprising 75 percent of the length of a floor.

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3.14 CAMPSITE

- .1 The maximum area of a campsite is 45m² (484.38 sq. ft.);
- .2 A campsite must be located on the same parcel as a single family dwelling and that single family dwelling must be the principal use on the parcel; and
- .3 Where a campsite is permitted, a maximum of one campsite is permitted on a parcel.

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3.15 SIGHT TRIANGLE

An owner, occupier or lessee of land at the intersection of any highway must not grow or place, or cause or allow to be grown or placed, within the sight triangle on that land, any signs or structures or trees or other plants, with horizontal dimension exceeding 0.6m, unless:

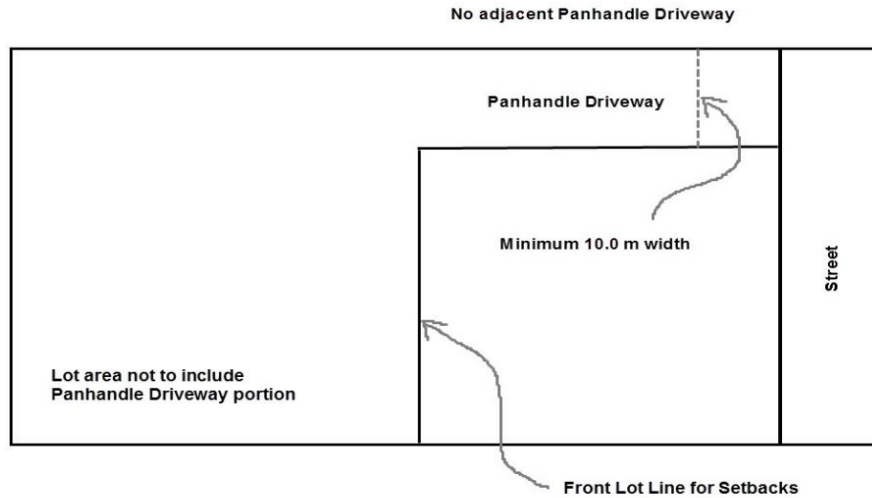
- a) the person has the consent of the Minister of Transportation and Infrastructure to do so; or
- b) an eye 0.9 m above the surface elevation of one highway can, by looking directly over the sign or structure or tree or other plant, see an object 0.9 m above the surface elevation of the other highway.

3.16 SUBDIVISION REGULATIONS FOR PANHANDLE LOTS

Where a subdivision application proposes to create a *panhandle lot* the *panhandle lot* must meet the following requirements:

- a) The minimum width of the *panhandle driveway* is 10.0 m;
- b) The *panhandle driveway* portion of the lot is not included in lot area calculation for minimum *parcel* size; and,
- c) No more than 2 *panhandle lots* to be adjacent to each other.

As illustrated in the following drawing:



PART 4 OFF STREET PARKING AND OFF STREET LOADING REGULATIONS

4.0 APPLICATION

An *off street parking area* and an *off street loading area* must be provided and maintained in accordance with the regulations of this *bylaw*.

4.1 CHANGES TO SITUATIONS EXISTING DATE BYLAW CAME INTO FORCE

- .1 A change to land, *buildings*, structures and *uses*, in existence the date this *bylaw* came into force, must provide and maintain an *off street parking area* and *off street loading area* in accordance with the regulations of this *bylaw* with respect to the change.
- .2 An *off street parking area* and *off street loading area* existing the date this *bylaw* came into force must not be reduced less than the regulations of this *bylaw* require.

4.2 NUMBER OF OFF STREET PARKING AND OFFSTREET LOADING SPACES

- .1 The number of *off street parking spaces* and *off street loading spaces* required for each *use* is set out in Table 1, Off Street Parking Spaces and Off Street Loading Spaces.
- .2 Where the calculation of the required number of *off street parking spaces* and *off street loading spaces* results in a fraction, 1 space must be provided for the fraction.
- .3 Where seating is the basis for calculating requirements in this part, each 0.5 m (1.64 ft.) of width on a bench, pew, booth or similar seating type, is 1 seat.
- .4 Where more than 1 *use* is located on a *parcel*, the total number of *off street parking spaces* and *off street loading spaces* required is the sum total of the requirements for each *use*.
- .5 Where more than 1 requirement applies to a *use*, the more stringent requirement applies.

4.3 OFF STREET PARKING SPACE

An *off street parking space* must be a minimum of 2.9 m (9.51 ft.) wide, 5.5 m (18.05 ft.) long and 2.2 m (7.22 ft.) high and have a regular surface with a maximum slope of 8 percent. The maximum slope of 8 percent does not apply to a *single family dwelling*, *duplex dwelling* and *guest accommodation*.

4.4 OFF STREET LOADING SPACE

An *off street loading space* must be a minimum of 3.7 m (12.14 ft.) wide, 9 m (29.53 ft.) long and 3.7 m (12.14 ft.) high and have a regular surface with a maximum slope of 8 percent.

4.5 AVERAGE AREA OF OFF STREET PARKING SPACES

The area of an *off street parking space* may be reduced by a maximum of 20 percent provided the average area of all the spaces on the *parcel* are equal to the minimum requirement.

4.6 ACCESS TO OFF STREET PARKING SPACE AND OFF STREET LOADING SPACE

An *off street parking space* and *off street loading space* must be:

- (a) in the case of a *single family dwelling, duplex dwelling and guest accommodation* accessible from a driveway which is connected to a *highway*; and
- (b) in the case of other *uses*, accessible from a driveway or other internal roadway which is connected to a *highway* directly, by a driveway or another form of common driveway or access way which is suitable for the purpose of moving traffic from a *highway* to an *off street parking space* or *off street loading space*.

4.7 LOCATION OF OFF STREET PARKING SPACE AND OFF STREET LOADING SPACE

- .1 An *off street parking space* and *off street loading space* must be located on the same *parcel* as the *use* it is required for.
- .2 An *off street loading area* must not be within the front *setback* of a *principal building* and it must not be closer than 7.5 m (24.61 ft.) to the nearest point of intersection of 2 or more *highways*.

4.8 MULTIPLE FAMILY DWELLING

The *off street parking area* of a *multiple family dwelling* must include 1 parking space that is a minimum of 6.5 m (21.33 ft.) long, 3.5 m (11.48 ft.) wide and 3.2 m (10.5 ft.) high for each 8 parking spaces and be designed for the parking of a *recreational vehicle*.

4.9 LIGHTING

Lighting used to illuminate an *off street parking area* and an *off street loading area* must not directly illuminate other *parcels*.

TABLE 1

REQUIRED OFF STREET PARKING SPACES AND OFF STREET LOADING SPACES

USE	MINIMUM REQUIRED NUMBER OF OFF STREET PARKING SPACES	MINIMUM REQUIRED NUMBER OF OFF STREET LOADING SPACES
Airport	3	
<i>Bed and Breakfast</i>	1 plus 1 per guest room	
Boat Building, Repair and Storage	1 for each 200 m ² (2152.8 sq. ft.) of boat building, repair or storage area.	
Campsite	1	
Cemetery	1 per 600 m ² (6458.4 sq. ft.)	
Curling Rink	10 for each playing surface	
Day Care	1 for each 20 m ² (215.28 sq. ft.) of <i>floor area</i>	
Golf Course	5 plus 2 per hole plus 1 per 20 m ² (215.28 sq. ft.) of club house <i>floor area</i>	
<i>Guest Accommodation</i>	1 for each unit of guest accommodation	
Home Business	1 plus 1 for each 20 m ² (215.28 sq. ft.) of <i>floor area</i>	
<i>Kennel</i>	1 plus 1 for each 30 m ² (322.92 sq. ft.) of <i>floor area</i>	
Hotel	2 plus 1 per sleeping unit	
<i>Marina</i>	1 plus 1 for each 10 boat berths	
<i>Motel</i>	2 plus 1 per sleeping unit	
<i>Multiple Family Dwelling</i>	1.5 per <i>dwelling unit</i>	
Office	1 per 30 m ² (322.92 sq. ft.) of <i>floor area</i>	
Place of religious worship	1 per 4 seats	
<i>Public Assembly Facility</i>	1 for each 20 m ² (215.28 sq. ft.) of <i>floor area</i>	
Restaurant	3 plus 1 for each 10 m ² (107.64 sq. ft.) of <i>floor area</i>	1 where the <i>floor area</i> is greater than 500 m ² (5382 sq. ft.)
<i>Retail Store</i>	1 for each 10 m ² (107.64 sq. ft.) of <i>floor area</i>	1 where the <i>floor area</i> is greater than 500 m ² (5382 sq. ft.)
<i>Row House Dwelling</i>	2 per <i>dwelling unit</i>	
<i>Single Family Dwelling</i>	2 per <i>dwelling unit</i>	

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PART 5 ZONES

5.0 ESTABLISHMENT OF ZONES

The Anglemont Zoning Bylaw Area is divided into zones with the titles and symbols stated in Table 2.

TABLE 2
ZONE TITLES AND ZONE SYMBOLS

ZONE TITLE	ZONE SYMBOL
Rural Large Lot	RR-60
Rural Small Lot	RR-4
Country Residential	CR
Residential	RS-1
Residential Summer House	RS-5
Residential Town House	RM-2
General Commercial	CG-2
Recreational	P-4

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5.1 LOCATION OF ZONES

The location of each zone is shown on the Anglemont Zoning Bylaw No. 650 Map 1.

5.2 ZONE BOUNDARIES

- .1 Where a zone boundary is shown as following a *highway* the centreline of the *highway* is the zone boundary.
- .2 Where a zone boundary does not follow a legally defined line, subsection 5.2.1 does not apply and where distances are not specifically stated, then the location of the zone boundary will be determined by scaling on the Anglemont Zoning Bylaw No. 650 Map 1.

.1 Permitted Uses

The *uses* stated in this subsection and no others are permitted in the Rural Large Lot zone, except as stated in Part 3 General Regulations.

- (a) *Single family dwelling*
- (b) *Guest accommodation*, 1 unit is permitted on each *parcel* that is greater than 1,600 m² (17,222.4 sq. ft.) and where a *single family dwelling* exists.
- (c) Home business
- (d) *Limited agriculture, buildings* and structures must be a minimum of 15 m (49.22 ft.) from a *watercourse* and a *parcel* boundary and a minimum of 15 m (49.22 ft.) from a boundary of the Residential, Residential Summer Home and Residential Town House zones except that *buildings* and structures used for animals must be a minimum of 30 m (98.43 ft.) from a *watercourse* and a *parcel* boundary and a minimum of 30 m (98.43 ft.) from a boundary of the Residential, Residential Summer Home and Residential Town House zones.
- (e) *Intensive agriculture, buildings* and structures must be a minimum of 30 m (98.43 ft.) from a *watercourse* and a *parcel* boundary and a minimum of 30 m (98.43 ft.) from a boundary of the Residential, Residential Summer Home and Residential Town House zones.
- (f) *Kennel, buildings* and structures, including runs must be a minimum of 90 m (295.29 ft.) from a *parcel* boundary.
- (g) Cemetery
- (h) Sand and gravel processing is limited to materials obtained from the same *parcel* as mining takes place on. Sand and gravel processing is limited to preliminary screening, cleaning, grading and storage of sand and gravel. The *use* must be a minimum of 30 m (98.43 ft.) from a boundary of the Residential, Country Residential, Residential Summer Home and Residential Town House zones.
- (i) *Accessory use*

.2 Regulations

On a *parcel* zoned Rural Large Lot: no land shall be used; no *building* or structure shall be constructed, located or altered; and no plan of subdivision approved; which contravenes the regulations stated in this subsection, except as stated in Part 3 General Regulations and Part 4 Off Street Parking and Off Street Loading Regulations.

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COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) Minimum <i>parcel</i> size created by subdivision	60 ha (148.2 ac.)
(b) Minimum <i>parcel width</i> created by subdivision	100 m
(c) Maximum <i>parcel coverage</i>	25 percent
(d) Maximum number of <i>single family dwellings per parcel</i>	<ul style="list-style-type: none"> • On <i>parcels</i> less than 30 ha (74.1 ac.), 1 • On <i>parcels</i> greater than 30 ha (74.1 ac.), 2
(e) Maximum <i>height</i> for: <ul style="list-style-type: none"> • Principal <i>buildings</i> and structures • <i>Accessory buildings</i> 	<ul style="list-style-type: none"> • 11.5 m (37.73 ft.) • 10 m (32.81 ft.)
(f) Minimum <i>setback</i> from: <ul style="list-style-type: none"> • <i>front parcel boundary</i> • <i>side parcel boundary</i> • <i>rear parcel boundary</i> 	<ul style="list-style-type: none"> • 10 m (32.81 ft.) • 5 m (16.41 ft.) • for an <i>accessory building</i> 5 m (16.41 ft.) • for a <i>principal building</i> or structure 10 m (32.81 ft.)
(g) Minimum <i>floor area</i> on the largest floor of a <i>single family dwelling</i> .	60 m ² (645.84 sq. ft.)
(h) Minimum <i>horizontal dimensions</i> of largest floor of a <i>single family dwelling</i> .	5 m (16.41 ft.)
(i) Minimum <i>parcel</i> size on which a cemetery is permitted.	1 ha. (2.47 ac.)

.1 Permitted Uses

The *uses* stated in this subsection and no others are permitted in the Rural Small Lot zone, except as stated in Part 3 General Regulations.

- (a) *Single family dwelling*
- (b) *Guest accommodation*, 1 unit is permitted on each *parcel* that is greater than 1,600 m² (17,222.4 sq. ft.) and where a *single family dwelling* exists.
- (c) Home business
- (d) *Limited agriculture, buildings* and structures must be a minimum of 15 m (49.22 ft.) from a *watercourse* and a *parcel* boundary and a minimum of 15 m (49.22 ft.) from a boundary of the Residential, Residential Summer Home and Residential Town House zones except that *buildings* and structures used for animals must be a minimum of 30 m (98.43 ft.) from a *watercourse* and a *parcel* boundary and a minimum of 30 m (98.43 ft.) from a boundary of the Residential, Residential Summer Home and Residential Town House zones.
- (e) *Kenel, buildings* and structures, including runs must be a minimum of 90 m (295.29 ft.) from a *parcel* boundary.
- (f) *Accessory use*
- (g) Sand and gravel processing is limited to materials obtained from the same *parcel* as mining takes place on. Sand and gravel processing is limited to preliminary screening, cleaning, grading and storage of sand and gravel. The *use* must be a minimum of 30 m (98.43 ft.) from a boundary of the Residential, Country Residential, Residential Summer Home and Residential Town House zones.

.2 Regulations

On a *parcel* zoned Rural Small Lot: no land shall be used; no *building* or structure shall be constructed, located or altered; and no plan of subdivision approved; which contravenes the regulations stated in this subsection, except as stated in Part 3 General Regulations and Part 4 Off Street Parking and Off Street Loading Regulations.

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	COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a)	Minimum <i>parcel</i> size created by subdivision	2 ha (4.94 ac.)
(b)	Minimum <i>parcel width</i> created by subdivision	100 m (328.1 ft.)
(c)	Maximum <i>parcel coverage</i>	25 percent
(d)	Maximum number of <i>single family dwellings</i> per <i>parcel</i>	1
(e)	Maximum <i>height</i> for:	

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<ul style="list-style-type: none"> • Principal <i>buildings</i> and structures • <i>Accessory buildings</i> 	<ul style="list-style-type: none"> • 11.5 m (37.73 ft.) • 10 m (32.81 ft.)
<p>(f) Minimum <i>setback</i> from:</p> <ul style="list-style-type: none"> • <i>front parcel boundary</i> • <i>interior side parcel boundary</i> • <i>exterior side parcel boundary</i> • <i>rear parcel boundary</i> 	<p>10 m (32.81 ft.)</p> <ul style="list-style-type: none"> • for an <i>accessory building</i> 3 m (9.84 ft.) • for a <i>principal building</i> or structure 5 m (16.41 ft.) • for an <i>accessory building</i> 4.5 m (14.76 ft.) • for a <i>principal building</i> or structure 5 m (16.41 ft.) • for an <i>accessory building</i>, 5 m (16.41 ft.) • for a <i>principal building</i> or structure 10 m (32.81 ft.)
<p>(g) Minimum <i>floor area</i> on the largest floor of a <i>single family dwelling</i></p>	<p>60 m² (645.84 sq. ft.)</p>
<p>(h) Minimum <i>horizontal dimensions</i> of largest floor of a <i>single family dwelling</i>.</p>	<p>5 m (16.41 ft.)</p>
<p>(i) Maximum <i>floor area</i> of an <i>accessory building</i></p>	<p>55 m² (592.02 sq. ft.)</p>

.1 Permitted Uses

The *uses* stated in this subsection and no others are permitted in the Country Residential zone, except as stated in Part 3 General Regulations.

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- (a) *Single family dwelling*
- (b) *Campsite*
- (c) *Home business*
- (d) *Accessory use*

.2 Regulations

On a *parcel* zoned Country Residential: no land shall be used; no *building* or structure shall be constructed, located or altered; and no plan of subdivision approved; which contravenes the regulations stated in this subsection, except as stated in Part 3 General Regulations and Part 4 Off Street Parking and Off Street Loading Regulations.

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
<p>(a) Minimum <i>parcel</i> size created by subdivision where;</p> <ul style="list-style-type: none"> • <i>parcel</i> is served by <i>community sewer system</i> • in all other cases 	<p>1,000 m² (10,764 sq. ft.)</p> <p>4,000 m² (0.99 ac.)</p>
<p>(b) Minimum <i>parcel</i> size averaging in (a), in all other cases</p>	<p>Minimum <i>parcel</i> size may be reduced to 3,200 m² (0.79 ac.) provided the average <i>parcel</i> size of all <i>parcels</i> in the subdivision is a minimum of 4,000 m² (0.99 ac.) and provided the largest <i>parcel</i> size used to calculate the average is 7,999 m² (1.98 ac.)</p>
<p>(c) Minimum <i>parcel width</i> created by subdivision</p>	<p>20 m (65.62 ft.)</p>
<p>(d) Maximum <i>parcel coverage</i></p>	<p>25 percent</p>
<p>(e) Maximum number of <i>single family dwellings per parcel</i></p>	<p>1</p>
<p>(f) Maximum <i>height</i> for:</p> <ul style="list-style-type: none"> • Principal <i>buildings</i> and structures • <i>Accessory buildings</i> 	<ul style="list-style-type: none"> • 11.5 m (37.73 ft.) • 6 m (19.69 ft.)

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<p>(g) Minimum <i>setback</i> from:</p> <ul style="list-style-type: none"> • <i>front parcel boundary</i> • <i>interior side parcel boundary</i> • <i>exterior side parcel boundary</i> • <i>rear parcel boundary</i> 	<p style="text-align: center;">5 m (16.41 ft.)</p> <ul style="list-style-type: none"> • for an <i>accessory building</i> 3 m (9.84 ft.) • for a <i>principal building</i> or structure, 5 m (16.41 ft.) • for an <i>accessory building</i>, 4.5 m (14.76 ft.) • for a <i>principal building</i> or structure, 5 m (16.41 ft.) • for an <i>accessory building</i>, 3 m (9.84 ft.) • for a <i>principal building</i> or structure, 6 m (19.69 ft.)
<p>(h) Minimum <i>floor area</i> on the largest floor of a <i>single family dwelling</i></p>	<p style="text-align: center;">60 m² (645.84 sq. ft.)</p>
<p>(i) Minimum <i>horizontal dimensions</i> of largest floor of a <i>single family dwelling</i>.</p>	<p style="text-align: center;">5 m (16.41 ft.)</p>
<p>(j) Maximum <i>floor area</i> of an <i>accessory building</i></p>	<p style="text-align: center;">55 m² (592.02 sq. ft.)</p>

.1 Permitted Uses

The *uses* stated in this subsection and no others are permitted in the Residential zone, except as stated in Part 3 General Regulations.

- (a) *Single family dwelling*
- (b) *Campsite*
- (c) *Guest accommodation*, 1 unit is permitted on each *parcel* that is greater than 1,600 m² (17,222.4 sq. ft.) and where a *single family dwelling* exists.
- (d) Home business
- (e) Place of religious worship
- (f) *Limited agriculture, buildings* and structures must be a minimum of 15 m (49.22 ft.) from a *watercourse* and a *parcel* boundary and a minimum of 15 m (49.22 ft.) from a boundary of the Residential Summer Home and Residential Town House zones except that *buildings* and structures used for animals must be a minimum of 30 m (98.43 ft.) from a *watercourse* and a *parcel* boundary and a minimum of 30 m (98.43 ft.) from a boundary of the Residential Summer Home and Residential Town House zones.
- (g) *Accessory use*

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.2 Regulations

On a *parcel* zoned Residential: no land shall be used; no *building* or structure shall be constructed, located or altered; and no plan of subdivision approved; which contravenes the regulations stated in this subsection, except as stated in Part 3 General Regulations and Part 4 Off Street Parking and Off Street Loading Regulations.

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
<p>(a) Minimum <i>parcel</i> size created by subdivision where;</p> <ul style="list-style-type: none"> • <i>parcel</i> is served by <i>community sewer system</i> • in all other cases 	<p>1,000 m² (10,764 sq. ft.)</p> <p>4,000 m² (0.99 ac.)</p>
<p>(b) Minimum <i>parcel</i> size averaging in (a), in all other cases</p>	<p>Minimum <i>parcel</i> size may be reduced to 3,200 m² (0.79 ac.) provided the average <i>parcel</i> size of all <i>parcels</i> in the subdivision is a minimum of 4,000 m² (0.99 ac.) and provided the largest <i>parcel</i> size used to calculate the average is 7,999 m² (1.98 ac.)</p>
<p>(c) Minimum <i>parcel width</i> created by subdivision</p>	<p>20 m (65.62 ft.)</p>

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(d)	Maximum <i>parcel coverage</i>	25 percent
(e)	Maximum number of <i>single family dwellings per parcel</i>	1
(f)	Maximum <i>height</i> for: <ul style="list-style-type: none"> Principal <i>buildings</i> and structures <i>Accessory buildings</i> 	<ul style="list-style-type: none"> 11.5 m (37.73 ft.) 6 m (19.69 ft.)
(g)	Minimum <i>setback</i> from: <ul style="list-style-type: none"> <i>front parcel boundary</i> <i>interior side parcel boundary</i> <i>exterior side parcel boundary</i> <i>rear parcel boundary</i> 	<ul style="list-style-type: none"> 5 m (16.41 ft.) 2 m (6.56 ft.) 4.5 m (14.76 ft.) for an <i>accessory building</i> 3 m (9.84 ft.) for a <i>single family dwelling, guest accommodation</i> and <i>home business</i> 6 m (19.69 ft.) for other <i>principal buildings</i> or structures 10 m (32.81 ft.)
(h)	Minimum <i>floor area</i> on the largest floor of a <i>single family dwelling</i>	60 m ² (645.84 sq. ft.)
(i)	Minimum <i>horizontal dimensions</i> of largest floor of a <i>single family dwelling</i> .	5 m (16.41 ft.)
(j)	Maximum <i>floor area</i> of an <i>accessory building</i>	55 m ² (592.02 sq. ft.)
(k)	Minimum <i>parcel size</i> on which <i>limited agriculture</i> is permitted	2 ha (4.94 ac.)

.1 Permitted Uses

The *uses* stated in this subsection and no others are permitted in the Residential Summer Home zone, except as stated in Part 3 General Regulations.

- (a) *Single family dwelling*
- (b) *Campsite*
- (c) *Accessory use*
- (d) *Guest accommodation*, 1 unit is permitted on each portion of a *parcel* that is 4,000 m² (0.99 ac.) or more in area and where 1 *single family dwelling* exists on the 4,000 m² (0.99 ac.) portion.

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.2 Regulations

On a *parcel* zoned Residential Summer Home: no land shall be used; no *building* or structure shall be constructed, located or altered; and no plan of subdivision approved; which contravenes the regulations stated in this subsection, except as stated in Part 3 General Regulations and Part 4 Off Street Parking and Off Street Loading Regulations.

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
<p>(a) Minimum <i>parcel</i> size created by subdivision where;</p> <ul style="list-style-type: none"> • <i>parcel</i> is served by <i>community sewer system</i> • in all other cases 	<p>1,000 m² (10,764 sq. ft.)</p> <p>4,000 m² (0.99 ac.)</p>
<p>(b) Minimum <i>parcel</i> size averaging in (a) in all other cases</p>	<p>Minimum <i>parcel</i> size may be reduced to 3,200 m² (0.79 ac.) provided the average <i>parcel</i> size of all <i>parcels</i> in the subdivision is a minimum of 4,000 m² (0.99 ac.) and provided the largest <i>parcel</i> size used to calculate the average is 7,999 m² (1.98 ac.)</p>
<p>(c) Minimum <i>parcel width</i> created by subdivision</p>	<p>20 m (65.62 ft.)</p>
<p>(d) Maximum <i>parcel coverage</i></p>	<p>25 percent</p>
<p>(e) Maximum density of <i>single family dwellings per parcel</i></p>	<p>20 per ha</p>
<p>(f) Maximum <i>height</i> for:</p> <ul style="list-style-type: none"> • Principal <i>buildings</i> and structures • <i>Accessory buildings</i> 	<ul style="list-style-type: none"> • 11.5 m (37.73 ft.) • 6 m (19.69 ft.)

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<p>(g) Minimum <i>setback</i> from:</p> <ul style="list-style-type: none"> • <i>front parcel boundary</i> • <i>interior side parcel boundary</i> • <i>exterior side parcel boundary</i> • <i>rear parcel boundary</i> 	<p style="text-align: center;">5 m (16.41 ft.) 2 m (6.56 ft.) 4.5 m (14.76 ft.)</p> <ul style="list-style-type: none"> • for an <i>accessory building</i> 3 m (9.84 ft.) • for a <i>single family dwelling</i> 6 m (19.69 ft.)
<p>(h) Minimum <i>floor area</i> on the largest floor of a <i>single family dwelling</i></p>	<p style="text-align: center;">60 m² (645.84 sq. ft.)</p>
<p>(i) Minimum <i>horizontal dimensions</i> of largest floor of a <i>single family dwelling</i>.</p>	<p style="text-align: center;">5 m (16.41 ft.)</p>
<p>(j) Maximum <i>floor area</i> of an <i>accessory building</i></p>	<p style="text-align: center;">55 m² (592.02 sq. ft.)</p>

.1 Permitted Uses

The *uses* stated in this subsection and no others are permitted in the Residential Town House zone, except as stated in Part 3 General Regulations.

- (a) *Row house dwelling*
- (b) *Multiple family dwelling*
- (c) *Accessory use*

.2 Regulations

On a *parcel* zoned Residential Townhouse: no land shall be used; no *building* or structure shall be constructed, located or altered; and no plan of subdivision approved; which contravenes the regulations stated in this subsection, except as stated in Part 3 General Regulations and Part 4 Off Street Parking and Off Street Loading Regulations.

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COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
<p>(a) Minimum <i>parcel</i> size created by subdivision where;</p> <ul style="list-style-type: none"> • parcel is served by <i>community sewer system</i> • in all other cases 	<p>1,000 m² (10,764 sq. ft.)</p> <p>4,000 m² (0.99 ac.)</p>
<p>(b) Minimum <i>parcel width</i> created by subdivision</p>	<p>20 m (65.62 ft.)</p>
<p>(c) Maximum <i>parcel coverage</i></p>	<p>30 percent</p>
<p>(d) Maximum <i>height</i> for:</p> <ul style="list-style-type: none"> • Principal <i>buildings</i> and structures • <i>Accessory buildings</i> 	<ul style="list-style-type: none"> • 11.5 m (37.73 ft.) • 6 m (19.69 ft.)
<p>(e) Maximum density of <i>dwelling units</i> per <i>parcel</i></p>	<p>77 per ha</p>
<p>(f) Minimum <i>setback</i> from:</p> <ul style="list-style-type: none"> • <i>front parcel boundary</i> • <i>interior side parcel boundary</i> • <i>exterior side parcel boundary</i> • <i>rear parcel boundary</i> 	<ul style="list-style-type: none"> • <i>Row house dwelling</i> 6 m (19.69 ft.) • Other <i>principal building</i> or structure and accessory building 5 m (16.41 ft.) • <i>Accessory building</i> 2 m (6.56 ft.) • <i>Principal building</i> or structure 2 m (6.56 ft.) • 4.5 m (14.76 ft.) • <i>Accessory building</i> 3 m (9.84 ft.) • <i>Principal building</i> or structure 7 m (22.97 ft.)
<p>(g) Minimum <i>floor area</i> of a <i>row house dwelling unit</i></p>	<p>60 m² (645.84 sq. ft.)</p>

(h)	Minimum <i>floor area</i> of a <i>multiple family dwelling unit</i>	40 m ² (430.56 sq. ft.)
(i)	Maximum <i>floor area</i> of an <i>accessory building</i>	55 m ² (592.02 sq. ft.)

.1 Permitted Uses

The *uses* stated in this subsection and no others are permitted in the General Commercial zone, except as stated in Part 3 General Regulations.

- (a) Boat building, repair and storage
- (b) *Retail store*
- (c) Office
- (d) Hotel
- (e) *Motel*
- (f) Restaurant
- (g) *Marina*, does not include the rental of personal water craft.
- (h) Daycare
- (i) *Dwelling unit*, only for the use of the owner, operator or caretaker of an existing permitted and *principal use*.
- (j) *Accessory use*

.2 Regulations

On a *parcel* zoned General Commercial: no land shall be used; no *building* or structure shall be constructed, located or altered; and no plan of subdivision approved; which contravenes the regulations stated in this subsection, except as stated in Part 3 General Regulations and Part 4 Off Street Parking and Off Street Loading Regulations.

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) Minimum <i>parcel</i> size created by subdivision where; <ul style="list-style-type: none"> • parcel is served by <i>community sewer system</i> • in all other cases 	1,000 m ² (10,764 sq. ft.) 4,000 m ² (0.99 ac.)
(b) Minimum <i>parcel width</i> created by subdivision	30 m (98.43 ft.)
(c) Maximum <i>parcel coverage</i>	50 percent
(d) Maximum <i>height</i> for: <ul style="list-style-type: none"> • Principal <i>buildings</i> and structures • <i>Accessory buildings</i> 	<ul style="list-style-type: none"> • 11.5 m (37.73 ft.) • 10 m (32.81 ft.)
(e) Minimum <i>setback</i> from: <ul style="list-style-type: none"> • <i>front parcel boundary</i> • <i>interior side parcel boundary</i> • <i>exterior side parcel boundary</i> • <i>rear parcel boundary</i> 	5 m (16.41 ft.) 2.5 m (8.2 ft.) 4.5 m (14.76 ft.) 3 m (9.84 ft.)
(f) Outdoor storage and display area	Shall be sited in conformance with the minimum setbacks
(g) Maximum number of <i>dwelling units</i> per <i>parcel</i>	1

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.1 Permitted Uses

The *uses* stated in this subsection and no others are permitted in the Recreational zone, except as stated in Part 3 General Regulations.

- (a) Airport
- (b) Golf course
- (c) Curling rink
- (d) *Public assembly facility*
- (e) *Accessory use*

.2 Regulations

On a *parcel* zoned Recreational: no land shall be used; no *building* or structure shall be constructed, located or altered; and no plan of subdivision approved; which contravenes the regulations stated in this subsection, except as stated in Part 3 General Regulations and Part 4 Off Street Parking and Off Street Loading Regulations.

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COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) Minimum <i>parcel</i> size created by subdivision	7.35 ha. (18.15 ac.)
(b) Minimum <i>parcel width</i> created by subdivision	30 m (98.43 ft.)
(c) Maximum <i>parcel coverage</i>	25 percent
(d) Maximum <i>height</i> for: <ul style="list-style-type: none"> • Principal <i>buildings</i> and structures • <i>Accessory buildings</i> 	<ul style="list-style-type: none"> • 11.5 m (37.73 ft.) • 10 m (32.81 ft.)
(e) Minimum <i>setback</i> from: <ul style="list-style-type: none"> • <i>front parcel boundary</i> • <i>side parcel boundary</i> • <i>rear parcel boundary</i> 	7.5 m (24.61 ft.) 7.5 m (24.61 ft.) 7.5 m (24.61 ft.)
(f) Minimum <i>parcel</i> size on which a Curling rink or <i>Public assembly facility</i> is permitted.	8,400 m ² (2.47 ac.)

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