

**VILLAGE OF RADIUM HOT SPRINGS
ZONING BYLAW No. 480, 2022**

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

WHEREAS the Council of the Village of Radium Hot Springs may by Bylaw, as provided by the *Local Government Act*, adopt a Zoning Bylaw.

NOW THEREFORE, the Council of the Village of Radium Hot Springs, in Open Meeting assembled, enacts as follows:

- 1.1 This bylaw may be cited as “Zoning Bylaw No 480, 2022”.**
- 1.2 “Village of Radium Hot Springs Zoning Bylaw No 338, 2007” together with any amendments is hereby repealed and replaced with Zoning Bylaw No. 480, 2022.**

- 1.3 The following schedules attached hereto are part of this bylaw:**
 - .1 Schedule A (Zoning Bylaw text)**
 - .2 Schedule B (Zoning Bylaw map)**
 - .3 Schedule C (Floodplain Management)**

This bylaw is to come into force and effect on the date of adoption.

Read a first time, this ____ day of _____, 2022

Read a second time, this ____ day of _____, 2022

Public Hearing held, this this ____ day of _____, 2022

Read a third time, this this ____ day of _____, 2022

Approved pursuant to Section 52(3)a) of *Transportation Act* this ____ day of _____, 2022

Adopted on this ____ day of _____, 2022

Mayor

Corporate Officer

Dated at Radium Hot Springs, BC

This ____ day of _____, 2022



Zoning Bylaw

VILLAGE OF radium
hot springs

Village of Radium Hot Springs
Zoning Bylaw No. 480, 2022

SCHEDULE A ZONING

BYLAW TEXT

This is "Schedule A" of Village of Radium Hot Springs Zoning Bylaw 480, 2022

TABLE OF CONTENTS

ZONING BYLAW LIST OF AMENDMENTS	3
1.0 GENERAL ADMINISTRATION	6
2.0 DEFINITIONS	8
3.0 GENERAL REGULATIONS	15
3.1 Applicability of General Regulations	15
3.2 Accessory Buildings and Structures.....	15
3.3 Shipping Containers	15
3.4 Portable Garage	16
3.5 Solar Energy Devices	16
3.6 Uses Permitted in All Zones	16
3.7 Home Occupations	17
3.8 Home Occupations, Minor	17
3.9 Home Occupation, Major.....	18
3.10 Secondary Suites	19
3.11 Detached Accessory Dwelling Units	19
3.12 Short Term Rentals	20
3.13 Panhandle Parcels	20
3.14 Siting of Buildings and Structures	21
3.15 Provincial Highway Setback.....	21
3.16 Setback Exemptions.....	22
3.17 Parcel Coverage Exemptions.....	22
3.18 Height Exemptions	23
3.19 Visibility at Intersections	23
3.20 Fencing, Screening, and Landscaping	24
3.21 Refuse and Recycling	25
3.22 Storage Yards	25
3.23 Floodplain Management.....	25
3.24 Temporary Use Permits	25
4.0 PARKING AND LOADING REGULATIONS	27
4.1 Application of Regulations.....	27
4.2 Exemption of Existing Buildings from Parking Requirements	27
4.3 Calculation of Parking Spaces	27
4.4 General Parking Standards	27
4.5 Required Off-Street Vehicle Parking	28
4.6 Cash in-Lieu of Parking	30
4.7 Tandem Parking	30
4.8 Accessible Parking	30
4.9 Required Bicycle Parking	31
4.10 Electric Vehicle Charging Requirements.....	32
4.11 Off-Street Loading Space Requirements	32
4.12 Dimensions.....	32
4.13 Development Standards.....	32
5.0 ESTABLISHMENT OF ZONES	34
5.1 Designation of Zones	34
5.2 Location of Zones	35
5.3 Definition of Zones	35
5.4 Split Zoned Parcels	35

6.0	RESIDENTIAL	36
6.1	R1 ZONE - Single Detached Residential	36
6.2	R2 ZONE – Two Unit Residential.....	38
6.3	R3 ZONE – Multiple Unit Residential Three.....	41
6.4	R1 (MH) ZONE – Single Detached Residential, Mobile Home	43
6.5	R4 ZONE – Multiple Unit Residential Four.....	45
6.6	RTA1 ZONE – Residential Tourist Accommodation	48
6.7	VCR1 ZONE – Village Core Mixed Residential.....	50
6.8	VCR2 ZONE – Village Core Infill Residential	53
6.9	VCR3 ZONE – Village Core Multiple Unit Residential	56
7.0	COMMERCIAL	58
7.1	C1 ZONE – Highway Commercial.....	58
7.2	C2 ZONE – Pedestrian Commercial/ Residential	61
7.3	C4 Zone – Recreational Vehicle Park	65
7.4	C5 Zone – Golf Course C5.....	68
8.0	INDUSTRIAL	70
8.1	I1 ZONE – Light Industrial	70
8.2	I2 ZONE – Heavy Industrial.....	72
9.0	PUBLIC ZONES	73
9.1	P1 ZONE – Public Institutional	73
9.2	P2 ZONE – Parks and Open Space.....	75
10.0	RURAL ZONE.....	77
10.1	AR ZONE – Agricultural and Rural Residential.....	77

1.0 GENERAL ADMINISTRATION

1.1 Title

1.1.1 This Bylaw shall be referred to as the “Village of Radium Hot Springs Zoning Bylaw No. 480”.

1.2 Application

1.2.1 This Bylaw applies to all *land*, including surface of water, buildings, and *structures* within the boundaries of the Village of Radium Hot Springs.

1.3 Compliance

1.3.1 No *land* including the surface of water, building or *structure* shall be subdivided, used or occupied, and no building or *structure* or part thereof shall be erected, constructed, reconstructed, moved, or structurally altered except in conformity with this Bylaw.

1.4 Severability

1.4.1 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, such decision shall not affect the validity of the remaining portions of the Bylaw.

1.5 Units of Measure

1.5.1 Metric units are used for all measurements in this Bylaw.

1.5.2 For the purpose of this Bylaw, the following units of measure are abbreviated as follows:

- a) Centimetres - cm
- b) Square centimetres – cm²
- c) Hectares – ha
- d) Kilograms – kg
- e) Metres – m
- f) Square metres – m²
- g) Cubic metres – m³

1.6 Inspection

1.6.1 The Bylaw Enforcement Officer or any other Officer or employee of the Village of Radium Hot Springs are authorized to enter, at all reasonable times and in a reasonable manner, on any property or premises subject to regulations of this Bylaw to ascertain whether the regulations contained in this Bylaw are being observed.

1.7 Offences

1.7.1 Any person who:

- a) violates any provision of this Bylaw
- b) causes or permits any act or thing to be done in contravention or violation of any of the provisions of this Bylaw
- c) neglects or omits to do anything required under the provisions of this Bylaw
- d) carries out, causes, or permits to be carried out any development in a manner prohibited by or contrary to any of the provisions of this Bylaw

- e) fails to comply with an order, direction or notice given under the provisions of this Bylaw
- f) prevents or obstructs or attempts to prevent or obstruct the authorized entry of an Officer onto property under Section 1.6 shall be deemed to have committed an infraction of, or an offence against, this Bylaw.

1.8 Penalty

- 1.8.1 Every person who violates a provision of this Bylaw commits an offence and is liable on summary conviction to a penalty not exceeding \$10,000 and the costs of prosecution.
- 1.8.2 Each day that a violation or infraction of the provisions of this Bylaw exists or is permitted to exist shall constitute a separate offence.
- 1.8.3 An authorized Officer or employee of the Village of Radium Hot Springs may cause a written notice to be delivered to the owner of any property directing them to correct any condition which constitutes a violation of this bylaw or ordering them to cease any activity not permitted by this bylaw.

1.9 Non-Conforming Conditions

- 1.9.1 A lawful Use of premises, building, or other *structure* existing at the time of adoption of this bylaw that does not conform to the provisions of this bylaw may be continued provided that the Non-Conforming Use is not altered or expanded, subject to the provisions of the *Local Government Act*, as amended.

2.0 DEFINITIONS

- 2.1 In this Bylaw all words or phrases have their normal or common meaning except where this is changed, modified, restricted, or expanded by the definitions set forth below:

ACCESSORY USE, BUILDING OR STRUCTURE means a *use*, building, or *structure* which is incidental or subordinate to the *principal use*, building or *structure* on a *parcel*. In the case of common property in a strata plan, an *accessory use, building, or structure* is incidental or subordinate to a *principal use, building or structure* on a strata *parcel* within the same strata plan.

AGRICULTURE means the *use* of land, buildings, and *structures* for growing, rearing, producing, and harvesting of agricultural products, the rearing of livestock, but not including feed lots, poultry farms, pig farms, and slaughterhouses (abattoirs). Parcels within the Agricultural Land Reserve shall be inclusive of any farm *use* as identified by the *Agricultural Land Commission Act*.

APARTMENT means a building containing 4 or more *dwelling units* which have a common hallway or entrance from the ground level.

ASSISTED LIVING RESIDENCE means a premise or part of a premise that provides housing, hospitality services, and personal care services delegated by a health care professional for 3 or more adults who are not related by blood or marriage.

AUXILIARY CAMPING UNIT means a detached self-contained sheltered unit such as a tent, yurt, or similar camping *structures* used exclusively for *tourist accommodation*. *Auxiliary camping units* do not contain washroom, cooking, or sanitary facilities.

AVERAGE FINISHED GRADE means the lowest of the average levels of finished ground adjoining each exterior wall of a building, except those localized depressions such as those used or intended for vehicle or pedestrian entrances need not be considered in the determination of average levels of finished ground.

BED AND BREAKFAST means a *home occupation* carried on in a *single detached dwelling* which provides not more than 3 rooms for transient paying guests for sleeping purposes only where the room rate includes breakfast which is served on the premises.

COMMUNITY OR ASSEMBLY HALL means a building, or part of a building, used for the gathering together of groups of persons for a specific function. Typical uses include meetings for civic, educational, political, religious, recreational, and social purposes. *Community or assembly hall* does not include *places of worship*.

CANNABIS means *cannabis* as defined in the *Controlled Drugs and Substances Act* or *Cannabis Act* and includes any products containing *cannabis*.

CANNABIS RETAIL STORE means a retail establishment licensed under provincial authority for the sale of *cannabis* for consumption off-premises.

CARETAKER UNIT means a means a secondary building, a *single detached dwelling*, or portion of a building intended to provide on-site accommodation for an occupant that provides maintenance or security services or is employed on the *parcel* on which the *caretaker unit* is located. *Caretaker units* include *dwelling units* for clergy members.

CHILDCARE, MAJOR means a facility, licensed under the *Child Care Licensing Regulation*, intended to provide care, educational services, or supervision for more than eight (8) children under the age of 13.

CHILDCARE, MINOR means a *use* within a *single detached dwelling facility* licensed under the *Child Care Licensing Regulation*, intended to provide care, educational services, or supervision for no more than eight (8) children under the age of 13, including those of the operator.

CONCEALED PARKING means *off-Street parking* located wholly within a building or *structure* or underground.

CRAFT BREWERY means the brewing of alcoholic beverages or alcoholic products with alcoholic content exceeding 1% by volume, may include accessory sales and customer seating areas, and producing not more than 1,500 brewers' barrels (176,000 litres) per year with a *liquor primary establishment* attached that will be producing and selling beer and malt-based products via pipeline (Beer Taps). Production must be licensed by the *Liquor Control Licensing Act*. All processes, functions and mechanical equipment associated with the use must be contained indoors, and are limited to production activities which are not deemed to be noxious or offensive to adjacent properties or the general public. The total area for manufacturing shall be limited to a maximum of 100 square metres.

DETACHED ACCESSORY DWELLING UNIT means a detached building containing a secondary *dwelling unit*, accessory to a principal *residential* dwelling.

DISTILLERY means the distilling of alcoholic beverages or alcoholic products with alcoholic content exceeding 1% by volume, and may include accessory sales and customer seating areas. This production must be licensed by the *Liquor Control Licensing Act*. The public tasting and retail sale of alcoholic product is limited to that which is produced on site. All processes, functions and mechanical equipment associated with the use must be contained indoors, and are limited to production activities which are not deemed to be noxious or offensive to adjacent properties or the general public. The total area for manufacturing shall be limited to a maximum of 100 square metres.

DWELLING, SINGLE DETACHED means a detached building containing 1 *dwelling*. This *use* includes *modular homes* that conforms to the CSA A277 Standards but does not include a *mobile home* conforming to CSA Z240 Standards.

DWELLING, TWO UNIT means a *dwelling* containing 2 *dwelling units*.

DWELLING, THREE UNIT means a *dwelling* containing 3 *dwelling units*.

DWELLING UNIT means one or more rooms which constitute a self-contained unit used or intended to be used by one *household* for living and sleeping purposes and includes a kitchen and washroom facilities.

EMPLOYEE means an individual either employed or self-employed and whose place of employment is situated in the boundaries of the Village of Radium

EMPLOYEE ACCOMMODATION means the *use* of a *dwelling unit* for occupation only by an *employee* or an individual related by blood, adoption, common-law marriage, or foster parenthood to an *employee* or cohabitating with an *employee* in a spousal relationship.

ENTERTAINMENT FACILITY means the *use* of a building or *structure* for entertainment or amusement purposes. Typical uses include auditoria, cinemas, theatres, concert halls, billiard halls, and arcades.

FENCE means a *structure* or visual barrier used as an enclosure or to provide visual *screening* or prevent vehicular or pedestrian access.

FLOOR AREA RATIO (FAR) means the *gross floor area* on all *storeys* of all buildings and *structures* on a *parcel* divided by the area of the *parcel*.

FUNERAL HOME means a building used for the preparation of the dead for burial or cremation and the holding of funeral services but excludes cremation facilities.

FRONTAGE means the dimension of a *parcel* measured along the *front parcel line*.

GROSS FLOOR AREA means the sum of the total horizontal area of all floors of a building except basement or cellar floor areas used exclusively for storage or containing heating or laundry facilities; any portion used for parking; swimming pools, open sun decks and balconies; any portion of a penthouse containing elevator or ventilating equipment.

HEIGHT means the vertical distance measured from the average finished ground level at the perimeter of the building or *structure* to the highest point of the *structure*.

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

HOME OCCUPATION means an occupation, service, profession, or craft carried out in a *dwelling unit* or *accessory building*, where the occupation or profession is clearly incidental to the *residential use* on a *parcel*.

HOTEL means a building or group of buildings which provide *temporary* accommodation for visitors and may contain limited cooking facilities. *Hotels* may include accessory uses such as *restaurants, liquor primary establishments, banquet halls, meeting rooms, indoor and outdoor recreation facilities, and personal service establishments*.

HOUSEHOLD means:

- a) a person occupying a *dwelling unit* alone; or
- b) two or more persons related by blood, marriage, common-law, adoption or foster parenthood sharing one *dwelling unit*; or
- c) not more than five unrelated persons including boarders, who are not related by blood, marriage, or adoption, sharing a *dwelling unit*; or
- d) unrelated persons sharing a *dwelling unit* with related persons provided that the number of unrelated persons does not exceed 3.

KENNEL means any building, *structure*, compound, group of pens or cages or property where 4 or more dogs or cats over the age of 2 months are trained, cared for, bred, boarded, or kept for humane purposes.

LAND includes the surface of water.

LANDSCAPING means the planting of lawns, shrubs and trees and the addition of fencing, walks, drives, or other *structures* and materials used in landscape architecture.

LANE means a public thoroughfare or way which provides the secondary means of access to a *parcel*.

LIQUOR PRIMARY ESTABLISHMENT means an establishment where the primary purpose is the sale of alcoholic beverages, for consumption within the premises or in designated outdoor seating areas and licensed pursuant to the *Liquor Control and Licensing Act*, as amended.

LOADING SPACE means an open area of a *parcel* or building designed used to provide free access for vehicles to a loading door, platform, or bay for the purpose of loading and unloading passengers, goods, or materials.

MEDICAL OFFICE means a public or private clinic offering health care services by qualified medical professionals. This *use* does not include *personal service establishments* or the *retail sale* or dispensing of *cannabis*.

MOBILE HOME means a single or multiple section manufactured home constructed to CAN/CSA Z240 MH (Mobile Home) standard, capable of being moved from place to place and installed with skirting concealing the chassis and wheels of the home.

MODULAR HOME means a manufactured home constructed to the CAN/CSA A277 (Modular Home) standard, built in 2 or more sections to be assembled on a *permanent foundation* and intended for year-round habitation.

MOBILE HOME PARK means a *parcel* used for the placement of two or more *mobile homes*.

MOTEL means a building or group of buildings divided into self-contained sleeping or *dwelling units* for *tourist accommodation*, each with a separate exterior entrance and convenient access to on-site parking. *motels* may include *indoor or outdoor recreation facilities* accessory to the *motel use*.

NON-CONFORMING USE means any *use of land*, building, or other *structure* that was lawfully permitted prior to adoption of this Bylaw but does not conform to this bylaw with respect to *use* or regulations related to siting, size, or dimensions of a building or to required *off-street parking*.

OFFICE means the provision of professional, management, administrative, or consulting services in a building, and may include accessory retail sale of goods. Typically, *office* uses include *offices* for lawyers, accountants, real estate agencies, and engineers. This includes *offices* for the construction and trades industry but excludes the servicing and repair of goods, the sale of goods to the customer on the site, and the manufacture or handling of a product.

OFF-STREET PARKING means an off-street motor vehicle parking space of the size and dimensions to park one vehicle, excluding driveways, aisles, or ramps.

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

PARCEL means an area of *land* registered as a separate *parcel* in the Land Title Office. In the case of a strata plan, other than a bare *land* strata plan, the *parcel* from which the strata plan is derived constitutes the *parcel*.

PARCEL COVERAGE means the percent of the surface area of a *parcel* that is covered by buildings or *structures*, measured to the outer surface of the exterior walls.

PARCEL LINE means a legal boundary of a *parcel*.

PARCEL LINE, EXTERNAL means a *parcel line* other than a *front or rear parcel line* which is common to a *highway*, excluding a *lane* or walkway.

PARCEL LINE, FRONT means the *parcel line* abutting a *highway*, excluding lanes or walkways, and in the case of a corner lot, the *parcel line* having the shortest length abutting one *highway* shall be considered the *front parcel line*.

PARCEL LINE, INTERNAL means a *parcel line* other than a *rear or front parcel line* which is not common to a *Highway*, excluding a *lane* or public walkway.

PARCEL LINE, REAR means the *parcel line or lines* opposite to and most distant from the *front parcel line*.

PARK means an area of *land* designated for both active and passive recreational uses. Typical uses include opens spaces, pathways and trails, playgrounds, fitness circuits, playgrounds, and sports fields. The *land* may be either public or private, but if private no charge shall be made for the *use* of the area or facilities. A *park* shall not mean an amusement park.

PERMANENT FOUNDATION means a foundation constructed of permanent materials such as concrete or preserved wood in accordance with the provisions of the British Columbia Building Code, or a system of double blocking under a *mobile home* provided an anchorage system as required by the British Columbia Building code is provided.

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

PLACE OF WORSHIP means a building or part thereof where people assemble for religious purposes, and which is maintained and controlled by a religious body organized to sustain public worship.

PORTABLE GARAGE, including storage tents, means a tent like *structure* used to store vehicles or other goods on a *temporary* or permanent basis.

PRIMARY DWELLING UNIT means a larger *dwelling unit* within a building containing a *secondary suite*.

PRINCIPAL BUILDING means a building used for one or more of the principal permitted uses on a *parcel* and includes any additions attached to the *principal building*.

PRINCIPAL DWELLING UNIT means a *single real estate entity* which can include a *primary dwelling unit* with a *secondary suite*.

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

PUBLIC BUILDING means any building owned by the Government of Canada, the Provincial Government, the Regional District, the Village of Radium Hot Springs, or an Improvement District used in the service of the public.

PUBLIC UTILITY STRUCTURE OR USE means a *structure* or *use* providing for public utility facilities for water, sewer, electrical, telephone and similar services where such *Use* is established by a municipality, an Improvement District or a Regional District, by another governmental body, by a company regulated by a government commission or by the *Utilities Commission Act*.

RECREATION FACILITY, INDOOR means facilities within an enclosed building used for sports, active recreation and performing and cultural arts. Typical uses include health and fitness facilities, skating rinks, bowling alleys, swimming pools, dance studios, and yoga studios.

RECREATION FACILITY, OUTDOOR means facilities which are used for sports and active recreation conducted outdoors but excludes golf courses. Typical uses include tennis courts, ball fields, soccer fields, miniature golf, and amusement parks.

RECREATIONAL VEHICLE means an apparatus on wheels that is constructed or equipped to be used as a *temporary* or recreational form of accommodation designed to be towed behind a motor vehicle or self-propelled. A *recreational vehicle* may include but is not limited to a travel trailer, tent trailer, fifth wheel, camper, motor home, park model trailer but does not include *mobile homes*. The overall width of the unit may not exceed 4.8 meters and running gear must remain operational at all times to allow transport.

RECREATIONAL VEHICLE PARK means an area designated for the exclusive *use* of temporarily accommodating, on individual *recreational vehicle spaces*, a *recreational vehicle*, travel trailer or tent, *auxiliary camping units* and does not include a *mobile home park* or *motel*.

RECREATIONAL VEHICLE SPACE means an area in a *recreational vehicle park* used or intended to be used, leased, or rented for occupancy by transient campers in *recreational vehicles*, travel trailers or tents.

RESIDENTIAL means the *use* of a *dwelling unit* by persons as a place of living and as their primary or secondary residence from which they are absent only as a part of a domestic routine including, without limitation, work, and vacations.

RESTAURANT means an eating establishment having more than 6 seats for the *use* of patrons where food is offered for sale to the public for consumption within the premises or in designated outdoor seating areas.

RESTAURANT, TAKE OUT means an eating establishment having up to 6 seats for the *use* of patrons where food is offered for sale to the public, without necessarily providing seating within the premises or in designated outdoor seating areas.

RETAIL LIQUOR SALES means a business where the principal business is the retail sale of beer, wine, and other liquor products for consumption off-site, including provincially operated liquor stores licensed under the *Liquor Distribution Act* as well as licensee retail stores and off-site retail wine stores licensed under the *Liquor Control and Licensing Act and Regulations*.

RETAIL SALES means the business of selling or renting goods, merchandise, parts, and accessories to the consumer and not for resale purposes, excluding *retail liquor sales* and the sale or distribution of *cannabis*.

SCREENING means a continuous fence, wall, evergreen hedge or combination thereof, supplemented with *landscaping* planting that would effectively screen the property which it encloses, and broken only by access drives, *lanes* and walkways.

SECONDARY SUITE means a *dwelling unit* which is accessory to a *single detached dwelling* or *two-unit dwelling* and is located within the *principal building* that is a *single real estate entity*.

SERVICE STATION means any building or *land* used for the retail sale of motor fuels and lubricants and may include automobile diagnostic centres, minor servicing and repairing of motor vehicles, the sale of automotive accessories, excludes all other sales and services, auto body shops, and painting.

SETBACK means the required minimum distance between a building or *structure* or *use* and each of the respective *parcel lines*, except as outlined in Section 3.12.

SHIPPING CONTAINER, including cargo containers, means the enclosed containers used in conjunction with the transport, shipping or delivery of goods and freight as part of cargo terminal and warehouse operations.

SHORT TERM RENTAL means the commercial *use* of a *dwelling unit* to provide *temporary* accommodation to the traveling public for a period of less than one month or 30 consecutive days.

SINGLE REAL ESTATE ENTITY means a *dwelling unit* that is a single, separate legal title, whether that be fee simple or strata.

SLEEPING UNIT means one or more rooms without cooking facilities where the primary function is for sleeping.

STORAGE YARD AND SALES YARD means an area outside an enclosed building where construction materials and equipment, solid fuels, lumber and new building materials, monuments and stone products, public service and utility equipment or other goods, materials, products, vehicles, equipment or machinery are stored, baled, piled, handled, sold or distributed. A *storage yard* does not include an automobile wrecking yard, a display yard or junk yard.

STOREY means a habitable space between two floors, or between the floor and the upper surface of the floor next above, except that the topmost *storey* shall be that portion of a building included between the upper surface of the topmost floor and the ceiling above. A basement or cellar is not to be considered a *storey*.

STRUCTURE means a construction of any kind, whether fixed to, supported by, or sunk into *land* or water, excluding a *fence* and asphalt or concrete paving or similar surfacing of a *parcel*.

TEMPORARY means a period of less than one month or 30 consecutive days.

TOURIST ACCOMMODATION means *apartments, townhouses* or *two-unit dwellings* to provide *temporary* accommodation to the traveling public that may be occupied for periods less than one month or 30 consecutive days. This *use* typically includes *accessory* uses such as check-in and registration desks, *restaurants*, meeting facilities, *indoor and outdoor recreation facilities*, and *personal service establishments*.

TOURIST CABIN means a building associated with a *recreational vehicle park use* containing one or two *sleeping units* for *temporary* overnight accommodation for the travelling public and may contain washroom, cooking, or sanitary facilities.

TOWNHOUSE means a building containing three or more *dwelling units* where each dwelling shares at least 1 common wall with another *dwelling unit* and each *dwelling unit* has a separate ground-level access. *Townhouse* definition includes row housing.

USE means the purpose for which any *parcel of land*, building or *structure* is used, occupied, or employed.

VETERINARY CLINIC means a facility offering and designed for the care and treatment of animals under the supervision of a Doctor of Veterinary Medicine and includes the provision of overnight care.

WOOD PROCESSING AND MANUFACTURING INDUSTRY means the manufacturing, processing and storage of wood products including, but not limited to sawmills, shake and shingle mills, *planer* mills, log *storage yards*, lumber remanufacturing plants, plants for plywood, particle board, hardboard, waferboard, and oriented strand board, and Christmas tree processing and storage. *Wood processing and manufacturing industry* does not, for the purposes of this bylaw, include pulp and paper mills.

ZONE means the areas into which the Village is divided in accordance with the Zoning Map attached as Schedule 'B' of this Bylaw and for which specific regulations are outlined herein for each area.

3.0 GENERAL REGULATIONS

3.1 Applicability of General Regulations

Except as otherwise specified in this Bylaw, Section 3.0 applies to all zones established under this Bylaw.

3.2 Accessory Buildings and Structures

3.2.1 General Requirements

- a) Except in the AR zone, no *accessory building or structure* shall be erected on any *parcel* unless an associated *principal building* has been erected or will be erected simultaneously with the *accessory building or structure*.
- b) No *accessory building or structure* shall be attached to a *principal building or structure* unless it meets all requirements in this Bylaw for the *principal building or structure*.
- c) An *accessory building or structure* shall not contain a *dwelling unit*, except as provided for in this Bylaw.
- d) No *accessory building or structure* shall project into the required minimum *setback* from the front or external side *parcel line* unless otherwise exempted in this Bylaw.
- e) An *accessory building or structure* may be located within a required minimum *setback* from the rear or internal side *parcel line* in any zone, but shall be a minimum of 1.5m from the rear or internal side *parcel line*.

3.3 Shipping Containers

3.3.1 Notwithstanding Section 3.2.1 above, the following regulations apply to *shipping containers*.

3.3.2 *Shipping containers* may only be used as an *accessory building or structure* for storage purposes.

3.3.3 *Shipping containers* are only permitted in the following zones unless otherwise stated in this bylaw:

- a) I1 Light Industrial
- b) I2 Heavy Industrial
- c) C4 Recreation Vehicle Park

3.3.4 Where *shipping containers* are permitted, they shall be subject to the following:

- a) Located on a *Parcel* no closer than 7.5m to an *external parcel line*.
- b) Where visible from neighbouring property, the *shipping container* shall be screened with lattice or shrubs or painted a complementary colour to the current buildings to the satisfaction of Village staff.
- c) Located on a *parcel* with a minimum separation distance of 3m from any combustible building or *structure*, except in the case of other *shipping containers*.
- d) Limited to a maximum of six (6) *shipping containers*, or one (1) *shipping container* per 400m² of site area for the first 1.0ha of site area, whichever is less; and one (1) *shipping container* per 1,000m² of site area thereafter.
- e) Shall be located behind the front face of the *principal building* on the *parcel*.

- f) May not be stacked one (1) above the other.
- g) In emergency situations, a *shipping container* may be placed on a property in any *zone* for a maximum period of 14 days.
- h) May not be used as a habitable room or for human occupancy.
- i) Shall meet applicable Provincial Health and Safety regulations, and fire regulations including the proper venting of *shipping containers* and are subject to fire and safety inspection.

3.4 **Portable Garage**

3.4.1 Notwithstanding Section 3.2.1 above, the following regulations apply to *portable garages*

- a) *Portable garage* must be located such that it meets the siting requirements for the *principal building or structure* on the *parcel* on which the *portable garage* is located.
- b) *Portable garages* shall be maintained so as not to create an unsightly condition.
- c) Where a *portable garage* is deemed by the Village as to be unsightly, it must be removed within 4 weeks of notification, otherwise the Village may remove the *structure* at the expense of the owner.

3.5 **Solar Energy Devices**

- a) Solar energy devices are permitted in any *zone* provided *that when* attached to a *principal building or structure* or an *accessory building or structure*, the device shall not:
 - i extend beyond the outermost edge of the roof or *structure*; or
 - ii extend above the highest point of the roof or *structure*.
- b) When the solar energy device is a standalone *structure*, it shall not be sited within the front yard, and it shall meet the siting requirements for the *principal building or structure* on the *parcel* on which the device is located.

3.6 **Uses Permitted in All Zones**

3.6.1 The following uses are permitted in all Zones:

- a) *Parks*, playgrounds, open space conservation area, and recreational trails;
- b) Public utility uses;
- c) Transit stops;
- d) Community garden;
- e) Community mailboxes placed by Canada Post;
- f) Environmental conservation activities;
- g) *Highways*;
- h) Storage of construction materials on a *parcel* for which the construction of a *building* or *structure* has been authorized by the Village, provided all surplus materials are removed within 20 days of final inspection of the *building* or *structure*;
- i) Temporary construction and project sales offices authorized by building permit as temporary buildings; and
- j) The *temporary use* of a building as a polling station for government elections or

referenda, provided that the time period of *use* does not exceed 60 consecutive days.

3.7 Home Occupations

3.7.1 *Home occupations* are divided into two categories:

- a) *home occupation*, minor; and
- b) *home occupation*, major.

3.8 Home Occupations, Minor

3.8.1 Minor *home occupation* shall comply with the following regulations:

- a) A minor *home occupation* shall only be conducted within a *principal dwelling unit*.
- b) No alterations shall be made to the *principal building*, that changes its character as a dwelling.
- c) There shall be no exterior indication that a minor *home occupation* is in operation on any *Parcel*.
- d) A minor *home occupation* shall not occupy more than 25% of the *Gross Floor Area* of the *dwelling unit* to a maximum of 20m².
- e) A minor *home occupation* shall not generate more than 1 client visit to the premises at any one time.
- f) No person who does not reside in the *dwelling unit* shall be employed in a minor *home occupation*.
- g) *Retail Sales* in a minor *home occupation* is limited to:
 - i products incidental to a service being provided; and
 - ii mail order, telephone sales and direct distributorships where customers do not enter the premises to inspect or pick up goods.

3.8.2 The following uses are not permitted as a minor *home occupation*:

- a) a stable, *kennel*, animal breeding operation, *restaurant*, or parking or storage of industrial or construction equipment and material;
- b) the salvage, repair, painting, or maintenance of motor vehicles or vehicle engines or parts, trailers, boats, commercial or industrial equipment;
- c) manufacturing, welding, or any other light industrial uses; and
- d) cannabis retail stores.

3.8.3 No minor *home occupation* shall discharge or emit:

- a) odorous, toxic or noxious matter or vapour;
- b) heat, glare or radiation;
- c) recurrently generated ground vibration;
- d) noise in excess of ambient noise at the property boundary;
- e) electrical interference; and

- f) any other health or safety hazard.

3.9 Home Occupation, Major

3.9.1 Major *home occupation* shall comply with the following regulations:

- a) No outdoor storage of material associated with the major *home occupation* is permitted.
- b) No external evidence of a major *home occupation* is permitted other than 1 non-internally illuminated sign no larger than 0.3m² in area.
- c) The major *home occupation* shall be carried out wholly within a dwelling or permitted accessory building but not both.
- d) No alterations shall be made to the *principal building*, that changes its character as a dwelling.
- e) The *gross floor area* occupied by a major *home occupation* within a *dwelling unit* shall not exceed 100m².
- f) All *accessory buildings* accommodating a major *home occupation* shall not exceed 100m² in *gross floor area*.

3.9.2 *Retail Sales* in a major *home occupation* is limited to:

- a) products incidental to a service being provided;
- b) mail order, telephone sales and direct distributorships where customers do not enter the premises to inspect, purchase or pick-up goods; and
- c) products produced on the premises.

3.9.3 Employees of a major *home occupation* are limited to residents of the *parcel* and not more than one non-resident *employee*.

3.9.4 The following uses are not permitted as a major *home occupation*:

- a) a stable, *kennel*, animal breeding operation, *restaurant*, or parking or storage of industrial or construction equipment and material;
- b) the salvage, repair, painting, or maintenance of motor vehicles or vehicle engines or parts, trailers, boats, commercial or industrial equipment;
- c) manufacturing, welding, or any other light industrial uses; and
- d) cannabis retail stores.

3.9.5 No major *home occupation* shall discharge or emit:

- a) odorous, toxic or noxious matter or vapour
- b) heat, glare, or radiation
- c) recurrently generated ground vibration
- d) noise in excess of ambient noise at the property boundary
- e) electrical interference

- f) any other health or safety hazard

3.10 Secondary Suites

3.10.1 *Secondary suites* must comply with the following regulations:

- a) A *principal dwelling unit* containing a *secondary suite* constitutes a *single real estate entity*.
- b) Not more than one *secondary suite* is permitted per *principal dwelling unit*.
- c) A *secondary suite* is only permitted within a *single detached dwelling* or *two-unit dwelling*.

3.10.2 The regulations permitting *secondary suites* in a *two-unit dwelling* shall only apply to *two-unit dwellings* constructed after September 1, 2022.

3.10.3 The total *gross floor area* of a *secondary suite* shall not exceed 45% of the total living area of the *building* in which the *principal dwelling and secondary suite* are located.

3.10.4 A *secondary suite* may not be located on a *parcel* that contains a *detached accessory dwelling unit* unless otherwise stated in this bylaw.

3.10.5 No *single-detached dwelling* or *two-unit dwelling* containing a *secondary suite* may have the *secondary suite* subdivided, stratified, or otherwise legally separated from the building wherein contained.

3.10.6 The *secondary suite* shall be furnished with a separate exterior entrance.

3.10.7 *Off-street parking* for a *secondary suite* shall be provided in accordance with this Bylaw.

3.11 Detached Accessory Dwelling Units

3.11.1 A *detached accessory dwelling unit* is only permitted on a *parcel* with a *single detached dwelling* unless otherwise stated in this Bylaw.

3.11.2 A *detached accessory dwelling unit* is not permitted on a *parcel* that contains a *secondary suite* unless otherwise stated in this Bylaw.

3.11.3 A *detached accessory dwelling unit* shall be connected to a community water system and community sewer system.

3.11.4 The maximum *gross floor area* of a *detached accessory dwelling unit* is 95m² on *parcels* less than 1,000m² and 140m² on *parcels* greater than 1,000m².

3.11.5 In no case shall the *gross floor area* of a *detached accessory dwelling unit* be greater than 75% of the *gross floor area* of the *principal dwelling unit*.

3.11.6 The entrance to the *detached accessory dwelling unit* shall be a separate exterior entrance that does not require passage through any part of the building used for motor vehicle parking or accessory uses.

3.11.7 A *detached accessory dwelling unit* must be separated a minimum distance of 3m from the *single detached dwelling* on the same *parcel*.

3.11.8 A *detached accessory dwelling unit* shall not be subdivided, stratified, or otherwise legally separated from the principal *single detached dwelling* on the *parcel*.

3.11.9 A *detached accessory dwelling unit* shall not include roof top decks.

3.11.10 *Off-street parking* for a *detached accessory dwelling unit* shall be provided in accordance with this Bylaw.

3.12 Short Term Rentals

3.12.1 A *short term rental* may be operated within a *principal dwelling unit*, *secondary suite*, or *detached accessory dwelling unit*.

3.12.2 The maximum number of *dwelling units* on a *parcel* that may be occupied as a *short term rental* is one in the R1, R2, VCR-1, and VCR-2 zones.

3.12.5 *Short term rentals* shall have a maximum of 2 guests per *sleeping unit* or bedroom within any *dwelling unit*.

3.12.6 No more than one booking or reservation for *short term rental* accommodation is permitted in each *dwelling unit* at one time.

3.12.7 Parking must be provided in accordance with the parking and loading regulations of Section 4 and *short term rental* accommodations may not use required visitor parking spaces.

3.13 Panhandle Parcels

3.13.1 The minimum lot frontage and width of an access strip serving a *panhandle parcel* is 6.0m.

3.13.2 Despite Section 3.13.1, the *parcel frontage* and width of an access strip may be reduced to 3.5m where two adjacent *panhandle parcels* have abutting access strips and a reciprocal access agreement is registered on title, which shall include the Village as a party for the sole purpose of ensuring the agreement is not modified or discharged without the approval of the Village.

3.13.3 The access strip of a *panhandle parcel* shall not be included in the calculation of the area of the *parcel* for the purpose of determining compliance with a minimum *parcel area* requirement of this Bylaw.

3.13.4 The *front parcel line setback* is calculated from the end of the panhandle as illustrated below.

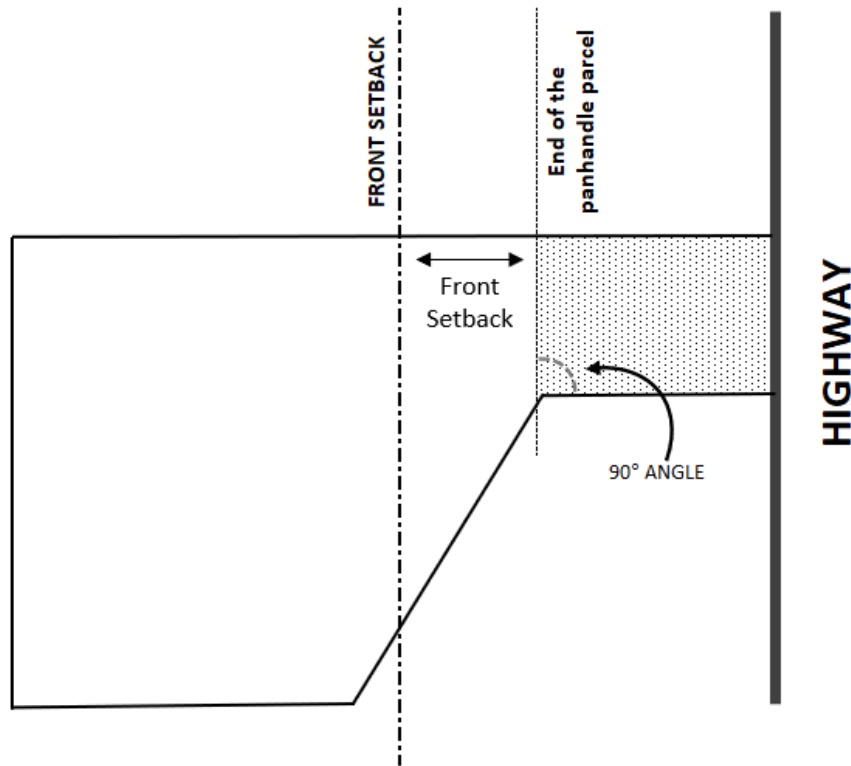


DIAGRAM: PANHANDLE PARCELS - FRONT PARCEL LINE SETBACK CALCULATION

LEGEND		
	PANHANDLE	-----FRONT SETBACK
		FRONT SETBACK IS CALCULATED FROM THE END OF THE PANHANDLE

3.14 Siting of Buildings and Structures

- 3.14.1 On any *parcel* located in the Village of Radium Hot Springs, no *buildings or structures* shall be constructed, located, or altered, and no plan of subdivision approved, which contravenes the regulations set out in this Bylaw.
- 3.14.2 Section 3.14.1 above applies equally to the construction, alteration, moving or extension of *buildings and structures* that were in existence prior to the passing of this Bylaw.
- 3.14.3 Where the British Columbia Building Code requires greater *setbacks* than required in this Bylaw, the requirements of that Code shall apply.

3.15 Provincial Highway Setback

- 3.15.1 Any front, rear or side yard of a *parcel* abutting a Provincial *highway* shall meet the *setbacks* as required by the Ministry of Transportation or the *setbacks* requirements in Sections 6 through Section 10 and Section 3.19 of this Bylaw, whichever is greater.

3.16 Setback Exemptions

3.16.1 The following may project into or be located within a required *setback* area:

- a) Exterior open stairs
- b) Eaves and gutters, cornices, sills, bay windows, sunshades, chimneys, or other similar features, providing that:
 - i such projections do not exceed 1.0m;
 - ii such projections do not exceed 0.6m in the case of a side yard of 1.5m in width or less.

3.16.2 Open porches, decks, and canopies, provided that:

- a) such projections do not exceed 1.8m;
- b) such projections do not exceed 50 % of the width of a required side yard;
- c) the minimum *height* to the underside of a canopy is no less than 2.5m.

3.16.3 Covered balconies and sunshades, provided that such projections do not exceed 1.3m.

3.16.4 An uncovered patio or terrace, in *residential zones* only.

3.16.5 *Fences*, solid screens, and retaining walls.

3.16.6 Arbors and trellises, fishponds, ornaments, flag poles, or similar *Landscaping* features.

3.16.7 A fire escape not more than 1.3m wide.

3.16.8 Free-standing lighting poles, warning devices, antennas, masts, satellite dishes, utility poles, wires, flag poles, may be sited on any portion of a *parcel* provided that the location or design of such objects is not prohibited under any other Bylaw of the Village.

3.16.9 Underground Structures, provided that the top surface of any part of such Structures does not extend above the average finished ground elevation.

3.16.10 Uncovered swimming pools provided that the pool is:

- a) not within the required *setback* from the *front parcel line*; and
- b) a minimum of 1 m from any other *parcel* boundary.

3.17 Parcel Coverage Exemptions

3.17.1 The area of the following is not included in the calculation of *parcel coverage*:

- a) Uncovered and open exterior balconies and stairs;
- b) Decks and porches under 0.6m in height;
- c) Eaves and gutters, cornices, sills, bay windows, sunshades, or other similar features, providing that the feature does extend to grade level adjacent to the building;
- d) Chimneys and columns external to the building;
- e) Driveways, manoeuvring aisles, and parking and *loading spaces*;

- f) Sidewalks, patios, and hard surfacing of the ground;
- g) Underground Structures, provided that the top surface of any part of such Structures does not extend above the average finished ground elevation.

3.18 **Height Exemptions**

3.18.1 The maximum *height* regulations in this Bylaw do not apply to the following *structures*:

- a) Barn, silo;
- b) Chimney, smokestack;
- c) Commercial radio and television tower or antenna;
- d) Dome, cupola;
- e) Flagpole;
- f) Hose and fire alarm tower;
- g) Industrial cranes;
- h) Lighting pole;
- i) Monument;
- j) Mechanical equipment on a roof top, including satellite dishes or other telecommunications apparatus used for domestic or commercial purposes;
- k) Spire, steeple, belfry;
- l) Stadium bleachers;
- m) Transmission tower;
- n) Water tanks and towers.

3.19 **Visibility at Intersections**

3.19.1 Sight Triangle

- a) In all *zones* there shall be no obstruction to the line of vision between the *heights* of 1.0m and 3.0m above the established grade of the *highway* within the sight triangle which is formed within a corner lot by the intersecting lot lines abutting the *highway* and a straight line connecting them 6.0m from their point of intersection as illustrated below:

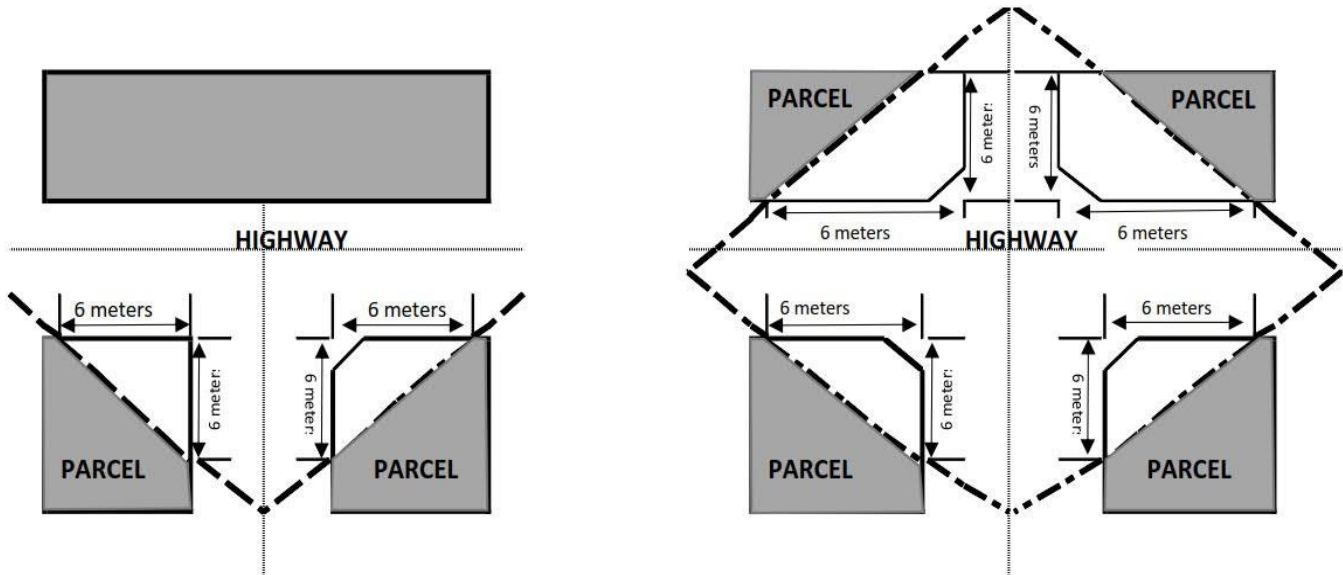


DIAGRAM: SIGHT TRIANGLE CALCULATION

3.20 Fencing, Screening, and Landscaping

3.20.1 Fencing

- a) In all zones, except industrial zones, the *height* of a fence, wall or similar structure located in a front yard shall not exceed 1.3m in height and the *height* of screening elsewhere on the parcel shall not exceed 2.0m.
- b) In residential zones, the *height* of any fence, wall or similar structure located in the external side yard shall not be greater than 1.3m.
- c) In residential zones, where a rear parcel line abuts a side parcel line, the *height* of the any fence, wall or similar structure on the rear parcel line shall not exceed the *height* of screening permitted on the side parcel line along the shared boundary.
- d) In industrial zones, the maximum *height* of a fence, wall, or similar structure anywhere on the parcel shall be 2.0m.
- e) The use of barbed wire or razor wire as fencing material is prohibited in all residential and public institutional zones.

3.20.2 Landscaping and Screening

- a) Any parking area, loading area, or display yard in a commercial or industrial zone:
 - i shall be separated from an adjoining street or from a directly abutting residential parcel by landscaping of not less than 2.0m in width; and
 - ii shall provide screening of 1.3m in height in any required front yard and 2.0m in height elsewhere on the parcel along any parcel line that abuts a residential parcel.

3.21 Refuse and Recycling

- 3.21.1 Refuse and recycling storage and collection shall be provided on the same site as the development that generates the *refuse*.
- 3.21.2 Any refuse and recycling storage and collection areas in zones other than agricultural zones shall:
- a) require opaque *screening* from adjacent *parcels* and highway;
 - b) all *screening* shall be a minimum of 1.3m in *height* to a maximum *height* that is equivalent to the *height* of the refuse or recycling bin;
 - c) refuse or recycling bins shall be *setback* a minimum of 2m from any abutting *parcels* zoned R1, R1(MH), R2; VCR-2; and
 - d) an unobstructed access *lane* with a minimum width of 3m and a minimum vertical clearance of 4.6m shall be provided for access to required garbage and recycling room or enclosure.

3.22 Storage Yards

- 3.22.1 No *storage yards* shall be permitted in the following:
- a) any required front yard *setback* area;
 - b) any required *setback* area which abuts a *residential zoned parcel*;
 - c) any required *Setback* area which is across a street or lane from a *residential zone parcel*;
- 3.22.2 In a commercial or industrial *zone*, any part of a *parcel* used or intended to be used as an outside *storage yard* shall be enclosed by *screening* on all sides that are not adjacent to the *principal building* on the *parcel*;
- 3.22.3 Any *storage yard* abutting a *residential zone* shall require opaque *screening* of not less than 1.8m in *height*.

3.23 Floodplain Management

- 3.23.1 Notwithstanding any other regulations of this Bylaw, the floodplain regulations are set out in Schedule C entitled Village of Radium Hot Springs Floodplain Management which is hereby made an integral part of this Bylaw.

3.24 Temporary Use Permits

- 3.24.1 Temporary use permits may be issued on any property located within the Village of Radium Hot Springs to allow for the provision of uses on a temporary basis that are not explicitly permitted in the zoning.
- 3.24.2 Temporary use permits may be considered based on the following evaluation criteria:
- a) the *use* is clearly temporary or seasonal in nature;
 - b) the *use* should not create an unacceptable level of negative impact on surrounding permanent uses;
 - c) the temporary *use* is compatible with the immediately surrounding neighbourhood;

- d) demonstration of suitable access and servicing to accommodate the proposed development;
- e) the proposed alterations to the site may be deemed temporary in nature.

3.24.3 Conditions of use and/or securities may be imposed on the temporary use permit to ensure adherence to Village of Radium Hot Springs bylaws and policies.

3.24.4 Temporary use permits may be issued for a period up to 3 years, with one subsequent renewal up to a period of 3 years.

3.24.5 If a temporary use permit has expired before a renewal has been applied for, a new temporary use permit is required.

3.24.6 Applications for temporary use permits for a lot that fronts onto a provincially controlled Highway must be reviewed and approved by the Ministry of Transportation Infrastructure.

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4.0 PARKING AND LOADING REGULATIONS

4.1 Application of Regulations

4.1.1 Space for the off-street vehicle parking, bicycle parking, and loading in respect of a *use* permitted under this Bylaw shall be provided and maintained in accordance with the regulations of this section.

4.2 Exemption of Existing Buildings from Parking Requirements

4.2.1 The regulations contained in this section shall not apply to *buildings, structures*, and uses existing on the effective date of this Bylaw except that:

- a) *Off-street parking* shall be provided and maintained in accordance with this section for any addition to any existing *building* and *structure*.
- b) *Off-street parking* existing prior to the adoption of this Bylaw shall not be reduced below the applicable *off-street parking* requirements of this section.

4.3 Calculation of Parking Spaces

4.3.1 Where the calculation of the required *off-street parking* or bicycle parking results in a fractional number, the total number of required spaces shall be rounded to the nearest whole number but in no case shall the number of required spaces be less than one.

4.3.2 Where Table 1 does not specify requirements for a particular permitted use, parking spaces shall be provided at the rate required for the *use* specified in the Table that in the Village' opinion is most similar to the particular *use* in terms of demand for parking spaces.

4.3.3 Where more than one *use* is located on a *parcel*, the total number of parking spaces required shall be the sum total of the requirements for each *use*.

4.3.4 Along Main Street East and Main Street West, perpendicular and parallel parking spaces provided by the municipality that are located partially or completely adjacent to the exterior lot line of any building or property shall be considered as *off-street parking* for the purposes of this Bylaw.

4.4 General Parking Standards

4.4.1 Location

- a) Required *off-street parking* spaces shall be located on the same *parcel* as the *use* they serve except for commercial uses in the C1 and C2 zones as described in Section 4.4.1 b).
- b) Required *off-street parking* spaces may be located on another *parcel* except for *residential* uses in the C1 and C2 zones, provided that:
 - i The *off-street parking* is located as close as possible to an accessible main building entrance; the parking spaces are within 120m of the building or *use* served by the spaces, and
 - ii A covenant pursuant to Section 219 of the *Land Title Act* is registered against title to the *parcel* where the spaces are located, in priority to any financial charges, restricting the *use* of the parking spaces to vehicles operated by persons associated with the building or *use* served by the spaces.

4.4.2 Distance from *parcel* boundaries

- a) No parking areas shall be located within a required front *setback* except on *parcels* with *single detached dwellings* and *two-unit dwellings*.
- b) The width of the parking area or driveway in VCR-1, VCR-2, R1, R1(MH), and R2 zones, shall not be greater than 40% of the width of the *parcel* or 9.0m, whichever is lesser.
- c) Despite Section 4.4.2.a) above, a parking area may be located in a required *setback* in a C2, I1 or I2 Zone on the condition that the parking area is separated from an adjoining street by *landscaping* of not less than 2m in width.
- d) No parking area shall obstruct visibility at intersections as per section 3.19.

4.4.3 Design

- a) All parking shall be provided with adequate curbs in order to retain all vehicles within such permitted parking areas, and to ensure that required *fences*, walls, hedges or *landscaping* areas, as well as any buildings, will be protected from parked vehicles.
- b) All parking areas for more than 4 vehicles shall be surfaced with asphalt, concrete, grasscrete, permeable or porous pavers or similar solid material, so as to provide a surface that is durable and dust-free and shall be so graded and drained as to properly dispose of all surface water into the storm sewer system, if available, or alternatively to approved *landscaping* areas or an approved on-site drainage system.
- c) Any lighting used to illuminate parking areas or parking garages shall be arranged so that all direct rays of light are reflected upon such parking or parking garage, and not on any adjoining premises.

4.5 Required Off-Street Vehicle Parking

4.5.1 Number of Spaces

- a) The required number of *off-street parking* spaces for each *use* (including visitor spaces) is specified in Table 1 Required parking

Table 1 Required Parking

Residential Uses	Number of Required Spaces	Visitor Parking
<i>Single-detached, two-unit dwellings</i>	2 per <i>dwelling unit</i>	Not required
<i>Secondary suites</i> and detached accessory <i>dwelling units</i>	1 per bedroom up to a maximum of 2	Not required
<i>Townhouses</i>	2 per <i>dwelling unit</i>	10% of total required parking spaces

<i>Apartments</i>	1 per studio suite	10% of total required parking spaces
	2 per <i>dwelling unit</i> with one or more bedrooms	
<i>Home occupation, major</i>	1 parking space per <i>employee</i> with a minimum of 1 parking space	Not required
<i>Employee accommodation</i>	0.5 per <i>employee dwelling unit</i>	Not required
Commercial Uses		Number of Required Spaces
All commercial uses in a commercial <i>zone</i> other than those specifically listed in this table		4 per 100m ² of <i>gross floor area</i>
Golf course, standard		2.5 per hole
Mini Golf Course		0.5 per hole
<i>Hotels/motels</i>		1 per <i>sleeping unit</i>
<i>Recreational vehicle park & campgrounds</i>		1 per space
<i>Office & personal service establishments</i>		3 per 100m ² of <i>gross floor area</i>
<i>Restaurants and liquor primary establishments</i>		4 per 100m ² of <i>gross floor area</i>
<i>Retail Sales</i>		3 per 100m ² of <i>gross floor area</i>
Short-Term Rentals		1 for every 2 <i>sleeping units</i> or bedrooms
Industrial Uses		Number of Required Spaces
All uses in the light industrial and heavy industrial <i>zones</i>		1 per 100m ² of <i>gross floor area</i>
Institutional Uses		Number of Required Spaces
All uses in public institutional <i>zone</i> other than those specifically listed in this table		3 per 100m ² of <i>gross floor area</i>
<i>Assisted living residence</i>		1 per 2 <i>sleeping units</i> or <i>dwelling units</i>
<i>Community or assembly hall</i>		3 per 100m ² of <i>gross floor area</i>
<i>Public Building</i>		3 per 100m ² of <i>gross floor area</i>
Recreation Uses		Number of Required Spaces
<i>Recreation facility, indoor</i>		3 per 100m ² of <i>gross floor area</i>
Curling rink, bowling alley, racquet court		2 per alley, rink, or court
<i>Entertainment facility</i>		1 per 5 seats

- 4.5.2 Additional parking is not required for unenclosed outdoor eating and drinking areas used only on a seasonal basis and which are part of a principal eating and *liquor primary establishment* that has more indoor than outdoor seating area.
- 4.5.3 For all *restaurants*, including *take-out restaurants*, no parking shall be required for the first 6 seats.
- 4.5.4 Dimensions
 - a) Each *off-street parking* space required by this Bylaw shall have a minimum width of 2.7m, a minimum length of 5.9m, and have a vertical clearance of 2.3m
 - b) Adequate provision shall be made for individual entry or exit by vehicles to all parking spaces at all times by means of unobstructed manoeuvring aisles as specified in *Table 2 Parking Manoeuvring Aisle Widths*

4.6 Cash in-Lieu of Parking

- 4.6.1 Despite Section 4.5, cash in-lieu of providing the required number of off-street vehicle Parking spaces will be accepted for any non-*residential use* in the C1 or C2 zone subject to the following provisions:
 - a) Cash in-lieu will be accepted for no more than 50% of the requirements specified in *Table 1 Required Parking*;
 - b) The sum of \$10,500 per off-street vehicle parking space not provided is paid to the Village's Parking Facilities Reserve Fund;
 - c) The *building* or *structure* for which application for cash in-lieu is not more than 180m from a parking facility owned and operated by the Village of Radium Hot Springs.

Table 2 Parking Maneuvering Aisle Widths

Parking Angles in Degrees	Minimum Manoeuvring Aisle Width (m) Two-Way
90°	7.3
60°	5.5
45°	3.9
Parallel	7.3

4.7 Tandem Parking

- 4.4.1 Off-street vehicle parking spaces may be configured in tandem for *secondary suite, detached accessory dwelling unit, and home occupation* parking requirements provided that each *dwelling unit* has one directly accessible parking space at all times.

4.8 Accessible Parking

- 4.8.1 Where more than 10 parking stalls are required, every *off-street parking* area shall provide at least 1 accessible *off-street parking* space or 1 percent, whichever is greater, of the required stalls in the parking area to be reserved and designed as accessible vehicle parking.
- 4.8.2 Each accessible parking space shall:
 - a) be at least 3.7m wide and at least 6m in length;

- b) have at least 2.3m of vertical clearance;
- c) be located as close as possible to an accessible main building entrance; and,
- d) be clearly identified as an accessible parking space using appropriate signage.

4.9 Required Bicycle Parking

4.9.1 Development Standards

- a) Bicycle parking spaces shall be located so as not to obstruct pedestrian movement.
- b) **Long-term bicycle parking shall:**
 - i Be located at building grade or within one storey of building grade and shall be easily accessible to users.
 - ii Be in the form of bicycle lockers, compounds, or rooms with lockable doors specifically provided and equipped for bicycle storage.
 - iii Not be required for multi-unit *residential* dwellings where each unit has access to its own garage.
- c) **Short-term bicycle parking shall:**
 - i be securely anchored to the ground and constructed of theft resistant material.
 - ii support the bicycle frame above the centre of gravity.
 - iii enable both the bicycle frame and front or rear wheels to be locked.
 - iv Be located in a convenient, well-lit location that is easily located, accessible by visitors, and subject to casual surveillance by passers-by and occupants of the building.

4.9.2 Number of Spaces

- a) The required number bicycle parking spaces for each *use* is specified in Table 3 Required Bicycle Parking

Table 3 Required Bicycle Parking

Use	Required Bicycle Parking Spaces	
	Long-Term	Short-Term
Townhouse	0.5 per <i>dwelling unit</i>	0.1 space per <i>dwelling unit</i> , minimum 2 spaces
Apartments	0.5 per <i>dwelling unit</i>	0.1 space per <i>dwelling unit</i> , minimum 2 spaces
Office and retail sale	N/A	1 space per 1,000m ² of <i>gross floor area</i> , minimum 2 spaces
Institutional uses	N/A	1 space per 1,500m ² of <i>gross floor area</i> , minimum 2 spaces

- 4.9.3 No long-term bicycle parking shall be required for multi unit *residential* dwellings where each unit has access to its own garage.

4.10 Electric Vehicle Charging Requirements

- 4.10.1 In all *residential* buildings, all *off-street parking* spaces shall be serviced by electrical conduit that can support the installation of an electric vehicle charging station.
- 4.10.2 In all commercial, institutional, and industrial buildings, 5% of *off-street parking* spaces shall be serviced by electrical conduit that can support the installation of an electric vehicle charging station.

4.11 Off-Street Loading Space Requirements

- 4.11.1 No *use* may be undertaken in any *zone* unless the off-street loading requirements in this Bylaw have been met for that *use*.
- 4.11.2 In cases of mixed uses, the requirements for off-street *loading spaces* shall be the sum of the requirements for the various uses computed separately. Required *loading spaces* for one *use* shall not be considered as required *loading spaces* for any other *use*.
- 4.11.3 *Off-street parking* spaces shall not be credited as off-street *loading spaces*.
- 4.11.4 The required number off-street *loading spaces* is specified in Table 4 Off-Street Loading Requirements.

Table 4 Off-Street Loading Requirements

Use	Gross Floor Area of Building	Number of Spaces Required
Commercial and Industrial	First 500m ² of <i>gross floor area</i> or fraction thereof	1 space
	Each additional 2,000m ² of <i>gross floor area</i> or fraction thereof	1 additional space
Institutional and Public Uses	First 3,000m ² of <i>gross floor area</i> or fraction thereof	1 space
	for each additional 3,000m ² of <i>gross floor area</i> or fraction thereof	1 additional space

4.12 Dimensions

- 4.12.1 Each off-street *loading space* shall be not less than 9.0m in length, 3.5m in width and provide no less than 4.0m of vertical clearance.
- 4.12.2 Bus *loading spaces* shall not be less than 12m in length, 3.6m in width, and provide no less than 4.6m of vertical clearance.
- 4.12.3 Despite Sections 4.12.1. and 4.12.2, in no case shall the length of a *loading space* be such that a vehicle in the process of loading or unloading shall project into any *highway*.

4.13 Development Standards

- 4.13.1 Each off-street *loading space* shall have vehicular access to a *highway*.
- 4.13.2 Off-street *loading spaces* and facilities shall be located on the same *parcel* as the *use* served.
- 4.13.3 Off-street *loading spaces* shall:
- a) not be located within the required front yard; and

- b) not be located closer than 15.5m to the nearest point of intersection of any two road allowances.

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5.0 ESTABLISHMENT OF ZONES

5.1 Designation of Zones

5.1.1 The area within the boundaries of the Village of Radium Hot Springs is hereby divided into zones with the following zone designations and short form equivalents.

Table 5 Designation of Zones

SECTION	TITLE ELABORATION	Zone
6.0 Residential Zones		
6.1	Single Detached Residential	R1
6.2	Two Unit Residential	R2
6.3	Multiple Unit Residential Three	R3
6.4	Single Detached Residential, Mobile Home	R1(MH)
6.5	Multiple Unit Residential Four	R4
6.6	Residential Tourist Accommodation	RTA1
6.7	Village Core Mixed Residential	VCR1
6.8	Village Core Infill Residential	VCR2
6.9	Village Core Multiple Unit Residential	VCR3
7.0 Commercial Zones		
7.1	Highway Commercial	C1
7.2	Pedestrian Commercial	C2
7.3	Recreational Vehicle Park	C4
7.4	Golf Course	C5
8.0 Industrial Zones		
8.1	Light Industrial	I1
8.2	Heavy Industrial	I2
9.0 Public Zones		
9.1	Public Institutional	P1
9.2	Public Parks and Open Space	P2
10.0 Rural Zone		
10.1	Agricultural & Rural Residential	AR

5.2 Location of Zones

- 5.2.1 The location of each *zone* is defined in Schedule B entitled "Village of Radium Hot Springs Official Zoning Map" which is hereby made an integral part of this Bylaw.
- 5.2.2 Where the *zone* boundary does not follow a legally defined line, and where the distances are not specifically indicated, the location of the zoning boundary shall be determined by scaling from the Zoning Map in Schedule B.

5.3 Definition of Zones

- 5.3.1 Where a *zone* boundary is shown on Schedule B as following a *highway* or water course, the centre line of the *highway* or water course shall be the *zone* boundary.

5.4 Split Zoned *Parcels*

- 5.4.1 Where a *parcel* contains more than one *zone*:
- a) each zoned area shall be treated as a separate parcel for the purpose of determining compliance with the setback provisions of the zone; and
 - b) all uses, buildings or structures that are accessory to a principal use, building or structure shall be provided only within the area zoned for the principal use, building or structure.

6.0 RESIDENTIAL

6.1 R1 ZONE - Single Detached Residential R1

Intent: To provide a low-density residential zone for single detached dwellings and compatible uses on parcels 555m² or larger in size.

6.1.1 Permitted Uses

a) **Principal Uses**

The following uses and no others are permitted in the R1 Zone:

- i Single detached dwelling

b) **Accessory uses**

The following uses and no others are permitted as accessory to the principal uses in the R1 Zone:

- i Detached accessory dwelling unit
- ii Home occupation, major
- iii Home occupation, minor
- iv Secondary suite
- v Short term rental
- vi Accessory use, building or structure
- vii Bed and breakfast
- viii Childcare, minor

6.1.2 Parcel Coverage

The maximum parcel coverage is 40%

6.1.3 Subdivision Regulations

Minimum parcel area for single detached dwellings	555m ²
Minimum parcel frontage	9.1m
Minimum parcel frontage of a corner lot	12.1m

6.1.4 Maximum Density

Single detached dwelling	1 per parcel
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Secondary suite	1 per single detached dwelling
Detached accessory dwelling unit	1 per single detached dwelling

6.1.5 Building Width

- a) The minimum width of a *principal building* is 6.1m

6.1.6 Setback Requirements

Minimum *setback* requirements are as follows:

a) **Principal Building:**

Front <i>parcel line</i>	7.5m
Rear <i>parcel line</i>	1.5m
Internal side <i>parcel line</i>	1.5m
External side <i>parcel line</i>	4.5m

b) **Detached Accessory Dwelling Unit:**

Front <i>parcel line</i>	7.5m
Rear <i>parcel line</i> , 1 storey detached accessory dwelling unit	1.5m
Rear <i>parcel line</i> , 2 storey detached accessory dwelling unit	3.0m
Internal side <i>parcel line</i>	1.5m
External side <i>parcel line</i>	4.5m

6.1.7 Height

- a) Maximum *building Heights* are as follows:

Single detached dwelling	The lessor of 2 storeys or 9 m
Detached accessory dwelling unit	The lessor of 2 storeys or 9 m
Accessory buildings and structures	The lessor of 1 storey or 5.0m

6.1.8 Signs

- a) Maximum size of permitted sign is 0.3m².

6.1.9 Other Regulations

- a) Only one of the following accessory uses is permitted on a *parcel* at a time: *short term rental accommodation; bed and breakfast, childcare, minor, home occupation, minor; or home occupation, major.*
- b) *Detached accessory dwelling units* are only permitted on *parcels* with *single detached dwellings*.

6.2 R2 ZONE – Two Unit Residential

R2

Intent: To provide a residential zone for single detached and two-unit dwellings and compatible uses.

6.2.1 Permitted Uses

a) **Principal Uses:**

The following uses and no others are permitted in the R2 Zone:

- i Single detached dwelling
- ii Two-unit dwelling

b) **Accessory Uses:**

The following uses and no others are permitted as accessory to the principal uses in the R2 Zone:

- i Detached accessory dwelling unit
- ii Home occupation, major
- iii Home occupation, minor
- iv Secondary suites
- v Short term rental
- vi Accessory use, building, or structure
- vii Bed and breakfast
- viii Childcare, minor

6.2.2 Parcel Coverage

The maximum parcel coverage is 40%

6.2.3 Subdivision Regulations

Minimum parcel area for single detached dwellings	555m ²
Minimum parcel area for two-unit dwellings	700m ²
For Parcels subdivided along a common wall separating two dwelling units in a two-unit dwelling	350m ²
Minimum parcel frontage	10.1m
Minimum parcel frontage of a corner lot	12.6m

6.2.4 Maximum Density

Single detached dwelling	1 per parcel
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Two-unit dwelling	1 per <i>parcel</i>
Secondary suite	1 per <i>single detached dwelling</i> or 1 per unit in a two-unit dwelling
Detached accessory dwelling unit	1 per <i>single detached dwelling</i>

6.2.5 Building Width

- a) The minimum width of a *principal building* is 6.1m

6.2.6 Setback Requirements

Minimum *setback* requirements are as follows:

a) Principal Building:

Front <i>parcel line</i>	7.5m
Rear <i>parcel line</i>	1.5m
Internal side <i>parcel line</i>	2.0m
Internal side <i>parcel line</i> where a <i>parcel</i> is subdivided along a common wall separating two <i>dwelling units</i> , not including the side <i>parcel line</i> which runs along the common wall.	3.5m
External <i>Parcel Line</i>	4.5m

b) Detached Accessory Dwelling Unit:

Front <i>parcel line</i>	7.5m
Rear <i>parcel line</i> , 1 storey detached accessory dwelling units	1.5m
Rear <i>parcel line</i> , 2 storeys detached accessory dwelling units	3.0m
Internal side <i>parcel line</i>	3.5m
External side <i>parcel line</i>	3.5m

6.2.7 Height

Maximum *building Heights* are as follows:

Single detached dwellings	The lessor of 2 storeys or 9m
Two-unit dwelling	The lessor of 2 storeys or 9m
Detached accessory dwelling unit	The lessor of 2 storeys or 9m
Accessory buildings and structures	The lessor of 1 storey or 5m

6.2.8 Signs

Maximum size of permitted sign is 0.3m²

6.2.9 Other Regulations

- a) Side *parcel line setbacks* are not required on that portion of a *parcel* that is occupied by a *dwelling unit* attached to another *dwelling unit* on an adjacent lot by a common or part wall, provided that any other required side *parcel line setbacks* are provided in accordance with 6.2.6.
- b) The regulations permitting *secondary suites* in a *two-unit dwelling* shall only apply to *two-unit dwellings* constructed after September 1, 2022.
- c) *Bed and breakfast; home occupation, major; and childcare, minor* are only permitted in *single detached dwellings*.
- d) Only one of the following accessory uses is permitted on a *parcel* at a time: *bed and breakfast; short term rental accommodation; childcare, minor; home occupation, minor; or home occupation, major*.
- e) *Detached accessory dwelling units* are only permitted on *parcels* with *single detached dwellings*.

6.3 R3 ZONE – Multiple Unit Residential Three

R3

Intent: To provide a *residential zone* for multiple *dwelling units* and compatible uses on *parcels* 1,500m² or larger in size.

6.3.1 Permitted Uses

a) **Principal Uses:**

The following *uses* and no others are permitted in the R3 Zone:

- i *Townhouse*
- ii *Apartment*
- iii *Assisted living residence*

b) **Accessory Uses:**

The following *uses* and no others are permitted as accessory to the *principal uses* in the R3 Zone:

- i *Home occupation, minor*
- ii *Short term rental*
- iii *Accessory use, building, or structure*

6.3.2 Parcel Coverage

The maximum <i>parcel coverage</i> is 45%

6.3.3 Subdivision Regulations

Minimum <i>Parcel area</i>	1,500 m ²
Minimum <i>parcel frontage</i> for <i>townhouse</i> and <i>apartment</i>	20 m

6.3.4 Maximum Density

<i>Townhouse</i>	0.75 FAR
<i>Apartment</i> and <i>assisted living residence</i>	1.0 FAR

6.3.5 Setback Requirements

Minimum *Setback* requirements are as follows:

a) **All Buildings and Structures:**

Front <i>parcel line</i>	7.5m
Rear <i>parcel line</i>	4.5m

Internal side <i>parcel line</i>	4.5m
Internal side <i>parcel line</i> for <i>apartment</i> building	6.0m
External side <i>parcel line</i>	6.0m

6.3.6 Height

Maximum building *Heights* are as follows:

<i>Townhouse</i>	The lessor 3 <i>storeys</i> or 15m
<i>Apartment and assisted living residence</i>	The lessor 3 <i>storeys</i> or 15m
<i>Accessory buildings and Structures</i>	The lessor of 1 <i>Storey</i> or 5m

6.3.7 Signs

Maximum size of permitted signs

Identifying the occupant of a unit	0.3m ²
Stating the name of a building or dwelling group	1.4m ²

6.3.8 Other Regulations

- a) *Side parcel line setbacks* are not required on that portion of a *parcel* that is occupied by a *dwelling unit* attached to another *dwelling unit* on an adjacent lot by a common or part wall, provided that any other required *side parcel line setbacks* are provided in accordance with 6.3.6.
- b) Every *dwelling unit* shall be provided with one *concealed parking* space. This *concealed parking* space shall be considered as a portion of the *off-street parking* requirements detailed in Section 4 of this bylaw.

6.4 R1 (MH) ZONE – Single Detached Residential, Mobile Home

R1(MH)

Intent: To provide a low-density *residential zone* for detached dwellings and *mobile homes*.

6.4.1 Permitted Uses

a) **Principal Use**

The following *uses* and no others are permitted in the R1(MH) *Zone*:

- i *Single detached dwelling*
- ii *Mobile home*

b) **Accessory Uses**

The following *uses* and no others are permitted as accessory to the *principal uses* in the R1(MH) *Zone*:

- i *Home occupation, major*
- ii *Home occupation, minor*
- iii *Short term rental*
- iv *Accessory buildings and structures*
- v *Bed and breakfast*
- vi *Childcare, minor*

6.4.2 Parcel Coverage

The maximum *parcel coverage* is 40%

6.4.3 Subdivision Regulations

Minimum <i>parcel area</i>	555 m ²
Minimum <i>parcel frontage</i>	9.1 m
Minimum <i>parcel frontage</i> of a corner lot	12.1 m

6.4.4 Maximum Density

<i>Single detached dwelling</i>	1 per <i>parcel</i>
<i>Mobile home</i>	1 per <i>parcel</i>

6.4.5 Setback Requirements

Minimum setback requirements are as follows:

a) **All Buildings and Structures:**

Front <i>parcel line</i>	7.5m
Rear <i>parcel line</i>	1.5m
Internal side <i>parcel line</i>	1.5m
External side <i>parcel line</i>	4.5m

6.4.6 Other Regulations

- a) Only one of the following accessory uses is permitted on a *parcel* at a time: *bed and breakfast*; *short term rental accommodation*; *childcare, minor*; *home occupation, minor*; or *home occupation, major*.

6.5 R4 ZONE – Multiple Unit Residential Four

R4

Intent: *To provide Residential a Zone that provides various housing options to encourage increased density and housing choice.*

6.5.1 Permitted Uses

a) **Principal Uses**

The following *uses* and no others are permitted in the R4 zone:

- i *Single detached dwelling*
- ii *Two-unit dwelling*
- iii *Townhouse*
- iv *Apartment*
- v *Assisted living residence*

b) **Accessory Uses**

The following *uses* and no others are permitted as accessory to the *principal uses* in the R4 zone:

- i *Detached accessory dwelling unit*
- ii *Home occupation, major*
- iii *Home occupation, minor*
- iv *Secondary suite*
- v *Short term rental*
- vi *Accessory use, building or structure*
- vii *Bed and breakfast*
- viii *Childcare facility, minor*

6.5.2 Parcel Coverage

The maximum *parcel coverage* is 45% except for *parcels* with *single detached dwellings* and *two-unit dwellings* it is 40%.

6.5.3 Subdivision Regulations

Minimum <i>parcel area</i> for <i>single detached dwellings</i>	555m ²
Minimum <i>parcel area</i> for <i>two-unit dwellings</i>	700 m ²
Minimum <i>parcel area</i> for <i>townhouse</i> and <i>apartment</i>	1,500 m ²
Minimum <i>parcel frontage</i> for <i>two-unit dwelling, townhouse, and apartment</i>	20m
Minimum <i>parcel frontage</i> for <i>single detached dwellings</i>	15m

6.5.4 Maximum Density

Single detached dwelling	1 per parcel
Two-unit dwelling	1 per parcel
Secondary suite	1 per single detached dwelling or 1 per unit in a two-unit dwelling
Detached accessory dwelling unit	1 per single detached dwelling
Townhouse	1.0 FAR
Apartment	1.0 FAR

6.5.5 Building Width

- a) The minimum width of a *principal building* is 6.1m

6.5.6 Setback Requirements

Minimum *setback* requirements are as follows:

- a) **Principal Building:**

Front <i>parcel line</i>	7.5m
Rear <i>parcel line</i>	4.5m
Internal side <i>parcel line</i> for <i>single detached dwelling</i> and <i>two-unit dwelling</i>	1.5m
Internal side <i>parcel line</i> for <i>townhouse</i>	4.5m
Internal side <i>parcel line</i> for <i>apartment building</i> and <i>assisted living residence</i>	6.0m
External side <i>parcel line</i>	6.0m

- b) **Detached Accessory Dwelling Units:**

Front <i>parcel line</i>	7.5m
Rear <i>parcel line</i> , 1 storey detached accessory dwelling unit	3.0m
Rear <i>parcel line</i> 2 storey detached accessory dwelling unit	4.5m
Internal Side <i>parcel line</i>	4.5m
External Side <i>parcel line</i>	6.0m

6.5.7 Height

Maximum building *heights* are as follows:

Single detached dwelling	Lessor of 2 storeys or 9m
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<i>Two-unit dwelling</i>	Lessor of 2 storeys or 9m
<i>Detached accessory dwelling unit</i>	Lessor of 2 storeys or 9m
<i>Townhouse, apartment, and assisted living residence</i>	Lessor of 3 storeys or 15m
<i>Accessory buildings and structures</i>	5.0m

6.5.8 Signs

Maximum size of permitted sign is 0.3m²

6.5.9 Other Regulations

- a) *Side parcel line setbacks* are not required on that portion of a *parcel* that is occupied by a *dwelling unit* attached to another *dwelling unit* on an adjacent lot by a common or part wall, provided that any other required *side parcel line setbacks* are provided in accordance with 6.5.6.
- b) The regulations permitting *secondary suites* in a *two-unit dwelling* shall only apply to *two-unit dwellings* constructed after September 1, 2022.
- c) *Bed and breakfast; home occupation, major; and childcare, minor;* are only permitted in *single detached dwellings*.
- d) Only one of the following accessory uses is permitted on a *parcel* at a time: *bed and breakfast; short term rental accommodation; childcare, minor; home occupation, minor;* or *home occupation, major*.
- e) *Detached accessory dwelling units* are only permitted on *Parcels* with *single detached dwellings*.
- f) Every *dwelling unit* in an *apartment* and *townhouse* shall be provided with one *concealed parking* space. This *concealed parking* space shall be considered as a portion of the *off-street parking* requirements detailed in Section 4 of this bylaw.

6.6 RTA1 ZONE – Residential Tourist Accommodation

RTA1

Intent: The intent of this Zone is to provide for medium density housing that is also available for Tourist Accommodation.

6.6.1 Permitted Uses

a) **Principal Use**

The following uses and no others are permitted in the RTA1 Zone:

- i *Two-unit dwelling*
- ii *Townhouse*
- iii *Apartment*
- iv *Tourist accommodation*

b) **Accessory Uses**

The following uses and no others are permitted as accessory to the *principal uses* in the RTA1 Zone:

- i *Secondary suite*
- ii *Home occupation, minor*
- iii *Short term rental*
- iv *Accessory use, building or structure*
- v *Employee accommodation*

6.6.2 Parcel Coverage

The maximum *parcel Coverage* is 50%.

6.6.3 Subdivision Regulations

Minimum <i>parcel area</i>	2,500m ²
Minimum <i>parcel frontage</i>	20m

6.6.4 Maximum Density

<i>Two-unit dwelling</i>	1 per <i>parcel</i>
<i>Secondary suite</i>	1 per unit in a <i>two-unit dwelling</i>

Townhouse and apartment	1.5 FAR
Employee accommodation	1 employee dwelling unit per 8 tourist accommodation units

6.6.5 Building Width

The minimum width of a *principal building* is 6.1m

6.6.6 Setback Requirements

Minimum *setback* requirements are as follows:

c) **Principal Building**

Front <i>parcel line</i>	7.5m
Rear <i>parcel line</i>	4.5m
Internal side <i>parcel line</i> for <i>two-unit dwelling</i>	1.5m
Internal side <i>parcel line</i> for <i>townhouse</i>	4.5m
Internal side <i>parcel line</i> for <i>apartment building</i>	6.0m
External side <i>parcel line</i>	6.0m

6.6.7 Height

Maximum building *heights* are as follows:

<i>Principal building</i>	Lessor of 3 storeys or 15m
Accessory buildings and <i>structures</i>	5.0m

6.6.8 Other Regulations

- a) Side *parcel line setbacks* are not required on that portion of a *parcel* that is occupied by a *dwelling unit* attached to another *dwelling unit* on an adjacent lot by a common or part wall, provided that any other required side *parcel line setbacks* are provided in accordance with 6.6.6.
- b) The regulations permitting *secondary suites* in a *two-unit dwelling* shall only apply to *two-unit dwellings* constructed after September 1, 2022.
- c) *Employee accommodation* shall not be used as *tourist accommodations* or *short-term rentals*.

6.7 VCR1 ZONE – Village Core Mixed Residential

VCR1

Intent: To provide residential a zone for the Village Core that provides various housing options to encourage increased residential infill density and housing choice.

6.7.1 Permitted Uses

a) **Principal Uses**

The following uses and no others are permitted in the VCR1 Zone:

- i *Single detached dwelling*
- ii *Two-unit dwelling*
- iii *Townhouse*

b) **Accessory Uses**

The following uses and no others are permitted as accessory to the *principal uses* in the VCR1 Zone:

- i *Detached accessory dwelling unit*
- ii *Home occupation, minor*
- iii *Home occupation, major*
- iv *Secondary suite*
- v *Short term rental*
- vi *Accessory use, building or structure*
- vii *Bed and breakfast*
- viii *Childcare, minor*

6.7.2 Parcel Coverage

The maximum *Parcel Coverage* is 45%.

6.7.3 Subdivision Regulations

Minimum <i>parcel area</i>	555m ²
Minimum <i>parcel frontage</i>	9.1m
Minimum <i>parcel frontage</i> of a corner lot	10.6m

6.7.4 Maximum Density

<i>Single detached dwelling</i>	1 per <i>parcel</i>
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<i>Two-unit dwelling</i>	1 per <i>parcel</i>
<i>Townhouse</i>	1.2 FAR
<i>Secondary suite</i>	1 per <i>single detached dwelling</i> or 1 per unit in a <i>two-unit dwelling</i>
<i>Detached accessory dwelling unit</i>	1 per <i>single detached dwelling</i>

6.7.5 Building Width

- a) The minimum width of a *principal building* is 6.1m

6.7.6 Setback Requirements

Minimum *setback* requirements are as follows:

- a) **Principal Building:**

<i>Front parcel line</i>	4.5m
<i>Rear parcel line</i>	4.5m
<i>Internal side parcel line</i>	1.5m
<i>External side parcel line</i>	3.0m

- b) **Detached Accessory Dwelling Unit:**

<i>Front parcel line</i>	4.5m
<i>Rear parcel line, 1 storey detached accessory dwelling unit</i>	1.5m
<i>Rear parcel line 2 storey accessory dwelling unit</i>	3.0m
<i>Internal side parcel line</i>	1.5m
<i>External side parcel line</i>	3.0m

6.7.7 Setback Exceptions

- a) A garage or portion of a building used as a garage shall be located so that the garage door is set back a minimum of 6.0m, measured perpendicular from the garage door to the property line, private access easement, or to any physical obstruction.

6.7.8 Height

Maximum building *heights* are as follows:

<i>Single detached dwellings</i>	Lessor of 3 <i>storeys</i> or 12m
<i>Two-unit dwelling</i>	Lessor of 3 <i>storeys</i> or 12m
<i>Townhouse</i>	Lessor of 3 <i>storeys</i> or 15m

<i>Detached accessory dwelling unit</i>	Lessor of 2 storeys or 9.0m
Accessory buildings and <i>structures</i>	5.0m

6.7.9 Signs

- a) Maximum size of permitted sign is 0.3m²

6.7.10 Other Regulations

- a) Side *parcel line setbacks* are not required on that portion of a *parcel* that is occupied by a *dwelling unit* attached to another *dwelling unit* on an adjacent lot by a common or part wall, provided that any other required side *parcel line setbacks* are provided in accordance with 6.7.6.
- b) The regulations permitting *secondary suites* in a *two-unit dwelling* shall only apply to *two-unit dwellings* constructed after September 1, 2022.
- c) *Bed and breakfast, home occupation, major; and childcare, minor* are only permitted in *single detached dwellings*.
- d) Only one of the following accessory uses is permitted on a *parcel* at a time: *bed and breakfast, short term rental accommodation; childcare, minor; or home occupation, major*.
- e) Despite Section 3.11.2, a *parcel* with a *single detached dwelling* is permitted both 1 *secondary suite* and 1 *detached accessory dwelling unit*.

6.8 VCR2 ZONE – Village Core Infill Residential

VCR2

Intent: To provide residential a zone for the Revelstoke Ave and Jackson Ave neighbourhood that provides various housing options to encourage low density residential infill and increase housing choice.

6.8.1 Permitted Uses

a) **Principal Uses**

The following uses and no others are permitted in the VCR2 Zone:

- i *Single detached dwelling*
- ii *Two-unit dwelling*

b) **Accessory Uses**

The following uses and no others are permitted as accessory to the *Principal Uses* in the VCR2 Zone:

- i *Detached accessory dwelling unit*
- ii Home occupation, major
- iii Home occupation, minor
- iv Secondary suite
- v *Short term rental*
- vi *Accessory use, building, and structure*
- vii *Bed and breakfast*
- viii *Childcare, minor*

6.8.2 Parcel Coverage

The maximum *Parcel Coverage* is 40%.

6.8.3 Subdivision Regulations

Minimum <i>parcel area</i>	555m ²
Minimum <i>parcel frontage</i>	9.1m
Minimum <i>parcel frontage</i> of a corner lot	10.6m

6.8.4 Maximum Density

<i>Single detached dwelling</i>	1 per <i>parcel</i>
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<i>Two-unit dwelling</i>	1 per <i>parcel</i>
<i>Secondary suite</i>	1 per <i>single detached dwelling</i> or 1 per unit in a <i>two-unit dwelling</i>
<i>Detached accessory dwelling unit</i>	1 per <i>single detached dwelling</i>

6.8.5 Building Width

- a) The minimum width of a *principal building* is 6.1m

6.8.6 Setback Requirements

Minimum *setback* requirements are as follows:

- a) **Principal Building:**

<i>Front parcel line</i>	6.0m
<i>Rear parcel line</i>	4.5m
<i>Internal side parcel line</i>	1.5m
<i>External side parcel line</i>	3.0m

- b) **Detached Accessory Dwelling Unit:**

<i>Front parcel line</i>	4.5m
<i>Rear parcel line, 1 Storey detached accessory dwelling units</i>	1.5m
<i>Rear parcel line, 2 Storey accessory dwelling units</i>	3.0m
<i>Internal side parcel line</i>	1.5m
<i>External side parcel line</i>	3.0m

6.8.7 Height

Maximum building *heights* are as follows:

<i>Single detached dwellings</i>	Lessor of 2 <i>storeys</i> or 9m
<i>Two-unit dwelling</i>	Lessor of 2 <i>storeys</i> or 9m
<i>Detached accessory dwelling unit</i>	Lessor of 2 <i>storeys</i> or 9m
Accessory buildings and structures	5.0m

6.8.8 Signs

- a) Maximum size of permitted sign is 0.3m²

6.8.9 Other Regulations

- a) Side *parcel line setbacks* are not required on that portion of a *parcel* that is occupied by a *dwelling unit* attached to another *dwelling unit* on an adjacent lot by a common or part wall, provided that any other required side *parcel line setbacks* are provided in accordance with 6.8.6.
- b) The regulations permitting *secondary suites* in a *two-unit dwelling* shall only apply to *two-unit dwellings* constructed after September 1, 2022.
- c) *Bed and breakfast; home occupation, major; and childcare, minor* are only permitted in *single detached dwellings*.
- d) Only one of the following accessory Uses is permitted on a *parcel* at a time: *bed and breakfast; short term rental accommodation; childcare, minor; home occupation, minor; or home occupation, major*.
- e) *Detached accessory dwelling units* are only permitted on *parcels* with *single detached dwellings*.

6.9 VCR3 ZONE – Village Core Multiple Unit Residential

VCR3

Intent: To provide a *residential zone* for the Village Core that provides various housing options to encourage increased density and housing choice.

6.9.1 Permitted Uses

a) **Principal Uses**

The following uses and no others are permitted in the VCR3 zone:

- i *Two-unit dwelling*
- ii *Townhouse*
- iii *Apartment*
- iv *Assisted living residence*

b) **Accessory Uses**

The following uses and no others are permitted as accessory to the *principal uses* in the VCR3 zone:

- i *Home occupation, minor*
- ii *Secondary suite*
- iii *Short term rental*
- iv *Accessory use, building, and structure*

6.9.2 Parcel Coverage

The maximum *parcel coverage* is 75%.

6.9.3 Subdivision Regulations

Minimum Parcel area	1,000m ²
Minimum Parcel Frontage	15m

6.9.4 Maximum Density

<i>Two-unit dwelling, townhouse, apartment, and assisted living residence</i>	1.2 FAR
<i>Secondary suite</i>	1 per unit in <i>two-unit dwelling</i>

6.9.5 Building Width

- a) The minimum width of a *principal building* is 6.1m

6.9.6 Setback Requirements

Minimum *setback* requirements are as follows:

- a) **Principal Building**

Front <i>parcel line</i>	4.5m
Rear <i>parcel line</i>	4.5m
Internal side <i>parcel line</i>	3.0m
External internal side <i>parcel line</i>	3.0m

6.9.7 Setback Exceptions

A garage or portion of a building used as a garage shall be located so that the garage door is set back a minimum of 6.0m, measured perpendicular from the garage door to the property line, private access easement, or to any physical obstruction.

6.9.8 Height

Maximum building *heights* are as follows:

<i>Two-unit dwelling</i>	Lessor of 3 <i>storeys</i> or 12m
Townhouse	Lessor of 3 <i>storeys</i> or 15m
<i>Apartment and assisted living residence</i>	Lessor of 3 <i>storeys</i> or 15m
Accessory buildings and Structures	5.0m

6.9.9 Other Regulations

- a) *Side parcel line setbacks* are not required on that portion of a *parcel* that is occupied by a *dwelling unit* attached to another *dwelling unit* on an adjacent lot by a common or part wall, provided that any other required *side parcel line setbacks* are provided in accordance with 6.9.6.
- b) The regulations permitting *secondary suites* in a *two-unit dwelling* shall only apply to *two-unit dwellings* constructed after September 1, 2022.

7.0 COMMERCIAL

7.1 C1 ZONE – Highway Commercial

C1

Intent: To provide a *Zone* to accommodate and regulate highway-oriented commercial development and compatible accessory *uses* to support the needs of the community.

7.1.1 Permitted Uses

a) **Principal Uses**

The following *Uses* and no others are permitted in the C1 *Zone*:

- i Automobile parts and supply store
- ii Bakery
- iii Bank and financial institution
- iv Bus depot
- v *Cannabis retail store*
- vi Car wash
- vii *Childcare, major*
- viii *Community or assembly hall*
- ix Commercial printing and publishing
- x *Craft Brewery*
- xi *Distillery*
- xii *Entertainment facility*
- xiii *Funeral home*
- xiv Grocery store
- xv *Hotel*
- xvi *Liquor primary establishment*
- xvii *Medical office*
- xviii *Motel*
- xix *Office*
- xx *Off-street parking and loading facility*
- xxi *Personal services establishment*
- xxii *Place of worship*
- xxiii Public building including fire hall, police station, and post *office*
- xxiv *Recreation facility, outdoor*
- xxv *Recreation facility, indoor*

- xxvi *Restaurant*
- xxvii *Retail liquor sales*
- xxviii *Retail sales*
- xxix *Service station and convenience store*
- xxx *Tourist information booth*

b) **Accessory Uses**

The following *Uses* and no others are permitted as accessory to the *Principal Uses* in the C1 Zone:

- i *Dwelling units attached to a permitted commercial use building*
- ii *Short term rental*
- iii *Accessory buildings and structures*

7.1.2 Subdivision Regulations

Minimum <i>parcel area</i> for all uses except <i>service station</i> use, or <i>hotel, motel</i>	555m ²
Minimum <i>parcel area</i> for <i>service station</i>	1,000m ²
Minimum <i>parcel area</i> for <i>hotel and motel</i>	1,500m ²
Minimum <i>parcel Frontage</i>	7.6m

7.1.3 Building Width

The minimum width of a *principal building* is 6.1 m

7.1.4 Setback Requirements

Minimum *setback* requirements are as follows:

a) ***Principal Building:***

Front <i>parcel line</i>	0.0m
Front <i>parcel line</i> , for gasoline pumps, pump islands, underground and over ground storage tanks, and canopies over gasoline pumps and pump island	6.0m
Rear <i>parcel line</i>	0.0m
Rear <i>parcel line</i> abutting a <i>residential area</i>	6.0m
Rear <i>parcel line</i> serviced by a <i>lane</i>	1.5m
Internal side <i>parcel line</i>	0.0m
External side <i>parcel line</i>	1.5m

7.1.5 Height

Maximum building *heights* are as follows:

<i>Principal building</i>	The lessor of 3 <i>storeys</i> or 15m
Accessory buildings and <i>Structures</i>	The lessor of 1 <i>storey</i> or 5.0m

7.1.6 Other Regulations

- a) Every business or undertaking shall be conducted within a completely enclosed building, except for display purposes, outdoor dining, parking, and loading facilities.
- b) A *dwelling unit* attached to a commercial *use* building shall meet each of the following conditions:
 - i be self-contained;
 - ii have a separate exterior entrance;
 - iii have a minimum floor area of 38m²;
 - iv be designed and constructed as an integral part of the building for where the commercial *use* is occurring; and
 - v be located on a separate *storey* or in the rear of the commercial *use* building.
- c) Principle buildings shall be placed on, or constructed on, a *permanent foundation* with any detachable towing and touring gear removed

7.2 C2 ZONE – Pedestrian Commercial/ Residential

C2

Intent: To provide a *Zone* to accommodate a mix of *Uses* with active commercial *frontages*.

7.2.1 Permitted Uses

a) **Principal Uses**

The following *uses* and no others are permitted in the C2 *zone*:

- i *Single detached dwelling*
- ii *Two-unit dwelling*
- iii *Townhouse*
- iv *Apartment*
- v *Assisted living residence*
- vi Bank and financial institution
- vii *Childcare, major*
- viii Commercial printing and publishing
- ix *Community or assembly hall*
- x *Entertainment facility*
- xi *Funeral Home*
- xii *Hotel*
- xiii *Liquor primary establishment*
- xiv *Medical office*
- xv *Motel*
- xvi *Office*
- xvii *Off-street parking and loading facility*
- xviii *Personal services establishment*
- xix *Place of Worship*
- xx Public building including fire hall, police station, and post *office*
- xxi *Recreation facility, indoor*
- xxii *Recreation facility, outdoor*
- xxiii *Restaurant*
- xxiv *Restaurant, take-out*
- xxv Tourist information booth

b) **Accessory Uses**

The following uses and no others are permitted as accessory to the principal uses in the C2 Zone:

- i Dwelling unit(s) attached to a permitted commercial use building
- ii Home Occupation, major
- iii Home Occupation, minor
- iv Secondary suite
- v Short term rental
- vi Accessory buildings and structures
- vii Bed and breakfast
- viii Childcare, minor

7.2.2 Subdivision Regulations

Minimum <i>parcel</i> area for all uses except <i>townhouse</i> ; <i>motels</i> and <i>hotels</i>	555m ²
Minimum <i>parcel</i> area for <i>townhouses</i> having 4 units or less;	1,000m ²
Minimum <i>parcel</i> area for <i>apartments</i> , <i>assisted living residences</i> , or <i>townhouses</i> with greater than 4 units:	1,500m ²
Minimum <i>parcel</i> area for <i>hotel/motel</i>	1,500m ²
Minimum <i>parcel</i> frontage	9.1m

6.2.3 Maximum Density

<i>Single detached dwelling</i>	1 per <i>parcel</i>
<i>Townhouse</i>	0.75 FAR
<i>Apartment</i> and <i>assisted living residence</i>	1.0 FAR
<i>Two-unit dwelling</i>	1 per <i>parcel</i>
<i>Secondary suite</i>	1 per <i>single detached dwelling</i> or 1 per unit in a <i>two-unit dwelling</i>

7.2.4 Building Width

The minimum width of a *principal building* is 6.1m

7.2.5 Setback Requirements

Minimum *setback* requirements are as follows:

a) Residential Buildings

Front <i>parcel line</i>	7.5m
Rear <i>parcel line</i>	4.5m
Internal side <i>parcel line</i>	4.5m

Internal side <i>parcel line</i> for <i>apartment building</i>	6.0m
External side <i>parcel line</i>	6.0m

b) **All other *Principal Buildings***

Front <i>parcel line</i>	1.5m
Rear <i>parcel line</i>	1.5m
Internal side <i>parcel line</i>	1.5m
External side <i>parcel line</i>	1.5m

7.2.6 Height

Maximum *building heights* are as follows:

All <i>principal buildings</i> except <i>single detached dwellings</i> and <i>two-unit dwellings</i>	The lessor of 3 <i>storeys</i> or 15m
<i>Single detached dwellings</i> and <i>two-unit dwellings</i>	Lessor of 2 <i>storeys</i> or 9m
<i>Accessory buildings</i> and <i>structures</i>	The lessor of 1 <i>storey</i> or 5.0m

7.2.7 Other Regulations

- a) Every business or undertaking shall be conducted within a completely enclosed building, except for display purposes, outdoor dining, parking, and loading facilities.
- b) A *dwelling unit* attached to a commercial *use* building shall meet each of the following conditions:
 - i be self-contained;
 - ii have a separate exterior entrance;
 - iii have a minimum floor area of 38m²
 - iv be designed and constructed as an integral part of the building for where the commercial *use* is occurring; and
 - v be located on a separate *storey* or in the rear of the commercial *use* building.
- c) *Side parcel line setbacks* are not required on that portion of a *parcel* that is occupied by a *dwelling unit* attached to another *dwelling unit* on an adjacent lot by a common or part wall, provided that any other required *side parcel line setbacks* are provided in accordance with 7.2.5.
- d) The regulations permitting *secondary suites* in a *two-unit dwelling* shall only apply to *two-unit dwellings* constructed after September 1, 2022.
- e) *Bed and breakfast, home occupation, major; and childcare, minor* are only permitted in *single detached dwellings*.

- f) Only one of the following accessory *uses* is permitted on a *parcel* at a time: *short term rental accommodation; bed and breakfast, childcare, minor; home occupation, minor; or home occupation, major.*

Intent: To provide a zone to accommodate temporary accommodation in the form of recreational vehicle parks and associated uses.

7.3.1 Permitted Uses

a) **Principal Uses**

The following uses and no others are permitted in the C4 Zone:

- i *Single detached dwelling*
- ii *Auxiliary camping unit*
- iii *Office for management of recreational vehicle park*
- iv *Recreational vehicle park*
- v *Picnic area and picnic shelter*
- vi *Tourist cabins*

b) **Accessory Uses**

The following uses and no others are permitted as accessory to the principal uses in the C4 Zone:

- i *Dwelling units attached to a commercial use building*
- ii *Short term rental*
- iii *Accessory use, building, and structure*
- iv *Employee accommodation*
- v *Indoor and outdoor recreation facilities*
- vi *Restaurant, take-out*
- vii *Washroom and laundry facilities*

7.3.2 Subdivision Regulations

Minimum <i>parcel</i> area	1.0ha
Minimum area for bare <i>land</i> strata lot	140m ²
Minimum <i>parcel</i> Frontage	9.1m

7.3.3 Maximum Density

<i>Recreational vehicle</i>	25 recreational vehicles / hectare
<i>Tourist cabin</i>	5 cabins / hectare
<i>Auxiliary camping unit</i>	5 units / hectare
<i>Employee accommodation</i>	1 employee dwelling unit per 25 recreational vehicle spaces/ camping unit/ cabin
Office	1 per Parcel
<i>Restaurant, take out</i>	1 per Parcel
<i>Single detached dwelling</i>	1 per 8.1 hectares

7.3.4 Setback Requirements

Minimum *setback* requirements are as follows:

a) **All Buildings and Structures:**

Front <i>parcel line</i>	7.5m
Rear <i>parcel line</i>	1.5m
Internal side <i>parcel line</i>	2.0m
External side <i>parcel line</i>	2.0m

7.3.5 Height

Maximum building *heights* are as follows:

All buildings and structures	9m
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7.3.6 Other Regulations

- a) A *landscaping* buffer area of not less than 7.5m in width shall be located along all *parcel lines* of a *recreational vehicle park*
- b) No *use*, building or *structure* may be located within the buffer area of a *recreational vehicle park* with the exception of:
 - i A permitted sign;
 - ii Roads crossing the buffer area which connect directly to the road system within the park, and which are constructed on the shortest practicable route across the buffer.
- c) No road shall be permitted which provides direct access to any *recreational vehicle* space from any public *highway*.
- d) Not less than 10% of the gross area of a *recreational vehicle park* shall be developed as a *landscaped* area.

- e) The *landscaped* area shall not include buffer areas, parking areas, *recreational vehicle* spaces, roadways, laundry and washroom facilities, *restaurant take-out*, *office* for management of a *recreational vehicle park*, or a *single detached dwelling*.
- f) No *recreational vehicle* or *auxiliary camping unit* shall be used as a permanent place of dwelling or business.
- g) Habitable *structures* for additional living space only may be constructed, erected, or located adjacent to *recreational vehicles*, provided such *structures* are not affixed to the *recreational vehicle* and do not exceed 30 m² in *gross floor area*.
- h) A *dwelling unit* attached to a commercial *use* building shall meet the following conditions:
 - i be self-contained;
 - ii have a separate exterior entrance;
 - iii have a minimum floor area of 38m²;
 - iv be designed and constructed as an integral part of the building for where the commercial *use* is occurring; and
 - v be located on a separate *storey* or in the rear of the commercial *use* building.
- i) *Employee accommodation* shall not be used as *tourist accommodations* or short-term rentals.
- j) Minimum site area of each *recreational vehicle* space and *auxiliary camping unit* is 140m².
- k) The *gross floor area* of an *auxiliary camping unit* shall not exceed 45m².
- l) *Short term rentals* are not permitted in a *recreational vehicle* or an *auxiliary camping unit*.

7.4 C5 Zone – Golf Course

C5

Intent: To provide a *zone* to accommodate golf courses and compatible accessory *uses*.

7.4.1 Permitted Uses

a) **Principal Uses**

The following *uses* and no others are permitted in the C5 Zone:

- i Golf course
- ii *Hotel*
- iii *Motel*

b) **Accessory Uses**

The following uses and no others are permitted as accessory to the *principal uses* in the C5 Zone:

- i *Dwelling unit attached to a principle use building*
- ii *Accessory buildings and structures*
- iii *Employee accommodation*
- iv Golf clubhouse
- v *Liquor primary establishment*
- vi *Restaurant*

7.4.2 Subdivision Regulations

Minimum <i>Parcel area</i>	0.5 hectares
Minimum <i>Parcel Frontage</i>	10m

7.4.3 Maximum Density

<i>Employee accommodation</i>	3 <i>employee dwelling units</i> per 9 holes OR 1 <i>employee dwelling unit</i> per first 8 <i>sleeping units</i> and 1 further unit for each 5 additional <i>sleeping units</i> in a <i>hotel</i> and <i>motel</i>
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7.4.4 Setback Requirements

Minimum *setback* requirements are as follows:

- a) **All buildings and structures except maintenance, storage sheds, and storage yards:**

All <i>parcel lines</i> abutting any Zone except the C5 Zones	7.5m
All <i>parcel lines</i> the C5 Zones	1.5m

- b) **Notwithstanding Section 7.4.4 a) all maintenance, storage sheds, and storage yards:**

All <i>parcel lines</i> abutting <i>parcels</i> zoned R1, R2, R3, R4, VCR-1, VCR-2, VCR-3 or C2	40m
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7.4.5 Height

Maximum building *heights* are as follows:

All buildings or <i>structures</i> except <i>hotel / motel</i>	The lessor of 2 <i>storeys</i> or 10.0m
<i>Hotel / motel</i>	The lessor of 3 <i>storeys</i> or 15.0m

7.4.6 Other Regulations

- a) A *dwelling unit* attached to a *principal use* building shall meet each of the following conditions:
- i be self-contained;
 - ii have a separate exterior entrance;
 - iii have a minimum floor area of 38 m²;
 - iv be designed and constructed as an integral part of the *Principal Use* building; and
 - v be located on a separate *Storey* or in the rear of the *Principal Use* building.
- b) *Employee accommodation* shall not be used as *tourist accommodations*.

8.0 INDUSTRIAL

8.1 I1 ZONE – Light Industrial

I1

Intent: To provide a *zone* to accommodate light industrial *uses* and associated *uses*.

8.1.1 Permitted Uses

a) **Principal Uses**

The following *uses* and no others are permitted in the I1 *Zone*:

- i Auctioneer establishment
- ii Automobile repair shops including body repairs, painting, body manufacturing, engine rebuilding, tire retreading or rebuilding brake, muffler, and shock absorber service and gasoline sales
- iii Bottle collection and recycling depots
- iv Bottling and distribution plants
- v Cartage, freighting, and trucking yards
- vi Cold storage facilities
- vii Crematoriums
- viii Dry cleaning plants
- ix Kennel and pound
- x Lawn and garden shop
- xi Light equipment and appliance sales, rental, and repair
- xii Log storage and lumber storage
- xiii Machine shop
- xiv Nursery and greenhouse
- xv *Off-street parking* and loading facilities
- xvi Processing and manufacturing plants for food, soft drinks, ornamental and arts and crafts products, sign painting, printing, and publishing, clothing, and high-technology industry
- xvii Sales and service, rental and repair of automobiles, boats, *recreation vehicles*, motorcycles, snowmobiles, and *mobile homes*
- xviii Storage yard and sales yard
- xix Storage facilities and shops for building, developing, general and trade contracting industry
- xx Taxidermy shop

- xxi Veterinary Clinic
- xxii Warehouse

b) **Accessory Uses**

The following uses and no others are permitted as accessory to the *Principal Uses* in the I1 Zone:

- i *Accessory buildings and structures*
- ii Retail sale of products associated with one of the above permitted *uses*

8.1.2 Subdivision Regulations

minimum <i>parcel area</i>	0.4ha
minimum <i>parcel frontage</i>	15m

8.1.3 Setback Requirements

Minimum *setback* requirements are as follows:

a) **All buildings and Structures:**

Front <i>parcel line</i>	7.5m
Rear <i>parcel line</i>	4.5m
Internal side <i>parcel line</i>	4.5m
External side <i>parcel line</i>	4.5m

8.1.4 Height

Maximum building *heights* are as follows:

All buildings and <i>Structures</i>	12m
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8.2 I2 ZONE – Heavy Industrial

I2

Intent: To provide a *zone* to accommodate heavy industrial *uses* and associated *uses*.

8.2.1 Permitted Uses

a) **Principal Uses**

The following uses and no others are permitted in the I2 *Zone*:

- i Cement, concrete, asphalt or ready-mix concrete plants and wholesale, and retail sale of concrete products
- ii Foundries and metal fabrication industries
- iii Quarrying, extraction, and processing of mineral resources, including sand and gravel, and storage of such materials
- iv Retail sale of products produced on site
- v Sales, rental, and repair of heavy equipment
- vi Welding shops
- vii *Wood processing and manufacturing industry*

b) **Accessory Uses**

The following uses and no others are permitted as accessory to the *principal uses* in the I2 *Zone*:

- i *Accessory buildings and structures*

8.2.2 Subdivision Regulations

Minimum <i>parcel area</i>	0.8ha
Minimum <i>parcel frontage</i>	20m

8.2.3 Setback Requirement

Minimum *setback* requirements are as follows:

a) **All buildings and Structures:**

Front <i>parcel line</i>	7.5m
Rear <i>parcel line</i>	6.0m
Internal side <i>parcel line</i>	6.0m
External side <i>parcel line</i>	6.0m

8.2.4 Height

Maximum building *heights* are as follows:

<i>All buildings and structures</i>	15m
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9.0 PUBLIC ZONES

9.1 P1 ZONE – Public Institutional P1

Intent: To provide a *zone* to accommodate institutional, administrative, and associated *uses*.

9.1.1 Permitted Uses

a) **Principal Uses**

The following uses and no others are permitted in the P1 Zone:

- i *Childcare, major*
- ii *Community or assembly hall*
- iii Fire halls
- iv Government offices
- v Hospitals and diagnostic centres
- vi Libraries
- vii Museums
- viii *Parks and public recreation areas*
- ix *Place of worship*
- x Police stations
- xi Post office
- xii Schools
- xiii Tourist information centre

b) **Accessory Uses**

The following uses and no others are permitted as accessory to the *principal uses* in the P1 Zone:

- i *Accessory buildings and structures*
- ii *Caretaker unit*
- iii *Dwelling units* for caretakers or clergymen accessory to the above *uses*

9.1.2 Subdivision Regulations

Minimum <i>parcel frontage</i>	10m
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9.1.3 Maximum Density

Caretaker units	1 per <i>parcel</i>
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9.1.4 **Setback Requirements**

Minimum *setback* requirements are as follows:

a) **All buildings and Structures:**

Front <i>parcel line</i>	7.5m
Rear <i>parcel line</i>	1.5m
Internal side <i>parcel line</i>	1.5m
External side <i>parcel line</i>	4.5m

9.1.5 **Height**

Maximum building *heights* are as follows:

<i>Principal building</i>	12.0m
<i>Caretaker units</i>	Lessor of 2 <i>storeys</i> or 9.0m
Accessory building or Structure	5.0m

9.2 P2 ZONE – Parks and Open Space

P2

Intent: To provide a *Zone* to accommodate *Parks* and natural areas for recreational and associated *Uses*.

9.2.1 Permitted Uses

a) **Principal Uses**

The following uses and no others are permitted in the P2 *Zone*:

- i Beach areas
- ii Ecological reserve
- iii *Parks* and playgrounds
- iv Picnic areas
- v Public boat launches
- vi Recreational trails
- vii Sports playing fields

b) **Accessory Uses**

The following uses and no others are permitted as accessory to the *principal uses* in the P2 *Zone*:

- i *Accessory buildings and structures*
- ii *Caretaker unit*

9.2.2 Subdivision Regulations

Minimum <i>parcel frontage</i>	10m
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9.2.3 Maximum Density

<i>Caretaker unit</i>	1 per <i>parcel</i>
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9.2.4 Setback Requirements

Minimum *setback* requirements are as follows:

a) **All buildings and Structures:**

Front <i>parcel line</i>	7.5m
Rear <i>parcel line</i>	1.5m
Internal side <i>parcel line</i>	1.5m
External side <i>parcel line</i>	4.5m

9.2.5 Height

Maximum building *heights* are as follows:

<i>Principal building</i>	15.0m
<i>Caretaker unit</i>	Lessor of 2 storeys or 9.0m
<i>Accessory building or structure</i>	5.0m

10.0 RURAL ZONE

10.1 AR ZONE – Agricultural and Rural Residential

AR

Intent: To provide a *zone* to accommodate rural, agricultural, and *residential uses* on *parcels of land* that are 8ha or greater.

10.1.1 Permitted Uses

a) **Principal Uses**

The following uses and no others are permitted in the AR *zone*:

- i Agricultural use
- ii Air strip
- iii Ecological reserve
- iv *Single detached dwelling*
- v Hiking and cross-country ski trails
- vi Harvesting of timber resources and silviculture practice
- vii *Kennel*
- viii Parks and beach area, including provincial and regional park
- ix Resource extraction
- x Riding stable
- xi Timber resource storage and storage of materials, and supplies accessory to timber harvesting and processing operations

b) **Accessory Uses**

The following *uses* and no others are permitted as accessory to the *principal uses* in the AR *zone*:

- i *Home occupation, major*
- ii *Home occupation, minor*
- iii *Accessory buildings and structures*

10.1.2 Subdivision Regulation

Minimum <i>parcel area</i>	8ha
Minimum <i>parcel frontage</i>	15m

10.1.3 Maximum Density

Single detached dwellings on parcels classified as farms under the BC Assessment Act	2 per parcel
Single detached dwellings on all other parcels	1 per parcel

10.1.4 Setback Requirements

Minimum *setback* requirements are as follows:

a) **All Buildings and Structures:**

All parcel lines	7.5m
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10.1.5 Height

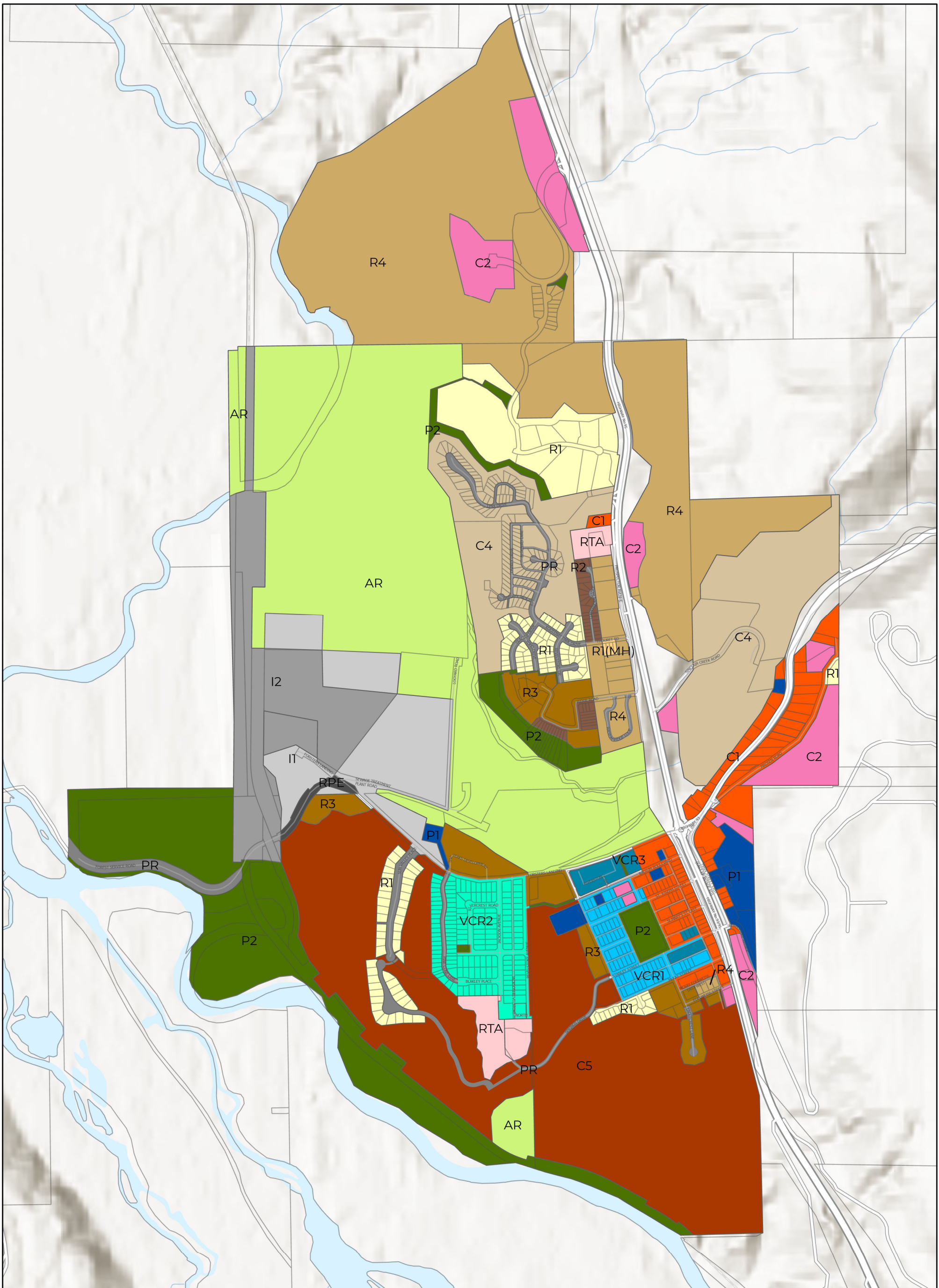
Maximum building *heights* are as follows:

All buildings or structures	The lessor of 2 storeys or 10.0m
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10.1.6 Other Regulations

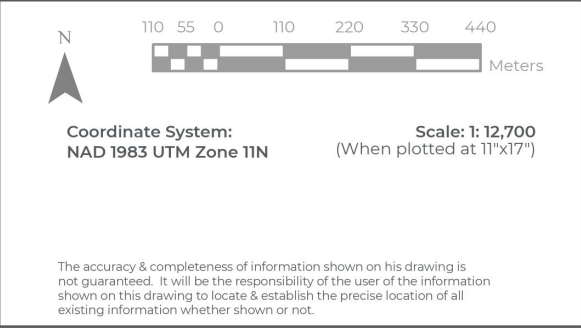
- a) *Home occupation, major* and *home occupation, minor* are only permitted in *single detached dwellings*.

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URBAN SYSTEMS

Project #: 1227.0054.01
 Author: HS
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 Status: **FINAL**
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 Date: 2022 / 8 / 23



Legend	
■ AR - Agricultural and Rural Residential	■ R1(MH) - Single Detached Residential, MH
■ C1 - Highway Commercial	■ R2 - Two Unit Residential
■ C2 - Pedestrian Commercial/Residential	■ R3 - Multiple Unit Residential Three
■ C4 - Recreation Vehicle Park	■ R4 - Multiple Unit Residential Four
■ C5 - Golf Course	■ RTA1 - Residential Tourist Accommodation
■ I1 - Light Industrial	■ VCR1 - Village Core Mixed Residential
■ I2 - Heavy Industrial	■ VCR2 - Village Core Infill Residential
■ P1 - Public Institutional	■ VCR3 - Village Core Multiple Unit Residential
■ P2 - Parks and Open Space	■ PR - Private Road
■ R1 - Single Detached Residential	■ RPE - Road Path or Easement

VILLAGE OF **radium hot springs**

**Schedule B
 Zoning Bylaw Map**

VILLAGE OF RADIUM HOT SPRINGS
SCHEDULE C - FLOODPLAIN MANAGEMENT

This is Schedule C Floodplain Management referenced in Section 4.18 of the Village of Radium Hot Springs Zoning Bylaw No. 338, -1994: 2007 .

Those notes in italics are provided for information only and do not form part of this bylaw.

The purpose of the floodplain management provisions is to reduce the risk of injury, loss of life, and damage to buildings and structures due to flooding. However, neither the Village of Radium Hot Springs nor the Province of British Columbia represent to any person that any building or structure, including a mobile home, used, constructed, or located in accordance with the following provisions will not be damaged by flooding.

1. DEFINITIONS

For the purposes of Schedule C Floodplain Management, the following definitions apply:

ALLUVIAL FAN means an alluvial deposit of a stream where it issues from a steep mountain valley or gorge upon a plain or at the junction of a tributary stream with the main stream;

FLOOD CONSTRUCTION LEVEL or **FLOOD LEVEL** means a Designated Flood Level plus Freeboard, or where a Designated Flood Level cannot be determined, a specified height above a Natural Boundary, Natural Ground Elevation, or any obstruction that could cause ponding;

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 or by regional analysis where there is inadequate streamflow data available. Where the flow of a large watercourse is controlled by a major dam, the designated flood shall be set on a site specific basis;

DESIGNATED FLOOD LEVEL means the observed or calculated elevation for the Designated Flood, which is used in the calculation of the Flood Construction Level;

FREEBOARD means a vertical distance added to a Designated Flood Level, used to establish a Flood Construction Level;

FLOODPLAIN means an area which is susceptible to flooding from a watercourse, lake, or other body of water and that which is designated in Section 2 of this Schedule;

FLOODPLAIN SETBACK means the required minimum distance from the Natural Boundary of a Watercourse, lake, or other body of water to any landfill or structural support required to elevate a floor system or pad above the Flood Construction Level, so as to floodway and allow for potential land erosion;

G.S.C. means Geodetic Survey of Canada datums;

HABITABLE AREA means any space or room, including a manufactured home, that is or can be used for dwelling purposes, business, or the storage of goods which are susceptible to damage by floodwater;

NATURAL BOUNDARY means the visible high watermark of any lake, river, stream, or other body of water where the presence and action of the water are so common and usual and so long continued in all ordinary years as to mark upon the soil of the bed of the lake, river, stream, or other body of water a character distinct from that of the banks thereof, in respect to vegetation, as well as in respect to the nature of the soil itself, as defined in Section 1 of the Land Act, and also includes the edge of dormant side channels of any lake, river, stream, or other body of water;

NATURAL GROUND ELEVATION means the undisturbed ground elevation prior to site preparation;

PAD means a paved surface on which blocks, posts, runners or strip footings are placed for the purpose of supporting a manufactured home, or a concrete pad for supporting a Habitable Area;

STANDARD DYKE means a dyke built to a minimum crest elevation equal to the Flood Construction Level and meeting standards of design and construction approved by the Ministry of Environment and maintained by an ongoing authority such as a local government body;

TOP OF BANK means the point at which the upward ground level becomes less than on (1.0) vertical to four (4.0) horizontal, and refers to the crest of the bank or bluff where the slope clearly changes into the natural upland bench; or as designated by the Ministry of Environment or his Designated Official;

WATERCOURSE means any natural or man made depression which well defined banks and a bed 0.6 metres or more below the surrounding land serving to give direction to a current of water at least six (6) months of the year or having a drainage area of 2 square kilometres or more upstream of the point of consideration.

2. FLOODPLAIN DESIGNATION

The following land is designated as Floodplain:

- .1 Land as shown highlighted on Map A-1, hereby forming part of Schedule C - Floodplain Management;
- .2 Land lower than the Flood Construction Levels specified in Section 3.1;
- .3 Land within the Floodplain Setbacks specified in Section 3.2.
- .4 Land shown as Floodplain on Map A-2 - "Floodplain Hazard, Columbia River at Radium Hot Springs", attached hereto and forming part of this bylaw.

3. FLOODPLAIN SPECIFICATIONS

- .1 Flood Construction Levels:

The following elevations are specified as Flood Construction Levels, except that where more than one Flood Construction Level is applicable, the higher elevation shall be the Flood Construction Level:

- .1 The Flood Construction Level for a specific property, as determined by interpolation from those Flood Construction Levels shown on Map A-2 - "Floodplain Hazard, Columbia River at Radium Hot Springs", attached hereto and forming part of this bylaw;
- .2 For those areas not covered by Map A-2 - "Floodplain Hazard, Columbia River at Radium Hot Springs", attached hereto and forming part of this bylaw, the Flood Construction level is 3.0 metres above the Natural Boundary of the Columbia River;
- .3 Development on land as shown as Floodplain on Map A-1 for Sinclair Creek, is governed by Section 734(2) of the Municipal Act and is subject to the minimum Flood Construction Level and Setback specifications in Section 3.0 (*this section*).

The rationale for this requirement is based on the concern to assess the potential of flooding and erosion from: plugging of culvert, ponding, and subsequent failure of the highway fill at or near the Sinclair Creek culvert; and the active alluvial fan and shifting of the Sinclair Creek channel.

Section 734(2) states that: "Where a building inspector considers that construction would be on land that is subject to or is likely to be subject to flooding, mud flows, debris flows, debris torrents, erosion, land slip, rockfalls, subsidence or avalanche, he may require the owner of land to provide him with a report certified by a professional engineer with experience in geotechnical engineering that the land may be used safely for the use intended".

.4 1.5 metres above the Natural Boundary of any other lake, marsh, pond or watercourse;

.2 Floodplain Setbacks:

The following distances are specified as Flood Setbacks, except that where more than one Floodplain Setback is applicable, the greater distance shall be the Floodplain Setback:

.1 30.0 metres from the Natural Boundary of the Columbia River;

.2 15.0 metres from the Natural Boundary of any other watercourse;

.3 7.5 metres from the Natural Boundary of a lake, marsh, or pond;

.4 7.5 metres from any Standard Dyke right-of-way, or structure of flood protection or seepage control;

4. **APPLICATION OF FLOODPLAIN SPECIFICATIONS**

a) *Pursuant to Section 969 (5) of the Municipal Act, after a bylaw has specified Flood Construction Levels and Floodplain Setbacks:*

"i) *the underside of any floor system, or the top of any pad supporting any space or room, including a manufactured home, that is used for dwelling purposes, business, or the storage of goods which are susceptible to damage by floodwater shall be above that specified level, and*

- ii) *any landfill required to support a floor system or pad shall not extend within any setback from a watercourse or body of water specified by the bylaw or the Minister of Environment, Lands and Parks."*
- b) *Structural support or compacted landfill or a combination of both may be used to elevate the underside of the floor system or the top of the pad above the Flood Construction Levels specified in Section 3(a). The structural support and/or landfill shall be protected against scour and erosion from flood flows, wave action, ice and other debris;*
- c) *The Building Inspector, or such person appointed by the Council of the Village of Radium Hot Springs may require that a British Columbia Land Surveyor's certificate be required to verify compliance with the Flood Construction Levels and Floodplain Setbacks specified in Section 3(a) and (b). The cost of verification shall be assumed by the land owner.*

5. GENERAL EXEMPTIONS

Pursuant to Section 969(6) of the Municipal Act, the Minister of Environment, Lands and Parks may exempt types of developments from the requirements of Section 969, subject to conditions he may impose. The General Exemptions which have been approved by the Minister are provided for information purposes on Attachment 1 of this Schedule.

6. SITE-SPECIFIC EXEMPTIONS

An application by a property owner to the Minister of Environment, Lands and Parks for a site-specific exemption shall be completed upon a form provided by the Village of Radium Hot Springs.

VILLAGE OF RADIUM HOT SPRINGS

Bylaw No. 338, 2007.
Attachment '1'

Floodplain Management Provisions General Exemptions

1. The following types of development are exempt from the requirement of Section 969 (5)(a) of the Municipal Act, as it pertains to the Flood Construction Levels specified in Section 3.1 of this Schedule:
 - (i) A renovation of an existing building or structure that does not involve an addition thereto;
 - (ii) An addition to a building or structure, at the original non-conforming floor elevation, that would increase the size of the building or structure by less than 25 percent of the ground floor area (excluding carports or garages) existing at the date of adoption of this bylaw, provided that the degree of non-conformity regarding setback is not increased;
 - (iii) That portion of a building or structure to be used as a carport, garage or entrance foyer;
 - (iv) Farm buildings other than dwelling units and closed-sided livestock housing;
 - (v) Hot water tanks and furnaces behind Standard Dykes;
 - (vi) Closed-sided livestock housing behind Standard Dykes;
 - (vii) Heavy Industry behind Standard Dykes;
 - (viii) On-loading and off-loading facilities associated with water-oriented industry and portable sawmills.

2. The following types of development are exempt from the requirement Section 969 (5) (a) of the Municipal Act, as it pertains to the Flood Construction Levels specified in Section 3.1 of this Schedule, subject to the following conditions:

- (i) Farm Dwelling Units: Farm dwelling units on parcel sizes 8.1 hectares, or greater, located within the Agricultural Land Reserve, shall be located with the underside of a wooden floor system or the top of the Pad of any Habitable Area (or in the case of a manufactured home the top of Pad or the ground surface on which it is located) no lower than 1.0 metre above the Natural Ground Elevation taken at any point on the perimeter of the building, or no lower than the Flood Construction Levels specified in Section 3.1 of this Schedule; whichever is the lesser.
- (ii) Closed-Sided Livestock Housing: Closed-sided livestock housing not behind Standard Dykes shall be located with the underside of the wooden floor system or the top of the Pad (or in the case of a manufactured home the top of Pad or the ground surface on which it is located) no lower than 1.0 metre above the Natural Ground Elevation taken at any point on the perimeter of the building, or no lower than the Flood Construction Levels specified in Section 3.1 of this Schedule, whichever is the lesser.
- (iii) Industrial Uses: Industrial uses, other than main electrical switchgear, shall be located with the underside of the wooden floor system or the top of the Pad (or in the case of a manufactured home the top of Pad or the ground surface on which it is located) no lower than the Flood Construction Levels specified in Section 3.1 of this Schedule, minus Freeboard. Main electrical switchgear shall be no lower than the Flood Construction Level.

As approved by the Minister of Environment, Lands and Parks this _____
day of _____, 19_____.