



**District of Coldstream
Council - Regular Meeting Agenda for June 8, 2026**

**Municipal Hall, 9901 Kalamalka Road, Coldstream, BC
6:00 PM**

1. AGENDA

1.a. Motions to Amend the Agenda

1.b. Approval of the Agenda

2. DELEGATIONS AND PRESENTATIONS

7 - 17

2.a. Vertical Traffic Calming on Kidston Road

- Mr. M. Waberski, will be in attendance to speak to this matter

[Traffic Calming on Kidston-Presentation](#)

Comment

Pursuant to section 35(4) of the Council Procedures Bylaw No. 1742, this matter will be brought forward for consideration at the June 22, 2026 Council meeting.

3. LAND APPLICATIONS AND PUBLIC INPUT

None.

4. PUBLIC OPPORTUNITY TO ADDRESS COUNCIL

4.a. **Addressing Council in person or via electronic video conference.**

A total of ten (10) minutes is allotted for Council to hear comments regarding matters listed in sections 6 through 10 of this agenda only.

Council will NOT hear comments regarding Land Use matters or bylaws for which a public hearing has either been prohibited by the *Local Government Act* or has been held and subsequently closed or for which there is a procedural opportunity to provide input.

In-person attendance: State your name and the item number you wish to speak to.

Electronic attendance: Use the "Raise your Hand" feature on the meeting management software and you will be called upon to state your name and the item number you wish to speak to.

In consideration of others who may wish to speak, please limit your comments to two (2) minutes and to information not already provided/heard by Council.

If you wish to address a matter that is not on the agenda, please contact the Corporate Officer for assistance.

Agendas are published in advance of meetings and we encourage you to contact staff to address any questions/concerns in regard to those agenda items.

5. MINUTES

19 - 26

- 5.a. Minutes for Adoption
[May 25, 2026 unadopted Council Meeting Minutes](#)

Recommendation

THAT the May 25, 2026, Council meeting minutes be adopted as circulated.

27 - 29

- 5.b. UNADOPTED Committee Minutes for Information
Please note that *unadopted* minutes included in this agenda are subject to change or correction; these minutes are provided to Council for information only.
[June 1, 2026 unadopted Committee of the Whole meeting minutes](#)

Recommendation

THAT the unadopted June 1, 2026 Committee of the Whole meeting minutes be received for information.

6. BYLAWS

31 - 227

- 6.a. "District of Coldstream Zoning Amendment Bylaw No. 1868, 2026, Amendment No. 2" - (Adoption)
[Bylaw No. 1868, 2026 Amdnmnt No. 2](#)

Recommendation

THAT "District of Coldstream Zoning Amendment Bylaw No. 1868, 2026, Amendment No. 2", a bylaw to provide housekeeping and updates amending the District of Coldstream Zoning Bylaw No. 1838, 2024, be adopted, this 8th day of June 2026.

229 - 248

- 6.b. Proposed Public Notice Bylaw No. 1873, 2026
- Report from the Director of Corporate Administration dated June 8, 2026
 - Public Notice Bylaw No. 1873, 2026
- [Proposed Public Notice Bylaw No. 1873, 2026 - Pdf](#)

THAT the report titled "Proposed Public Notice Bylaw No 1873, 2026" dated June 8, 2026, submitted by the Director of Corporate Administration be received;

AND THAT "Public Notice Bylaw No. 1873, 2026" be read a first, second and third time, by title only, this 8th day of June, 2026.

7. REPORTS – UNFINISHED BUSINESS

249 - 265

7.a. Pumphouse Beach

- Pumphouse Beach - End of Pilot Project
 - Report by the Director of Infrastructure Services dated June 8, 2026
- "District of Coldstream Parks and Public Spaces Regulation Amendment Bylaw No. 1879, 2026, Amendment No. 17"
 - Report by the Bylaw Compliance Officer dated June 8, 2026
 - Amendment Bylaw No. 1879, 2026 Amdnmt No. 14
- Pumphouse Beach - Fencing
 - Report by the Director of Infrastructure Services dated June 8, 2026

[Council Report - End of Pilot Project](#)

[Council Report - Parks and Public Spaces Amendment Bylaw 1879, 2026](#)

[Parks and Public Spaces Regulations Amendment Bylaw No. 1879, 2026, Amend No. 17](#)

[Council Report - Pumphouse Beach Fencing](#)

Recommendation #1

THAT the report titled “Pumphouse Beach – End of Pilot Project” dated June 8, 2026, submitted by the Director of Infrastructure Services, be received;

AND THAT Council declare the end of the Pumphouse Dog Beach Pilot Project and designate a portion of Pumphouse Beach as an off-leash dog park.

Recommendation #2

THAT the report titled “Amendment to Parks and Public Spaces Bylaw – Dog Regulations at Pumphouse Beach” dated June 8, 2026, submitted by the Bylaw Compliance Officer, be received;

AND THAT the “District of Coldstream Parks and Public Spaces Regulation Amendment Bylaw No. 1879, 2026, Amendment No. 17”, a bylaw to amend Schedule A to include off-leash dogs in a designated area of Pumphouse Beach, be read a first, second, and third time, by title only, this 8th day of June 2026.

Recommendation #3

THAT the report titled “Pumphouse Beach – Fencing” dated June 8, 2026, submitted by the Director of Infrastructure Services, be received;

AND THAT Council authorize Administration to delineate a portion of Pumphouse Beach for dogs using materials available at the Public Works yard for the remainder of 2026;

AND THAT Council authorize the expenditure of up to \$6,000 for the purchase and installation of new off-leash dog beach signs, the purchase of a garbage receptacle complete with a waste-bag dispenser, and to have the environmental and archaeology permits prepared, to be funded through the Beach Access Fund;

AND THAT the 2026 Financial Plan be amended;

AND FURTHER THAT Council direct Administration to include the cost for the installation of a 4-foot-high chain-link fence, based on the proposed alignment provided in this report, and a floating fence at Pumphouse Beach in the 2027 budgeting discussions at a future Finance Committee meeting.

8. REPORTS – NEW BUSINESS

267 - 275

8.a. OBWB Water Conservation & Quality Improvement Grant Final Report

- Report from the Director of Infrastructure Services dated June 8, 2026

[Council Report-OBWB Grant-Final Report](#)

[Attach A - Associated Engineering Memo](#)

[Attach B - Class B Cost Estimate](#)

Recommendation

THAT the report titled “OBWB Water Conservation & Quality Improvement Grant Final Report”, dated June 8, 2026, submitted by the Director of Infrastructure Services be received;

AND THAT Council direct Administration to provide a phasing plan to repair the inlet structure at a future Council meeting.

277 - 278

8.b. Community Hall First Quarter Update - January to March, 2026

- Memo from the Community Facilities Manager dated June 8, 2026

[Council Memo - Community Hall First Quarter Update, 2026](#)

Recommendation

THAT the memorandum titled “Community Hall First Quarter Update – January-March 2026” dated June 8, 2026, submitted by the Community Facilities Manager be received for information and filed.

279 - 281

8.c. Building Report for the Month of May 2026

- Memorandum from the Building Clerk dated June 8, 2026

[May 2026 Monthly Building Report](#)

Recommendation

THAT the memorandum titled "Building Report for the Month of May 2026" dated June 8, 2026, submitted by the Building Clerk, be received for information and filed.

8.d. October 13, 2026 - Council Meeting

- Verbal report from the Director of Corporate Services

Recommendation

THAT the Council meeting scheduled for October 13, 2026 be cancelled.

8.e. June 15, 2026 - Committee of the Whole Meeting

Recommendation

THAT the Committee of the Whole meeting scheduled for June 15, 2026 be cancelled.

9. CORRESPONDENCE

- 283 - 284 9.a. Request for Dedicated Provincial Funding to Support Municipalities That Achieve Provincially Mandated Housing Targets
- Correspondence from the District of Central Saanich Mayor Ryan Windsor [Ltr Frm Central Saanich-Ltr to the Mnstr of Hsing and Muni Affairs - Rqst for Additnl Fndng](#)

Recommendation

THAT the Correspondence from Mayor Ryan Windsor, District of Central Saanich, regarding the "Request for Dedicated Provincial Funding to Support Municipalities That Achieve Provincially Mandated Housing Targets", dated May 21, 2026, be received for information and filed.

- 285 - 287 9.b. BC Local Government Climate Action Program (LGCAP) - Funding Continuation
- Correspondence from the District of Saanich dated May 19, 2026 [Letter From District of Saanich-LGCAP Funding Continuation](#)

Recommendation

THAT the correspondence from Mayor Dean Murdock, District of Saanich, dated May 19, 2026, regarding the BC Local Government Climate Action Program (LGCAP) - Funding Continuation be received for information and filed.

- 289 9.c. Vertical Traffic Calming on Kidston Road
- Correspondence from L. Dohm, Coldstream Resident dated June 8, 2026 [260608-Traffic Calming on Kidston-Dohm Redacted](#)

Recommendation

THAT the correspondence from L. Dohm, Coldstream resident dated June 8, 2026, in regards to Vertical Traffic Calming on Kidston Road be received for information and filed.

10. COMMITTEE RECOMMENDATIONS

- 291 - 295 10.a. Committee of the Whole Meeting - June 1, 2026
Re: 8505 Kalavista Drive - Log House Property
- Report from the Director of Infrastructure Services dated June 1, 2026 (previously circulated) [Committee Report-8505 Kalavista-Log House](#)

Recommendation

THAT Council direct Administration to maintain the property at 8505 Kalavista Drive as passive greenspace for the remainder of 2026;

AND THAT Council authorize the Mayor to include a 'call-to-action', in the upcoming June Coldstream Newsletter, for interested non-profit user groups/clubs who may be interested in using the space at 8505 Kalavista Drive for the storage of non-motorized watercraft and meeting space or 'group-hub' to gather for non-motorized water activities.

11. REPORTS FROM COMMITTEES

Board Appointed Committees:

- Regional District of North Okanagan
- Greater Vernon Advisory Committee
- Okanagan Regional Library

Committees of Council:

- (CoW) Committee of the Whole
- Finance Committee

Other Reports

12. RESOLUTION TO ADJOURN TO IN CAMERA

- 12.a. **Reminder:** late additions to the in camera agenda must be indicated in the resolution to adjourn. If there are in-camera reports not already on the in camera agenda, these must be noted in the resolution to adjourn.

Recommendation

THAT Council adjourn to an in camera meeting to discuss issues related to the following paragraph(s) under Section 90(1) of the *Community Charter*:

- (e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality; **(GVAC Report)**
- (g) litigation or potential litigation affecting the municipality; **(GVAC Report)**
- (k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public; **(Coldstream) (GVAC Report)**

13. REPORT FROM THE IN CAMERA MEETING

14. ADJOURNMENT

OBJECTION TO VERTICAL DEFLECTION TRAFFIC CALMING ON KIDSTON ROAD

Presented to
Coldstream Council
by
Mike Waberski
June 8, 2026

- TRAFFIC CALMING POLICY
- PROCESS FOR IMPLIMENTING CALMING MEASURES
- HISTORY OF TRAFFIC CALMING



1

Traffic calming measures coming to Coldstream's Kidston Road

Published 12:00 pm Thursday, April 16, 2026

By Brendan Shykora

Moved by Hoffman, seconded by Levy,

THAT the report titled "Kidston Road Traffic Calming" dated April 13, 2026, submitted by the Director of Infrastructure Services be received;

AND THAT Council authorize the expenditure of up to \$34,000 for the installation of two speed tables and a road level cross walk complete with a flashing pedestrian crossing light, to be funded from the Canada Community Building Fund;

AND THAT Council directs Administration to amend the 2026 Financial Plan to include this expenditure



The District of Coldstream will be adding traffic calming measures on Kidston Road between Coldstream Creek Road and Kinloch Drive, council decided Monday, April 13, 2026. (Google Street View)

2

DISTRICT OF COLDSTREAM

REPORT/RECOMMENDATION TO COUNCIL

FROM: Michael Baker
Infrastructure Services

FILE NO.: 5460

DATE: February 11, 2020

SUBJECT: Traffic Calming Policy

Objectives: The objectives of this policy are:

- 1) To establish **standard principles of practice to determine where implementation of traffic calming measures should occur** (identify the problem).
- 2) To establish what specific standard traffic calming measures (controls) are to be implemented (determine the proper method to resolve the problem).
- 3) To establish protocols for responding to individual resident requests for traffic calming measures.
- 4) To communicate the value of a consistent and structured approach to implementing traffic calming on a **District wide basis**.

DISTRICT OF COLDSTREAM

MUNICIPAL POLICY

APPENDIX "A"

NO. PW43

Title		TRAFFIC CALMING POLICY	
Purpose of Policy		To provide guidance on traffic calming measures for the community	
Approved By	Municipal Council	Date	February 10, 2020
Supersedes	N/A	Prepared by	Director of Infrastructure Services
POLICY STATEMENT		This policy is subject to any specific provision of the Local Government Act, Community Charter, or other relevant legislation or Union Agreement.	

Policy Statement:
The provision of traffic calming measures (where warranted) supports public safety; risk management objectives of the District; and any other agencies having jurisdiction. Further, appropriately applied traffic calming measures benefit the public as a whole, by reducing traffic speeds and encouraging driver diligence on District roadways.

Purpose:
This policy is intended to provide direction to staff on the administration, planning, design, and implementation of traffic calming in the District. The policy presents a consistent vision for how traffic calming is applied to provide clarity to the community, staff, and Council. It also seeks to limit liability and risk by giving appropriate guidance on the application of traffic calming.

Objectives:
The objectives of this policy are:

- 1.) To establish standard principles of practice to determine where implementation of traffic calming measures should occur (identify the problem).
- 2.) To establish what specific standard traffic calming measures (controls) are to be implemented (determine the proper method to resolve the problem).
- 3.) To establish protocols for responding to individual resident requests for traffic calming measures.
- 4.) To communicate the value of a consistent and structured approach to implementing traffic calming on a District wide basis.

Policy:
1.1) What is Traffic Calming?
Traffic calming is defined by the Institute of Transportation Engineers (ITE) as the combination of mainly physical measures that reduce the negative effects of motor vehicle use; alter driver behaviour and improve conditions for non-motorized street users.

PW43 Traffic Calming Policy
Page 1 of 9
Page 57 of 69

3

District of Coldstream

Applicability of Traffic Calm

Traffic Calming Technique	Road Classification	
	Local Road	Minor Collector
Passive and Mitigating Measures		
Education	YES	YES
Community Entrance Sign	YES	YES
Textured Crosswalk	YES	YES
Targeted Enforcement	YES	YES
Speed Display (PEEP)	YES	YES
On Street Parking	YES	YES
Road Diet	YES	YES
Physical Vertical Deflection		
Speed Cushion	YES	YES
Raised Intersection	YES	YES
Raised Crosswalk	YES	YES
Speed Table	YES	YES
Speed Hump	YES	NO
Physical Horizontal Deflection		
Curb Extension	YES	YES
Curb Radius Reduction	YES	NO
Neighbourhood Traffic Circle	YES	NO
Centre Island Median	YES	YES
One-Lane Chicane	YES	NO
Lateral Shift	YES	YES
Roundabout	NO	YES
Physical Obstruction		
Sectional Closure	YES	NO
Medial Through Section	YES	YES
Left/Right-Out Island	YES	NO
Median Channelization	YES	YES
	YES	NO
	YES	NO

Roads include: Kalamalka Rd, Aberdeen Rd, Middleton Way, College Way, Buchanan Rd, School Rd,

MAJOR COLLECTORS DEFINED IN THE POLICY

Major Collectors Include:

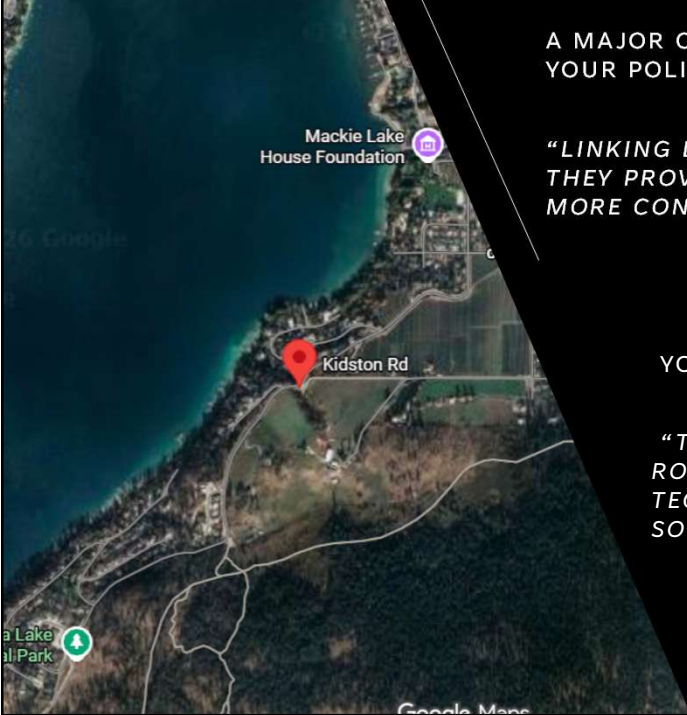
Kalamalka Rd,
Aberdeen Rd,
Middleton Way,
College Way,
Buchanan Rd,
School Rd,
Learmouth Dr

4

4

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2



A MAJOR COLLECTOR ROAD WHICH IS DEFINED BY YOUR POLICY DOCUMENT ON PAGE 3 AS:

“LINKING LOCAL ROADWAYS WITH ARTERIAL ROADS. THEY PROVIDE MORE ACCESS OPPORTUNITIES AND MORE CONTINUOUS ROUTES.”

YOUR POLICY GOES ON TO STATE:

“TRAFFIC CALMING ON MAJOR COLLECTOR ROADS SHOULD BE LIMITED TO TECHNOLOGICAL, SIGNAGE AND HORIZONTAL SOLUTIONS.”

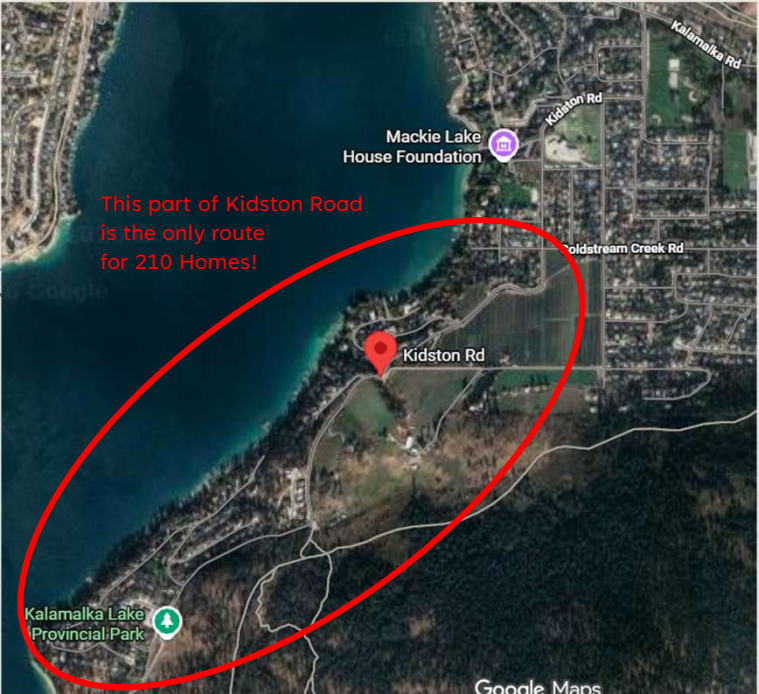
NOTE THAT VERTICAL DEFLECTIONS ARE NOT RECOMMENDED

5


VEHICLE USE

*“The average daily count for cars on Kidston Road, south of Coldstream Creek Road, was **1,645** with the peak hours occurring between 3:30 and 5:00 pm.”*
(From May 17 to June 3, 2025)

Day use of Kal Park as reported by BC Parks was **309,000** in 2017 and **283,000** person days in 2018.
185 parking spaces available from Kidston access




6



District of
Coldstream

District of Coldstream
Finance Committee Meeting Agenda for February 4, 2019
Municipal Hall, 9901 Kalamalka Road, Coldstream, BC
6:00 PM



DISTRICT OF COLDSTREAM
REPORT/RECOMMENDATION TO COUNCIL

FROM: Michael Baker
Infrastructure Services

FILE NO. 5460

DATE January 30, 2019

SUBJECT: 2018 Traffic Calming Requests

Kidston Road
Designated as a collector road within the District of Coldstream's OCP, the road is generally flat and is narrow with little walking shoulder along the Northern section. A request for speed humps has been received for the section that runs east-west between Coldstream Park and Kidston Elementary .
Staff would not recommend speed humps along this section of Kidston Road. Council could direct staff to obtain a design for sidewalk construction and begin property negotiations for land acquisition. The design is estimated to cost \$15,000.

7

Committee of the Whole Agenda
Tuesday, February 18, 2020
25 - 69 3.b. Traffic Calming Policy

<https://coldstream.civicweb.net/document/65483/>

27 Pages for Appendix's B to F

- Report from the Director of Infrastructure Services dated February 11, 2020
- 200211 report - Traffic Calming Policy
- Appendix A - draft Traffic Calming Policy
- Appendix B - types of traffic calming
- Appendix C - District letter to adjacent residents re petition process for traffic calming REVIEW
- Appendix D - petition form signed by adjacent residents requesting REVIEW of traffic calming
- Appendix E - District letter to adjacent residents re petition process for traffic calming REMOVAL
- Appendix F - petition form signed by adjacent residents requesting REMOVAL of existing traffic calming

Recommendation
THAT the Committee of the Whole recommends to Council that staff be directed to amend the draft Traffic Calming Policy, prior to public input;
AND THAT the amended policy be brought back to Committee of the Whole for further discussion.

8

COUNCIL - REGULAR MEETING MINUTES FOR FEBRUARY 24, 2020

10.b. CoW re: Traffic Calming Policy

- Traffic Calming Policy PW43, as amended, per the Committee of the Whole recommendation below
- Moved by Taylor, seconded by Hoffman,
- THAT the draft Traffic Calming Policy be approved with the following amendments to the Appendix "A" flowchart:
- Under the "If No" column, delete the two flowchart boxes "No further action" and "District response to request notifying that the threshold for traffic calming has not been met"; and
- 2. Insert a flowchart box "Report to Council" when the petition has been submitted, to assess if the 50% household approval has been achieved. If "yes", proceed to assess conditions; if "no", Council direction is required;
- AND THAT staff be directed to amend the petition form, attached to the report from the Director of Infrastructure Services dated February 11, 2020 regarding Traffic Calming Policy, by including a section where residents can suggest traffic calming solutions in their neighbourhood.

9

PHYSICAL VERTICAL DEFLECTION

Vertical traffic calming measures provide an obstruction that vehicles are able to travel over. The change in pavement height (and sometimes pavement material) can cause discomfort to the occupant of a vehicle and exceeding the design speed of the traffic calming measure. It should be noted that most vertical traffic calming measures are not permanent and measures that are emergency vehicle ready or to reduce the amount of pavement height, vertical traffic calming measures should be used in situations where permanent measures provided by the Institute of Transportation Engineers (ITE) Localized Neighborhood Traffic Calming (LN2).

Vertical traffic calming measures typically perform better when they are installed in series, as opposed to single isolated measures. The installation and maintenance of a vehicle, while negotiating a series of vertical traffic calming measures, is dependent on the number and spacing of the installations.

The implementation of vertical traffic calming measures can result in some traffic slowing over the device. This naturally means the cut through portion of a vehicle. Consideration should be given to the impact of slowing the neighborhood for emergency vehicles.

Vertical traffic calming measures include speed hump, speed cushions, speed tables, raised crosswalks, raised intersections, and raised crosswalks.

Speed Cushion

Speed cushions are cushion speed bumps that are typically installed in the center of each travel lane. Speed cushions typically are 12 to 18 inches in height. Speed cushions typically range in height between 12 and 18 inches high. As opposed to raised crosswalks, speed cushions do not have a raised curb on either side. The response time for emergency vehicles can be reduced as much as 10%.

Advantages:

- Less expensive than speed humps
- Effective in reducing vehicle speed
- Effective in reducing emergency vehicle response time as much as speed humps

Disadvantages:

- Increases noise and air pollution in neighbourhood
- Emergency vehicles with large air vehicles may be able to straddle the speed cushions
- May be damaged by snowplows

Speed Table

Speed tables are flat topped speed humps. Speed tables typically measure between three (3) and four (4) inches in height and 22 feet in length, with the flat portion being ten (10) feet in length. Speed tables are typically long enough for the entire wheelbase of a passenger car to rest on the flat top. Their long flat fields give speed tables higher design speeds than speed humps. The brick or other textured materials are usually used on the flat top to improve the appearance of speed tables, draw attention to them, reduce speed, and may enhance safety. Like speed humps, discomfort increases as the speed of the vehicle traveling over the hump increases. Speed tables are good for locations where low speeds are desired but a somewhat smooth ride is needed for larger vehicles.

Advantages:

- Quicker response time for emergency vehicles than speed humps
- Effective in reducing vehicle speed, but not as well as speed humps
- Addition of brick or textured materials can improve aesthetics

Disadvantages:

- More expensive than speed humps
- Increases response time for emergency vehicles
- Increases noise and air pollution in neighbourhood
- May be damaged by snowplows

Speed Hump

Speed humps are raised areas of pavement which are rounded on top and placed cross the entire street. Speed humps typically measure between 75 and 100 millimeters in height and 10m in length. The height and length of the speed hump determine how fast it can be negotiated without causing discomfort to the driver. Discomfort increases as the speed of the vehicle traveling over the hump increases.

Advantages:

- Low Cost
- Effective in reducing vehicle speed

Disadvantages:

- Increases response time for emergency vehicles
- Negative impact on Transit buses
- Increases noise and air pollution in neighbourhood
- May be damaged by snowplows

NOTE: Use of elevated infrastructure may result in a raised crosswalk not be constructed without the presence of sidewalks, complete street building where with adequate seating strips on both sides.

APPENDIX B

5 Pages on PHYSICAL VERTICAL DEFLECTION

- * Speed Cushion
- * Raised Intersection
- * Raised Crosswalk
- * Speed Table
- * Speed Hump

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10

SUMMARY OF VERTICAL DEFLECTION METHODS

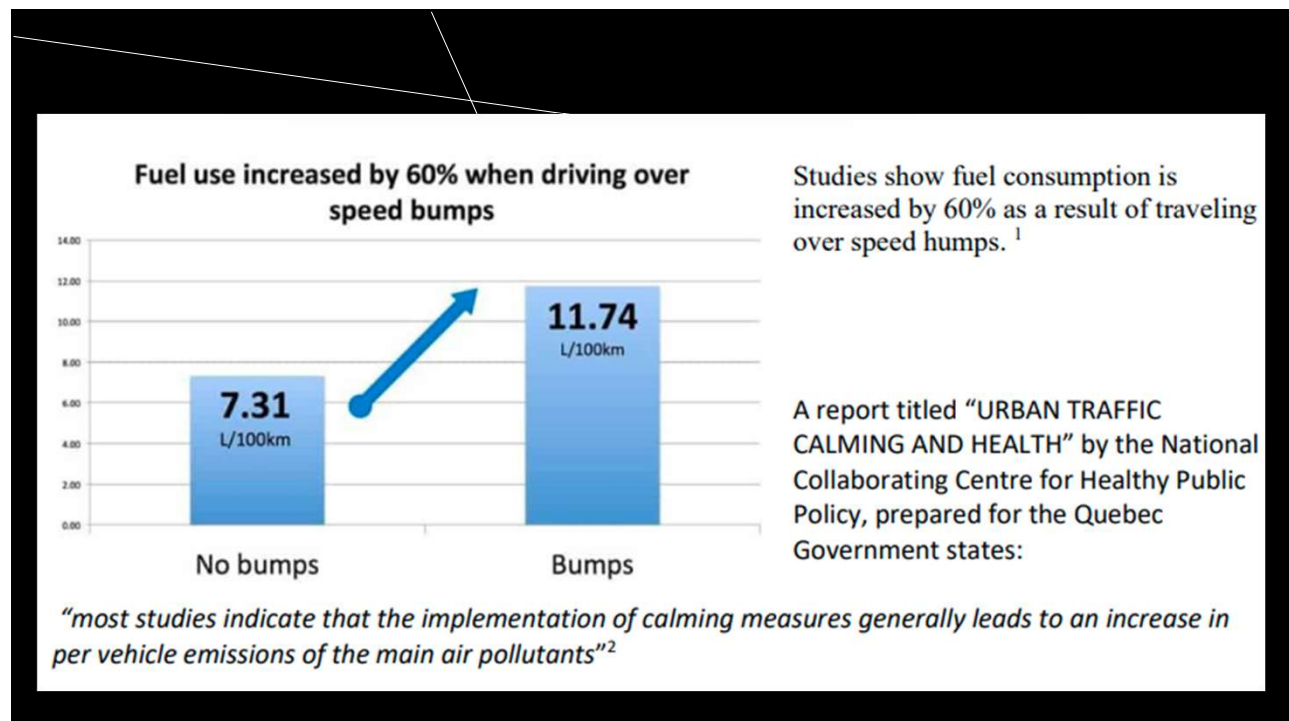
Disadvantages:

- Passenger vehicles with larger axle widths may be able to straddle the speed cushions
- May be damaged by snowplows
- Increases response time for emergency vehicles
- Could create drainage impacts
- Negative impact on Transit buses
- **Increases Noise and Air Pollution in Neighbourhoods**



11

11



12

FROM APPENDIX "C"

"The results of the petition must show support from at least 50% of the households with direct frontage onto the roadway to be investigated."

FROM APPENDIX "C"

"If the outcome of the District's 1 year review indicates the problem still exists then physical traffic calming measures are warranted, all affected residents (households), as determined by the District, will have the opportunity to indicate whether or not they support any future proposed physical traffic calming measures."

13

FROM APPENDIX "C"

After the District develops a traffic calming plan, the District will conduct a public meeting to explain the plan, at which point residents will have the opportunity to provide their input. Following the public meeting, the traffic calming plan will be modified, as required, and the District will then deliver a Community Support Survey to all affected residents to determine the level of support for the specific traffic calming plan.

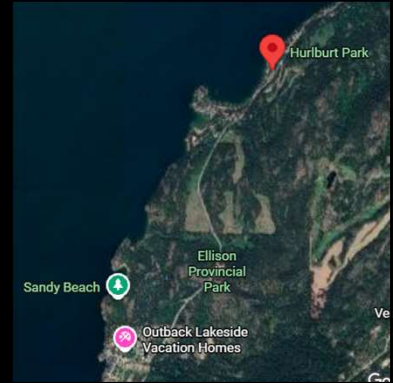
14

HOW MANY VERTICAL DEFLECTIONS ARE THERE IN THE CITY OF VERNON?



ONE

The only speed bump in Vernon is on Eastside Road at Hurlburt Park



VERNON CALMING POLICY STATES:

"4.5 VERTICAL MEASURES

Vertical measures are those which create vertical motion in a vehicle when it is driven over.

Vertical measures *will only be considered on local streets in the Historic Downtown Core.*"

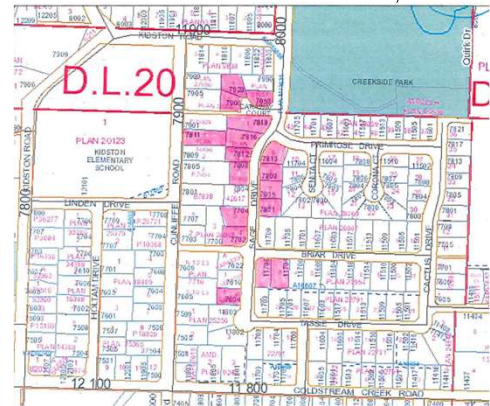
15

Council - Regular Meeting Agenda for June 26, 2017

FROM: Michael Baker FILE NO. 5460 Director of Infrastructure Services DATE June 20, 2017 SUBJECT: Speed Control on Sage Drive

A Petition from Mr. Bodnar representing 17 home owners

Option 2 - Install Speed Humps Generally two speed humps are installed to create a slower speed zone. Speed humps slow traffic at all times of the day. Often, speeding occurs around the reduced speed zone for vehicular traffic to "make up time" and may change traffic patterns increasing traffic loading through school zones at both Kidston Elementary and Kalamalka Secondary. There are also some operational challenges with snow removal. As a tool for traffic calming, speed humps have low installation and maintenance costs.



16

Council - Regular Meeting Agenda for June 26, 2017

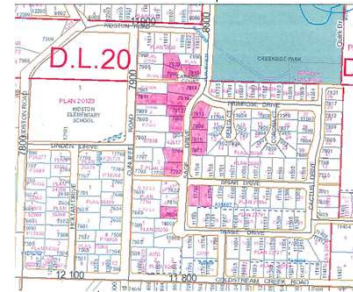
At their meeting held on June 26, 2017 Council passed the following resolution: THAT staff are directed to proceed with Option #2, Install speed humps on Sage Drive in the general vicinity of Briar Drive and Primrose Drive as outlined in the report from the Director of Infrastructure Services dated June 20, 2017.

On July 24, 2017 A Petition (Numbers Unknown) from Mr. Townsley representing homeowners was presented opposing the installation of speed bumps

NO SPEED HUMPS WERE INSTALLED

On November 23, 2020, Mr. Bodnar made a presentation to council again.

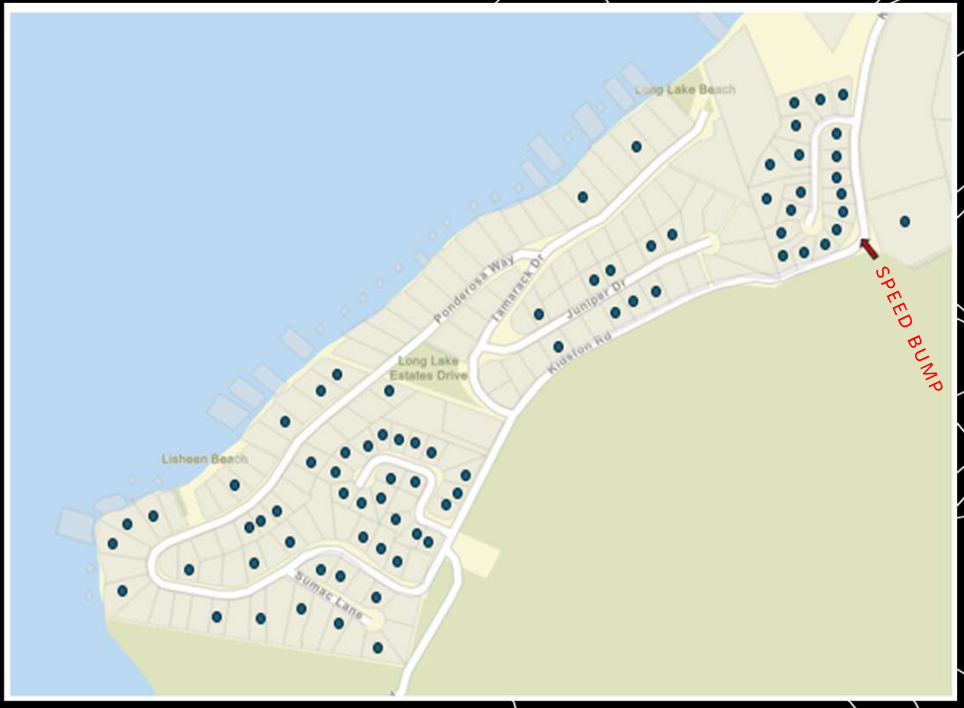
On December 14, 2020, Council approved additional stop signs.



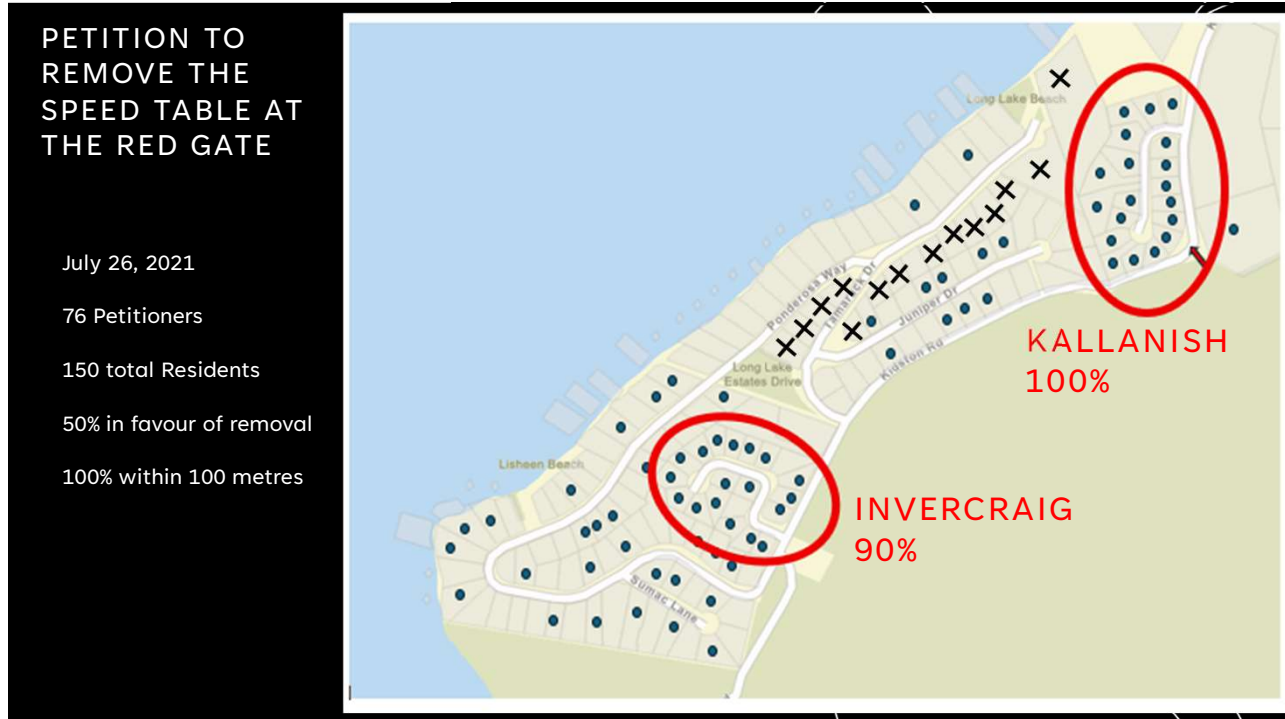
17

PETITION TO REMOVE THE SPEED TABLE AT THE RED GATE

JULY 26, 2021



18



19

THE ASKS:

- That Kidston Road be designated as a Major Collector
- The Traffic Calming Policy be amended to fix the contradictions on vertical calming
- The Traffic Calming Policy be amended to include the missing Appendices
- That the 2 two proposed vertical deflections be cancelled
- That the District follows the consultation requirements of the policy going forward
- That the District considers implementing the Vernon Vertical Measures Policy for Coldstream

AND.....

20

THANK YOU



RECONSIDER THE 2021 PETITION ASKED THAT YOU PLEASE REMOVE THE EXISTING SPEED TABLE ON KIDSTON ROAD

21

District of Coldstream

Council - Regular Meeting Minutes - May 25, 2026

CALL TO ORDER: Mayor Hoyte called the meeting to order at 6:00 pm.

PRESENT: Councillors Cochrane, Garlick, Hoffman, Levy (arrived at 6:03 pm) and Runyan

ABSENT: Councillor Dirk

STAFF: R. Roycroft, Acting Chief Administrative Officer and Director of Development Services
N. Cressman, Director of Corporate Administration
J. Netzel, Director of Infrastructure Services
A. Stuart, Director of Financial Administration

ALSO PRESENT: 3 attending in person
0 attending electronically

1. **AGENDA**

1.a. Approval of the Agenda

Moved by Cochrane, seconded by Garlick,
THAT the agenda be approved as presented.

No. REG2026-180 CARRIED

2. **DELEGATIONS AND PRESENTATIONS**

None.

3. **LAND APPLICATIONS AND PUBLIC INPUT**

None.

4. **PUBLIC OPPORTUNITY TO ADDRESS COUNCIL**

None.

5. **MINUTES**

5.a. Minutes for Adoption

Moved by Hoffman, seconded by Runyan,

THAT the May 11, 2026, Council meeting minutes and the May 13, 2026 Special Council meeting minutes be adopted as circulated.

No. REG2026-181

CARRIED

5.b. UNADOPTED Committee Minutes for Information

Moved by Cochrane, seconded by Garlick,

THAT the unadopted May 19, 2026, Committee of the Whole meeting minutes be received for information.

No. REG2026-182 CARRIED

6. BYLAWS

6.a. "District of Coldstream Parks and Public Spaces Amendment Bylaw No. 1874, 2026, Amendment No. 16" (Adoption)

- Parks & Public Spaces Amendment Bylaw No. 1874, 2026, Amendment No. 16

Councillor Levy arrived to the meeting at 6:03 pm.

Moved by Cochrane, seconded by Garlick,

THAT the "District of Coldstream Parks and Public Spaces Amendment Bylaw No. 1874, 2026, Amendment No. 16", a bylaw to allow dogs on leash at the West Kal boat launch, be adopted this 25th day of May 2026.

No. REG2026-183 CARRIED

6.b. "District of Coldstream Official Community Plan Amendment Bylaw No. 1878, 2026, Amendment No. 2" - (First & Second Reading)

- Memorandum from the Director of Development Services dated May 25, 2026
- OCP Amendment Bylaw No. 1878, 2026, Amendment No. 2

Moved by Cochrane, seconded by Hoffman,

THAT the memorandum titled "Official Community Plan Amendments - Water Capacity" dated May 25, 2026, submitted by the Director of Development Services, be received;

AND THAT "District of Coldstream Official Community Plan Amendment Bylaw No. 1878, 2026, Amendment No. 2", a bylaw to amend the District of Coldstream Official Community Plan to include provisions for consideration of water capacity during development review, be read a first and second time, by title only, this 25th day of May 2026;

AND FURTHER THAT Council direct Administration to schedule a public hearing for "District of Coldstream Official Community Plan Amendment Bylaw No. 1878, 2026, Amendment No. 2", at the next practical opportunity.

No. REG2026-184 CARRIED

7. REPORTS – UNFINISHED BUSINESS

7.a. Delegation - Foundry North Okanagan

- Report from the Director of Financial Administration dated May 25, 2026

Moved by Garlick, seconded by Runyan,

THAT the report titled “Delegation – Foundry North Okanagan” dated May 25, 2026, submitted by the Director of Financial Administration be received;

AND THAT Council consider the funding request during 2027 budget deliberations for the 2027-2031 Financial Plan;

AND FURTHER THAT Council send correspondence to the Foundry North Okanagan apprising them of Council's decision.

No. REG2026-185 CARRIED

8. REPORTS – NEW BUSINESS

8.a. School Road Rehabilitation Tender

- Report from the Director of Infrastructure Services dated May 26, 2026

Moved by Cochrane, seconded by Levy,

THAT the report titled “School Road Rehabilitation Tender” dated May 25, 2026, submitted by the Director of Infrastructure Services be received;

AND THAT Council authorize Administration to proceed with awarding the contract to Bear Paw Earthworks Ltd, in the amount of \$1,034,256.89 plus GST, for the rehabilitation of School Road and the paving of the Goldstream Christian Church parking lot;

AND THAT Council authorize the expenditure of an additional \$256,260 for a total project budget of up to \$1,201,260 plus GST. The additional project budget of \$256,260 is to be funded from the Road Reserve (\$53,328), Canada Community Building Fund (\$102,932), and the Drainage Reserve (\$100,000);

AND FURTHER THAT the Financial Plan be amended.

No. REG2026-186 CARRIED

8.b. Provincial Response to the 2025 UBCM Resolutions

Moved by Garlick seconded by Levy,

THAT the memorandum titled "Provincial Response to the 2025 UBCM Resolutions" dated May 25, 2026, submitted by the Chief Administrative Officer, be received for information and filed.

No. REG2026-187 **CARRIED**

Moved by Garlick, seconded by Runyan,

THAT Council direct Administration to send follow up correspondence to the Minister of Environment's response to the UBCM resolution on 'NR – 73 Ministerial Oversight of Proposed Sewerage (septic) Systems', as outlined in correspondence from UBCM dated May 11, 2026 titled 'Provincial Response to 2025 Resolutions', expressing concerns that that the Ministry of Environment is not providing oversight of other jurisdictions (health authorities) on the overall health of municipal water sources when in proximity to proposed sewage (septic) systems;

AND THAT Council direct Administration to refer the correspondence responding to the Ministry of Environment's response to Greater Vernon Water administration for response and comment.

No. REG2026-188 **CARRIED**

8.c. 2026 UBCM Convention Cabinet Minister and "MACC" Staff Meetings

- Report from the Chief Administrative Officer dated May 25, 2026

Moved by Garlick, seconded by Runyan,

THAT the report titled "2026 UBCM Convention Cabinet Minister and Ministry Staff Meetings", dated May 25, 2026, submitted by the Chief Administrative Officer, be received:

AND THAT Council provide direction to Administration regarding priority Ministers, Ministries, or provincial staff for which meeting requests are to be submitted for the 2026 Union of British Columbia Municipalities (UBCM) Convention as follows:

1. Ministers:
 - a. Finance re: splitting farm class into two classes to distinguish light farming uses and heavy (industrial) farming uses;
 - b. Environment and Health re: Concerns over the lack of solutions or active oversight by the local health authority on wastewater regulations and systems;
 - c. Forests: re: Cameras for Wildfire detection, response planning and situational awareness in Provincial wildfire interface areas, specifically Kalamalka Provincial Park;
 - d. Housing and Municipal Affairs re: Advocate for Libraries for increased funding and to identify and assist with finding better funding source for communities.

AND FURTHER THAT Administration be authorized to submit meeting requests consistent with Council direction and in accordance with UBCM timelines.

No. REG2026-189 **CARRIED**

8.d. Transit Annual Operating Agreement (AOA)

- Report from the Director of Financial Administration dated May 25, 2026

Moved by Levy, seconded by Cochrane,

THAT the memorandum titled "BC Transit 2026-2027 Annual Operating Agreement" dated May 25, 2026, submitted by the Director of Finance be received;

AND THAT Council approve the Annual Operating Agreement between the District of Coldstream and British Columbia Transit for the term April 1, 2026 to March 31, 2027.

No. REG2026-190 **CARRIED**

Moved by Levy, seconded by Hoffman,

THAT Council direct Administration to send correspondence to the City of Vernon and the Regional District of the North Okanagan to express the District of Coldstream's interest in further investigate offering free ridership for ages 13-18 with the Vernon Regional Transit system, due to climate considerations and restrictions with school District busing, and the potential financial impact.

No. REG2026-191 **CARRIED**

8.e. 2025 Statement of Financial Information (SOFI)

- Report from the Director of Financial Administration dated May 25, 2026

Moved by Hoffman, seconded by Levy,

THAT the memorandum titled "2025 Statement of Financial Information (SOFI)", dated May 25, 2026, submitted by the Director of Financial Administration be received for information and filed.

No. REG2026-192 **CARRIED**

8.f. Infrastructure Services Update – May 2026

- Memorandum from the Director of Infrastructure Services dated May 25, 2026

Moved by Levy, seconded by Garlick,

THAT the memorandum titled "Infrastructure Services Update - May 2026" dated May 25, 2026, submitted by the Director of Infrastructure Services, be received for information and filed.

No. REG2026-193 **CARRIED**

9. CORRESPONDENCE

9.a. Provincial Sales Tax Expansion

- Correspondence from City of Abbotsford dated May 8, 2026

Moved by Levy, seconded by Runyan,

THAT the correspondence from the City of Abbotsford dated May 8, 2026, to the Honourable Brenda Bailey, Minister of Finance, regarding the Provincial Sales Tax Expansion be received for information and filed.

No. REG2026-194 CARRIED

9.b. Vernon Kokanee Swim Club - Request for Letter of Support

- Correspondence from the Vernon Kokanee Swim Club (VKSC) dated May 10, 2026

Moved by Levy, seconded by Cochrane,

THAT Council provide a letter of support to the Vernon Kokanee Swim Club in support of their BC Community Gaming grant application.

No. REG2026-195 CARRIED

10. COMMITTEE RECOMMENDATIONS

10.a. Committee of the Whole meeting - May 19, 2026

Re: Secondary Suite Amnesty Policy-PLD43

Moved by Garlick, seconded by Hoffman,

THAT the report titled "Secondary Suite Amnesty Certification Process – 2 Year Policy – PLD43" dated May 19, 2026, submitted by the Director of Development Services be received;

AND THAT Council adopt "Secondary Suite Amnesty Certification Process – 2 Year Policy – PLD43";

AND FURTHER THAT Council direct Administration to prepare amendments to the "District of Coldstream Miscellaneous Fees and Charges Bylaw No. 1541, 2008", establishing a \$100 fee for a Secondary Suite Registration, and an additional \$50 fee per extra inspection required.

No. REG2026-196 CARRIED

- 10.b. Committee of the Whole meeting - May 19, 2026
Re: Potential Approval Processes for Accessory Dwelling Units on A1 Zoned Properties

Moved by Cochrane, seconded by Garlick,

THAT Council that the report titled "Potential Approval Processes for Accessory Dwelling Units on A1 Zoned Properties" dated May 19, 2026, submitted by the Director of Development Services be received for information and filed.

No. REG2026-197 **CARRIED**

Moved by Cochrane, seconded by Garlick,

THAT Council direct Administration to prepare Development Permit Area Guidelines to regulate the Homeplate and other aspects of second homes on property in the Agricultural Land Reserve;

AND THAT Council direct Administration to bring the Development Permit Area Guidelines to a future Committee of the Whole meeting for review.

No. REG2026-198 **CARRIED**

11. REPORTS FROM COMMITTEES

- 11.a. Regional District of the North Okanagan

Mayor Hoyte reported that at the recent Regional District of the North Okanagan Board meeting, the Board discussed the following:

- Received delegations from the Ministry of Forests on the Thompson River Watershed that has overlaps with the Aberdeen Plateau, Okanagan Basin Water Board on the severe drought year forecasted ahead and from the BC Dragoons for information.
- Received a funding request from the Foundry North Okanagan
- Swan Lake Wastewater Treatment Loan Authorization is the process of obtaining elector assent to borrow the money to build the treatment facility

- 11.b. Okanagan Regional Library

Councillor Hoffman reported that at the recent Okanagan Regional Library Board meeting, the Board received the 2025 financial report and audit.

- 11.c. Other Reports - North Okanagan Naturalist Club

Councillor Garlick reported that he attended the North Okanagan Naturalist Club Annual General Meeting and reviewed their accomplishments for the year. Councillor Garlick also reported that the AGM was well attended and that the Naturalist Club was seeking new members and that anyone can join.

12. RESOLUTION TO ADJOURN TO IN CAMERA

Moved by Garlick, seconded by Runyan,

THAT Council adjourn to an in camera meeting to discuss issues related to the following paragraph(s) under Section 90(1) of the *Community Charter*:

- (e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality; and **(RDNO Board)**
- (k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public. **(RDNO Board)**

No. REG2026-199 CARRIED

The meeting recessed at 7:23 pm and when it reconvened at 7:41 pm, the Director of Infrastructure Services was not present.

13. REPORT FROM THE IN CAMERA MEETING

None.

14. ADJOURNMENT

Moved by Cochrane, seconded by Levy,

THAT the meeting of Council held May 25, 2026 be adjourned at 7:42 pm.

No. REG2026-200 CARRIED

CERTIFIED CORRECT

Corporate Officer

Mayor

District of Coldstream

Committee of the Whole Meeting Minutes - June 1, 2026

CALL TO ORDER: Mayor Hoyte called the meeting to order at 6:00 pm.

PRESENT: Councillors Cochrane, Dirk, Garlick, Hoffman, and Runyan

ABSENT: Councillor Levy

STAFF: K. Austin, Chief Administrative Officer
J. Netzel, Director of Infrastructure Services
K. Tvergyak, Deputy Corporate Officer

ALSO PRESENT: 1 person in the gallery

1. **RESOLUTION TO ADJOURN TO IN-CAMERA**

- 1.a. **Reminder:** additions to an in-camera agenda must be indicated in the resolution to adjourn.

Moved by Cochrane, seconded by Garlick,

THAT the Committee of the Whole adjourn to an in-camera meeting to discuss issues related to the following paragraph(s) under Section 90(1) of the *Community Charter*:

- (k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.
(Coldstream)

No. COW2026-50 CARRIED

The regular meeting of the Committee of the Whole adjourned to an in camera meeting at 6:01 pm and reconvened at 6:32 pm.

2. **AGENDA**

- 2.a. Approval of the Agenda

Moved by Runyan, seconded by Hoffman,

THAT the agenda for the meeting be approved as presented.

No. COW2026-51 CARRIED

3. MINUTES

3.a. May 19, 2026 Committee of the Whole Meeting Minutes

Moved by Runyan, seconded by Garlick,

THAT the May 19, 2026, Committee of the Whole meeting minutes be adopted as circulated.

No. COW2026-52 CARRIED

4. REPORTS AND ITEMS FOR DISCUSSION

4.a. 8505 Kalavista Drive - Log House Property

- Report from the Director of Infrastructure Services dated June 1, 2026

Moved by Garlick, seconded by Runyan,

THAT the report titled "8505 Kalavista Drive – Log House Property" dated June 1, 2026, submitted by the Director of Infrastructure Services be received;

AND THAT the Committee of the Whole recommends that Council direct Administration to maintain the property at 8505 Kalavista Drive as passive greenspace for the remainder of 2026;

AND THAT the Committee of the Whole recommends that Council authorize the Mayor to include a 'call-to-action', in the upcoming June Coldstream Newsletter, for interested non-profit user groups/clubs who may be interested in using the space at 8505 Kalavista Drive for the storage of non-motorized watercraft and meeting space or 'group-hub' to gather for non-motorized water activities.

No. COW2026-53 CARRIED

Moved by Runyan, seconded by Dirk,

THAT the Committee of the Whole recommends that Council direct Administration to contact the Allan Brooks Nature Centre to see if they would be interested in working with the District to design and/or install interpretive signage regarding the animal species at the Kalavista Lagoon located at 8505 Kalavista Road.

Before the question was called, the motion was withdrawn by the mover and seconder.

5. REPORT FROM THE IN-CAMERA MEETING

None.

6. ADJOURNMENT

Moved by Cochrane, seconded by Dirk,

THAT the Committee of the Whole meeting held June 1, 2026, be adjourned at 6:54 pm.

No. COW2026-54

CARRIED

CERTIFIED CORRECT

Deputy Corporate Officer

Chair

UNADOPTED

**DISTRICT OF COLDSTREAM
BYLAW NO. 1868, 2026**

A BYLAW TO AMEND DISTRICT OF COLDSTREAM ZONING BYLAW NO. 1838, 2024

The Council of the District of Coldstream, in open meeting assembled, enacts that the District of Coldstream Zoning Bylaw 1838, 2024, be amended as follows:

TITLE

1. This Bylaw may be cited as "DISTRICT OF COLDSTREAM ZONING AMENDMENT BYLAW NO. 1868, 2026, AMENDMENT NO. 2".

INTERPRETATION

2. Unless otherwise provided in this Bylaw, words and phrases used herein have the same meanings as in the *Community Charter*, *Local Government Act* and the *Interpretation Act* as the context and circumstances may require.
3. A reference to an Act in this Bylaw refers to a statute of British Columbia, and a reference to any statute, regulation, bylaw or other enactment refers to that enactment as it may be amended or replaced from time to time.
4. Headings are for convenience only and must not be construed as defining or limiting the scope or intent of the provisions.

SEVERABILITY

5. If any part of this Bylaw is held to be invalid by a court of competent jurisdiction, the invalid part is severed and the remainder of the Bylaw continues to be valid.

AMENDMENT

6. District of Coldstream Zoning Bylaw No. 1838, 2024 is hereby amended as shown in **RED** in Schedule A attached to and forming part of this bylaw.

READ A FIRST TIME this	23 rd	day of	March	2026
READ A SECOND TIME this	23 rd	day of	March	2026
A PUBLIC HEARING was held this	13 th	day of	April	2026
READ A THIRD TIME this	13 th	day of	April	2026
APPROVAL of the MINISTRY OF TRANSPORTATION AND TRANSIT was received this	20 th	day of	May	2026
ADOPTED this		day of		2026

Corporate Officer

Mayor

Attachment: Schedule A – District of Coldstream Zoning Bylaw No. 1838, 2024, Amendments in **RED**

Notice of the Public Hearing was posted on the bulletin board at the District of Coldstream Municipal Office from April 2, 2026 to April 13, 2026

Notice of the Public Hearing was published in the April 2, 2026, and April 9, 2026, issues of the Vernon Morning Star and distributed in the District of Coldstream.

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100 SCOPE AND APPLICABILITY

100.1 – COMPLIANCE

- 100.1 (1) No land, building, or structure within the District (“District of Coldstream”) shall be developed, used, constructed, erected, modified, converted, enlarged, re-built or re-constructed, altered, placed, maintained, or subdivided, except in conformity with the provisions of this Bylaw, unless otherwise exempt.
- (2) Any authorized person of the District appointed by Council to administer or enforce this Bylaw is hereby authorized to enter at all reasonable times upon any property to ascertain whether the regulations and provisions of this Bylaw are being or have been complied with, including:
- (a) a Registered Building Official;
 - (b) a Bylaw Compliance Officer;
 - (c) a Fire Prevention Officer;
 - (d) a Planner or Director of Development Services; or
 - (e) Chief Administrative Officer.
- (3) A person who violates or contravenes any provision of this Bylaw is subject to the following, including but not limited to:
- (a) a penalty as prescribed under the District’s *Bylaw Notice Enforcement Bylaw*;
 - (b) a fine per offence, as prescribed under the District’s *Municipal Ticket Information Utilization Bylaw*; and
 - (c) is liable upon summary conviction, to the maximum fines plus costs under the *Offence Act*, and the *Community Charter*.
- (4) Each day that a violation continues to occur is deemed to be a separate offence against this Bylaw.
- (5) Any penalty imposed pursuant to this Bylaw shall be in addition to, and not in substitution for, any other penalty or remedy imposed by this Bylaw or any other applicable statute, law or legislation.
- (6) In addition to this Bylaw, a person is responsible for ascertaining and complying with the requirements of any and all applicable:
- (a) District bylaws;
 - (b) Provincial Statutes and Regulations; and
 - (c) Federal Statutes and Regulations.

- (7) An application will be processed under *Zoning Bylaw No. 1726, 2018*, as read on the date of repeal, provided that:
- (a) a Technical Review Letter had been issued for a Development Permit or Development Variance Permit; or
 - (b) a complete Building Permit was submitted for development prior to the effective date of this Bylaw.
- (8) The use of land, including the surface of water, of buildings, and of structures must be in accordance with the permitted uses specified in this Bylaw. All other uses, by exclusion, are explicitly prohibited.

100.3 – OFFICIAL ZONING MAPS

- 100.3 (1) The extent of each area zoned is shown in **Schedule B** of this Bylaw.
- (2) Zone boundaries on the Zoning Map are to be interpreted as follows:
- (a) Where a Zone boundary follows a lane, road, utility right-of-way (ROW), or easement, it follows the centre line, unless otherwise clearly indicated on the Zoning Map;
 - (b) Where a Zone boundary is shown as approximately following the District boundary, it follows the District boundary;
 - (c) Where a Zone boundary is shown as approximately following the foreshore or high-water mark of a watercourse, it follows that line;
 - (d) Where a Zone boundary is shown as approximately following a lot line, it follows the lot line;
 - (e) Where a Zone boundary is shown as approximately following a topographic contour line or a top-of-bank line, it follows that line; and
 - (f) Where a Zone boundary is shown as being generally parallel to, or as an extension of any of the features listed in this section, it shall be so.
- (3) When any Lane or Road is closed or the dedication has been removed, in accordance with **Section 40** of the *Community Charter*, the Lane or Road will have the same land use Zone as the abutting lot or parcel.
- (4) Where abutting lands are governed under different land use Zones, the centreline of road will determine the Zone boundary, unless the Zone boundary is shown clearly following the edge of the Lane or Road.
- (5) Where a Zone boundary does not follow a legally defined line, the location of the boundary is determined by scaling from the Zoning Map.
- (6) Where a lot is divided into more than 1 Zone (or Split Zone), each Zoned portion of the lot is considered as a separate lot for the purpose of determining Zone provisions.

- (7) For the purpose of determining the interior lot line setback for a Split Zone lot, the Zone boundary separating uses on the same legal lot is considered to be the interior lot line for the abutting uses.

100.4 – ZONE REGULATIONS

- 100.4 (1) Under each land use zone, the **Permitted Uses Table** sets out the Uses, Buildings, and Structures permitted under a specific zone. Only the Uses, Buildings, and Structures listed under that Zone are permitted therein.
- (2) Under each land use zone, the **Development Regulations Table** sets out the development regulations that apply to that specific zone.
- (3) Under each land use zone, the **Subdivision Regulations Table** sets out the subdivision regulations that apply to that specific zone.
- (4) Land must not be subdivided, and Buildings, Structures, or Uses must not be constructed, located, or altered in contravention of the regulations established under the **Subdivision Regulations Table** and the **Development Regulations Table**, respectively.
- (5) A **Site-Specific Use** is permitted on the legally described parcel of land under a land use zone, as of the date of adoption of this Bylaw, and in subsequent amendments adopted therein.

100.5 – ILLUSTRATIONS

- 100.5 (1) Examples and illustrations are for the purposes of clarification and convenience. Where there is a direct conflict between an illustration and the text of this Bylaw, the text shall prevail.

200 – DEFINITIONS & INTERPRETATIONS

200 DEFINITIONS & INTERPRETATIONS

A

ACCESSORY BUILDING OR STRUCTURE means a building or structure that is ancillary and subordinate to the principal use located on the same lot.

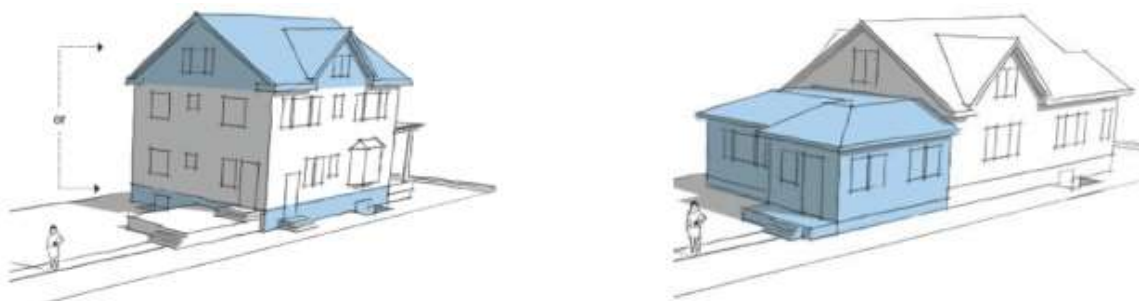


Figure 200.1: Examples of an Attached Accessory Dwelling Unit (ADU) or Secondary Suite.

ACCESSORY DWELLING UNIT (ADU), ATTACHED means a non strata titled, self-contained Dwelling Unit located within a Principal Building on the lot, and which is ancillary and subordinate to the principal residence. In addition, the use shall not exceed 90 m², and must be a minimum of 20.5 m². The use may also be defined as a **Secondary Suite** (see Figure 200.1). The use excludes a Bed & Breakfast.



Figure 200.2: Example of a Detached ADU, include a Garden Suite (left) and a Carriage House (right).

ACCESSORY DWELLING UNIT (ADU), DETACHED means a non strata titled, self-contained detached Dwelling Unit, ancillary and subordinate to the Principal Building and Primary Residence on the lot. In addition, the use shall not exceed 90 m² and must be a minimum of 20.5 m² (see Figure 200.2). The use includes:

- (a) **Garden Suite** – a detached at-grade ADU ~~that located within the rearyard setback area of a residential lot,~~ with a maximum allowable Building Height of 1 storey and may include a Basement use not exceeding 90 m² (refer to FCL);
- (b) **Carriage House** – a detached 2-storey ADU, with a Dwelling Unit located above required off-street parking and excludes a Basement use; and
- (c) excludes a Bed & Breakfast use (or Short-Term Rental Accommodations).

ACCESSORY USE means a use that is ancillary and subordinate to the principal use on the same lot.

200 – DEFINITIONS & INTERPRETATIONS

AGRICULTURE means the use of a lot for any of the following:

- (a) animal husbandry, including the breeding, raising, rearing, or keeping of domestic livestock, including alpacas, bees, camels, cattle, donkeys, fowl, goats, horses, llamas, pigs, poultry, rabbits, sheep, or any combination thereof;
- (b) horticulture, including the cultivation of fruits, vegetables, flowers, ornamental plants, and any combination thereof;
- (c) timber production, harvesting, and silviculture;
- (d) turf production with Provincial approval under the *Agricultural Land Commission Act*;
- (e) the breeding, raising, rearing, or keeping of game animals, with Provincial approval under the *Game Farm Act*;
- (f) the breeding, raising, rearing, or keeping of chinchillas, fischers, foxes, martens, minks, nutrias, and the like, with Provincial approval under the *Fur Farm Regulation*;
- (g) a brewery, cidery, distillery, meadery, or winery with Provincial approval under the *Liquor Control and Licensing Act*, and in accordance with provisions under the *ALR Use Regulation*;
- (h) farm activities including:
 - i. clearing, draining, irrigating, or cultivating land;
 - ii. the use of farm machinery, equipment, and structures;
 - iii. the application of fertilizers, manure, pesticides, biological control agents, including ground and aerial spraying; and
 - iv. the storage of agricultural products and the products of on-farm processing and on-farm product preparation.
- (i) excludes a breeding and/or boarding kennel use.

AGRICULTURE, HOBBY FARM means a small-scale farm operation located on a rural lot and intended for use as a supplementary source of household income. If the use is on a lot not located within the ALR, any sale of farm products would be regulated as a Rural Home-Based Business.

AGRICULTURE, INTENSIVE means the use of a lot(s) located within the ALR for the purposes of a commercial farming operation, including commercial vegetable and/or fruit production, poultry farms, dairy farms, greenhouses, nurseries, feed lots, and like uses.

AGRICULTURE LAND COMMISSION (ALC) means an autonomous administrative Provincial agency, independent of the Government of British Columbia, that is responsible for administering the *Agricultural Land Commission Act (ALCA)*. The ALC is the administrative tribunal that adjudicates applications within the ALR, prioritizing and protecting agricultural land and its uses. ALC policies provide interpretation and clarification on the regulations and guidelines.

AGRICULTURAL LAND RESERVE (ALR) means a Provincial designation which preserves agriculture as the principal and primary use on the lot, and non-agricultural uses are restricted. The *ALR Use Regulation* specifies land uses which are permitted within the ALR.

AGRI-TOURISM means an accessory use which is ancillary to the Farm Operation, for the purposes of recreational, entertainment, education, or any combination thereof, and on a lot with a Farm Classification. The use excludes a Bed & Breakfast.

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AMENITY SPACE, INDOOR means a shared common area which is provided for the use of the occupants within a building for cultural, recreational, or social purposes.

AMENITY SPACE, OUTDOOR means a shared common or limited common area which is provided for the use of the occupants of a lot, for cultural, recreational, or social purposes. The use may also be restricted exclusively to the occupant of a Dwelling Unit.

ANIMAL SHELTER means a building used for the temporary care of lost, abandoned, or neglected animals.

APARTMENT means a minimum of 4 dwelling units connected by common areas and a shared main entrance into the building. The use may include shared parking of motor vehicles, bike storage, laundry facilities, and personal storage lockers, where applicable.

APPROVING OFFICER means a Subdivision Approving Officer appointed under the *Land Title Act* (LTA) or the *Local Government Act* (LGA).

ASSEMBLY USE means a gathering of persons for religious, charitable, philanthropic, social, entertainment, cultural, education, and recreational purposes.

ATTIC means a finished or unfinished space between the roof and the ceiling of the upper most storey.

AUTOMOTIVE REPAIR means a commercial or industrial building used for motor vehicle repair, inspection, painting, and servicing. The use excludes Automotive Wrecking or Recycling and Salvage Yard.

AUTOMOTIVE SALES means the use of a commercial lot for the display, lease, sale, rental and/or financing of motor vehicles. The use excludes Automotive Repair and Automotive Wrecking.

AUTOMOTIVE WRECKING means an industrial use where motor vehicles are collected, stored, disassembled, shredded, sold, or crushed for recycling purposes.

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B

BASEMENT means a portion of a Building that is directly below the main floor with a Building Height not exceeding 1.8 m above the Finished Grade.

BASEMENT, WALKOUT means:

- (a) where 60% of the Basement is partially buried within the slope with a Building Height not exceeding 1.8 m above the Finished Grade;
- (b) where not more than 40% of the Basement is greater than 3.6 m above the Finished Grade;
- (c) is not permitted on a lot with a slope gradient of 5% or less; and
- (d) is not permitted on a lot within 60 m of a watercourse or a Geodetic Survey Canada Datum of less than 393.2 m.

BED & BREAKFAST means a *short-term rental accommodation* use occurring solely within the Principal Building and Primary Residence on the lot, and with a valid Business Licence issued by the District. The use is not permitted within an Accessory Dwelling Unit (ADU).

BEDROOM means a room within a Dwelling Unit intended as a sleeping accommodation and may include an ensuite washroom or bathroom. The use excludes the use of a Kitchen or Wet Bar.

BEEKEEPING means the keeping and maintaining of bees or beehives on ~~an agricultural or rural~~ a lot occupied by the beekeeper.

BOARDING means shared accommodations by unrelated persons within a Dwelling Unit. The use may commonly be referred to as a roommate, long-term tenant, or housing co-op. The use excludes a Bed & Breakfast.

BOARDING HOUSE means shared accommodations within a Dwelling Unit for up to 8 unrelated persons. The use excludes any cooking facilities within a bedroom and/or sleeping area, and is restricted to not more than 1 Kitchen within the Dwelling Unit. The use excludes a Bed & Breakfast.

~~**BOAT LAUNCH** means a ramp which extends from an upland parcel or a public right-of-way (ROW) access across the foreshore and into the watercourse, for the purpose of facilitating the placement and removal of a boat and other watercraft or vessels.~~

BOULEVARD means a portion of District lands between a lot line and a road, including curbs, sidewalks, tree strips, and any combination thereof.

BREEZEWAY means an enclosed or unenclosed structure used to connect the Principal Building on the lot with an Accessory Building.

BUILDING means any construction, wholly or partially, enclosed by a roof(s) supported by walls, columns, or posts.

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BUILDING ENVELOPE AREA means the remainder of the lot after excluding any required building setback areas, **easements, statutory rights-of-ways (SROWs)**, and restrictive covenant areas (see Figure 200.4).

BUILDING FAÇADE means a portion of any exterior elevation which is exposed to public view, extending from the finished grade to the eaves or top of the parapet wall, and the entire length of the building elevation, including sections of the building divided by a firewall.

BUILDING HEIGHT means the vertical distance from the Finished Grade of a Building or Structure measured to (see Figure 200.3):

- (a) the mid-point elevation of a Gable, Hip, Dormer, Gambrel, or a similar type pitched roof;
- (b) the deck line elevation of a Mansard roof; or
- (c) the highest point of a flat or monopitch roof surface.

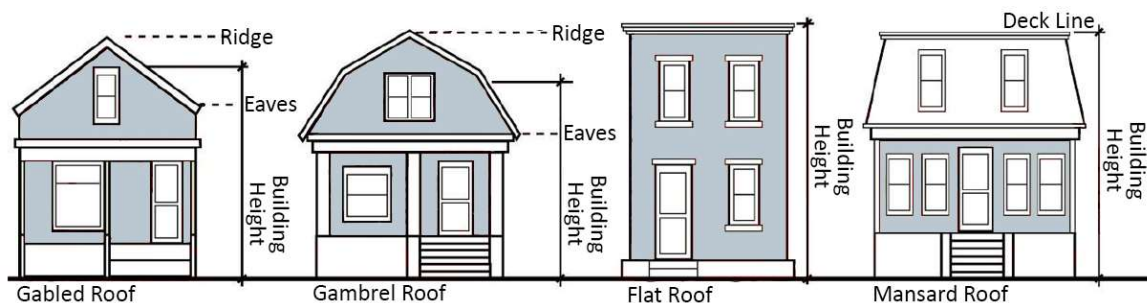


Figure 200.3: Example of Building Height

BUILDING INSPECTOR, REGISTERED means a person appointed by the District Council to administer provisions under the District’s Building Bylaw and the *BC Building Code (BCBC)*.

BUILDING PERMIT means a Permit issued by a Registered Building Official (RBO) in accordance with the District’s Building Bylaw and *BC Building Code (BCBC)*.

BYLAW COMPLIANCE OFFICER means a Peace Officer appointed by the District Council to administer and enforce provisions under any and all applicable District bylaws therein, in accordance with the *Community Charter*.

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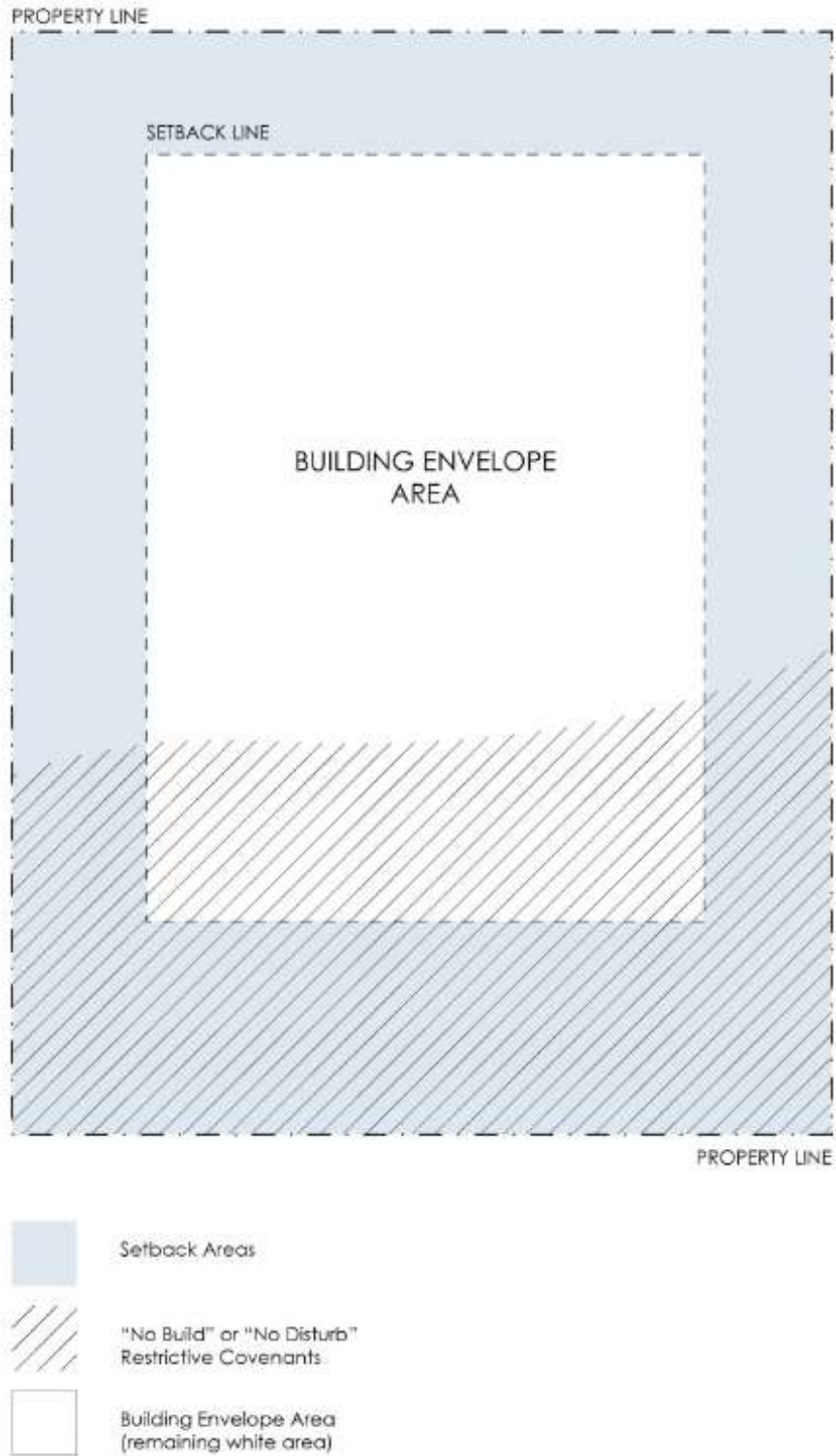


Figure 200.4: Building Envelope Area

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C

CANNABIS RETAIL means a retail use licenced under the *Cannabis Control and Licensing Act*, and is not a permitted use in any Zone unless authorized under a Site-Specific Text Amendment. The use includes the retail sale of any products containing cannabis.

CAMPSITE means a portion of a lot used for seasonal occupancy for the travelling public, and includes the use of tents and/or recreational vehicles for a period not greater than 9 months within a calendar year.

CAMPGROUND means a lot used for seasonal occupancy for the travelling public, and includes the use of tents and/or recreational vehicles for a period not greater than 9 months within a calendar year. Seasonal occupancy within a Campground shall not exceed 3 consecutive months.

CARPORT means a roof structure, free-standing or attached to a principal building, which is not enclosed on more than 2 sides, used for the storage of a motor vehicle. The use cannot be greater than 6 m in horizontal distance, if connected to a Principal Building.

CAR WASH means a use within a building or structure used for the cleaning of motor vehicles. The use may include an Office as an ancillary and subordinate use.

CEMETERY means a lot, or a portion thereof, used for interment for human remains, and includes ceremonial burial, memorials, and columbarium.

CERTIFICATE OF TITLE means a certificate issued by the Land Title Office identifying the Registered Owner of a lot or parcel of land.

CIVIC USE means a use providing a public institutional function, including:

- (a) Local, Provincial, or Federal Government Services;
- (b) Public Education;
- (c) Emergency and Protective Services (such as Fire, Police, Ambulance, and Search & Rescue);
- (d) Community Centre;
- (e) Sports & Recreation Facilities;
- (f) Parks & Open Space; and
- (g) Lands owned by the District.

COMMERCIAL STORAGE means a self-contained building(s) containing lockers available for rent for the purposes of storing personal goods, or used exclusively for storing bulk goods. The use excludes the storage of hazardous materials, as defined under the *Hazardous Products Act (HPA)* and *Hazardous Materials Information Review Act (HMIRR)*.

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COMMERCIAL MOTOR VEHICLE (CMV) means a motor vehicle, ~~trailer, or semi-trailer~~ used for the shipment of materials, equipment, goods, and/or passengers, and as prescribed under the *Motor Vehicle Act (MVA)* and *Commercial Transportation Regulations*, and includes the following:

- (a) a Registered Gross Vehicle Weight (RGVW) of 5 tonnes or greater;
- (b) an overall length in excess of 7.5 m; or
- (c) a bus with a designated seating capacity of more than 10 persons, including the driver.

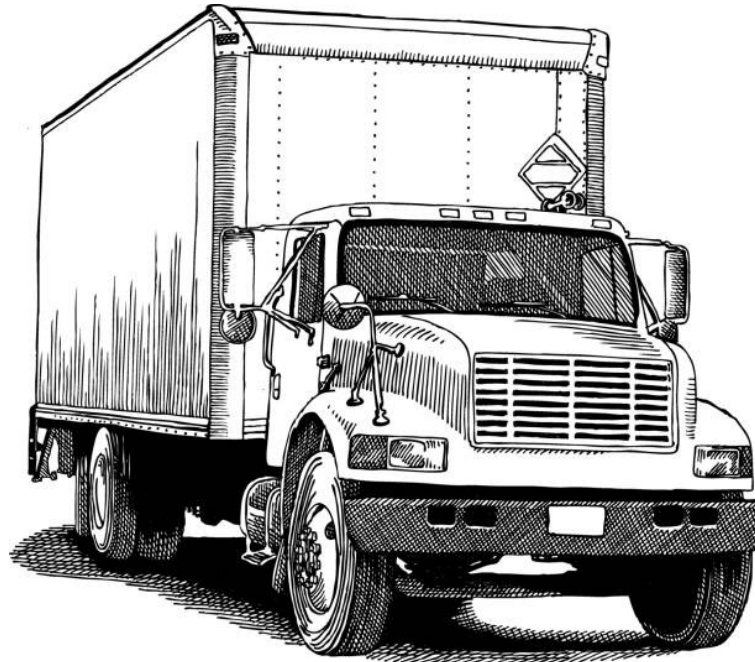


Figure: 200.5: 5-ton box truck (CMV)

COMMERCIAL MOTOR VEHICLE SALE means the use of an industrial lot for the display, lease, sale, rental, repair, maintenance, and/or financing of Commercial Motor Vehicles (CMVs). The use excludes Automotive Wrecking.

COMMERCIAL UNIT means a separate, self-contained area within a commercial or industrial building used to operate a business.

COMMUNITY CARE, MAJOR means a premises, or part thereof, licenced by the Province of BC, that is being used in accordance with the *Community Care and Assisted Living Act*. The use includes:

- (a) a childcare centre with more than 8 children; or
- (b) a residence for more than 10 persons.

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COMMUNITY CARE, MINOR means a premises, or part thereof, licenced by the Province of BC, that is being used in accordance with the *Community Care and Assisted Living Act*. The use includes:

- (a) a childcare use operated by the Registered Owner of the lot, providing supervision for not more than 8 children; or
- (b) a residence for 10 persons or less, with not more than 6 persons who are under supervised care.

COMMUNITY SEWER means a public sanitary sewer or sewerage disposal system which is owned, operated, and maintained by the District or its agents.

COMMUNITY WATER means a public water works system which is owned, operated, and maintained by the District.

CONGREGATE HOUSING means housing in which hospitality services are provided for the residents in care, and includes common areas, shared amenities, and personal services.

CONTROLLED-ACCESS HIGHWAY means a Provincial highway defined under the *Transportation Act*.

COUNCIL means the Municipal Council of the Corporation of the District of Coldstream.

CRAWL SPACE means a non-habitable floor area used for storage and/or utilities that is 1.5 or less in clearance from floor to ceiling.

CSA means Canadian Standards Association.

CULTURAL AND RECREATION USE means recreation, social, community, arts & crafts, private clubs, sports, cultural exhibits, and live entertainment. The use is permitted within a community hall, social club, private club, library, museum, art gallery, auditorium, theatre, cinema, concert hall, and the like.

D

DATA CENTRE means an industrial use where telecommunications and data storage are housed and operated.

DBH means the diameter of a tree at breast height or 1.4 m above the highest point of the natural grade of the lot measured from the base of a tree.

DENSITY means:

- (a) the minimum Lot Area; and
- (b) the total number of Dwelling Units permitted to be built on a Lot.

DISTRIBUTION CENTRE means an industrial building used for the storage of goods, products, and materials intended for inbound and outbound delivery, and includes the parking of commercial

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vehicles as an ancillary and subordinate use. Ancillary and subordinate uses, including but not limited to, office, indoor display area, administrative support, and dispatch operations, and shall be limited to 10% of the GFA of the building devoted to the warehousing use.

DISTRICT means the Corporation of the District of Coldstream.

DRIVEWAY means a privately owned portion of land used for off-street parking purposes and access onto a public road. The use excludes any landscaped areas, or areas of the lot necessary for stormwater detention and infiltration purposes.

DWELLING UNIT means a building, or portion thereof, that is designed to be a self-contained, independent, separate residence, for the exclusive use of an individual household. The use is limited to one Kitchen.

DWELLING UNIT, DUPLEX means a Principal Building, fee simple or strata, that is divided horizontally or vertically into 2 separate Dwelling Units on the same lot, with (see **Figure 200.5**):

- (a) 50% of the common wall or floor/ceiling system affixed or attached;
- (b) a separate and independent entrance for each Dwelling Unit;
- (c) greater than 90 m²; and
- (d) excludes units affixed or attached by a breezeway.



Figure 200.5: Example of a Duplex with Secondary Suites.

DWELLING UNIT, DETACHED DUPLEX means a pair of Detached Dwelling Units, fee simple or strata, with a minimum GFA of 100 m², which are located on a corner lot or a lot with rear lane access (see **Figure 200.6**). Both Dwelling Units would be considered a Principal Building, with a shared Accessory Building for the purposes of providing off-street parking.

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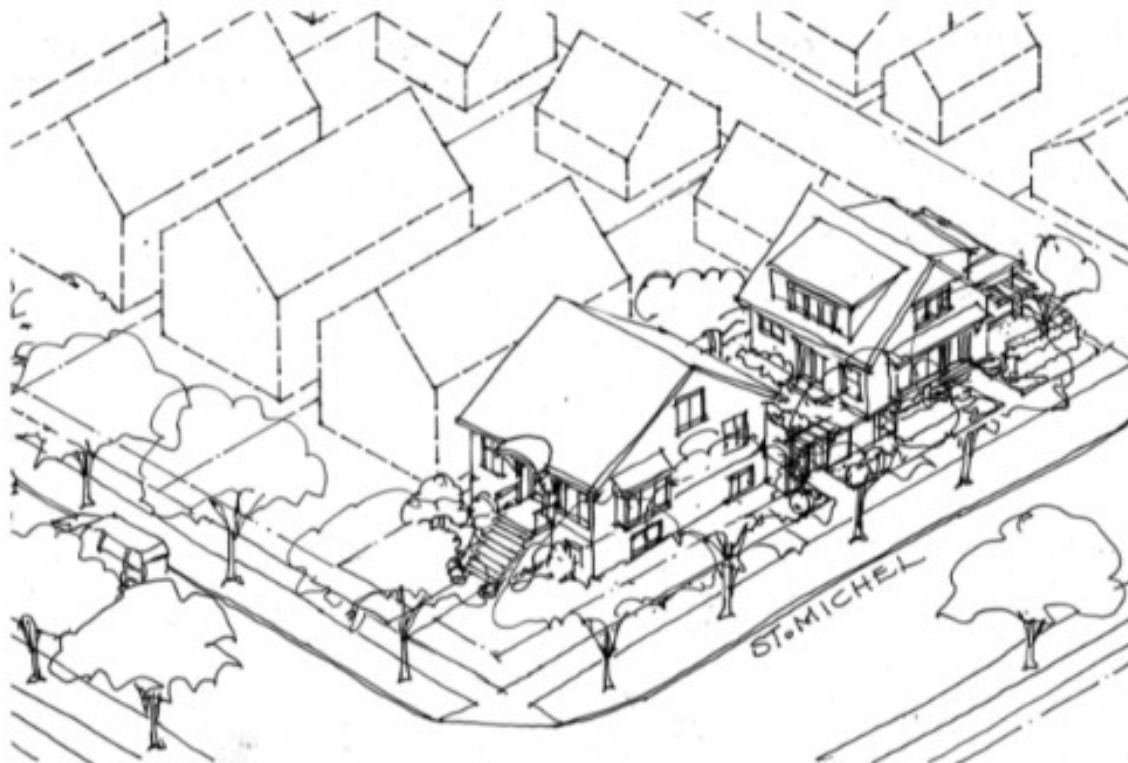


Figure 200.6: Example of Detached Duplex Dwelling Unit on a corner lot.

DWELLING UNIT, FOURPLEX means a multi-family residential building, fee simple or strata, that is divided horizontally or vertically into 4 separate Dwelling Units on the same lot, with:

- (a) 50% of the common wall or floor/ceiling system affixed or attached;
- (b) a separate and independent entrance for each Dwelling Unit;
- (c) greater than 90 m²; and
- (d) excludes units affixed or attached by a breezeway.

DWELLING UNIT, ROWHOUSE means a multi-family ground orientated residential building consisting of 3 or more Dwelling Units, not sharing more than 2 party walls, with direct ground-level access.

DWELLING UNIT, SINGLE-DETACHED means a single-family residential building intended as the principal use on the lot.

DWELLING UNIT, TOWNHOUSE means a multi-family residential building consisting of 8 or more Dwelling Units on a lot with ground-level access. The use may be stacked and must have ground level access by the way of a shared staircase by not more than 2 Dwelling Units. **The use requires a shared common amenity space.**

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Figure 200.7: Example of a Triplex Dwelling Unit

DWELLING UNIT, TRIPLEX means a multi-family residential building, fee simple or strata, that is divided horizontally or vertically into 3 separate Dwelling Units on the same lot, with (see **Figure 200.7**):

- (a) 50% of the common wall or floor/ceiling system affixed or attached;
- (b) a separate and independent entrance for each Dwelling Unit;
- (c) greater than 90 m²; and
- (d) excludes units affixed or attached by a breezeway.

E

EDUCATION, PRIVATE means a non-publicly funded educational institution which relies on tuition-generated revenue to operate. The use includes Dwelling Units, if the Boarding use is administered directly by the private education institution, as prescribed under the *Independent School Act*.

EDUCATION, PUBLIC see CIVIC USE.

EQUIPMENT RENTAL means an industrial use for the purposes of renting of heavy equipment and tools primarily for construction or landscape works. The use may also include party rentals, film production rentals, and prop house.

F

FARM BUILDING means an agricultural building that is associated with the practice of farming, and used primarily for the housing of farm equipment, livestock, feed, and horticultural products. The use excludes residential occupancy.

FARM CLASSIFICATION means a use of the land which qualifies as an agricultural use, in accordance with the *Farm Class Regulation* under the *Assessment Act*.

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FARM OPERATION means the use of land for agricultural purposes, consisting of one or more lots with a Farm Classification.

FARM RETAIL SALES means the retail sale of farm products bred, cultivated, grown, harvested, or reared on a lot with a Farm Classification, in accordance with the *Assessment Act*, and as prescribed under the *Agricultural Land Reserve (ALR) Use Regulation*.

FARMER means the registered owner or operator of a Farm Operation.

FINANCIAL SERVICES means a commercial use that provides financial services for monetary transactions in a business office setting, and includes:

- (a) credit union;
- (b) chartered bank;
- (c) trust company;
- (d) mortgage broker;
- (e) insurance company;
- (f) pension fund;
- (g) investment bank; and
- (h) underwriter.

FLOOR AREA, GROSS (GFA) means the sum of the horizontal areas of each floor of a building, measured from the interior face of the exterior wall or window wall.

FLOOR AREA, NET means a GFA less than the following:

- (a) off-street parking and loading areas;
- (b) common amenity spaces;
- (c) common areas and corridors;
- (d) exit stairways; and
- (e) building mechanical systems.

FLOOR AREA RATIO (FAR) means the numerical value of the net floor area of all buildings and structures on a lot, divided by the area of the lot. FAR excludes:

- (a) a Streamside Protection & Enhancement Area (SPEA); and
- (b) a lot area with a slope greater than 30%.

FLOOD CONSTRUCTION LEVEL (FCL) means the minimum elevation above the natural boundary of a water body, minimum crest elevation, or any obstruction that could causing ponding, below which no habitable area shall be built, constructed, or placed. An area below FCL shall not be used for habitation, business, mechanical or electrical infrastructure, or storage of goods, that may be damaged by flood water (see **Figure 200.8**).

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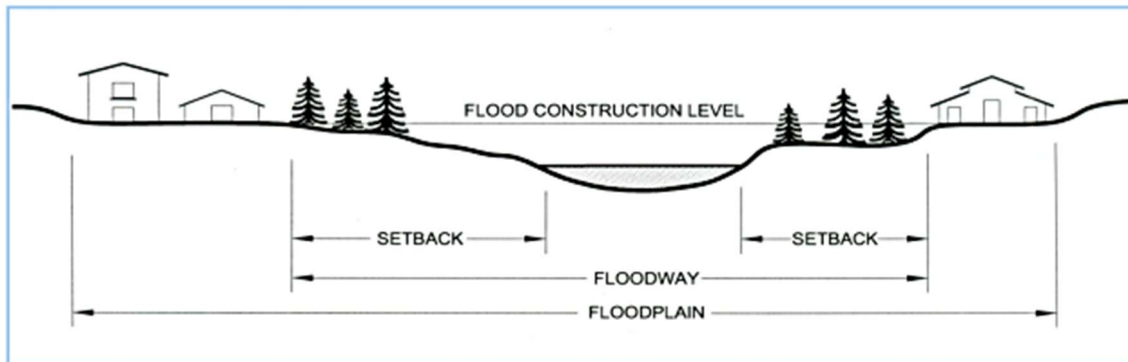


Figure 200.8: Flood Construction Level (FCL)

FOOD PRIMARY means an establishment where prepared food and beverages are offered for sale to the public. Typical uses include, but are not limited to:

- (a) bakery;
- (b) café;
- (c) restaurant; and
- (d) restaurant with drive-through, where permitted.

FOOD PRIMARY LICENCED means an establishment where food and beverages are offered for sale to the public, including the service of alcohol and liquor, as authorized by the British Columbia Liquor and Cannabis Regulation Branch (LCRB). The use may include the retail sales of alcoholic beverages for off-site consumption as an Accessory Use.

G

~~**GALLEY or WET BAR** means a use within a Dwelling Unit, or an Office, intended for food preparation, and contains a bar sink, refrigerator, hotplate, microwave, or any combination thereof. Ventilation and exhaust hoods, and appliances utilizing a 220V/240V electrical service or natural gas connection, is not permitted in conjunction with this use.~~

GARAGE means a Building or a portion thereof, intended to be used for the purposes of providing off-street parking and personal storage on a residential lot. For a Commercial use, see AUTOMOTOVE REPAIR.

GRADE, FINISHED means the finished ground elevation of the building area. Finished Grade is determined by taking the lot elevation at every location of grade change within the building area.

GRADE, EXISTING or NATURAL GRADE means a ground surface prior to human alteration or the angled plane within a steep sloped area, as established by a British Columbia Land Surveyor (BCLS).

GREENHOUSE means a structure used for the purposes of horticulture.

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GREENHOUSE NURSERY means a development used primarily for the cultivation and storage of produce, bedding, flowers, ornamental plants, trees, bushes, sod, and for retail sale of such items to the public at-large. The use excludes landscaping, excavating, or soil processing.

GROSS FLOOR AREA means the sum of all areas of each storey in each building on a lot measured between the exterior walls of such building.

GROUND-ORIENTATED means a use located within a multi-storey building that has its main entrance fronting or publicly facing a local, collector, or arterial road, and may have a secondary access via a shared indoor lobby or corridor.

H

HARD SURFACES means any ground surface material, including but not limited to, concrete, asphalt, brick, concrete blocks, patio stones, paving stones, and swimming pools, but excludes permeable materials, such as crushed gravel, crushed stone, pervious concrete, and porous asphalt.

HELIPAD means a temporary landing site to enable a helicopter to land safely and not intended as permanent Heliport use.

HERTIAGE BUILDING means a building or structure formally designated by the British Columbia Register of Historic Places (BCRHP), in accordance with provisions under *Heritage Conservation Act* (HCA). A Building may have *heritage value* but would not be considered a Heritage Building unless otherwise designated.

HOME-BASED BUSINESS means a commercial business or enterprise conducted on a residential lot where the registered owner or the tenant is the business licensee, and the lot is their primary fixed address.

HOTEL means a multi-storey building which contains sleeping units used or intended to be used for the temporary accommodation of the travelling public. Accessory or ancillary uses may include banquet hall, meeting rooms, laundry facilities, outdoor amenity areas, Retail, Food Primary, Food Primary Licence, Liquor Primary, or any combination thereof.

HOUSING COOPERATIVE means a cooperative incorporated under the *Cooperative Association Act*.

I

INDUSTRIAL means a use providing for the processing, fabricating, assembling, storing, transporting, distributing, wholesaling, testing, servicing, repairing, recycling, wrecking, or salvaging of goods and materials, with an office area not exceeding 25% of the GFA of the Principal Building on the lot. The use may include the sale of heavy industrial equipment and farm machinery.

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INDUSTRIAL, LIGHT means a use providing for the processing, fabricating, assembling, storing, storing, disturbing, wholesaling, testing, servicing, and repairing of goods and materials, with an office area not exceeding 40% of the GFA of the Principal Building on the lot.

K

KITCHEN means a use within a Dwelling Unit, or an Office, intended for food and meal preparation. The use contains a standard-sized kitchen sink, venting apparatus associated with a cooking facility, and appliances utilizing a 220V/240V electrical service connection, a natural gas connection, or any combination thereof.

KITCHEN, COMMERCIAL means a use intended for food and meal preparation and retail sale to the public at-large, and includes a fire suppression system. The use is not permitted on lands within the ALR, unless otherwise approved by ALC Decision.

KITCHEN, SUMMER means a small outdoor accessory structure, partially enclosed, used for food and meal preparation.

KITCHENETTE or WET BAR means a use within a Dwelling Unit, or an Office, intended for food preparation, and contains a bar sink, refrigerator, hotplate, microwave, or any combination thereof. Ventilation and exhaust hoods, and appliances utilizing a 220V/240V electrical service or natural gas connection, are not permitted in conjunction with this use.

L

LANDSCAPING means the altering, modifying, reshaping, or enhancing a portion of a lot for the purposes of beautification and screening, and typically includes the planting of ornamental plants, shrubs, trees, fencing, lawn works, and ornamental structures (e.g. bird bath, statute).

LANE means a road allowance between 3 m to 9 m in width, for the purposes of providing public access between adjoining lots or as a private driveway within a stratified lot.

LIQUOR PRIMARY means a use where the sale of alcoholic beverages to the public is the primary focus, and may include a bar, nightclub, dance hall, or public house. The “off-sales” of alcohol is permitted as an Accessory Use. The use is permitted under a Provincial Liquor Primary Licence issued by the Liquor and Cannabis Regulation Branch (LCRB) and a valid Business Licence issued by the District.

LOCK-OFF UNIT means a self-contained Dwelling Unit on a strata lot within a strata building. The Dwelling Unit must have direct independent access to the common area (such as an internal corridor or hallway) of the strata building, or a separate entrance along the exterior of the strata building. A fire-rated locking door shall be installed between the separate Dwelling Units. The use cannot be less than 18.5 m² and not greater than 28 m². The use must meet *BC Building Code* (BCBC) requirements, and not permitted as a Bed & Breakfast use. The use would be considered

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an “Accessory Dwelling Unit” or ADU within a strata lot. The use is not permitted to be subdivided from the principal Dwelling Unit (see **Figure 200.9**).

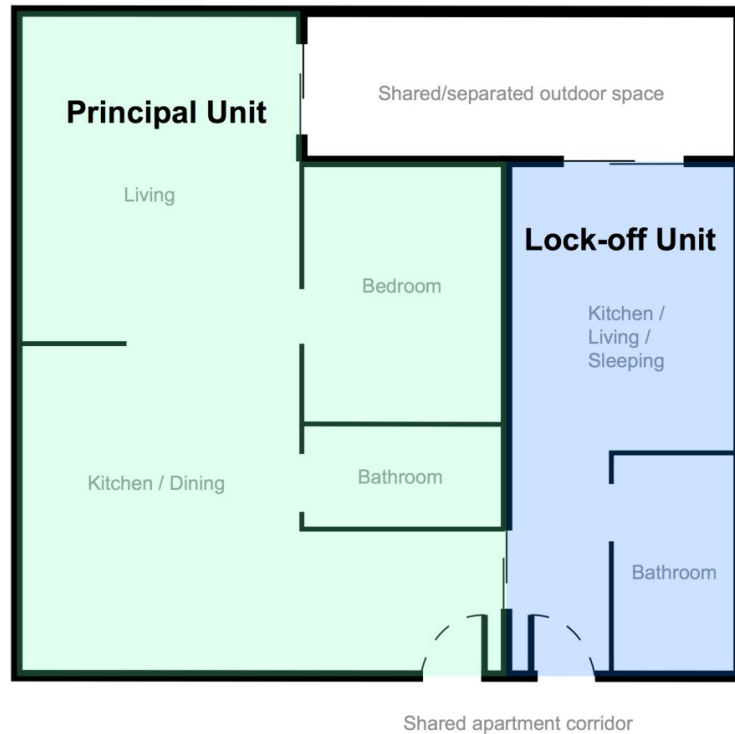


Figure 200.9: Example of a Lock-Off Unit, Apartment

LOG SORT YARD means a parcel of land used for the grading, sorting, management, and storage of logs for sale and shipment.

LOT means a parcel of land legally defined by a registered plan or description with the Land Title Office.

LOT AREA means the total horizontal area of all lot lines.

LOT, CORNER means a lot located at the intersection of two or more roads.

LOT COVERAGE means the area of a lot covered by Buildings, Structures, and Hard Surfaces.

LOT DEPTH means the horizontal distance between the mid-points of the front and rear lot lines.

LOT, DOUBLE-FRONTING or **THROUGH LOT** means a lot which abuts two roads parallel to the lot.

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LOT FRONTAGE means that length of a parcel boundary which immediately adjoins a Local, Collector, or Arterial Road.

LOT LINE means the legally defined boundaries of a lot.

LOT LINE, EXTERIOR means a lot line common to a lot and the road.

LOT LINE, FRONT means:

- (a) a lot line common to the lot and an abutting road;
- (b) where there is more than one abutting road, the shortest lot line common to the lot and the abutting road; or
- (c) where the abutting lot lines are equal in length, the lot line is where the majority of the buildings on adjacent lots are facing.

LOT LINE, INTERIOR means a lot line common to an adjoining lot or a walkway.

LOT LINE, REAR means:

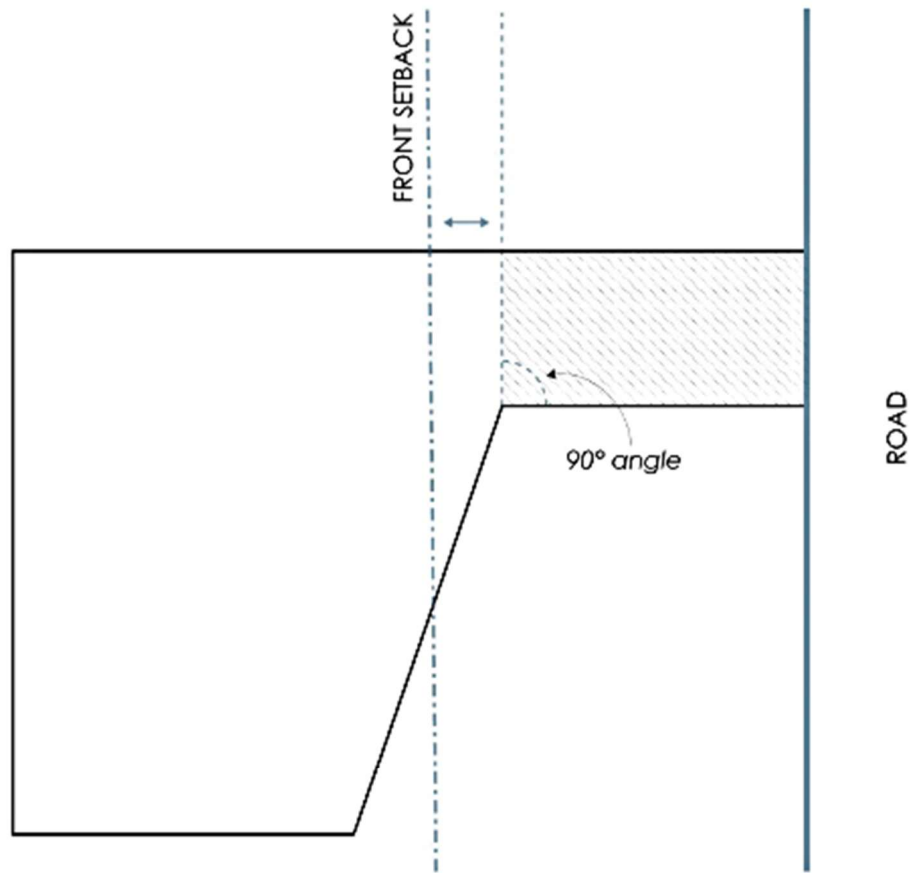
- (a) the lot line(s) opposite to the front lot line;
- (b) the point of intersection which is furthest from and opposite to the front lot line; or
- (c) lot lines that form a continuation of the rear lot lines of adjacent lots located within the same subdivision.

LOT, PANHANDLE means a lot which with a primary legal access via a narrow strip of land, commonly referred to as a panhandle. The front lot line is calculated from the end of the panhandle (see **Figure 200.9**).

LOT, PIE-SHAPED means a parcel where a portion of the lot has a greater lot width at one end than at the other opposite end.

LOT, STRATA means parcel legally defined by a registered plan with the Land Title Office, and in accordance with the *Strata Property Act*.

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LEGEND

-  Panhandle
-  Front Setback
-  Front setback is calculated from the end of the panhandle

Figure 200.9: Example of a Pan-Handle Lot.

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M

MANUFACTURED HOME means a Dwelling Unit built according to the following standards:

- (a) CAN/CSA Z240 MH standard, designed, constructed, or manufactured to be moved from one location to another; or
- (b) CAN/CSA A277 Modular Home standard, built in two or more sections, to be assembled on a permanent foundation.

MANUFACTURED HOME PARK means any lot on which two or more manufactured homes are situated.

MANUFACTURING means the use of an industrial building for the purpose of assembling, developing, moulding, inspecting, finishing, treating, testing, or altering goods and materials for the purpose of sale.

MANUFACTURING, CUSTOM INDOOR means a light industrial, small-scale production of finished goods, materials, or products, made primarily by the use of hand tools or handcrafted. The use includes artisan crafts and studio, woodworking, blacksmith, textiles, and printing.

MECHANICAL PENTHOUSE means an enclosed structure located on the roof of a building that is intended to screen mechanical and electrical equipment, air conditioning, ventilation, and stairs. On a residential Dwelling Unit, the use must not exceed 10 m².

MEDICAL OFFICE means a health office or clinic used by a physician, dentist, chiropractor, acupuncturist, therapist, lab technician, registered nurse, nurse practitioner, optometrist, pharmacist, and/or regulated allied health professional, for diagnosis, examination, and treatment of patients.

MINI STORAGE means an industrial use within a Building for the storage of:

- (a) personal items and effects;
- (b) non-hazardous goods, materials, and supplies for a business use;
- (c) not permitted on lands within the ALR; and
- (d) not permitted as a Shipping Container, unless approved for use as a Building under the *BC Building Code* (BCBC).

MODULAR HOME means a prefabricated, factory-built Dwelling Unit constructed in modules or sections, transported, and placed on a permanent building foundation; and

- (a) the use is considered a Single-Detached Dwelling for the purposes of this bylaw; and
- (b) excludes **Manufactured Home** standard CSA-Z240 MH.

MOBILE FOOD VENDOR means a vendor who sells food and beverages to the public at-large from a Commercial Motor Vehicle which is fully self-sufficient and self-contained, can function independently without the need for a service connection.

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MOTEL means a one or two-storey building which contains sleeping units used or intended to be used for the temporary accommodation of the travelling public. Accessory or ancillary uses may include meeting rooms, laundry facilities, an outdoor amenity area, Food Primary and Food Primary Licenced.

N

NON-CONFORMING USE means an existing use of a lot or building which was lawful prior to the adoption of this Bylaw. The use cannot be further expanded. A Non-Conforming Use is no longer applicable if:

- (a) the use has been discontinued for a period greater than 6 months; and
- (b) more than 75% of the value of the building or structure above its foundation has been damaged or destroyed, as determined by a Registered Building Official.

NOT APPLICABLE (N/A) means that there is no regulation under that specific category within the Zone. However, other regulations within the Bylaw still apply.

O

OFFICE means a building or portion thereof used for administrative functions, including but limited to, business administration, consulting, professional services, financial services, non-profit organizations, administrative support, and the like.

OFF-STREET PARKING means a use on a portion of a lot for the storage of ~~motor~~ vehicles, and:

- (a) in a Residential Zone, a driveway ~~apron~~, garage, ~~or~~ carport, ~~on a permeable hard surface~~, or any combination thereof, for use by the registered owner and/or tenant of the lot; or
- (b) in all other Zones, a surface parking lot, above or below grade parking structure, or any combination thereof, for use by the public at-large.

OFFICIAL COMMUNITY PLAN (OCP) means a long-range plan as outlined under the *Local Government Act* (LGA), for the purposes of guiding land use management, economic development, environmental sustainability, and governance.

ONSITE SEWAGE ~~SYSTEM~~ means ~~an a private onsite sewerage system of pipes, pumps, and equipment~~ used for the collection, storage, and treatment of wastewater and discharge of treated effluent, and includes:

- (a) Onsite Sewage, Major; and
- (b) Onsite Sewage, Minor.

ONSITE SEWAGE, MAJOR means a private sewerage system designed to treat and dispose of effluent greater than 4,000 litres per day.

ONSITE SEWAGE, MINOR means a private wastewater system designed to treat and dispose of effluent up to 4,000 litres per day.

200 – DEFINITIONS & INTERPRETATIONS

~~**OUTDOOR STORAGE** means a use on a portion of a lot for the accessory storage of equipment, materials, and goods, not involving any building or structure. The use is permitted on a dust-free surfaced area.~~

P

PARCEL means any lot, block, or other area in which land is held or into which it is subdivided, and as described in a certificate of title or by a reference plan registered with the Land Title Office.

PARK means a public open space or outdoor recreation area for use by the Public.

PARTY WALL means a dividing wall, ceiling, or floor system that is shared between two or more lots. The use may be administered under a Party Wall Agreement or as common property under the *Strata Property Act*.

PATIO means a platform with a building height which does not exceed 0.6 m from the existing grade at any point.

PERMANENT FOUNDATION means any structural system capable of transferring loads from a structure to the earth at a depth below the established frost line without exceeding the safe load bearing capacity of the supporting soil.

PERSONAL SERVICE ESTABLISHMENT (PSE) means a business in which a person provides a service to or on the body of another person, in accordance with provisions and guidelines under the *Public Health Act*. PSE operators must ensure compliance with District bylaws and Provincial guidelines for cleaning, disinfecting, and sterilization of critical and semi-critical medical devices.

PET DAYCARE means a use within a building which offers grooming and personal care services for domesticated household pets. The use excludes overnight boarding.

POST-SECONDARY INSTITUTION means a facility used for educational purposes, and may include a college, university, or vocational school.

POTABLE WATER means a safe water supply which has been approved by a Medical Health Officer (MHO) for consumption, in accordance with the *Provincial Health Act*.

PRIMARY USE See *PRINCIPAL USE*.

PRINCIPAL BUILDING means a building to accommodate a Principal Use on a lot.

PRINCIPAL RESIDENCE means a Dwelling Unit that is the registered owner's fixed address and permanent place of residence for legal and tax purposes.

PRINCIPAL USE means the primary and predominant use permitted on a lot, to which all other uses are accessory and subordinate to therein.

200 – DEFINITIONS & INTERPRETATIONS

PROFESSIONAL SERVICES means a service rendered or performed by a *Qualified Professional* in a field of expertise, including but not limited to, accountant, actuary, architect, applied science technologist, land surveyor, solicitor, engineer, wildlife biologist, notary public, underwriter, real estate agent, or a similar professional practice.

PUBLIC HOUSE See *FOOD PRIMARY LICENCED*.

PUBLIC UTILITY means a use which provides essential services to the District in the form of hydro electricity, natural gas, water, sewer, telecommunications, and recycling and waste disposal, and entities governed under the *Utilities Commission Act*, which may have charges registered on the title of a lot.

Q

QUALIFIED PROFESSIONAL (QP) means a qualified person who holds the appropriate qualifications, accreditations, certifications, education, expertise, and/or experience to perform or undertake the work for which they are retained. A Qualified Professional may include, but is not limited to:

- (a) Architect or Architectural Technologist AIBC;
- (b) Applied Science Technologists & Technicians (ASTT);
- (c) Registered Professional Engineer (P.Eng);
- (d) Registered Wildlife Biologist (RPBio);
- (e) ISA Certified Arborist or Arborist Technician;
- (f) Registered Professional Forester (RPF);
- (g) British Columbia Land Surveyor (BCLS);
- (h) Solicitor or Notary Public;
- (i) Registered Onsite Wastewater Practitioner (ROWP);
- (j) Professional Agrologist (P.Ag);
- (k) Licensed Residential Builder; and/or
- (l) Accredited Practitioner or Registered **Qualified** Professional accepted by the District.

QUALIFIED ENVIRONMENTAL PROFESSIONAL (QEP) means a registered professional certified to conduct a Riparian Area Assessment (RAA) under the *Riparian Area Protection Regulation (RAPR)*.

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R

RECREATIONAL VEHICLE means:

- (a) a transportable vehicle intended as a temporary accommodation for travel, vacation, or recreational use; or
- (b) a self-propelled motor vehicle intended as a temporary accommodation for travel, vacation, or recreational use.

RECREATION VEHICLE SALE means the use of an industrial lot for the display, lease, sale, rental, repair, maintenance, and/or financing of commercial motor vehicles (CMV). The use excludes Automotive Wrecking.

RECYCLING DEPOT means a facility which is used for the purchasing, collection, sorting, and temporary storage of recyclable goods, primarily contained within the Principal Building on the lot.

RECYCLING DROP OFF means a facility used for the collection and storage of recyclable materials until the items can be transferred to a regional recycling processing facility, primarily contained within the Principal Building on the lot.

RESIDENTIAL, RURAL means a residential use on a parcel of land that is serviced by water or a private well, and where wastewater is treated by an onsite sewage system.

RESIDENTIAL, URBAN means a residential use on a parcel of land that is fully serviced by water and sewer.

RETAIL means the use of a building, or part thereof, for the sale or rental of a new or used items, goods, or products to the public at-large. The use excludes cannabis and its derivatives.

RETAINING WALL means a structure designed to hold back, stabilize, or support an earthen bank. If the use exceeds 1.2 m in height, an engineered design is typically required, to be certified by a Professional Engineer.

ROAD means a District right-of-way that is created to provide ingress or egress to one or more lots, parcels, or tracts of land, excluding a private driveway. Road Classifications include the following:

- (a) **Lane**, with a minimum width of 3 m but an overall width not greater than 7.5 m, designed to provide access to abutting properties and carry low traffic volumes;
- (b) **Local Road**, designed to provide access to abutting properties and carry low traffic volumes;
- (c) **Collector Road**, designed to provide access between local and arterial roads and to carry low to moderate traffic volumes; or
- (d) **Arterial Road**, designed to carry high traffic volumes and may include *Controlled-Access Highways*.
- ~~(e) Driveway access shall be directed onto the lower Road Classification, whenever possible; and~~

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- (f) ~~Driveway access onto an Arterial Road or Controlled Access Highway may be limited or restricted by the District, whenever possible.~~

S

SEASONAL FEEDING AREA means an area:

- (a) used for forage or other crop production; and
- (b) used seasonally for feeding livestock, poultry or farmed game that is primarily sustained by supplemental feed, but does not include a confined livestock area or grazing area.

SECONDARY SUITE See *ACCESSORY DWELLING UNIT, ATTACHED (ADU)*.

SENIORS HOUSING means age-restricted housing for persons 55 years of age or older designed in the form of apartment or multi-unit residential housing, or multiple sleeping units where residents are provided with common living facilities.

SENIORS HOUSING, ASSISTED means housing in the form of apartment or multi-unit residential housing, or multiple sleeping units, where residents are provided with common living facilities and where residents do not require continual 24-hour care and supervision. The use includes patient care, healthcare assistance, hospitality services, and onsite emergency monitoring and emergency response services.

SENIORS HOUSING, RESIDENTIAL CARE means housing intended for senior residents, who on account of their physical, mental or psychiatric condition, which require continual 24-hour care and supervision, as well as assistance with the performance of the personal functions and activities necessary for daily living. The use includes community care facilities operated under the *Community Care and Assisted Living Act*.

SENIORS HOUSING, SUPPORTIVE means housing in the form of apartment or multi-unit residential housing or multiple sleeping units, where residents are provided with common living facilities and where residents do not require continual 24-hour care. The use includes patient care, healthcare assistance, hospitality services, and onsite emergency monitoring and emergency response services. Residents do not require onsite medical assistance and support. The use may be operated under the *Community Care and Assisted Living Act*.

SERVICE STATION means a premises used for the servicing, fueling, charging, and washing of motor vehicles, and may include a convenience store and automotive repair.

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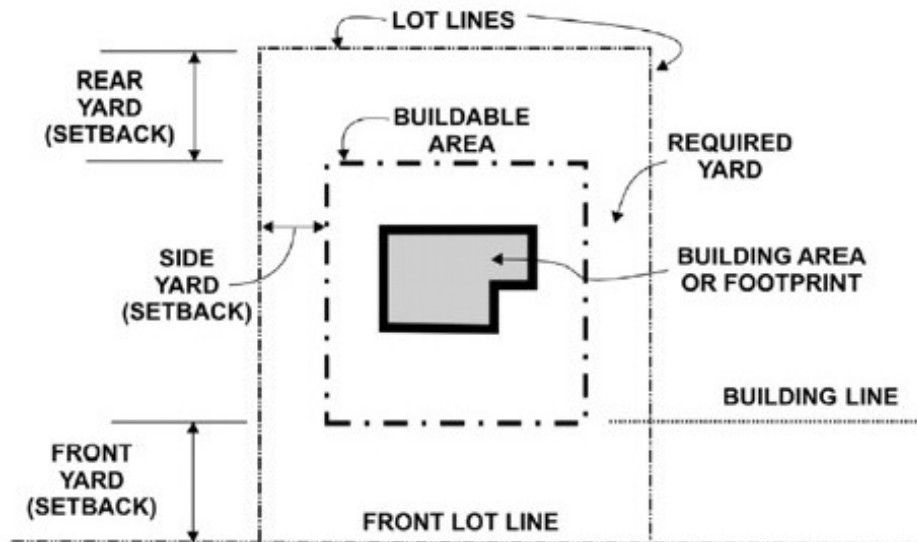


Figure 200.10: Example of Setbacks, Lot Lines, and Yards

SETBACK means the horizontal distance from a Lot Line to a Building or Structure (see **Figure 200.10**).

SHIPPING CONTAINER means a portable storage container used for transport of goods by means of rail, semi-trailer truck or articulated lorry, and by sea. The use is not permitted on as a permanent Building or Structure unless it meets *BC Building Code* (BCBC) requirements and is approved by a Registered Building Official (RBO) under a Building Permit.

SHOPPING CENTRE means a complex of Retail, Office, Personal Service, Professional Services, Medical Office, and any combination thereof, grouped within an enclosed pedestrian mall or plaza, designed, operated, and managed as an integrated commercial space with shared common parking.

SHORT-TERM RENTAL (STR) See BED & BREAKFAST.

SIGN Refer to **SCHEDULE C**.

SLAUGHTER HOUSE means a premises engaged in commercial abattoir operations.

SOIL EXTRACTION means the removal, crushing, screening, storage, or mixing of unconsolidated earth material including sand, soil, and gravel; may also include rock removal, crushing, screening, and storage.

SPLIT ZONE means a lot or parcel with more than 1 land use Zoning designation.

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STREAMSIDE PROTECTION & ENHANCEMENT AREA (SPEA) means an area that is adjacent to a watercourse that links aquatic to terrestrial ecosystems, and includes both the riparian area and the adjacent upland. The SPEA may be determined by using a simple assessment method or a detailed assessment method as prescribed by the District and/or a **Qualified Environmental Professional (QEP)**. Any changes in or about a watercourse may also require Provincial approval under the *Water Sustainability Act (WSA)*.

STORAGE YARD means an area outside of an enclosed building where materials, goods, products, vehicles, equipment, or machinery are displayed, stored, baled, piled, handled, sold, or distributed. The use excludes scrap metal recycling and automobile wrecking.

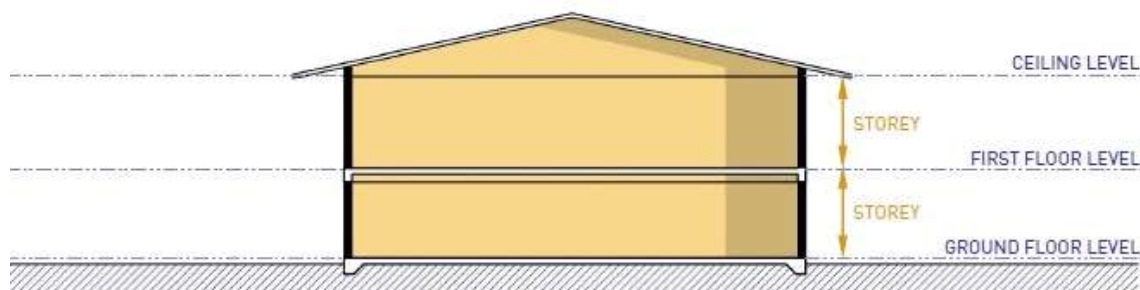


Figure 200.11: Example of a Building Storey.

STOREY means:

- (a) a habitable space between 2 floors;
- (b) portion of a Building which is situated between the top of any floor and the top of the floor surface above; or
- (c) if there is no floor above, that portion between the top of the floor surface and the ceiling above; and
- (d) excludes a basement, crawl space, attic, mezzanine, and mechanical penthouse or floor.

STREET See ROAD.

STRUCTURE means any construction fixed to, supported by, or sunk into land or water. The use excludes a fence for the purposes of a setback within a Zone.

SUBDIVISION means:

- (a) the division of a parcel or lot;
- (b) the consolidation of a lot;
- (c) a boundary realignment; or
- (d) strata-titling of a strata corporation into individual strata lots.

200 – DEFINITIONS & INTERPRETATIONS

T

TEMPORARY FARM WORKER (TFW) means a person employed on a farm on a temporary or seasonal basis. The use shall be undertaken under the Temporary Foreign Worker Program (TFWP) and include a Labour Market Impact Assessment (LMIA).

TEMPORARY FOREIGN WORKER HOUSING (TFWH) means an additional residence or non-adhering residential use that includes:

- (a) an existing Single-Detached Dwelling (e.g. farmhouse, picker's cabin);
- (b) a manufactured home placed on a temporary foundation without a basement; or
- (c) any combination thereof.

TEMPORARY USE means a non-permanent use occurring on a lot specified under an approved Permit issued by the District.

TOP OF BANK means the natural topographical area where the elevation of land is at its peak, measured from the high-water mark to the toe of the slope. The minimum distance from the TOB is typically 15 m, and may be determined by a Qualified Professional, in accordance with the *Riparian Areas Protection Regulation* (RAPR). See also STREAMSIDE ENHANCEMENT & PROTECTION AREA (SPEA).

U

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

V

VEHICLE means a motor vehicle as defined under the *Motor Vehicle Act* (MVA).

VEHICLE, WRECKED means a motor vehicle that is inoperable or unable to operate safely on the road, and includes vehicle parts, and a parked vehicle that is disassembled or in disrepair.

VETERINARY HOSPITAL means a building used for diagnosing, surgically, and medically treating animals. The use excludes the boarding of animals.

200 – DEFINITIONS & INTERPRETATIONS

W

WAREHOUSING means storage, distribution, and wholesaling of goods.

WATERCOURSE includes any of the following that provides fish habitat:

- (a) a watercourse, whether it usually contains water or not;
- (b) a pond, lake, river, creek, brook or stream; and
- (c) a ditch, spring, or wetland that is connected by surface flow to (a) or (b).

WET BAR See **GALLEY KITCHENETTE**.

WORKS means any and all the design, installation, and construction of approved servicing and infrastructure for a lot and lands beyond.

Y

YARD means an area created by a building setback from a lot line.

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

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

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

Z

ZONE means the area into which the District is divided, and for which specific regulations are outlined for each parcel or lot.

301 – GENERAL REGULATIONS

301 GENERAL REGULATIONS

- 301.1 (1) General regulations shall apply to the use and development of all properties within the District. Notwithstanding the provisions contained in a General Regulation, the requirements contained in a Zone or Schedule shall apply.
- (2) All dimensions, measurements, and calculations within this Bylaw are expressed in Standard International System of Units (“Metric”).
- (3) Where the calculation for allowable density results in a fraction, any fraction:
- (a) less than 0.5 shall be disregarded; and
 - (b) 0.5 or greater shall be considered equivalent to 1.
- (4) For a parcel of land outside of the Agricultural Land Reserve (ALR), any parcel created by subdivision under Section 514 of the *Local Government Act* (LGA) shall be a minimum of 1 ha, and:
- (a) a Restrictive Covenant must be registered as part of any approved subdivision, with the condition that the newly created parcel shall not be sold for a period of 5 years from the date of subdivision approval, excluding an estate sale; and
 - (b) where a parcel is a panhandle lot, the panhandle portion shall not be calculated as part of the minimum lot area.
- (5) At the discretion of the Approving Officer, the consolidation or adjustment of lot lines to create 2 or more lots into a single lot may be permitted, even if the consolidated lot may not comply with the required minimum lot area specified within the Zone.
- (6) At the discretion of the Approving Officer, where it is not possible to create a lot that has the minimum lot area required under the Zone, the minimum lot area may be reduced where the proposed subdivision involves any one of the following, including:
- (a) a boundary adjustment that does not create, or make it possible to create, an additional lot;
 - (b) a lot that is divided by a Road, and where the Road forms the boundary of the lot;
 - (c) a lot where 2 or more Single-Detached Dwellings, a Duplex, or a combination thereof, existed prior to adoption of this Bylaw; or
 - (d) a lot divided by a Zone boundary.
- (7) At the discretion of the Approving Officer, where a Dwelling Unit has been constructed across a legal property line prior to the adoption of this Bylaw, lot lines may be adjusted in order to legitimize the Building.
- (8) A lot that is shown on a Plan filed at the Land Title Office, which has less than the minimum lot area required under the Zone, may be used as permitted under the Zone where the lot is located.

301 – GENERAL REGULATIONS

- (9) At the discretion of the Approving Officer, a bisecting lot subdivision may be considered, in which the proposed subdivision is intended to establish a legal boundary along a Watercourse or a Road (that has been built or constructed to District standards), and where the subdivision is suitable for the intended use.

301.2 – USES PERMITTED IN ALL ZONES

- 301.2 (1) The following uses are permitted in all Zones:
- (a) Civic Use operated by the District; and
 - (c) Public Utility.
- (2) Unless otherwise specified within this Bylaw, there is no minimum requirements for uses permitted under Section 301.2(1).
- (3) The minimum setback for a Building from all lot lines shall not be less than 1.5 m.

301.3 – NON-CONFORMING USE AND SITING

- 301.3 (1) An existing Building or Structure for which a Building Permit has been issued and approved by a Registered Building Official, where the existing Building or Structure may no longer comply with the siting requirements under this Bylaw, is thereby considered Non-Conforming with respect to their siting.
- (2) A Building or Structure may be constructed, repaired, altered, or extended therein, provided that the Works conform to every other provision in respect to this Bylaw.
- (3) Any lot or parcel that is less than the minimum required lot size for the applicable Zone shall not be considered non-conforming.

301.4 – ROAD DEDICATION

- 301.4 (1) Where a lot is reduced in size as a result of a dedication, expropriation, or purchase for a public use by the District, Province of British Columbia, Government of Canada, or a Public Utility, the buildings and structures thereon are deemed to conform with the provisions of this Bylaw.
- (2) In conjunction with a Subdivision, where land dedicated from a lot for the purposes of lane, road, or highway widening:
- (a) the parcel may have less than the minimum lot area specified under the applicable Zone;
 - (b) the lot will not be deemed to be non-conforming;
 - (c) that the Subdivision may be authorized by the Subdivision Approving Officer; and

301 – GENERAL REGULATIONS

- (d) renders the setbacks of existing buildings or structures non-conforming to requirements of the applicable Zone, the setbacks will be deemed to be conforming to the requirements of that Zone.

301.5 – BUILDING HEIGHT AND SETBACK EXCEPTIONS

- 301.5 (1) The height of a Building and Structure that is permitted within this Bylaw may be exceeded the maximum allow height under the following uses:
- (a) a Mechanical Penthouse;
 - (b) heating and venting;
 - (c) an architectural feature forming part of a building used as a place of worship, including a church, mosque, temple, synagogue, or monastery;
 - (d) commissioned Public Art;
 - (e) a Civic Use operated by the District;
 - (f) a Public Utility;
 - (g) wind turbine generator; and
 - (h) telecommunications apparatus and equipment approved by the Government of Canada.
- (2) A portion or part thereof of a Building or Structure is permitted to project into the required setback of a Zone under the following:
- (a) a chimney, cornices, bay windows, or ornamental features, extending not more than 0.6 m from the building face or façade;
 - (b) a cantilevered wall section and/or deck, extending not more than 0.6 m from the building face or façade, and the cantilevered wall and/or deck shall not exceed 30% of the total area of the building face or façade;
 - (c) a front porch, stoop, or verandah may not extend more than 1.2 m into a minimum front lot line setback, and not more than 0.6 m into an interior and/or exterior lot line setback;
 - (d) ~~steps~~ eaves (or roof overhang) ~~or open porches~~ may not extend more than ~~1 m~~ 0.6 m from the building face or façade.
 - (e) no portion of any building or structure is permitted to encroach upon a statutory right-of-way (SROW).

301 – GENERAL REGULATIONS

301.6 – HOME-BASED BUSINESS, RURAL

- 301.6 (1) A **Home-Based Business, Rural** is permitted in all Rural zones, provided that:
- (a) the use is accessory and subordinate to an existing residential use on the lot;
 - (b) the use is permitted under an approved and valid Business Licence issued by the District;
 - (c) the use adheres to all applicable Sign regulations under **Schedule C** of this bylaw;
 - (d) the use must adhere to any and all applicable District bylaws associated with the use;
 - (e) the use does not exceed ~~80-m²~~ **90 m²** within:
 - i. a Principal Building; or
 - ii. Accessory Building.
 - (f) the use does not have more than 2 employees;
 - (g) the use shall not discharge or emit:
 - i. odorous, toxic, noxious matter, or vapour;
 - ii. heat, glare, or radiation;
 - iii. recurring or frequent ground vibration;
 - iv. a noise decibel limit not exceeding 70 dBA;
 - v. electrical interference; or
 - vi. any other Public Health or Safety Hazard;
 - (i) the use excludes the following:
 - i. **an industrial use;**
 - ii. storage, mini-storage, repair, sales, maintenance, and/or servicing of any and all Motor Vehicles; and
 - iii. the use of a Shipping Container(s) for Mini-Storage;
 - (j) the use excludes any outdoor storage;**
 - (k) the use is operated by a persons designated as the Registered Owner of the lot. If operated by a tenant, written permission from the Registered owner must be provided with the Business Licence to be approved by the District;
 - (l) the use is restricted to the occupant of the lot, which serves as their Principal Residence and fixed address;
 - (m) Driveway access onto a public road must be shared, unless a separate driveway access is authorized in writing by the Director of Infrastructure;
 - (n) for properties with Farm Classification, associated outdoor storage **for a farm-related use** is permitted under the following:
 - i. 10% of the lot area to a maximum of 500 m² is permitted for the storage of equipment, goods, and materials;
 - ii. permanent Buildings and/or Structures are not permitted in conjunction with the associated outdoor storage **use;** and
 - iii. hard surfaced areas are not permitted in conjunction with the associated outdoor storage; surfaces must be permeable or pervious.

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- (2) For a Mobile Home-Based Business, Rural use, a motor vehicle may be stored onsite, and must meet the following requirements:
- (a) must be parked within the lot boundaries;
 - (b) must be parked a minimum of 2 m from an interior lot line;
 - (c) a semi-tractor (excluding trailer) is permitted on a lot 2 ha or greater; and
 - (d) not more than 2 semi-tractors (excluding trailers) are permitted to be stored on a lot 4 ha or greater.

301.7 – HOME-BASE BUSINESS, URBAN

- 301.7 (1) A **Home-Based Business, Urban** is permitted in all Residential zones provided that:
- (a) the use is accessory and subordinate to an existing Residential use on the lot;
 - (b) the use is permitted under an approved Business Licence issued by the District;
 - (c) the use adheres to all applicable Sign regulations under **Schedule C** of this bylaw;
 - (d) the use must adhere to any and all applicable District bylaws associated with the use;
 - (e) the use shall occur entirely within a Principal Building or Accessory Building, excluding:
 - i. licensed childcare, which is permitted an outdoor amenity space and play area within the rear yard setback portion of the lot.
 - (f) the use must not exceed ~~20% of the GFA within a Principal Building or Accessory Dwelling Unit (ADU)~~ 47 m², excluding:
 - i. licensed childcare, which shall not exceed 90 m² within a Principal Building (excluding mechanical room and washrooms).
 - (g) the use excludes any outdoor storage;
 - (h) no employees permitted, except for the registered owner of the lot or a tenant of the Dwelling Unit;
 - (i) the use shall not discharge or emit:
 - i. odorous, toxic, noxious matter, or vapour;
 - ii. heat, glare, or radiation;
 - iii. recurring or frequent ground vibration;
 - iv. a noise decibel limit not exceeding 50 dBA for an 8-hour period or less;
 - v. electrical interference; and
 - vi. any other Public Health or Safety Hazard.
 - (j) the use excludes the following:
 - i. an industrial use;
 - ii. repair, sales, maintenance, and/or servicing of any and all Motor Vehicles; and
 - iii. the use of a Shipping Container for storage.

301 – GENERAL REGULATIONS

- (k) the use is operated by a persons designated as the Registered Owner of the lot. If operated by a tenant, written permission from the Registered Owner must be provided with the Business Licence;
 - (l) the use is restricted to the occupant of the lot, which serves as their Principal Residence and fixed address; and
 - (m) unless authorized under an approved and valid Business Licence issued by the District, no customers or clients are permitted on the premises in conjunction with the use.
- (2) For a Mobile Home-Based Business, Urban use, not more than 1 vehicle (or cargo trailer) may be stored onsite, and must meet the following requirements:
- (a) must not exceed an overall length of 6 m;
 - (b) must be parked on the driveway;
 - (c) must be parked within the lot boundaries;
 - (d) must be parked a minimum of 1 m from an interior lot line; and
 - (e) not permitted to be parked within a landscaped area.

301.8 – BED & BREAKFAST

- 301.8 (1) For the purposes of this section, a Bed & Breakfast use includes a *Short-Term Rental (STR) accommodation*.
- (2) A Bed & Breakfast is permitted under the following conditions:
- (a) on lot located within the **Agricultural Land Reserve (ALR)**;
 - (b) on a lot zoned **R3, R4, RBB, or CD-R1**;
 - (c) the use is restricted to a lot with a **Single-Detached Dwelling**;
 - (d) the accommodations shall not exceed 2 bedrooms within the Principal Building and Primary Residence on the Lot;
 - (e) not permitted on a lot under 1 ha serviced by Onsite Sewage, unless a **Registered Onsite Wastewater Practitioner (ROWP)** provides a report stating:
 - i. **that the Onsite Sewage is not malfunctioning;**
that the Onsite Sewage is equipped to treat effluent for a minimum of 8 residents;
 - ii. that the Onsite Sewage has been appropriately constructed and installed, given the projected demand to be placed by the Building or improvements that are intended to be serviced by the system; and
 - iii. the location of the Onsite Sewage, Buildings, and Permanent Structures, to be certified by a **British Columbia Land Surveyor (BCLS)**.
 - (f) must have a valid **Business Licence** issued and approved by the District;
 - (g) must be operated by:
 - i. the Registered Owner of the lot or parcel; and
 - ii. within the Registered Owner’s primary residence and permanent fixed address.

301 – GENERAL REGULATIONS

- (h) the use is not permitted within an **Accessory Dwelling Unit (ADU)**, including:
 - i. Carriage House;
 - ii. Garden Suite; or
 - iii. Secondary Suite
 - (i) a minimum driveway width and length of 6 m; and
 - (j) no signage advertising the use is permitted on the lot.
- (3) Where applicable, a cooking facility within a Bed & Breakfast is limited to a **Kitchenette** or **Wet Bar**, and:
- (a) **an area not greater than 3.8 m².**

301.9 – COMMUNITY CARE

- 301.9 (1) Where a Community Care use is permitted on a lot, pursuant to the *Community Care & Assisted Living Act*, the use is subject to the following:
- (a) the operator must have an approved and valid Business Licence issued by the District;
 - (b) where there are more than 2 persons under supervised care, the operator must provide the following supporting documentation, including:
 - i. proof of registration with the **Interior Health Authority (IHA)** or registration with a Childcare Resource and Referral (CCRR) centre;
 - ii. any Electrical and Gas Permits issued by **Technical Safety BC (TSBC)** applicable to the use or change of use;
 - iii. current contact information, including direct email and phone number; and
 - iv. a **Fire Safety Plan**, including locations of fire exits, smoke alarms, carbon monoxide alarms, and fire extinguishers.
 - (c) the use must comply with applicable District Bylaws.
- (2) A Community Care, Minor, must:
- (a) be operated by the Registered Owner of the lot;
 - (b) be operated with the Principal Building on the lot;
 - (c) not exceed 8 persons under supervised care; and
 - (d) is restricted to 1 use per lot.
- (3) Community Care for more than 8 persons must comply with *BC Building Code (BCBC)* requirements for “assembly occupancy”.

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301.10 – TEMPORARY REAL ESTATE OFFICE

- 301.10 (1) Despite any other requirements of this Bylaw, a *Temporary Real Estate Sales Office* may be established on a parcel of land with subdivision approval for the sole purpose of undertaking the sales and marketing the lots. The use is subject to the following:
- (a) an approved Subdivision Plan with a minimum of 20 lots, fee simple or strata-titled;
 - (b) be a minimum of 20.5 m²;
 - (c) be a maximum of 90 m²;
 - (d) must be fully serviced by Community Water and Sewer;
 - (e) must meet **BC Building Code** (BCBC) requirements, if intended to as an Accessory Building or Detached Accessory Dwelling Unit (ADU) upon completion of the sales and marketing of the subdivision;
 - (f) must be provided with 1 native deciduous yard tree, with a minimum caliper of 3 cm or greater, along any and all front or exterior side yard of the lot;
 - (g) must comply with any applicable **Development Permit** conditions, where applicable;
 - (h) if not intended for use as a permanent building on an approved subdivided lot, the *Temporary Real Estate Office* must be removed within 1 year of the date of registration of the Subdivision Plan, unless an extension is formally granted by District Council; and
 - (i) a residential use is not permitted in conjunction with the *Temporary Real Estate Office*.

301.11 – TEMPORARY RESIDENCE DURING NEW CONSTRUCTION

- 301.11 (1) A *Temporary Residence* is permitted during the period of new construction of a Principal Building on a residential lot, under the following conditions:
- (a) must be on a parcel with a minimum of lot area of 0.4 ha or greater;
 - (b) allows for a **Recreation Vehicle** (RV) to be used as a *Temporary Residence* during the period of new construction under an active **Building Permit** issued by the District;
 - (c) the *Temporary Residence* shall not be granted or provided with a permanent service connection;
 - (d) the *Temporary Residence* shall not be placed on any permanent foundation;
 - (e) the *Temporary Residence* is not permitted any Accessory Buildings or Structures in conjunction with the use, except for an Accessory Building or Structure 10 m² or less;
 - (f) a Restrictive Covenant must be registered, pursuant to the *Land Title Act*, to prohibit the *Temporary Residence* from continuing after the period of construction ends. The Restrictive Covenant must also include an agreement by the registered owner to indemnify and 'save harmless' the



301 – GENERAL REGULATIONS

District against all costs and expenses incurred by the District, in default by the registered owner, in the demolition or removal of the *Temporary Residence*, and/or legal costs incurred in pursuing such legal remedies, as the District sees fit. The Restrictive Covenant must be registered as a condition precedent to the issuance of a Building Permit for the new Principal Residence;

- (g) a blanket Statutory Right-of-Way (SROW) must be granted to the District, permitting the District to enter onto the registered owner's lot for the purpose of demolition or removal the *Temporary Residence* in the event that the Owner defaults. The SROW plan must be registered as a condition precedent to the issuance of a Building Permit for the new Principal Residence;
- (h) an irrevocable unconditional Letter of Credit (LOC) from a chartered bank be drafted in favour of the District, and held as a Performance Security with respect to the demolition or removal of the *Temporary Residence*. The amount of the LOC must be 1.5 times the estimated cost of demolition or removal of the *Temporary Residence*, which estimate shall be obtained from a Qualified Professional, as determined by the District. The LOC must be provided as a condition precedent to the issuance of a Building Permit for the new Principal Residence; and
- (i) for the purposes of this section, "period of construction" means from the date of issuance of the Building Permit to the granting of an Occupancy Permit by the Registered Building Official (RBO). A formal written notice must be provided to the District within 30 days after an Occupancy Permit has been granted by the RBO, notifying the District that the *Temporary Residence* use on the lot has ended.

301.12 – ONSITE STORAGE

301.12 (1) The outdoor storage of a **Recreation Vehicle (RV)** is permitted under the following:

Lot Area		Permitted Use	
(a)	Minimum lot area of 280 m ² , and a maximum lot area of 500 m ² 	i.	1 RV, Class B (e.g. Camper Van), travel trailer, or a mounted Truck Camper not exceeding 6 m in length.
(b)	Minimum lot area greater than 500 m ² but less than 1 ha 	i.	1 RV or travel trailer not exceeding 11 m in length.
(c)	Minimum lot area 1 ha or greater	i.	not more than 1 RV or travel trailer on a lot less than 4 ha;

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ii. up to 2 RVs, travel trailers, or any combination thereof, on a lot 4 ha or greater.

- (2) A watercraft, off-road utility vehicle (ORV), and/or utility trailer must be parked or stored:
- (a) on the driveway;
 - (b) a minimum of 1.2 m from all lot lines;
 - (c) within an Accessory Building; or
 - (d) within a rear yard setback area.
- (3) Onsite storage is not permitted within a District Statutory Right-of-Way (SROW) or Easement.
- (4) A **Commercial Motor Vehicle** (CMV) is permitted to be parked or stored on an agricultural or rural lot under the following conditions:
- (a) on a lot 2 ha or greater, not more than 1 CMV is permitted;
 - (b) on a lot 4 ha or greater, not more than 2 CMVs are permitted;
 - (c) must be parked a minimum of 1.5 m from all lot lines;
 - (e) semi-truck trailers are not permitted to be parked or stored on an agricultural or rural lot; and
 - (f) a CMV is not permitted to be parked or stored on a lot under 2 ha.
- (5) The outdoor storage of any building materials, supplies, and/or equipment, is not permitted for any purpose whatsoever, unless authorized under a **Building Permit** issued by the District for active construction occurring on the lot.
- (6) Onsite storage excludes vehicles and equipment parked on the lot undertaking residential construction or landscaping and maintenance work.

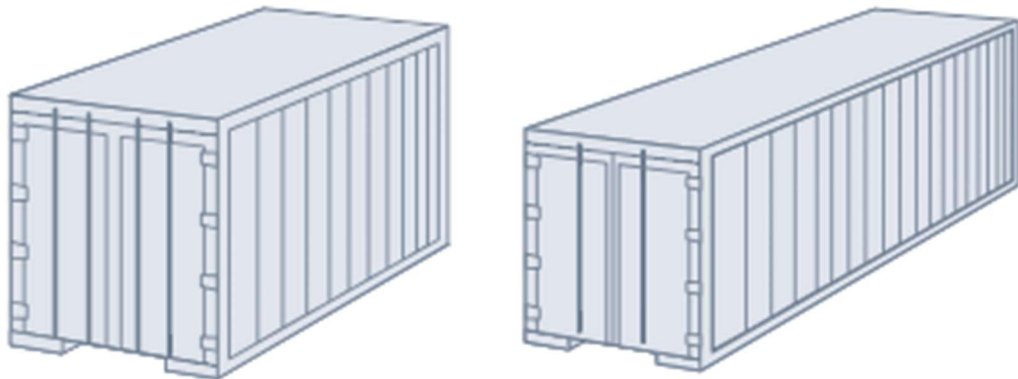


Figure 301.12(i): Example of a standard 20 foot and 40 foot **Shipping Container**.

- (7) A Shipping Container is not permitted on a lot unless authorized under a Permit issued and approved by the District, unless otherwise exempt under this Bylaw.

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- (8) Where permitted, Shipping Containers must be sited in accordance with provisions under the Zone. For the purposes of this section, a Shipping Container is considered an Accessory Structure.
- (9) A Shipping Container shall not have any third-party advertising affixed on the surface of the structure.
- (10) Shipping Containers are permitted on an Industrial lot under the following conditions:
- (a) used for the storage of goods, materials, or products that are manufactured, packaged, and/or produced on the lot;
 - (b) used for the storage of bulk goods, materials, or products as part of a commercial transportation and logistics operation;
 - (c) permitted be doubled-stacked; and
 - (d) not used the storage of personal items and effects unrelated to the business operation occurring on the lot.
- (11) In addition, a Shipping Container is permitted on a lot designated for a Civic or Assembly Use under the following conditions:
- (a) for the storage of goods, materials, supplies, products, and equipment associated with the Civic or Assembly Use;
 - (b) must provide a Site Plan and a list of contents that are stored therein;
 - (c) must post the issued and approved Permit by the District in a clearly visible and unobstructed location on the surface of the structure;
 - (d) the structure must be located within the legal boundaries of the parcel, and not permitted over any Statutory Right-of-Way (SROW) or Easement;
 - (e) if the Shipping Container is placed on a lot more than 30 days, it must be screened with 1 of the following:
 - i. a minimum of 2 yard trees planted 3 m from the structure, with a minimum caliper of 3 cm DBH or a tree height of 1.75 m, and in good health and structural condition; OR
 - ii. with raised garden beds along the length and width of the structure on a minimum of 3 sides, landscaped with ornamental plants and grasses.
 - (f) must not have any additions to the structure or be stacked.
- (12) A Shipping Container is permitted on a lot designated for an Agriculture use under the following conditions:
- (a) a Shipping Container permitted on a lot with a minimum of 2 ha, and an additional Shipping Container per 2 ha parcel of land;
 - (b) under a valid Permit issued by the District for the use, which must be posted and clearly displayed on the exterior of the structure;
 - (c) must provide a Site Plan and a list of contents that are stored therein;
 - (d) the structure must be located within the legal boundaries of the parcel, and not permitted over any Statutory Right-of-Way (SROW) or Easement;
 - (e) must plant a minimum of 1 deciduous yard tree 3 m from the structure, with a minimum caliper of 3 cm DBH or a tree height of 1.75 m, for landscaping and screening purposes;

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- (f) the yard tree must be well maintained and in good structural health and condition, otherwise, the shipping container must be removed from the lot; and
- (g) must be associated with the Farm Operation, and not with any Non-Farm Use or Home-Based Business.

311 – LANDSCAPING

311 LANDSCAPING

- 311.1 (1) A landscape screen shall consist of the following:
- (a) a ~~treated~~ fire-resistant wood, iron, stone, or noise attenuation fence that is well maintained and in good structural condition;
 - (b) a hedge in good structure health and condition; or
 - (c) a yard tree with a minimum caliper of 3 cm or greater or a minimum height of 1.75 m, and in good structure health and condition.
- (2) On a lot designated for Residential use, a fence shall not exceed:
- (a) a height of 2 m along the rear and interior lot lines;
 - (b) a height of 1.2 m along the front and exterior lot lines, excluding fencing with a minimum transparency of 40% or greater to lands beyond, including but not limited to:
 - i. a lattice fence is permitted a maximum height of 2 m;
 - ii. a wrought iron fence is permitted a maximum height of 2 m;
 - iii. a black chain-linked fence is permitted a maximum height of 2 m; and
 - iv. excludes any fencing material or screening which would obstruct the clear line of sight entering onto in intersection of a Lane, Road, or Controlled-Access Highway.
 - (c) posts not exceeding a height of 10 cm, measured from the upper most surface of the fence panel; and
 - (d) where a hedge used as a fence, the hedge must not exceed a height of 1.2 m on a Corner Lot, measured from a distance of 7.5 m from an intersection, along all applicable lot lines; and
 - (e) the hedge shall be a fire-resistant species, as recommended under the FireSmart BC Landscaping Guide.
- (3) On a lot designated for Commercial use, a fence shall not exceed:
- (a) a height of 2 m along the rear and interior lot lines;
 - (b) a height of 1.2 m along the front and exterior lot lines;
 - (c) posts not exceeding a height of 10 cm, measured from the upper most surface of the fence; and
 - (d) where a hedge is used as a fence, the hedge must not exceed a height of 1 m along all drive aisles and points of egress onto a Lane, Road, or Controlled-Access Highway, and must be well maintained and in good health and structural condition; and
 - (e) where a privacy hedge is used as a fence, the hedge must be located a minimum of 3 m from the Principal Building or Accessory Building.

311 – LANDSCAPING

- (4) On a lot designated for Industrial use, a fence shall not exceed:
- (a) a height of 2.5 m along the rear and interior lot lines;
 - (b) a height of 1.2 m along the front and exterior lot lines, except:
 - i. a chain-link fence, which is permitted a maximum height of 2 m; and
 - ii. a minimum setback of 2 m along the front and exterior lot lines to allow for decorative landscaping or a regularly maintained grassed area.
 - (c) any barbed wire mounted above a chain-linked fence along the rear, interior, and exterior lot lines, shall not exceed 0.5 m; and
 - (d) where a hedge is used as a fence, the hedge is permitted along the rear and interior lot lines, and must be well maintained and in good health and structural condition; **and**
 - (e) **where a privacy hedge is used as a fence or landscape screening, the hedge must be located a minimum of 3 m from all Buildings.**
- (5) Fence height is determined by measuring the base of the structure to the upper most surface. On a lot or parcel located within a steep sloped area, a lot grading plan with cross sections and elevations may be required by the District to determine the fence height. If so, a Qualified Professional may be required to prove out provisions under this Bylaw.

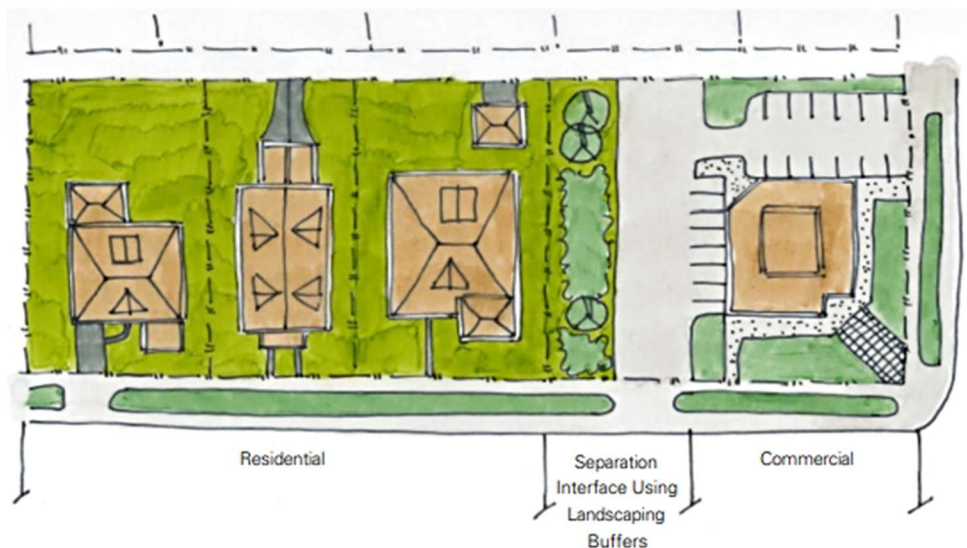


Figure 311.1(i): Example of a landscape buffer between Residential Zones

- (6) Landscaping **for** a lot designated for a Commercial or Industrial use must comply with the following:
- (a) a minimum landscape buffer of 2 m in width on a lot abutting a Residential Zone, consisting of the following:
 - i. ornamental plants and grasses;
 - ii. **hedges fire-resistance fencing;**
 - iii. xeriscaping;
 - iv. deciduous yard trees with a minimum caliper of **6 cm** DBH or a tree height of 1.75 m; or

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- v. any combination thereof.
 - (b) a minimum landscape buffer of 3 m in width on a lot abutting a Local, Collector Road, Arterial, or Controlled-Access Highway, consisting of the following:
 - i. ornamental plants and grasses;
 - ii. bioswales;
 - iii. ~~hedges~~ FireSmart Landscaping;
 - iv. fire-resistance fencing;
 - v. xeriscaping;
 - vi. deciduous yard trees with a minimum caliper of 6 cm DBH or a tree height of 1.75 m; or
 - vii. any combination thereof.
 - (c) trees shall be planted in accordance with sound Arboricultural Practice to ensure the survival of all replacement and retained trees;
 - (d) a deciduous tree shall be planted a minimum distance of:
 - i. 3 m from a Building;
 - ii. 4 m from an intersection;
 - iii. 1.5 m from a driveway access;
 - iv. 1.5 m from a registered SROW in favour of the District; and
 - v. 3 m from an overhead utility, where applicable.
 - (e) all required landscaped areas shall meet or exceed the Canadian Landscape Standard (CLS), where applicable.
- (7) Any and all landscaped areas must be well maintained by the Registered Owner of the lot, including the removal of any invasive plant species.
- (8) Natural landscaping or native gardening is permitted with a landscape plan approved by the District.
- (9) Notwithstanding any other provisions within this Bylaw, the *Streamside Enhancement & Protection Area* (SPEA) is to remain in its natural condition or landscaped in accordance with a certified report provided by a Qualified Environmental Professional (QEP), including any stream bank armouring along the foreshore to reduce bank cutting and erosion.

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- (10) On a **Small-Scale Multi-Unit Housing (SSMUH)** lot, where a density exceeds a **Single-Detached Dwelling** and **Secondary Suite** or a **Duplex** on a parcel with a 0 m interior lot line, a minimum of 1 deciduous yard tree must be planted prior to issuance of a Certificate of Occupancy, and shall meet the following requirements (see **Figure 311.1(ii)**):
- (a) the required yard tree planting location must be shown clearly on the **Site Plan** submitted at time of **Building Permit**;
 - (b) a deciduous yard tree with a minimum caliper of 6 cm DBH or a tree height of 1.75 m;
 - (c) yard tree must be ~~a native tree species or~~ non-invasive;
 - (d) yard tree shall be planted a minimum distance of:
 - i. 3 m from a Building;
 - ii. 4 m from an intersection;
 - iii. 1.5 m from a driveway access;
 - iv. 1 m from a registered SROW in favour of the District; and
 - v. 3 m from an overhead utility, where applicable.
 - (e) exempt if the lot has an existing mature tree(s) with diameter greater than 20 cm DBH, that is in good condition and structural health, as determined by an **ISA Certified Arborist**, in a certified letter to be submitted at time of **Building Permit**.



Figure 311.1(ii): Example of a Yard Tree providing landscape screening, shade, and acting as a potential wind break.

- (11) Where the retention of mature or significant tree is required on a lot or parcel, a certified Arborist Report shall be submitted to the District ~~with prior to~~ a Development Application or Building Permit, including:
- (a) ISA certification number and Tree Risk Assessor number (for hazard tree assessment);
 - (b) date of the site inspection;
 - (c) date the report was written;
 - (d) civic address of the lot or parcel;

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- (e) description of any and all onsite trees to include tree tag numbers, DBH, structural condition and health, tree inventory, tree risk assessment, tree protection fencing, critical root zones (CRZs), and site photos with labels;
- (f) description of damage sustained to any mature tree to be removed or replaced, including:
 - i. 2:1 for 20 cm DBH;
 - ii. 3:1 for 30 cm DBH;
 - iii. excludes danger or hazardous trees; and
 - iv. excludes coniferous trees under 30 cm DBH.
- (g) tree survey prepared by a BC Land Surveyor, including location of any and all easements, rights-of-way, restrictive covenant areas, and onsite sewage (where applicable);
- (h) comfort letter submitted to the District by the certified Arborist after the Building Permit has been completed or finalized to ensure the established tree protection areas and CRZs have not been encroached upon during the period of construction;
- (i) proof of Professional Liability Insurance; and
- (j) for the purposes of this section, a mature tree is a minimum of 20 cm DBH.

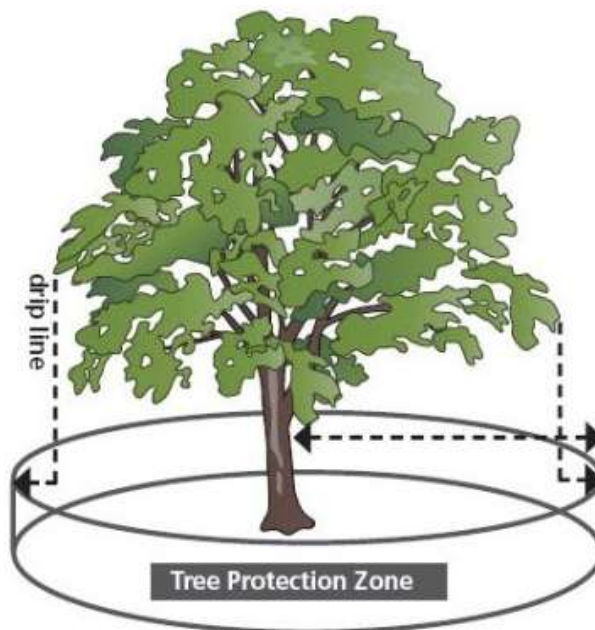


Figure 311.1(iii): Tree Protection Zone

- (12) Any surface parking lot with 10 motor vehicles or greater must incorporate landscaped islands with a minimum of 1.5 m of landscaping, and:
 - (a) required at the end of each parking aisle; and
 - (b) at increments of not more than 10 parking spaces apart.
- (13) Landscaping must not obstruct visibility within 7.5 m from any intersection, measured from the corner of all exterior lot lines abutting a Road or Controlled-Access Highway.

311 – LANDSCAPING

- (14) An in-ground swimming pool is subject to the following provisions:
- (a) must adhere to all required setbacks under the applicable Zone for a Structure, excluding non-conforming in-ground Structure authorized ~~by~~ **under** a Building Permit; and
 - (b) fencing shall be installed around the in-ground Structure, in accordance with **Building Bylaw**.
- (15) An above-ground swimming pool is subject to the following provisions:
- (a) must adhere to all required setbacks under the applicable Zone for a Structure, excluding non-conforming in-ground Structure authorized by a Building Permit; and
 - (b) fencing shall be installed around the above-ground Structure, in accordance with **Building Bylaw**.

311.2 – RETAINING WALL

- 311.2 (1) A **Building Permit** is required for any Retaining Wall greater than 1.2 m in height, measured from the base of the wall to the upper most wall surface.
- (2) A Retaining Wall must not exceed 2 m in height, measured from the base of the wall to the upper most wall surface.
- (3) A Retaining Wall shall be built or constructed in accordance with the following:
- (a) within the legal boundaries of a lot or parcel, including any and all footings and drainage works; and
 - (b) a minimum of 0.5 m from a Statutory Right-of-Way (SROW) or Road Right-of-Way (ROW); or
 - (c) except where permitted by the District and/or Public Utility under an Encroachment Agreement, with a charge registered in favour of the District and/or Public Utility.
- (4) A series of Retaining Walls must have a horizontal separation of 2 m between each section or segment of a combined wall structure.
- (5) A series of Retaining Walls is restricted to not more than 3 sections or segments, and:
- (a) a maximum building height of 6 m, measured from the base of the wall to the upper most surface;
 - (b) a minimum total horizontal separation of 4 m between the 1st section or segment and the 3rd section or segment; and
 - (c) horizontal separation must be landscaped with fire-resistant plants ~~ornamental plants, native ground vegetation or scrubs~~ and/or xeriscaped.
- (6) Any structure built on the surface of a retaining wall shall be included in the Building Height of the combined wall structure.

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- (7) Where a Retaining Wall was legally constructed under an approved Permit issued by the District, the Retaining Wall may be replaced at the non-conforming building height under the following:
- (a) the structure is located within the legal boundaries of the lot;
 - (b) there are no legal encumbrances affecting the location of the structure;
 - (c) existing site conditions limit the ability of the structure to comply with provisions under this section of the Bylaw.



Figure 311.2(i): Example of a tiered retaining wall with landscaping.

311 – LANDSCAPING

311.3 – LIGHTING

- 311.3 (1) Outdoor lighting must not:
- (a) result in any light spillage or trespass onto any abutting or adjacent lots;
 - (b) use lighting colour temperatures exceeding ~~3,500~~ **4,000** K; and
 - (c) interfere with any pedestrian, bike, or vehicular traffic.



Figure 311.3(i): Colour Temperature Guide for reference purposes.

- (2) Outdoor lighting must be directed or focused onto the area intended to be lit or illuminated.

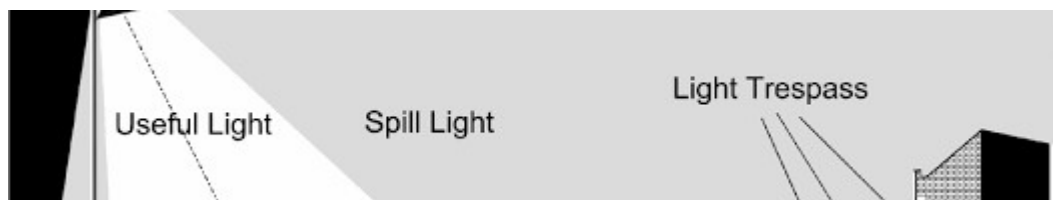


Figure 311.3(ii): Example of light spillage or trespass onto an adjacent lot.

- (3) With the exception of decorative seasonal fixtures affixed to a Building or Structure not exceeding a continuous 90-day period, flashing or blinking exterior lighting is not permitted on any lot, excluding caution or safety lighting.
- (4) Exterior neon lighting is not permitted on any Residential lot.

312 – KALAVISTA NEIGHBOURHOOD

312 KALAVISTA NEIGHBOURHOOD

312.1 – FENCE HEIGHT

- 312.1 (1) Despite other provisions within this Bylaw, a lot with an average natural slope of 5% or less, the fence height shall be calculated from the centre line of road fronting the parcel, including (see **Figure 312.1(i)**):
- (a) Cottonwood Lane;
 - (b) Jacques Drive;
 - (c) Kalamalka Road;
 - (d) Kalavista Drive;
 - (e) Kirkland Drive;
 - (f) Postill Drive;
 - (g) Tebo Drive; and
 - (h) Torrent Drive.
- (2) A fence shall not exceed:
- (a) a height of 2 m along the rear and interior lot lines;
 - (b) a height of 1.2 m along the front and exterior lot lines, excluding fencing with a minimum transparency of 33% or greater to lands beyond, including but not limited to:
 - i. a lattice fence is permitted a maximum height of 2 m;
 - ii. a wrought iron fence is permitted a maximum height of 2 m;
 - iii. a chain-linked fence is permitted a maximum height of 2 m; and
 - iv. excludes any fencing material or screening which would obstruct the clear line of sight entering onto in intersection of a Lane, Road, or Controlled-Access Highway.
 - (c) posts not exceeding a height of 10 cm, measured from the upper most surface of the fence panel; and
 - (d) where a hedge used as a fence, the hedge must not exceed a height of 1.2 m on a Corner Lot, measured from a distance of 7.5 m from an intersection, along all applicable lot lines.
- (3) A Retaining Wall must not exceed 2 m in height, measured from the base of the wall to the upper most wall surface.
- (4) Where fencing is placed on the upper surface a Retaining Wall, the combined height shall be calculated from the centre line of road fronting the parcel, if the lot has an average natural slope of 5% or less.

312 – KALAVISTA NEIGHBOURHOOD

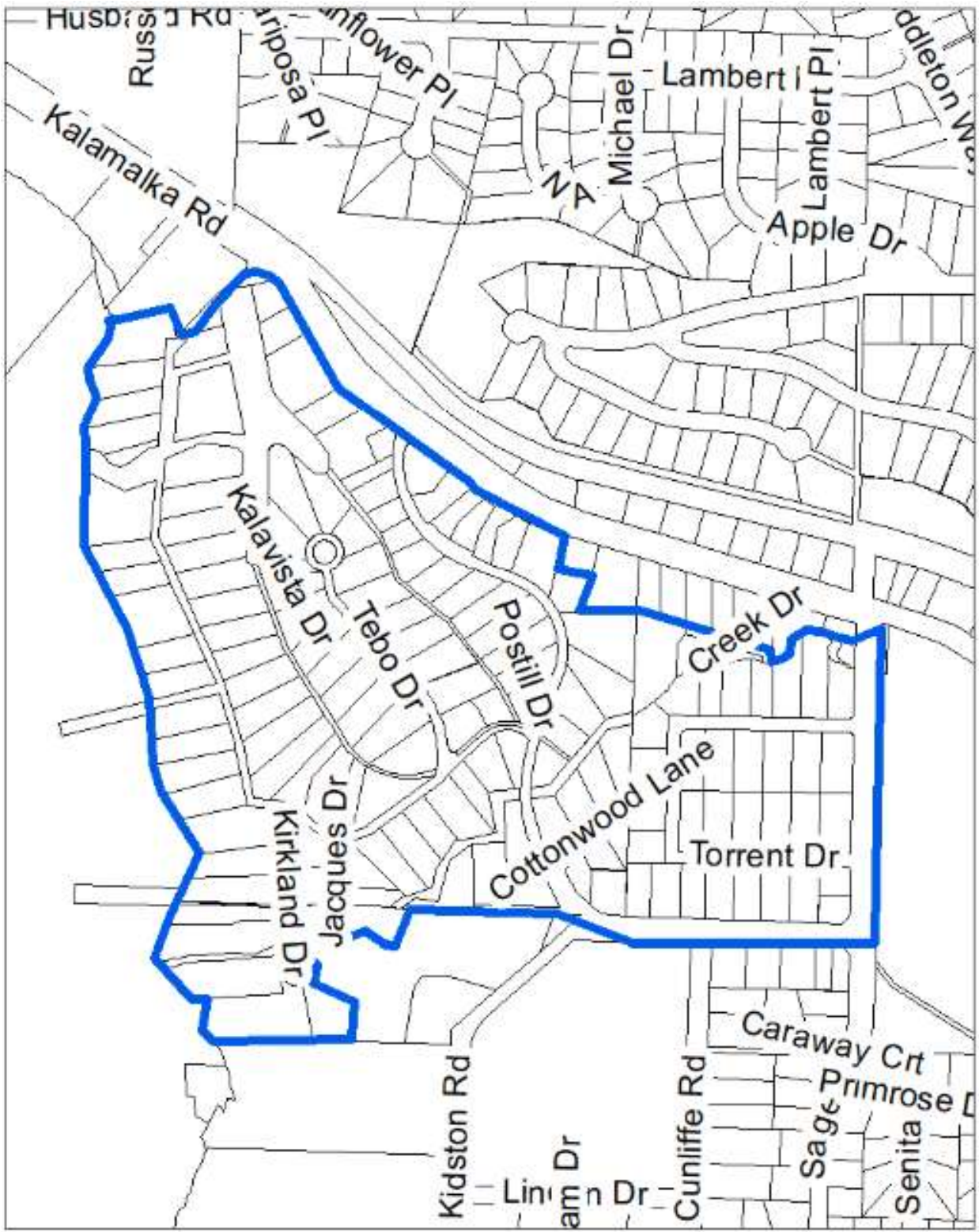


Figure 312.1(i): Lots highlighted in [BLUE](#) identify the boundaries of the Kalavista Neighbourhood.

321 – PARKING

321 PARKING

321.1 – OFF-STREET PARKING

- 321.1 (1) This section of the Bylaw applies to the each of the following:
- (a) a new Building or Structure;
 - (b) a Building or Structure being enlarged or increased in floor area;
 - (c) a proposed change in use; and
 - (d) excludes a modular, portable, or prefabricated classroom on a lot or parcel operated by School District No. 22.
- (2) Where 10 or more off-street parking spaces are required on a lot, a parking plan shall be included with the preliminary site layout plan and landscaping plan as part of a Development Permit application. The Parking Plan must:
- (a) be drawn to scale and be consistent with the preliminary site layout plan and landscaping plan;
 - (b) provide cross section and elevation drawings;
 - (c) clearly show the dimensions and area of required loading spaces, parking spaces, driveways, pedestrian walkways, and drive aisles;
 - (d) fire access plan with a minimum 6 m wide clearance for an emergency vehicle, fire hydrant locations, and safe egress from the lot or parcel without having to reverse onto a road or into oncoming traffic; and
 - (e) confirmation of recycling and waste collection turning radius, vehicle clearance, circulation, and collection of materials onsite without having to reverse onto a road or into oncoming traffic.

Dimensions.Guide | Parking Spaces

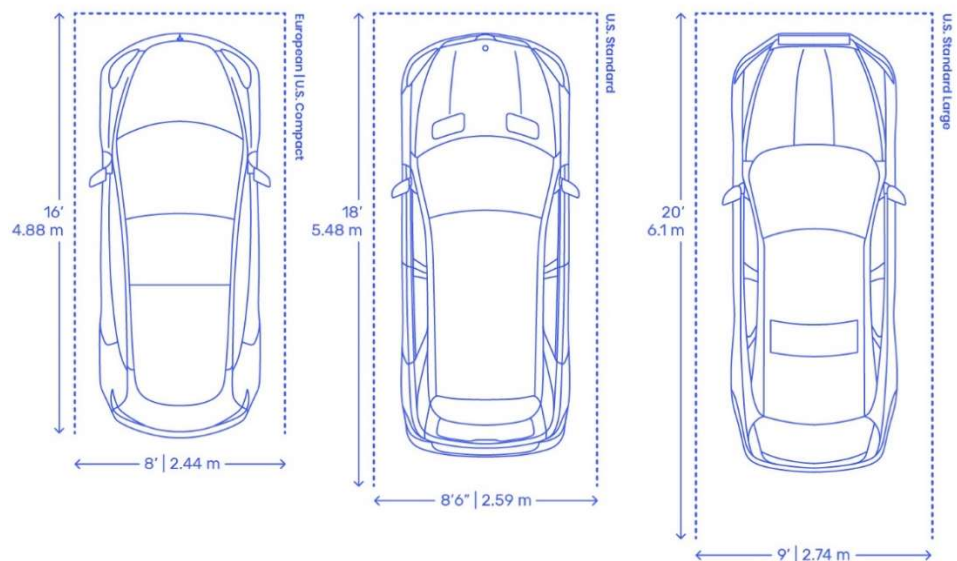


Figure 321.1(i): Example of standard parking space dimensions.

321 – PARKING

- (3) All parking spaces must have:
 - (a) a minimum length of 6 m;
 - (b) a minimum width of 2.5 m; and
 - (c) on a lot with 10 parking spaces or greater, up to 40% of the total required parking spaces may be:
 - i. a minimum length of 4.8 m;
 - ii. a minimum width of 2.4 m; and
 - iii. must be clearly marked “Small Car Parking Only”, on lots designated for a Commercial, Industrial, or Civic Use, and for parking areas designated for Residential Visitor Parking.

- (4) That notwithstanding, Small-Scale Multi-Unit (SSMU) lots designated under *Provincial Policy Manual & Site Standards*, may incorporate parking spaces within the building envelope (e.g. carport or garage) with the following parking dimensions:
 - (a) a minimum length of 4.8 m; and
 - (b) a minimum width of 2.4 m.

- (5) Wheel stops 0.9 m from the edge of the paved parking surface, must be provided on lot or parcel requiring a minimum of 10 parking spaces, where applicable (see **Figure 321.1(ii)**).

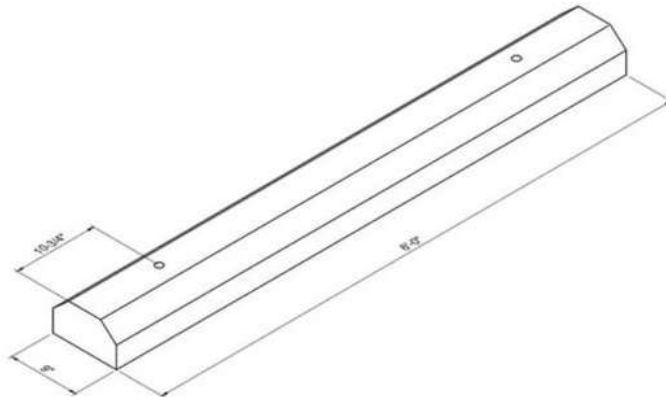


Figure 321.1(ii): Example of a standard wheel stop or parking block.

- (6) Parking spaces are not permitted to back out onto a Controlled-Access Highway, and must be designed with a turnaround or maneuvering aisle within the legal boundaries of the lot.

- (7) Shared off-street parking for 2 or more Commercial uses may be permitted where:
 - (a) parking demand for the uses occurs at different peak periods within a 4-hour duration;
 - (b) the uses may share up to a maximum of 25% of the required parking spaces; and
 - (c) where peak parking demand overlaps, a parking demand study shall be prepared by a Qualified Professional and approved by the District.

321 – PARKING

- (8) Where the required off-street parking is provided within the building envelope, the enclosed parking area shall not count towards the GFA.
- (9) Unless otherwise exempt by the District, off-street parking areas with 10 or more parking spaces shall:
 - (a) be paved (or crushed gravel for Agricultural uses);
 - (b) have delineated parking spaces be clearly marked by painted lines on a paved surface (or wheel stops on crushed gravel surfaces);
 - (c) exterior lighting used to illuminate parking areas shall adhere to provisions within this section of the Bylaw; and
 - (d) stormwater runoff must be detained onsite.
- (10) All off-street gravel parking areas shall be:
 - (a) kept free of any noxious weeds and invasive plants;
 - (b) be treated to suppress dust and particulate matter; and
 - (c) stormwater runoff must be detained onsite.

321.2 – ACCESSIBLE PARKING REQUIREMENTS

- 321.2 (1) A minimum of 1 accessible parking space shall be provided for a Building requiring 10 or more parking spaces, and:
 - (a) 1 additional accessible parking space per 50 parking spaces;
 - (b) be located within the shortest accessible route to the main entrance of a Building or Structure for which they are required; and
 - (c) excludes Small-Scale Multi-Unit (SSMU) lots, as prescribed under *Bill 44: Housing Statutes (Residential Development) Amendment Act, 2023*.
- (2) Where 2 or more Buildings are located on the same lot or parcel, a minimum of 1 accessible parking space shall be provided per Building for the following uses:
 - (a) Civic;
 - (b) Commercial;
 - (c) Industrial; and
 - (d) Institutional.
- (3) Accessible parking spaces shall comply with the following:
 - (a) 4.1 m in width, including a minimum access space of 1.4 m;
 - (b) 6 m in length;
 - (c) must have a firm slip resistant and level surface;
 - (d) be clearly identified using the International Symbol of Access (See **Figure 321.2(i)**); and
 - (e) if the minimum access space of 1.4 m is shared with an adjacent accessible parking space, the shared minimum access must be clearly marked and delineated.

321 – PARKING



Figure 321.2(i): International Symbol of Access (ISA).

- (4) Multi-Family Residential Buildings exceeding 6 Dwelling Units shall provide 1 accessible parking space, which may be included in any required visitor parking.

321.3 – OFF-STREET BICYCLE PARKING

- 321.3 (1) Long-term bicycle parking must be located in a fully enclosed and secured room within the Building for which they are required. The total area shall be a minimum of 1.75 m² per required bicycle parking space and be located adjacent to an elevator (where applicable) or main entrance of the Building.
- (2) Short-term bicycle parking must be:
 - (a) be located in a highly visible location near a Building main entrance;
 - (b) have access routes that provided a minimum clearance width of 2 m;
 - (c) be provided in permanently anchored racks that provide a minimum of 2 points of contact with the bicycle frame; and
 - (d) be well-lit and in a highly visible location.

321 – PARKING

321.4 – OFF STREET LOADING

- 321.4 (1) Commercial and Industrial uses shall provide a minimum of 1 off-street loading space per 500 m² of GFA.
- (2) Off-street loading shall be located on the same lot or parcel as the Building or Use for which it is required.
- (3) All off-street loading spaces shall be of sufficient dimensions to accommodate Commercial Motor Vehicles (CMVs) used for the transportation of goods and products to and from a Building or Use, without encroaching upon any drive aisles, driveways, parking spaces, pedestrian walkways, or road.
- (4) Exterior Building lighting used to illuminate a loading space shall adhere to provisions within this section of the Bylaw.

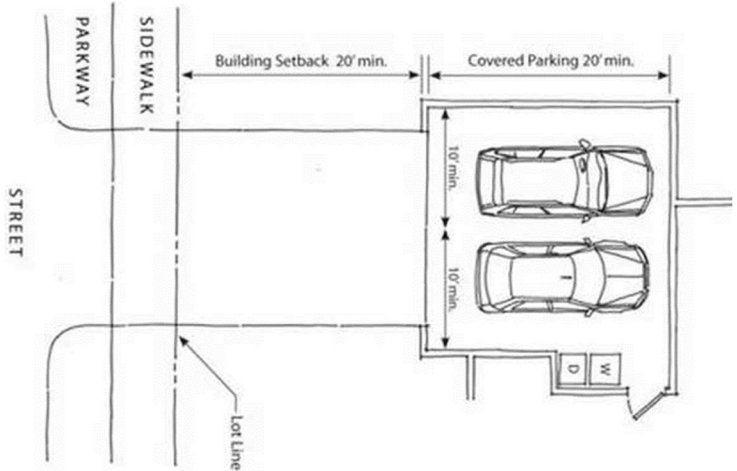
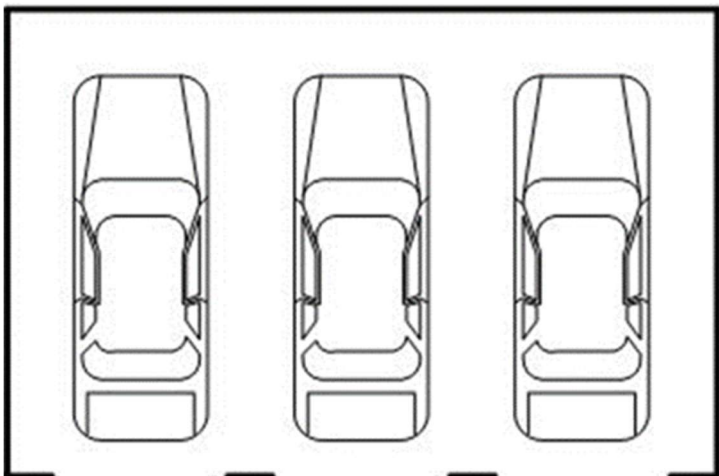
321 – PARKING

321.5 – SCHEDULE OF REQUIRED OFF-STREET PARKING

- 321.5 (1) The minimum number of off-street parking spaces required for any use shall be calculated in accordance with the ~~provisions under~~ **Tables under this section of the bylaw**. Where a specific use is not referenced, the required number of off-street parking spaces shall be the same as a similar use listed.
- (2) In a mixed-used development, required parking spaces may be shared between Commercial and Residential visitor parking.
- (3) Where the parking calculation results in a fractional parking space, any fraction:
 (a) less than 0.5 shall be disregarded; and
 (b) 0.5 or greater shall be considered equivalent to 1 parking space.
- (4) Where applicable, a development requiring approval from the Ministry of Transportation & Infrastructure shall adhere to parking requirements established by the Ministry therein.

TABLE 1 – AGRICULTURAL	
Use	Minimum Parking Spaces Required
Agriculture – Residential	(a) 2 parking spaces per Single-Detached Dwelling; and (b) 1 parking space per Accessory Dwelling Unit
Agriculture, Intensive	(a) 1 parking space per 93 m ² of farm industrial GFA (b) 1 parking space per 32 m ² of office use
Farm Retail Sales	(a) 1 parking space per 20 m ² of office, display, and retail; and a minimum of 4 parking spaces
Greenhouse and Plant Nursery	(a) 1.5 spaces per 15 m ² of retail sales area

321 – PARKING

TABLE 2 – RESIDENTIAL	
Use	Minimum Parking Spaces Required
Single-Detached Dwelling	<p>(a) 2 parking space per Dwelling Unit</p>  <p>Figure 321.5(i): Example of 2 parking spaces located within the building envelope, and 2 parking spaces located on the driveway apron.</p>
Accessory Dwelling Unit	(a) 1 parking space per Dwelling Unit
Duplex	(a) 2 parking space per Dwelling Unit
Triplex	<p>(a) 6 parking spaces, including Secondary Suite or ADU</p>  <p>Figure 321.5(ii): Example of 3 parking spaces located within the building envelope, with the remaining 3 parking spaces located on the driveway apron. Under a Triplex with a Secondary Suite or ADU proposal, the Primary Residence would need to provide the required off-street parking for the Secondary Suite or ADU.</p>

321 – PARKING

Fourplex	<p>(a) 6 parking spaces</p> <p>□ Minimum of 1 parking space per Dwelling Unit (4), with 2 parking spaces dedicated to a Dwelling Unit based on unit size (GFA) or number of bedrooms. 2 additional parking spaces may be added, where feasible.</p>
Rowhouse	<p>(a) 2 parking space per Dwelling Unit</p> <p>(b) 0.2 visitor parking spaces per Dwelling Unit on a lot with greater than 6 Dwelling Units</p>
Ground-Orientated Townhouse	<p>(a) 2 parking spaces per Dwelling Unit, and</p> <p style="padding-left: 40px;">i. if tandem, only 1 parking space is permitted to be enclosed within the building envelope of the strata unit</p> <p>(b) 1 parking space per Dwelling Unit on a lot with 6 Dwelling Units or less</p> <p>(c) 0.2 visitor parking spaces per Dwelling Unit, excluding a lot with 6 Dwelling Units or less</p>
Stacked Townhouse	<p>(a) 2 parking spaces per Dwelling Unit, and</p> <p style="padding-left: 40px;">i. if tandem, only 1 parking space is permitted to be enclosed within the building envelope of the strata unit</p> <p>(b) 1 parking space per Dwelling Unit on a lot with 6 Dwelling Units or less</p> <p>(c) 0.2 visitor parking spaces for each Dwelling Unit, excluding a lot with 6 Dwelling Units or less</p> <p>(d) 1 bicycle parking space per Dwelling Unit, excluding a lot with 6 Dwelling Units or less</p>
Apartment or Condominium	<p>(a) 1 parking space per studio or 1-bedroom Dwelling Unit</p> <p>(b) 1.5 parking spaces per 2-bedroom Dwelling Unit or greater, except:</p> <p style="padding-left: 40px;">i. an apartment building containing 6 Dwelling Units or less, a minimum of 1 parking space per Dwelling Unit</p> <p>(c) 0.2 visitor parking spaces per Dwelling Unit, excluding an apartment building containing 6 Dwelling Units or less</p> <p>(d) 0.5 parking space per Dwelling Unit for a Rental Apartment located on a frequent transit corridor</p> <p>(e) 1 bicycle parking space per Dwelling Unit, excluding an apartment building containing 6 Dwelling Units or less</p>
Bed & Breakfast (or “Short-Term Rental” Accommodation)	<p>(a) 1 parking space per bedroom, in addition to Single-Detached Dwelling and ADU parking requirements; and</p> <p>(b) provision of a parking plan in conjunction with a Business Licence application</p>

321 – PARKING

Seniors Housing	<ul style="list-style-type: none"> (a) 1 parking space per 3 beds (b) 0.2 visitor parking spaces per Dwelling Unit (c) 0.1 bicycle parking space per Dwelling Unit
Home-Based Business	<ul style="list-style-type: none"> (a) 1 parking space for Home-Based Business, Urban, excluding: <ul style="list-style-type: none"> i. a home-based office where no customers or clients are on the premises. (b) 2 parking spaces for Home-Based Business, Rural, and 1 additional space for an employee (where applicable)
Lock-Off Unit	<ul style="list-style-type: none"> (a) No additional parking required
Mobile Home Park	<ul style="list-style-type: none"> (a) 2 parking space per Dwelling Unit

321 – PARKING

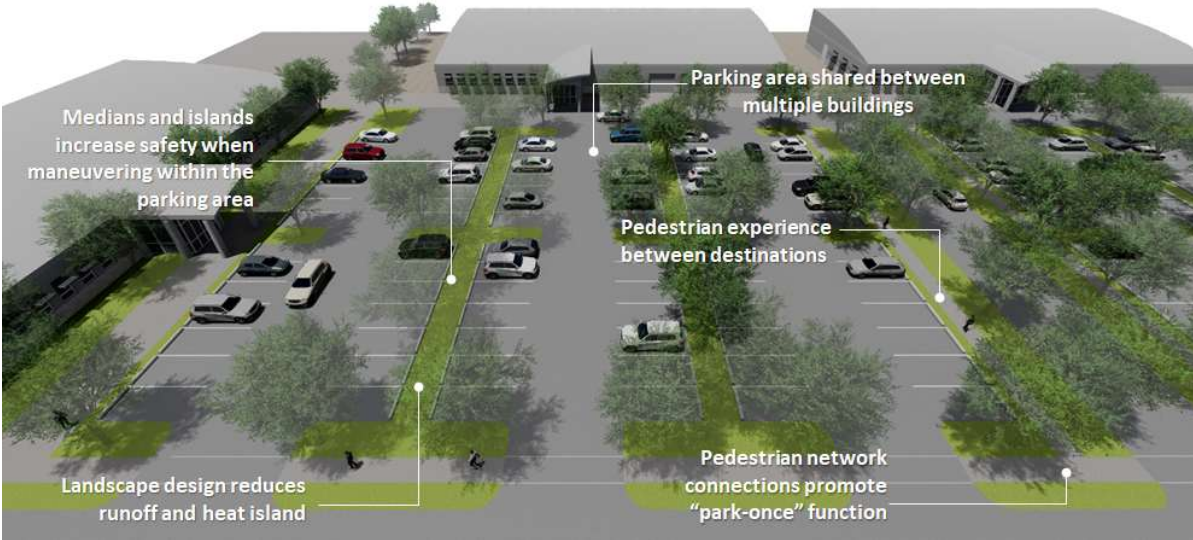
TABLE 3 – COMMERCIAL	
Use	Minimum Parking Spaces Required
	
Automotive	(a) 1 parking space per 35 m ² of GFA
Campground	(a) 1 parking space per camp site
Child Care Centre	(a) 1 parking space per 30 m ² of GFA or 4 parking spaces, whichever is greater (b) 2 parking spaces must be designated for drop-off/pick-up
Food Primary	(a) 1 space per 50 m ² of GFA for a coffee shop, café, or tea house (b) 1 space per 20 m ² of GFA for a restaurant (c) 1 parking space per 20 m ² of GFA for a Drive-Through Restaurant, and: i. a minimum queuing length of 6 vehicles in advance of the drive-through pick-up window (d) 5 bicycle parking spaces for 2,500 m ² GFA or less, and: i. 1 additional space per 500 m ² of GFA
Food Primary Licenced	(a) 1 parking space per 10 m ² of GFA for a Public House (b) must have a minimum of 4 parking spaces (c) 5 bicycle parking spaces for 2,500 m ² GFA or less, and: i. 1 additional space per 500 m ² of GFA
Golf Course	(a) 3 parking spaces per fairway; and (b) 10 parking spaces for Food Primary or Food Primary Licensed (where applicable)

Figure 321.6: Example of Commercial Off-Street Parking Plan with landscaping.

321 – PARKING

Hotel	(a) 0.8 parking spaces per room (b) 1 space per 20 m ² of GFA for a restaurant
Medical Office	(a) 1 parking space per 30 m ² of GFA (b) 3 bicycle parking spaces
Motel	(a) 0.7 parking spaces per room (b) 0.5 parking spaces per room, without a Food Primary use
Office	(a) 1 parking space per 40 m ² of GFA (b) 1 bicycle parking space per 500 m ² of GFA
Personal Service Establishment	See RETAIL
Pet Daycare	See RETAIL
Retail	(a) 1 parking space per 35 m ² of GFA (b) 1 parking space per 30 m ² of GFA for Financial Services (c) 3 parking spaces per classroom for a For-Profit Post-Secondary Education (d) 5 bicycle parking spaces for 2,500 m ² GFA or greater, and 1 additional space per 500 m ² GFA
Service Station	(a) 3 parking spaces per lot; (b) 1 parking space per 35 m ² of Retail use (c) 3 bicycle parking spaces

321 – PARKING

TABLE 4 -- INDUSTRIAL	
Use	Minimum Parking Spaces Required
Building Supply	(a) 1 parking space per 100 m ² of GFA (b) 1 parking space per 40 m ² of GFA for office use and administrative support
Commercial Motor Vehicle Repair/Leasing/Sales	(a) 1 parking space per 100 m ² of GFA (b) 1 parking space per 40 m ² of GFA for office use and administrative support
Landscaping	(a) 1 parking space per 35 m ² of GFA
Manufacturing	(a) 1 parking space per 100 m ² of GFA (b) 1 parking space per 40 m ² of GFA for office use and administrative support
Manufactured Home Sales	(a) 1 parking space per 450 m ² of display and sale area; and (b) minimum 4 parking spaces
Self Storage or Mini-Storage	(a) 1 parking space per 800 m ² of GFA; (b) 1 parking space per 40 m ² of GFA for office use and administrative support; and (c) a minimum of 4 parking spaces
Recreation Vehicle (RV) Sales/Leasing/Repair/Rental	(a) 1 parking space per 100 m ² of GFA (b) 1 parking space per 40 m ² of GFA for office use and administrative support
Warehousing and Distribution	(a) 0.5 parking spaces per 100 m ² of GFA, with a parking minimum of 2 spaces (b) 2.5 parking spaces per 100 m ² of GFA for office use or administrative support use

321 – PARKING

TABLE 5 - CIVIC	
Use	Minimum Parking Space Required
Assembly	(a) 1 parking space per 10 m ² GFA
Civic Use – Government Office	(a) 1 parking space per 33 m ² of GFA
Civic Use – Park	(a) 1 parking space per 50 m ² of recreational space
Public School	(a) 1.5 parking space per classroom (b) 9 parking spaces for drop-off and pick-up (c) 1 parking space per 10 m ² of GFA for gymnasium (d) 1 bicycle parking space per classroom
Post-Secondary Institution	(a) 10 parking spaces per classroom (b) 1 parking space per 40 m ² of GFA for office use and administrative support (c) 1 parking space 10 m ² of GFA for lecture theatre and gymnasium (d) 3 bicycle parking spaces per classroom

325 – FLOODPROOFING REGULATIONS

325 FLOODPROOFING REGULATIONS

- 325.1 (1) A Building and/or Structure must not be constructed where the underside of the floor system of any area used for habitation, business, or storage of goods, is damageable by floodwaters.
- (2) A Building ~~and/or~~ Structure built or constructed **within a floodplain must meet the following requirements: must not be built or constructed lower than**
- (a) **a minimum** Geodetic Survey Canada Datum 393.2 m;
 - (b) **1.5 m above Flood Construction Level (FCL); or**
 - (c) **whichever elevation is greater.**
- (3) No person shall place any structural support for a habitable area or fill required to support a habitable area on land located within a designated floodplain setback area.

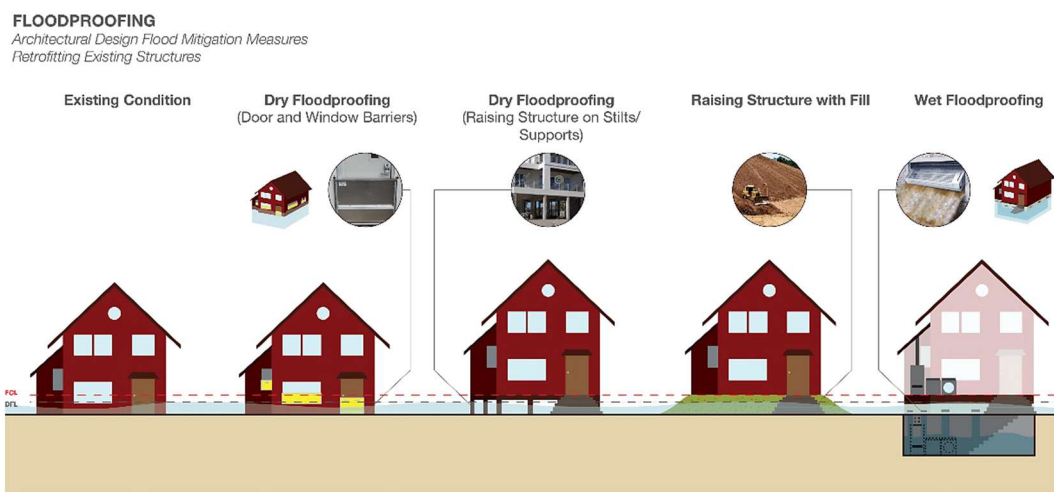


Figure 325.1: Examples for floodproofing a Building.

- (4) A **Basement** shall not be constructed on a lot subject to **Flood Construction Level (FCL)**.

401 AGRICULTURAL FARM ZONE (A1)

INTENT

401.1 The intent of the Agricultural Farm Zone is to accommodate residential and agricultural uses on large rural lots, typically located on lands within the Agricultural Land Reserve (ALR).

PERMITTED USES

401.2

Permitted Uses Table	
(1) Principal Use	<ul style="list-style-type: none"> (a) Agriculture (b) Agriculture, Hobby Farm (c) Agriculture, Intensive (d) Community Care, Minor (e) Manufactured Home (f) Public Utility (g) Single-Detached Dwelling (h) Veterinary Clinic
(2) Accessory Use	<ul style="list-style-type: none"> (a) Accessory Buildings and Structures (b) Accessory Dwelling Unit, Attached (“Secondary Suite”) (c) Accessory Dwelling Unit, Detached <ul style="list-style-type: none"> i. Carriage House; or ii. Garden Suite. (d) Accessory Use (e) Agri-Tourism (f) Bed & Breakfast (g) Direct Farm Marketing (h) Dog Kennel (i) Gathering for an Event (j) Home-Based Business, Rural (k) Manufactured Home (l) On-Farm Processing (m) On-Farm Product Preparation (n) Temporary Farm Worker Housing (TFWH)

SITE SPECIFIC USE

401.3 (1) 2 Single-Detached Dwellings are permitted on Lot 1 Section 20 Township 6 Osoyoos Division Yale District Plan KAP17218, located at 10257 Ricardo Road.

DEVELOPMENT REGULATIONS

401.4

Development Regulations Table	
(1) Maximum number of Dwelling Units per Lot	(a) 1 Single-Detached Dwelling with a Secondary Suite; and (b) 1 Manufactured Home* ; or (c) 1 ADU* <input type="checkbox"/> <i>Manufactured Home or Detached ADU is permitted on a lot 4 ha or greater as an additional Dwelling Unit (See Section 401.6)</i>
Minimum Setbacks	
(2) Front Lot Line	(a) 7.5 m
(3) Rear Lot Line	(a) 7.5 m
(4) Exterior Lot Line	(a) 7.5 m
(5) Interior Lot Line	(a) 2 m
(6) Minimum Setback Between Buildings	(a) 3 m
(7) Setback from Major Roads	(a) 9 m, where the any Lot Line abuts: <ol style="list-style-type: none"> i. Aberdeen and North Aberdeen Road ii. Buchanan Road from Nickel Drive to the SE Quarter of Section 26, Township 6 iii. Kalamalka Road iv. Learmouth Road from Highway 6 to the District Boundary v. Park Lane vi. Reid Road from Learmouth Road to Whitevale Road vii. Ricardo Road viii. School Road ix. Warren Road
(8) Setback from Watercourses	(a) Onsite Sewage, Minor – 30 m; and (b) Onsite Sewage, Major – 150 m.

Maximum Building Height	
(9) Building Height	<ul style="list-style-type: none"> (a) Residential Use – 11 m or 3 storeys, whichever is less; and <ul style="list-style-type: none"> i. the 3rd storey shall not exceed 80% of the storey immediately below. (b) Accessory Non-Farm Building – 4.5 m (c) Farm Building – 8 m or 2 storeys (d) ADU – 8 m or 2 storeys (e) Manufactured Home – 4.5 m
Maximum Lot Coverage	
(10) Lot Coverage	<ul style="list-style-type: none"> (a) 30% for all Buildings and Structures <ul style="list-style-type: none"> i. that notwithstanding, an additional 25% lot coverage is permitted for Greenhouses used for crop production; and (b) 10% for all impervious hard-surfaced areas
Floor Area	
(11) Minimum Floor Area	<ul style="list-style-type: none"> (a) Single-Detached Dwelling – 100 m² (b) ADU – 20.5 m² (c) Manufactured Home – 46.4 m² <ul style="list-style-type: none"> i. CSA A-277 standard Modular Home; or ii. CSA Z-240 standard Mobile Home
(12) Maximum Floor Area	<ul style="list-style-type: none"> (a) Single-Detached Dwelling – 500 m² <ul style="list-style-type: none"> i. including 90 m² for a Secondary Suite; and ii. excluding 42 m² for an attached garage or carport (b) Detached ADU – 90 m² (c) All Dwelling Units located on the same lot shall <u>not</u> exceed a total GFA of 500 m² (d) Accessory Non-Farm Building – 125 m²

SUBDIVISION REGULATIONS

401.5

Subdivision Regulations Table	
(1) Lot Area (Minimum)	(a) 10 ha (b) Pan-Handle Lot – Not Permitted
(2) Lot Frontage (Minimum)	(a) 30 m (b) Pan-Handle Lot – Not Permitted
<p><input type="checkbox"/> <i>ALC Homesite Severance applies to lands which have been owned and occupied continuously since 21 December 1972. The severance is to be approved at the discretion of the ALC.</i></p>	

CONDITIONS OF USE

- 401.6 (1) Refer to Section 301 of this Bylaw for the following uses, including but not limited to:
- (a) Bed and Breakfast (or *Short-Term Rental accommodation*);
 - (b) Community Care, Minor
 - (c) Home-Based Business, Rural;
 - (d) Temporary Residence During New Construction; and
 - (d) Onsite Storage.
- (2) Refer to Section 311 of this Bylaw for **Landscaping** requirements, including but not limited to:
- (a) Fencing;
 - (b) Retaining Walls; and
 - (c) Outdoor Lighting.
- (3) Refer to Section 321 of this Bylaw for **Off-Street Parking** requirements.
- (4) A **Single-Detached Dwelling** shall not exceed 500 m², and:
- (a) excludes 42 m² GFA for an attached garage or carport;
 - (b) includes 90 m² for a Secondary Suite;
 - (c) located not more than 60 m from a Road or Controlled-Access Highway; and
 - (d) where applicable, located not more than 50 m from the panhandle portion of the lot.
- (5) An **Accessory Dwelling Unit, Detached (ADU)** is permitted on a lot 4 ha or greater, and may include the following use:
- (a) Carriage House (see **Figure 401.6.1**);
 - (b) Garden Suite; or
 - (c) Manufactured Home placed on a non-permanent foundation.

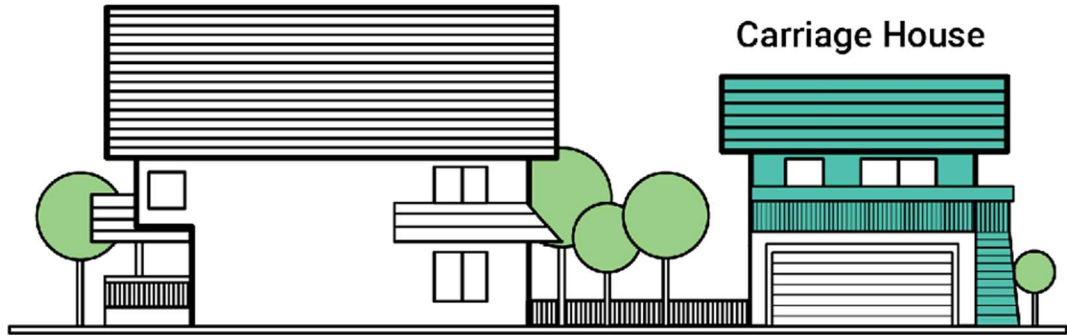


Figure 401.6.1: For example, a Single-Detached Dwelling and a Carriage House is permitted on a lot 4 ha or greater. Strata titling of the Carriage House is not permitted.

- (6) Strata titling of an ADU or Manufactured Home is not permitted.
- (7) Where there is more than 1 Dwelling Unit on the lot, all combined GFA shall not exceed 500 m², unless authorized under a ALC decision.
- (8) An ADU or Manufactured Home must meet the following requirements:
 - (a) located not more than 50 m of the Principal Building and Primary Residence on the lot; or
 - (b) located not more than 60 m of a Road, Controlled-Access Highway, or panhandle portion of the lot.
- (9) **A Carriage House or Garden Suite use is not permitted within a front yard setback area of a lot, and:**
 - (a) any tenant improvements intended to increase the GFA of the ADU beyond 90 m² is not permitted, unless otherwise exempt, including:
 - i. a Mechanical Room not greater than 10 m² located within the required off-street parking area of a **Carriage House**; and
 - ii. an egress stairway not exceeding 1.5 m in width.
 - (b) a Penthouse on a roof top patio must not exceed a Building Height of 4.5 m and a GFA of 10 m², with a parapet not exceeding 1.2 m; and
 - (c) a **Basement** use is not permitted for a Carriage House use.
- (10) **A Manufactured Home is not permitted within a front yard setback area of a lot, and:**
 - (a) must be placed on a non-permanent building foundation;
 - (b) not exceed a building width of 9 m; and
 - (c) excludes a **Basement** or **Secondary Suite** use.

- (11) Where an existing **Single-Detached Dwelling** on the lot is to be retained as an **Accessory Building**, it must meet the following:
- (a) a GFA not greater than 125 m²;
 - (b) located not more than 60 m from the Principal Building and Primary Residence on the lot;
 - (c) kitchen or cooking facilities are not permitted, including the removal of all supporting apparatus, venting, plumbing fixtures, and the like; and
 - (d) all showers and bathtubs to be removed, including plumbing and drainage; OR
 - (e) a Statutory Declaration, in favour of the District, for a **Temporary Farm Worker Housing (TFWH)** use within the **Accessory Building** under an approved program administered by the Crown, and must be decommissioned once the TFWH use has discontinued for a continuous 6 month period.
- (12) A **Farm Retail** ~~Direct Farm Marketing~~ use must:
- (a) be accessory and ancillary to the agricultural use being carried out on the same property;
 - (b) restricted to farm products grown, reared, raised, or produced on the same lot or parcel and on farm operations which are located in the ALR, and may include up to 50% of products not produced in the local farming area;
 - (c) must be contained wholly within a building and occupy an area not greater than 300 m² in size, excluding any office space, washroom facilities, wholesale storage and processing facilities;
 - (d) may have an outside display area of not greater than ~~100~~ 125 m² in size, which area must be contiguous with the farm retail sales area; **and signage is restricted to the following requirements:**
 - ~~i. 1 wall sign;~~
 - ~~ii. 1 free standing sign not exceeding 3 m in height, a fascia area not exceeding 3 m² (32.3 ft²), and a minimum distance of 2 m from any Lot Line; Illuminated signage shall be restricted to a light colour temperature not exceeding 4,000K-3,500K.~~
 - ~~iii. free standing signage must be incorporated into an area not greater than 10 m²; and~~
 - ~~iv. free standing signage must have a fire-resistant landscaped area equal to the total surface area of the sign and supporting structure. with native plants, ornamental flowering plants and grasses, and/or perennial plants used as ground cover~~
 - (e) must have a valid business license issued by the District and in compliance with all applicable District Bylaws.
- (13) Where an existing **Single-Detached Dwelling** on the lot is to be retained as a **Farm Retail** use, it must meet the following:

- (a) located on ALR lands with **Farm Classification**;
 - (b) a GFA not greater than 125 m²;
 - (c) located on the same lot as the Principal Building and Primary Residence;
 - (d) sell products grown, reared, or produce on the farm;
 - (e) all showers and bathtubs to be removed, including plumbing and drainage; and
 - (f) a **Statutory Declaration** in favour of the District, accompanied by a **Reference Plan**, prepared by a BC Land Surveyor (BCLS), signed by the Registered Owner of the Lot.
- (14) **Temporary Farm Worker Housing (TFWH)** is permitted on a lot under the following:
- (a) a minimum parcel size of 4 ha, except:
 - i. where the TFWH use was approved under a Building Permit prior to the adoption of this Bylaw;
 - (b) must have a Farm Classification as prescribed under the *Assessment Act*;
 - (c) a maximum of 40 **Temporary Farm Workers (TFWs)** per farm operation may reside on the lands, except:
 - i. Lot 1 District Lots 57, 79, 84 and 86 Osoyoos Division Yale District Plan EPP27553 Except Plans EPP87268 and EPP91161, where a maximum of 218 TFWs may reside on the lands (*ALC 69463*).
 - (d) TFWH shall be located within a **Manufactured Home** or an existing **Single-Detached Dwelling**;
 - (e) a **Manufactured Home** must be placed on a non-permanent foundation;
 - (f) total useable floor area of the TFWH shall be a minimum of 10 m² per person, excluding washrooms, kitchen, laundry rooms, mechanical rooms, or storage areas; and
 - (g) the use of TFWH as a rental unit for persons other than workers employed on the farm is strictly prohibited.
- (15) **A Farm Building** is permitted where it is necessary for the farm use occurring on the Lot, including:
- (a) on a lot assessed as a farm under the *BC Assessment Act*;
 - (b) evidence and rationale for the necessity of use to support the farm operation or activity;
 - (c) may include an office use not exceeding 15% GFA of the Farm Building;
 - (d) may include a laboratory or veterinarian clinic not exceeding 50% GFA of the Farm Building;
 - (e) may include Non-Farm Use approved by the District not exceeding 50% GFA of the Farm Building; and
 - (f) excludes residential occupancy
- (16) **Gathering for an Event** use is permitted on a lot located within the ALR under the following conditions:
- (a) on a lot assessed as a farm under the *Assessment Act*;
 - (b) not exceed 10 events per year:

- (c) a maximum of 150 attendees;
 - (d) if a permanent Building, Structure, or any part thereof, is used, **Building Permit** approval will be required prior to issuance of an Occupancy Permit for the Assembly Use, in accordance with the **BC Building Code** and **BC Fire Code**;
 - (e) no permanent alteration of land is permitted in conjunction with the use without an approved ALC Decision, which includes but is not limited to, permanent surface parking, amphitheatres, hills, berms, and fill;
 - (f) all event parking must be accommodated onsite and not encroach upon the District's public road right-of-way; and
 - (g) a valid **Business Licence** issued by the District, with submission of a **Fire Safety Plan** for review and approval.
- (17) A Winery, Cidery, Brewery, or Distillery is permitted on a lot with farm classification; and:
- (a) 50% of the ingredients must be grown on the farm parcel or on parcels that form part of the overall farm operation or cooperative;
 - (b) excluding washrooms, indoor areas must not exceed 125 m² GFA;
 - (c) outdoor areas must not exceed 125 m² GFA;
 - (d) an additional 50 m² GFA is permitted for food preparation and storage areas, with a total GFA not to exceed 300 m²;
 - (e) a **Commercial Kitchen** use must meet current BC Building Code (BCBC) and BC Fire Code requirements, where permitted; and
 - (f) a **Liquor Primary** use must be endorsed by Council, prior to being forwarded to the Provincial Liquor and Cannabis Regulation Branch (LCRB) for a decision.
- (18) An Alcohol Production Facility is permitted on a lot 4 ha or greater, and the use shall not exceed 1,000 m² GFA, including all buildings and structures associated with the use.
- (19) An Alcohol Production Facility shall not exceed 2,000 m² on a lot 8 ha or greater, including all buildings and structures associated with the use.
- (20) An intensive agricultural use is not permitted on lands located outside of the ALR.
- (21) A Dog kennel is permitted on a parcel with a minimum lot area of 2 ha or greater.

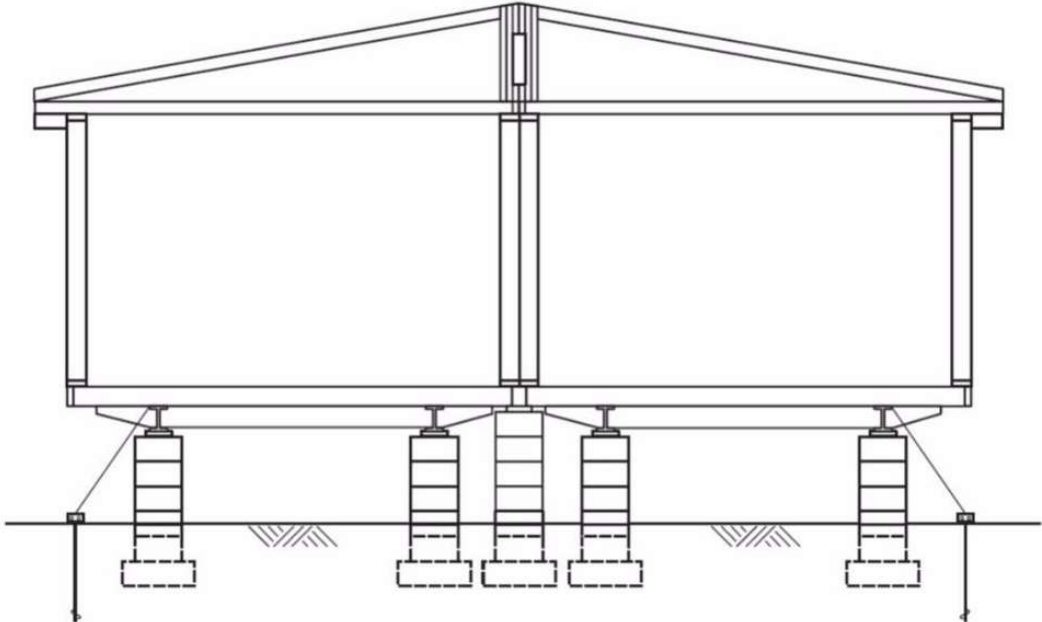


Figure 401.1: Example of a **Manufactured Home** placed on a non-permanent foundation.

AGRICULTURAL SETBACKS

401.7

Agricultural Setbacks Table – Minimum Distance			
Use	Front & Exterior Lot Lines	Interior & Rear Lot Lines	Distance from Water Supply
(a) Greenhouse and Nursery (b) Tree Farm (c) Turf (d) Wind Turbine	9 m	3 m	30 m
(e) Mushroom farming	60 m	60 m	30 m
(f) Manure storage (g) On-Farm Composting	i. 60 m from an Urban Residential Lot; and ii. 30 m from all lot lines		30 m
(h) Cannabis Production i. outdoor field; or ii. structure placed on a soil base (i) Dog Kennel (j) Farmed Game (k) Feedlot (l) Fur-bearing animals (m) Poultry Barn	i. 30 m from an Urban Residential Lot; and ii. 15 m from all lot lines		30 m
(n) Barn or Stable (o) Beekeeping (p) Detention Pond (q) Horse riding rings and exercise yards (r) Livestock (s) Poultry (t) Storage of Grain, Hay, Silage, Straw	7.5 m	3 m	30 m
(u) Beekeeping	7.5 m	7.5 m-4.5 m	30 m
(v) Field Crop	4.5 m	1.5 m 3 m	30 m
<p>☐ Where a lot abuts a Collector Road, Arterial Road, or a Controlled-Access Highway, the greater required setback shall apply.</p>			

- (1) Where a specific use is not referenced, the minimum Agricultural Setbacks required shall be the same as a similar use listed.

402 AGRICULTURAL SMALL LOT ZONE (A2)

INTENT

402.1 The intent of the Agricultural Small Lot Zone is to accommodate Rural lots located within the Agricultural Land Reserve (ALR).

PERMITTED USES

402.2

Permitted Uses Table	
(1) Principal Use	<ul style="list-style-type: none"> (a) Agriculture (b) Agriculture, Hobby Farm (c) Community Care, Minor (d) Manufactured Home (e) Single-Detached Dwelling (f) Veterinary Clinic
(2) Accessory Use	<ul style="list-style-type: none"> (a) Accessory Buildings and Structures (b) Bed & Breakfast (c) Direct Farm Marketing Farm Retail (d) Gathering for an Event (e) Home-Based Business, Rural (f) Secondary Suite

SITE SPECIFIC USE

402.3 N/A

DEVELOPMENT REGULATIONS

402.4

Development Regulations Table	
(1) Maximum number of Dwelling Units per Lot	(a) Single-Detached Dwelling with a Secondary Suite; OR (b) Manufactured Home
Minimum Setbacks	
(2) Front Lot Line	(a) 7.5 m
(3) Rear Lot Line	(a) Principal Building – 7.5 m (b) Accessory Building – 2 m
(4) Exterior Lot Line	(a) 7.5 m
(5) Interior Lot Line	(a) 2 m
(6) Minimum Setback Between Buildings	(a) 3 m
(7) Setback from Major Roads	(a) 9 m, where the any Lot Line abuts: <ul style="list-style-type: none"> i. Aberdeen and North Aberdeen Road ii. Buchanan Road from Nickel Drive to the SE Quarter of Section 26, Township 6 iii. Kalamalka Road iv. Learmouth Road from Highway 6 to the District Boundary v. Park Lane vi. Reid Road from Learmouth Road to Whitevale Road vii. Ricardo Road viii. School Road ix. Warren Road
(8) Setback from Watercourses	(a) Onsite Sewage, Minor: <ul style="list-style-type: none"> i. on a lot 1,000 m² or less – 15 m ii. on a lot 1,000 m² or greater – 30 m (b) Onsite Sewage, Major – 150 m.
(9) Agricultural Setbacks	(a) Refer to Section A1 Zone

Maximum Building Height	
(10) Building Height	(a) Single-Detached Dwelling – 11 m or 3 storeys i. the 3 rd storey shall not exceed 80% of the storey immediately below. (b) Manufactured Home – 4.5 m (c) Accessory Building – 4.5 m
Maximum Lot Coverage	
(11) Lot Coverage	(a) 35% for all Buildings and Structures (b) 15% for all impervious hard-surfaced areas
Building Floor Area	
(12) Minimum Floor Area	(a) Single-Detached Dwelling – 100 m ² (b) Secondary Suite – 20.5 m ² (c) Manufactured Home – 46.5 m ² i. CSA A-277 standard Modular Home; or ii. CSA Z-240 standard Mobile Home
(13) Maximum Floor Area	(a) Single-Detached Dwelling – 500 m ² i. including 90 m ² for Secondary Suite; and ii. excluding 42 m ² for attached garage or carport. (b) All Dwelling Units located on the same lot shall not exceed a total GFA of 500 m ²

SUBDIVISION REGULATIONS

402.5

Subdivision Regulations Table	
(1) Lot Area (Minimum)	(a) 2 ha (b) Pan-Handle Lot – Not Permitted
(2) Lot Frontage (Minimum)	(a) 18 m (b) Pan-Handle Lot – Not Permitted

CONDITIONS OF USE

- 402.6 (1) Refer to Section 301 of this Bylaw for the following uses, including but not limited to:
- (a) Bed & Breakfast (or *Short-Term Rental accommodation*);
 - (b) Community Care, Minor
 - (c) Home-Based Business, Rural; and
 - (d) Onsite Storage.
- (2) Refer to Section 311 of this Bylaw for **Landscaping** requirements, including but not limited to:

- (a) Fencing;
 - (b) Retaining Walls; and
 - (c) Outdoor Lighting.
- (3) Refer to Section 321 of this Bylaw for **Off-Street Parking** requirements.
- (4) Where there is more than 1 Dwelling Unit on a lot, all combined GFA shall not exceed 500 m², unless authorized under an ALC decision.
- (5) A **Secondary Suite** is not permitted on a lot less than 1 ha, except where a **Registered Onsite Wastewater Practitioner** (ROWP) or Professional Engineer provides a report stating:
- (a) that the Onsite Sewage is not malfunctioning;
~~that the Onsite Sewage is equipped to treat effluent for a minimum of 8 residents;~~
 - (b) that the Onsite Sewage has been appropriately constructed and installed, given the projected demand to be placed by the Building or improvements that are intended to be serviced by the system; and
 - (c) the location of the Onsite Sewage, Buildings, and Permanent Structures, to be certified in a **Reference Plan** by a **British Columbia Land Surveyor** (BCLS).
- (6) A **Manufactured Home** use is not permitted within a front yard setback area of a lot, and:
- (a) must be placed on a non-permanent building foundation;
 - (b) not exceed a building width of 9 m; and
 - (c) excludes a **Basement** or **Secondary Suite** use.
- (7) A **Farm Building** is permitted where it is necessary for the farm use occurring on the Lot, including:
- (a) Farm assessment under the **BC Assessment Act**;
 - (b) evidence and rationale for the necessity of the **Accessory Building** to support the farm operation or activity;
 - (c) may include a Non-Farm Use approved by the District not exceeding 30% GFA of the Farm Building; and
 - (d) excludes residential occupancy.
- (8) **Gathering for an Event** is permitted on a lot that is assessed as a farm under the *Assessment Act*. Refer to the **A1 Zone** for further regulations regarding the use.

501 URBAN MULTI-UNIT RESIDENTIAL ZONE (R1)

INTENT

501.1 The intent of the Urban Multi-Unit Residential Zone is to accommodate Small-Scale Multi-Unit (SSMU) housing on fully serviced urban lots, in accordance with *Bill 44: Housing Statutes (Residential Development) Amendment Act, 2023*.

PERMITTED USES

501.2

Permitted Uses Table	
(1) Principal Use	<ul style="list-style-type: none"> (a) Community Care, Minor (b) Duplex (c) Fourplex (d) Single-Detached Dwelling (e) Triplex
(2) Accessory Use	<ul style="list-style-type: none"> (a) Accessory Buildings and Structures (b) Accessory Dwelling Unit, Attached <ul style="list-style-type: none"> i. Secondary Suite (c) Accessory Dwelling Unit, Detached <ul style="list-style-type: none"> i. Carriage House; or ii. Garden Suite (d) Agriculture, Urban (e) Home-Based Business, Urban

SITE SPECIFIC USE

501.3 A **Manufactured Home** is permitted on Lot 2 District Lot 3888 Osoyoos Division Yale District Plan EPP75420.

DEVELOPMENT REGULATIONS

501.4

Development Regulations Table	
(1) Maximum number of Dwelling Units per lot	Lots less than 280 m ²
	(a) Single-Detached Dwelling with up to 2 ADUs (b) Duplex with an ADU; OR (c) Triplex
	Lots greater than 280 m ²
	(a) Single-Detached Dwelling with up to 3 ADUs; (b) Duplex with up to 2 ADUs; (c) Triplex with an ADU; OR (d) Fourplex
Minimum Setbacks	
(2) Front Lot Line	(a) 6 m
(3) Rear Lot Line	(a) Principal Building – 6 m (b) Accessory Buildings and Structures – 1.5 m (c) ADU – 1.5 m
(4) Interior Lot Line	(a) 1.5 m
(5) Exterior Lot Line	(a) 4 m
(6) Minimum Setback Between Buildings	(a) 3 m
Maximum Building Height	
(7) Principal Building	(a) 11 m or 3 storeys; and i. the 3 rd storey shall not exceed 80% of the storey immediately below.
(8) Accessory Building	(a) Carriage House ADU – 8 m or 2 storeys (b) Garden Suite ADU – 4.5 m or 1 storey (c) Accessory Building or Structure – 4.5 m

Maximum Lot Coverage	
(9) Lot Coverage	(a) 50% for all Buildings and Structures; and (b) 15% for all impervious hard surfaced areas
Minimum Floor Area	
(10) Principal Building	(a) 100 m ² or greater.
(11) ADU	(a) a minimum of 20.5 m ² ; and (b) not greater than 90 m ² .
Maximum Floor Area	
(12) Accessory Building	(a) 112 m ²

SUBDIVISION REGULATIONS

501.5

Subdivision Regulations Table	
(1) Lot Area (Minimum)	(a) 600 m ² (b) 300 m ² – ½ Duplex lot (c) Pan-Handle Lot – Not Permitted
(2) Lot Width (Minimum)	(a) 12 m (b) 9 m – ½ Duplex lot (c) Pan-Handle Lot – Not Permitted

CONDITIONS OF USE

- 501.6 (1) Refer to Section 301 of this Bylaw for the following uses, including but not limited to:
- (a) Bed and Breakfast (or *Short-Term Rental accommodation*);
 - (b) Community Care, Minor
 - (c) Home-Based Business, Urban; and
 - (d) Onsite Storage.
- (2) Refer to Section 311 of this Bylaw for **Landscaping** requirements, including but not limited to:
- (a) Fencing;
 - (b) Retaining Walls; and
 - (c) Outdoor Lighting.
- (3) Refer to Section 321 of this Bylaw for **Off-Street Parking** requirements.

- (4) A **Duplex, Triplex, or Fourplex** is permitted under the following requirements:
- (a) 50% of the common wall or floor/ceiling system is affixed or attached;
 - (b) a separate and independent entrance for each Dwelling Unit; and
 - (c) designed and constructed simultaneously, utilizing a Party Wall Agreement or as common property (common wall/floor/ceiling system).
- (5) Dwelling Units affixed or attached by the following are not permitted:
- (a) a breezeway; and
 - (b) a garage or carport exceeding a width of 6 m.
- (6) A **Detached Duplex** is permitted under the following requirements:
- (a) must be located on a corner lot or a lot with a rear lane access;
 - (b) must be designed with an Accessory Building to provide shared off-street parking; and
 - (c) the Accessory Building shall be designed utilizing a Party Wall Agreement or as common property.
- (7) A Detached ADU is not permitted within a front yard setback area, located 6 m from the front lot line to the lot interior, and:
- (a) any tenant improvements intended to increase the GFA of the ADU beyond 90 m² is not permitted, unless otherwise exempt, including:
 - i. a Mechanical Room not greater than 10 m² located within the off-street parking area of a **Carriage House**;
 - ii. the basement area for a **Garden Suite** (refer to FCL); and
 - iii. an egress stairway not exceeding 1.5 m in width.
 - (b) a Penthouse on a roof top patio not exceeding a Building Height of 4.5 m and a GFA of 10 m², with a parapet not exceeding 1.2 m.
- (8) Strata titling of an ADU is not permitted.
- (9) Where an existing Single-Detached Dwelling is being converted into an apartment use for the purposes of incorporating a Housing Cooperative, the Co-op must register a Restrictive Covenant in favour of the District, and meet the following:
- (a) a Single-Detached Dwelling identified as having heritage value or architectural character by a Qualified Professional in a Statement of Significance, including but not limited to:
 - i. Arts and Crafts;
 - ii. Craftsman; and
 - iii. Victorian.
 - (b) located on with a minimum lot frontage of 24 m and lot area of 800 m²;
 - (c) permitted up to 6 Dwelling Units on an interior lot;
 - (d) permitted up to 8 Dwelling Units on an exterior lot; and
 - (e) not more than 1 Carriage House on the lot.
- (10) Urban Agriculture is restricted to the keeping of up to 4 hens, and:

- (a) restricted to a lot with a **Single-Detached Dwelling** and not more than 1 **ADU**;
- (b) all hens must be provided a coop, run, and enclosure;
- (c) have a minimum enclosed area of 0.4 m² per hen;
- (d) not permitted to be located within a front yard setback area, and a minimum of 3 m from all remaining lot lines;
- (e) be well maintained, and
 - i. kept clean, dry, and free of odours;
 - ii. removal of any attractants for vermin;
 - iii. regular removal and disposal of manure or composted;
 - iv. hens are not euthanized or slaughtered on the premises;
 - v. hens must be disposed of at an approved facility;
 - vi. adhere to Biosecurity Procedures recommended by the Canadian Food Inspection Agency (CFIA); and
 - vii. no roosters permitted.

502 URBAN LARGE LOT RESIDENTIAL ZONE (R2)

INTENT

502.1 The intent of the Urban Large Lot Residential Zone is to accommodate a Single-Detached Dwelling with an Accessory Dwelling Unit (ADU) on an urban lot that is serviced by onsite sewage. Urban Large Lots Residential (R2) may be rezoned to Urban Multi-Unit Residential Zone (R1), if serviced by District sewerage.

PERMITTED USES

502.2	Permitted Uses Table
	<ul style="list-style-type: none"> (1) Principal Use <ul style="list-style-type: none"> (a) Community Care, Minor (b) Single-Detached Dwelling
	<ul style="list-style-type: none"> (2) Accessory Use <ul style="list-style-type: none"> (a) Accessory Buildings and Structures (b) Accessory Dwelling Unit (ADU) <ul style="list-style-type: none"> i. Carriage House; ii. Garden Suite; or iii. Secondary Suite (c) Agriculture, Urban (d) Home-Based Business, Urban

SITE SPECIFIC USE

502.3 N/A

DEVELOPMENT REGULATIONS

502.4

Development Regulations Table	
(1) Maximum number of Dwelling Units per lot	(a) Single-Detached Dwelling; (b) Single-Detached Dwelling with a Secondary Suite; OR (c) Single-Detached Dwelling with a Carriage House or Garden Suite permitted on a lot 1 ha or greater.
Minimum Setbacks	
(2) Front Lot Line	(a) 6 m
(3) Rear Lot Line	(a) Principal Building – 6 m (b) Accessory Buildings and Structures – 1.5 m (c) ADU – 1.5 m
(4) Interior Lot Line	(a) 1.5 m
(5) Exterior Lot Line	(a) 4 m
(6) Minimum Setback Between Buildings	(a) 3 m
(7) Setback from a Watercourse	(a) Onsite Sewage, Minor – 30 m; and (b) Onsite Sewage, Major – 150 m.
(8) Agricultural Setbacks	(a) On a lot greater than 1 ha, a landscaped agricultural buffer may be required on lands abutting the Provincial ALR, in accordance with OCP.
Maximum Building Height	
(9) Principal Building	(a) 11 m or 3 storeys; and i. the 3 rd storey shall not exceed 80% of the storey immediately below.
(10) Accessory Building	(a) Carriage House ADU – 8 m or 2 storeys (b) Garden Suite ADU – 4.5 m or 1 storey (c) Accessory Building or Structure – 4.5 m

Maximum Lot Coverage	
(11) Lot Coverage	(a) 35% for all Buildings and Structures; and (b) 15% for all impervious hard surfaced area
Minimum Floor Area	
(12) Principal Building	(a) 100 m ² or greater.
(13) ADU	(a) a minimum of 20.5 m ² ; and (b) not greater than 90 m ² .
Maximum Floor Area	
(14) Accessory Building	(a) 125 m ²

SUBDIVISION REGULATIONS

502.5

Subdivision Regulations Table	
(1) Lot Area (Minimum)	(a) 2 ha (b) Pan-Handle Lot – Not Permitted
(2) Lot Frontage (Minimum)	(a) Corner Lot – 15 m 24 m (b) Interior Lot – 12 m 18 m (c) Pan-Handle Lot – Not Permitted
(3) Lot Depth (Minimum)	(a) 30 m

CONDITIONS OF USE

- 502.6 (1) Refer to Section 301 of this Bylaw for the following uses, including but not limited to:
- (a) Bed & Breakfast (or *Short-Term Rental accommodation*);
 - (b) Community Care, Minor
 - (c) Home-Based Business, Urban; and
 - (d) Onsite Storage.
- (2) Refer to Section 311 of this Bylaw for **Landscaping** requirements, including but not limited to:
- (a) Fencing;
 - (b) Retaining Walls; and
 - (c) Outdoor Lighting.
- (4) Refer to Section 321 of this Bylaw for **Off-Street Parking** requirements.

- (5) Strata titling of an Accessory Dwelling Unit (ADU) is not permitted.
- (6) A **Secondary Suite** is not permitted on a lot less than 1 ha, except where a **Registered Onsite Wastewater Practitioner** (ROWP) or Professional Engineer provides a report stating:
- (a) that the Onsite Sewage is not malfunctioning;
~~that the Onsite Sewage is equipped to treat effluent for a minimum of 8 residents;~~
 - (b) that the Onsite Sewage has been appropriately constructed and installed, given the projected demand to be placed by the Building or improvements that are intended to be serviced by the system; and
 - (c) the location of the Onsite Sewage, Buildings, and Structures, to be certified by a **British Columbia Land Surveyor** (BCLS).
- (7) An ADU, Detached is permitted on a lot 1 ha or greater, and:
- (a) ~~any tenant improvements intended to increase the GFA of the ADU beyond 90 m² is not permitted, unless otherwise exempt, including:~~
 - i. ~~a Mechanical Room not greater than 10 m² located within the off-street parking area of a **Carriage House**;~~
 - ii. ~~the basement area for a **Garden Suite** (refer to FCL); and~~
 - iii. ~~an egress stairway not exceeding 1.5 m in width.~~
 - (b) ~~a Penthouse on a roof top patio not exceeding a Building Height of 4.5 m and a GFA of 10 m², with a parapet not exceeding 1.2 m.~~
- (8) Urban Agriculture is restricted to the following:
- (a) not more than 4 hens; and
 - (b) not more than 2 beehives and nucleus colonies.
- (9) The keeping of hens must meet the following requirements:
- (a) all hens must be provided a coop, run, and enclosure;
 - (b) must have a minimum enclosed area of 0.4 m² per hen;
 - (c) not permitted to be located within a front yard setback area, and a minimum of 3 m from all remaining lot lines;
 - (d) be well maintained, and
 - i. kept clean, dry, and free of odours;
 - ii. removal of any attractants for vermin;
 - iii. regular removal and disposal of manure or composted;
 - iv. hens are not euthanized or slaughtered on the premises;
 - v. hens must be disposed of at an approved facility;
 - vi. adhere to Biosecurity Procedures recommended by the Canadian Food Inspection Agency (CFIA); and
 - vii. no roosters permitted.

503 RURAL RESIDENTIAL ZONE (R3)

INTENT

503.1 The intent of the Rural Residential Zone is to accommodate a Residential Use on Rural parcels that are serviced by onsite sewerage, which may be located within a Development Permit Area (DPA).

PERMITTED USES

503.2

Permitted Uses Table	
(1) Principal Use	<ul style="list-style-type: none"> (a) Community Care, Minor (b) Manufactured Home OR Single-Detached Dwelling
(2) Accessory Use	<ul style="list-style-type: none"> (a) Accessory Buildings and Structures (b) Accessory Dwelling Unit (ADU) with Single-Detached Dwelling <ul style="list-style-type: none"> i. Carriage House; ii. Garden Suite; or iii. Secondary Suite (c) Agriculture, Hobby Farm (d) Bed & Breakfast (e) Home-Based Business, Rural

SITE SPECIFIC USE

503.3 A Warehouse use is permitted on Lot A Plan EPP20176, located at 8465 Buchanan Road.

DEVELOPMENT REGULATIONS

503.4

Development Regulations Table	
(1) Maximum number of Dwelling Units per lot	(a) Manufactured Home; (b) Single-Detached Dwelling; (c) Single-Detached Dwelling with a Secondary Suite; OR (d) Single-Detached Dwelling with a Carriage House or Garden Suite permitted on a lot with a minimum lot area of 1 ha or greater.
Minimum Setbacks	
(2) Front Lot Line	(a) 7.5 m
(3) Rear Lot Line	(a) Principal Building – 7.5 m (b) Accessory Buildings and Structures – 2 m
(4) Interior Lot Line	(a) 2 m
(5) Exterior Lot Line	(a) 7.5 m
(6) Setback Between Buildings	(a) 3 m
(7) Setback from a Watercourse	(a) Onsite Sewage, Minor – 30 m; and (b) Onsite Sewage, Major – 150 m.
(8) Agricultural Setbacks	(a) Refer to A1 Zone (b) On a lot greater than 1 ha, a landscaped agricultural buffer may be required on lands abutting the Provincial ALR, in accordance with OCP.
Maximum Building Height	
(9) Principal Building	(a) 11 m or 3 storeys; and i. the 3 rd storey shall not exceed 80% of the storey immediately below.
(10) Accessory Building	(a) Carriage House ADU – 8 m or 2 storeys (b) Garden Suite ADU – 4.5 m or 1 storey (c) Accessory Building – 4.5 m
Maximum Lot Coverage	
(11) Lot Coverage	(a) 35% for all Buildings and Structures; and (b) 15% for all impervious hard surfaced areas

Minimum Floor Area	
(12) Principal Building	(a) 100 m ² or greater
(13) ADU	(a) a minimum of 20.5 m ² ; and (b) not greater than 90 m ² .
Maximum Floor Area	
(14) Accessory Building	(a) 125 m ²
(15) Farm Building	(a) N/A

SUBDIVISION REGULATIONS

503.5

Subdivision Regulations Table	
(1) Lot Area (Minimum)	(a) 2 ha (b) Pan-Handle Lot – Not Permitted
(2) Lot Frontage (Minimum)	(a) Corner Lot – 15 m 30 m (b) Interior Lot – 12 m 26 m (c) Pan-Handle Lot – Not Permitted
(3) Lot Depth (Minimum)	(a) 60 m

CONDITIONS OF USE

- 503.6
- (1) Refer to Section 301 of this Bylaw for the following uses, including but not limited to:
 - (a) Bed & Breakfast (or *Short-Term Rental accommodation*);
 - (b) Community Care, Minor
 - (c) Home-Based Business, Rural; and
 - (d) Onsite Storage.

 - (2) Refer to Section 311 of this Bylaw for **Landscaping** requirements, including but not limited to:
 - (a) Fencing;
 - (b) Retaining Walls; and
 - (c) Outdoor Lighting.

 - (4) Refer to Section 321 of this Bylaw for **Off-Street Parking** requirements.

 - (5) Strata titling of an Accessory Dwelling Unit (ADU) is not permitted.

- (6) A Detached ADU is permitted on a lot 1 ha or greater.
- (7) A **Secondary Suite** is not permitted on a lot less than 1 ha, except where a **Registered Onsite Wastewater Practitioner** (ROWP) or Professional Engineer provides a report stating:
- (a) that the Onsite Sewage is not malfunctioning;
~~that the Onsite Sewage is equipped to treat effluent for a minimum of 8 residents;~~
 - (b) that the Onsite Sewage has been appropriately constructed and installed, given the projected demand to be placed by the Building or improvements that are intended to be served by the system; and
 - (c) the location of the Onsite Sewage, Buildings, and Permanent Structures, to be certified by a **British Columbia Land Surveyor** (BCLS).
- (8) An ADU, Detached is permitted on a lot 1 ha or greater, and:
- (a) any tenant improvements intended to increase the GFA of the ADU beyond 90 m² is not permitted, unless otherwise exempt, including:
 - i. a Mechanical Room not greater than 10 m² located within the off-street parking area of a **Carriage House**;
 - ii. the basement area for a **Garden Suite** (refer to FCL); and
 - iii. an egress stairway not exceeding 1.5 m in width.
 - (b) a Penthouse on a roof top patio must not exceed a Building Height of 4.5 m and a GFA of 10 m², with a parapet not exceeding 1.2 m.
- (9) The keeping of animals under a Hobby Farm Agriculture use is ~~permitted on a lot 2 ha or greater, and~~ limited to the following:
- (a) up to 6 hens;
 - (b) up to 6 beehives and nucleus colonies;
 - (c) ~~on a lot 2 ha or greater, up to 2 4 common~~ livestock, including cattle, cows, goats, horses, sheep, ~~swine~~ pigs, or any combination thereof;
 - (d) ~~on a lot 4 ha or greater, up to 8 common livestock is permitted;~~
 - (e) ~~excludes lands where the keeping of horses is tied to a farm operation located within the ALR;~~
 - (f) ~~excludes lands used for range and pasture for cattle where the agricultural use is tied to a farm operation located within the ALR; and~~
 - (g) ~~refer to A1 Zone for Agricultural Setbacks.~~

504 RURAL LARGE LOT RESIDENTIAL ZONE (R4)

INTENT

504.1 The intent of the Rural Large Lot Residential Zone is to accommodate a Residential Use on large rural parcels that are located within a Development Permit Area (DPA) and serviced by Onsite Sewage.

PERMITTED USES

504.2

Permitted Uses Table	
(1) Principal Use	<ul style="list-style-type: none"> (a) Community Care, Minor (b) Manufactured Home OR Single-Detached Dwelling
(2) Accessory Use	<ul style="list-style-type: none"> (a) Accessory Buildings and Structures (b) Accessory Dwelling Unit (ADU) with Single-Detached Dwelling <ul style="list-style-type: none"> i. Carriage House; ii. Garden Suite; or iii. Secondary Suite. (c) Agriculture, Hobby Farm (d) Agriculture (Restricted) <ul style="list-style-type: none"> i. range land; ii. silviculture; and iii. forestry. (e) Bed & Breakfast (f) Home-Based Business, Rural (g) Manufactured Home

SITE SPECIFIC USE

504.3 N/A

DEVELOPMENT REGULATIONS

504.4

Development Regulations Table	
(1) Maximum number of Dwelling Units per lot	(a) Single-Detached Dwelling; (b) Single-Detached Dwelling with a Secondary Suite; (c) Single-Detached Dwelling with a Carriage House or Garden Suite; OR (d) Manufactured Home. i. On a lot 4 ha or greater, an additional ADU may be permitted with a Single-Detached Dwelling use, if the certified ROWP Report proves out the onsite sewage and a reserve absorption area, to the satisfaction of the District where the following conditions are met: <ul style="list-style-type: none"> <input type="checkbox"/> a certified ROWP report proving out the Onsite Sewage and a reserve absorption area, to the satisfaction of the District; and <input type="checkbox"/> Geotechnical Hazard Risk Assessment proving the development “safe for the use intended,” and registration of a Save Harmless in favour of the District, where applicable.
Minimum Setbacks	
(2) Front Lot Line	(a) 7.5 m
(3) Rear Lot Line	(a) Principal Building – 7.5 m (b) Accessory Buildings and Structures – 2 m
(4) Interior Lot Line	(a) 2 m
(5) Exterior Lot Line	(a) 7.5 m
(6) Setback Between Buildings	(a) 3 m
(7) Agricultural Setbacks	(a) Refer to A1 Zone (b) On a lot greater than 1 ha, a landscaped agricultural buffer may be required on lands abutting the Provincial ALR, in accordance with OCP.
(8) Setback from a Watercourse	(a) Onsite Sewage, Minor – 30 m; and (b) Onsite Sewage, Major – 150 m.
Maximum Building Height	
(9) Principal Building	(a) 11 m or 3 storeys; and <ul style="list-style-type: none"> i. the 3rd storey shall not exceed 80% of the storey immediately below

(10) Accessory Building	(a) Accessory Building or Structure – 8 m or 2 storeys (b) ADU – 8 m or 2 storeys
Maximum Lot Coverage	
(11) Lot Coverage	(a) 25% for all Buildings and Structures; and (b) 10% for all impervious hard surface areas
Minimum Floor Area	
(12) Principal Building	(a) 100 m ² or greater.
(13) Secondary Suite	(a) a minimum of 20.5 m ² ; and (b) not greater than 90 m ² .
Maximum Floor Area	
(14) Accessory Building	(a) 300 m ²
(15) Farm Building	(a) N/A

SUBDIVISION REGULATIONS

504.5

Subdivision Regulations Table	
(1) Lot Area (Minimum)	(a) 30 ha (b) Pan-handle Lot – Not Permitted
(2) Lot Frontage (Minimum)	(a) Corner Lot – 60 m (b) Interior Lot – 50 m 60 m (c) Pan-handle Lot – Not Permitted
(3) Lot Depth (Minimum)	(a) 90 m

CONDITIONS OF USE

- 504.6 (1) Refer to Section 301 of this Bylaw for the following uses, including but not limited to:
- (a) Bed & Breakfast (or *Short-Term Rental accommodation*);
 - (b) Community Care, Minor
 - (c) Home-Based Business, Rural; and
 - (d) Onsite Storage.
- (2) Refer to Section 311 of this Bylaw for **Landscaping** requirements, including but not limited to:
- (a) Fencing;
 - (b) Retaining Walls; and
 - (c) Outdoor Lighting.
- (4) Refer to Section 321 of this Bylaw for **Off-Street Parking** requirements.
- (5) Strata titling of an Accessory Dwelling Unit (ADU) is not permitted.
- (6) An ADU, Detached is permitted on a lot 1 ha or greater, and:
- (a) any tenant improvements intended to increase the GFA of the ADU beyond 90 m² is not permitted, unless otherwise exempt, including:
 - i. a Mechanical Room not greater than 10 m² located within the off-street parking area of a **Carriage House**;
 - ii. the basement area for a **Garden Suite** (refer to FCL); and
 - iii. an egress stairway not exceeding 1.5 m in width.
 - (b) a Penthouse on a roof top patio must not exceed a Building Height of 4.5 m and a GFA of 10 m², with a parapet not exceeding 1.2 m.
- (7) The keeping of animals under a Hobby Farm Agriculture use is limited to the following:
- (a) up to 6 hens;
 - (b) up to 6 beehives and nucleus colonies;
 - (c) on a lot 2 ha or greater, up to 4 common livestock, including cattle, cows, goats, horses, sheep, pigs, or any combination thereof;
 - (d) on a lot 4 ha or greater, up to 8 common livestock is permitted;
 - (e) excludes lands where the keeping of horses is tied to a farm operation located within the ALR;
 - (f) excludes lands used for range and pasture for cattle where the agricultural use is tied to a farm operation located within the ALR; and
 - (g) refer to A1 Zone for Agricultural Setbacks.

511 ROWHOUSE ZONE (R11)

INTENT

511.1 The intent of the Rowhouse Zone is to accommodate 4 to 8 Strata Lots, in the form of ground-orientated multi-family residential development on a Corner Lot or on a Lot with rear lane access. A Rowhouse use may also be accommodated on a double-fronting lot, with an Urban Local Road located along both front and rear lot lines.

PERMITTED USES

511.2	Permitted Uses Table
	<ul style="list-style-type: none"> (1) Principal Use <ul style="list-style-type: none"> (a) Community Care, Minor (b) Rowhouse
	<ul style="list-style-type: none"> (2) Accessory Use <ul style="list-style-type: none"> (a) Accessory Buildings and Structures (b) Accessory Dwelling Unit: <ul style="list-style-type: none"> i. Carriage House; or ii. Garden Suite (c) Lock-Off Unit (d) Home-Based Business, Urban

SITE SPECIFIC USE

511.3 N/A

DEVELOPMENT REGULATIONS

511.4

Development Regulations Table	
Density	
(1) Number of Strata Lots	(a) Minimum – 4 SL (b) Maximum – 8 SL
Minimum Setbacks	
(2) Front Lot Line	(a) 6 m (b) 4 m – if abutting a sidewalk with off-street parking located at the rear of the Building
(2) Rear Lot Line	(a) Principal Building – 6 m (b) Accessory Buildings and Structures – 1.5 m
(3) Interior Lot Line	(a) 3 m
(4) Exterior Lot Line	(a) 4 m
(5) Minimum Distance between Rowhouse and ADU	(a) 3 m
Maximum Building Height	
(6) Principal Building	(a) 11 m or 3 storeys
(7) Accessory Building	(a) Accessory Building or Structures – 4.5 m (b) Carriage House ADU – 8 m or 2 storeys (c) Garden Suite ADU – 4.5 m or 1 storey
Maximum Lot Coverage	
(8) Lot Coverage	(a) 60% for all Buildings and Structures; and (b) 15% for all impervious hard surfaced areas
Minimum Floor Area	
(9) Dwelling Unit – Rowhouse	(a) 100 m ² or greater
(10) Detached ADU	(a) a minimum of 20.5 m ² ; and (b) not greater than 90 m ²
(11) Lock-Off Unit	(a) a minimum of 18.5 m ² ; and (b) not greater than 28 m ²

SUBDIVISION REGULATIONS

Subdivision Regulations Table	
(1) Lot Area (Minimum)	(a) 1,000 m ² 1,215 m² ; (b) Lots must be fully serviced by Community Water and Sewer; and (c) Pan-handle Lot – Not Permitted.
(3) Lot Frontage (Minimum)	(a) Corner Lot – 18 m (b) Rear Lane or Double-Fronting Lot – 18 m (c) Pan-handle Lot – Not Permitted
(4) Lot Depth (Minimum)	(a) 24 m

CONDITIONS OF USE

- 511.6 (1) Refer to Section 301 of this Bylaw for the following uses, including but not limited to:
- (a) Community Care, Minor
 - (b) Home-Based Business, Urban; and
 - (c) Onsite Storage.
- (2) Refer to Section 311 of this Bylaw for **Landscaping** requirements, including but not limited to:
- (a) Fencing;
 - (b) Retaining Walls; and
 - (c) Outdoor Lighting.
- (3) Refer to Section 321 of this Bylaw for **Off-Street Parking** requirements.
- (4) Where applicable, tandem parking shall meet the following requirements:
- (a) 1 parking space within a garage or carport;
 - (b) 1 parking space on the driveway apron; and
 - (c) be accessed via a rear lane or shared common driveway.
- (5) Where applicable, a **Lock-Off Unit** must have:
- (a) a minimum of 1 large window to the exterior of the building;
 - (b) the window must be operable to allow for natural ventilation and air flow;
 - (c) must have a separate entrance into a shared common area or exterior of the Building;
 - (d) must be separated by a fire-rated door;
 - (e) **cooking facilities are limited to a Kitchenette or Wet Bar not exceeding 3.8 m²**;

- ~~a Kitchenette or Wet Bar may be installed in lieu of a full Kitchen;~~
- (f) not more than 1 Lock-Off-Unit per ~~Strata Lot Dwelling Unit~~; and
 - (g) a Bed & Breakfast use not permitted ~~with the use~~.
- (6) **A Carriage House or Garden Suite** use on a strata lot must adhere to the following:
- (a) on a double-fronting lot, with an Urban Local Road located along both front and rear lot lines;
 - (b) on a lot with rear lane access; or
 - (c) on a corner lot where the private strata road is a minimum of 9 m from the intersection; and
 - (d) any tenant improvements intended to increase the GFA of the ADU beyond 90 m² is not permitted, unless otherwise exempt, including:
 - i. a Mechanical Room not greater than 10 m² located within the off-street parking area of a **Carriage House**;
 - ii. a **Basement** use with a **Garden Suite**, and
 - iii. an egress stairway not exceeding 1.5 m in width.
 - (e) a Penthouse on a roof top patio must not exceed a Building Height of 4.5 m and a GFA of 10 m², with a parapet not exceeding 1.2 m; and
 - (f) not more than 1 ADU per strata lot.
- (7) Common outdoor amenity area is not required for a Rowhouse use.

512 TOWNHOUSE ZONE (R12)

INTENT

512.1 The intent of the Townhouse Zone is to accommodate more than 6 Dwelling Units in a multi-family residential development.

PERMITTED USES

512.2	Permitted Uses Table
	(1) Principal Use (a) Community Care, Minor (b) Townhouse
	(2) Accessory Use (a) Accessory Buildings and Structures (b) Home-Based Business, Urban (c) Lock-Off Unit

SITE SPECIFIC USE

512.3 N/A

DEVELOPMENT REGULATIONS

512.4

Development Regulations Table	
Density	
(1) Minimum Number of Strata Lots	(a) 8 SL
Minimum Setbacks	
(2) Front Lot Line	(a) 6 m (b) 4 m – if abutting a sidewalk
(3) Rear Lot Line	(a) Principal Building – 6 m (b) Accessory Buildings and Structures – 3 m
(4) Interior Lot Line	(a) 3 m
(5) Exterior Lot Line	(a) 4 m
Maximum Building Height	
(6) Principal Building	(a) 11 m or 3 storeys
(7) Accessory Building	(a) Accessory Building or Structure – 4.5 m
Maximum Lot Coverage	
(8) Lot Coverage	(a) 60% for all Buildings and Structures; and (b) 15% for all impervious hard surfaced areas
Minimum Floor Area	
(9) Dwelling Unit – Townhouse	(a) 100 m ² or greater
(10) Lock-Off Unit	(a) a minimum of 18.5 m ² ; and (b) not greater than 28 m ²

Common Amenity Area	
(11) Outdoor Amenity Space per Dwelling Unit (Minimum)	(a) 10 m ²

SUBDIVISION REGULATIONS

512.5

Subdivision Regulations Table	
(1) Lot Area (Minimum)	(a) 4,050 m ² ; (b) Lots must be fully serviced by Community Water and Sewer; and (c) Pan-handle Lot – Not Permitted.
(2) Lot Frontage (Minimum)	(a) Corner Lot – 30 m (b) Interior Lot – 24 m (c) Pan-handle Lot – Not Permitted
(3) Lot Depth (Minimum)	(a) 30 m

CONDITIONS OF USE

- 512.6 (1) Refer to Section 301 of this Bylaw for the following uses, including but not limited to:
- (a) Community Care, Minor
 - (b) Home-Based Business, Urban; and
 - (c) Onsite Storage.
- (2) Refer to Section 311 of this Bylaw for **Landscaping** requirements, including but not limited to:
- (a) Fencing;
 - (b) Retaining Walls; and
 - (c) Outdoor Lighting.
- (3) Refer to Section 321 of this Bylaw for **Off-Street Parking** requirements.
- (4) Where applicable, tandem parking shall meet the following requirements:
- (a) 1 parking space within a garage or carport;
 - (b) 1 parking space on the driveway **with a minimum length of 4.5 m apron;** and
 - (c) design and layout for required off-street parking spaces and/or loading areas must not result in a parked motor vehicle impeding or encroaching onto a fire lane.

- (5) A **Lock-Off Unit** must have:
- (a) a minimum of 1 large window to the exterior of the building;
 - (b) the window must be operable to allow for natural ventilation and air flow;
 - (c) must have a separate entrance into a shared common area or from the exterior of the Building;
 - (d) must be separated by a fire-rated door;
 - (e) **cooking facilities are limited to a Kitchenette or Wet Bar not exceeding 3.8 m²;**
~~a Kitchenette or Wet Bar may be installed in lieu of a full Kitchen;~~
 - (f) not more than 1 Lock-Off-Unit per Dwelling Unit; and
 - (g) a Bed and Breakfast use is not permitted **with the use.**

520 APARTMENT ZONE (R20)

INTENT

520.1 The intent of the Apartment Zone is to accommodate 6 or more multi-family residential Dwelling Units on a fully serviced urban residential lot.

PERMITTED USES

520.2

Permitted Uses Table	
(1) Principal Use	
(a) Apartment	
(b) Community Care, Minor	
(2) Accessory Use	
(a) Accessory Buildings and Structures	
(b) Home-Based Business, Urban (Restricted)	
(c) Lock-Off Unit	

SITE SPECIFIC USE

520.3 N/A

DEVELOPMENT REGULATIONS

520.4

Development Regulations Table	
(1) Minimum number of Dwelling Units	(a) 6 per Building
Minimum Setbacks	
(2) Front Lot Line	(a) 6 m (b) 1.5 m – if abutting a sidewalk with off-street parking located at the rear of Building
(3) Rear Lot Line	(a) Principal Building – 6 m (b) Accessory Buildings and Structures – 1.5 m
(4) Interior Lot Line	(a) 3 m (b) 1.5 m – if abutting a Civic or Commercial Zone
(5) Exterior Lot Line	(a) 4 m (b) 1.5 m – if abutting a sidewalk with off-street parking located at the rear of Building
Maximum Building Height	
(6) Principal Building	(a) 11 m or 3 storeys
(7) Accessory Building	(a) 4.5 m
Maximum Lot Coverage	
(8) Lot Coverage	(a) 70% for all Buildings and Structures; and (b) 15% for all impervious hard surfaced areas
Minimum Floor Area	
(9) Dwelling Unit – Townhouse	(a) 100 m ² or greater.
(10) Lock-Off Unit	(a) a minimum of 18.5 m ² ; and (b) not greater than 28 m ² .

Common Amenity Area	
(11) Outdoor Amenity Space per Dwelling Unit (Minimum)	(a) 3 m ²

SUBDIVISION REGULATIONS

520.5

Subdivision Regulations Table	
(1) Lot Area (Minimum)	(a) 4,050 m ² ; (b) Lots must be fully serviced by Community Water and Sewer; and (c) Pan-handle Lot – Not Permitted.
(2) Lot Frontage (Minimum)	(a) Corner Lot – 24 m (b) Interior Lot – 18 m (c) Pan-handle Lot – Not Permitted
(3) Lot Depth (Minimum)	(a) 24 m

CONDITIONS OF USE

- 520.6
- (1) Refer to Section 301 of this Bylaw for the following uses, including but not limited to:
 - (a) Community Care, Minor; and
 - (c) Onsite Storage.
 - (2) Refer to Section 311 of this Bylaw for **Landscaping** requirements, including but not limited to:
 - (a) Fencing;
 - (b) Retaining Walls; and
 - (c) Outdoor Lighting.
 - (3) Refer to Section 321 of this Bylaw for **Off-Street Parking** requirements.
 - (4) A **Lock-Off Unit** must have:
 - (a) a minimum of 1 large window to the exterior of the building;
 - (b) the window must be operable to allow for natural ventilation and air flow;
 - (c) must have a separate entrance into a shared common area or exterior of the Building;
 - (d) must be separated by a fire-rated door;

- (e) cooking facilities are limited to a Kitchenette or Wet Bar not exceeding 3.8 m²;
~~a Kitchenette or Wet Bar may be installed in lieu of a full Kitchen;~~
 - (f) not more than 1 Lock-Off-Unit per Dwelling Unit;
 - (g) a Bed & Breakfast use not permitted with the use; and
 - (h) the use is not permitted within a Rental-Only Building.
- (5) An Urban Home-Based Business use in an Apartment is restricted to the following, with no signage permitted for the use:
- (a) Home Office.

590 MANUFACTURED HOME RESIDENTIAL ZONE (R90)

INTENT

590.1 The intent of the Manufactured Home Residential Zone is to accommodate Manufactured Homes on fee-simple or bare land strata lots.

PERMITTED USES

590.2

Permitted Uses Table	
(1) Principal Use	
(a) Community Care, Minor	
(b) Manufactured Home	
(2) Accessory Use	
(a) Accessory Buildings and Structures	
(b) Home Occupation, Urban	

SITE SPECIFIC USE

590.3 N/A

DEVELOPMENT REGULATIONS

590.4

Development Regulations Table	
(1) Maximum number of Buildings per lot	(a) 1 Manufactured Home; and (b) 1 Accessory Building
Minimum Setbacks	
(2) Front Lot Line	(a) 6 m
(3) Rear Lot Line	(a) Principal Building – 6 m (b) Accessory Buildings and Structures – 2 m
(4) Interior Lot Line	(a) 2 m
(5) Exterior Lot Line	(a) 6 m
(6) Setback between Buildings	(a) 3 m
Maximum Building Height	
(7) Principal Building	(a) 4.5 m
(8) Accessory Building	(a) 4.5 m
Maximum Lot Coverage	
(9) Lot Coverage	(a) 35% for all Buildings and Structures; and (b) 15% for all impervious hard surfaced areas
Minimum Floor Area	
(10) Principal Building	(a) 46.5 m ²
Maximum Floor Area	
(11) Accessory Building	(a) 80 m ²

SUBDIVISION REGULATIONS

590.5

Subdivision Regulations Table	
(1) Lot Area (Minimum)	(a) Lots serviced by Community Water and Community Sewer – 300 m ² (b) Lots serviced by Community Water and Onsite Sewage – 1 ha
(2) Lot Frontage (Minimum)	(a) Corner Lot – 15 m (b) Interior Lot – 10 m (c) Panhandle Lot – Not Permitted

CONDITIONS OF USE

- 590.6 (1) Refer to Section 300 of this Bylaw for the following uses, including but not limited to:
- (a) Community Care, Minor
 - (b) Home-Based Business, Urban;
 - (c) Landscaping;
 - (d) Lighting;
 - (e) Off-Street Parking;
 - (f) Onsite Storage; and
 - (g) Retaining Walls.
- (2) A Manufactured Home is restricted to the following:
- (a) Modular home built under A-277 CSA standard; or
 - (b) Mobile homes built under Z-240 CSA standard; and
 - (c) **ADUs are not permitted with the use.**

591 MANUFACTURED PARK ZONE (R91)

INTENT

591.1 The intent of the Manufactured Home Park Zone is to accommodate Manufactured Homes placed on rental pad.

PERMITTED USES

591.2

Permitted Uses Table	
(1) Principal Use	<ul style="list-style-type: none"> (a) Community Care, Minor (b) Manufactured Home
(2) Accessory Use	<ul style="list-style-type: none"> (a) Accessory Buildings and Structures (b) Home Occupation, Urban (c) Park (d) Single-Detached Dwelling with Secondary Suite

SITE SPECIFIC USE

591.3 (1) The provisions under Section 591 of this bylaw apply to:

- (a) Lot A Section 22 Township 9 Osoyoos Division Yale Land District Plan KAP92600 (For Reference to Lakeway MHP see Folio 07401.ET AL), 20304 Lakeway Manufactured Home Park MHP Roll 20-304-00171.000, located at 15401 Kalamalka Road.

DEVELOPMENT REGULATIONS

591.4 (1) Development Regulations are subject to the *Manufactured Home Regulations and Control Bylaw, 1972*, as amended.

CONDITIONS OF USE

- 591.5 (1) Refer to Section 301 of this Bylaw for the following uses, including but not limited to:
- (a) Community Care, Minor
 - (b) Home-Based Business, Urban; and
 - (c) Onsite Storage.
- (2) Refer to Section 311 of this Bylaw for **Landscaping** requirements, including but not limited to:
- (a) Fencing;
 - (b) Retaining Walls; and
 - (c) Outdoor Lighting.
- (3) Refer to Section 321 of this Bylaw for **Off-Street Parking** requirements.
- (4) A Single-Detached Dwelling with a Secondary Suite is permitted as an Accessory Use on the lot.
- (5) **An ADU is not permitted with a Manufactured Home use.**

599 RESIDENTIAL BED & BREAKFAST ZONE (R99)

INTENT

599.1 The intent of the Residential Bed & Breakfast Zone is to accommodate a Bed & Breakfast use on a fully serviced lot that was previously zoned for such as use under *Zoning Bylaw No. 1726, 2018*. A **Bed & Breakfast** use is only permitted under a valid **Business Licence** issued by the District of Coldstream, and within a **Single-Detached Dwelling**.

PERMITTED USES

599.2	Permitted Uses Table
	<p>(1) Principal Use</p> <ul style="list-style-type: none"> (a) Community Care, Minor (b) Single-Detached Dwelling with a Bed & Breakfast (c) Duplex (d) Triplex (e) Fourplex
	<p><input type="checkbox"/> <i>For SSMUH, refer to R1 – Urban Multi-Unit Residential Zone.</i></p>
	<p>(2) Accessory Use</p> <ul style="list-style-type: none"> (a) Accessory Buildings and Structures (b) Accessory Dwelling Unit (ADU) <ul style="list-style-type: none"> i. Carriage House ii. Garden Suite iii. Secondary Suite (c) Home-Based Business, Urban
	<p><input type="checkbox"/> <i>A Bed & Breakfast use is not permitted within a Secondary Suite.</i></p>

SITE SPECIFIC USE

599.3 N/A

DEVELOPMENT REGULATIONS

599.4

Development Regulations Table	
(1) Maximum number of Dwelling Units per lot	<p>(a) Single-Detached Dwelling with a Secondary Suite and Bed & Breakfast use - OR -</p> <p>(b) Single-Detached Dwelling with up to 3 ADUs;</p> <p>(c) Duplex with up to 2 ADUs;</p> <p>(d) Triplex with up to 1 ADU; and</p> <p>(e) Fourplex</p> <p><input type="checkbox"/> For a Secondary Suite use, a Long-Term Rental shall be a minimum of 90 consecutive days or 3 months in tenure, in accordance with the Short-Term Rental Accommodations Act. The use is also subject to provisions under the Residential Tenancy Act.</p> <p><input type="checkbox"/> <i>SMMUH is not permitted on a lot serviced by Onsite Sewage. Subsequently, a Secondary Suite use would need to be proven out by a certified ROWP report (see R2 – Urban Large Lot Residential Zone).</i></p>
Minimum Setbacks	
(2) Front Lot Line	(a) 6 m
(3) Rear Lot Line	(a) Principal Building – 6 m (b) Accessory Buildings and Structures – 1.5 m
(4) Interior Lot Line	(a) 1.5 m
(5) Exterior Lot Line	(a) 4 m
(6) Setback between Buildings	(a) 3 m
(7) Setback from Watercourse	(a) Onsite Sewage – 30 m. (b) Onsite Sewage, Major – 150 m.
Maximum Building Height	
(8) Principal Building	(a) 11 m or 3 storeys; and i. the 3 rd storey shall not exceed 80% of the storey immediately below.
(9) Accessory Building	(a) Accessory Building or Structure – 4.5 m (b) Carriage House ADU – 8 m or 2 storeys (c) Garden Suite ADU – 4.5 m or 1 storey

Maximum Lot Coverage	
(10) Lot Coverage	(a) 50% for all Buildings and Structures; and (b) 15% for all impervious hard surfaced areas
Minimum Floor Area	
(11) Principal Building	(a) 100 m ² or greater.
(12) Secondary Suite	(a) a minimum of 20.5 m ² ; and (b) not greater than 90 m ² .

SUBDIVISION REGULATIONS

599.5

Subdivision Regulations Table	
(1) Lot Area (Minimum)	(a) 600 m ² (b) Pan-Handle Lot – Not Permitted
(2) Lot Frontage (Minimum)	(a) Corner Lot – 15 m (b) Interior Lot – 12 m (c) Pan-Handle Lot – Not Permitted

CONDITIONS OF USE

- 599.6 (1) Refer to Section 301 of this Bylaw for the following uses, including but not limited to:
- (a) Bed & Breakfast (or *Short-Term Rental accommodation*);
 - (b) Community Care, Minor
 - (c) Home-Based Business, Urban; and
 - (d) Onsite Storage.
- (2) Refer to Section 311 of this Bylaw for **Landscaping** requirements, including but not limited to:
- (a) Fencing;
 - (b) Retaining Walls; and
 - (c) Outdoor Lighting.
- (3) Refer to Section 321 of this Bylaw for **Off-Street Parking** requirements.
- (4) **Strata titling of an ADU is not permitted.**
- (5) Home-Based Business restricted to the following:
- (a) Home Office.
- (6) A Bed & Breakfast use must abide by the provisions under a Home-Based Business, Urban.

- (7) An ADU, Detached is not permitted within a front yard setback area of the Lot, and:
- (a) not permitted on a lot with a **Bed & Breakfast** use;
 - (b) not permitted on a lot serviced by **Onsite Sewage** under 1 ha;
 - (c) any tenant improvements intended to increase the GFA of the ADU beyond 90 m² is not permitted, unless otherwise exempt, including:
 - i. a Mechanical Room not greater than 10 m² located within the off-street parking area of a **Carriage House**;
 - ii. a **Basement** use for a **Garden Suite**; and
 - iii. an egress stairway not exceeding 1.5 m in width.
 - (d) a Penthouse on a roof top patio must not exceed a Building Height of 4.5 m and a GFA of 10 m², with a parapet not exceeding 1.2 m.
- (8) Dwelling Units affixed or attached by the following are not permitted:
- (a) a breezeway; and
 - (b) a garage or carport exceeding a width of 6 m.
- (9) A **Bed & Breakfast** use is permitted within a **Single-Detached Dwelling** on the lot under the following conditions:
- (a) must have a valid **Business Licence** issued and approved by the District;
 - (b) must be operated by the Registered Owner of the lot;
 - (c) must be the Registered Owner's permanent fixed address;
 - (d) not more than 2 bedrooms;
 - (e) a lot with a minimum driveway width of 6 m;
 - (f) cooking facilities are limited to a Kitchenette or Wet Bar not exceeding 3.8 m²; and
~~no Kitchen permitted with the use (limited to a Kitchenette or Wet Bar);~~
 - (g) the use is strictly prohibited within a **Secondary Suite**.

601 LOCAL COMMERCIAL ZONE (C1)

INTENT

601.1 The intent of the Local Commercial Zone is to accommodate small-scale commercial uses that serve local residents within a neighbourhood.

PERMITTED USES

601.2

Permitted Uses Table
(1) Principal Uses
(a) Community Care, Major
(b) Financial Services
(c) Food Primary
(d) Food Primary Licenced
(e) Liquor Primary
(f) Medical Office
(g) Office – Professional Services
(h) Personal Service Establishment
(i) Pet Daycare
(j) Public House
(k) Retail
(2) Accessory Uses
(a) Accessory Buildings and Structures
(b) Apartment – Dwelling Units

SITE SPECIFIC USE

601.3 N/A

DEVELOPMENT REGULATIONS

601.4

Development Regulations Table	
Density	
(1) Dwelling Units	(a) Single-Detached Dwelling with a Secondary Suite; OR (b) Dwelling Units located above a Commercial use
Minimum Setbacks	
(2) Front Lot Line	(a) 6 m (b) 1.5 m – if abutting a sidewalk with off-street parking at located the rear of Building
(3) Rear Lot Line	(a) 6 m (b) 1.5 m – on a lot abutting a rear lane
(4) Interior Lot Line	(a) 3 m (b) 0 m – if abutting a Civic or Commercial Zone
(5) Exterior Lot Line	(a) 4 m (b) 1.5 m – if abutting on sidewalk
(6) Setback from a Watercourse	(a) Onsite Sewage, Minor – 30 m; and (b) Onsite Sewage, Major – 150 m.
Maximum Building Height	
(7) Principal Building	(a) Commercial – 8 m (b) Mixed Use – 11 m or 3 storeys
(8) Accessory Building	(a) 4.5 m
Maximum Lot Coverage	
(9) Lot Coverage	(a) 60% for Buildings and Structures; and (b) 25% for all impervious hard surfaced areas
Minimum Floor Area	
(10) Dwelling Unit	(a) 20.5 m ²

SUBDIVISION REGULATIONS

Subdivision Regulations Table	
(1) Lot Area (Minimum)	(a) 800 m ² – Lot serviced by Community Water and Community Sewer (b) 1 ha – Lot serviced by Community Water and Onsite Sewage (c) Pan-handle Lot – Not Permitted
(2) Lot Frontage (Minimum)	(a) 18 m (b) Pan-handle Lot – Not Permitted
(3) Lot Depth (Minimum)	(a) 24 m

CONDITIONS OF USE

- 601.6 (1) Refer to Section 301 of this Bylaw for the following uses, including but not limited to:
- (a) Community Care
 - (b) Home-Based Business, Urban; and
 - (c) Onsite Storage.
- (2) Refer to Section 311 of this Bylaw for **Landscaping** requirements, including but not limited to:
- (a) Fencing;
 - (b) Retaining Walls; and
 - (c) Outdoor Lighting.
- (3) Refer to Section 321 of this Bylaw for **Off-Street Parking** requirements.
- (4) Where applicable, outdoor display areas must be located not more than 0.6 m from the face of the Building, and not impede or disrupt pedestrian traffic, or create a safety or tripping hazard.
- (5) Where applicable, outdoor display areas must not be located over an off-street parking or loading space.
- (6) An Apartment use is permitted on a Commercial lot under the following:
- (a) the lot must be fully serviced by both Community Water and Community Sewer, **excluding**:
 - i. **a Primary Residence for the commercial use operating immediately below.**
 - (b) Dwelling Units must be located on the 2nd Floor of the Commercial Building, and be provided a separate main entrance and lobby area; and

- (c) Home-Based Business use is restricted to a Home Office or Professional Services, with no signage permitted for the use.
- (7) A Commercial lot is limited to 1 Accessory Building on the lot, and:
 - (a) the Accessory Building shall not exceed 42 m² GFA; and
 - (b) excludes an Accessory Building for a Civic Use or Public Utility.
- (8) Outdoor storage on the lot is not permitted unless authorized under a Permit issued by the District.

602 REGIONAL COMMERCIAL ZONE (C2)

INTENT

602.1 The intent of the Regional Commercial Zone is to accommodate Commercial uses that provide goods and services to a broader retail trade area **on a fully serviced parcel**.

PERMITTED USES

602.2

Permitted Uses Table	
(1) Principal Use	<ul style="list-style-type: none"> (a) Community Care, Major (b) Cultural and Recreation Use (c) Education, Private (d) Financial Services (e) Food Primary (f) Food Primary Licenced (g) Hotel (h) Liquor Primary (i) Medical Office (j) Motel (k) Office (l) Public House (m) Personal Service Establishment (n) Pet Daycare (o) Retail
(2) Accessory Use	<ul style="list-style-type: none"> (a) Accessory Buildings and Structures (b) Apartment – Dwelling Units

SITE SPECIFIC USE

602.3 N/A

DEVELOPMENT REGULATIONS

602.4

Development Regulations Table	
Density	
(1) Dwelling Units	(a) Not more than 10% of Dwelling Units are permitted to be less than 28 m ²
Minimum Setbacks	
(4) Front Lot Line	(a) 6 m
(3) Rear Lot Line	(a) 6 m (b) 4 m – if abutting a Civic or Commercial Zone
(4) Interior Lot Line	(a) 3 m
(5) Exterior Lot Line	(a) 4 m (b) 1.5 m – if abutting a sidewalk; excluding: i. minimum setback from a Controlled-Access Highway (see BC Ministry of Transportation & Infrastructure – Highway Permits & Approval Manuals).
Maximum Building Height	
(6) Building Height	(a) Accessory Building – 5 m (b) Commercial – 8 m (c) Mixed Use – 11 m or 3 storeys
Maximum Lot Coverage	
(7) Lot Coverage	(a) 60% for all Buildings and Structures; and (b) 25% for all impervious hard surfaced areas
Minimum Floor Area	
(8) Dwelling Unit	(a) 20.5 m ²

SUBDIVISION REGULATIONS

602.5 Subdivision Regulations Table	
(1) Lot Area (minimum)	(a) 0.8 ha – Lot serviced by Community Water and Community Sewer (b) 2 ha – Lot serviced by Community Water and Onsite Sewage (c) Pan-handle Lot – Not Permitted
(2) Lot Frontage (Minimum)	(a) 30 m (b) Pan-handle Lot – Not Permitted
(3) Lot Depth (Minimum)	(a) 60 m

CONDITIONS OF USE

- 602.6 (1) Where applicable, outdoor display areas must be located not more than 0.6 m from the face of the Building, and not impede or disrupt pedestrian traffic, or create a safety or tripping hazard.
- (2) Where applicable, outdoor display areas must not be located over an off-street parking or loading space.
- (3) An **Apartment** is permitted on a Commercial lot under the following:
- (a) the lot must be fully serviced by both Community Water and Community Sewer;
 - (b) Dwelling Units must be located on the 2nd Floor of the Commercial Building, and be provided a separate main entrance and lobby area; and
 - (c) Home-Based Business use is restricted to a Home Office or Professional Services, with no signage permitted for the use.
- (4) A Commercial lot is limited to 1 Accessory Building on the lot, and:
- (a) the Accessory Building shall not exceed 42 m² GFA; and
 - (b) excludes an Accessory Building for a Civic Use or Public Utility.
- (5) Outdoor storage on the lot is not permitted unless authorized under a Permit issued by the District.
- (6) Refer to Section 301 of this Bylaw for the following uses, including but not limited to:
- (a) Community Care; and
 - (b) Onsite Storage.

-
- (7) Refer to Section 311 of this Bylaw for **Landscaping** requirements, including but not limited to:
- (a) Fencing;
 - (b) Retaining Walls; and
 - (c) Outdoor Lighting.
- (8) Refer to Section 321 of this Bylaw for **Off-Street Parking** requirements.

603 SERVICE STATION ZONE (C3)

INTENT

603.1 The intent of the Service Station Zone is to accommodate automotive services along a Collector Road, Arterial Road, or Controlled-Access Highway.

PERMITTED USES

603.2

Permitted Uses Table
(1) Principal Use <ul style="list-style-type: none">(a) Automotive Repair(b) Food Primary(c) Liquor Primary(d) Retail(e) Service Station
(2) Accessory Use <ul style="list-style-type: none">(a) Accessory Buildings and Structures(b) Single-Detached Dwelling with Secondary Suite

SITE SPECIFIC USES

603.3 N/A

DEVELOPMENT REGULATIONS

603.4

Development Regulations Table	
Minimum Setbacks	
(1) Front Lot Line	(a) 7.5 m
(2) Rear Lot Line	(a) Principal Building – 6 m (b) Accessory Building – 2 m (c) Single-Detached Dwelling with Secondary Suite – 6 m
(3) Interior Lot Line	(a) Principal Building – 6 m (b) Accessory Building – 2m (c) Single-Detached Dwelling with Secondary Suite – 2 m
(4) Exterior Lot Line	(a) 6 m
(5) Setback between Buildings	(a) 3 m
(6) Setback from a Watercourse	(a) Onsite Sewage, Minor – 30 m; and (b) Onsite Sewage, Major – 150 m.
Maximum Building Height	
(7) Principal Building	(a) 8 m
(8) Accessory Building	(a) 4.5 m
Maximum Lot Coverage	
(9) Lot Coverage	(a) 55% for all Buildings and Structures; and (b) 30% for all impervious hard surfaced areas
Minimum Floor Area	
(10) Principal Building	(a) 100 m ²
Maximum Number of Buildings	
(11) Buildings	(a) 1 Commercial Building; (b) 1 Single-Detached Dwelling with Secondary Suite (where applicable); and (c) 1 Accessory Building (excluding Buildings 10 m ² or under)

SUBDIVISION REGULATIONS

603.5 Subdivision Regulations Table	
(1) Lot Area (Minimum)	(a) 1,015 m ² – Lot serviced by Community Water and Community Sewer (b) 1 ha – Lot serviced by Community Water and Onsite Sewage (c) Pan-handle Lot – Not Permitted
(2) Lot Frontage (Minimum)	(i) 30 m (j) Pan-handle Lot – Not Permitted
(3) Lot Depth (Minimum)	(a) 60 m

CONDITIONS OF USE

- 603.6 (1) Fuel islands shall be:
- (a) a minimum of 30 m from the centre line of a Controlled-Access Highway;
 - (b) a minimum of 30 m from the centre line of an Arterial Road; and
 - (c) a minimum of 15 m from the centre line of a Collector Road.
- (2) All ~~motor~~ vehicles ~~under-service being serviced~~ must be stored within the Principal Building overnight.
- (3) Outdoor display areas must be located not more than 0.6 m from the face of the Building, and not impede or disrupt pedestrian traffic, or create a safety or tripping hazard.
- (4) **Wrecked Vehicles** are not permitted to be stored on the lot, except:
- (a) where the Wrecked Vehicle is waiting to be taken into a service bay;
 - (b) where the Wrecked Vehicle is awaiting a same-day tow; and
 - (c) where the Wrecked Vehicle is stored within the Principal Building overnight.
- (5) Refer to Section 301 of this Bylaw for the following uses, including but not limited to:
- (a) Home-Based Business, Urban; and
 - (b) Onsite Storage.

-
- (6) Refer to Section 311 of this Bylaw for **Landscaping** requirements, including but not limited to:
 - (a) Fencing;
 - (b) Retaining Walls; and
 - (c) Outdoor Lighting.

 - (7) Refer to Section 321 of this Bylaw for **Off-Street Parking** requirements.

604 TOWN CENTRE ZONE (C4)

INTENT

604.1 The intent of the Town Centre Zone is to accommodate mixed-use developments within a designated village or town centre.

PERMITTED USES

604.2

Permitted Uses Table	
(1) Principal Use	<ul style="list-style-type: none"> (a) Assembly (b) Civic (c) Community Care, Major (d) Cultural and Recreation Use <li style="color: red;">(e) Education, Private (f) Financial Services (g) Food Primary (h) Food Primary Licenced (i) Hotel (j) Liquor Primary (k) Medical Office (l) Office (m) Personal Service Establishment (n) Pet Daycare (o) Public House (p) Retail
(2) Accessory Use	<ul style="list-style-type: none"> (a) Apartment (b) Townhouse

SITE SPECIFIC USE

604.3 N/A

DEVELOPMENT REGULATIONS

604.4

Development Regulations Table	
Density	
(1) Dwelling Units	(a) Not more than 10% of Apartment Dwelling Units are permitted to be less than 28 m ²
Minimum Setbacks	
(2) Front Lot Line	(a) 6 m (b) 1.5 m – if abutting a sidewalk with off-street parking located at the rear of Building
(3) Rear Lot Line	(a) 6 m (b) 30 m from ALR Boundary, with a minimum 15 m wide landscape buffer, where applicable
(4) Interior Lot Line	(a) 1.5 m (b) 30 m from ALR Boundary, with a minimum 15 m wide landscape buffer, where applicable
(5) Exterior Lot Line	(a) 4 m (b) 1.5 m – if abutting a sidewalk with off-street parking located at the rear of Building
Maximum Building Height	
(6) Building Height	(a) Accessory Building – 4.5 m (b) Commercial – 8 m or 2 storeys (c) Mixed Use – 11 m or 3 storeys
Maximum Lot Coverage	
(7) Lot Coverage	(a) 65% for all Buildings and Structures; and (b) 15% for all impervious hard surfaced areas
Minimum Floor Area	
(8) Dwelling Unit	(a) Apartment – 20.5 m ² ; (b) Townhouse – 100 m ²

SUBDIVISION REGULATIONS

604.5 Subdivision Regulations Table	
(1) Lot Area (Minimum)	(a) 400 m ² ; (b) Lots must be fully serviced by Community Water and Community Sewer; and (c) Pan-handle Lot – Not Permitted
(2) Lot Frontage (Minimum)	(a) 12 m (b) Pan-handle Lot – Not Permitted
(3) Lot Depth (Minimum)	(a) 25 m

CONDITIONS OF USE

- 604.6 (1) Where applicable, outdoor display areas must be located not more than 0.6 m from the face of the Building, and not impede or disrupt pedestrian traffic, or create a safety or tripping hazard.
- (2) Where applicable, outdoor display areas must not be located over an off-street parking or loading space.
- (3) An **Apartment** is permitted on a Commercial lot under the following:
- (a) Dwelling Units must be located on the 2nd Floor of the Commercial Building, and be provided a separate main entrance and lobby area; and
 - (b) Home-Based Business use is restricted to a Home Office or Professional Services, with no signage permitted for the use.
- (4) A **Townhouse** is permitted on a Commercial lot under the following:
- (a) Dwelling Units must be:
 - i. a minimum of 60 m from the Main Street or Front Lot Line;
 - ii. located along a private road or lane; and
 - iii. if on a Corner Lot or Double-Front Lot, located along on an Urban Local Road.
 - (b) Home-Based Business use is restricted to a Home Office or Professional Services, with no signage permitted for the use.
- (5) A Commercial lot is limited to 1 Accessory Building on the lot, and:
- (a) the Accessory Building shall not exceed 42 m² GFA; and
 - (b) excludes an Accessory Building for a Civic Use or Public Utility.

- (6) Refer to Section 301 of this Bylaw for the following uses, including but not limited to:
 - (a) Community Care; and
 - (b) Home-Based Business, Urban.

- (7) Refer to Section 311 of this Bylaw for **Landscaping** requirements, including but not limited to:
 - (a) Fencing;
 - (b) Retaining Walls; and
 - (c) Outdoor Lighting.

- (8) Refer to Section 321 of this Bylaw for **Off-Street Parking** requirements.

- (9) Outdoor storage on the lot is not permitted unless authorized under a Permit issued by the District.

690 COMMERCIAL RECREATION ZONE (C90)

INTENT

690.1 The intent of the Commercial Recreational Zone is to accommodate outdoor recreation uses on a Commercial lot.

PERMITTED USES

690.2

Permitted Uses Table	
1. Principal Use	(a) Golf Course and Driving Range (b) Sports Field and Athletic Facility
(2) Accessory Use	(a) Accessory Buildings and Structures (b) Food Primary (c) Food Primary Licenced (d) Retail (e) Single-Detached Dwelling with Secondary Suite

SITE SPECIFIC USE

690.3 N/A

DEVELOPMENT REGULATIONS

690.4

Development Regulations Table	
Maximum Gross Floor Area (GFA)	
(1) Principal Building – Commercial	(a) 200 m ²
(2) Accessory Building – Commercial	(a) 100 m ²
Maximum Density	
(3) Maximum Number of Buildings Per Lot	(a) 1 Principal Building – Commercial; (b) 2 Accessory Buildings – Commercial; (c) 1 Single-Detached Dwelling; and (d) 2 Accessory Buildings – Residential
Minimum Setbacks	
(4) Front Lot Line	(a) 15 m
(5) Rear Lot Line	(a) 15 m
(6) Interior Lot Line	(a) 15 m
(7) Exterior Lot Line	(a) 15 m
(8) Setback Between Buildings	(a) 3 m
(9) Setback from a Watercourse	(a) Onsite Sewage, Minor – 30 m; and (b) Onsite Sewage, Major – 150 m.
Maximum Building Height	
(10) Principal Building	(a) 8 m
(11) Accessory Building	(a) 4.5 m (b) Single-Detached Dwelling – 11m or 3 storeys i. the 3 rd storey shall not exceed 80% of the storey immediately below.

Maximum Lot Coverage	
(12) Lot Coverage	(a) 10% for all Buildings and Structures; and (b) 5% for all impervious hard-surfaced areas

SUBDIVISION REGULATIONS

690.5

Subdivision Regulations Table	
(1) Lot Area (Minimum)	(a) 2 ha (b) Pan-handle Lot – Not Permitted
(2) Lot Frontage (Minimum)	(a) 30 m 60 m (b) Pan-handle Lot – Not Permitted
(3) Lot Depth (Minimum)	(a) 90 m

CONDITIONS OF USE

- 690.6 (1) Outdoor storage of any goods, materials, and products is not permitted outside of normal business hours of operation, and must be stored within a permitted Building or Structure.
- (2) Refer to Section 311 of this Bylaw for **Landscaping** requirements, including but not limited to:
- (a) Fencing;
 - (b) Retaining Walls; and
 - (c) Outdoor Lighting.
- (3) Refer to Section 321 of this Bylaw for **Off-Street Parking** requirements.
- (4) A **Single-Detached Dwelling** is intended for use as the caretaker’s residence and not permitted for use as a tourist accommodation.

691 CAMPGROUND ZONE (C91)

INTENT

691.1 The intent of the Campground Zone is to accommodate a campground recreational use on a Commercial lot.

PERMITTED USES

691.2

Permitted Uses Table
(1) Principal Use (a) Campground
(2) Accessory Use (a) Accessory Buildings and Structures (b) Food Primary (c) Mini-Golf (d) Office – Administrative Support (e) Retail (f) Single-Detached Dwelling with Secondary Suite

SITE SPECIFIC USE

- 691.3 (1) On Lot B Section 22 Township 9 Osoyoos Division Yale Land District Plan EPP56625, located at 15408 Kalamalka Road (commonly referred to as “Dutch’s Campground”), the following Buildings and Structures are permitted on a campsite:
- (a) Accessory Building 10 m² or less;
 - (b) Deck or Patio not exceeding a 0.6 in Building Height, without manipulating grade; and
 - (c) **Arizona Room**, for the purposes of this section means:
 - i. an outdoor room enclosed by walls consisting of insect screening, and not intended as a habitable room or storage area;
 - ii. may be placed over a Deck or Patio; and
 - iii. emergency egress from the RV must not open into the Arizona Room.

DEVELOPMENT REGULATIONS

691.4

Development Regulations Table	
Maximum Gross Floor Area (GFA)	
(1) Principal Building – Commercial	(a) 200 m ²
(2) Accessory Building – Commercial	(a) 100 m ²
Maximum Density	
(3) Maximum Number of Buildings Per Lot	(a) 1 Principal Building – Commercial; (b) 2 Accessory Buildings – Commercial; and (c) 1 Single-Detached Dwelling with Secondary Suite
Minimum Setbacks	
(4) Front Lot Line	(a) 6 m
(5) Rear Lot Line	(a) 6 m
(6) Interior Lot Line	(a) 3 m
(7) Exterior Lot Line	(a) 4 m
(8) Setback Between Buildings	(a) 3 m
(9) Setback from a Watercourse	(a) Onsite Sewage, Minor – 30 m; and (b) Onsite Sewage, Major – 150 m.
Maximum Building Height	
(10) Principal Building	(a) 8 m
(11) Accessory Building	(a) 4.5 m (b) Single-Detached Dwelling – 11 m or 3 storeys; and i. the 3 rd storey shall not exceed 80% of the storey immediately below.

Maximum Lot Coverage	
(12) Lot Coverage	(a) 30% for all Buildings and Structures; and (b) 25% for impervious hard surface area

SUBDIVISION REGULATIONS

690.5

Subdivision Regulations Table	
(1) Lot Area (Minimum)	(a) 0.4 ha – Lot serviced by Community Water and Community Sewer (b) 1 ha – Lot serviced by Community Water and Onsite Sewage (c) Pan-handle Lot – Not Permitted
(2) Lot Frontage (Minimum)	(a) 30 m (b) Pan-handle Lot – Not Permitted

CONDITIONS OF USE

- 690.6 (1) Each campsite must be:
- (a) a minimum of 140 m²;
 - (b) clearly distinguishable from adjacent campsites within the designated campground area;
 - (c) accessible from the internal road of the lot; and
 - (d) restricted from accessing a Road or Controlled-Access Highway.
- (2) Each campsite is permitted:
- (a) 1 Recreation Vehicle (including Park Modal RVs); or
 - (b) 3 tents.
- (3) The following is not permitted on any campsite:
- (a) Permanent Building;
 - (b) Permanent Structure; or
 - (c) Shipping Container.
- (4) A Campground must provide a landscape buffer area of not less than:
- (a) 3 m in width along the front lot line;
 - (b) 3 m in width along all other lot lines; and
 - (c) 15 m in width along a watercourse, measured from top-of-bank.

701 LIGHT INDUSTRIAL ZONE (I1)

INTENT

701.1 The intent of the Light Industrial Zone is to accommodate a mix of Light Industrial uses.

PERMITTED USES

701.2

Permitted Uses Table	
(1) Principal Use	<ul style="list-style-type: none"> (a) Agriculture (on lands within the ALR) (b) Agriculture, Intensive (on lands within the ALR) (c) Automobile Repair (d) Automotive Sales (e) Data Centre (f) Farm Equipment Repair (g) Farm Equipment Sales (h) Food Primary (i) Food Processing and Packaging (j) Greenhouse Nursery (k) Mini-Storage (l) Recreation Vehicle Sales (m) Recycling Drop-Off (n) Warehouse
(2) Accessory Use	<ul style="list-style-type: none"> (a) Accessory Buildings and Structures (b) Office and Administrative Support (c) Personal Service Establishment (d) Retail (e) Single-Detached Dwelling with Secondary Suite OR Manufactured Home

SITE SPECIFIC USE

701.3 (1) A light industrial use is permitted over a portion of Lot 1 Section 24-25 Township 9 Osoyoos Yale Land District Plan KAP32479, located at 9704 Aberdeen Road, and the use shall not exceed the area for which it is zoned.

DEVELOPMENT REGULATIONS

701.4

Development Regulations Table	
Minimum Setbacks	
(1) Front Lot Line	(a) 15 m from ALR (b) 9 m from a Road or Controlled-Access Highway fronting a Residential Zone (c) 6 m from all other Zones
(2) Rear Lot Line	(a) 15 m from ALR (may require 8 m landscape buffer – see Official Community Plan, DPA) (b) 9 m from a Residential Zone (c) 6 m from all other Zones
(3) Interior Lot Line	(a) 15 m from ALR (may require 8 m landscape buffer – see Official Community Plan, DPA) (b) 9 m from a Residential Zone (c) 6 m from all other Zones
(4) Exterior Lot Line	(a) 15 from ALR (b) 9 m from a Road or Controlled-Access Highway fronting a Residential Zone (c) 6 m from all other Zones
(5) Setback from a Watercourse	(a) Onsite Sewage, Minor – 30 m; and (b) Onsite Sewage, Major – 150 m.
(6) Minimum Setbacks from Major Roads	(a) 9 m, where the any Lot Line abuts: <ol style="list-style-type: none"> i. Aberdeen and North Aberdeen Road ii. Buchanan Road from Nickel Drive to the SE Quarter of Section 26, Township 6 iii. Kalamalka Road iv. Learmouth Road from Highway 6 to the District Boundary v. Park Lane vi. Reid Road from Learmouth Road to Whitevale Road vii. Ricardo Road viii. School Road ix. Warren Road
<p>□ <i>Where there is more than one applicable setback, the greater minimum setback shall apply.</i></p>	

Maximum Building Height	
(7) Principal Building	(a) 11 m or 3 storeys
(8) Accessory Building	(a) 8 m (b) Single-Detached Dwelling – 11 m or 3 storeys; and i. the 3 rd storey shall not exceed 80% of the storey immediately below.
Maximum Floor Area	
(9) Accessory Building	(a) 112 m ²
Maximum Lot Coverage	
(10) Lot Coverage	(a) 50% for all Buildings and Structures; and (b) 15% for all impervious hard-surfaced areas
Maximum Number of Residential Buildings	
(9) Single-Detached Dwelling; OR (10) Manufactured Home	(a) 1 Dwelling Unit (b) a Secondary Suite use is permitted within a Single-Detached Dwelling, if the lot is located within the ALR and is greater than 1 ha.

SUBDIVISION REGULATIONS

701.5

Subdivision Regulations Table	
(1) Lot Area (Minimum)	(a) 0.4 ha – Lots serviced by Community Water and Community Sewer (b) 1 ha – Lots serviced by Community Water and Onsite Sewage (c) Pan-handle Lot – Not Permitted
(2) Lot Frontage (Minimum)	(a) 25 m 30 m (b) Pan-handle Lot – Not Permitted
(3) Lot Depth (Minimum)	(a) 60 m

CONDITIONS OF USE

- 701.6 (1) Refer to Section 311 of this Bylaw for **Landscaping** requirements, including but not limited to:
- (a) Fencing;
 - (b) Retaining Walls; and
 - (c) Outdoor Lighting.
- (2) Refer to Section 321 of this Bylaw for **Off-Street Parking** requirements.
- (3) Outdoor storage is limited to goods, materials, products, and equipment stored on the lot during regular hours of operation, and must be stored within a Building or Structure at the close of business at the end of day.
- (5) On lots 0.4 ha or greater, **Commercial Motor Vehicles** (CMVs) must have sufficient turning radii, maneuvering, or a hammerhead turnaround on the lot, without having to reverse into oncoming traffic egressing or accessing the lot, including delivery, pick-up, and waste and recycling collection.
- (6) CMVs and equipment associated with the business operation must be parked in designated parking spaces on the lot, either clearly marked on a paved surface or with wheel stops on a gravel surface.
- (7) Agricultural uses are not permitted on a lot:
- (a) outside of the ALR; and
 - (b) without a Farm Classification as prescribed under the *Assessment Act*.
- (8) Where applicable, refer to the A1 Zone for Agricultural Setbacks.
- (9) Where applicable, a **Single-Detached Dwelling** or **Manufactured Home** must be a minimum of 7.5 m from a permitted industrial use on the lot.

702 GENERAL INDUSTRIAL ZONE (I2)

INTENT

702.1 The intent of the General Industrial Zone is to accommodate a broader range of industrial uses on a large lot or parcel.

PERMITTED USES

702.2

Permitted Uses Table	
(1) Principal Use	<ul style="list-style-type: none"> (a) Agriculture (on lands within the ALR) (b) Agriculture, Intensive (on lands within the ALR) (c) Automobile Repair and Sales (d) Automotive Wrecking and Salvaging (e) Bulk Landscape Supplies (f) Commercial Motor Vehicle Repair and Sales (g) Data Centre (h) Farm Equipment Repair and Sales (i) Heavy Equipment and Machinery (j) Manufacturing (k) Recreation Vehicle Repair and Sales (l) Recycling Depot (m) Transportation and Logistics (n) Warehouse
(2) Accessory Use	<ul style="list-style-type: none"> (a) Accessory Buildings and Structures (b) Single-Detached Dwelling with Secondary Suite or Manufactured Home

SITE SPECIFIC USES

702.3 N/A

DEVELOPMENT REGULATIONS

702.4

Development Regulations Table	
Minimum Setbacks	
(1) Front Lot Line	(a) 15 m from ALR (b) 9 m from a Road or Controlled-Access Highway fronting a Residential Zone (c) 6 m for all other Zones
(2) Rear Lot Line	(a) 15 m from ALR (may require 8 m landscape buffer – see Official Community Plan, DPA) (b) 9 m from a Residential Zone (c) 6 m from all other Zones
(3) Interior Lot Line	(a) 15 m from ALR (may require 8 m landscape buffer – see Official Community Plan, DPA) (b) 9 m from a Residential Zone (c) 6 m from all other Zones
(4) Exterior Lot Line	(a) 15 m from ALR (b) 9 m from a Road or Controlled-Access Highway fronting a Residential Zone (c) 6 m from all other Zones
(4) Setback from a Watercourse	(a) Onsite Sewage, Minor – 30 m; and (b) Onsite Sewage, Major – 150 m.
(5) Minimum Setback from Major Roads	(a) 9 m, where the any Lot Line abuts: <ul style="list-style-type: none"> i. Aberdeen and North Aberdeen Road ii. Buchanan Road from Nickel Drive to the SE Quarter of Section 26, Township 6 iii. Kalamalka Road iv. Learmouth Road from Highway 6 to the District Boundary v. Park Lane vi. Reid Road from Learmouth Road to Whitevale Road vii. Ricardo Road viii. School Road ix. Warren Road
<p>□ Where there is more than one applicable setback, the greater minimum setback shall apply.</p>	

Maximum Building Height	
(6) Principal Building	(a) 18 m
(7) Accessory Building	(a) 11 m (b) Single-Detached Dwelling – 11 m or 3 storeys; and i. the 3 rd storey shall not exceed 80% of the storey immediately below.
Maximum Lot Coverage	
(8) Lot Coverage	(a) 55% for all Buildings and Structures; and (b) 15% for impervious hard-surfaced areas
Maximum Number of Residential Buildings	
(9) Single-Detached Dwelling; OR (10) Manufactured Home	(a) 1 Dwelling Unit (b) a Secondary Suite use is permitted within a Single-Detached Dwelling, if the lot is located within the ALR and is greater than 1 ha

SUBDIVISION REGULATIONS

702.5

Subdivision Regulations Table	
(1) Lot Area (Minimum)	(a) 0.4 ha – Lots serviced by Community Water and Community Sewer (b) 2 ha – Lots serviced by Community Water and Onsite Sewage (c) Pan-handle Lot – Not Permitted
(2) Lot Frontage (Minimum)	(a) 30 m (b) Pan-handle Lot – Not Permitted
(3) Lot Depth (Minimum)	(a) 60 m

CONDITIONS OF USE

- 702.6 (1) Refer to Section 311 of this Bylaw for Landscaping requirements, including but not limited to:
- (a) Fencing;
 - (b) Retaining Walls; and
 - (c) Outdoor Lighting.
- (2) Refer to Section 321 of this Bylaw for **Off-Street Parking** requirements.
- (3) On lots 0.4 ha or greater, **Commercial Motor Vehicles** (CMVs) must have sufficient turning radii, maneuvering, or a hammerhead turnaround on the lot, without having to reverse into oncoming traffic egressing or accessing the lot, including delivery, pick-up, and waste and recycling collection.
- (4) Where applicable, refer to the A1 Zone for Agricultural Setbacks.
- (5) Where applicable, a **Single-Detached Dwelling** or **Manufactured Home** must be a minimum of 7.5 m from a permitted industrial use on the lot.
- (6) Storage of goods, materials, and equipment is not permitted within a front yard setback area of the lot.

710 RESOURCE INDUSTRIAL ZONE (I10)

INTENT

710.1 The intent of the Resource Industrial Zone is to accommodate industrial use, primarily a log sort yard, and agriculture.

PERMITTED USES

710.2

Permitted Uses Table
(1) Principal Use <ul style="list-style-type: none">(a) Agriculture (on lands within the ALR)(b) Agriculture, Intensive (on lands within the ALR)(c) Log Sort Yard
(2) Accessory Use <ul style="list-style-type: none">(a) Accessory Buildings and Structures(b) Helipad(c) Single-Detached Dwelling with Secondary Suite or Manufactured Home

SITE SPECIFIC USE

710.3 N/A

DEVELOPMENT REGULATIONS

710.4

Development Regulations Table	
Minimum Setbacks	
(1) Front Lot Line	(a) 15 m from ALR (b) 9 m from a Road or Controlled-Access Highway fronting a Residential Zone (c) 6 m from all other Zones
(2) Rear Lot Line	(a) 15 m from ALR (may require 8 m landscape buffer – see Official Community Plan, DPA) (b) 9 m from a Residential Zone (c) 3 m from all other Zones
(3) Interior Lot Line	(a) 15 m from ALR (may require 8 m landscape buffer – see Official Community Plan, DPA) (b) 9 m from a Residential Zone (c) 6 m from all other Zones
(4) Exterior Lot Line	(a) 15 m from ALR (b) 9 m from a Road or Controlled-Access Highway fronting a Residential Zone (c) 6 m from all other Zones
(5) Setback from a Watercourse	(a) Onsite Sewage, Minor – 30 m (b) Onsite Sewage, Major – 150 m
(6) Minimum Setbacks from Major Roads	(a) 9 m, where the any Lot Line abuts: <ul style="list-style-type: none"> i. Aberdeen and North Aberdeen Road ii. Buchanan Road from Nickel Drive to the SE Quarter of Section 26, Township 6 iii. Kalamalka Road iv. Learmouth Road from Highway 6 to the District Boundary v. Park Lane vi. Reid Road from Learmouth Road to Whitevale Road vii. Ricardo Road viii. School Road ix. Warren Road
□ Where there is more than one applicable setback, the greater minimum setback shall apply.	

Maximum Building Height	
(7) Principal Building	(a) 11 m or 3 storeys
(8) Accessory Building	(a) 8 m (b) Single-Detached Dwelling – 11 m or 3 storeys; and i. the 3 rd storey shall not exceed 80% of the storey immediately below.
Maximum Lot Coverage	
(9) Lot Coverage	(a) 10% for all Buildings and Structures; and (b) 5% for all impervious hard-surfaced areas
Maximum Number of Residential Buildings	
(10) Single-Detached Dwelling; OR (11) Manufactured Home	(a) 1 Dwelling Unit (b) a Secondary Suite use is permitted within a Single-Detached Dwelling, if the lot is located within the ALR and is greater than 1 ha

SUBDIVISION REGULATIONS

710.5

Subdivision Regulations Table	
(1) Lot Area (Minimum)	(a) 20 ha (b) Pan-handle Lot – Not Permitted
(2) Lot Frontage (Minimum)	(a) 30 m 60 m (b) Pan-handle Lot – Not Permitted
(3) Lot Depth (Minimum)	(a) 90 m

CONDITIONS OF USE

- 710.6 (1) The log sort area must be treated with dust suppression materials, as required from time to time, to minimize the impact of dust on adjoining land uses.
- (2) Refer to Section 311 of this Bylaw for **Landscaping** requirements, including but not limited to:
- (a) Fencing;
 - (b) Retaining Walls; and
 - (c) Outdoor Lighting.
- (3) Refer to Section 321 of this Bylaw for **Off-Street Parking** requirements.

- (5) Agricultural uses are not permitted on a lot:
 - (a) outside of the ALR; and
 - (b) without a Farm Classification as prescribed under the *Assessment Act*.
- (6) Where applicable, refer to the A1 Zone for Agricultural Setbacks.
- (7) Where applicable, a **Single-Detached Dwelling** or **Manufactured Home** must be a minimum of 7.5 m from a permitted industrial use on the lot.
- (8) Storage of goods, materials, and equipment is not permitted within a front yard setback area of the lot.

801 CIVIC ONE ZONE (P1)

INTENT

801.1 The intent of the Civic One Zone is to accommodate civic, institutional, and public uses.

PERMITTED USES

801.2

Permitted Uses Table	
(1) Principal Use	<ul style="list-style-type: none"> (a) Agriculture (on lands within the ALR) (b) Agriculture, Intensive (on lands within the ALR) (c) Assembly (d) Civic Use – Government (e) Civic Use – Park (f) Civic Use – Public Education K – 12 (g) Community Care, Major (h) Medical Office (i) Office – Non-Profit Organization (j) Post-Secondary Institution (k) Public Utility
(2) Accessory Use	<ul style="list-style-type: none"> (a) Accessory Buildings and Structures (b) Apartment (c) Food Primary (d) Seniors Housing (e) Single-Detached Dwelling with Secondary Suite

SITE SPECIFIC USE

- 801.3 (1) Lot 21 Block 9 District Lot 3888 Osoyoos Division Yale District Plan 4068, located at 8505 Kalavista Drive, the Off-Street Parking of the following is strictly prohibited:
 - (a) boat trailer;
 - (b) boat storage; and
 - (c) boat launch.

- (2) Parcel A Plan KAP6907B Section 23 Township 6 Osoyoos Division Yale District (See DD149196F), located at 9691 School Road, the following uses are permitted:
 - (a) no restrictions on the number of Buildings for the purposes of providing Seniors Housing on a lot within a minimum parcel size of 1 ha.

DEVELOPMENT REGULATIONS

801.4

Development Regulations Table	
Minimum Setbacks	
(1) Front Lot Line	(a) 6 m (b) 1.5 m – if abutting a sidewalk with off-street parking located at the rear of Building
(2) Rear Lot Line	(a) 6 m (b) 1.5 m – on a lot abutting a Civic or Commercial Zone
(3) Interior Lot Line	(a) 2 m
(4) Exterior Lot Line	(a) 4 m (b) 1.5 m – if abutting a sidewalk
<p>□ A minimum setback for a Public Utility Building is 1.5 m from all lot lines, <i>excluding DPAs established for Geotechnical Hazard, Floodplain, Wildfire Interface, Environment Sensitive Areas (ESAs) or any combination thereof, where a greater prescribed setback may apply.</i></p>	
Maximum Height	
(5) Principal Building	(a) 11 m
(6) Accessory Building	(a) 8 m
Lot Coverage	
(7) Lot Coverage	(a) 50% for all Buildings and Structures; and (b) 20% for impervious hard-surfaced areas
Maximum Number of Residential Buildings	
(8) Single-Detached Dwelling with ADU	(a) 1 Dwelling Unit; and i. 1 ADU not exceeding 90 m ²

SUBDIVISION REGULATIONS

801.5

Subdivision Regulations Table	
(1) Lot Area (Minimum)	(a) 600 m ² – Lots serviced by Community Water and Community Sewer (b) 1 ha – Lots serviced by Community Water and Onsite Sewage (c) Pan-handle Lot – Not Permitted
(2) Lot Frontage (Minimum)	(a) 15 m 12 m (b) Pan-handle Lot – Not Permitted
(3) Lot Depth (Minimum)	(a) 24 m
<p><input type="checkbox"/> <i>There is no minimum lot area or lot frontage for a lot dedicated for a trail, park, playground, community garden, or unattended Public Utility Building or Structure.</i></p>	

CONDITIONS OF USE

- 801.6 (1) Refer to Section 311 of this Bylaw for **Landscaping** requirements, including but not limited to:
- (a) Fencing;
 - (b) Retaining Walls; and
 - (c) Outdoor Lighting.
- (2) Refer to Section 321 of this Bylaw for **Off-Street Parking** requirements.
- (3) Where applicable, Agricultural uses are not permitted on a lot:
- (a) outside of the ALR;
 - (b) without a Farm Classification as prescribed under the *Assessment Act*; and
 - (c) refer to the A1 Zone for Agricultural Setbacks.

810 PARKS AND OPEN SPACE ZONE (P10)

INTENT

810.1 The intent of the Parks and Open Space Zone is to accommodate natural areas and recreation use.

PERMITTED USES

810.2

Permitted Uses Table
(1) Principal Use <ul style="list-style-type: none">(a) Agriculture (on lands within the ALR)(b) Agriculture, Intensive (on lands within the ALR)(c) Civic Use – Government(d) Civic Use – Park(e) Public Utility
(2) Accessory Use <ul style="list-style-type: none">(a) Accessory Buildings and Structures(b) Single-Detached Dwelling with Secondary Suite

SITE SPECIFIC USE

810.3 N/A

DEVELOPMENT REGULATIONS

810.4

Development Regulations Table	
Maximum Number of Buildings	
(1) Principal Building	(a) 1 Civic Use
(2) Accessory Building	(a) 2
(3) Single-Detached Dwelling with ADU	(a) 1 Dwelling Unit; and (b) 1 ADU not exceeding 90 m ²
Minimum Setbacks	
(4) Front Lot Line	(a) 6 m
(5) Rear Lot Line	(a) 1.5 m
(6) Interior Lot Line	(a) 1.5 m
(7) Exterior Lot Line	(a) 6 m
Maximum Building Height	
(8) Principal Building	(a) 11 m or 3 storeys
(9) Accessory Building	(a) 8 m (b) Single-Detached Dwelling – 11 m or 3 storeys; and i. the floor area of the upper most storey shall not exceed 80% of the storey immediately below.
Maximum Lot Coverage	
(10) Lot Coverage	(a) 10% for all Buildings and Structures; and (b) 5% for all impervious hard-surfaced areas

SUBDIVISION REGULATIONS

810.5

Subdivision Regulations Table	
(1) Lot Area (Minimum)	(a) 300 m ² – Lots serviced by Community Water and Community Sewer (b) 1 ha – Lots serviced by Community Water and Onsite Sewage (c) Pan-handle Lot – Not Permitted
(2) Lot Frontage (Minimum)	(a) 12 m (b) Pan-handle Lot – Not Permitted
(3) Lot Depth (Minimum)	(a) 24 m
<input type="checkbox"/> <i>There is no minimum lot area or lot frontage for a lot dedicated for a trail, park, playground, community garden, or unattended Public Utility Building or Structure.</i>	

CONDITIONS OF USE

- 810.6
- (1) Non-Profit Organizations may operate on District owned lands, subject to District approval.
 - (2) Special Events hosted on District owned lands are subject to the terms and conditions of the approved Permit issued by the District.
 - (3) Refer to Section 311 of this Bylaw for **Landscaping** requirements, including but not limited to:
 - (a) Fencing;
 - (b) Retaining Walls; and
 - (c) Outdoor Lighting.
 - (4) Refer to Section 321 of this Bylaw for **Off-Street Parking** requirements.
 - (5) Agricultural uses are not permitted on a lot:
 - (a) outside of the ALR;
 - (b) without a Farm Classification as prescribed under the *Assessment Act*.
 - (6) Where applicable, refer to the A1 Zone for Agricultural Setbacks.

811 WATERFRONT ZONE (P11)

INTENT

811.1 The intent of the Waterfront Zone is to provide for the recreational use for upland property owners and allow for public access to the foreshore, in accordance with the *Riparian Areas Protection Regulation* (RAPR) and minimizing impacts within the *Streamside Protection and Enhancement Area* (SPEA).

PERMITTED USES

811.2	Permitted Uses Table
	<p>(1) Principal Use</p> <ul style="list-style-type: none"> (a) Civic Use – Boat Launch (b) Civic Use – Kalamalka Beach Park (c) Foreshore Public Access (d) Park (e) Public Lake Access
	<p>(2) Accessory Use</p> <ul style="list-style-type: none"> (a) Boat Launch (b) Boat Lift (c) Dock, Private (d) Moorage Bouy

SITE SPECIFIC USE

811.3 N/A

DEVELOPMENT REGULATIONS

811.4

Development Regulations Table	
Minimum Setbacks	
(1) RAPR Setback to be determined by a Qualified Environmental Professional (QEP)	<p>(a) 5 m;</p> <ul style="list-style-type: none"> i. Class C stream; ii. drainage ditch; iii. ALR lot with Farm Classification; and iv. Flood Hazard Assessment may be required. <p>(b) 15 m; or</p> <ul style="list-style-type: none"> i. Yellow-coded watercourse; ii. 3:1 net habitat benefit for compensation; and iii. adequate buffers designated for nesting trees, in accordance with the <i>Wildlife Act</i>. <p>(c) 30 m</p> <ul style="list-style-type: none"> i. Red-coded watercourse; ii. flooding or erosion concerns; iii. 2:1 net habitat benefit for compensation; and iv. adequate buffers designated for nesting trees, in accordance with the <i>Wildlife Act</i>.

CONDITIONS OF USE

811.5 (1) Docks, boatlifts, and boat launch ~~and mooring buoys~~ must meet the following requirements:

- (a) 1 private dock or pier is permitted per fee simple waterfront lot;
- (b) ~~must have a minimum lot width of 15 m;~~
- (c) 1 boat slip may be approved per Dwelling Unit for a strata waterfront lot;
- (d) shall conform to provisions under **Schedule D**; ~~must have approval by the Province of British Columbia for boat access;~~
- (e) a Commercial use or a Home-Based Business is not permitted in conjunction with a private moorage use; and
- (f) any apparatus needed for the construction of a dock must be removed from the foreshore within 30 days of substantial completion of the Structure, as determined by the Registered Building Official (RBO).

(2) Boating activity is prohibited in designated swimming areas. Designated swimming areas are identified by the placement of buoys approved by Transport Canada.

~~Vessel speed is restricted to 8 km/hr within 75 m of the shoreline, commencing at Lot 12 Plan 10545 (12904 Kinloch Drive), thence following the shoreline in a northwesterly direction to the easterly boundary of Lot 1 Plan 20911 (7607 Westkal Road), in accordance with the Vessel Operation Restriction Regulation (VORR).~~

- (3) ~~Moorage of a vessel, exceeding a continuous period of 72 hours, is prohibited in front of publicly owned lands, boundaries of which are defined as projecting at right angles to the foreshore.~~

901 WHISPER RIDGE COMPREHENSIVE DEVELOPMENT ZONE (CD-R1)

INTENT

901.1 The intent of the Whisper Ridge Meadows Comprehensive Development is to accommodate freehold strata lots on large residential rural parcels within a steep sloped area, as part of Plan KAS2383.

PERMITTED USES

901.2	Permitted Uses Table
	<p>(1) Principal Uses</p> <ul style="list-style-type: none"> (a) Agriculture, Hobby Farm (b) Community Care, Minor (c) Park (d) Single-Detached Dwelling
	<p>(2) Accessory Uses</p> <ul style="list-style-type: none"> (a) Accessory Buildings and Structures (b) Bed & Breakfast (c) Home-Based Business, Rural (d) Secondary Suite

SITE SPECIFIC USE

901.3 N/A

DEVELOPMENT REGULATIONS

901.4	Development Regulations Table	
	Minimum Setbacks	
	(1) Front Lot Line	<ul style="list-style-type: none"> (a) Principal Building – 6 m (b) Accessory Building – 7.5 m (c) Agricultural Building – 7.5 m
	(2) Rear Lot Line	<ul style="list-style-type: none"> (a) Principal Building – 6 m (b) Accessory Buildings and Structures – 2 m (c) Agricultural Building – 6 m

901 – WHISPER RIDGE COMPREHENSIVE DEVELOPMENT ZONE

CD-R1

(3) Interior Lot Line	(a) Single-Detached Dwelling – 3 m (b) Accessory Building – 2 m (c) Agricultural Building – 6 m
(4) Exterior Lot line	(a) 6 m
(5) Minimum Distance Between Buildings	(a) 3 m
(6) Agricultural Setbacks	(a) See A1 Zone
Maximum Building Height	
(7) Principal Building	(a) 11 m or 3 storeys; and i. the 3 rd storey shall not exceed 80% of the storey immediately below.
(8) Accessory Building	(a) 4.5 m
(9) Farm Building	(a) 8 m
	<i>Farm Building means a structure designed and constructed for the purpose of animal husbandry and/or storage of agricultural equipment, and not intended for any other purpose.</i>
Maximum Lot Coverage	
(11) Lot Coverage	(a) 20% for all Buildings and Structures; and (b) 5% for all impervious hard-surfaced areas
Maximum Floor Area	
(12) Accessory Building	(a) 112 m ²
<input type="checkbox"/> A Building Scheme are charges registered on title under Section 220 of the Land Title Act that contains terms which are placed upon a lot or parcel by a Developer at time of subdivision. A Building Scheme may prohibit a use permitted under the Zoning Bylaw. A Local Government will not regulate or enforce provisions under a Building Scheme.	

SUBDIVISION REGULATIONS

901.5

Subdivision Regulations Table	
(1) Lot Area (Minimum)	(a) 2 ha (b) if walking trails, equestrian trails, tot parks, and common amenity spaces are established within the strata, the minimum lot area of the freehold strata lots may be further reduced to 0.4 ha. (c) Pan-handle Lot – Not Permitted
(2) Lot Frontage (Minimum)	(a) 30-m 24 m (b) Pan-handle Lot – Not Permitted
(3) Lot Depth (Minimum)	(a) 30 m
<input type="checkbox"/> There is no minimum lot area or lot frontage for a lot dedicated for a trail, park, playground, community garden, or unattended Public Utility Building or Structure.	

CONDITIONS OF USE

- 901.6 (1) Refer to Section 301 of this Bylaw for the following uses, including but not limited to:
- (a) Bed and Breakfast (*or Short-Term Rental accommodation*);
 - (b) Building Height and Setback Exemptions;
 - (c) Community Care, Minor
 - (d) Home-Based Business, Rural; and
 - (e) Onsite Storage.
- (2) Refer to Section 311 of this Bylaw for **Landscaping** requirements, including but not limited to:
- (a) Fencing;
 - (b) Retaining Walls; and
 - (c) Outdoor Lighting.
- (3) Refer to Section 321 of this Bylaw for **Off-Street Parking** requirements.
- (4) A **Secondary Suite** is not permitted on a lot less than 1 ha, except where a **Registered Onsite Wastewater Practitioner** (ROWP) or Professional Engineer provides a report stating:
- (a) that the Onsite Sewage is not malfunctioning;
~~that the Onsite Sewage is equipped to treat effluent for a minimum of 8 residents;~~
 - (b) that the Onsite Sewage has been appropriately constructed and installed, given the projected demand to be placed by the Building or improvements that are intended to be serviced by the system; and

- (c) ~~the~~ location of the Onsite Sewage and Buildings 10 m² or greater ~~Buildings, and Structures~~, to be certified by a **British Columbia Land Surveyor** (BCLS) on a **Reference Plan**.
- (4) The keeping of farm animals is restricted to the following:
 - (a) not more than 4 hens;
 - (b) not more than 2 beehives and nucleus colonies; and
 - (c) not more than 2 horses.
- (5) The keeping of urban hens must meet the following provisions:
 - (a) all hens must be provided a coop, run, and enclosure;
 - (b) have a minimum enclosed area of 0.4 m² per hen;
 - (c) not permitted ~~to be located~~ within a front yard setback area and **located** a minimum of 3 m from all remaining lot lines;
 - (d) be well maintained, and
 - i. kept clean, dry, and free of odours;
 - ii. removal of any attractants for vermin;
 - iii. regular removal and disposal of manure or composted;
 - iv. hens are not euthanized or slaughter on the premises;
 - v. hens must be disposed of at an approved facility;
 - vi. adhere to Biosecurity Procedures recommended by the Canadian Food Inspection Agency (CFIA); and
 - vii. no roosters permitted.

902 COLDSTREAM MEADOWS COMPREHENSIVE DEVELOPMENT ZONE (CD-R2)

INTENT

902.1 The intent of the Coldstream Meadows Comprehensive Development Zone is to accommodate a range of Seniors Housing on a parcel located within the **Agricultural Land Reserve (ALR)**.

PERMITTED USES

902.2

Permitted Uses Table	
(1) Principal Use	
(a) Agriculture	
(b) Apartment, Seniors Housing	
(c) Rowhouse, Seniors Housing	
(d) Seniors Housing, Assisted	
(e) Seniors Housing, Residential Care	
(f) Seniors Housing, Supportive	
(g) Townhouse, Seniors Housing	
(2) Accessory Use	
(a) Accessory Buildings and Structures	
(b) Assembly	
(c) Medical Office	
(d) Park	
(e) Retail	

902 – COLDSTREAM MEADOWS COMPREHENSIVE DEVELOPMENT ZONE

CD-R2

DEVELOPMENT REGULATIONS

902.3

Development Regulations Table	
Maximum Density	
(1) Dwelling Units	(a) 270, including: i. 195 Assisted and Supportive Seniors Housing Dwelling Units
Minimum Setbacks	
(4) Park, shown as Lot 2 Plan EPP31760	(a) 4.5 m
(5) All other Uses	(a) 15 m
(6) Agricultural Buffer	(a) 15 m
Maximum Building Height	
(7) Agricultural Building	(a) 10 m
(8) Rowhouse, Seniors Housing	(a) 8 m – refer to Map Area #2
(9) Townhouse, Seniors Housing	(a) 8 m – refer to Map Area #2
(10) Apartment, Seniors Housing	(a) 12 m – refer to Map Areas #3 and #4
(11) Non-Residential Building	(a) 8 m – refer to Map Areas #2 and #5
□ Refer to Figure 902.1 for Mapping Areas 1 – 5	
Maximum Lot Coverage	
(12) Lot Coverage	(a) 20% for all Buildings and Structures; and (b) 5% for all impervious hard-surfaced areas

902 – COLDSTREAM MEADOWS COMPREHENSIVE DEVELOPMENT ZONE



SUBDIVISION REGULATIONS

902.4 Subdivision Regulations Table	
(1) Lot Area (Minimum)	(a) Not applicable
(2) Lot Frontage (Minimum)	(a) Not applicable

CONDITIONS OF USE

- 902.5 (1) Refer to Section 301 of this Bylaw for the following uses, including but not limited to:
- (a) Building Height and Setback Exemptions; and
 - (b) Onsite Storage.
- (2) Refer to Section 311 of this Bylaw for **Landscaping** requirements, including but not limited to:
- (a) Fencing;
 - (b) Retaining Walls; and
 - (c) Outdoor Lighting.
- (3) Refer to Section 321 of this Bylaw for **Off-Street Parking** requirements.
- (4) The following events, up to 24 per year, are permitted within the Chapel for members of the public who are non-strata residents:
- (a) Religious Assembly;
 - (b) Weddings;
 - (c) Gathering for an Event; and
 - (d) Temporary classroom facilities for programs sponsored by School District No. 22.
- (5) Retail use is permitted on the ground floor of a Seniors Housing Apartment.
- (6) Medical Office use is permitted on the ground floor of a Seniors Housing Apartment.

902 – COLDSTREAM MEADOWS COMPREHENSIVE DEVELOPMENT ZONE

CD-R2



Figure 902.1: Coldstream Meadows Comprehensive Development Zone.

911 COLDSTREAM STATION COMPREHENSIVE DEVELOPMENT ZONE (CD-C1)

INTENT

911.1 The intent of the Coldstream Station Comprehensive Development Zone is to accommodate the commercial development on Lot 1 Plan EPP108686, located at 16500 Kalamalka Road.

PERMITTED USES

911.2

Permitted Uses Table	
(1) Principal Use	<ul style="list-style-type: none"> (a) Assembly (b) Civic (c) Food Primary (d) Retail
(2) Accessory Use	<ul style="list-style-type: none"> (a) Office (b) Personal Service Establishment

DEVELOPMENT REGULATIONS

911.3

Development Regulations Table	
Minimum Setbacks	
(1) Front Lot Line	(a) 0 m
Maximum Building Height	
(2) Principal Building	(a) 11 m

911 – COLDSTREAM STATION COMPREHENSIVE DEVELOPMENT ZONE

CD-C1

SUBDIVISION REGULATIONS

911.4

Subdivision Regulations Table	
(1) Lot Area (Minimum)	(a) 753 m ²
(2) Lot Frontage (Minimum)	(a) 37.8 m

CONDITIONS OF USE

- 911.5 (1) Notwithstanding provisions under Section 300 of this Bylaw, any and all required off-street parking and loading shall be subject to an agreement with the parking provider, located on Lot A Plan EPP52625, located at 16506 Kalamalka Road.
- (2) Recycling and Waste Collection amenities are subject to an agreement with the registered owner of Lot A Plan EPP52625, located at 16506 Kalamalka Road.
- (3) Freestanding Signage must not exceed a height of 2 m and must be installed or posted within a landscaped area. ~~The Freestanding Signage may be illuminated with lighting fixtures not exceeding a color temperature of 4,000K.~~
- (4) Freestanding Signage may be illuminated by outdoor lighting not exceeding a colour temperature of 3,500 K.
- (5) Projecting Signage is limited to 1 per Building.

SCHEDULE B – ZONING MAP
(MAP -SEE LAST PAGE OF BYLAW)

SCHEDULE C – SIGNAGE

DEFINITIONS

(1) In this Schedule,

AGRICULTURAL BUSINESS IDENTIFICATION SIGNAGE means a sign that is intended to advertise a farm operation or agricultural cooperative. Signage to include logo and text prepared by the British Columbia Ministry of Agriculture.

ANIMATED SIGNAGE means a sign that includes action, motion, sound, or any combination thereof.

AWNING SIGN means signage applied, attached, or painted onto the Building Face, refer to **Figure 1.1**.



Figure 1.1: Example of an Awning Sign.

BANNER SIGNAGE means a sign made of nylon, canvas, vinyl, or similar material that is not adhered to a rigid backing or support, refer to **Figure 1.2**.

BILLBOARD means a large outdoor advertising space intended for high-traffic areas, and not permitted on any parcel of land within the District.

BUILDING means any structure built, constructed, used, or intended for supporting or sheltering any use or occupancy.

BUILDING FACE means the exterior wall of a Building.

BUILDING FRONTAGE means an area along the front lot line setback and/or exterior lot line setback of a lot.



Figure 1.2: Example of Banner Signage.

CANOPY means a rigid and roofed structure projecting from a Building Face that is attached to and entirely supported by a Building.

CLEARANCE means the vertical distance between the lowest point of the sign structure and the finished grade.

CONSTRUCTION PROJECT SIGNAGE means a temporary sign displayed on lands actively under development, which may display project details and contact information of the Builder, Developer, Architect, Engineer, and Financiers, associated with the project (refer to **Figure 1.3**).



Figure 1.3: Example of Construction Project Signage.

COPY means the letters, characters, symbols, numbers, or graphics that make up the content of the signage.

COPY AREA means the smallest area, measured in square meters (m²), that encompasses all copy on a sign, refer to **Figure 1.4**.



Figure 1.4: Example of Copy Area.

DIRECTIONAL SIGNAGE means a sign indicating the name and direction of a business, place, service, event, or strata residence.

ELECTRONIC MESSAGE BOARD means a sign that contains electronic copy.

ELECTION SIGNAGE means a temporary sign authorized by a registered political party, candidate, or registered election advertising sponsor, and must display a telephone number or mailing address located within the Province of British Columbia.

FASCIA SIGNAGE means a sign, illuminated or non-illuminated, attached to and supported by the exterior wall of a Building.

FREESTANDING SIGNAGE means a sign that is structurally self-supporting and not attached to a Building or Structure. The sign is to be built or installed within a landscaped area.

GRADE means the average elevation of the finished ground directly below the sign structure.

HEIGHT means the building height or vertical distance from the finished grade to the uppermost surface of the sign structure.

HOME-BUSINESS SIGNAGE means a window sign advertising a permitted Home-Based Business.

ILLUMINATED SIGNAGE means signage lit by lighting affixed internally or externally to a sign structure, including Marquee Signage.

MONUMENT SIGNAGE means a freestanding sign structure that is (refer to **Figure 1.5**):

- (a) attached to a permanent foundation or mounted on a solid base greater than in length and width than the mounted signage;
- (b) not dependent or reliant on any pole or post for support; and
- (c) may incorporate lighting fixtures using warm or neutral colour temperatures.

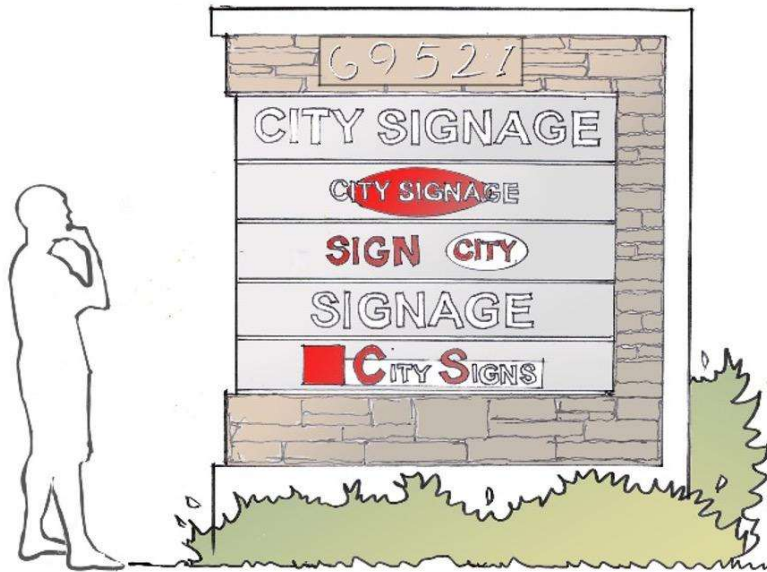


Figure 1.5: Example of Monument Signage.

MURAL SIGNAGE means signage created on the exterior of a Building as part of a painted mural, with the intent to advertise a business, project, activity, or service (refer to **Figure 1.6**).

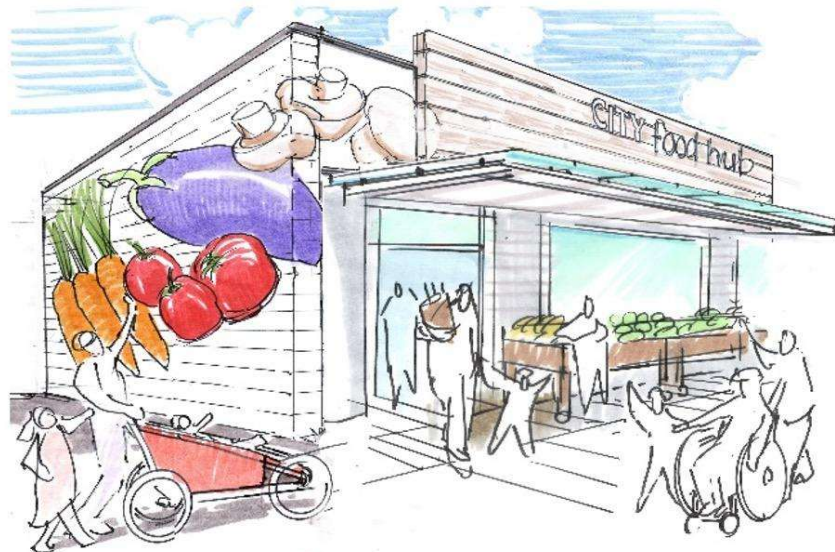


Figure 1.6: Example of Mural Signage.

PERMIT means approved from a Registered Building Official (RBO) to erect, install, display, alter, or relocate signage.

PROJECTING SIGNAGE means a sign that is attached to and supported entirely by the Building Face (refer to **Figure 1.7**).



Figure 1.7: Example of Projecting Signage.

REAL ESTATE SIGNAGE means a temporary sign indicating that the premises on which the signage is erected is for sale, lease, or rent.

ROOF-MOUNTED SIGNAGE means a sign mounted on the roof of a Building or Structure (refer to Figure 1.8).



Figure 1.8: Example of Roof-Mounted Signage.

SANDWICH BOARD means a temporary sign that (refer to Figure 1.9):

- (a) consisting of 2 flat panels attached or hinged at one end, or at the midpoint of the sign structure;
- (b) is capable of being self-supported; and
- (c) is not affixed to the ground, Building, or Motor Vehicle.

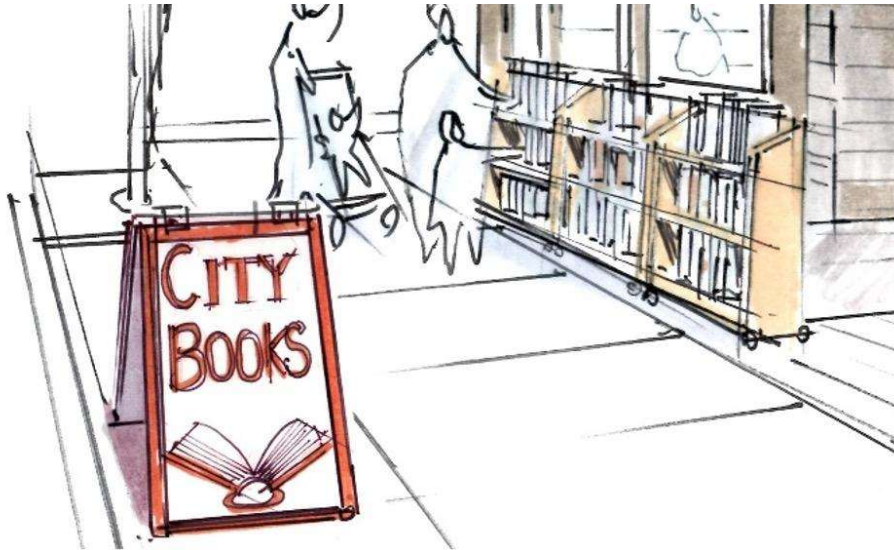


Figure 1.9: Example of Sandwich Board Signage.

SERVICE STATION CANOPY means a permanent structure intended to provide lighting and shelter to fuel pump islands located on a lot approved for a Service Station use.

SERVICE STATION CANOPY SIGNAGE means a sign attached to, applied, or mounted to the Service Station Canopy (refer to **Figure 1.10**).

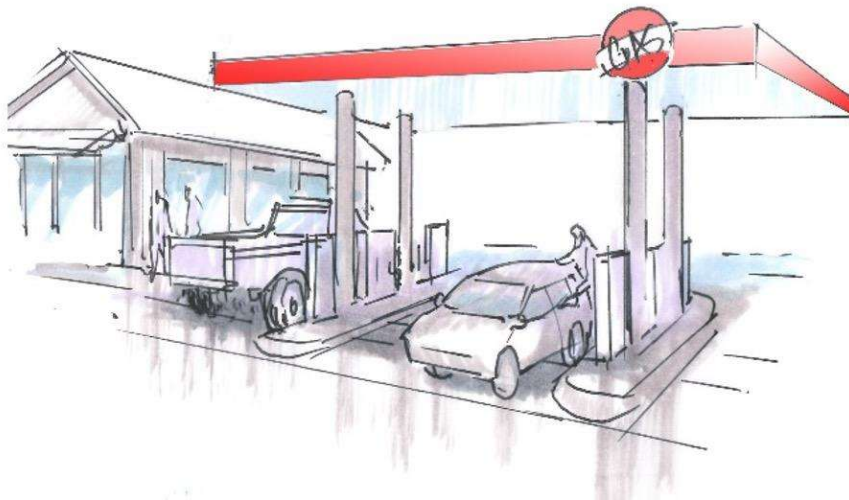


Figure 1.10: Example of Service Station Canopy Signage.

SIGN FASCIA AREA means (refer to **Figure 1.11**):

- (a) the total surface area, measured in square metres (m²), within the outer edge of frame or border of a sign; or
- (b) where the sign has no frame, border, or background, the total area within the shortest perimeter surrounding the sign copy.



Figure 1.11: Example of Sign Area.

STOP WORK ORDER means a Notice issued by the **Registered Building Official** (RBO) that directs the cessation of work.

SUSPENDED SIGNAGE means a sign that is suspended from and located entirely under an awning or canopy (refer to **Figure 1.12**).

TEMPORARY SIGNAGE means a non-permanent sign attached to a Building or erected on a parcel of land for a continuous period not exceeding 6 months, unless otherwise approved by the District.



Figure 1.12: Example of Suspended Signage.

THIRD PARTY ADVERTISING means a sign advertising a business, activity, product, or service that is not operated on the lot upon which the signage is located.

VEHICLE-MOUNTED SIGNAGE means a sign attached, applied, installed, mounted, or placed on a Motor Vehicle (or trailer) where the principal purpose is to serve as signage (refer to **Figure 1.13**).

WAYFINDING SIGNAGE means a sign conveying directions to significant locations to the public, including Monument Signage.

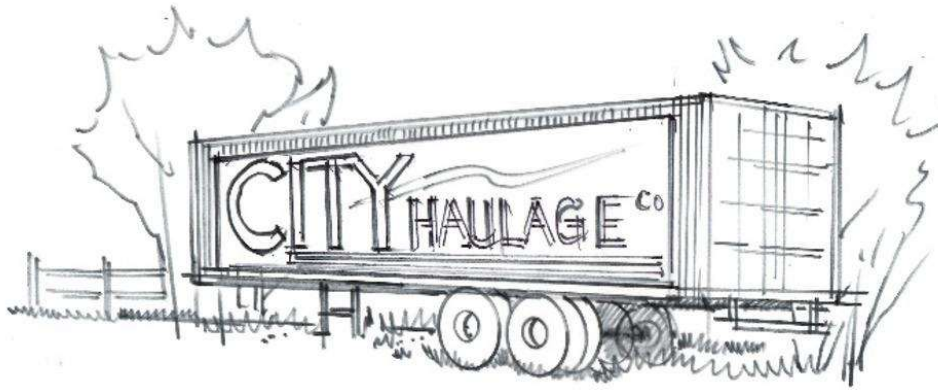


Figure 1.13: Example of Vehicle-Mounted Signage.

SCHEDULE C – SIGNAGE

C

WINDOW SIGNAGE means a sign that is applied, attached, painted, or displayed in or on a window (refer to Figure 1.14).



Figure 1.14: Example of Window Signage.

PERMIT APPLICATION, FEES AND INSPECTION

- (2) A Building Permit must be obtained for a sign structure, unless otherwise exempt under this Bylaw. The Applicant must pay the fees required, as prescribed under the District’s Building and Plumbing Bylaw.
- (3) Mural Signage is exempt from a Building Permit in terms of a sign structure.
- (4) A Permit shall be obtained from the District prior to installation, alteration, or relocation, of any Fascia, Projecting, Freestanding, or Monument Signage.
- (5) Any persons installing signage partially or entirely over a District property shall submit a written request to the District for approval, and enter into an Encroachment Agreement in favour of the District.
- (6) If work for which the Permit has been issued has not been carried out within 1 year from the date of issuance of the Permit, the Permit shall be deemed to have been abandoned, and subsequently closed.

GENERAL REGULATIONS

- (7) Signage is solely restricted to a permitted commercial, industrial, or agricultural use on the lot, for which a Business Licence has been issued and approved by the District of Coldstream (“the District”). Third Party Advertising on a lot or premises is not permitted.
- (8) All Signage must be well maintained and not be in a state of disrepair or neglect.
- (9) Construction Project Signage must be removed from the premises not more than 30 days after receiving substantial completion from the Registered Building Official (RBO).
- (10) Signage which has been deemed to have been abandoned, or the purpose of which no longer applies as event has lapsed, must be removed by the Registered Owner of the lot within 30 days upon receipt of written notification from the District. For the purposes of this section, a continuous period exceeding 6 months would be deemed abandoned or lapsed.
- (11) Where the signage meets with the provisions of this Schedule, the following may be installed without a Permit issued by the District:
 - (a) Directional Signage;
 - (b) Provincial and Civic Signage;
 - (c) Election Signage located on private property;
 - (d) Real Estate Signage located on private property; and
 - (e) Signage as part of a seasonal display not exceeding 90 days in duration, and located on private property.

- (12) The following signage is restricted to 1 per lot:
- (a) Agricultural Business Identification;
 - (b) Construction Project;
 - (c) Home-Based Business;
 - (d) Real Estate; and
 - (e) Development Notification Signage.
- (13) For Construction Project Signage and Development Notification Signage, not more than 1 Sign structure is permitted, regardless of the number of lots involved or project phases. Signage must be displayed centrally along the lot frontage. Where the parcel is a Double-Fronting Lot, signage shall be displayed along the lot frontage where the majority of Buildings face the Road or Controlled-Access Highway.
- (14) Where illuminated, internal or external light source must not ~~exceed a colour temperature as prescribed in this bylaw of 3,500K-4,000K, nor~~ cause undue glare or nuisance to adjacent properties or to the travelling public. That notwithstanding, the following signage is not permitted to be illuminated:
- (a) Agricultural Business Identification;
 - (b) Construction Project or Development Notification;
 - (c) Election;
 - (d) Home-Based Business; and
 - (e) Real Estate.
- (15) Wall-mounted signage greater than 8 cm in thickness must comply with the following:
- (a) be attached or affixed to the wall a minimum of 2.5 m above the finished grade of any sidewalk or ground surface; or
 - (b) be attached or affixed to the wall a minimum of 4.5 m above the finished grade of any driveway, lane, or parking space.
- (16) Projecting Signage must:
- (a) not project more than 1 m from any wall surface;
 - (b) be located a minimum of 3 m above the finished grade of any sidewalk or ground surface;
 - (c) be located a minimum 4.5 m above the finished grade of any driveway, lane, or parking space; and
 - (d) not encroach upon a public right-of-way or easement.
- (17) Copy Area shall not exceed 45% of the Sign Fascia Area.
- (18) Freestanding Signage must not exceed a height of 6 m.

ELECTION SIGNAGE

- (19) Election Signage may be erected a maximum of 45 days prior to a Civic Election, or on the day when a Federal or Provincial election is formally announced.
- (20) Election Signage must not be located within 100 m of:
 - (a) a District Electoral Office;
 - (b) a place where a vote is being held;
 - (c) Public school.
- (21) Any and all Election Signage must be removed within 72 hours after the close of voting.
- (22) Where Election Signage causes a safety concern or damage to District property, District administration will remove the applicable signage and notify the candidate thereafter.
- (23) The candidate will be held liable for any damage to underground utilities or infrastructure as the result of the installation of signage on District property.

PROHIBITED SIGNAGE

- (24) The following signage is prohibited within the District:
 - (a) Animated Signage;
 - (b) Billboard;
 - (c) Electronic Message Board;
 - (d) Neon Sign;
 - (e) Off-Premise Signage (excluding Farm Produce Sales);
 - (f) Roof-Mounted Signage;
 - (g) Third Party Advertising; and
 - (h) Vehicle-Mounted Signage.

SIGN FASCIA AREA

(25) See Table 1 – Sign Fascia Area:

Table 1 – Sign Fascia Area	
Signage	Maximum Permitted Fascia Area
(a) Agricultural Business Identification	3 m ²
(b) Construction Project	3 m ²
(c) Directional	0.6 m ² 0.5
(d) Election	1.2 m ² 1
(e) Freestanding	2 m ² 1
(f) Home-Based Business	0.25 m ² 0.5
(g) Monument	3 m ²
(h) Real Estate	0.6 m ² 0.5
(i) Sandwich Board	1.2 m ² 1
(j) Wall Mounted	2 m ²
(k) Wall Mural	N/A
(l) Wayfinding	2 m ² 1

SETBACKS

- (26) All Signage must be setback a minimum of:
- (a) 1 m from all lot lines;
 - (b) 1.5 m from a driveway;
 - (c) 1.5 m from a fire hydrant;
 - (d) ~~6-m~~ 9 m from an intersection; and
 - (e) excluding signage installed by;
 - i. District of Coldstream;
 - ii. Province of BC;
 - iii. Government of Canada; or
 - iv. a Public Utility.

AGRICULTURAL SIGNAGE

- (27) Off-premise signage advertising Farm Produce Sales is permitted under the following:
- (a) have an approved Permit issued by the District for the use;
 - (b) permitted up to 3 Sandwich Board Signage per Farm Operation or Agricultural Cooperative;
 - (c) provide proof of Farm Classification as prescribed under the *Assessment Act*.
 - ~~(d) — maximum Sign Fascia Area of 1 m² per surface area.~~

CONTROLLED SIGN PERMIT

- (28) District Council may, by Special Resolution, issue a "Controlled Sign Permit" for the following:
- (a) special event signage to be located within a District right-of-way;
 - (b) not more than 1 Sandwich Board Signage;
 - (c) not more than 1 Banner Signage affixed to a Building or Structure; and
 - (d) provided that all special event signage is removed within 72 hours from the date of Permit issuance.

SANDWICH BOARD SIGNS

- (29) Sandwich board signs are permitted under the following:
- (a) not to be located on District roadway or public property
 - (b) may not be lit, animated or powered; and
 - (c) maximum of 1 per business.

SCHEDULE D – DOCK REGULATIONS

DEFINITIONS

(1) In this Schedule,

BOAT LAUNCH means a ramp which extends from an upland parcel or a public right-of-way (ROW) access across the foreshore and into the watercourse, for the purpose of facilitating the launch and retrieval of a boat and other watercraft.

BOAT LIFT means an uncovered structure attached to a dock, which facilitates the retrieval of a boat or watercraft from a waterbody.

DOCK, PRIVATE means a structure built or constructed within a riparian area, and affixed to the aquatic land. Excluding Foreshore Public Access, a private dock is restricted to personal use for the Registered Owner of the upland parcel. Commercial use of a private dock is not permitted.

FORESHORE means the Crown land between the natural boundary of the upland parcel and the low water level of a watercourse or waterbody.

FORESHORE PUBLIC ACCESS means unimpeded and unrestricted public recreational access along the waterfront, in accordance with Provincial regulations.

PUBLIC PIER means a publicly accessible platform, supported by piles or pillars, which extends from shore over water.

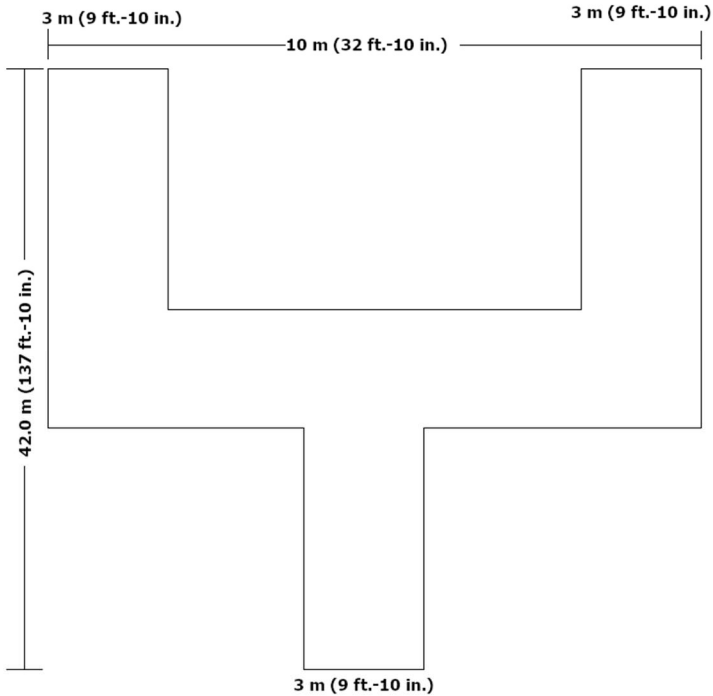
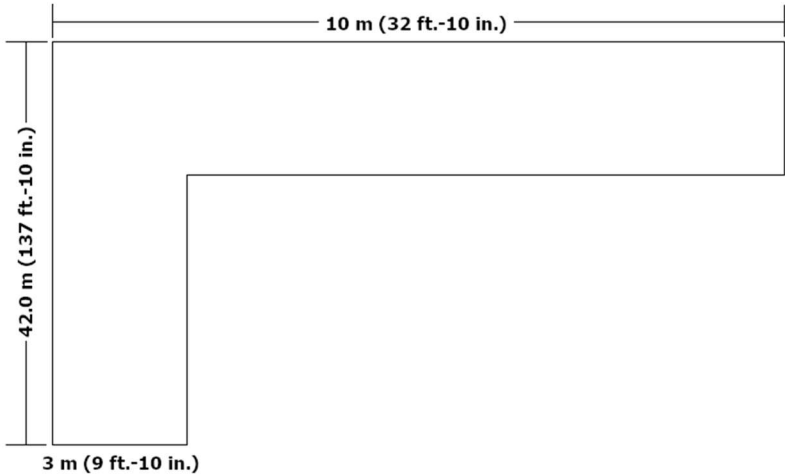
QUALIFIED ENVIRONMENTAL PROFESSIONAL (QEP) means a registered professional certified to conduct a Riparian Area Assessment (RAA) under the *Riparian Area Protection Regulation (RAPR)*.

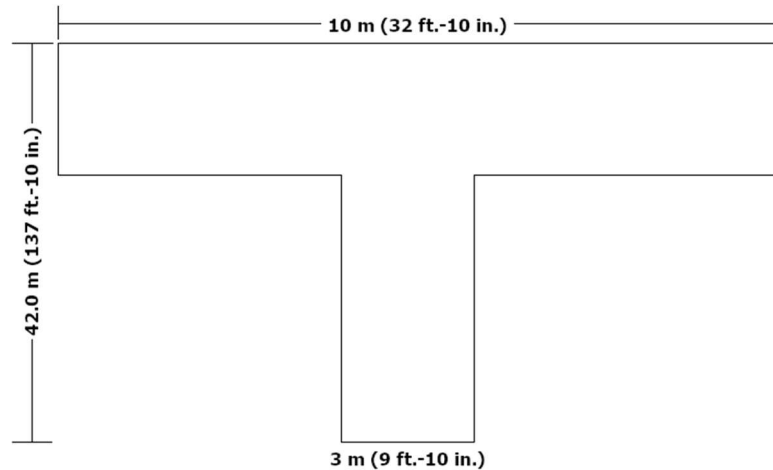
GENERAL REGULATIONS

- (2) The construction, placement, and use of private moorage facilities on Crown land requires authorization from the ~~Province of British Columbia Ministry of Forest, Lands, Natural Resource Operations, and Rural Development (FLNRORD)~~. A Private moorage facility is intended for private residential use, including but is not limited to, a boat launch, boat lift, and dock.
- (3) Buildings and Structures unrelated to a moorage use or purpose are not permitted on a private dock.
- (4) Unless authorized under a Development Permit issued and approved by the District, the following is not permitted within the *Riparian Areas Protection Regulation (RAPR)* setback and *Streamside Protection and Enhancement Area (SPEA)*:
 - (a) altering the shoreline;
 - (b) altering the natural habitat;
 - (c) placement of fill;
 - (d) hot tub and/or swimming pool;
 - (e) dredging of the foreshore;
 - (f) retaining wall; and
 - (g) bank armouring.
- (5) Public access along the foreshore must not be impede by any means whatsoever.
- (6) Moorage facilities with a private dock are permitted under the following:
 - (a) 1 private dock per waterfront lot;
 - (b) where applicable, a private dock is permitted to accommodate 1 Boat slip per strata lot;
 - (c) private dock must not be greater than 42 m from the natural boundary of the upland parcel;
 - (d) private dock must not exceed a width of 3 m;
 - (e) where there is less than a 1.5 m water depth, a private dock must not exceed a width of 1.5 m;
 - (f) L -, U - or T-shaped private dock is permitted, if the structure does not exceed 10 m in width;
 - (g) where a dock platform is raised by more than 0.3 m above any point on the public foreshore, steps must be provided for public access over the private dock, and must not be blocked or impeded by a fence, gate, or any other means;
 - (h) a minimum setback of 5 m between lot lines of the upland parcel, projected at right angles onto the foreshore;
 - (i) if a private dock is adjacent to a District right-of-way or publicly owned land, the private dock must have a minimum setback of 6 m, projected at right angles onto the foreshore;
 - (j) siting of a private dock must be undertaken in a manner that is consistent with the orientation of neighbouring docks to avoid any potential navigational hazards, vessel strikes, or running aground;

SCHEDULE D – DOCK REGULATIONS

D





- (k) private dock must be supported by piles made of non-toxic materials;
 - (l) roof or covered structures are not permitted on a private dock;
 - (m) hot tub not permitted on a private dock; and
 - (n) except as permitted by Federal regulations, aircraft are not permitted to use a private dock for take-off, storage, or landing.
- (7) Roof or covered structures must not be used, constructed, or maintained for a Boat Lift.
- (8) Where District authorization is required, the Applicant must submit the following, including but not limited to:
- (a) legal survey prepared by a BC Land Surveyor, including the Natural Boundary and *Streamside Protection & Enhancement Area (SPEA)*; and
 - (b) a covering letter from a **Qualified Environmental Professional (QEP)**, where a **Development Permit** is not applicable.
- (9) The Registered Owner of the lot is responsible for complying with all applicable Federal and Provincial legislation, including securing any and all necessary approvals to allow for the use.
- (10) Non-compliance with District bylaws will result in a private moorage facility not being eligible under the *Land Act* authorization.

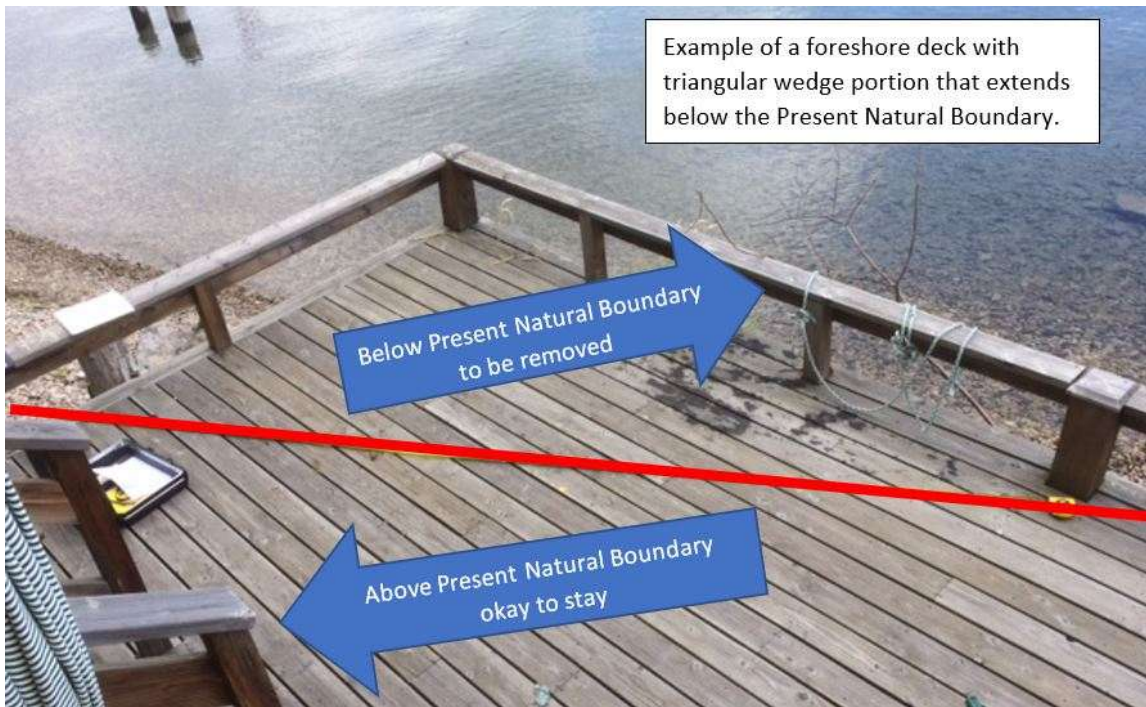
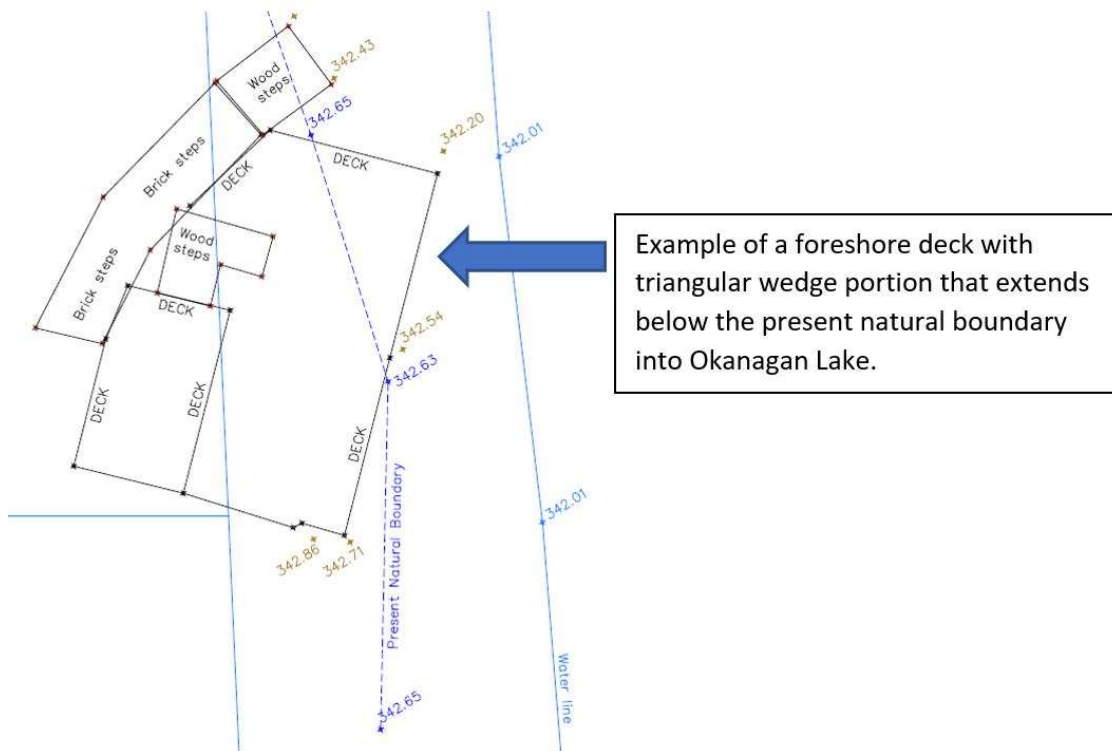


Figure D.1: Example of non-moorage structures along the foreshore.



Example of a foreshore deck with triangular wedge portion that extends below the present natural boundary into Okanagan Lake.

Figure D.2: Typically, a survey is completed by a BC Land Surveyor (BCLS) to determine the PNB. The Province may require that an encroachment which extends beyond the PNB be removed prior to authorizing a private moorage facility.



DISTRICT OF COLDSTREAM REPORT TO COUNCIL

FILE: 3900-20
DATE: June 8, 2026
FROM: Corporate Services
SUBJECT: Proposed Public Notice Bylaw No. 1873, 2026

1. PURPOSE

For Council to consider enacting a bylaw to provide for an alternative means of public notification from the local newspaper.

2. RECOMMENDATION

THAT the report titled "Proposed Public Notice Bylaw No 1873, 2026" dated June 8, 2026, submitted by the Director of Corporate Administration be received;

AND THAT "Public Notice Bylaw No. 1873, 2026" be read a first, second and third time, by title only, this 8th day of June, 2026.

3. PREVIOUS COUNCIL MOTION / RESOLUTION(S):

N/A

4. DISCUSSION/ANALYSIS

Public Notification requirements under the *Community Charter* were amended to allow for municipalities to utilize alternative means of public notification, other than a local print newspaper. This change was brought about in 2022 because advertising in a local newspaper can be cost prohibitive and access to the internet has changed people's habits, which has affected how traditional newspapers are circulated in an area, if at all.

Administration has considered a number of different options for alternative posting places that are a reliable, suitable and accessible means of public notification for Coldstream residents, including:

- District Website
- District email subscription service
- District social media channels; and
- Print newspaper (Vernon Morning Star)

Administration is recommending that Council consider making the District website and email subscription service, the two required public notification posting places, and social media and print newspaper as optional methods of notification.

A reason to move toward electronic notification is no longer relying on outside sources to ensure that legislative requirements are met. If a print notice is inadvertently missed, it results in rescheduling Public Hearings and new

advertisements being published in order to meet the legislative requirements. This adds advertising costs and delays to the processing of applications.

The public can access the District website and/or subscribe to receive news items via email through the District's email subscription service to receive news, events calendar, employment opportunities, bid opportunities and/or public notices. The Public Notices category will be utilized to feature all of the legislated public notices such as public hearings, notice of election, land disposition etc.

Administration has considered the accessibility for the residents/visitors/businesses in Coldstream to online/internet sources and in recognition that not everyone has access to the internet, will continue to utilize the local print newspaper to include a smaller ad to advise the public of a notice and direct them to the District's website to contact Administration for more information on the subject of a public notice. Council may choose to direct Administration to formalize this practice by directing Administration to bring forward a companion policy that states what information is to be included in additional advertising, additional locations, including a local newspaper and/or the frequency (1 or more times). If Council wishes to choose this option, a recommendation is included under Section 9, Alternative #1 of this report.

5. STRATEGIC OBJECTIVES

Organizational Excellence, by providing enhanced communications to the community in support of service delivery, good governance and transparency.

6. LEGISLATIVE AUTHORITY

In accordance with Section 94.2 of the *Community Charter*, a Council may enact a bylaw to provide for an alternative means of public notification. A public notice bylaw must provide for two alternative means of notification, one of which can't include the public notice posting places as indicated in the Council Procedure Bylaw No.1742.

7. FINANCIAL IMPLICATIONS

The cost of advertising in a local print newspaper has risen sharply in the last few years and by considering the Public Notice Bylaw No. 1873, 2026, the costs associated with advertising will be reduced.

8. EXTERNAL CONSULTATION

Reviewed Public Notice Bylaws from the following North Okanagan communities;
Armstrong;
Enderby;
Lumby;
Regional District of the North Okanagan; and,
Vernon

9. ALTERNATIVE IMPLICATIONS

Alternative # 1 - Read Public Notice Bylaw No. 1873, 2026 and direct Administration to bring a corresponding policy to continue advertising in the local newspaper

Should Council wish to choose this option, the following motion is recommended:

"THAT the report titled "Proposed Public Notice Bylaw No. 1873, 2026" dated June 8, 2026, submitted by The Director of Corporate Administration be received;

AND THAT Public Notice Bylaw No. 1873, 2026 be read a first, second and third time, by title only, this 8th day of June;

AND FURTHER THAT Council direct Administration to bring back a corresponding Public Notification Policy before adoption of Public Notice Bylaw No. 1873, 2026"

The implication of this recommendation is that the Public Notice Bylaw will allow for legislated advertising to be conducted through the District's website and email subscription service and to formalize providing non- legislated advertising through the local print newspaper in a companion policy.

Alternative #2 - Make revisions to Public Notice Bylaw No, 1873, 2026

Should Council choose this option, the following motion is recommended:

"THAT the report titled "Proposed Public Notice Bylaw No. 1873, 2026" dated June 8, 2026, submitted by The Director of Corporate Administration be received;

AND THAT Public Notice Bylaw No. 1873, 2026 be revised to include the following two public notification locations:

- *[Location 1 - to be cited by Council]*
- *[Location 2 - to be cited by Council]*

and be read a first, second and third time, by title only, this 8th day of June.

The implication of this recommendation is that Council could choose an alternative(s) to the proposed posting places in the Bylaw, provided that the accessibility, reliability and suitability of those places are first considered.

Alternative #3 - Status Quo

Should Council wish to choose this option, the following motion is recommended:

"THAT the report titled "Proposed Public Notice Bylaw No. 1873, 2026" dated June 8, 2026, submitted by the Director of Corporate Administration be received for information and filed."

The implication of this recommendation is that Administration will continue to provide public notification through the local newspaper.

10. ATTACHMENTS

[Attach A - Public Notice Bylaw No. 1873](#)

[Attach B - Gov of BC Public Notice Guidance materials](#)

[Attach C - Public Notice Regulation](#)

Prepared by:

Reviewed by:

Nicole Cressman
Director of Corporate Administration

**DISTRICT OF COLDSTREAM
BYLAW NO. 1873, 2026**

A BYLAW TO PROVIDE AN ALTERNATIVE MEANS OF PUBLIC NOTIFICATION

The Council of the District of Coldstream, in open meeting assembled, enacts the following:

TITLE

1. This Bylaw may be cited as "DISTRICT OF COLDSTREAM PUBLIC NOTICE BYLAW NO. 1873, 2026".

INTERPRETATION

2. Unless otherwise provided in this Bylaw, words and phrases used herein have the same meanings as in the *Community Charter, Local Government Act* and the *Interpretation Act* as the context and circumstances may require.
3. A reference to an Act in this Bylaw refers to a statute of British Columbia, and a reference to any statute, regulation, bylaw or other enactment refers to that enactment as it may be amended or replaced from time to time.
4. Headings are for convenience only and must not be construed as defining or limiting the scope or intent of the provisions.

SEVERABILITY

5. If any part of this Bylaw is held to be invalid by a court of competent jurisdiction, the invalid part is severed and the remainder of the Bylaw continues to be valid.

ALTERNATIVE MEANS OF PUBLIC NOTIFICATION

6. In accordance with the Community Charter, alternative means of publication for the purpose of public notice shall be:
 - (1) District of Coldstream website (www.coldstream.ca).
 - (2) District of Coldstream Email Subscription Service (www.coldstream.ca/subscribe)

READ A FIRST TIME this	day of	20
READ A SECOND TIME this	day of	20
READ A THIRD TIME this	day of	20
ADOPTED this	day of	20

Corporate Officer

Mayor



Ministry of
Municipal Affairs

A photograph of a modern government building with a glass facade and a central concrete tower. A Canadian flag flies from a tall pole on the tower. The building is set against a clear blue sky with some light clouds. The tower has a crest on its side.

Public Notice Guidance Materials: For B.C. Local Governments

February 2022

Introduction

The *Community Charter* and *Local Government Act* require local governments to provide advance public notice of matters of public interest (e.g., public meetings, elections, public hearings, disposition of land). Public notice is required to facilitate transparency and accountability and is part of the public engagement process.

Public notices inform the public of opportunities to participate in local government decision-making and share views. The *Community Charter*, *Islands Trust Act*, *Local Government Act* and *Vancouver Charter* set out the minimum content requirements for public notice and how notice must be provided; however, they do not limit any additional information that the local government may choose to incorporate into a notice or additional methods the local government may choose to use to provide notice to its community.

Requirements for Public Notice

The public notice requirements that came into force February 28, 2022 provide local governments with two options for providing public notice under Section 94 of the *Community Charter*:

- 1. continue to use the default publication requirements of publishing in a newspaper once each week for two consecutive weeks; or,**
- 2. adopt a bylaw to provide for alternative methods of publication (i.e., a public notice bylaw).**

Local governments must also provide public notice by posting the notice at the public notice posting places identified in their [procedure bylaw](#).

If a matter is subject to two or more requirements for publication (e.g., election notices), the notices may be combined as long as the requirements of the applicable provisions are met.

A local government may provide any additional notice regarding a matter that it considers appropriate, including by the internet or by other electronic methods.

Section 94 of the *Community Charter* states that if public notice is required the notice must be published in accordance with s. 94.1 [*Default publication requirements*] or s. 94.2 [*Bylaw to provide for alternative means of publication*] and by posting in the public notice posting places.

Section 94.2 of the *Community Charter* refers to the “means of publication”. In this document the term “methods” is used to express the “means of publication” for a public notice bylaw to differentiate it from “alternative means” in section 94.1.

Default Publication Requirements for Public Notice (94.1)

The public notice provisions that were in place prior to February 28, 2022 (“default publication requirements for public notice”) continue to be an available option for local governments. The default publication requirements apply if a local government has not adopted a public notice bylaw to provide for alternative methods of publication specific to the community. The default rules provide that the local government must:

- publish notice in a newspaper that circulates in the community once each week for two consecutive weeks; or,
- if publication by newspaper is not practicable, the notice may be given in the area by alternative means (e.g., posted on a community bulletin board or directly mailed).

If a local government uses alternative means the notice(s) must be given within the required time period and frequency set out in the legislation. The council or board must also consider the notice to be reasonably equivalent to that which would be provided by a newspaper.

Local governments that regularly have to use alternative means because publication by newspaper is not practical may want to consider adopting a public notice bylaw so the public consistently knows where to find public notice(s) in the community.

Alternative means in section 94.1 are not defined in the legislation, and could include any type of notice that the council or board believes will adequately reach the community and meet the legislative requirements, such as online advertising, direct mailing and/or radio ad. If the local government is using alternative means to meet the notice requirements, best practice is to provide the rationale for the mean(s) chosen and adopt a resolution in an open meeting.

Bylaw to Provide for Alternative Methods of Publication (94.2)

Section 94.2 provides local governments the authority to adopt a public notice bylaw if they choose not to use the default notice provisions. Local governments that adopt a public notice bylaw **must** then publish notice by all the methods specified in the bylaw, **and** are still required to post a notice at the public notice posting places.

A bylaw adopted under section 94.2 must:

- specify at least two methods of notice (e.g., newspaper and local government website), not including the public notice posting places; and,
- consider the principles of effective public notice (*reliable, suitable and accessible*) described by the *Public Notice Regulation* before adopting a public notice bylaw (detailed information about the principles is provided below).

2022 General Local Elections

Local governments considering adopting a public notice bylaw in 2022 are recommended to do so before July 4, 2022, so there is sufficient time to develop the bylaw and let the public know about any changes to public notice before notices start for the October 15, 2022 general local elections.

Under a public notice bylaw, the notice must be published at least seven days before the matter for which notice is required (unless a different period is prescribed in the *Community Charter, Local Government Act* or another Act).

Principles of Effective Public Notice

Each council or board is required to consider the principles described in the *Public Notice Regulation* and think critically about the same set of principles in making public notice choices. These principles are intended to foster a shared set of good governance expectations among local governments and give British Columbian's confidence that their local governments will conduct their business in an open and transparent manner.

The principles that **must** be considered before a public notice bylaw is adopted are:

- *Reliable* – the publication methods are dependable and trustworthy;
- *Suitable* – the publication methods work for the purpose for which the public notice is intended; and,
- *Accessible* – the publication methods are easy to access and have broad reach.

As a best practice, local governments may want to note how the principles have been considered (e.g., by resolution, reflected in the minutes, or included in the preamble of the public notice bylaw). A record of the decision demonstrates that the council or board discussed the principles and that the discussion is on the public record.

For example, if a council or board is considering whether to use the local government website and a community newspaper as the two required means of publishing notice in their bylaw, they would need to consider if:

- the community can easily access the website, and that the newspaper is distributed broadly in the community (i.e., accessibility principle);
- the community considers that the website and the newspaper will provide reliable and accurate ongoing information (i.e., reliability principle); and,
- the website and newspaper together can meet specific timing requirements (e.g., between three and 10 days) and content requirements (i.e., suitability principle).

Possible methods to publish public notice:

- Online or print newspaper.
- Local government website.
- Local government subscription service.
- Community website or newsletter.
- Local government Facebook page.
- Direct email or mail out.
- Posting at recreation centres.

Examples of sources that would likely **not** meet the principles of public notice*:

- Twitter: the character limit means it is not **suitable** for displaying all the required information for a statutory public notice.
- Non-government Facebook or webpage: a source containing mostly opinions and not facts would not meet the principle of **reliability**.
- Radio/TV: because the information is only quickly displayed/read – it limits **access** to the information.

**All of the sources listed above would be appropriate as a supplemental way of informing the public; however, they would likely not meet the threshold established by the principles of effective public notice (e.g., reliable, suitable and accessible) and therefore couldn't be used as one of the official means of public notice under section 94.2 of the Community Charter.*

Reliable

The publication methods are dependable and trustworthy in the community. To meet the principle of reliability consider whether the method is:

- trusted by the community to provide factual information (e.g. not solely opinions);
- a source that isn't likely to abruptly stop operating and has been part of the community for some time (e.g., is a well-established source of information); and,
- tested and able to reliably display the required information.

Suitable

The publication methods work for the purpose of informing the community. To meet the principle of suitability consider whether the method can:

- display all of the legislatively required notice information in a legible manner;
- meet specific timing requirements outlined in the legislation (e.g., publishing by at least one of the means between three and 10 days before the matter is to be considered);
- be revisited during the publication period (e.g., won't be published once and then disappear); and,
- allow for the local government to keep a record of the date and period of time that the notice was published.

Accessible

The publication methods are easily accessible for people and have broad reach in the community. To meet the principle of accessibility consider whether the method(s):

- are accessible to a broad spectrum of the local population (e.g., age, location);
- provide an easy way for people to find and read the public notice information (considering also persons with disabilities, community demographics, and language needs);
- provide different ways for the public to be informed (e.g., in print and online);
- have limited barriers to access (e.g., one is free if the other is a paid subscription); and,
- take into consideration local circumstances (e.g., lack of reliable internet or a local newspaper).

Best Practices for Developing a Public Notice Bylaw

Best practices for development and adoption of a public notice bylaw may include:

- discussion of different options for public notice and the principles of effective public notice at an open meeting of council or regional district board before deciding on the methods and adopting the bylaw;
- a public survey to understand communication needs and practices in the community (perhaps including a question to find out how the person heard about the survey, which may show how people access information from the local government);

- outreach to the newspaper (if it is one of the methods being considered) to understand publication schedules and future plans, to ensure that the principles of reliability and suitability can continue to be met;
- outreach to member municipalities (for regional districts) to discuss the methods they use to provide public notice to be as consistent as possible;
- information for the public about the adoption of a public notice bylaw to promote accountability and transparency. This may include:
 - a press release;
 - local government open house;
 - information on the local government website and/or social media; or,
 - information at the public notice posting place.
- review of the public notice bylaw (e.g., annually) to ensure that the principles continue to be met for each of the methods identified in the bylaw.

Public Notice Posting Place

All notices must be posted at the public notice posting place(s) for the public notice requirements to be met, regardless of whether a local government is using the default notice requirements or has adopted a public notice bylaw. Local governments must identify places that are to be the public notice posting places in their [procedure bylaw](#).

Examples of public notice posting places include: the public notice board at municipal hall or regional district board office; the council chamber at municipal hall or regional district board meeting place.

Public Notice Timing Requirements

Specific timing and content requirements in the *Community Charter*, *Islands Trust Act*, *Local Government Act* and *Vancouver Charter* continue to apply whether the local government has adopted a public notice bylaw or is using the default rules. However, there is some new terminology for councils and boards to be aware of.

Notice must be published at least seven days before the matter

For most matters, local governments that adopt a public notice bylaw are required to publish notice “at least seven days before the date of the matter for which notice is required”. The [Interpretation Act](#) sets out the definitions and how to determine the beginning or end(s) of a time period. It also sets out considerations if a day falls on a holiday or the office is closed. A period of consecutive days is counted as seven days from the day before the reference day (so eight days including the reference day). If the term “at least” is used, then one day is added to this calculation.

To establish when notice must be published:

- determine the date the matter will be considered. This date will be the “reference day”;
- start counting backwards seven days from the day before the reference day; and,
- add one more day to the calculation because the term “at least” is used.

For illustration:

- If the matter is to be considered on May 12 then the notice must be published by May 4.

May						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
26	27	28	29	30	1	2
3	4 At least seven days before +1	5	6	7	8	9
		7	6	5	4	3
10	11	12 Reference Day	13	14	15	16
2	1					

Notice must be published by at least one of the means “not less than” and “not more than”

For some matters (e.g., public hearings, zoning bylaws, notice of annual tax sale), the legislation specifies rules that public notice must be published within a specific timeframe. If a local government has adopted a public notice bylaw, only one of the means must be published during this specific timeframe. The other means would be subject to the default “at least seven days before the date of the matter for which notice is required” (described above).

To establish when notice must be published for “not less than three days and not more than 10 days”:

- determine the date the matter will be considered. This date will be the “reference day”;
- to determine “not less than three days” count backwards three days from the day before the reference day (so four days including the reference day) and then add one day because the term “not less than” is used;
- to determine “not more than 10 days” count backwards 10 days from the day before the reference day (so 11 days including the reference day) – do not add an extra day for this one because “not more than” is not a special period in the *Interpretation Act*; and,
- a notice must be published by one of the methods specified in the bylaw between these two dates.

For illustration:

- If the matter is to be considered on November 15 – “not less than three days” before would be November 11 and “not more than 10 days” before would be November 5. Notice must be published between November 5 and November 11.

November						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
26	27	28	29	30	1	2
3	4	5 Not more than ten days before	6	7	8	9
		10	9	8	7	6
10	11 Not less than three days before	12	13	14	15 Reference Day	16
5	4 (+1)	3	2	1		

30 days after publication by two of the methods

For some matters, the legislation specifies the notice deadline to be “at least 30 days after the second publication of the notice” (e.g., alternative approval process), or “within 30 days after the second publication” (e.g., local area service – subject to petition against).

If a local government has adopted a public notice bylaw, the 30-day period starts on the date when the notice has been published by two means. If notice is published on:

- **two different dates**, the 30-day period starts on the day the second notice is published (as long as the first notice is still published at the same time); or,
- **the same day**, the 30-day period starts on the day both the notices are published.

Where a local government has established more than two methods in its public notice bylaw, only the first two methods used must be considered with respect to the timing requirements. However, the notice must still be published by all the methods specified in the bylaw.

To determine how to count 30 days from the start date, please refer to the *Interpretation Act* for that specific section of the legislation. For example, “at least” and “within” are counted slightly differently.

Public Notice Policy

Local governments may decide to establish a public notice policy in addition to adopting a public notice bylaw. This policy may indicate:

- additional methods of public notice (in addition to the required notices) that will be provided to specific hard-to-reach rural areas or populations;
- what additional methods would be used if staff were directed to do so by council/board (e.g., local government social media page if this is not one of the methods specified in the bylaw);
- a public notice e-mail subscription service for residents to sign-up for (if this is not one of the methods specified in the bylaw);
- the specific name of the primary newspaper that will be used for public notice (if this is one of the chosen methods in the bylaw and the name of the newspaper is not included in the bylaw);

- the specific names of alternative newspapers that would be used if the primary newspaper for public notice isn't available (if this is one of the chosen methods in the bylaw and the name of the newspaper is not included in the bylaw);
- how notice of the matter will be provided to First Nations communities in the area (if applicable) and persons living on reserve (e.g., contact the band manager to advise of notices and direct mail to persons living on reserve); and,
- records management practice for public notices.

Public Notice Bylaws and Regional Districts

Regional districts generally encompass large areas with a diverse mix of rural and urban needs which may make it challenging to find methods of public notice that will reach everyone.

One approach for regional districts that want to adopt a public notice bylaw is to specify methods that are consistent with the principles of effective public notice and as widely available as possible within the region (e.g., regional district website and Facebook) and then adopt a public notice policy to specify additional methods that will be used for different electoral areas or municipalities (e.g., a local newsletter; posting at firehalls or member municipal halls; publishing a condensed notice in the local newspaper with a link to the website for the full notice). This will give the regional district flexibility to provide notice in different ways depending on which urban or rural area it is providing notice.

Public Notice Records Management

Local governments that establish a public notice policy with additional methods to publish notice may also want to include best practices for records management of those public notices. Records management practices for public notice may consider how to keep an historical record of public notice if it is published in electronic form, posted on a bulletin board, or published in a newspaper.

Best practices for public notice records management include:

- outlining records management practices for public notice(s) in a policy;
- requiring that a date of publication be included on the notice;
- for electronic notices, taking a screen shot that shows the date and download the analytics (e.g., how long the notice was posted for; how many viewed the notice);
- for newspaper, saving the original news clipping (if printed) or a screen shot if online, and all supporting documents (e.g., information from the newspaper stating the date of publication; PDF of the notice and the invoice);
- if posting notice on a bulletin board (e.g., fire hall, recreation centre) including the dates for which the notice is to be posted on the notice itself (e.g., July 10 – July 22) and take a date stamped photo; and,
- storing all of the information related to the notice (including copies of the notice itself) in one folder for ease of access in the future and keeping a copy on an offsite server.

Public Notice Bylaws - Frequently Asked Questions

Q: Why adopt a public notice bylaw?

A: A local government may decide to use the authority to adopt a public notice bylaw in circumstances where publication by newspaper is no longer practical or where the community has a desire for more varied notice.

Considerations before adopting a public notice bylaw may include:

- Does the community have an accessible, reliable and regularly published newspaper?
- How is public notice accessed most often by the community?
- Are there areas or people in the community that may access public notice differently?
- Has the local government recently had to use “alternative means” to publish notice for a matter? If yes, what method of publication was used?
- Has there been past confusion from the public about where to find public notice?
- Would a public notice bylaw provide clarity for local government staff and/or the public?

Q: Is public engagement required to adopt or amend a public notice bylaw?

A: **No.** Section 94.2 of the *Community Charter* does not require local governments that adopt or amend a public notice bylaw to engage with the public or provide public notice that the bylaw is being adopted. However, as a best practice, notice of the proposed public notice bylaw or amendment can be posted on the local government’s website or shared in other ways (e.g., at a council or board meeting; posted to a public notice posting place; shared through a news release).

Providing the public with information about where to find public notice (especially if the method of public notice is changing) facilitates openness and transparency, a fundamental principle of good governance. Informing the community about the public notice bylaw also helps people know where to find public notices for matters affecting the community.

Q: Can a public notice bylaw use newspaper publication as one of the methods?

A: **Yes.** In many communities, local newspapers remain an accessible, reliable and suitable source for sharing information with the public. Where this is the case, a local government may choose to have newspaper as one of the methods of publication specified in a public notice bylaw, or the local government may decide not to adopt a bylaw and continue to use the default requirements for public notice.

Q: What methods may be used for publishing notice?

A: Newspapers are considered a regular source of local information in many communities and, where available, can be used for public notice; however, where this is not the case, there may be other reliable sources the public looks to for community information (e.g., local government website). Local governments that choose to adopt a public notice bylaw must consider the principles of effective public notice to determine the most appropriate methods for the community. The methods of publishing notice will vary from community to community and depend on local circumstances.

Q: Can a public notice bylaw have more than two methods of publishing notice?

A: **Yes.** Local governments can consider whether to establish additional methods of public notice, beyond the required two methods. However, *all* the methods of public notice specified in the bylaw must be completed before the public notice is considered “published”. Specifying more than two methods of publication in a public notice bylaw may increase the risk that public notice requirements may not be met. Where additional public notice is desired and the local government prefers not to include it in the bylaw, it can consider adopting a public notice policy that specifies where and when additional notice will be provided.

Q: Can a public notice bylaw use different methods of providing notice for different types of notices (e.g., elections, planning and land use)?

A: **No.** A local government adopting a public notice bylaw must use the same two or more methods specified in the bylaw for publishing **all** public notices. This ensures the public knows consistently where to find notices that may be of interest.

In the event that one of the methods for publishing notice is unavailable, the local government must amend the public notice bylaw and choose a new method of publishing notice to meet the legislated public notice requirements.

Q: Can a public notice bylaw be combined with a procedure bylaw?

A: **It is not recommended.** Local governments developing a public notice bylaw may do so as a stand-alone bylaw so the information remains easily accessible to the public. Where appropriate, local governments can refer to a public notice bylaw in their [procedure bylaw](#).

Additional Public Notice FAQs

Q: Can a local government using the default rules still publish notice by “alternative means”?

A: **Yes.** Local governments that choose to use the default public notice requirements can, where publication in a local newspaper is not practical, publish the notice using “alternative means”. The legislation specifies that if “alternative means” are being used instead of newspaper, the notice must be:

- given within the same period as required for publication;
- given with the same frequency as required for publication; and,
- provide notice the council or board considers is reasonably equivalent to that which would be provided by newspaper publication.

Section 94.1(3) of the *Community Charter* sets out how to give notice using alternative means under the default requirements.

The frequency requirement does not apply if a local government chooses to distribute the public notice directly (e.g., delivered by mail or by hand) to residents in the area impacted by the matter set out in the notice.

Q: Can public notices for two different matters be combined?

A: **Yes.** Generally public notice is given separately for different matters – this provides clarity for the public. However, if the same matter is subject to two or more requirements for publication, the notices may be combined so long as the requirements of all applicable provisions are met (e.g., timing and frequency).

Examples of Combined Notice

Notice of Assent Voting

The public notice for assent voting must be published at least six, and not more than 30 days, prior to general voting day. Notices for assent voting can be combined with the notices required for general local elections (if happening at the same time).

Disposition of Local Government Property

A local government that wishes to dispose of property below market value must provide a public notice of its intention to grant assistance, as required either by section 24 of the *Community Charter* or section 272 of the *Local Government Act*. This notice may be combined with the notice of disposition (section 26 of the *Community Charter* or 286 of the *Local Government Act*), and the notice must clearly state that it provides for both disposition and assistance.

Local Government Elections

A local government may combine required local election notices (e.g., notice of advance voting and general voting day) as long as the timing set out in the legislation is met for both notices. For example: the notice of advance elector registration, elector qualifications, list of registered electors and objection to registration of an elector can appear in one notice.

Q: Have the timing and content requirements for public notice changed?

A: **No.** The timing and content requirements specified in the *Community Charter*, *Islands Trust Act*, *Local Government Act*, and *Vancouver Charter* continue to apply regardless of whether the local government has adopted a public notice bylaw or is using the default rules.

Amendments have been made to some sections of the legislation to provide clarity on the timing rules for local governments that adopt a public notice bylaw (refer to the public notice timing section of this document for further information).

Q: Has the requirement for “publication in a newspaper” changed in the *Local Government Act* and *Islands Trust Act*?

A: **Yes.** The reference to “publication in a newspaper” has been removed from sections of the *Local Government Act* and *Islands Trust Act* and replaced with the requirement to publish notice in accordance with Section 94 of the *Community Charter*. The explanation for “giving notice by newspaper publication” in section 4 of the Schedule in the *Local Government Act* has also been removed. This means all local governments now have the same requirements and options for public notice. Regional districts and Islands Trust bodies are now required to also post notice at the public notice posting place.

Sections of the *Local Government Act* where the reference to “newspaper” has been removed and replaced with “publishing notice in accordance with Section 94 of the *Community Charter*”.

- Section 13 – Reduction of municipal area
- Section 16 – Other redefinition of boundaries
- Section 50 – Public notice by newspaper publication
- Section 225 – Procedure bylaws
- Section 272 – Publication of intention to provide certain kinds of assistance
- Section 286 – Notice of proposed disposition
- Section 376 – Annual reporting on regional district finances
- Section 466 – Notice of public hearing
- Section 467 – Notice if public hearing waived
- Section 494 – Public notice and hearing requirements
- Section 612 – Heritage designation procedure
- Section 647 – Notice of annual tax sale
- Section 659 – Application of surplus from tax sale

Q: Has the public notice requirement for regional district procedure bylaw amendments changed?

A: **Yes.** The amendments for a regional district board’s procedure bylaw are no longer required to be mailed to each director five days before the meeting at which the amendment is to be introduced. The *Local Government Act* now requires the local government to provide notice in accordance with section 94 of the *Community Charter* describing the proposed changes in general terms, which is consistent with the requirement for municipalities.

Q: Has the notice for regional district special board meetings changed?

A: **Yes.** The notice for regional district special board meetings provided in section 220 of the *Local Government Act* now has the same requirements as that of municipalities under section 127 of the *Community Charter*. Notice of a regional district special board meeting must be given at least 24 hours before the time of the meeting by:

- posting a copy of the notice at the regular board meeting place;
- posting a copy of the notice at the public notice posting places; and,
- leaving one copy of the notice for each board member at the place to which the member has directed notice be sent (this can be by email).

Additionally, the notice must include the date, time and place of the meeting and describe in general terms the purpose of the meeting and be signed by the chair or corporate officer.

The notice of a special meeting may be waived by unanimous vote of all directors. However, waiving notice for special meetings is best used sparingly and the reasons for waiving notice documented in the meeting minutes.



Ministry of
Municipal Affairs

This consolidation is current to April 21, 2026.

[Link to consolidated regulation \(PDF\)](#)

Community Charter

PUBLIC NOTICE REGULATION

Definition

1 In this regulation, "Act" means the *Community Charter*.

Principles for effective public notice

2 (1) Before adopting, under section 94.2 of the Act, a bylaw providing for alternative means of publishing a notice, a council must consider the following principles:

- (a) the means of publication should be reliable;
- (b) the means of publication should be suitable for providing notices;
- (c) the means of publication should be accessible.

(2) Means of publication are reliable if

- (a) they provide factual information, and
- (b) publication takes place at least once a month or, if the means of publication is a website, the website is updated at least once a month.

(3) Means of publication are suitable for providing notices if

- (a) they allow all information in a notice to be displayed legibly,
- (b) they allow a notice to be published by the required date, and
- (c) they allow a person to consult a notice more than once during the period from the date of publication until the date of the matter for which notice is required.

(4) Means of publication are accessible if

- (a) they are directed or made available to a diverse audience or readership, and
- (b) they are easily found.

[Provisions relevant to the enactment of this regulation: *Community Charter*, S.B.C. 2003, c. 26, s. 94.2.]



DISTRICT OF COLDSTREAM REPORT TO COUNCIL

FILE: 6130-20-Pumphouse Beach
DATE: June 8, 2026
FROM: Infrastructure Services
SUBJECT: Pumphouse Beach – End of Pilot Project

1. PURPOSE

To request direction from Council to officially end the pilot project and proceed with having a portion of Pumphouse Beach designated as an off-leash dog park.

2. RECOMMENDATION

THAT the report titled “Pumphouse Beach – End of Pilot Project” dated June 8, 2026, submitted by the Director of Infrastructure Services, be received;

AND THAT Council declare the end of the Pumphouse Dog Beach Pilot Project and designate a portion of Pumphouse Beach as an off-leash dog park.

3. PREVIOUS COUNCIL MOTION / COMMITTEE RESOLUTION(S)

At their meeting held May 26, 2025, Council passed the following resolution:

“THAT Council authorize Administration to proceed with the operations of Pumphouse Beach as a Dog Park in accordance with the Pumphouse Beach Dog Park proposal attached to the report titled “Pumphouse Beach Dog Park Pilot Project” dated May 20, 2025, submitted by the Director of Development Services, as Attachment A, beginning June 14, 2025;

AND THAT Council authorize Administration to report on the operation of Pumphouse Beach as a Dog Park after no more than one year in operation, or more frequently as required;

AND FURTHER THAT Council deem Pumphouse Beach an Off Leash Dog Park for the purposes of the Parks and Open Spaces Bylaw to allow its operation as a Dog Beach, for a period of June 14, 2025 through June 14, 2026.”

4. DISCUSSION/ANALYSIS

Dogs have been allowed at Pumphouse Beach since June 14, 2025 as part of a one year pilot project to determine how the beach would function with this additional use, the level of conflicts reported, and general acceptance and/or usage by residents for this purpose. Feed back for this project was gathered through complaints sent directly to Administration, observations by staff and Council, and comments generated through the Beach Access Survey and Open House undertaken in August of 2025.

From the emails sent directly to Administration in response to the pilot project, the use of the beach for off-leash dogs is popular and appreciated by many visitors with dogs. The comments expressing

concerns generally focussed on visitors wanting the beach to remain as it was, complaints about dogs not being under owner control, and dogs not being picked up after; though these comments were in the minority. These same themes were observed in the responses gathered during the Beach Access Survey and Open House. Overall, the response to the pilot project would be considered more positive than negative.

The Greater Vernon Water, through the Regional District of the North Okanagan (RDNO), also provided comments to ensure that dog beach activities do not impact the water quality as the domestic water intake is located offshore. Administration will work to accommodate their requests as follows:

- Enhanced signage and public education – public awareness of the drinking water intake is essential to encourage responsible behavior and reduce contamination risks. Administration will work with the RDNO to develop educational materials to post on our social media platforms and to include in the quarterly newsletter.
- Beach water quality sampling – That Coldstream will work with Interior Health and the RDNO to establish an enhanced water sampling plan for this location.
- Increased raking frequency during high use periods – currently the beach is raked once a week and Administration will monitor if more raking is necessary.
- Maintaining road access for Greater Vernon Water operations – should there be any future structures or site modifications made, access to the pumphouse will be maintained.

Discussions during Bylaw Compliance meetings with Animal Enforcement (RDNO) in attendance, determined that a designated off-leash beach would reduce the number of offences of dogs on beaches where they are not permitted.

To ensure that the off-leash dog beach continues to be successful, Administration will post social media messages aimed at soliciting proper behavior. As well, new signs and site delineation will help with creating a boundary between the off-leash/No-dogs portions of the beach. In the companion Council report titled “Pumphouse Beach – Fencing” dated June 8, 2026, submitted by the Director of Infrastructure, Administration has provided Council with options and costs for designating a portion of the beach as off-leash, which includes improving signage, installing a fence or barrier, and providing additional dog waste-bag dispensers and garbage receptacles. As such, there are no financial considerations associated with report.

5. STRATEGIC OBJECTIVES

This project supports Council’s Strategic Priority of Active Lifestyle by promoting health and well-being by enhancing our outdoor activity spaces.

6. LEGISLATIVE AUTHORITY

N/A

7. FINANCIAL IMPLICATIONS

Any financial implications with this report are included in the companion Council report titled “Pumphouse Beach – Fencing” dated June 8, 2026 and submitted by the Director of Infrastructure

8. EXTERNAL CONSULTATION

RDNO, Beach Access Survey and Open House (August 2025)

9. ALTERNATIVES & IMPLICATIONS

Alternative #1: Terminate the pilot project and do not designate a portion of Pumphouse Beach as an off-leash dog park.

Should Council wish to choose this option, the following motion is recommended:

“THAT the report titled “Pumphouse Beach – End of Pilot Project” dated June 8, 2026, submitted by the Director of Infrastructure Services, be received;

AND THAT Council declare the end of the Pumphouse Dog Beach Pilot Project.”

With this alternative, Council would not make a portion of Pumphouse Beach a permanent off-leash dog park. This is not the recommended option as there is now implied use of the beach for dogs and there would be a significant public outcry from this by the dog community.

10. ATTACHMENTS

N/A

Prepared by:

Reviewed and Approved for submission to Council:

Janis Netzel

Janis Netzel, P. Eng
Director of Infrastructure Services

Keri-Ann Austin, MMC
Chief Administrative Officer

REVIEWED WITH:

DATE:

Financial Admin

Corporate Admin

Infrastructure Services

Development Services

Other: _____

June 2, 2026



DISTRICT OF COLDSTREAM REPORT TO COUNCIL

FILE: 3900-01
DATE: June 8, 2026
FROM: Corporate Services
SUBJECT: Amendment to Parks and Public Spaces Bylaw – Pumphouse Beach

1. PURPOSE

To present a bylaw to amend Schedule A of the Parks and Public Spaces Bylaw No. 1651, 2014, as directed by Council, to permit off-leash dogs in a designated area of Pumphouse Beach.

2. RECOMMENDATION

THAT the report titled “Amendment to Parks and Public Spaces Bylaw – Dog Regulations at Pumphouse Beach” dated June 8, 2026, submitted by the Bylaw Compliance Officer, be received;

AND THAT the “District of Coldstream Parks and Public Spaces Regulation Amendment Bylaw No. 1879, 2026, Amendment No. 17”, a bylaw to amend Schedule A to include off-leash dogs in a designated area of Pumphouse Beach, be read a first, second, and third time, by title only, this 8th day of June 2026.

3. PREVIOUS COUNCIL MOTION / COMMITTEE RESOLUTION(S)

At their Regular Meeting of Council held January 26, 2026, Council passed the following resolution:

“THAT Council authorize Administration to amend signage at Pumphouse beach to permit dogs off-leash in a specified area;

AND THAT Council direct Administration to amend Parks and Public Spaces Bylaw No. 1651, 2014 to allow:

- *Off- Leash Dogs on a specified area of Pumphouse Beach; and*
- *On-Leash Dogs at Westkal Beach”*

4. DISCUSSION/ANALYSIS

At their Regular Meeting of Council held April 13, 2026, Council discussed continuing the pilot project at Pumphouse Beach to allow dogs for the full one-year duration (ending mid-June, 2026). Therefore, Administration is now bringing forward an amendment to the Parks and Public Spaces Bylaw to allow off-leash dogs in a designated area of Pumphouse Beach on a permanent basis.

At their meeting held May 25, 2026, Council adopted the amendment of Schedule A of the Parks and Public Spaces Bylaw, to include on leash dogs at WestKal Beach.

5. STRATEGIC OBJECTIVES

N/A

6. LEGISLATIVE AUTHORITY

Council has authority to regulate the use of parks and public spaces under the *Community Charter*.

The proposed amendment will add the designated area of Pumphouse Beach to the listing of spaces for off-leash dogs in Schedule A of the *Parks and Public Spaces Bylaw No. 1651, 2014*.

7. FINANCIAL IMPLICATIONS

Fencing and signage costs associated with delineating a designated off-leash area will be addressed through a companion report.

Monitoring and enforcement associated with the pilot project, were incorporated into existing operational budgets. The continuation of these services will be managed within existing operational budgets.

8. EXTERNAL CONSULTATION

N/A

9. ALTERNATIVES & IMPLICATIONS

Alternative #1: Revert to Pre-Pilot Dog Restrictions

Should Council wish to restore the dog regulations at Pumphouse Beach to those in place prior to the pilot program, the following recommendation is suggested:

THAT the report titled "Amendment to Parks and Public Spaces Bylaw – Dog Regulations at Pumphouse Beach" dated June 22, 2026, submitted by the Bylaw Compliance Officer, be received for information and filed.

AND THAT Council resolution REG 2026-50 be rescinded.

Implications:

- No amendments would be made to Parks and Public Spaces Bylaw No. 1651, 2014;
- Dogs would not be permitted at Pumphouse Beach;
- Would not implement Council Resolution No. REG2026-50;

10. ATTACHMENTS

- A. District of Coldstream Parks and Public Spaces Regulation Amendment Bylaw No. 1879, 2026, Amendment No. 17

Prepared by:

Reviewed By:

Cory Bashuk

Cory Bashuk
Bylaw Compliance Officer

Nicole Cressman

Nicole Cressman, CMC, B.A., B.Ed.
Director of Financial Information

REVIEWED WITH:

Financial Admin
Corporate Admin
Infrastructure Services
Development Services
Other: _____

DATE:

June 2, 2026

Approved for submission to Council:

Keri-Ann Austin

Keri-Ann Austin, MMC
Chief Administrative Officer

**DISTRICT OF COLDSTREAM
BYLAW NO.1879, 2026**

**A BYLAW TO AMEND SCHEDULE A -DOG PARKS IN THE
PARKS AND PUBLIC SPACES REGULATION BYLAW NO. 1651, 2014**

The Council of the District of Coldstream, in open meeting assembled, enacts that the District of Coldstream Parks and Public Spaces Regulation Bylaw No. 1651, 2014 be amended as follows:

TITLE

1. This Bylaw may be cited as “DISTRICT OF COLDSTREAM PARKS AND PUBLIC SPACES REGULATION AMENDMENT BYLAW NO.1879, 2026, AMENDMENT NO. 17”.

INTERPRETATION

2. Unless otherwise provided in this Bylaw, words and phrases used herein have the same meanings as in the *Community Charter*, *Local Government Act* and the *Interpretation Act* as the context and circumstances may require.
3. A reference to an Act in this Bylaw refers to a statute of British Columbia, and a reference to any statute, regulation, bylaw or other enactment refers to that enactment as it may be amended or replaced from time to time.
4. Words in the singular include the plural, and words in the plural include the singular.
5. Headings are for convenience only and must not be construed as defining or limiting the scope or intent of the provisions.

SEVERABILITY

6. If any part of this Bylaw is held to be invalid by a court of competent jurisdiction, the invalid part is severed and the remainder of the Bylaw continues to be valid.

AMENDMENT

7. The District of Coldstream Parks and Public Spaces Regulation Bylaw No. 1651, 2014 is hereby amended as shown in **RED** in “Schedule A”, attached to and forming part of this bylaw.

READ A FIRST TIME this	day of	2026
READ A SECOND TIME this	day of	2026
READ A THIRD TIME this	day of	2026
ADOPTED this	day of	2026

Corporate Officer

Mayor

Attachment: Schedule A –Schedule A from the Parks and Public Spaces Regulation Bylaw No. 1651, 2014 (as consolidated) Amendments shown in **RED**

Schedule A – Dog Parks

The following parks are designated Dog Parks:

Off-Leash Dog Parks

1. **Coldstream Valley Estates**, intersection of Upland Drive and Ridgemont Drive
2. **Creekside Park**, bounded by Kalamalka Road, Kidston Road, Quirk Drive and Coldstream Creek
3. **Lavington Park**, 6401 Lavington Way
4. **Stenquist Park**, 9255 Heritage Lane off Paisley Drive
5. **Vi-Morphet Dog Park**, 8309 Buchanan Road
6. **Pumphouse Beach, 13210 Westkal Road – in designed area only**

On-Leash Dog Parks

- ~~67~~. **Lochhaven Park**, 30 Lochhaven Court and 11515 Wyatt Court
- ~~78~~. **Grey Canal Trail**, off Cypress Drive
- ~~89~~. **McKergow Meadows Park**, surrounding Mud Lake on Middleton Mountain
- ~~910~~. **Middleton Mountain Park**, bounded by Mt. Thor Drive, Mt. York Drive, Mt. Tod Drive and Mt. Ida Drive on Middleton Mountain
- ~~1011~~. **Westkal Beach**, 7615 Westkal Road



DISTRICT OF COLDSTREAM REPORT TO COUNCIL

FILE: 6130-20-Pumphouse Beach
DATE: June 8, 2026
FROM: Infrastructure Services
SUBJECT: Pumphouse Beach – Fencing

1. PURPOSE

To provide Council with the estimated cost and layout of the fence to designate a portion of Pumphouse Beach for off-leash dog use.

2. RECOMMENDATION

THAT the report titled “Pumphouse Beach – Fencing” dated June 8, 2026, submitted by the Director of Infrastructure Services, be received;

AND THAT Council authorize Administration to delineate a portion of Pumphouse Beach for dogs using materials available at the Public Works yard for the remainder of 2026;

AND THAT Council authorize the expenditure of up to \$6,000 for the purchase and installation of new off-leash dog beach signs, the purchase of a garbage receptacle complete with a waste-bag dispenser, and to have the environmental and archaeology permits prepared, to be funded through the Beach Access Fund;

AND THAT the 2026 Financial Plan be amended;

AND FURTHER THAT Council direct Administration to include the cost for the installation of a 4-foot-high chain-link fence, based on the proposed alignment provided in this report, and a floating fence at Pumphouse Beach in the 2027 budgeting discussions at a future Finance Committee meeting.

3. PREVIOUS COUNCIL MOTION / COMMITTEE RESOLUTION(S)

At their meeting held January 26, 2026, Council passed the following resolution:

“THAT Council direct Administration to install a fence delineating an off leash dog's permitted section on the south side of the beach from the main part of Pumphouse Beach ;

AND THAT Council direct Administration to determine the best placement of the fence and report back to Council with costs and location of the fence before proceeding with installation, and to apply for the necessary permits.”

4. DISCUSSION/ANALYSIS

Council directed Administration to provide an alignment and associated costs for a fence to provide boundaries to the designated off-leash dog beach planned for Pumphouse Beach. As the pilot project is now wrapped up, and a bylaw will be presented for the first three readings on June 8, 2026, Administration solicited estimates for a 4' chain-link fence, complete with two gates, with the

best price being up to \$6,000. This is for a silver fence. A black powder-coated fence is slightly more expensive at \$6,500. This cost is for 35 feet of fencing.

To ensure better control of the dogs once in the water, Administration is proposing the installation of a floating fence. This fence would be installed seasonally when the swim buoys are deployed. The low-end cost for such a fence is \$600 for a barrier similar to what would be installed to designate swim lanes at a pool. This would likely suffer extreme wear and may only last a couple of seasons. For a more robust floating fence, purchased through the same supplier as the current buoy system, the cost would be \$6,000 to \$10,000 but would have a significantly longer lifespan. Both systems would be weighted down with non-permanent anchors, negating the need for a large-scale environmental approval process.

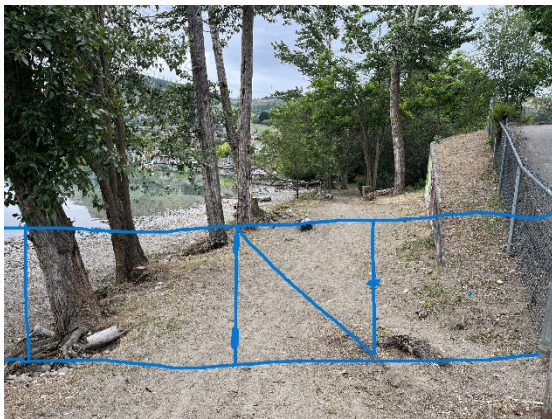
The beach fence would be subject to both environmental and archaeology permits. Because the fence would need to be installed below the highwater line, it will require a Section 11 permit; and, because the chain-link fence will require that the fence posts be anchored in concrete plugs, constituting in a site disturbance, a Site Disturbance permit issued through the Provincial Archaeology Branch will be required. Permitting and site monitoring for this work is estimated at \$15,000. Administration has started the permitting processes for this project and is requesting up to \$5,200 in 2026 to complete the applications as they must be completed by third party professionals.

The total cost for this project is estimated at \$22,400 - \$32,300, with \$6,000 designated in 2026 and the remainder (\$16,400 - \$26,300) planned for 2027 due to the anticipated length of time to obtain the necessary permits. As this will be a 2027 project, Administration is recommending that this project be included in the draft 2027 budget for deliberations at a future Finance Committee meeting to determine potential funding sources.

In the interim, Administration is recommending that a temporary fence or barrier be installed using materials we have on site – such as snow fencing, no-post barriers, or large rocks. There will also need to be some new signs purchased to designate the off-leash side of the beach. These items will be installed in 2026. While the temporary barrier will not keep dogs contained as well as a gated fence since there will not be any gates, just an open section of the fence, a physical line of some sort will improve compliance by providing clear boundaries for park users. Alternatively, the signage could be installed with no physical barrier, which may cause some conflict between user groups and require additional attention from Bylaw Compliance.

Administration is proposing the purchase of a second dog-waste bag dispenser and garbage can so that the existing set can be placed near the gate, and the second set closer to the west end of the off-leash dog area. Administration will also need to relocate the existing dog beach sign, install a second sign further into the dog beach, as well as some smaller signs to remind users to close the gate. The total cost for the signs, garbage bin and waste-bag dispenser is estimated at \$800, and Administration is recommending that funding come from the Beach Access Reserve Fund.

The alignment for the temporary visual barrier and the permanent fence will be the same. The images below show the proposed alignment of the fence:



Administration proposed a location for the fence that will allow plenty of linear space for dogs to run, as well as play in the water, it provides the most efficient route to get dogs to the dog beach, it abuts against the existing fence, and it will be nestled through the trees to provide a better aesthetic.

5. STRATEGIC OBJECTIVES

This project supports Council’s Strategic Priority of Active Lifestyle by promoting health and well-being by enhancing our outdoor activity spaces.

6. LEGISLATIVE AUTHORITY

N/A

7. FINANCIAL IMPLICATIONS

This project has a budget implication in 2026 of \$6,000 for signage, an additional waste receptacle and waste-bag dispenser, and for submission of the environmental and archaeology permits by qualified professionals. Fencing costs will be included in the 2027 Draft Financial plan for consideration at a future Finance Committee meeting.

8. EXTERNAL CONSULTATION

N/A

9. ALTERNATIVES & IMPLICATIONS

Alternative #1: Alternative alignment

Should Council wish to choose this option, the following motion is recommended:

“THAT the report titled “Pumphouse Beach – Fencing” dated June 8, 2026, submitted by the Director of Infrastructure Services, be received;

AND THAT Council authorize Administration to designate a portion of Pumphouse Beach, using materials available in the Public Works yard for the remainder of 2026;

AND THAT Council authorize the expenditure of up to \$6,000 for the purchase and installation of new off-leash dog beach signs, the purchase of a garbage receptacle complete with a waste-bag dispenser, and to have the environmental and archaeology permits prepared, to be funded through the Beach Access Reserve Fund;

AND FURTHER THAT Council direct Administration to include the cost for the installation of a 4-foot-high chain-link fence and a floating fence at Pumphouse Beach in the 2027 budgeting discussions at a future Finance Committee meeting, along the alignment as proposed by Council:

- **ALIGNMENT PROPOSED BY COUNCIL.”**

With this alternative, Council would provide Administration direction to install the fence along a different alignment. The proposed alignment works well with the existing fencing and does not interfere with the location of the seasonal toilets. The location roughly cuts the beach in half, so neither user group will feel slighted by their portion of beach. Changes to the proposed alignment could cause conflicts and operational issues; for this reason, this is not the recommended option.

Alternative #2: No fence

Should Council wish to choose this option, the following recommendation is suggested:

“THAT the report titled “Pumphouse Beach – Fencing” dated June 8, 2026, submitted by the Director of Infrastructure Services, be received;

AND THAT Council authorize Administration to designate a portion of Pumphouse Beach for off-leash dogs;

AND FURTHER THAT Council authorize the purchase and installation of new off-leash dog beach signs, along with a second waste-bag dispenser, in the amount of \$800, to be funded through the Beach Access Reserve Fund.”

With this option, Pumphouse Beach would have an area designated as off leash but there would be no physical containment of the dogs to a particular area, other than by the control of the owner. During the pilot project, there were reports of dogs not being controlled by their owners; however, in that case the whole beach was open to dogs. There may be less issues with having designated dog/no dog areas. Administration expects that there would be complaints and a need for increased Bylaw Compliance support, and for this reason, this is not the recommended option.

10. ATTACHMENTS

N/A

Prepared by:

Reviewed and Approved for submission to Council:

Janis Netzel

Janis Netzel, P. Eng
Director of Infrastructure Services

Keri-Ann Austin, MMC
Chief Administrative Officer

REVIEWED WITH:

DATE:

Financial Admin
Corporate Admin
Infrastructure Services
Development Services
Other: _____

June 1, 2026



DISTRICT OF COLDSTREAM REPORT TO COUNCIL

FILE: 5225-07
DATE: June 8, 2026
FROM: Infrastructure Services
SUBJECT: **OBWB Water Conservation & Quality Improvement Grant Final Report**

1. PURPOSE

To provide Council with the report developed under the Okanagan Basin Water Board (OBWB) Water Conservation & Quality Improvement (WCQI) Grant and to provide recommendations on how to mitigate the risk due to future creek avulsions or lowland flooding from Coldstream Creek as detailed in the report..

2. RECOMMENDATION

THAT the report titled “OBWB Water Conservation & Quality Improvement Grant Final Report”, dated June 8, 2026, submitted by the Director of Infrastructure Services be received;

AND THAT Council direct Administration to provide a phasing plan to repair the inlet structure at a future Council meeting.

3. PREVIOUS COUNCIL / COMMITTEE RESOLUTION(S)

N/A

4. DISCUSSION/ANALYSIS

The Okanagan Basin Water Board (OBWB) granted the District of Coldstream \$25,000 to engage a consultant to develop a plan to mitigate risks to the Lavington Wetland by improving its resiliency to future flooding events. The intent of the project was to understand the current state of repair of the inlet structures due to the avulsion event in 2018, assess the vulnerabilities of the wetland to lowland flooding and/or future avulsion events, and to have a shovel ready project available for when appropriate infrastructure grant intakes accept applications – such as the Disaster Resilience and Innovation Fund (DRIF) which is managed by the Province.

The report, attachment A, was developed by Associated Engineering. The assessment of the present-day conditions highlighted a need to re-block one of the culverts crossing under Highway 6, and re-bed the inflow and outflow culverts where the material was carried away by the creek. These works would require coordination with the Ministry of Transportation as the works would cross into the highway right of way. Additionally, the berms around the inlet structure (the forebay area) needs extensive regrading – partly due to erosion and partly due to material deposition. This is the largest, and most extensive item noted in the report, as it would require environmental permitting and amphibian salvage. Also, due to the tight work zone, there would be considerable traffic control requirements. Unfortunately, these works would not be eligible for future grant funding as they are repairs to existing infrastructure. However, Council may choose to allocate funding from the Drainage Reserve to cover these repairs in 2027 and 2028. Administration is

recommending that a phasing plan for the works be developed that would fit within the parameters of the Drainage Reserve contributions and existing planned expenditures.

The assessment of vulnerabilities to future lowland flooding or avulsions revealed that there are several low points on the perimeter berm that could be overtopped, and that the avulsion channel would likely direct water back to the north side of the wetland, furthering or repeating the damage to the inlet structures. These works may be eligible for DRIF funding and Administration will bring forward a request to Council to authorize the application for the grant during the next intake. Administration will also look for other grant funding opportunities and include the works in the phasing plan mentioned above, as the DRIF program is closed for 2026 projects and there is no indication that it will be open again for new projects in 2027.

5. STRATEGIC OBJECTIVES

The Lavington Wetland is a project identified by Council as a Strategic Priority.

6. LEGISLATIVE AUTHORITY

N/A

7. FINANCIAL IMPLICATIONS

Administration will bring forward costs to repair the inlet structure at Lavington Wetland to a future Finance Committee meeting.

8. EXTERNAL CONSULTATION

Associated Environmental

9. ALTERNATIVES & IMPLICATIONS

Alternative #1: Receive for information and file

Should Council wish to choose this option, the following recommendation is suggested:

“THAT the report titled “OBWB Water Conservation & Quality Improvement Grant Final Report”, dated June 8, 2026, submitted by the Director of Infrastructure Services be received and filed for information.”

With this alternative, Administration would not bring forward costs to repair the inlet structures at the Lavington Wetland. While the Lavington Wetland is functioning to some degree in its current state of repair, it is not functionally optimally and nutrients from the old feed lot property may still be making their way to Kalamalka Lake.

10. ATTACHMENTS

- A. Technical Memorandum, dated May 15, 2026, submitted by Associated Engineering
- B. Class B Cost Estimate

Prepared by:

Reviewed and Approved for submission to Council:

Janis Netzel

Janis Netzel, P.Eng
Director of Infrastructure Services

Keri-Ann Austin

Keri-Ann Austin, MMC
Chief Administrative Officer

REVIEWED WITH:

Financial Admin
Corporate Admin
Infrastructure Services
Development Services
Other: _____

DATE:

June 2, 2026

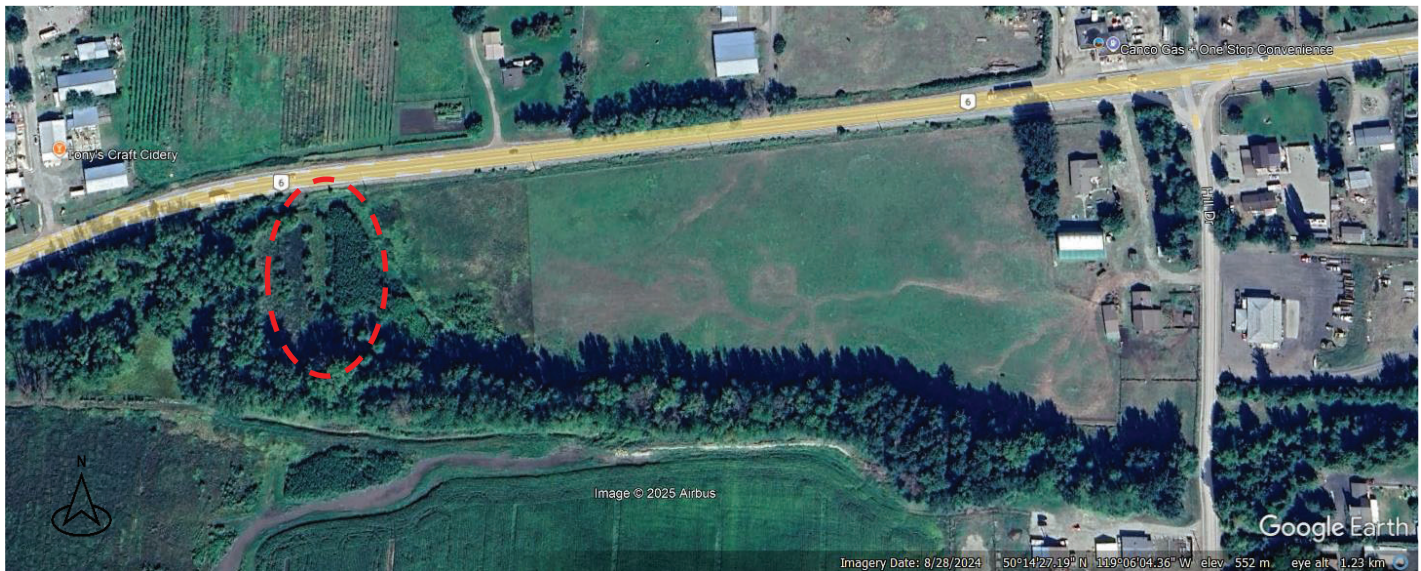
TECHNICAL MEMORANDUM

Issue Date:	May 15, 2026	Reference/Project No.:	2025-8804
To:	Janis Netzel, P.Eng.	Previous Issue Date:	N/A
From:	Nicola Van Der Mark, P.Eng.; Marianni Nogare, M.Sc., P.Eng.		
Client:	District of Coldstream		
Project Name:	Lavington Wetland Engineer Review		
Subject:	Preliminary Design		

1 INTRODUCTION

The Lavington Wetland (the wetland) is located on the south side of Highway 6 between School Road (to the west) and Hill Drive (to the east), at 6012 Highway 6 (Figure 1-1). The wetland was designed by Associated Engineering (B.C.) Ltd. (Associated) in 2013 to treat groundwater draining from a former dairy farm on the north side of the highway, at 6173 Highway 6. Parts of the wetland were damaged by previous flooding and channel avulsion of Coldstream Creek. The District of Coldstream (the District) is interested in developing a concept to repair and improve resiliency of the wetland after an avulsion of Coldstream Creek impacted the function of the wetland.

Figure 1-1 Lavington Wetland Location



In February 2025, Associated supported the District in a grant application through the Okanagan Basin Water Board to complete an assessment to improve the resiliency of the wetland. The District was successful on this grant application in April 2025 and Associated was retained to complete an assessment of the wetland.

This preliminary design brief summarizes the proposed preliminary design and recommendations of next steps to restore the wetland.

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Memo To: Janis Netzel, P.Eng., District of Coldstream
May 15, 2026
Page 2

2 BACKGROUND

The project background, from wetland design and construction to Coldstream Creek studies and restoration is summarized in the *Lavington Wetland Engineer Review and Recommendations* technical memorandum (Associated, 2025)¹ (**Appendix A**).

On May 7, 2025, Associated (Marianni Nogare, M.Sc., P.Eng.) performed a site visit to observe the conditions of the creek restoration, wetland berm, and the surrounding avulsion channels which were still present. Results and recommendations from the site visit were summarized in the *Lavington Wetland Engineer Review and Recommendations* technical memorandum.

One of the recommendations coming from the site visit was to complete a topographic survey of the wetland area. A topographic survey of the wetland was completed by Russell N. Shortt Land Surveys Ltd. in December 2025 and used to inform the preliminary design and recommendations.

3 PRELIMINARY DESIGN

The objective of the preliminary design is to restore the existing wetland to conditions that closely reflect the original wetland design (Associated, 2013)² while enhancing its resilience to future flooding. Rather than targeting a specific level of service, the design approach is to reinstate key hydraulic characteristics to maintain wetland functionality and improve the wetland's capacity to withstand extreme events.

Key design features are summarized in **Section 3.1** through **Section 3.5**. It is expected that implementing these features will aid in restoring the wetland functionality and improve overall resiliency.

3.1 Forebay Inflow and Outflow Culverts

The forebay inflow and outflow culverts are currently exposed and the underside of the culvert barrels have no bedding materials beneath them for support of the structure. We propose retaining the existing culverts and burying them, allowing for at least 0.3 m cover with a 1 m width and 4H:1V side slopes. The areas surrounding the culverts that have avulsed should be excavated and backfilled with bedding materials to support the culvert.

3.2 Wetland Forebay Area Repair

Based on a review of the survey, achieving the original wetland forebay geometries would require extensive removal, reinstatement, and regrading of the forebay berms. We propose localized regrading within the forebay to increase capacity within the forebay, while avoiding a complete reconstruction of the forebay berms. The forebay area is proposed to be regraded to create an approximately 5.6 m long by 3.2 m wide flat bottom at elevation 522 m, with

¹ Associated Engineering (B.C.) Ltd. (Associated). *Lavington Wetland Engineer Review and Recommendations*. Prepared for the District of Coldstream. August 2025.

² Associated Engineering (B.C.) Ltd. (Associated). 2013. *Coldstream Creek Wetland Contract Documents*. Prepared for the District of Coldstream. August 2013.

Memo To: Janis Netzel, P.Eng., District of Coldstream
May 15, 2026
Page 3

2H:1V side slopes. A 1 m wide berm at elevation 523.17 m is also proposed to tie the forebay into the surrounding existing ground. The proposed plan dimensions are generally consistent with the original forebay design (5.2 m long by 3.2 m wide flat bottom with approximately 1.6H:1V side slopes); however, the proposed forebay elevations are higher than the original design, which had a bottom elevation of 520.75 m and a top elevation of 522.61 m.

3.3 Avulsion Channels Backfill

The avulsion channels through the forested area immediately east of the wetland and adjacent to Highway 6 north of the wetland are still present and were not backfilled during any previous construction activities. These channels have been isolated from Coldstream Creek by a berm on private property that extends from 40 m downstream of Hill Dr. to approximately 40 m upstream of the southeast wetland berm. However, leaving these channels still presents a risk to the structure and function of the wetland. The avulsion channels are proposed to be backfilled to restore the original grade and provide an area for vegetation to be re-established around the wetland.

3.4 Wetland Berm Repair

There are two localized low points identified on the east and southwest area of the berm. The design incorporates backfilling of the two low points to restore them to surrounding berm elevations. This repair will help improve wetland resiliency against overtopping from Coldstream Creek.

3.5 Historical Highway 6 Culverts

Prior to the wetland design and construction, three culverts identified as D1, D2, and D3 conveyed flows from the north side of Highway 6 directly into Coldstream Creek. Once the ditch located north of the highway was re-graded during wetland construction, the culverts were capped. During the site visit, culvert D2 was identified, and some flow was observed to be entering Coldstream Creek. Culverts D1 and D3 were not observed, although the general location of the culverts was assessed, and no flows were observed. Associated recommends confirming if the culvert inlets are still capped. If not, all inlets should be capped to prevent flows from bypassing the wetland.

4 NEXT STEPS

We recommend the District consider the following next steps to support the design of the wetland:

- Initiate communication and coordination with regulatory agencies and the Ministry of Transportation and Transit as part of the works would occur within the Highway 6 right-of-way.
- Advance the project to the detailed design stage with input from civil, geotechnical, and environmental disciplines.
- Engage with the private property owner to discuss using previously dredged sediment from Coldstream Creek to support the earth works proposed in the design.

5 CLOSURE

This memorandum was prepared for the District of Coldstream to summarize the recommended repairs and next steps

Memo To: Janis Netzel, P.Eng., District of Coldstream
May 15, 2026
Page 4

to restore and improve the resiliency of the Lavington Wetland.

The services provided by Associated Engineering (B.C.) Ltd. in the preparation of this report were conducted in a manner consistent with the level of skill ordinarily exercised by members of the profession currently practising under similar conditions. No other warranty expressed or implied is made.

Respectfully submitted,

Associated Engineering (B.C.) Ltd.
Engineers & Geoscientists BC Permit Number 1000163

Prepared by:



Marianni Nogare, M.Sc., P.Eng.
Water Resources Engineer

Reviewed by:



Nicola Van Der Mark, P.Eng.
Water Resources Engineer



Geoffrey Cahill, P.Eng.
Manager, Water Resources

MN/NV/CG



Class B - Opinion of Probable Cost
 Client: District of Coldstream
 Subject: Lavington Wetland Repairs
 Project No: 2025-8804
 Date: 2026-05-15

Item	Section	Title	Unit	Quantity	Unit Price	Amount
Pre-Construction						
0.1	-	Project Management & MoTT Coordination	LS	1	\$ 25,000	\$ 25,000
0.2	-	Design & Construction Engineering Services	LS	1	\$ 50,000	\$ 40,000
0.3	-	Archaeological Assessment	LS	1	\$ 10,000	\$ 10,000
Sub-total						\$ 75,000
Construction						
Division 01 – General Requirement						
1.01	01 71 00	Mobilization/ Demobilization	LS	1	\$ 20,000	\$ 20,000
1.02	01 57 01	Construction Environmental Management Plan (CEMP)	LS	1	\$ 10,000	\$ 10,000
1.03	01 57 01	Environmental Protection Measures (incl. ESC)	LS	1	\$ 8,000	\$ 8,000
1.04	01 57 01	Amphibian Salvage (for work between Mar-Sep)	LS	1	\$ 25,000	\$ 25,000
1.05	01 57 01	Bird Nest Survey (for work between Apr 1 - Aug 15)	LS	1	\$ 3,000	\$ 3,000
1.06	01 71 23	Construction and Record Survey	LS	1	\$ 8,000	\$ 8,000
1.07	01 33 01	Quality Management & Documentation	LS	1	\$ 10,000	\$ 10,000
1.08	01 78 00	Bonding & Insurance	LS	1	\$ 5,000	\$ 5,000
1.09	01 53 01	Temporary Facilities and Controls	LS	1	\$ 10,000	\$ 10,000
1.10	01 55 00	Traffic Control, Vehicle Access and Parking	LS	1	\$ 80,000	\$ 80,000
Subtotal						\$ 179,000
Division 31 – Earthworks & Removals						
2.02	31 11 01	Clearing & Grubbing	m ²	1000	\$ 20	\$ 20,000
2.03	31 23 01	Common Excavation and On-site Reuse (incl. stripping)	m ³	100	\$ 30	\$ 3,000
2.05	31 24 13	Subgrade Preparation, Grading and Compaction	m ²	900	\$ 15	\$ 13,500
2.06	31 24 13	Common Backfill	m ³	300	\$ 50	\$ 15,000
Subtotal						\$ 51,500
Division 32 – Roads and Site Improvement						
4.01	33 91 21	Topsoil, Hydro-seeding	m ²	1000	\$ 50	\$ 50,000
4.02	32 91 21	General Site Clean Up	LS	1	\$ 10,000	\$ 10,000
Subtotal						\$ 60,000
Costs Summary						
Pre-Construction Sub-total						\$ 75,000
Construction Sub-total						\$ 290,500
Contingency (+25%)						\$ 72,625
TOTAL						\$ 438,125

- This estimate reflects current available quotes and cost data from similar projects, expressed in 2026 Canadian dollars. It is subject to change due to current market variability, tariffs, and other external influences. Applicable taxes such as GST are excluded.
- The estimate has been prepared in accordance with generally accepted engineering practices. It assumes that the District would go out to public tender to obtain pricing, award a contract, and construct the work. Associated cannot guarantee that actual proposals, bids, or construction costs will align with this or any future estimates. Factors such as labour and material costs, construction duration, bidder pricing strategies, unknown site conditions, and broader market conditions remain beyond Associated's control.

Assumptions:

- Design and engineering services include advancing preliminary design to IFT, tender support, and construction administration.
- Work can be completed during summer or fall and under the existing water license.
- Work to be completed with access from Highway 6 requiring traffic control.



DISTRICT OF COLDSTREAM MEMORANDUM

FILE: 0865-20
DATE: June 8, 2026
FROM: Infrastructure Services
SUBJECT: Community Hall First Quarter Update – January - March 2026

Council Meeting
 Committee:
 Choose an item.
 In Camera

Similar to 2025, the first (1st) quarter of 2026 was quieter than what is anticipated for the other quarters with only two (2) weddings and four (4) celebrations of life. While 62% of the Saturdays were booked, weddings and celebrations of life declined this quarter over those booked in 2025; however, the Hall hosted a variety of other community and private events.

Weekly repeat bookings on weekday afternoons and evenings included Girl Guides, Dog Training, Sportball and Rotary Club. The Hall also welcomed fifteen (15) private events, that were not weddings or celebrations of life, including Women in Business, Nature Talk - Owls and Cottonwoods, BC Wildlife Meeting, Okanagan Nation Alliance Collaborative (ONA) Collaborative, Co-ed Softball, Halfway There Network Social, Rural Community Immigrants Pilot (RCIP) and Other Pathways to Permanent Residence, Colourful Kids, BECOMING, Vernon Muslim Association (VMA) Iftar & Fundraiser, Strat AGM, as well as multiple birthday and family dinners. The Coldstream Coffee House hosted three (3) community events, Vernon Winter Carnival hosted their Awards and Volunteer Appreciation event, and the District hosted Family Day. Overall, there were slightly more events and more total hours booked than the same quarter in 2025.

Statistical Information is as follows:

Quarterly Hours Reserved	2025 Jan-Mar	2025 Apr-June	2025 July-Sept	2025 Oct-Dec	2026 Jan-Mar
¾ Hall	62.25	27.75	45.75	71.75	84.5
Gallery	8.25	0	3	0	0
Hall	155	487.5	425	308	169.5
Meeting Room	36.5	23	15.5	17.5	34.25
Total Hours Reserved	262	535.25	489.25	397.25	288.25
Number of bookings	2025 Jan-Mar	2025 Apr-June	2025 July-Sept	2025 Oct-Dec	2026 Jan-Mar
¾ Hall	21	11	6	20	25
Gallery	3	0	1	0	0
Hall	19	62	54	43	18
Meeting Room	13	8	6	9	15
Total Bookings	56	81	67	72	58

Weekends are fully booked until the end of October, 2026. Weekend bookings are primarily weddings, with some other celebrations such as a galas, awards ceremonies, celebrations of life, and a high school reunion. Looking at the future quarters, current stats show that mid-week weddings are increasing in popularity. There are currently only two (2) weekends available to book in November as we wrap up our last summer/fall wedding for the season and then transition into Holiday parties. In October and November, we welcome back some of our repeat clients that do not run sessions over the summer months.

On average, Administration continues to provide 4-6 tours and site visits per week and continues to book events for 2027. Interest in booking weddings for 2028 is also popular.

Quarter one Approved Fee Waivers:

By Policy: \$0

By Council Resolution: \$2,378 (Okanagan Nation Alliance Collaborative, Coffee House and Family Day)

Fee Waivers to Date:

Quarter one: \$2,378

RECOMMENDATION:

THAT the memorandum titled "Community Hall First Quarter Update – January-March 2026" dated June 8, 2026, submitted by the Community Facilities Manager be received for information and filed.

ATTACHMENTS:

N/A

Prepared by:

Janine Keith

Janine Keith
Community Facilities Manager

Reviewed and Approved:

Janis Netzel

Janis Netzel
Director of Infrastructure Services

Approved for Agenda: *Heri-Ann Austin*
Chief Administrative Officer



DISTRICT OF COLDSTREAM MEMORANDUM

FILE: 3800-01
DATE: June 8, 2026
FROM: Development Services
SUBJECT: Building Statistics for May, 2026

Council Meeting
 Committee:
 In Camera

A total of 11 permits were issued in May 2026 consisting of 1 Accessory Building, 1 Addition, 1 Demolition of Accessory Building, 1 Garage/Shop, 3 Swimming Pools, 1 Renovation, and 3 Single Family Dwellings. The number of permits issued was down by 3 from the same month as last year.

The construction value was down by \$203,824.00 for a total of \$3,316,700.00. This compares to last year when the construction value was \$3,520,524.00. The number of housing units were down by 5 units.

RECOMMENDATION:

THAT the memorandum titled "Building Statistics for May 2026" dated June 8, 2026, submitted by the Building Clerk, be received for information and filed.

ATTACHMENTS

- A. May 2026 Monthly Building Stats

Prepared by:

Reviewed and Approved:

Kelly Kirkland
Building Clerk

Ryan Roycroft
Director of Development Services

Approved for Agenda: *Keri-Ann Austin*
Chief Administrative Officer



DISTRICT OF COLDSTREAM
BP MONTHLY REPORT

Category	Current Period		Last Year Period		Year To Date		Previous Year To Date		Current Period		Last Year Period		Year To Date		Previous Year To Date		Current Period			
	Permits	Units	Fee	Value	Sq.Feet	Permits	Units	Fee	Sq.Feet	Value	Permits	Units	Fee	Sq.Feet	Value	Permits	Units	Fee	Sq.Feet	Value
ACCESSORY BUILDING	1	0	2,080.00	65,000.00	1,656	3	0	6,107.00	3,466	140,000.00	9	0	15,391.48	5,847	299,456.44	8	1	17,739.00	11,062	580,000.00
ADDITION	1	0	1,408.00	9,000.00	274	2	2	3,376.00	1,285	65,000.00	10	5	25,901.56	8,363	842,747.00	11	5	29,178.00	4,332	1,250,500.00
COMMERCIAL	0	0	0.00	0.00	0	0	0	0.00	0	0.00	0	0	0.00	0	0.00	0	0	0.00	0	0.00
MODULAR CONTAINER	0	0	0.00	0.00	0	0	0	0.00	0	0.00	0	0	0.00	0	0.00	0	0	0.00	0	0.00
DEMOLITION/MOVING	1	0	1,410.00	3,500.00	2,400	0	0	0.00	0	0.00	3	0	4,360.00	7,900	53,500.00	5	0	6,910.00	6,616	192,330.00
FOOTING/FOUNDATION	0	0	0.00	0.00	0	0	0	0.00	0	0.00	0	0	0.00	0	0.00	0	0	0.00	0	0.00
GARAGE SHOP	1	0	1,780.00	40,000.00	1,156	0	0	0.00	0	0.00	5	0	9,594.00	3,607	283,000.00	2	0	3,110.00	430	52,000.00
INDUSTRIAL	0	0	0.00	0.00	0	0	0	0.00	0	0.00	0	0	0.00	0	0.00	0	0	0.00	0	0.00
MOBILE HOME INSTALLATION	0	0	0.00	0.00	0	0	0	0.00	0	0.00	1	5	1,485.00	720	22,000.00	0	0	0.00	0	0.00
MULTI FAMILY	0	0	0.00	0.00	0	4	4	32,751.20	7,674	2,029,262.00	4	6	106,415.98	12,169	2,132,485.00	10	11	84,314.82	19,525	5,287,048.00
SEWER/WATER CONNECTION	0	0	0.00	0.00	0	0	0	0.00	0	0.00	2	0	2,918.00	5,312	9,500.00	0	0	0.00	0	0.00
SWIMMING POOL	3	0	6,920.00	260,000.00	1,316	3	0	6,333.00	1,384	217,000.00	8	0	16,866.60	4,188	561,467.00	7	0	14,305.00	2,968	467,000.00
RENOVATION	1	0	1,304.00	4,500.00	500	0	0	0.00	0	0.00	8	0	29,642.00	12,549	1,630,500.00	6	0	14,866.00	2,740	403,000.00
RETAINING WALL	0	0	0.00	0.00	0	0	0	0.00	0	0.00	2	0	3,370.00	545	72,500.00	2	0	3,806.00	460	110,000.00
SINGLE FAMILY DWELLING	3	3	41,340.56	2,934,700.00	10,558	2	2	16,941.54	3,762	1,069,262.00	7	7	84,883.60	25,047	5,903,260.00	8	8	124,938.59	26,018	7,711,958.00
CONSTRUCTION/DEVELOPMENT SIGN	0	0	0.00	0.00	0	0	0	0.00	0	0.00	0	0	0.00	0	0.00	0	0	0.00	0	0.00
SIGN - BUSINESS/OTHER	0	0	0.00	0.00	0	0	0	0.00	0	0.00	0	0	0.00	0	0.00	0	0	0.00	0	0.00
UTILITY BUILDING	0	0	0.00	0.00	0	0	0	0.00	0	0.00	0	0	0.00	0	0.00	0	0	0.00	0	0.00
WOOD STOVE INSTALLATION	0	0	0.00	0.00	0	0	0	0.00	0	0.00	0	0	0.00	0	0.00	0	0	0.00	0	0.00
Totals:	11	3	56,242.56	3,316,700.00	17,860	14	8	65,508.74	17,571	3,520,524.00	59	23	300,828.22	86,247	11,810,415.44	59	25	299,167.41	74,151	16,053,836.00

**DISTRICT OF COLDSTREAM
MAY 2026 MONTHLY BUILDING STATS**

Permit #	Issue Date	Type	Purpose	Contractor	Civic Address	Value	Sqr Feet	Units	Notes
2025-121	21/05/2026	DEMOLITION/MOVING	DEMOLISH COVERALL BLDG	OWNER / BUILDER	6635 BREWER RD	3500	2400	0	
2026-006	06/05/2026	SWIMMING POOL	SWIMMING POOL	PAUL HALSTON	7612 ASH DR	110000	512	0	
2026-017	01/05/2026	SINGLE FAMILY DWELLING	SINGLE FAMILY DWELLING W/SUITE	HUBER CONSTRUCTION LTD.	32 HAWTHORNE DR	1600000	3608	1	
2026-035	01/05/2026	GARAGE SHOP	DETACHED GARAGE	OWNER / BUILDER	780 CYPRESS DR	40000	1156	0	
2026-039	06/05/2026	SINGLE FAMILY DWELLING	SINGLE FAMILY DWELLING W/SUITE	OWNER / BUILDER	9409 MEADOW RD	627746	3474	1	
2026-040	01/05/2026	ADDITION	ROOF OVER DECK	OKANAGAN HAMMERHEAD CONTR	5797 LOCKE DR	9000	274	0	
2026-044	29/05/2026	SWIMMING POOL	SWIMMING POOL	ANTHONY PETERS CONSTRUCTION	8724 BRAEBURN PL	100000	420	0	
2026-046	27/05/2026	SINGLE FAMILY DWELLING	SINGLE FAMILY DWELLING	EVERTON RIDGE HOMES LTD.	453 MORNINGVIEW DR	706954	3476	1	
2026-047	07/05/2026	RENOVATION	INTERIOR RENOVATION	ADAM HARRIS RENOVATIONS	7807 SENITA CRT	4500	500	0	
2026-048	12/05/2026	ACCESSORY BUILDING	ACCESSORY FARM STORAGE	WHITEVALLEY CONSTRUCTION LTD.	9945 SPRINGFIELD RD	65000	1656	0	
2026-052	29/05/2026	SWIMMING POOL	SWIMMING POOL	OWNER / BUILDER	9710 COLDSTREAM CREEK RD	50000	384	0	

Count: 11



The Corporation of the
District of Central Saanich

May 21, 2026

Honourable Christine Boyle, Minister of Housing and Municipal Affairs
Parliament Buildings Victoria, BC V8V 1X4
Via email: HMA.minister@gov.bc.ca

The Honourable Brenda Bailey, Minister of Finance
PO Box 9048 Stn Prov Govt, Victoria, BC V8W 9E2
Via email: FIN.Minister@gov.bc.ca

Dear Ministers Boyle and Bailey,

RE: Request for Dedicated Provincial Funding to Support Municipalities That Achieve Provincially Mandated Housing Targets

On behalf of the Council of the District of Central Saanich, I am writing to acknowledge the Province of British Columbia's leadership in addressing the housing crisis through the establishment of mandatory housing targets for local governments. We share the Province's commitment to increasing housing supply and supporting complete, livable communities across British Columbia.

The District of Central Saanich has proactively responded to provincial housing initiatives and requirements. Council and staff have undertaken significant planning, policy, and regulatory work to facilitate increased housing supply, including substantive housing-related land use policy changes, zoning bylaw amendments, and updates to our Official Community Plan. These actions required considerable municipal resources and reflect Council's strong commitment to meeting, and in several cases exceeding, our provincially mandated housing targets.

While Central Saanich is proud of its progress, the rapid pace and scale of housing delivery required to meet provincial targets generates corresponding growth-related pressures on municipal operations, neighbourhood livability, and community infrastructure. Increased development activity places added demands on staff capacity, traffic and transportation systems, water, sewer, stormwater, and utility infrastructure, as well as parks, recreation facilities, and other public amenities that support a high quality of life.

Local governments that demonstrate leadership and compliance with provincial housing mandates play a critical role in achieving shared provincial objectives. To that end, Council respectfully requests that the Province establish a dedicated funding stream for municipalities that have successfully implemented housing-enabling policy and regulatory changes and achieved or exceeded their housing targets. Such a program would recognize municipal leadership, incentivize continued housing creation, and ensure communities have the tools necessary to manage growth responsibly.

Specifically, the District of Central Saanich urges the Province to consider funding that may be allocated to:

- Municipal operational capacity, including staffing and systems required to manage increased development activity and service demands;
- Neighbourhood infrastructure improvements, such as traffic calming initiatives, pedestrian safety enhancements, and active transportation infrastructure;
- Civil infrastructure upgrades, including water, sewer, stormwater, and utility capacity expansions required to support additional housing; and
- Public amenities, including parks, recreation facilities, community spaces, and other infrastructure that contributes to complete, livable, and resilient neighbourhoods.

Central Saanich has demonstrated strong alignment with provincial housing objectives through timely policy implementation and regulatory reform. However, without dedicated growth-related funding, municipalities risk falling behind in delivering the infrastructure and services needed to support the very housing supply the Province seeks to accelerate.

We would welcome the opportunity to work collaboratively with the Province to further refine this approach and to share Central Saanich's experience as a community that has embraced housing reform. Council also intends to share this correspondence with the Union of British Columbia Municipalities and neighbouring local governments to support broader regional and provincial advocacy on this matter.

Thank you for your continued partnership and leadership in addressing British Columbia's housing challenges. We look forward to your consideration of this request and to ongoing collaboration to support sustainable growth and livable communities. Should you have any further questions please do not hesitate to contact our Director of Planning and Building Services, at Jarret.Matanowitsch@csaanich.ca.

Sincerely,

Mayor Ryan Windsor

cc: Union of British Columbia Municipalities (UBCM)



VIA EMAIL
May 19, 2026

The Honourable David Eby, Premier
The Honourable Adrian Dix, Minister of Energy and Climate
The Honourable Kelly Greene, Minister of Emergency Management and Climate Readiness
The Honourable Christine Boyle, Minister of Housing and Municipal Affairs
The Honourable Brenda Bailey, Minister of Finance

Email: Premier@gov.bc.ca, ECS.Minister@gov.bc.ca, EMCR.Minister@gov.bc.ca,
HMA.Minister@gov.bc.ca, FIN.Minister@gov.bc.ca

Dear Premier Eby, Minister Dix, Minister Greene, Minister Boyle, and Minister Bailey:

RE: BC Local Government Climate Action Program (LGCAP) – Funding Continuation

On May 11, 2026, Saanich Council passed the following motion:

That Council direct the Mayor to send a letter to the Province and Local MLA's, as per the draft provided, outlining the need for continued Local Government Climate Action Program (LGCAP) funding and share this letter with the Capital Regional District Board of Directors, other BC municipal elected officials and Chief Administrative Officers.

On behalf of Saanich Council, I'm respectfully requesting your consideration for the need for the Province to continue to fund the Local Government Climate Action Program (LGCAP). In February 2026, the Provincial Government released the 2026/27–2028/29 Service Plan for the Ministry of Energy and Climate Solutions. The plan does not appear to include funding for the renewal of the LGCAP. As long-standing local government partners of the Province, we are concerned that the implications of allowing this funding to lapse may not be fully understood.

For more than 15 years, the Province has provided consistent annual climate action funding to local governments, recognizing our essential role in meeting provincial greenhouse gas (GHG) reduction targets and climate adaptation goals. LGCAP and its predecessor, the Climate Action Revenue Incentive Program (CARIP), have provided a critical and reliable source of dedicated funding that enables municipalities to resource staff capacity, support community climate initiatives, deliver key GHG reduction and adaptation programs, and leverage other utility funding and provincial and federal grants. Many of these initiatives directly support the goals of the CleanBC Roadmap and the Climate Preparedness & Adaptation Strategy.

This funding arrangement and the projects and programs enabled have led to a nearly 50% reduction in Saanich's corporate GHG emissions and a nearly 20% reduction in Saanich's community-wide GHG emissions from our 2007 baseline. We have realized significant transportation mode shifts, from 17% of trips taken by transit and active transportation in 2011, to 26% today; we have seen over 2,300 Saanich households replace their fossil fuel heating systems with heat pumps to deliver efficient heating and protective cooling; we have completed

comprehensive climate risk assessments of Saanich infrastructure to ensure we are planning and investing effectively for the climate changes ahead. Provincial investments in local government action have been working, but there is more to do. Local government partners have valuable insights that should inform the next iteration of this successful program.

Municipal budgets are under significant pressure to fund core services and respond to the increasingly costly impacts of accelerating climate changes, including devastating floods, wildfires, and extreme heat. Removing dedicated Provincial climate action funding will create a shortfall that cannot be replaced without significant impacts to local taxpayers. While we appreciate the various climate-related grants currently available through the Province, these programs are competitive, time-limited, and often difficult to access due to requirements for matching funds and the staff capacity needed to prepare and manage applications and implement projects. They have also been reduced in recent years. LGCAP has been the stable foundation that allows local governments to pursue these opportunities. Without it, many municipalities will be unable to apply for competitive grants or deliver community-focused climate programming that supports provincial objectives.

Over the last three years Saanich received approximately \$1.1 million from LGCAP, which staff successfully leveraged to secure approximately **\$1.0 million in additional external grant funding** (this excludes other major grants for capital projects such as corporate building retrofits and EV charging infrastructure which are in the \$multiple millions). This has contributed to a wide range of climate programs and projects that benefit Saanich residents and community including:

- Corporate and Community Climate Risk Assessments
- Community emissions inventories
- Strata Energy Advisor Program
- Top-up incentives for EV Ready Plans and retrofits in MURBs
- Climate Plan Update
- Fleet E Bike Program
- Tillicum Green Infrastructure Project
- Energy & Carbon Emissions reporting
- Gorge Coastal Flood Adaptation Strategy
- One Planet Saanich
- School climate education programs
- Rental Apartment Retrofit Accelerator
- Zero Waste initiatives
- Oil removal policy review

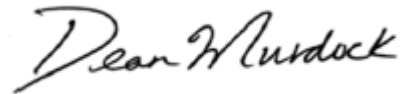
Local governments are on the front lines of planning for and responding to climate impacts and have direct or indirect influence over more than half of B.C.'s GHG emissions. The Province cannot meet its CleanBC targets, achieve its climate adaptation goals and protect BC residents from the increasing impacts of climate change without strong, resourced municipal partners.

LGCAP funding is essential to ensuring that local governments can continue to deliver climate action and prepare for climate impacts at the scale required.

Despite our long-standing partnership, local governments, including Saanich, were not consulted on the decision to cease funding for LGCAP. To staff's knowledge, no local government was engaged prior to the release of the Service Plan. While several months of LGCAP funding remains from the pre-payment for the 2026/27 year, many climate actions are multi-year projects, most external grants take months or years to determine, and many local governments fund staff using LGCAP, so work is already underway to prepare for the 2027-28 year and beyond based upon continued LGCAP funding. Certainty related to consistent, continuous funding is paramount.

As we collectively work to build a stronger, more sustainable Province, Council requests that the Province confirm their commitment to consistent, continuous LGCAP funding and we look forward to further collaboration on climate action and preparedness.

Sincerely,

A handwritten signature in black ink that reads "Dean Murdock". The signature is written in a cursive, flowing style.

Dean Murdock
Mayor

cc:

Hon. Nina Krieger, MLA Victoria Swan Lake <Nina.Krieger.MLA@leg.bc.ca>
Hon. Diana Gibson, MLA Oak Bay Gordon Head <Diana.Gibson.MLA@leg.bc.ca>
Hon. Lana Popham, MLA Saanich South <Lana.Popham.MLA@leg.bc.ca>
Saanich Council <council@saanich.ca>
CRD Board of Directors <crdboard@crd.bc.ca>
All BC Municipalities

From: Laurisa Dohm <[REDACTED]>
Date: June 8, 2026 at 8:11:48 AM PDT
To: Keri-Ann Austin <kaustin@coldstream.ca>
Cc: Ruth Hoyte <rhoyte@coldstream.ca>, pchochrane@coldstream.ca, Doug Dirk <DDirk@coldstream.ca>, Jim Garlick <jgarlick@coldstream.ca>, Stephanie Hoffman <shoffman@coldstream.ca>, Jeremy Levy <jlevy@coldstream.ca>, Simone Runyan <srunyan@coldstream.ca>
Subject: Tonight's meeting: Vertical Traffic Calming on Kidston Road

Good morning Mayor & Council, and Keri-Ann,

I am writing regarding agenda item 2.a of tonight's meeting "*Vertical Traffic Calming on Kidston Road*", as I live almost directly adjacent to the crossing in question and have knowledge related to key materials in the [presentation](#).

I respectfully ask Council not to proceed with any actions related to the removal of the speed bump.

My reasoning can be summarized by four points, and is detailed further in the PDF attached:

1. Public safety should remain the primary consideration.
2. There are better uses for limited municipal funds.
3. The presentation's arguments regarding emergency vehicles appear inconsistent.
4. To the best of my knowledge, and after speaking directly with several neighbours in Kallanish, no such petition regarding the removal of the speed bump was ever distributed to our households.

Lastly, I would like to express my sincere gratitude to the District and Council for the improvements to active transportation and pedestrian safety that have been made in this area.

If any members of Council have questions I would be happy to speak further and can be reached directly on my cell [REDACTED]

Sincerely,
Laurisa Dohm



DISTRICT OF COLDSTREAM

REPORT TO COMMITTEE OF THE WHOLE

FILE: 0890-20-04
DATE: June 1, 2026
FROM: Infrastructure Services
SUBJECT: 8505 Kalavista Drive – Log House Property

1. PURPOSE

To request direction from the Committee of the Whole on the future of 8505 Kalavista Drive, formerly the Log House property.

2. RECOMMENDATION

THAT the report titled “8505 Kalavista Drive – Log House Property” dated June 1, 2026, submitted by the Director of Infrastructure Services be received.

AND THAT the Committee of the Whole recommends that Council direct Administration to maintain the property at 8505 Kalavista Drive as passive greenspace for the remainder of 2026;

AND THAT the Committee of the Whole recommends that Council direct Administration to provide cost estimates for items cited by Council at a future Finance Committee meeting for 2027 budget consideration

- **ITEMS TO BE CITED BY COUNCIL.**

3. PREVIOUS COUNCIL MOTION / COMMITTEE RESOLUTION(S)

At their meeting held July 14, 2025, Council passed the following resolution:

“THAT Council direct Administration to bring back a report on the options for the future use of the property at 8508 Kalavista Road (Log House) to a future Committee of the Whole meeting.”

4. DISCUSSION/ANALYSIS

Demolition of the log house and garage structure was completed in early 2026. Prior to the demolition, the house was used as for classroom and meeting space. The outdoor space was used as a passive park, with picnic tables located under a covered patio. Adjacent to the Kalavista Lagoon, which is home to a variety of wildlife, including several blue-listed species such as the Western Painted Turtle, and nestled within a dense neighborhood, the property could be utilized for a multitude of uses. Administration is seeking Council direction on their desired use for the property.

The property is roughly one acre and shares a border with the Boat Launch parking lot. There is potential to incorporate some of the treed area from the lot to provide additional park space as well as shaded areas. In April 2026, the house site was seeded, and parking lines were painted on the existing paved area to improve access to the property and to the hand launch site across the street.

A report was brought to the Committee of the Whole on July 7, 2025 that requested Council direction for potential uses or upgrades on several properties in the District. The section relevant to 8505 Kalavista Drive is attached to this memo. At that time, Council authorized the expenditure of up to \$5,000 to topsoil and seed the areas disturbed by the demolition works. Other suggestions for upgrades included:

- Irrigation
- Gazebo or picnic shelter
- Nature Center – simple or complex – to bring awareness to the wildlife living in or near the lagoon
- Basketball or sand volleyball courts
- Concession stand or food truck space
- Rezone to allow for a seasonal café or coffee shop (elector assent would be needed)

Council has made commitments to preserving the habitat for the Western Painted Turtles within the property boundaries. Administration was directed to install nesting beds, which was put on hold pending the demolition of the house and subsequent decisions on the use of the park, which would influence the location of the nesting beds. Council also approved the installation of signage to promote awareness of the turtles and other wildlife in the lagoon.

Because of the vulnerability of the turtles, Administration suggests that future upgrades to the site lean more towards a passive park with a gazebo or picnic shelter. Space could be made for food trucks to use the site as it is a serviced site. Installing washrooms may also be considered, which would remove the requirement for portable washrooms to be stationed at the boat launch. The site currently isn't irrigated, depending on the use of the site and the level of service Council would like to see at the park, irrigation may be needed.

This property is within the boundaries of an Archaeology Permit Area and any works would require permitting and monitoring for any site disturbance.

5. STRATEGIC OBJECTIVES

This project supports Active Lifestyle, by promoting health and well-being by enhancing our outdoor activity spaces and by protecting, enhancing and growing our greenspaces.

6. LEGISLATIVE AUTHORITY

N/A

7. FINANCIAL IMPLICATIONS

Direction from this report may have budget consequences in 2027

8. EXTERNAL CONSULTATION

N/A

9. ALTERNATIVES & IMPLICATIONS

Alternative #1: No further upgrades planned for the short term

Should Council wish to choose this option, the following motion is recommended:

“THAT the report titled “8505 Kalavista Drive – Log House Property” dated June 1, 2026, submitted by the Director of Infrastructure Services be received for information and filed.”

With this option, Administration would proceed with the installation of the western turtle habitat improvements already approved by Council, and the property would exist as a grassed site and parking space until such time as a future Council authorizes additional improvements to the property.

10. ATTACHMENTS

- A. Attachment A-250707-COWRpt-8505 Kalavista Dr Log House

Prepared by: **Reviewed and Approved for submission to Council:**

Janis Netzel
Janis Netzel, P. Eng
Director of Infrastructure Services

Ryan Roycroft for
Keri-Ann Austin, MMC
Chief Administrative Officer

REVIEWED WITH: **DATE:**
Financial Admin _____
Corporate Admin May 26, 2026
Infrastructure Services _____
Development Services _____
Other: _____

ATTACHMENT A: 8505 Kalavista Drive (Log House)



The log house at 8505 Kalavista Drive is being demolished – most of the super structure has been removed from site, leaving only the east wall next to the gas service, the concrete patio and foundation. Before they can be complete, the remaining works and any other works that might disturb the ground, require archaeology permits from the Province. The permits have been applied for and are in the que for processing.

Once the house is removed, the site will need immediate remediation including site leveling, topsoil and seeding. A recommendation has been provided below to allow this work to happen in 2025 for the cost of up to \$5,000 to be paid for out of the Canada Community-Building Fund.

Although the site is roughly 1 acre, there is about 0.7 acres of usable space due to the canal. The property is flat, is nesting ground for the Western Painted Turtle and other wildlife, and was previously used as a residential property and passive park.

Administration is seeking direction from Council on what their vision is for the property. Below are several suggestions for improvements or uses:

- Irrigation - \$30,000
- Gazebo or picnic shelter - \$20,000 - +\$100,000, depending on size
- Nature center with a boardwalk on the lagoon, interpretive signage - \$30,000 - +\$100,000, depending on complexity of structures
- Basketball or volleyball courts – \$10,000 - +\$100,000, depending on type and size/number of courts
- Rezone to allow a seasonal café or coffee shop – staff time to rezone (elector assent would be needed), construction or any upgrades for commercial space could be paid for by renter. The current zoning does allow for a concession stand like the one at Kalamalka Beach.

Future improvements to the park could be funded from the Canada Community-Building Fund.

Administration has not investigated the potential for the sale of this property as it was donated to the District with the understanding it would be used as park in perpetuity.

Recommendations and Alternatives:

1. THAT the Committee of the Whole recommends that Council direct Administration to level, seed and topsoil the property at 8505 Kalavista Drive (Log House) following the demolition of the house to a maximum of \$5000;

AND THAT the Committee of the Whole recommends to Council that this project be funded from the Canada Community-Building Fund;

AND FURTHER THAT the Committee of the Whole recommends to Council that the 2025 Financial Plan be amended to reflect this change.

2. THAT the Committee of the Whole recommends that Council directs Administration to include **[upgrades cited by the Committee of the Whole]** in the draft 2026 budget for consideration at a future Finance Committee meeting.