



Rural Bridesville Zoning Bylaw No. 1815

Regional District of Kootenay Boundary
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Adopted by
The Regional District of Kootenay Boundary Board of Directors
_____, 2022

Regional District of Kootenay Boundary
Rural Bridesville Zoning Bylaw No. 1815, 2022

The Regional District of Kootenay Boundary Board of Directors in open meeting assembled enacts as follows:

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Map 1: Rural Bridesville Zoning Map

Part 1. Interpretation

Terms for which a definition has been provided are in ***bolded, italicized*** text and are in Part 6. Definitions.

1.1 Title

1. This Bylaw may be cited as “Regional District of Kootenay Boundary Rural Bridesville Zoning Bylaw No. 1815, 2022” or “Rural Bridesville Zoning Bylaw”.

1.2 Application

1. This Bylaw applies to all lands, including the surface of water and all uses, ***buildings*** and ***structures*** located within the ***Plan Area***, whose boundaries are shown on Map 1, which forms part of this Bylaw, an area within Electoral Area E/ West Boundary, whose boundaries are described in the letters patent of the Regional District of Kootenay Boundary.

1.3 Interpretation

1. The Regional District of Kootenay Boundary is comprised of multiple Electoral Areas, and the Board of Directors have adopted several zoning bylaws, each at different times and of varying detail. This Rural Bridesville Zoning Bylaw, as all Regional District of Kootenay Boundary zoning bylaws, is intended to be interpreted in its entirety, but solely within its provisions and not in reference to the zoning bylaws of other Electoral Areas.

1.4 Provincial and Federal Jurisdiction

1. This Zoning Bylaw is not intended to be inconsistent with any matter under exclusive Provincial or Federal jurisdiction (see Section 1.3 of the Rural Bridesville Official Community Plan).

Part 2. Administration

Note: legal non-conforming uses are often referred to as being “grandfathered in”. Non-conforming use is defined in Division 14 of the *Local Government Act*, which states in section 528(1) that “if, at the time a land use regulation bylaw is adopted, (a) land, or a building or other structure, to which that bylaw applies is lawfully used, and (b) the use does not conform to the bylaw, the use may be continued as a non-conforming use.” Further definition of how these provisions work are provided in subsequent subsections in this act.

2.1 Enforcement

1. The Bylaw Enforcement Officer, Building Inspector, Manager of Building Inspection Services, Manager of Planning and Development, Senior Planner, Planner, or other such person that may be appointed by the Regional District of Kootenay Boundary Board of Directors to enforce this Bylaw.
2. A person must not interfere with or obstruct the entry of a Bylaw Enforcement Officer, Building Inspector, Manager of Building Inspection Services, Manager of Planning and Development, Senior Planner, Planner, or other such person that may be appointed by the Regional District of Kootenay Boundary Board of Directors to enforce this Bylaw.

2.2 Prohibition

1. Land must not be used contrary to the provisions of this Bylaw.
2. **Buildings** or **structures** must not be used, constructed, reconstructed, altered, moved, placed or extended contrary to the provisions of this Bylaw.
3. No subdivision may be approved contrary to the provisions of this Bylaw, in particular to create **parcels** less than the minimum permissible **parcel area**, and other regulations as identified in this Bylaw.
4. Every use of land, **building** and **structure** permitted in each zone must conform to all the regulations of the applicable zone and all other regulations of this Bylaw.
5. No land, **building** or **structure** may be used or occupied, except in conformity with this Bylaw.

2.3 Violation

1. A person is deemed to have committed an offence who:
 - a) Violates any of the provisions of this Bylaw;
 - b) Causes or permits, any act or thing to be done in contravention or violation of any of the provisions of this Bylaw;
 - c) Neglects or omits to do anything required under this Bylaw;
 - d) Carries out, causes or permits to be carried out any use, construction or subdivision in a manner prohibited by or contrary to any of the provisions of this Bylaw;
 - e) Fails to comply with an order, direction or notice given under this Bylaw;or

- f) Prevents, obstructs or attempts to prevent or obstruct the authorized entry on property of a person authorized to enforce this Bylaw under Section 2.1.

2.4 Penalty

- 1. Any person who violates any of the provisions of this Bylaw is, upon summary conviction, liable to the maximum fine provided in the *Offence Act*, plus the cost of prosecution for each offence.

2.5 Severability

- 1. If any portion of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, that portion is severed and the remaining portions of this Bylaw continue with full force and effect.

2.6 Effective Date and Repeal

- 1. This Bylaw is effective upon adoption.
- 2. Regional District of Kootenay Boundary Bridesville Townsite Bylaw No. 1485, 2012, inclusive of all amendments thereto, is hereby repealed.

Part 3. General Regulations

3.1 Permitted and Prohibited Uses

Notwithstanding the provisions of this bylaw with regards to permitted uses, lands within the Agricultural Land Reserve remain subject to the provisions of the *Agricultural Land Commission Act, Regulations* and Orders of the Commission.

1. A use not specifically permitted in this Bylaw is prohibited from the **Plan Area**.
2. A use not specifically permitted in a Zone is prohibited from that Zone.
3. A use is only permitted if lawfully established and ongoing in accordance with:
 - a) The applicable regulations and conditions of use as identified in each Zone; and
 - b) Such further general regulations applicable to the use, as identified throughout this Bylaw.
4. No **building** or **structure** may be placed, constructed, sunk into, erected, moved, sited, altered or enlarged for any use other than a use specifically permitted in that Zone.
5. No land, **building** or **structure** may be used for a use that is not specifically listed under the heading "Permitted **Principal Uses**" or "Permitted **Secondary Uses**" in the Zone that the land, **building** or **structure** is located.
6. A use listed under "Permitted **Secondary Uses**" is only permitted if a use under "Permitted Principal Uses" is lawfully established and ongoing on the same parcel, except a **storage building**, including a garage, may be located on a **parcel** that does not have a principal use or **principal building** provided it is only to be used for the non-commercial/non-industrial **storage** of goods or vehicles belonging to the owner. Such a **building** must be subject to the regulations for **accessory buildings** in the zone within which they are located and must not exceed 60 m² in floor area;
7. For certainty, without limiting the generality of the above prohibitions:
 - a) Except where specifically permitted within a zone established by this Bylaw, as an **automobile salvage yard**, no **parcel** may be used for the **storage** of **derelict vehicle(s)**.
 - b) Except where specifically permitted within a zone established by this Bylaw, no parcel may be used for **cannabis retail stores**.
 - c) Cannabis production is a permitted farm use on all parcels in the ALR, to the extent permitted by the Agricultural Land Reserve Use Regulation.
 - d) Licensed **cannabis** production outside of the ALR is prohibited.
 - e) **Intensive agriculture** outside of the ALR is prohibited.

- f) Except where specifically permitted within a zone established by this bylaw, a **water bottling facility** is prohibited.
 - g) Motocross tracks are prohibited.
8. Except as otherwise stated in this Bylaw, the following uses are permitted in all zones:
- a) Highways;
 - b) **Landscape screens** and fences;
 - c) Parks, playgrounds, and similar active or **passive recreation** areas including buildings and structures;
 - d) Libraries, museums, schools and veterinary clinics.
 - e) Utility uses and **accessory** buildings and structures, excluding **offices**, maintenance garages and storage areas;
 - f) Railroad tracks, except private sidings;
 - g) Use of **accessory buildings**, tents, **recreational vehicles**, and similar shelters for **temporary accommodation** is permitted for a period not exceeding 120 days per calendar year, except where the occupancy has been approved under Section 3.1.8(h) of this Bylaw.
 - h) Temporary occupancy in a recreational vehicle for the **parcel** owner while a **dwelling unit** is under construction, provided the owner first signs a notarised statement of intent to cease occupying the recreational vehicle, within 30 days after the **dwelling unit** has been completed;

3.2 Siting Requirements and Exceptions

1. Where a zone includes a regulation entitled 'Setbacks', or where this Bylaw otherwise makes reference to a minimum setback, no **building** or **structure** may be placed, constructed, sunk into, erected, moved, sited, altered or enlarged nearer to the **parcel** line, **natural boundary** or the other point of reference than the distance so specified.
2. Setbacks may vary according to any combination of use, **building**, **structure** or location within a Zone or adjacent Zone, or by **parcel** dimensions, or to a specific **highway**, **natural boundary** or other point of reference, and the provisions of this Bylaw must be interpreted accordingly.
3. Any portion of a **building** or **structure** located below finished grade is subject to all setbacks for the Zone in which the **building** or **structure** is located or that are otherwise applicable.
4. No person being the owner, occupier or lessee of any **parcel** located at the intersection of any two **highways**, may, without the consent of the Ministry of Transportation and Infrastructure or their designate, place or permit to be placed or grow any tree, shrub, plant, fence or other **structure** with a horizontal dimension exceeding 0.6m within the sight triangle, as shown in *Figure 1: Sight Triangles at Intersections*, an elevation such that an eye

0.9m above the surface elevation of one **highway** cannot see an object 0.9m above the surface elevation of the other **highway**.

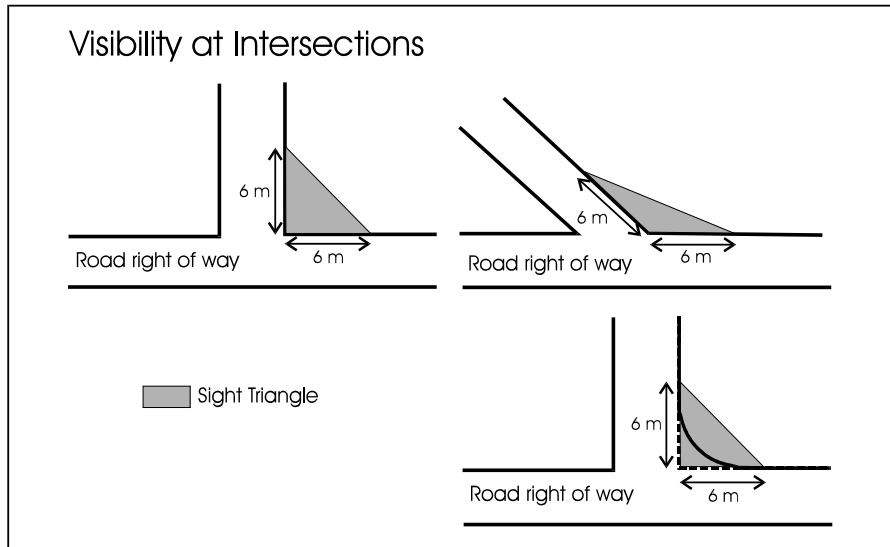


Figure 1: Sight Triangles at Intersections

5. Selected **structures** are excluded from the setback requirements of this Bylaw (a separate approval from the Ministry of Transportation and Infrastructure may be required where the setback is adjacent to a **highway**). The exceptions are regulated as follows:
 - a) An underground **structure** may be sited on any portion of a **parcel** provided that the top surface of such **structure** at no point extends more than 0.5 metres above the average finished ground elevation within the relevant setback area of the zone in which it is located.
 - b) Free standing lighting poles, warning devices, antennas, masts, utility poles, wires, flag poles, **signs** and **sign structures**, may be sited on any portion of a **parcel** at the sole responsibility of the owner and utility company.
 - c) Root cellars, wells and water pump houses, except as otherwise limited in this or other bylaws may be sited on any portion of a **parcel** at the sole responsibility of the owner and utility company.
 - d) Unenclosed steps, eaves, sunlight control projections, canopies, chimneys, bay windows, balconies, porches, solar panels, wheelchair ramps and lifting devices, and other similar projections may project:
 - i) 2 metres within a required **front parcel line**, **rear parcel line**, or **exterior side parcel line** setback; and
 - ii) 0.6 metres within a required **interior side parcel line** setback.

3.3 Height

1. Where a Zone includes a regulation entitled “Height”, or where this Bylaw otherwise makes reference to a maximum **height**, no **building** or **structure** may be placed, constructed, sunk into, erected, moved, sited, altered or enlarged in a manner that exceeds the **height** specified for the Zone in which the **building** or **structure** is located. For certainty, maximum **height** in a Zone may vary according to the use or location of the **building** or **structure**.
2. Maximum **height** regulations:
 - a. Do not apply to the following, except in accordance with subsection (b): industrial cranes; grain elevators; silos; windmills; solar panels; towers; tanks; radio and television antennas; church spires, belfries and domes; monuments; chimney and smoke stacks; flag poles; lighting poles; and elevator shafts.
 - b. Where such **structures** are located on top of a **building** they must not occupy more than 10% of the horizontal plane of the roof area.

3.4 Density

1. Where a Zone includes a density regulation expressed as an absolute number of **parcels**, units, **buildings**, use or similar figure, no **parcel** may be subdivided and no **parcel** may be developed with more than the number identified for the zone in which the **parcel** is located.
2. Where a Zone includes a density regulation expressed as a per hectare figure, no parcel may be subdivided and no parcel may be developed with more than the number of **parcels**, units, sites or other figure(s), per hectare as determined by applying the figure for the Zone in which the parcel is located to the area of the parcel.
3. For certainty, where more than one of the above density regulations apply to any particular **parcel**, the most restrictive governs but all remain applicable.

3.5 Subdivision Regulations

1. Where a zone includes a regulation entitled “Parcel Area”, or this Bylaw otherwise refers to a minimum **parcel area**, then no **parcel** may be created by subdivision that has an area less than the figure specified for the Zone in which the **parcel** is located.
2. A **parcel**, which is reduced in size by the dedication of land to a public body in order to accommodate a necessary public service, utility, facility or **highway**, subsequent to the approval date of this Bylaw, is deemed to be in conformity with the minimum **parcel area** requirements of this Bylaw.
3. Where as a result of land acquisition for a public use after this Bylaw comes into force by:
 - a) The **Regional District**;

- b) A municipality;
- c) The Provincial Government;
- d) The Federal Government;
- e) An Improvement District;
- f) The Board of Education Trustees; or
- g) A Public Utility,

- i. The **parcel** of land that could have been subdivided into two or more **parcels** under this Bylaw when the land was acquired, and
- ii. The **parcel**, as a result of the acquisition, can no longer be subdivided into the same number of **parcels**,

the **parcel** is deemed to conform to this Bylaw for the purposes of subdivision as though the land acquisition had not occurred, but only to the extent that none of the **parcels** that would be created by the subdivision would be less than 90% of the area that would otherwise be permitted by this Bylaw.

4. The minimum **parcel area** requirements of this Bylaw do not apply to the consolidation of existing **parcels** or the addition of closed **highways** to an existing **parcel**.
5. The alteration of one or more **interior parcel lines** between two or more **parcels** is permitted provided that:
 - a) no additional **parcels** are created upon completion of the alteration;
 - b) the alteration does not infringe within the required setbacks for an existing **building** or **structure** located on the **parcel**;
 - c) the alteration does not reduce the area required for a sewage disposal system on any **parcel** being altered; and
 - d) On parcels within the Agricultural Land Reserve, the *ALR Regulations* apply.
6. The minimum **parcel area** that may be created by subdivision pursuant to Section 514 (Subdivision for a relative) of the *Local Government Act* is 8 hectares. This regulation does not apply within the **Agricultural Land Reserve**.
7. The minimum **parcel** area at subdivision in any zone established under this bylaw does not apply where all of the following conditions are satisfied:
 - a) the **parcel** being created is to be used solely for the unattended equipment necessary for operation of
 - i) **public utility uses** with no exterior **storage** of any kind;
 - ii) radio or television broadcasting antennae, or other similar communications infrastructure;
 - iii) air or marine navigation aids;

- b) no sewage is generated; and
- c) the owner registers a covenant pursuant to section 219 of the *Land Title Act* in favour of the **Regional District** that restricts the use of the **parcel** in accordance with the applicable exception under this provision.

Part 4. Supplemental Regulations for Certain Uses and Circumstances

4.1 Home-based Businesses

1. Where the **home-based business** is permitted as a **secondary use** within a zone, the following regulations apply:
 - a) the **home-based business** may be operated by the parcel owner or permanent resident, who is physically located on the parcel during operation, as an **accessory** use to the permitted **single family dwelling**;
 - b) the **home-based business** use must not produce any odorous, toxic or noxious matter, noise, vibration, smoke, heat, dust, litter, glare or radiation other than that normally associated with the **single family dwelling** and must not create or cause any fire hazard, electrical interference or traffic congestion on the **highway**;
 - c) the **home-based business** use must not involve salvage and **storage** of **derelict vehicles** and equipment;
 - d) all **storage** of materials, equipment, containers or finished products will be subject to screening within the R1 zone in the Bridesville Townsite.
 - e) the **home-based business** use, including all **storage** areas, must not exceed 100 m².

4.2 Secondary Suites

1. Where a **secondary suite** is permitted as a **secondary use** within a zone, the following regulations apply:
 - a) The **gross floor area** of the **secondary suite** must not exceed 90m² or 40% of the **gross floor area** of the **single family dwelling building**, whichever is less;
 - b) Approval of the authority responsible for liquid waste disposal, pursuant to the relevant Provincial legislation, is required;
 - c) For **parcels** located within an area served by a **community water system**, prior approval of the water purveyor is required;
 - d) No **secondary suite** may be stratified, subdivided, or otherwise legally separated from the principal **single family dwelling** use to which it is considered a secondary use; and
 - e) A new **secondary suite** must not be connected to a **community water system** which is subject to a Drinking Water Notification pursuant to the *Drinking Water Protection Act* under an order of the

Drinking Water Protection Officer.

2. Except for **gross floor area** provisions of Subsection 4.2.1(a), it is the intent that the provisions of Section 4.2 are integral to the definition of the **Secondary suite** and therefore cannot be varied except through an amendment to this Bylaw.

4.3 Secondary Residences

1. Where a **secondary residence** is permitted as a **secondary use** within a zone, the following regulations apply:
 - a) The **gross floor area** of the **secondary residence** must not exceed:
 - i) 90m² for parcels that are 40 ha or less;
 - ii) 186m² for parcels that are more than 40 ha;
 - b) Approval of the authority responsible for liquid waste disposal, pursuant to the relevant Provincial legislation, is required;
 - c) For **parcels** located within an area served by a **community water system**, prior approval of the water purveyor is required;
 - d) No **secondary residence** may be stratified, subdivided, or otherwise legally separated from the principal **single family dwelling** use to which it is considered a secondary use, except where in conformity with the minimum **parcel area** for new parcels ; and
 - e) A new **secondary residence** must not be connected to a **community water system** which is subject to a Drinking Water Notification pursuant to the *Drinking Water Protection Act* under an order of the Drinking Water Protection Officer.
2. Except for **gross floor area** provisions of Subsection 4.3.1(a), it is the intent that the provisions of Section 4.3 are integral to the definition of the **Secondary residence** and therefore cannot be varied except through an amendment to this Bylaw.

4.4 Bed and Breakfasts

1. Where a **bed and breakfast** is permitted as a **secondary use** within a zone, the following regulations apply:
 - a) Not more than four (4) **bedrooms** inside a **dwelling unit** on a single **parcel** of land may be used, at the same time, for **temporary accommodation** and
 - b) The **secondary use** must be operated by the permanent resident(s) of the **single family dwelling**.
2. It is the intent that the provisions of Section 4.4 are integral to the definition of **bed and breakfasts** and therefore cannot be varied except through an

amendment to this Bylaw.

4.5 Campgrounds

1. Where a **campground** is expressly permitted as a **principal use** within a zone, the following regulations apply:
 - a) Campsites must have a minimum area of 125m² per site.
 - b) Campgrounds must have a maximum density of 50 campsites per hectare.
 - d) Accessory commercial uses must not exceed 90m² in **gross floor area**.
 - e) **Campgrounds** must be connected to an approved sewage disposal system
 - f) No campsite may be within 30 metres of an interior or rear parcel line, or 4.5 metres of a public highway.
 - g) **Campgrounds** must include a **landscape screen** or opaque fence of at least 1.5m in **height** around its boundaries.

4.6 Sign Regulations

1. Except as otherwise stated in this Bylaw, no **parcel** may be used for the display of any exterior **signs** on a permanent basis other than:
 - a) Those advertising a permitted use on a **parcel** of land that is occurring on the **parcel** upon which the **sign** is located;
 - b) Those for a **building** or **structure** permitted pursuant to section 3.1 Permitted and Prohibited Uses
 - c) Temporary signs such as: Election, 'For Sale' or 'For Rent' **signs** and local event signs (e.g. Rock Creek Fall Fairs or rodeos).
 - d) Advisory **signs** such as street address, 'No Trespassing', 'No Hunting', and 'Beware of Dog', not limited as to number, provided each sign does not exceed 0.5 m² in size on any one side.
2. Except as otherwise stated in this Bylaw, the maximum visible surface area of a sign is 2 m² per side.
3. Except as otherwise stated in this Bylaw, not more than two **signs** may be located per 100 m on any **parcel line**.
4. No **sign** may be equipped with motion or flashing lights or a mechanical device, which causes the **sign** to move.
5. When a **sign** remains in place after the activity, business, product or service the **sign** advertises is no longer conducted or available on the

parcel on which the ***sign*** is located, such ***sign*** and any supporting ***sign structure*** is considered to have been abandoned, and the owner of the ***parcel*** in question must remove the sign within ninety (90) days from the date that the activity, business, product or service is no longer conducted or available or within thirty (30) days from the date written notice from the ***Regional District*** to remove the sign or sign structure has been received.

Part 5. Zones

5.1 General Information on Zones

1. For the purpose of this Bylaw, the ***Plan Area*** is classified and divided into the following zones:

Zone Name	Short Form
Residential 1	R1
Agricultural Resource 1	AGR1
Agricultural Resource 2	AGR2
Rural Resource 1	RUR1
Rural Resource 2	RUR2
Drinking Water Resource	DWR
Commercial Campground	CC
Industrial 1	IN1
Industrial 2	IN2
Industrial 3	IN3
Industrial 4	IN4
Parks and Recreation	PR
Conservation	CONS
Institutional and Community Facilities	ICF

2. The extent and boundary of each zone is shown on the Zoning Map (Map 1), which is attached to and forms part of this Bylaw.
3. When a zone boundary is shown as following a ***highway*** (but not a railway), or ***watercourse***, the centre-line of such feature is the zone boundary.
4. Where a zone boundary does not follow a legally defined line, the location of the zone boundary is determined by scaling from the Zoning Map (Map 1).

5.2 Residential 1 Zone

R1

The following provisions apply to lands in the Residential 1 Zone:

5.2.1 Permitted Principal Uses

Only the following **principal uses** are permitted:

- a) **Single family dwelling.**

5.2.2 Permitted Secondary Uses

Only the following **secondary uses** are permitted, and only in conjunction with a use listed in subsection 5.2.1 above:

- a) **Accessory buildings and structures;**
- b) **Agriculture**, subject to Section 5 below;
- c) **Bed and breakfast;**
- d) **Home-based business;**
- e) **Secondary suite.**

5.2.3 Parcel Area for New Parcels Created by Subdivision

Parcels to be created by subdivision must not be less than:

- a) 2,000 m² when connected to a **community water system** provided; the community water system is not subject to a Drinking Water Notification pursuant to the *Drinking Water Protection Act* under an order of the Drinking Water Protection Officer at the time of subdivision.
- b) 1 hectare when not connected to a **community water system.**

5.2.4 Density

Maximum one **single family dwelling** and one **secondary suite** per **parcel**.

5.2.5 Agriculture

The following provisions apply to agriculture in this Zone:

- a) The keeping of small animals such as chickens, rabbits and similar sized species must be restricted to 8 per **parcel** and must not include roosters.
- b) The keeping of larger animals, such as goats and donkeys, must be restricted to 2 per **parcel** and only on **parcels** that are 2000m² or greater in area.

5.2.6 Setbacks

	Principal buildings (m)	Accessory buildings and structures (m)
Parcel Line		
Front	4.5	4.5
Exterior side	4.5	4.5
Interior side	2.5	2.5
Rear	4.5	4.5

5.2.7 Parcel Coverage

Maximum **parcel coverage** is 33%.

5.2.8 Height

- a) **Principal buildings** must not exceed 10 metres in **height**;

- b) **Accessory buildings** and **structures** must not exceed 7.5 metres in **height**.

5.2.9 **Parking**

Off-street parking must be provided, cumulatively for all uses on the parcel as follows:

- a) 2 spaces for a **single family dwelling**;
- b) 1 space for a **secondary suite**; and
- c) 1 space for each accommodation unit of a **bed and breakfast**.

5.2.10 **Building Size**

Single family dwellings in the Residential 1 Zone must have a **gross floor area** less than 500m².

5.3 Agricultural Resource 1 Zone

AGR1

The following provisions apply to lands in the Agricultural Resource 1 Zone:

5.3.1 Permitted Principal Uses

Only the following **principal uses** are permitted:

- a) **Agriculture;**
- b) **Intensive Agriculture;**
- c) **Single family dwelling.**

5.3.2 Permitted Secondary Uses

Only the following **secondary uses** are permitted and only in conjunction with a use listed in 5.3.1 above:

- a) **Accessory buildings and structures;**
- b) **Agri-tourism;**
- c) **Bed and breakfast;**
- d) **Guest cabin**, subject to approval by the Agricultural Land Commission;
- e) **Home-based business;**
- f) **Secondary Residence**, on parcels assessed as farms under the *Assessment Act*, as amended.
- g) **Secondary suite;**
- h) **Portable sawmill.**

5.3.3 Parcel Area for New Parcels Created by Subdivision

Parcels to be created by subdivision must not be less than 50 hectares.

5.3.4 Density

Maximum per **parcel**:

- a) one **single family dwelling**,
- b) one **secondary residence**, on parcels assessed as farms, under the *Assessment Act*, as amended;
- c) one **secondary suite**; and
- d) **guest cabin**, in line with density approved by ALC.

5.3.5 Setbacks

Minimum setbacks measured in metres:

Parcel Line	Principal Building (m)	Accessory Buildings and structures (m)	Buildings and structures used for Cannabis production (m)
Front	4.5	4.5	30
Exterior side	4.5	4.5	30
Interior side	3.0	3.0	30
Rear	4.5	4.5	30

5.3.6 Parcel Coverage

Maximum parcel coverage	Use
2,000 m ²	<i>Residential footprint</i>
35%	<i>Buildings</i> and <i>structures</i> for farm use other than greenhouses
75%	Greenhouses

5.3.7 Height

Maximum height for ***buildings*** or ***structures*** used for ***cannabis*** production is 7 meters.

5.3.8 Building Size

Single family dwellings in the Agricultural Resource Zone must have a ***gross floor area*** less than 500m².

5.4 Agricultural Resource 2 Zone

AGR2

The following provisions apply to lands in the Agricultural Resource 2 Zone:

5.4.1 Permitted Principal Uses

Only the following **principal uses** are permitted:

- a) **Agriculture;**
- b) **Intensive Agriculture;**
- c) **Single family dwelling.**

5.4.2 Permitted Secondary Uses

Only the following **secondary uses** are permitted and only in conjunction with a use listed in 5.4.1 above:

- a) **Accessory buildings and structures;**
- b) **Agri-tourism;**
- c) **Bed and breakfast;**
- d) **Guest ranch**, subject to approval of the Agricultural Land Commission;
- e) **Home-based business;**
- f) **Secondary suite;**
- g) **Portable sawmill.**

5.4.3 Parcel Area for New Parcels Created by Subdivision

Parcels to be created by subdivision must not be less than 50 hectares.

5.4.4 Density

Maximum one **single family dwelling, guest ranch** density in line with ALC approval, and one **secondary suite** per **parcel**.

5.4.5 Setbacks

Minimum setbacks measured in metres:

Parcel Line	Principal Building (m)	Accessory Buildings and structures (m)	Buildings and structures used for Cannabis production (m)
Front	4.5	4.5	30
Exterior side	4.5	4.5	30
Interior side	3.0	3.0	30
Rear	4.5	4.5	30

5.4.6 Parcel Coverage

Maximum parcel coverage	Use
2,000 m ²	Residential footprint
35%	Buildings and structures for farm use other than greenhouses

75%	Greenhouses
-----	-------------

5.4.7 Height

Maximum height for ***buildings*** or ***structures*** used for ***cannabis*** production is 7 meters.

5.4.8 Building Size

Single family dwellings in the Agricultural Resource Zone must have a ***gross floor area*** less than 500m².

5.5 Rural Resource 1 Zone

RUR1

The following provisions apply to lands in the Rural Resource 1 Zone:

5.5.1 Permitted Principal Uses

Only the following **principal uses** are permitted:

- a) **Agriculture**, excluding **cannabis cultivation** and **intensive agriculture**;
- b) Conservation area;
- c) **Portable sawmill**;
- d) Post and tie operations;
- e) **Resource use**, and *processing and light manufacturing* of resources extracted on the **parcel**;
- f) **Single family dwelling**;

5.5.2 Permitted Secondary Uses

Only the following **secondary uses** are permitted, and only in conjunction with a use listed in subsection 5.5.1 above:

- a) **Accessory buildings** and **structures**;
- b) **Bed and breakfast**;
- c) **Guest cabin**;
- d) **Home-based business**;
- e) Processing, packing and retail sales of agricultural products;
- f) **Secondary suite**.

5.5.3 Parcel Area for New Parcels Created by Subdivision

Parcels to be created by subdivision must not be less than 8 hectares.

5.5.4 Density

Maximum one **single family dwelling**, one **secondary suite** and two **guest cabins** per **parcel**.

5.5.5 Setbacks

Minimum setbacks measured in metres:

Parcel Line	Buildings and structures (m)
Front	4.5
Exterior side	4.5
Interior side	3.0
Rear	4.5

5.5.6 Parcel Coverage

Maximum parcel coverage	Use
35%	Buildings and structures other than greenhouses
75%	Buildings and structures , including greenhouses

5.5.7 Building Size

Single family dwellings in the Rural Resource 1 Zone must have a ***gross floor area*** less than 500m².

5.6 Rural Resource 2 Zone

RUR2

The following provisions apply to lands in the Rural Resource 2 Zone:

5.6.1 Permitted Principal Uses

Only the following ***principal uses*** are permitted:

- a) ***Agriculture***, excluding ***cannabis cultivation*** and ***intensive agriculture***;
- b) Conservation area;
- c) ***Resource use***, and ***light manufacturing*** of resources extracted on the ***parcel*** or lands.

5.6.2 Permitted Secondary Uses

Only the following ***secondary uses*** are permitted, and only in conjunction with a use listed in subsection 5.6.1 above:

- a) ***Accessory buildings*** and ***structures***.

5.6.3 Parcel Area for New Parcels Created by Subdivision

Parcels to be created by subdivision must not be less than 50 hectares.

5.6.4 Setbacks

Minimum setbacks measured in metres:

Parcel Line	<i>Buildings</i> and <i>structures</i> (m)
<i>Front</i>	4.5
<i>Exterior side</i>	4.5
<i>Interior side</i>	4.5
<i>Rear</i>	4.5

5.7 Drinking Water Resource Zone

DWR

The following provisions apply to lands in the Drinking Water Resource Zone:

5.7.1 Permitted Principal Uses

Only the following ***principal uses*** are permitted:

- a) ***Agriculture***, only on portions which are within the ALR;
- b) ***Resource use***, excluding grading, crushing and other processing;
- c) ***Single family dwelling***;

5.7.2 Permitted Secondary Uses

Only the following ***secondary uses*** are permitted, and only in conjunction with a use listed in subsection 5.7.1 above:

- a) ***Accessory buildings and structures***;
- b) ***Home-based business***.

5.7.3 Parcel Area for New Parcels Created by Subdivision

Parcels to be created by subdivision must not be less than 50 hectares.

5.7.4 Density

Maximum one ***single family dwelling*** per parcel.

5.7.5 Setbacks

Minimum setbacks measured in metres:

<i>Parcel</i> Line	<i>Buildings and structures</i>
<i>Front</i>	4.5
<i>Exterior side</i>	4.5
<i>Interior side</i>	4.5
<i>Rear</i>	4.5

Notwithstanding the above, ***buildings*** and ***structures*** must be setback a minimum of 30 metres from the ***natural boundary*** of any ***watercourse***.

5.7.6 Parcel Coverage

Maximum ***parcel coverage*** is 33%.

5.7.7 Building Size

Single family dwellings in the Drinking Water Resource Zone must have a ***gross floor area*** less than 500m².

5.8 Commercial Campground Zone

CC

The following provisions apply to lands in the Commercial **Campground** Zone:

5.8.1 Permitted Principal Uses

Only the following **principal uses** are permitted:

- a) **Campground**, subject to section 4.5.
- b) **Single family dwelling**.

5.8.2 Permitted Secondary Uses

Only the following **secondary uses** are permitted, and only in conjunction with a use listed in subsection 5.8.1 above:

- a) **Accessory buildings** and **structures**;

5.8.3 Parcel Area for New Parcels Created by Subdivision

Parcels to be created by subdivision must not be less than 8 hectares;

5.8.4 Density

Maximum one **single family dwelling** per **parcel** and 50 campsites per hectare in line with subsection 4.5 of this bylaw.

5.8.5 Setbacks

Minimum setbacks measured in metres:

Parcel Line	Principal buildings (m)	Accessory buildings and structures (m)	Campsites (m)
Front	4.5	4.5	4.5
Exterior side	4.5	4.5	4.5
Interior side	2.5	2.5	30
Rear	4.5	4.5	30

5.8.6 Height

- a) **Principal buildings** must not exceed 10 metres in **height**;
- b) **Accessory buildings** and **structures** must not exceed 7.6 metres in **height**.

5.8.7 Building Size

Single family dwellings in the Commercial Campground Zone must have a **gross floor area** less than 500m².

5.9 Industrial 1 Zone

IN1

The following provisions apply to lands in the Industrial 1 Zone:

5.9.1 Permitted Principal Uses

Only the following **principal uses** are permitted:

- a) **Autobody repair shop;**
- b) Machine shop;
- c) Welding shop;
- d) Restaurant;
- e) Commercial greenhouse.

5.9.2 Permitted Secondary Uses

Only the following **secondary uses** are permitted, and only in conjunction with a use listed in subsection 5.9.1 above:

- a) **Accessory buildings and structures;** and
- b) **Dwelling unit.**

5.9.3 Parcel Area for New Parcels Created by Subdivision

Parcels to be created by subdivision must not be less than 8 ha.

5.9.4 Density

Maximum one **dwelling unit** per **parcel**.

5.9.5 Setbacks

Minimum setbacks measured in metres:

	Principal buildings (m)	Accessory buildings and structures (m)
Parcel Line		
Front	4.5	4.5
Exterior side	4.5	4.5
Interior side	2.5	2.5
Rear	4.5	4.5

5.9.6 Height

- c) **Principal buildings** must not exceed 10 metres in **height**;
- d) **Accessory buildings and structures** must not exceed 7.6 metres in **height**.

5.9.7 Screening Requirements

- a) Industrial land uses must be **concealed** where a **parcel** zoned Industrial 1 is adjacent to a **parcel** zoned residential or a **highway**.
- b) Notwithstanding subsection 5.9.7a) above, concealment between industrial and residential zones is not required for Lot 1, DL491, Plan KAP51962.

5.9.8 Parking Requirements

Off-street parking must be provided cumulatively for all uses on the parcel as follows:

- 1 space for ***dwelling unit***; and
- 1 space per every 2 employees.

5.10 Industrial 2 Zone

IN2

The following provisions apply to lands in the Industrial 2 Zone:

5.10.1 Permitted Principal Uses

Only the following ***principal uses*** are permitted:

- a) ***Autobody repair shop.***

5.10.2 Permitted Secondary Uses

Only the following ***secondary uses*** are permitted, and only in conjunction with a use listed in subsection 5.10.1 above:

- a) ***Accessory buildings*** and ***structures***.

5.10.3 Parcel Area for New Parcels Created by Subdivision

Parcels to be created by subdivision must not be less than 50 hectares.

5.10.4 Setbacks

Minimum setbacks measured in metres:

<i>Parcel</i> Line	<i>Principal buildings</i> (m)	<i>Accessory buildings</i> and <i>structures</i> (m)
<i>Front</i>	4.5	4.5
<i>Exterior side</i>	4.5	4.5
<i>Interior side</i>	2.5	2.5
<i>Rear</i>	4.5	4.5

5.10.5 Height

- a) ***Principal buildings*** must not exceed 10 metres in ***height***;
- b) ***Accessory buildings*** and ***structures*** must not exceed 7.6 metres in ***height***.

5.10.6 Screening Requirements

- a) Industrial land uses must be ***concealed*** where a ***parcel*** zoned industrial is adjacent to a ***parcel*** zoned residential or a ***highway***.

5.11 Industrial 3 Zone

IN3

The following provisions apply to lands in the Industrial 3 Zone:

5.11.1 Permitted Principal Uses

Only the following ***principal uses*** are permitted:

- a) ***Water bottling facility.***

5.11.2 Permitted Secondary Uses

Only the following ***secondary uses*** are permitted, and only in conjunction with a use listed in subsection 5.11.1 above:

- a) ***Accessory buildings and structures.***

5.11.3 Parcel Area for New Parcels Created by Subdivision

Parcels to be created by subdivision must not be less than 50 hectares.

5.11.4 Setbacks

Minimum setbacks measured in metres:

<i>Parcel</i> Line	<i>Principal buildings</i> (m)	<i>Accessory buildings</i> and <i>structures</i> (m)
<i>Front</i>	4.5	4.5
<i>Exterior side</i>	4.5	4.5
<i>Interior side</i>	2.5	2.5
<i>Rear</i>	4.5	4.5

5.11.5 Height

- a) ***Principal buildings*** must not exceed 10 metres in ***height***;
- b) ***Accessory buildings*** and ***structures*** must not exceed 7.6 metres in ***height***.

5.11.6 Screening Requirements

- a) Industrial land uses must be ***concealed*** where a ***parcel*** zoned industrial is adjacent to a ***parcel*** zoned residential or a ***highway***.

5.12 Industrial 4 Zone

IN4

The following provisions apply to lands in the Industrial 4 Zone:

5.12.1 Permitted Principal Uses

Only the following **principal uses** are permitted:

- a) **Autobody repair shop;**
- b) Auto sales;
- c) **Automobile salvage yard;**
- d) **Storage.**

5.12.2 Permitted Secondary Uses

Only the following **secondary uses** are permitted, and only in conjunction with a use listed in subsection 5.12.1 above:

- a) **Accessory buildings and structures;**
- b) **Dwelling unit.**

5.12.3 Parcel Area for New Parcels Created by Subdivision

Parcels to be created by subdivision must not be less than 50 hectares.

5.12.4 Density

Maximum one **dwelling unit** per **parcel**.

5.12.5 Setbacks

Minimum setbacks measured in metres:

Parcel Line	Principal buildings (m)	Accessory buildings and structures (m)
Front	4.5	4.5
Exterior side	4.5	4.5
Interior side	2.5	2.5
Rear	4.5	4.5

5.12.6 Height

- a) **Principal buildings** must not exceed 10 metres in **height**;
- b) **Accessory buildings and structures** must not exceed 7.6 metres in **height**.

5.12.7 Screening Requirements

- a) Industrial land uses must be **concealed** where a **parcel** zoned industrial is adjacent to a **parcel** zoned residential or a **highway**.

5.13 Parks and Recreation Zone

PR

The following provisions apply to lands in the Parks and Recreation Zone:

5.13.1 Permitted Principal Uses

Only the following ***principal uses*** are permitted:

- a) ***Campground***, subject to section 4.5;
- b) Cross-country ski areas;
- c) Conservation activities; and
- d) ***Outdoor recreation facilities***.

5.13.2 Permitted Secondary Uses

Only the following ***secondary uses*** are permitted, and only in conjunction with a use listed in subsection 5.13.1 above:

- a) ***Accessory buildings*** and ***structures***.

5.13.3 Setbacks

Minimum setbacks measured in metres:

	<i>Principal buildings</i>	<i>Accessory buildings</i> and <i>structures</i>
<i>Parcel</i> Line		
<i>Front</i>	4.5	4.5
<i>Exterior side</i>	4.5	4.5
<i>Interior side</i>	2.5	2.5
<i>Rear</i>	4.5	4.5

5.13.4 Height

Maximum height of 15 metres for all ***buildings*** and ***structures***.

5.14 Conservation Zone

CONS

The following provisions apply to lands in the Conservation Zone:

5.14.1 Permitted Principal Uses

Only the following ***principal uses*** are permitted:

- a) Conservation activities;

5.14.2 Permitted Secondary Uses

Only the following ***secondary uses*** are permitted, and only in conjunction with a use listed in subsection 5.14.1 above:

- a) ***Accessory buildings*** and ***structures***.

5.14.3 Parcel Area for New Parcels Created by Subdivision

Parcels to be created by subdivision must not be less than 25 hectares.

5.14.4 Setbacks

Minimum setbacks measured in metres:

<i>Parcel</i> Line	<i>Principal buildings</i> (m)	<i>Accessory buildings</i> and <i>structures</i> (m)
<i>Front</i>	4.5	4.5
<i>Exterior side</i>	4.5	4.5
<i>Interior side</i>	2.5	2.5
<i>Rear</i>	4.5	4.5

5.14.5 Height

Maximum height of 15 metres for all ***buildings*** and ***structures***.

5.15 Institutional and Community Facilities Zone ICF

The following provisions apply to lands in the Institutional and Community Facilities Zone:

5.15.1 Permitted Principal Uses

Only the following ***principal uses*** are permitted:

- a) ***Institutional use.***

5.15.2 Permitted Secondary Uses

Only the following ***secondary uses*** are permitted, and only in conjunction with a use listed in subsection 5.15.1 above:

- a) ***Accessory buildings and structures.***

5.15.3 Parcel Area for New Parcels Created by Subdivision

Parcels to be created by subdivision must not be less than:

- a) 2,000 m² when connected to a ***community water system***;
- b) 1 hectare when not connected to a ***community water system***.

5.15.4 Setbacks

Minimum setbacks measured in metres:

<i>Parcel</i> Line	<i>Principal buildings</i> (m)	<i>Accessory buildings</i> and <i>structures</i> (m)
<i>Front</i>	4.5	4.5
<i>Exterior side</i>	4.5	4.5
<i>Interior side</i>	2.5	2.5
<i>Rear</i>	4.5	4.5

5.15.5 Height

- a) ***Principal buildings*** must not exceed 10 metres in ***height***;
- b) ***Accessory buildings*** and ***structures*** must not exceed 7.6 metres in ***height***.

Part 6. Definitions

In this Bylaw, all words and phrases have their normal or common meaning with the exception of those that have been changed, modified or expanded by the definitions below. Note that terms for which a definition has been provided are in ***bold italic*** text throughout this Bylaw, as a convenience only.

ACCESSORY means customarily incidental to and clearly subordinate to a principal permitted use situated on the same ***parcel***;

AGRICULTURE means farm use as defined in the *Agricultural Land Commission Act*, as amended, but excludes ***intensive agriculture***;

AGRICULTURAL LAND RESERVE means land designated as an agricultural land reserve under the *Agricultural Land Commission Act*, as amended;

AGRI-TOURISM has the same meaning as defined in the *Agricultural Land Reserve Use Regulation*, as amended;

AUTOBODY REPAIR SHOP means the use of a ***building*** or ***structure*** for repair to and body work, painting or reconditioning of motor vehicles takes place, but does not include the storage of ***derelict vehicle(s)*** or salvage operation work;

AUTOMOBILE SALVAGE YARD means the use of land for the storage of wrecked, decommissioned or derelict vehicles and vehicle parts and sale of their usable parts for use in operating vehicles, and the sale or storage of unusable metal parts, known as scrap metal parts, to metal recyclers; may also be referred to as a wreck yard, scrap yard or a junk yard;

AVERAGE GRADE means the finished level of ground averaged at the perimeter of the exterior foundation of a building or structure, as determined by the Building and Plumbing Official;

BED AND BREAKFAST means the ***accessory use*** of a ***single family dwelling*** primarily used as a home and used incidentally by the home's residents to provide, for compensation, ***temporary accommodation*** and morning meals to the travelling public;

BEDROOM means a room used for sleeping, and for the purposes of this bylaw includes other rooms such as a den or living room which have been approved for sleeping purposes by the Building Official in an occupancy permit;

BUILDING means a ***structure*** wholly or partly enclosed by a roof or roofs supported by air, walls, or columns and used for the shelter or accommodation of persons, animals, chattels or things; but does not include tents, trailers, and ***recreational vehicles***;

CAMPGROUND means the use of land to provide for the ***temporary accommodation*** of the public in tents or recreational vehicles and includes, as accessory to campsites:

- (a) recreational and amusement facilities;
- (b) one eating establishment;
- (c) common washrooms and laundry facilities;
- (d) one **office**; and
- (e) **accessory buildings and structures**.

CANNABIS means **cannabis** as defined in the *Cannabis Act* (Canada), as amended;

CANNABIS CULTIVATION means agricultural production of **cannabis** under the *Cannabis Act* (Canada), as amended;

CANNABIS RETAIL STORE means the use of a site for retail or wholesale sale of **cannabis**, and includes an operation which provides referrals and facilitates access to **cannabis** not physically sold at the site, but does not include sales by a British Columbia registered pharmacist in a British Columbia regulated pharmacy

COMMUNITY WATER SYSTEM means a water supply system within the meaning of the *Drinking Water Protection Act*, as amended, that is owned, operated and maintained by local government, improvement district, irrigation district, utility or an incorporated entity, where the owner is responsible to manage and monitor to current best water management practices and has the ability to set rates, invoice or has taxation ability to collect fees or revenue to ensure the viability of the water supply system to provide potable water;

CONCEALED means located within the footprint of a **building**, underground or enclosed by an opaque fence or **landscape screen**, a minimum of 1.5 metres in **height**;

DERELICT VEHICLE means any vehicle which has not been licensed for a period of one (1) year and which is not **concealed**, excluding farm machinery which is part of an active farm operation;

DWELLING, SINGLE FAMILY means any detached **building** consisting of one **dwelling unit**, except where a **secondary suite** is permitted as a secondary use under this bylaw;

DWELLING UNIT means one or more rooms used for the residential accommodation of an individual or one **family** and contains sleeping, cooking and washroom facilities;

FAMILY means two or more persons related by blood, marriage, adoption or foster parenthood, or five or fewer unrelated persons living together as single housekeeping unit;

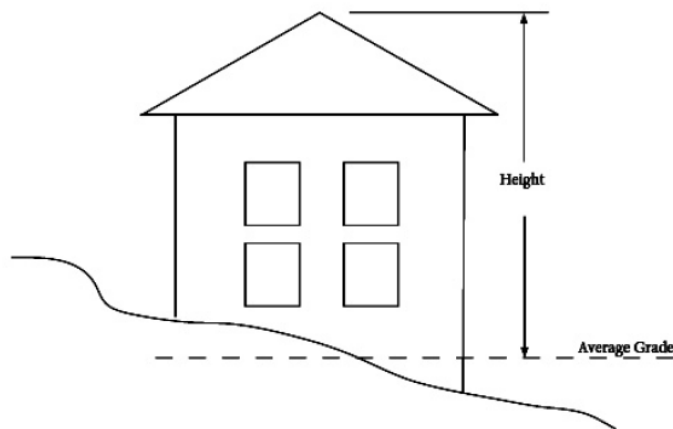
GROSS FLOOR AREA means the sum of the floor areas in each **building** on a **parcel** measured between the exterior of the exterior walls of such **buildings**;

GUEST CABIN means a **building** used for **temporary accommodation** with a

maximum **gross floor area** of 50 m² containing sleeping, and washroom facilities for a maximum of six (6) individuals, but not containing kitchen or cooking facilities;

GUEST RANCH means the **accessory** use of land, buildings and structures, for attached sleeping units or detached **guest cabins**, or combination, providing temporary accommodation for the travelling public in conjunction with a principal agricultural use;

HEIGHT of a **building** or **structure** means the vertical distance measured from the average grade at the exterior perimeter of the **building** or **structure** to its highest point, determined by averaging the height of each exterior face of the **building**, with each exterior face height being the average of the heights at each corner of the face;



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

HOME-BASED BUSINESS means an occupation carried on for gain by the residents of the **parcel**, where the occupation is an extension of a trade, profession, service, hobby, or similar undertaking which is clearly secondary to the use of the **parcel** for residential purposes;

INSTITUTIONAL USE includes the use of land for: day care centres, customs houses, art galleries, religious institutions, schools, governmental offices, community halls, libraries, museums, fire halls, ambulance stations, cemeteries and similar uses;

INTENSIVE AGRICULTURE means the use of land, buildings and other structures by a commercial enterprise or an institution for:

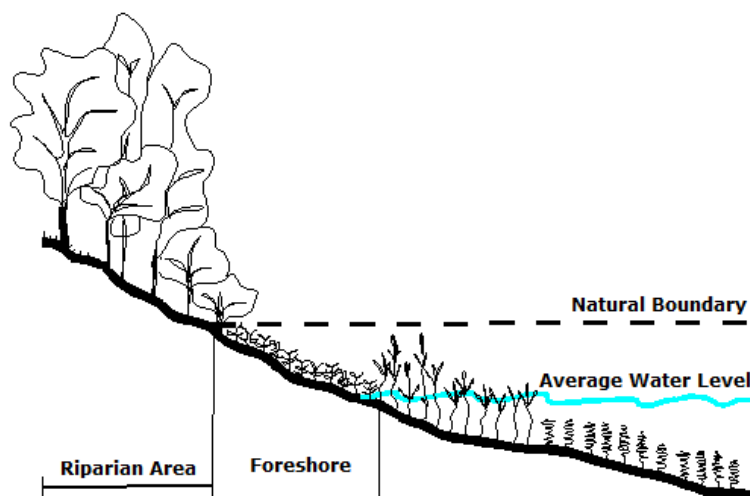
- a) the confinement of poultry, livestock or fur bearing animals, or
- b) the growing of mushrooms;

For certainty, this does not prohibit the fencing or grazing of livestock.

LANDSCAPE SCREEN means a continuous evergreen hedge or other compact plant material that may only be broken for access driveways and walkways;

LIGHT MANUFACTURING means processing, fabricating, assembly, or disassembly of items that takes place entirely within an wholly enclosed **building**, and includes, but is not limited to, manufacturing of: apparel, home accessories, clothing accessories, jewellery, instruments, computers, and electronic devices; **cannabis** processing, food processing, meat processing limited to pre-dressed and government inspected meats and eviscerated poultry, but does not include fish processing and other meat processing; forging, casting, punch presses or drop forges;

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



OFFICE means the occupancy or use of a **building** or portion of a **building** for the purpose of carrying out business or professional activities and excluding those uses otherwise defined or identified in this bylaw;

OUTDOOR RECREATION FACILITIES means the use of land, building, or other **structures**, which are available to the public at large for sports and active recreation conducted outdoors and includes playing fields, cross-country ski trails, running tracks, and bicycle tracks, but excludes **campgrounds** and motor sports;

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

PARCEL AREA means the total horizontal area within the **parcel lines** of a **parcel**;

PARCEL COVERAGE means the horizontal area or footprint of all the **buildings** and **structures** on a **parcel**, expressed as a percentage of the **parcel area**;

PARCEL LINE, EXTERIOR SIDE means the **parcel** line(s) not being the front or **rear parcel line** and common to the **parcel** and a **highway**;

PARCEL LINE, FRONT means the **parcel** line(s) common to the **parcel** and a fronting **highway**, or where there is more than one fronting **highway**, the **parcel** line common to the **parcel** and the fronting **highway** towards which the majority of the **buildings** on adjacent **parcels** are faced;

PARCEL LINE, INTERIOR SIDE means the **parcel** line(s), not being the front, rear or **exterior side parcel** line;

PARCEL LINE, REAR means the **parcel** line opposite to and most distant from the **front parcel line**, but where the rear portion of the **parcel** is bounded by intersecting side **parcel** lines, means the point of such intersection;

PASSIVE RECREATION means non-motorized recreation not requiring accessory buildings or structures and may include but not be limited to wildlife observation, picnicking, walking, biking and canoeing;

PLAN means this Rural Bridesville Zoning Bylaw;

PLAN AREA means all lands, including the surface of water within Rural Bridesville, referenced in Map 1, in Electoral Area E/ West Boundary whose boundaries are described in the letters patent of the **Regional District** of Kootenay Boundary;

PORTABLE SAWMILL means a temporary sawmill as described in the *Agricultural Land Use Regulation*, as amended.

PRINCIPAL BUILDING means the main **building** on a **parcel** where at least 60% of the **gross floor area** is used for a permitted principal use;

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

PUBLIC UTILITY USE means a use which provides services such as water, sewer, electrical, telephone, and similar services where such use is established by a government body, or by a company operating under the *Utilities Commission Act*;

RECREATIONAL VEHICLE means a vehicle, either designed to be towed behind a motor vehicle or self-propelled, and includes such vehicles commonly known as travel trailers, fifth wheels, campers, motor homes, or other similar vehicles designed to provide temporary accommodation for recreational, camping, or travel use;

REGIONAL DISTRICT means the Regional District of Kootenay Boundary;

RESIDENTIAL FOOTPRINT means the total area occupied by all residences and any accessory **buildings** and **structures** on the **parcel** including roads, driveways,

service lines, parking areas, pools, tennis courts, landscaped area, garages, septic fields or dugouts, and any other use reasonably considered accessory to a **single family dwelling**;

RESOURCE USE means a use providing for the conservation, and management of natural resources and extraction and processing of primary forest materials, and the extraction, grading and crushing of mineral resource;

SEASONAL FARM LABOUR DWELLING means a detached dwelling located on a **parcel** classified as “farm” under the *Assessment Act*, which is used for the **temporary accommodation** of seasonal farm workers who are employed by the owner of the **parcel** to work in the owner’s agricultural operation.

SECONDARY RESIDENCE means a dwelling located in a **building** accessory to the **single family dwelling** that meets the *Agricultural Land Commissions Use Regulation*, as amended, concerning additional residences constructed after December 30, 2021;

SECONDARY SUITE means a second **dwelling unit** located within a **single family dwelling** in accordance with the provisions of this Bylaw;

SECONDARY USE means a use of land, a **building** or a **structure** that is customarily incidental to the **principal use** which is permitted and located on the same **parcel**;

SLEEPING UNIT means a bedroom or other area used for sleeping located in a residence, cabin or other structure; or a vehicle, trailer, tent or other structure located on a campsite, field or other area;

STORAGE means the use of land, buildings or structures for storing or laying up a thing or things in reserve, where reserve means that there are no immediate plans to move it to another location, or display it for sale;

STRUCTURE means any construction fixed to, supported by, or sunk into land or water;

TEMPORARY ACCOMMODATION means the non-residential use of land, buildings, or structures and including the occupancy of a **building** or **structure**, tent, or **recreational vehicle** for a period not exceeding 120 continuous days;

VETERINARY CLINIC means the use of land, **buildings**, and **structures** designed for the care and treatment of animals under the supervision of a Doctor of Veterinary Medicine, but not including a **kennel**.

WATER BOTTLING FACILITY means the use of a **building** for the production, bottling and storage of water, and which may manufacture the bottles required for the operations.

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

Introduced this ____ day of ____, 2022

Read a First and Second time this ____ day of ____, 2022.

Public Hearing held this ____ day of ____, 2022

Read a Third Time this ____ day of ____, 2022

Approved by the Ministry of Transportation and Infrastructure

Approving Officer this ____ day of ____, 2022.

Approving Officer

Adopted this ____ day of ____, 2022

Manager of Corporate Administration

Chair

I, Anitra Winje, Manager of Corporate Administration of the Regional District of Kootenay Boundary, hereby certify that this is a true and correct copy of Bylaw No. 1815, cited as the "Regional District of Kootenay Boundary Rural Bridesville Land Use Plan Bylaw No. 1815, 2022".

Manager of Corporate Administration

Date