

DIVISION FIVE-RL-1 RURAL ZONE

PURPOSE

The purpose of this zone is to permit activities associated with agricultural, forestry, recreational, and resource uses, and to provide for a rural environment.

5.1 PERMITTED USES

The use of any parcel of land in this zone shall be in accordance with the provisions herein and any use of buildings, structures, or land not in accordance with these provisions shall be prohibited:

- (a) Single family dwellings, two family dwellings, mobile homes, or holiday homes or recreational cottages;
- (b) Professional practice, homecraft, or occupation;
- (c) Agricultural and horticultural uses including the storage, sale, and processing of agricultural products produced on the individual farm on which the storage, sale, and processing is taking place;
- (d) Intensive agricultural uses, including stockyards and slaughterhouses;
- (e) Fishing and hunting resorts and rustic guest ranches;
- (f) Forestry practice including silviculture, logging and the processing of timber grown on the property on which the processing is taking place supplemented by the processing of a maximum of 500 cubic meters of timber annually grown elsewhere;
- (g) Processing of aggregate minerals, including screening, crushing, watering, concrete and asphalt productions using materials extracted from the site only;
- (h) Open land recreation including archery and firearm ranges, ski hills, golf courses, rodeo grounds, equestrian centers, and camps for service or non-profit organizations;
- (i) Aircraft landing fields;
- (j) Pet boarding and breeding kennels;
- (k) Accessory buildings;
- (l) Public service or utility buildings and structures including towers, transmitters, and utility lines;
- (m) Parks, playgrounds, cemeteries, public schools, firehalls, community halls and refuse disposal sites;
- (n) Extraction, processing, and packaging of water, using water extracted from the site only.

5.2 MINIMUM PARCEL SIZE

The minimum parcel size shall be 4 hectares except for uses permitted under sections 5.1 (1) and 5.1 (m) where no minimum parcel size shall be required.

5.3 SETBACKS

(a) Front

The front setback shall be 6 metres.

(b) Side

The side setback shall be 1.5 metres, unless the side lot abuts a street where it shall be 4.5 metres, except where varied in accordance with the Highway Act.

(c) Rear

The rear setback shall be 6 metres, except in the case of accessory buildings where it shall be 1.5 metres.

(d) Notwithstanding Section 5.3 (a) (b) and (c) building or structures required for intensive agricultural uses permitted under Section 5.1 (d) shall be setback a minimum of:

- (i) 300 metres from an established residence on a parcel not in the AF-1, RL-1, or C-6 zones;
- (ii) 30 metres from a public road;
- (iii) 15 metres from any lot line.

(e) Notwithstanding Section 5.3 (a), (b), and (c) livestock pens and containment basins used for intensive agricultural uses permitted under Section 5.1 (d) shall be set back a minimum of 90 metres from the natural boundary of a lake, river, stream, or other body water;

(f) Notwithstanding Section 5.3 (a), (b), and (c) buildings, structures, or equipment permitted under Section 5.1 (f) shall be setback minimum of:

- (i) 300 metres from an established residence; and
- (ii) 60 metres a public road

(g) Notwithstanding Section 5.3 (a), (b), and (c) buildings, structures, or equipment permitted under Section 5.1 (g) shall be set back a minimum of 300 metres from an established residence

5.4 DWELLINGS PER PARCEL

- (a) There shall be no more than one single family dwelling, two family dwelling, or mobile home on any parcel, unless such parcel is used exclusively for agricultural or horticultural practice.

- (b) Notwithstanding Section 5.4 (a) where a parcel is used exclusively for agricultural or horticultural uses, and is classified as a farm by the British Columbia Assessment Authority, additional single family dwellings or mobile homes in conjunction with the agricultural or horticultural use may be permitted.

5.5 CONDITIONS OF USE

- (a) Mobile homes permitted under Section 5.1 (a) shall be subject to the following conditions;
 - (i) The mobile home shall be placed on a foundation complying with the provisions of the current edition of the British Columbia Building Code; and
 - (ii) The mobile home shall be protected by skirting.
- (b) Professional practice, homecraft, or occupation uses permitted under Section 5.1 (b) shall be carried out primarily by residents on the property and confined to the interior of the single family dwelling, two family dwelling, mobile home, or in an accessory structure with a maximum height of 5 metres, provided that the floor areas of the professional practice, homecraft or occupation does not exceed 65 square metres, and shall not:
 - (i) create a nuisance;
 - (ii) involve exterior storage of any materials used directly or indirectly in the processing of any product of such craft or occupation;
 - (iii) involve materials or products that produce flammable or explosive vapours or gases under ordinary temperatures;
 - (iv) involve advertising or identification signs exceeding 0.3 square metres in area.
- (c) All livestock pens used in intensive agricultural uses permitted under Section 5.1 (d) shall be designed to allow shallow ditching to collect runoff from pen and shall slope to an impervious containment basin, and shall be designed so that runoff water from areas surrounding the pens shall be diverted away from the pens.
- (d) Rustic guest ranches permitted under Section 5.1 (e) shall be subject to the following conditions;
 - (i) The parcel on which the uses is to be located shall be classified as a farm by the British Columbia Assessment Authority and shall be contiguous and ancillary to the principal bona-fide horse and/or cattle ranching use;

- (ii) That the use shall not be permitted on a parcel which is contiguous to a rural residential development of 2 or more parcels having a minimum parcel size of 4 acres or less.
- (e) The processing of timber permitted under Section 5.1 (f) and the processing of aggregate minerals permitted under Section 5.1 (g) shall be permitted only where the use shall not create a nuisance.
- (f) Parcels used for open land recreation uses permitted under Section 5.1 (h) and parks and playgrounds permitted under Section 5.1 (m) shall be kept in their natural state except where modifications are necessary to facilitate outdoor recreation. Without limiting the generality of the foregoing, site modifications may include earthworks requires for the construction and development of fairways, greens, traps, playing fields, or the removal of trees for ski runs.
- (g) Pet boarding and breeding kennels permitted under Section 5.1 (j) shall be subject to the following:
 - (i) the kennel shall be sited so that there shall be a minimum setback of 30 metres from all property lines;
 - (ii) outdoor runs are effectively contained and screened from adjacent parcels by a solid fence or wall not less than 2 metres in height nor more than 2.5 metres in height;
 - (iii) kennels are maintained in a clean, dry, and well ventilated condition, and shall not create a nuisance.
- (h) For uses permitted under Section 5.1 (l), no exterior storage of any kind and no garages for the repair and maintenance of equipment shall be permitted.

5.6 OFF-STREET PARKING

- (a) Off-street parking shall be provided in accordance with the provisions of Section 3.7 of this Bylaw
- (b) The number of parking spaces required shall be as follows;

<u>Use</u>	<u>Parking required</u>
Single family homes, two Family dwellings, or Mobile Homes	2 parking spaces per dwelling
Extraction of aggregate materials	1 parking space per 2 employees

Ski hills	0.5 parking space per person hourly lift capacity
Golf courses	150 parking spaces
Pet Boarding and Breeding Kennels	1 parking space per 2 employees
Elementary Schools	1 parking space per employee
Secondary Schools	1 parking space per employee

DIVISION FOURTEEN- MH-1-MOBILE HOME PARK ZONE

The purpose of this zone is to encourage a high standard of mobile home park development in appropriate locations.

14. PERMITTED USES

The use of any parcel of land in this zone shall be in accordance with the provisions herein and any use of buildings, structures, or land not in accordance with these provisions shall be prohibited:

- (a) Mobile homes in mobile home parks;
- (b) Accessory buildings;
- (c) Accessory service buildings and structures related to the mobile home park, including a common storage area for the storage of recreational vehicles and boats;
- (d) One single family dwelling or mobile home necessary for the accommodation of the owner or operator; and
- (e) Parks and playgrounds

14.2 MAXIMUM DENSITY

The maximum density permitted in this zone shall be no more than 20 mobile homes per one hectare.

14.3 MINIMUM PARCEL SIZE

The minimum parcel size for a mobile home park shall be 2 hectares.

14.4 CONDITIONS OF USE

- (a) The mobile home park shall comply with the requirements of the Thompson-Nicola Regional District Mobile Homes Parks Bylaw adopted in accordance with Section 734 (1) (i) of the Municipal Act.

14.5 OFF STREET PARKING

- (a) Off-street parking shall be provided in accordance with the provisions of Section 3.7 of this bylaw
- (b) The number of parking spaces required shall be as follows:

<u>Use</u>	<u>Parking Required</u>
Mobile home in a mobile home park	1 parking space per mobile home space plus 1 additional communal parking space for every 4 mobile

homes for visitor parking and 1 additional enclosed parking space for every 4 mobile homes for open tenant storage.

Owner's residential plot

2 parking spaces per dwelling unit.