

DIVISION EIGHT - RURAL ZONES

801 Small Holding Zone (S.H.)

1. Permitted Uses of Land, Buildings, and Structures

Subject to the provisions of Divisions Three and Four of this bylaw, the following uses and no others shall be permitted in the *Small Holding Zone (S.H.)*:

- a. Accessory residential
- b. Bed and breakfast use subject to the provisions of Section 801.10.a. of this bylaw
- c. Boarding, lodging, or rooming houses subject to the provisions of Section 801.10.b. of this bylaw
- d. Community care facilities (if they are permitted to be carried out pursuant to the provisions of the *Community Care and Assisted Living Act*) subject to the provisions of Section 402 of this bylaw
- e. Home occupation use subject to the provisions of Section 403 of this bylaw
- f. Manufactured homes in Electoral Areas ~~"D" and "E"~~ "D", "E" and "F" only *subject to the provisions of Section 311 subject to the provisions of Section 801.10.d. of this bylaw*
(B/L 2156/06) (B/L 1972/04)
- g. Public parks and playgrounds
- h. Restricted agricultural use subject to the provisions of Section 801.10.c. of this bylaw
- i. Single family dwellings
- j. Two family dwellings but only on lots 2 ha (4.942 acres) or larger in size
- k. *Secondary Suites subject to the provisions of Section 409 of this bylaw*
(B/L 2592/13)

2. Buildings Per Lot

The number of buildings allowed per lot for each of the following uses shall be not more than:

- a. one (1) single family dwelling or one (1) two family dwelling or one (1) manufactured home (Electoral Areas ~~"D" and "E"~~ "D", "E" and "F" only); and
(Bylaw 1972/04)
- b. two (2) accessory residential buildings; and
- c. two (2) restricted agricultural buildings.

3. Floor Area

- a. The floor area for a single family dwelling shall be not less than 60 square metres (645.8 square feet); and
- b. The floor area for a two family dwelling shall be not less than 60 square metres (645.8 square feet) per dwelling unit; and

- 801 3. c. The floor area for a manufactured home shall be not less than 45 square metres (484.4 square feet); and
- d. The gross floor area for accessory residential buildings shall be not greater than 80.3 square metres (864.37 square feet) having a horizontal dimension of not more than 11 metres (36.09 feet) for domestic garages and carports; not larger than 80.3 square metres (864.37 square feet) having a horizontal dimension of more than 12.2 metres (40.06 feet) for covered swimming pools; and be not larger than 15 square metres (161.5 square feet) for all other accessory residential buildings and structures.

4. Height of Buildings and Structures

The height of buildings and structures shall not exceed:

- a. 5 metres (16.40 feet) for accessory residential use; or
- b. 12 metres (39.37 feet) for residential use; or
- c. 10 metres (32.81 feet) for restricted agricultural use.

5. Lot Area

Lots that are proposed to be subdivided within this zone shall have an area of not less than 1 hectare (2.471 acres).

There shall be no minimum lot area required for lots created for public parks and playgrounds.

Where a lot is a panhandle lot, that access strip or panhandle shall not be calculated as part of the minimum lot area.

6. Lot Coverage

Lot coverage shall be not greater than thirty percent (30%) of the lot area.

7. Lot Frontage

Lots that are proposed to be subdivided within this zone shall have a lot frontage of not less than one-tenth of the perimeter of the lot. There shall be no minimum lot frontage required for lots created for public parks and playgrounds.

8. Off-Street Parking

Two (2) off-street parking spaces shall be provided and maintained in accordance with the provisions of Schedule B of this bylaw.

801 9. Setbacksa. Exterior Side Yard

Where applicable, exterior side yards free of all buildings and structures shall be provided with a depth of not less than ~~12 metres (39.37 feet)~~ **7.5 metres (24.62 feet)** except where a greater setback is required pursuant to the provisions of Section 406 of this bylaw.

(Bylaw 1972/04)

b. Front Yard

Except where a greater setback is required pursuant to the provisions of Section 406 of this bylaw, a front yard free of all buildings and structures shall be provided with a depth of not less than ~~12 metres (39.37 feet)~~ **7.5 metres (24.62 feet)**.

(Bylaw 1972/04)

c. Rear Yard

A rear yard free of buildings and structures shall be provided with a depth of not less than:

- i. 7.5 metres (24.61 feet) for single family dwellings and restricted agricultural use except that rear yards free of buildings and structures used for keeping of animals shall be provided with a depth of not less than 30 metres (98.42 feet) where the use abuts a *Residential* zone.
- ii. 2 metres (6.562 feet) for accessory residential buildings and structures.

d. Side Yards

Side yards free of single family dwellings, accessory residential buildings and buildings and structures used for restricted agricultural use shall be provided with a width of not less than 3 metres (9.842 feet), except that side yards free of buildings and structures used for keeping of animals shall be provided with a width of not less than 30 metres (98.42 feet) where the use abuts a *Residential* zone.

e. Water Bodies

~~Flood Construction Levels and Floodplain Setbacks of buildings and structures must conform with the provisions of Schedule H of this bylaw.~~

801 9. e. **Water Bodies**

Flood Construction Levels and Floodplain Setbacks of buildings and structures and Riparian Assessment Area setbacks for all development must conform with the provisions of Schedule H of this bylaw.

(B/L 2141/07)

10. **Other Requirements**a. **Bed and Breakfast Use**

A bed and breakfast use shall comply with the following regulations:

- i. The dwelling unit within which the use is carried on and the lot upon which the dwelling unit is located shall be occupied by at least one (1) of the persons designated on the records of the *Kamloops Land Title Office* as the registered owner of the lot and dwelling unit; and
- ii. The number of bedrooms for a bed and breakfast use shall be subject to the following restrictions:
 - a. Not more than two (2) bedrooms shall be permitted on lots smaller than 0.1 hectares (0.2471 acres) in area;
 - b. Not more than three (3) bedrooms shall be permitted on lots ranging in area from 0.1 hectares (0.2471 acres) to 0.9999 hectares (2.471 acres);
 - c. Not more than five (5) bedrooms shall be permitted on lots 1.0 hectare (2.471 acres) or larger in area; and
- iii. A bedroom used for bed and breakfast use shall not be occupied at any time by more than two (2) persons having attained the legal age of majority in *British Columbia* together with not more than three (3) children under the legal age of majority in *British Columbia*; and
- iv. Bedrooms used or reserved for bed and breakfast use shall have a floor area of not less than 7.5 square metres (80.73 square feet) excluding closet areas and the minimum horizontal dimension for any such bedroom shall be 2.5 metres (8.202 feet); and

- 801 10. a. v. The occupants of the dwelling unit who are the operators of bed and breakfast use shall have a valid business licence for the carrying on of such business or undertaking where such licence is required to be obtained under the provisions of any applicable statutes, bylaws, and regulations in force from time to time; and
- vi. *Except in Electoral Area 'E',* not more than one (1) sign advertising the bed and breakfast use shall be permitted on the lot on which the use is being carried out and that sign shall be not be larger than 0.75 square metres (8.073 square feet) in size; and **(B/L 2358/08)**
- vii. Notwithstanding the provisions of this bylaw relating to off-street parking requirements, a bed and breakfast use shall not be carried on within a dwelling unit unless off-street parking spaces are provided on the lot on which the dwelling unit is located, sufficient to meet the following requirements:
- a. The number of off-street parking spaces that would be required for such dwelling unit under the off-street parking requirements of this bylaw applicable to a dwelling unit if no bed and breakfast use was carried on within the dwelling unit, plus;
- b. one (1) additional off-street parking space for each bedroom within the dwelling unit used or reserved for the bed and breakfast use; and
- viii. Not more than one (1) motor vehicle shall be parked within any off-street parking space provided in conjunction with a bed and breakfast use, and no motor vehicles shall be parked on the lot on which the bed and breakfast use is carried on, unless such motor vehicle is parked within an off-street parking space provided in conjunction with such use.
- ix. The owner of the bed and breakfast use must obtain the following:
- a. an access permit from the *Ministry of Transportation*; and
- b. an on-site septic tank effluent disposal permit from the *Interior Health Authority*, to provide for the discharge of effluent from any combined residential/bed and breakfast use of the subject property where the site is not serviced by a community sewer system. If the subject property is serviced by a community sewer system then the owner must obtain the permission of the authority having jurisdiction to discharge

- 801 10. a. ix. b. effluent from the combined residential/bed and breakfast use of the land to the sewer system; and
- c. where applicable, the permission of any applicable domestic water purveyor to draw water from their respective community water system in order to supply additional water to the bed and breakfast facility; and
- d. obtain the permission of the *Building Inspector* and the *Fire Prevention Officer* for the *Regional District* for the proposed bed and breakfast facility.

b. Boarding House Use

A boarding house use shall be contained wholly within the dwelling unit and shall comply with the following regulations:

- i. A boarding house use shall not be permitted on lots smaller than 1 ha (2.471 acres) and the residence shall not contain more than five (5) sleeping units; and
- ii. Meals shall not be prepared within the rental units; and
- iii. There shall be no indication, from the outside, that the dwelling unit is being used for boarding house purposes; and
- iv. Notwithstanding the provisions of this bylaw relating to off-street parking requirements, a boarding house use shall not be carried on within a dwelling unit unless off-street parking spaces are provided on the lot on which the dwelling unit is located, sufficient to meet the following requirements:
- a. The number of off-street parking spaces that would be required for such dwelling unit under the off-street parking requirements of this bylaw applicable to a dwelling unit if no boarding house use was carried on within the dwelling unit;
- b. One (1) additional off-street parking space for each bedroom within the dwelling unit used or reserved for the boarding house use; and

- 801 10. b. v. Not more than one (1) motor vehicle shall be parked within any off-street parking space provided in conjunction with a boarding house use, and no motor vehicles shall be parked on the lot on which the boarding house use is carried on, unless such motor vehicle is parked within an off-street parking space provided in conjunction with such use; and
- vi. The owner of the boarding house use must obtain the following:
- a. an access permit from the *Ministry of Transportation*; and
 - b. an on-site septic tank effluent disposal permit from the *Interior Health Authority*, to provide for the discharge of effluent from any combined residential/boarding house use of the subject property where the site is not serviced by a community sewer system. If the subject property is serviced by a community sewer system then the owner must obtain the permission of the authority having jurisdiction to discharge effluent from the combined residential/boarding house use of the land to the sewer system; and
 - c. where applicable, the permission of any applicable domestic water purveyor to draw water from their respective community water system in order to supply additional water to the boarding house facility; and
 - d. obtain the permission of the *Building Inspector* and the *Fire Prevention Officer* for the *Regional District* for the proposed boarding house facility.

c. Restricted Agricultural Use

A restricted agricultural use shall not be permitted on lots smaller than 1 hectare (2.471 acres).

~~d. Manufactured Home Use~~

~~*The use of a manufactured home as a dwelling within Electoral Areas 'D', 'E' and 'F' shall be permitted provided that the manufactured home is:*~~

~~*i. certified by the Canadian Standards Association to conform with the CSA Standard Z240; or*~~

~~*ii. certified to be structurally sound by a professional engineer.*~~

(Bylaw 1972/04)

801 10. e. Residential Buildings

Insofar as residential buildings are concerned where a lot of less than 0.5 ha (1.235 acres) was existing at the effective date of this bylaw, the provisions of Section 701.9. of this bylaw shall apply.

f. Unenclosed parking and storage

No person at any time shall park or store any commercial vehicle, truck, bus, self-propelled camper, travel trailer, tow truck (or parts of any of the above) or any equipment or building material per dwelling unit in the *Small Holding Zone (S.H.)*, except:

- i. one (1) truck or commercial vehicle not exceeding 6,350 kg G.V.W. (14,000 pounds G.V.W.) rated capacity; and/or
- ii. one (1) self-propelled camper or travel trailer provided that the overall length does not exceed 10 metres (32.81 feet); and/or
- iii. trucks or equipment required for construction, repair, servicing, or maintenance of the premises when parking during normal working hours; and/or
- iv. one (1) boat or vessel not exceeding a length of 10 metres (32.81 feet); and/or
- v. building materials when the owner, lessee, or occupier of the premises is in possession of a valid building permit, provided that the materials stored are in connection with the construction or development of the building situated on the same property as which the material is stored pursuant to the building permit.