

- i. Products incidental to a service being provided;
  - ii. Mail order, telephone sales and direct distributorships where customers do not enter the premises to inspect, purchase or pick-up goods; and
  - iii. Products produced on the premises.
- (i) A major home based business shall not involve the repair or painting of vehicles, trailers, boats, commercial equipment or industrial equipment, welding or machine shops, spray painting or spray coating operations, except for major home based businesses which are located on parcels which are equal to or greater than 0.5 ha (1.2 ac).
- (j) Despite the definition of 'dwelling' a food catering business operating as a major home based business may establish 1 additional kitchen within a single detached dwelling or duplex, provided that:
- i. The kitchen installation is required by Interior Health; and
  - ii. The kitchen is removed if the operation of the home based business ceases.

### 3.17 LIVE/WORK UNITS

- .1 For live/work units at the street level, the commercial premises shall have direct pedestrian access from the abutting highway and no residential use shall face any parcel boundary at the street level along the following highways:
- (a) Brown Road;
  - (b) Dobbin Road;
  - (c) Elliot Road; and
  - (d) Main Street.

### 3.18 SECONDARY SUITES

- .1 A secondary suite shall be located only within a principal single detached dwelling. For certainty, a secondary suite cannot be connected by a breezeway, garage, or unconditioned space to a single detached dwelling.
- .2 A secondary suite shall have a maximum gross floor area of 100 m<sup>2</sup> (1076.4 ft<sup>2</sup>) or 40 % of the habitable gross floor area of the principal dwelling, whichever is less.
- .3 The minimum parcel area required to accommodate a secondary suite on a parcel in the RC3 Zone is 550 m<sup>2</sup> (5,920.2 ft<sup>2</sup>).
- .4 The entrance to the secondary suite shall:
- (a) Be a separate exterior entrance from that of the principal dwelling unit; and
  - (b) Be subordinate in appearance, to the satisfaction of the City, to the principal dwelling entrance, where it faces the same highway as the entrance to the principal dwelling unit.

- .5 A secondary suite shall not be permitted without connection to a community sewer system unless:
  - (a) The parcel receives the written approval of a Registered Onsite Wastewater Practitioner (ROWP) for septic disposal capacity.
- .6 A secondary suite shall not be subdivided under the *Strata Property Act* from the principal single detached dwelling.
- .7 A secondary suite shall only be rented for rental periods of one month or greater, unless it is authorized as a short term accommodation as specified in Section 3.21.
- .8 A secondary suite is not permitted on a parcel that contains a bed and breakfast.
- .9 A secondary suite is not permitted on a parcel that contains a carriage house.

### 3.19 CARRIAGE HOUSES

- .1 The minimum parcel area required to accommodate a carriage house on a parcel with a single detached dwelling is specified in Table 3.8.

**Table 3.8 Minimum parcel area**

Zone	Minimum Parcel Area
RC1 & RC2	650 m <sup>2</sup> (6,996.5 ft <sup>2</sup> )
R1	1100 m <sup>2</sup> (11,840.3 ft <sup>2</sup> )
R1L, RU1, RU2, RU3, RU4, RU5 & A1	2,500 m <sup>2</sup> (26,909.7 ft <sup>2</sup> )

- .2 The maximum gross floor area of a carriage house is specified in Table 3.9.

**Table 3.9 Maximum gross floor area**

Zone	Maximum Gross Floor Area
RC1, RC2, R1, R1L, RU1	110 m <sup>2</sup> (1,184 ft <sup>2</sup> ) or 75% of the gross floor area of the principal dwelling, whichever is less
RU2, RU3, RU4, RU5, A1	140 m <sup>2</sup> (1,506.9 ft <sup>2</sup> ) or 75% of the floor area of the principal dwelling, whichever is less
Parcels within the ALR	90 m <sup>2</sup> (968.7 ft <sup>2</sup> ) or 75% of the gross floor area of the principal dwelling, whichever is less for parcels less than 40 ha; or 140 m <sup>2</sup> (1,506.9 ft <sup>2</sup> ) or 75% of the gross floor area of the principal dwelling, whichever is less for parcels greater than 40 ha

- .3 A carriage house requires a connection to a community water system unless:
  - (a) Connection to a community water system is not available to the parcel. Should no connection be available, the applicant for building permit for the carriage house shall provide to the City:

- i. The certification of a professional engineer specializing in groundwater hydrology, registered to practice in the Province of B.C., that a sufficient on-site supply of year-round groundwater is available to serve the existing or proposed single detached dwelling and the proposed carriage house; or
  - ii. Confirmation from the Province that an existing water license(s) has the sufficient supply to serve the existing or proposed single detached dwelling and the proposed carriage house.
- .4 A carriage house requires a connection to a community sewer system unless:
  - (a) Connection to community sewer is not available to the parcel;
  - (b) The parcel has a minimum parcel area of 1 ha (2.4 ac); and
  - (c) The applicant for building permit for the carriage house provides to the City evidence that all filings with Interior Health that are required by Section 8 of the Sewerage System Regulation have been made.
- .5 Any carriage house over 1 storey in height shall provide a minimum of one parking space within the same building as the carriage house.
- .6 The entrance to the carriage house shall be a separate exterior entrance that does not require passage through any part of the building used for motor vehicle parking or accessory uses.
- .7 A carriage house shall be separated a minimum distance of 3 m (9.8 ft) from the single detached dwelling on the same parcel.
- .8 Where a carriage house is located within 25 m (82.02 ft) of a rear or interior side parcel boundary that abuts a residential or rural zone, a solid screen, consisting of either fencing or a hedge with a minimum height at maturity of 2.0 m (6.6 ft.), shall be provided and maintained along all or a portion of the boundaries that are adjacent to the carriage house and its outdoor amenity space.
- .9 A carriage house shall not include any decks or balconies over 0.6 m (2.0 ft) in height or roof top patios.
- .10 A carriage house shall not be subdivided under the *Strata Property Act* from the principal single detached dwelling.
- .11 A carriage house shall only be rented for rental periods of one month or greater, unless it is authorized as a short term accommodation as specified in Section 3.21.1
- .12 A carriage house is not permitted on a parcel that contains a secondary suite.

- .13 A carriage house is not permitted on a parcel that contains a bed and breakfast.
- .14 A carriage house is not permitted on a parcel that contains an agricultural worker dwelling.

### **3.20 BED AND BREAKFAST**

- .1 A bed and breakfast shall only be conducted within a principal single detached dwelling.
- .2 An occupant of the single detached dwelling shall be the operator of the bed and breakfast.
- .3 No more than 4 guest rooms are permitted in a bed and breakfast and no more than 8 guests are permitted in a bed and breakfast at any one time.
- .4 Guest rooms shall only be rented for rental periods of less than 1 month.
- .5 A bed and breakfast is permitted to have no more than 1 non-internally illuminated sign to a maximum size of 3000 cm<sup>2</sup> (465 in<sup>2</sup>) that is attached to the principal single detached dwelling or located elsewhere on the parcel and a minimum distance of 1.5 m (4.9 ft) from any parcel boundary.
- .6 There shall be no exterior indication that a bed and breakfast is in operation on any parcel, except for permitted signage and required parking.
- .7 A bed and breakfast shall not be permitted without connection to a community sewer system unless:
  - (a) The parcel receives the written approval of a Registered Onsite Wastewater Practitioner (ROWP) for septic disposal capacity.
- .8 A bed and breakfast is not permitted on a parcel that contains a secondary suite or carriage house.
- .9 A bed and breakfast is not permitted on a parcel that contains a short term accommodation.

### **3.21 SHORT TERM ACCOMMODATIONS**

- .1 A short term accommodation use shall only be conducted within a single detached dwelling, secondary suite or carriage house.
- .2 An occupant of the property shall be the operator of the short term accommodation. For certainty, an occupant shall be a principal resident of the property.

## PART 10 – RESIDENTIAL ZONES

### 10.1. WESTBANK CENTRE COMPACT RESIDENTIAL ZONE (RC1)

#### .1 Purpose

To accommodate low to medium density residential uses on parcels of land in Westbank Centre that are 325 m<sup>2</sup> and larger in area.

#### .2 Principal Uses, Buildings and Structures

- (a) Duplex
- (b) Single detached dwelling
- (c) Townhouse

#### .3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings, and structures
- (b) Care facility, minor
- (c) Carriage house
- (d) Home based business, major
- (e) Secondary suite

#### .4 Site Specific Uses, Buildings and Structures - *Reserved*

#### .5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	325 m <sup>2</sup> (3498.3 ft <sup>2</sup> )
(b)	Minimum parcel frontage	9.0 m (29.5 ft)
DEVELOPMENT REGULATIONS		
(c)	Maximum density:	
i.	Townhouse	1.2 FAR
ii.	Duplex, single detached dwelling	Only 1 duplex or only 1 single detached dwelling per parcel
iii.	Secondary suite and carriage house	Only 1 secondary suite or only 1 carriage house per parcel
(d)	Maximum parcel coverage	40%
(e)	Maximum building height:	
i.	Single detached dwelling, duplex and townhouse	10.0 m (32.8 ft) to a maximum of 3 storeys
ii.	Accessory buildings and structures	5.0 m (16.4 ft)
iii.	Carriage house	7.0 m (23.0 ft)
SITING REGULATIONS		
(f)	Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:	
i.	Front parcel boundary or private access easement, whichever is closer	3.5 m (11.5 ft) except it is 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the front
ii.	Rear parcel boundary or private access easement, whichever is closer	3.0 m (9.8 ft) except it is 4.5 m (14.8 ft) for townhouses

iii.	Interior side parcel boundary or private access easement, whichever is closer	1.5 m (4.9 ft) except it is 3.0 m (9.8 ft) from a private access easement
iv.	Exterior side parcel boundary or private access easement, whichever is closer	2.5 m (8.2 ft) except it is 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the exterior side
v.	A1 Zone or ALR	Subject to Section 3.25

## **.6 Other Regulations**

- (a) Where side-by-side duplex units or townhouses are subdivided under the *Land Title Act* or *Strata Property Act*, Sections 10.1.5(a) and 10.1.5(b) shall not apply provided that each parcel so created contains not less than one half the minimum parcel area and not less than one half the minimum frontage specified in those Sections, and Section 10.1.5(f)iii. shall not apply.