

VILLAGE OF SILVERTON

ZONING BYLAW NO. 466 - 2011

WHEREAS the Council of the Village of Silverton wishes to adopt a new Zoning Bylaw, pursuant to Part 26 of the Local Government Act;

AND WHEREAS the Council of the Village of Silverton has held a Public Hearing pursuant to Section 890 of the Local Government Act;

NOW THEREFORE the Council of the Village of Silverton, in open meeting assembled hereby enacts as follows:

1. This bylaw may be cited as the Village of Silverton Zoning Bylaw No. 466 – 2011.
2. The attached schedules form part of this bylaw
 - Schedule A: Zoning Text
 - Schedule B: Zoning Map
 - Schedule C: Parking and Loading Requirements
 - Schedule D: Development Permit Area Map
3. The Bylaw cited as the Village of Silverton Zoning Bylaw No. 331, 1996 and all amendments thereto, is hereby repealed.

READINGS, APPROVAL AND ADOPTION

READ A FIRST TIME THIS xx day of xxxxx, 2011

READ A SECOND TIME THIS xx day of xxxxx, 2011

WHEREAS A PUBLIC HEARING was held the xx day of xxxxx, 2011

READ A THIRD TIME this xx day of xxxxx, 2011

RECONSIDERED AND ADOPTED this xx day of xxxxx, 2011

Certified to be a true and correct copy Bylaw No. 466 – 2011 cited as Zoning Bylaw No. 466 – 2011.

Chief Administrative Officer

Dated xx day of xxxx, 2011

VILLAGE OF SILVERTON

ZONING BYLAW NO. 466 – 2011

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PART 1 – TITLE

This Bylaw may be cited for all purposes as the Village of Silverton Zoning Bylaw No. 466 – 2011 and compliments the Official Community Plan Bylaw No. 463 – 2010.

PART 2 – DEFINITIONS

In this bylaw, unless the context otherwise requires:

Accessory Building or Structure means a detached building or structure which is auxiliary to a principal use on the same parcel and does not include a carport or garage attached to a principal dwelling.

Accessory Residence means a dwelling in a separate building from the single detached principal dwelling and may be an addition to an existing garage or accessory building.

Bed and Breakfast means the use of a single family dwelling for the accommodation of the travelling public in sleeping rooms without cooking facilities where the room rate includes breakfast served on the premises.

Carriage house means a dwelling in a stand-alone building that also contains a single detached dwelling on the property. The building may be an addition to an existing garage or accessory building.

Duplex means a building containing not more than two dwelling units that each unit contain a sanitary and kitchen facility and separate entrance with one off street parking space and which complies with the BC Building Code.

Dwelling: Single family dwelling means a detached building consisting of one dwelling used or intended for use as a permanent home or residence of one family and which complies with the BC Building Code.

Dwelling: Two family dwelling means a detached building consisting of two dwelling units each of which is occupied or intended to be occupied as the permanent residence of one family and may include a duplex.

Family means two or more persons related by blood, marriage, common-law, adoption, or foster parenthood sharing one dwelling or not more than five unrelated persons sharing a dwelling.

Foreshore means the land area below the natural boundary or approximate high water mark.

Grade means the average of the elevations of finished ground taken at the midpoint of each of the exterior walls of the building or structure.

Height means the vertical distance measured from grade to the highest point of the structure.

Highway means 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.

Home occupation means an occupation or profession carried out as an auxiliary use incidental to the residential use of the dwelling or accessory building.

Hotel means a building or buildings containing sleeping and housekeeping units, and may contain assembly, retail, entertainment, indoor recreation, eating and drinking and personal service establishments.

Light manufacturing use means warehouse, wholesale establishment, freight facility, repair shop and light fabrication use.

Parcel means any lot, block or other area in which land is held or into which it is subdivided, but does not include a highway.

Parcel coverage means the total ground level of all buildings and structures located on a parcel, divided by the total parcel area and expressed as a percentage.

Parcel line: Exterior means a parcel line other than a rear or front parcel line that is common to the parcel and a street.

Parcel line: Front means a parcel boundary contiguous to a highway other than a lane, provided that in respect of a corner parcel; the front parcel line shall be the shortest boundary contiguous to a highway other than a lane.

Parcel line: Interior means a parcel line other than a rear or front parcel line common to more than one parcel or to the parcel and a lane.

Parcel line: Rear means the boundary of a parcel which is the most opposite to and is not connected to the front parcel line.

Parking space means a space within a building or area for the parking of one vehicle, excluding driveways, aisles and work areas.

Screening means a continuous fence, evergreen hedge or combination thereof that will effectively screen the parcel it encloses or a portion of a parcel used for outdoor storage, and is broken only by access driveways, lanes and walkways.

Secondary suite means a self-contained dwelling located within a single detached dwelling with self-contained sleeping, living, cooking, and sanitary facilities. A secondary suite must have a separate entrance with one additional off-street parking space.

Service station means any building or land, the use of which shall be the retail sale of motor fuels and lubricants and may include automobile diagnostic centres, the servicing and minor repairing of motor vehicles and the sale of automotive accessories.

Setback means the required minimum distance between a building or structure and property lot lines.

Site coverage means the area of a lot covered by structures and buildings.

Personal Service Establishment means a business which caters to a person's personal needs, and includes a tailor, seamstress, cobbler, a photographer, barber, beautician, hairdresser, and laundry and dry cleaning facilities.

Principal residence means the principal dwelling within a single detached dwelling.

Unattended public utility buildings and structures means a building or structure containing unattended equipment necessary for the operation of community water, telecommunication systems, fire halls or other similar facilities or utilities.

Vacation rental unit means the rental of a dwelling to tourists or the vacationing public and must meet the requirements of the BC Building Code.

Zone means an area established under this bylaw.

PART 3 - ADMINISTRATION

Application

3.1 This bylaw applies to all of the land, surface of water, buildings, structures and air space within the Village of Silverton.

Conformity

3.2 Land, air space or the surface of water, buildings and structures in the Village of Silverton shall not be constructed, altered, located or used except as specifically permitted in this bylaw.

Metric Units

3.3 Metric units are used for all measurements in the bylaw. The approximate imperial equivalent of those units are shown for convenience only and do not form part of this bylaw.

Inspection

3.4 The Building Inspector or any other officer of the Village of Silverton who has been appointed by Council, is hereby authorized, in accordance with Section 16 (Authority to enter on or into property) of the *Community Charter* to inspect and determine whether all regulations and requirements this Bylaw are being observed.

Violation

3.5 Any person who:

- a) causes or permits any building or structure to be constructed, reconstructed, altered, moved, extended, occupied or used or any land to be occupied or used in contravention of the Bylaw;
- b) neglects or omits to do anything required under this Bylaw or
- c) prevents or obstructs or attempts to prevent or obstruct the authorized entry of the Building Inspector or any other officer of the Village of Silverton who has been appointed by Council.

shall be deemed to be guilty of an offence under this bylaw.

Offence and Penalty

3.6 Any person who commits an offence under this Bylaw is liable to a fine not exceeding \$2,000.00 and the cost of prosecution.

Bylaw Amendment

3.7 The Zoning Bylaw may be amended by the Council of the Village of Silverton on its own initiative or in response to an application for amendment.

Bylaw Amendment Procedure

3.8 Any person applying to have any provision of this bylaw amended shall apply in writing to the Administrator of the Village of Silverton describing the proposed change and furnishing reasons in support of the application.

Application for an amendment to the official zoning map shall include a legal description and the location of the property sought to be rezoned and the name and address of the property owners.

Public Hearing

3.9 Where a public hearing is to be held which have the effect of altering the permitted use or density of any land subject to this Bylaw; a notice of the public hearing shall be given in accordance with Part 26 (Public Hearings on Bylaws) of the Local Government Act.

Compliance with other Legislation

3.10 In addition to this Bylaw, a person is responsible for ascertaining and complying with the requirements of all other applicable municipal bylaws, or Provincial or Federal statutes and regulations including the B.C. Building Code and the Interior Health Authority (BC Health Act).

The requirements of the Development Permit Areas included within the *Official Community Plan* apply in addition to the regulations in this Bylaw.

Protection of Adjacent or Neighbouring Residents and Property

3.11 Where in the opinion of Council, the use of any land or improvements in any zone in the Village of Silverton creates a potential health or safety threat or hazard to any adjacent or neighbouring property or its residents, the owner of the property shall provide the necessary protection to the adjacent property, to the satisfaction of Council that is appropriate under the circumstances.

PART 4 – GENERAL REGULATIONS

Application

4.1 Except as otherwise specified in this bylaw, this section applies to all zones established under this bylaw.

Purpose

4.2 This Bylaw is to provide a clear and efficient system of land use regulation for the orderly, economic and environmentally sensitive use, and the development of the Village of Silverton having regard for the provisions of the *Village of Silverton Official Community Plan*.

Uses and Regulations

4.3 Except for legal non-conforming uses or development approved by a Development Variance Permit or a Board of Variance ruling, or another agreement or permit as authorized by the *Local Government Act*, the use and development in each zone or area shall be in accordance with the uses listed in the zone and all the appropriate regulations and requirements of this Bylaw.

No land, building, or structure, within the Village of Silverton shall be developed, used, constructed, erected, modified, converted, enlarged, reconstructed, altered, placed, or maintained except in conformity with the provisions of this Bylaw.

This Bylaw does not apply to the following developments:

- a) alterations, maintenance and repair to any building or structure, provided that such work does not involve structural alterations, nor significant façade alterations; and does not change the use or intensity of the building or structure;
- b) the use of a building or part thereof as a temporary polling station, election official's headquarters, candidate's campaign office, and any other official temporary use in connection with a federal, provincial, or municipal election, referendum or census.

Accessory Building

4.4 An accessory building is permitted in all zones.

An accessory building which is incidental to the principal building must not be used for human habitation and includes a garage or implement shed.

Accessory Residence

4.5 An accessory residence is permitted in all zones permitting single family dwelling provided that:

- a) the accessory building is licensed by the Village of Silverton and built to the standards of the BC Building Code under permit;
- b) the owner of the building containing an accessory residence must reside in the principal dwelling, in order to receive a licence to operate the accessory residence;
- c) not more than one accessory residence shall be permitted per single family dwelling;
- d) there will be a minimum spatial separation between an accessory residence and the principal dwelling in accordance to the BC Building code.

Bed and Breakfast Accommodation Regulations

- 4.6 Bed and Breakfast accommodation shall comply with the following regulations:
- a) the principal use of the dwelling unit shall remain a family residence;
 - b) that family, or a member of it, shall alone be engaged in the operation of the bed and breakfast business, but the operator(s) may hire employees to work on the premises;
 - c) that no more than two (2) bedrooms in the dwelling shall be used for accommodation;
 - d) that the maximum occupancy of the bedrooms used for bed and breakfast accommodation is not more than six persons in total;
 - e) a sign is permitted according to the provisions of the Village of Silverton Sign Bylaw No. 379 – 1999;
 - f) that parking shall be in conformance with the regulations of this bylaw.

Development Permit Areas

- 4.7 The location and extent of the Development Permit Area is delineated on Schedule D – Development Permit Area Map which is hereby made an integral part of this bylaw.

Development Permit Regulations

- 4.8 The location and extent of the Development Permit Area is delineated on Schedule D – Development Permit Area Map.

Special measures will be taken to ensure:

- a) that the form and character of the uses is generally consistent with the small village/historical character of the community;
- b) that there is compatibility between commercial uses and residential uses;
- c) that more dense land use in the form of rental suites or residences is encouraged in the C-1: Commercial Zone
- d) that buildings on Lakeshore lots shall be no higher than 33 feet
- e) that Lakeshore lots have access by a road.

Development Permits

- 4.9 For areas within Development Permit Areas as designated in Schedule D – Development Permit Area Map, no development shall be permitted unless the owner first obtains a Development Permit from the Village of Silverton pursuant to Division 9 – Permits and Fees of the *Local Government Act*.

The following guidelines will be taken into consideration in tailoring each development permit issued to the unique circumstances associated with each individual development.

1. For new buildings or renovations of existing buildings, the owner will be encouraged to reflect the historical and heritage character of the community, the mountain/lakeside setting of the community or the small village character of the community.
2. Lakeshore buildings must not be over 33 feet.
3. Buildings and structures abutting the highway should be oriented so that the building frontages face the highway.
4. Lakeshore lots must have access from a public road.

5. Owners will be encouraged to provide simple landscaping for areas of the lot not occupied by the building or designated for parking.
6. No fencing on lakeshore lots shall extend **past the high water mark.**
7. Temporary portable garage is discouraged.
8. Storage must be out of sight of the highway and adjacent residential properties.

Development Permit Exemptions

4.10 Development Permits are not required if the proposed development is an interior renovation with no change of use.

Exemptions from Minimum Parcel Area

4.11 The minimum parcel area requirements do not apply where the land is used solely for parks, playgrounds or public utility uses.

Home Occupation

- 4.12 A home occupation, where permitted is subject to the requirements that:
- a) the activity shall be conducted in a dwelling unit or accessory building;
 - b) no more than two (2) persons who are not a resident of the dwelling may be employed;
 - c) there shall be a minimum of noise, traffic congestion, vibration, smoke, odour or electrical interference or emissions;
 - d) outdoor storage of materials and equipment is not permitted;
 - e) a "Business Licence" must be obtained in accordance with Business Licence Bylaw No. 444 – 2007;
 - f) one sign is permitted according to the provisions of the Sign Bylaw No. 379 – 1999.

Setback Exceptions

- 4.13 No features shall project into the setback area except the following:
- a) Chimney, cornices, gutters, sills, bay windows or other similar features may project into the required setback area provided such projections do not exceed 1m (3.2 ft);
 - b) Porches, covered steps, balconies or any other architectural features may intrude no more than 1m (3.2 ft) into the required setback area;
 - c) Uncovered steps, solar collectors, free standing lighting poles, or satellite receiving dish, may be sited on any portion of a lot.

Accessory structures including uncovered patios or terrace, arbours and trellises, fences, fish ponds, ornaments or similar features may be sited on any portion of a lot.

Screening and Fencing

4.14 Where a parcel located in a C-1 or I-1 zone is used for a commercial or industrial use, the owner shall provide screening having a height of not less than 2 m (6.6 ft) along all parcel boundaries which abut a parcel(s) designated in this bylaw as R-1 or P-1.

Where a parcel located in a C-1 or I-1 or P-1 zone is used for outdoor storage yard, the owner shall provide screening having a height of not less than 2m (6.6 ft) around any outdoor storage located on the parcel.

Secondary Suites

- 4.15 A secondary suite is permitted in all zones permitting single family dwelling provided that:
- a) the owner of the building containing a secondary suite reside in the building, in order to receive a licence to operate a secondary suite;
 - b) not more than one secondary suite shall be permitted per single family dwelling;
 - c) requirements of the BC Building Code, smoke and carbon monoxide detectors are met.

Temporary Buildings

4.16 Temporary building or structure that is incidental to the erection, maintenance, alteration for which a building or development permit has been issued; provided that the temporary building or structure is removed within 30 days of project completion or one year following the issuance of a building permit.

Uses Permitted in All Zones

- 4.17 The following uses are permitted in all zones established in this bylaw:
- a) public parks, playgrounds and trails;
 - b) fire hall, police station and other emergency services;
 - c) unattended public utility buildings and structures.

Vacation Rental Unit

- 4.18 Vacation rental units are permitted in all zones permitting single family dwellings provided that:
- a) a residential property shall only be rented out by an owner of the property;
 - b) no structural alterations or additions to a dwelling to facilitate a vacation rental that alters the existing residential character and form of the immediate neighbourhood.
 - c) there is no exterior signage advertising the vacation rental;
 - d) the owner shall ensure that vacation renters do not create any form of nuisance for surrounding residents, including but not limited to, noise, light or traffic that is disruptive to the surrounding residents' enjoyment of their property;
 - e) a maximum of two (2) persons per bedroom, or a group of not more than five (5) persons is permitted per vacation rental property;
 - f) requirements of the BC Building Code, including smoke and carbon monoxide detectors are met.

Vacation Rental

4.19 A property containing a single detached dwelling and a secondary suite, accessory residence or a carriage house can be used for the purpose of a vacation rental.

Visibility at Intersections

- 4.20 In all zones there shall be no obstruction to the line of vision above the height of 0.6m (2 ft) above the established grade of streets or lanes within an area bounded by:
- a) the centre lines of intersecting streets and a line joining each centre line at an distance of 20m (65 ft) from the point of intersection.

PART 5 – ESTABLISHMENT OF ZONES

For the purpose of this bylaw, the Village of Silverton is divided into the following zones:

R -1	Low Density Residential
R -2	Small Strata Lot Single Family Residential
C - 1	Commercial
I - 1	Light Industrial
P - 1	Public Use and Institutional

Location of Zones

The location of each zone is established in Schedule B: Zoning Map which is attached to and forms an integral part of this bylaw.

Zone Boundaries

The extent of each zone is shown on Schedule B: Zoning Map which is attached to and forms part of this bylaw.

R -1 ZONE – LOW DENSITY RESIDENTIAL

- 5.1 The following use of land, buildings and structures shall be permitted:
- a) One single family dwelling
 - b) One two family dwelling
 - c) Duplex
 - d) One secondary suite
 - e) One accessory residence or Carriage House
 - f) Home occupation including Personal service establishment
 - g) Bed and Breakfast
 - h) Accessory structure
 - i) Vacation rental unit
 - j) Uses permitted in all zones

Regulations

Secondary Suite

5.1.1 Subject to compliance with the requirements of the Interior Health Authority (BC Health Act for sewage disposal and BC Building Code; one (1) secondary suite is permitted as an accessory use to a principal residential dwelling.

A secondary suite shall not comprise more than 40% of the total floor area of the building and must have a separate entrance and separate living, sleeping, sanitary and kitchen facilities from the single detached dwelling.

Single Detached Dwelling or Carriage House

5.1.2 Subject to compliance with the requirements of the Interior Health Authority (BC Health Act) and for sewage disposal and BC Building Code; one (1) single detached accessory residence **or** Carriage House is permitted as an accessory residence to a principal residential dwelling.

One (1) additional off-street parking space shall be provided for the secondary suite, single detached dwelling or Carriage House.

Principal residential dwelling, secondary suite, single detached dwelling or Carriage House may be used for short term rentals.

Setbacks

- 5.1.3 Minimum Setbacks from Parcel Lines
- a) 1.5m (4.9 ft) from rear parcel line
 - b) 1.5m (4.9 ft) from interior side parcel line
 - c) 3.0m (9.8 ft) from exterior side parcel line
 - d) 4.5m (14.8 ft) from front parcel line

Minimum Parcel Area

5.1.4 The minimum parcel area for a single family dwelling is 464m² (4995 sq ft).

Parcel Coverage

5.1.5 The maximum parcel coverage is 40% or subject to the requirements of the BC Health Authority (BC Health Act) for sewage disposal.

Minimum Width of Dwelling Area

5.1.6 The minimum width of a single family dwelling or two family dwelling shall be 5.5m (18 ft)

Maximum Height of Buildings and Structures

5.1.7 The maximum height of a principle dwelling shall not exceed 10m (33 ft) in height
The maximum height of an accessory building shall not exceed 7.3m (24 ft) in height

Other Regulations

5.1.8 In addition to the regulations listed above; other regulations may apply. These include the general regulations of Part 4 of this bylaw (e.g. development permit area and regulations).

R -2 ZONE – SMALL STRATA LOT SINGLE FAMILY RESIDENTIAL

5.2 The following regulations shall apply to parcels within the R-2 Zone:

Permitted Uses

- a) Single family dwelling in a strata plan
- b) Home occupation
- c) Accessory buildings and uses
- d) Uses permitted in all zones

Regulations

5.2.1 All building permit applicants must receive written approval from the Strata Subdivision Corporation before a building permit is issued.

Height of Buildings and Structures

5.2.2 The height of buildings and structures shall not exceed 10m (33 feet).

Minimum Width of Dwelling Area

5.2.3 The minimum width of a single family dwelling or two family dwelling shall be 5.5m (18 ft)
The maximum height of an accessory building shall not exceed 7.3m (24 ft) in height

Development Permit Area

5.2.4 No development shall be permitted on Lakeshore lots until the owner first obtains a Development Permit from the Village of Silverton.

Outdoor storage areas

5.2.5 Outdoor storage areas must be screened by landscaping or a solid fence and should be located behind the principal building.

Other Regulations

5.2.6 In addition to the regulations listed above; other regulations may apply. These include the general regulations of Part 4 of this bylaw (e.g. development permit area and regulations).

C -1 ZONE – COMMERCIAL

5.3 The purpose of this Commercial zone is for the development of a mixture of pedestrian oriented commercial and residential uses. This zone is a “Development Permit” area and the following use of land, buildings and structures shall be permitted:

- Accessory building
- Apartments and Duplex housing
- Bed and Breakfast establishments
- Business and government offices
- Commercial storage and warehouse
- Contractor services
- Food markets, bakeries and grocery stores
- Health care, fitness and recreation facilities
- Home occupation
- Hotel, motel, tourist resort
- Medical clinic and dental office
- Personal service establishment
- Professional and financial institutions
- Public utility building or structure
- Restaurants and coffee shops
- Retail and general specialty shops
- Schools and Studios – Public or private
- Secondary suite, Single detached or Carriage House
- Seniors assisted and supportive housing
- Seniors residential care facility
- Service station
- Single family dwelling and multiple-unit residential
- Uses permitted in all zones
- Vacation rental unit

Regulations

Minimum Width of Dwelling Area

5.3.1 The minimum width of a single family dwelling or two family dwelling shall be 5.5m (18 ft).

Maximum Height of Buildings and Structures

5.3.2 The maximum height of a principle dwelling shall not exceed 10m (33 ft) in height.

The maximum height of an accessory building shall not exceed 7.3m (24 ft) in height.

Maximum Parcel Coverage

5.3.3 The maximum parcel coverage for commercial buildings is 90% of the parcel area subject to compliance with the requirements of the Interior Health Authority (BC Health Act) for sewage disposal and the BC Building Code.

Development Permit Area

5.3.4 The entire Highway Corridor as a Development Permit Area is delineated on Schedule D – Development Permit Area Map. A wide range of uses will be permitted in this area.

Special measures will be taken to ensure:

- a) that the form and character of these uses is generally consistent with the small village/historical character of the community;
- b) that there is compatibility between commercial uses and residential uses;
- c) that the designated commercial development encourages mixed use and
- d) that more dense land use in the form of rental suites or residences above commercial property is encouraged.

Development Permits

5.3.5 All development in the C-1 zone shall be subject to the requirements of a Development Permit as designated in Schedule D – Development Permit Area Map.

No development shall be permitted unless the owner first obtains a Development Permit from the Village of Silverton.

Development Regulations

5.3.6 The following guidelines will be taken into consideration in tailoring each development permit issued to the unique circumstances associated with each individual development.

1. New buildings or renovations of existing buildings, the owner will be encouraged to reflect the historical and heritage character of the community, the mountain/lakeside setting of the community or the small village character of the community.
2. Buildings and commercial uses abutting the highway should be oriented so that customer entrances and building frontages face the highway.
3. Owners will be encouraged to provide simple landscaping for areas of the lot not occupied by the building or designated for parking and loading.
4. Outdoor storage will be discouraged, including temporary portable garages and where outdoor storage is contemplated as part of the development, provisions must be made for screening the storage areas from sight of the highway and adjacent residential properties.
5. Owners will be encouraged to pave parking areas on street(s) adjacent to the property being developed, as well as off-street parking and loading areas for commercial uses.

Maximum Height of Buildings and Structures

5.3.7 No principal building shall exceed 10m (33 ft) in height, or by application and approval of a Development Permit.

No accessory building shall exceed 7.3m (24 ft) in height or by application and approval of a Development Permit.

Minimum Parcel Area

5.3.8 The minimum parcel area for any use is subject to compliance with the requirements of the Interior Health Authority (BC Health Act) and for sewage disposal and BC Building Code and approval of a Development Permit.

Minimum Building Width

5.3.9 The minimum building width is 5.5m (18 ft).

Setbacks

5.3.10 No setbacks from parcel lines is required.

Outdoor storage areas

5.3.11 Outdoor storage areas must be screen by landscaping or a solid fence and should be located behind the principal building.

The height of the stored material must not exceed the height of the fence.

Other Regulations

5.3.12 In addition to the regulations listed above; other regulations may apply. These include the general regulations of Part 4 of this bylaw.

I -1 ZONE – LIGHT INDUSTRIAL

5.4 The Light Industrial zone is a “Development Permit” area and the following use of land, buildings and structures shall be permitted:

- Accessory building
- Apartments and Duplex
- Bed and Breakfast establishment
- Commercial storage and warehouse
- Contractor services
- Food markets, bakeries and grocery stores
- Health care, fitness and recreation facilities
- Home occupation and personal service establishment
- Hotel, motel, tourist resort
- Light manufacturing use
- Machine shop, equipment and parts supply
- Professional offices and financial institutions
- Public administration and assembly building
- Public utility building or structure
- Restaurants and coffee shops
- Schools and Studios – Public or private
- Secondary suite, Single detached or Carriage House
- Seniors assisted and supportive housing
- Seniors residential care facility
- Service station
- Single family dwelling and multiple-unit residential
- Uses permitted in all zones
- Vacation rental unit

Regulations

Maximum Height of Buildings and Structures

5.4.1 No principal building shall exceed 10m (33 ft) in height, or by application and approval of a Development Permit.

No accessory building shall exceed 7.3m (24 ft) in height or by application and approval of a Development Permit.

Minimum Width of Dwelling Area

5.4.2 The minimum width of a single family dwelling or two family dwelling shall be 5.5m (18 ft).

Minimum Parcel Area

5.4.3 The minimum parcel area for any use is subject to compliance with the requirements of the Interior Health Authority (BC Health Act) and for sewage disposal and BC Building Code and approval of a Development Permit.

Outdoor storage areas

5.4.4 Outdoor storage areas must be screened by landscaping or a solid fence and should be located behind the principal building.

The height of the stored material must not exceed the height of the fence.

Other Regulations

5.4.5 In addition to the regulations listed above; other regulations may apply. These include the general regulations of Part 4 of this bylaw.

P-1 ZONE PARK OR INSTITUTIONAL

- 5.5 The following uses shall be permitted:
- Accessory use
 - Campgrounds, playgrounds and picnic areas
 - Church
 - Civic use and community hall
 - Hospital or health care facility
 - Institutional use
 - Museum, heritage and memorial sites
 - Parks and public recreation areas
 - Public utility buildings and structures
 - Seniors assisted and supportive housing
 - Seniors residential care facility
 - Uses permitted in all zones

Regulations

Maximum Height of Buildings and Structures

5.5.1 No principal building shall exceed 10m (33 ft) in height, or by application and approval of a Development Permit.

No accessory building shall exceed 7.3m (24 ft) in height or by application and approval of a Development Permit.

Minimum Parcel Area

5.5.2 The minimum parcel area for any use is subject to compliance with the requirements of the Interior Health Authority (BC Health Act) and for sewage disposal and BC Building Code.

Outdoor storage areas

5.5.3 Outdoor storage areas must be screened by landscaping or a solid fence and should be located behind the principal building.

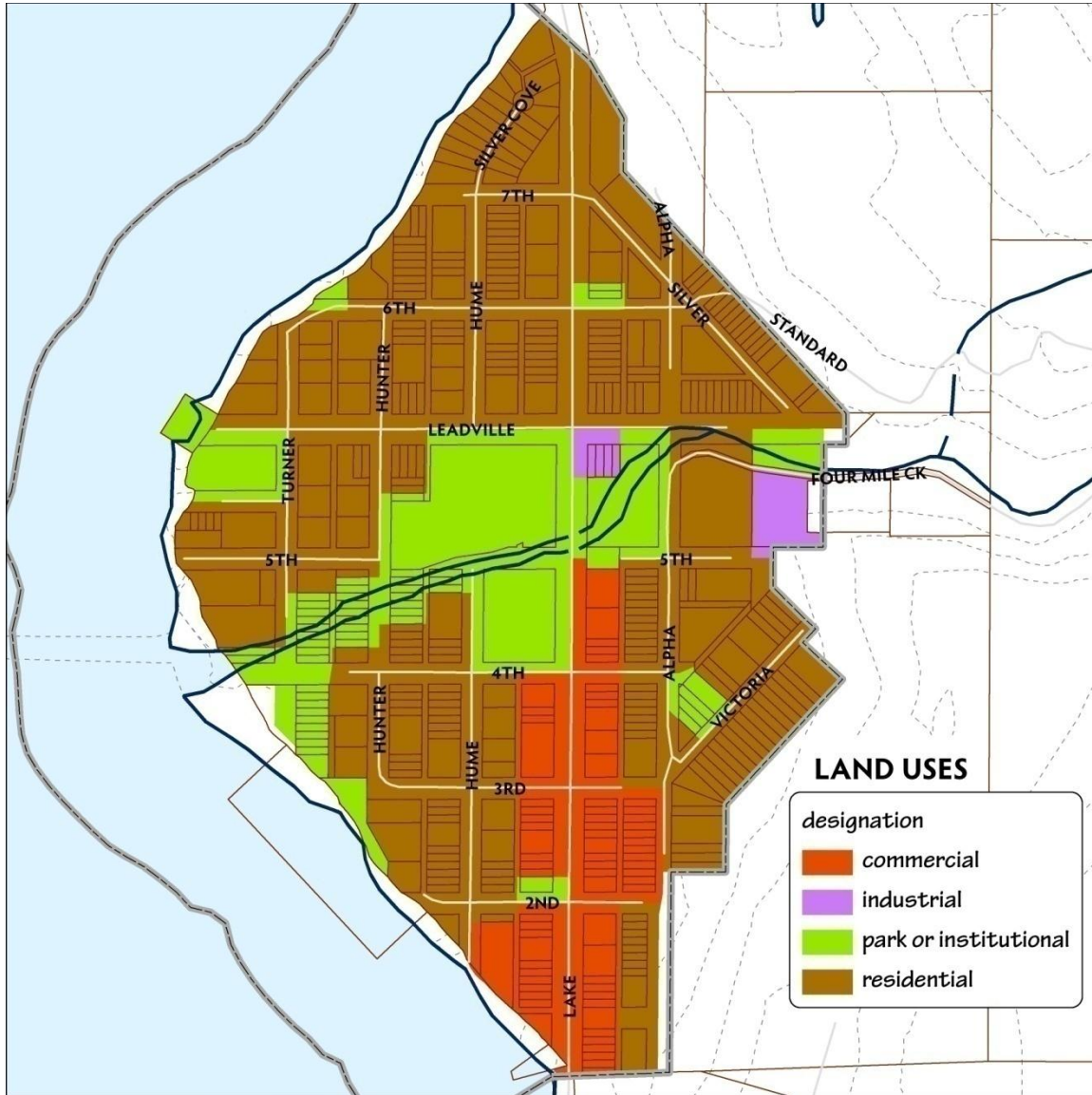
Other Regulations

5.5.4 In addition to the regulations listed above; other regulations may apply. These include the general regulations of Part 4 of this bylaw.

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SCHEDULE B – ZONING MAP



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SCHEDULE C – PARKING AND LOADING REQUIREMENTS

C-1 AND I-1 ZONES

1. Parking Location

Parking shall be located on the same parcel as the principal use which it serves, with the exception that up to 50% of required parking spaces may be located on another site located within 200 metres of the principal use provided that a covenant in favour of the Village of Silverton is registered connecting the parking with the principal use.

2. Parking Spaces

- a) Parking spaces shall not be located within a required front yard setback.
- b) Parking spaces shall be as required by the B.C. Building Code for persons with disabilities and must be clearly identified as for handicapped use only.
- c) Each parking and loading stall shall be marked by signage and/or painting.
- d) Parking space required shall not be less than 2.6m (9 ft) in width and 5.8m (19 ft) in length.

3. Number of Parking Spaces

The number of required off-street parking shall be as follows:

Residential	1 per dwelling unit
Restaurant/Coffee Shop	1 per 4 seats
Hotel/Motel/Resort	1 per unit/room
Guest lodging	1 per unit
Assembly	1 per 4 seats
Senior Citizen Housing	1 per 4 dwelling unit
Public Use	1 per 36 sq m of gross floor area
Offices /Retail/Financial Establishments	1 per 30 sq m of gross floor area
Service/Repair Establishments	1 per 50 sq m of gross floor area
Warehouse, storage facilities	1 per 200 sq m of gross floor area

4. Number of Loading and Recreational Vehicle Spaces

The number of required spaces for loading and for parking of recreational vehicles shall be as follows:

Commercial, assembly and industrial uses	1 per use or one per 300 sq m of gross floor area
Recreation vehicle spaces	1 unit per property

5. Small Car Parking

- a) A site may be designed to accommodate small car parking provided that the stall shall be clearly identified as for small car parking only
- b) A small car parking stall shall not be less than 2.45m (8ft) in width and 4,9 (16 ft) in length.

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SCHEDULE D – DEVELOPMENT PERMIT AREA MAP

