

## **Notice to Land Developers**

### ***Development Permit Application Requirements***

All property owners, developers and contractors: Please take note that that effective immediately Development Permit applications will not be placed on a Council Agenda until the following items have been received and approved by staff:

- Stormwater management plan, drawn to scale by a professional engineer
- Detailed site plan, drawn to scale and showing the following:
  - landscaping, (show areas to be landscaped & specify type of vegetation, materials etc.)
  - paved areas,
  - screening, (what type will be used?)
  - parking stalls and loading bays
  - buildings and structures (including setbacks to all property lines and watercourses)
  - watercourses and water bodies

*\* Please ensure that you have read through the **Development Permit Area Guidelines** and **Zoning Bylaw** regulations for screening, landscaping, parking, paving and signage (attached). If you cannot meet these requirements and are requesting a variance it is essential that your application be received a minimum of three weeks prior to a Council meeting so that notifications may be sent out to adjacent land owners.*

# **Development Permit Guidelines and Zoning Regulations**

## **Applicable to Spallumcheen Industrial Park**

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This package contains excerpts from the Township of Spallumcheen Official Community Plan Bylaw No. 1448 for:

- **Development Permit Areas, General Policies**
- **Industrial and Commercial Land Development – Form & Character Guidelines**
- **Spallumcheen Industrial Park – Phase 1 – Protection of the Natural Environment**

And excerpts from the Township of Spallumcheen Zoning Bylaw No. 1449 for:

- **Screening and Landscaping**
- **Off-Street Parking**
- **Off-Street Loading**
- **Signs**

### **Solid Waste**

11. Council supports the reduction, reuse, and recycling of solid waste and any other regional approaches to solid waste management.

## **M. DEVELOPMENT PERMIT AREAS**

### **1. GENERAL POLICIES**

- (a) The Township of Spallumcheen considers that commercial and industrial lands should be developed and landscaped to provide an attractive setting for the Township while providing that these developments do not adversely affect the natural environment. These areas have been identified as Development Permit Areas and restrictions on the use of land within these areas are reviewed in this Section.
- (b) The Township of Spallumcheen considers that Manufactured Home Communities, being multi-family developments, should be developed and landscaped to provide an attractive setting for the Township. These developments have been identified as Development Permit Areas and restrictions on the use of land within these areas are reviewed in this Section.
- (c) A Development Plan for a Development Permit Application must conform with the regulations specified in the Zoning Bylaw (including use, parking, landscaping and screening provisions, etc.) or any other applicable bylaw or provincial statute, and the design drawings should include as appropriate:
  - (i) a detailed, scaled site plan showing the subject property, streams, existing buildings, roads and natural features and indicating the location and size of buildings, parking areas, fencing, outside lighting, as well as the size, design and location of any signs;
  - (ii) a detailed, scaled landscaping plan, if appropriate, indicating how the landscaping will co-ordinate with existing developments in the area or the natural surroundings as well as the size and density of plantings, type and density of ground cover, and the dimensions of the landscape area; and
  - (iii) the proposed building design, if appropriate, showing the character of the building, exterior architectural details, building materials, and colours.
- (d) Where new information is received concerning areas that may be subject to hazardous conditions, the Township of Spallumcheen Council will consider the designation of these areas within a Development Permit Area.

2. INDUSTRIAL AND COMMERCIAL LAND DEVELOPMENT -  
FORM AND CHARACTER GUIDELINES

- (a) The Township of Spallumcheen has the objective to protect and enhance the visual setting of the Spallumcheen Valley and provide for the integration of new industrial or commercial developments into this setting.
- (b) All parcels designated as *Industrial* in this Plan are hereby designated as a Development Permit Area to establish the form and character of development and when reviewing a Development Permit Application, Spallumcheen Council will consider the development guidelines outlined in this Section.
- (c) All parcels designated as *Commercial* in this Plan located adjacent to Highway 97 and 97A are hereby designated as a Development Permit Area to establish the form and character of development and when reviewing a Development Permit Application, Council will consider the development guidelines outlined in this Section.
- (d) Except for the Spallumcheen Industrial Park - Phase II, the Development Permit guidelines to establish the form and character of industrial and commercial developments as outlined in this Section are as follows:
  - (i) on-site vehicle parking and access driveways should be paved with adequate drainage and should be encouraged at the rear or side of the building and landscaped while still maintaining site distances for safe access and egress;
  - (ii) the form and character of landscaping should harmonize with other landscaping in the area and the rural setting of the Township of Spallumcheen;
  - (iii) the Development Plan should include landscaping on the front yard or exterior sides or any areas adjacent to Highway 97 or 97A;
  - (iv) the Development Plan should include screening for outdoor storage areas which front an adjoining property or screening and landscaping where such areas front a road or highway;
  - (v) the form and character of any buildings should only include natural earth tone colours and should comply with the height and siting restrictions as noted in the Zoning Bylaw; and
  - (vi) the Development Plan should include the proposed signs and all signs should comply with the regulations outlined in the Zoning Bylaw.

- (e) The Development Permit guidelines to establish the form and character of industrial developments for the Spallumcheen Industrial Park - Phase II as defined in this Plan are as follows:
- (i) the form and character of any buildings should only include natural earth tone colours and should comply with the height and siting restrictions as noted in the Zoning Bylaw;
  - (ii) notwithstanding the capability to cluster signage, the Development Plan should include the proposed signs and all signs should comply with the regulations outlined in the Zoning Bylaw and complement the architecture, materials and finish of the building(s) they advertise;
  - (iii) the Development Plan should include screening for outdoor storage areas which front an adjoining property or screening and landscaping where such areas front a road or highway;
  - (iv) the Development Plan should include landscaping on the front yard or exterior side yards;
  - (v) notwithstanding the landscaping guidelines herein, Spallumcheen Council recognizes that the Spallumcheen Industrial Park - Phase II is a new growth area and landscaping polices are not completely developed; therefore, Council would encourage any Applicant for a Development Permit to help set new landscaping standards for this area and Council may assist in this process; and
  - (vi) the form and character of landscaping should harmonize with other landscaping in the area and the rural setting of the Township of Spallumcheen and should include the following:
    - a minimum 3.0 metre wide landscape area should be established;
    - the retention of existing significant trees where possible;
    - new plant materials should be suitable for the site specific climate conditions;
    - topsoil depths should be 100mm for grass areas, 250mm for shrub areas and 400mm for tree areas;
    - new trees within the landscaped area should have a minimum of 60mm diameter and should be planted parallel to the property line at approximately 10 metre centres;

- clusters of shrubs should be planted between the new trees as noted above and these shrubs should have a density to allow 100% coverage within these clusters at maturity and lawn should be established in the remainder of the landscaped area;
- within parking areas, one tree should be planted in the parking area for every 20 parking spaces and appropriately protected from vehicle damage; and
- foundation plantings of shrubs and groundcovers should be established in pedestrian areas around buildings.

3. SPALLUMCHEEN INDUSTRIAL PARK - PHASE I - PROTECTION OF THE NATURAL ENVIRONMENT

- (a) The Township of Spallumcheen has the objective to protect the subsurface aquifer below the existing Industrial Park against possible pollution from industrial land development.
- (b) All parcels designed as *Industrial* in this Plan and within the East Half Section 24 or East Half Section 13, Township 7, ODYD or West Half Section 19, Township 4, ODYD (herein called the Spallumcheen Industrial Park - Phase I) are hereby designated as a Development Permit Area to set conditions for the protection of the natural environment and when reviewing a Development Permit Application, Spallumcheen Council will consider the following development guidelines:
- (i) a means of on-site sewage disposal shall be approved by the Ministry of Health and designed, inspected and certified as-built by a registered engineer with due consideration of the effluent absorption capability of the soils and local groundwater conditions; and  
  
notwithstanding this engineering design, Spallumcheen Council may require the installation of a holding tank instead of an on-site sewage disposal system where local conditions warrant;
  - (ii) as part of a Building Permit Application, a Surface and Foundation Drainage Plan may be required which shows that storm waters will be directed to suitable dry-wells which systems shall be designed, inspected and certified as-built by a registered engineer; and
  - (iii) where environmental sensitive materials are part of the industrial process, a means to handle these materials will be reviewed and approved by Spallumcheen Council with such conditions as Council may require.

**DIVISION EIGHTEEN – SCREENING AND LANDSCAPING - SCHEDULE I**

**1801 SCREENING AND LANDSCAPING:**

1. Screening:

- a. A landscape screen consisting of a solid 2.5 metres (8.202 feet) fence or wall, which shall be uniformly painted and well maintained and not used for advertising or display use or for the posting of notices, or a compact evergreen hedge not less than 2 metres (6.562 feet) in height, which shall be maintained in good condition at all times, shall be provided as follows:
  - i. In *Commercial* and *Industrial zones*, any part of a lot used or intended to be used as a storage yard shall be closed by a landscape screen on any side not facing directly upon the principal building on the lot, and no material shall be piled to extend above such screen. Required front yard screening shall be so situated as to conform with the front yard setback provisions of the applicable zone.
  - ii. Where any off-street parking or storage yard in any *Commercial* or *Industrial Zone*, abuts a lot in a *Residential zone*, or is separated by a lane from a lot in a *Residential zone*, a landscape screen of 2 metres (6.562 feet) in height shall be provided and properly maintained along the common lot line.
  - iii. A landscape screen along a lane shall be not less than 0.7 metres (2.297 feet) and not more than 1 metre (3.281 feet) in height for a distance of not less than 6 metres (19.68 feet) from all points of ingress and egress to and from such off-street parking or storage yard.
- b. A landscape screen over 1 metre (3.281 feet) in height or any lesser height which constitutes a traffic hazard shall not be permitted within the area described by three (3) lines interconnecting an exterior lot corner, a point on the front lot line 6 metres (19.68 feet) from the exterior lot corner and a point on the exterior lot line 6 metres (19.68 feet) from the exterior lot corner. the exterior lot corner being the point of intersection of the exterior side lot line and the front lot line when such lines form an interior angle of 135 degrees or less.
- c. The height of the landscape screen shall be determined by measurement from the finished grade.
- d. That portion of a retaining wall which projects above the surface of the ground which it supports shall be considered a landscape screen.

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1. e. Where a retaining wall has been constructed along a lot line, the height of the landscape screen shall be determined by the measurement from the surface of the ground which the retaining wall supports at the finished grade.
  - f. Subject to the vision clearance provisions, the following height limitations shall apply to a landscape screen:
    - i. In all zones, fences and hedges not greater than 1.2 metres (3.937 feet) in height may be located anywhere on a lot.
    - ii. In all zones, except *Commercial and Industrial zones*, fences or walls not greater than 2 metres (6.562 feet) in height may be located on any lot to the rear of a required front yard.
    - iii. In *Commercial and Industrial zones*, fences or hedges not greater than 2.5 metres (8.202 feet) in height may be located on any lot to the rear of a required front yard.
    - iv. In *Residential zones*, where the rear lot line the side lot line of an adjoining lot, the height of fences, walls, or hedges, on such rear lot line shall be not greater than the height permitted on the side lot line of an adjoining lot.
  - g. In *Commercial and Industrial zones* and for open mesh or chain link type fences erected on cemetery, public playground, park, playfield, elementary, or high school areas the height shall not be greater than 3.5 metres (11.48 feet).
2. Landscaping:
- a. Landscaping shall be provided and well maintained at all times:
    - i. Where any commercial or industrial development abuts a lot in a *Residential zone*, a landscaped buffer area shall be provided with a minimum width of 2 metres (6.562 feet).
    - ii. Where any commercial or industrial development abuts any highway, a landscaped buffer area shall be provided with a minimum width of 3 metres (9.842 feet).
    - iii. On the remainder of the lots used for commercial or industrial use that is not used for buildings, storage, parking, or access driveways.

- 1801 2. b. Landscaping shall consist of:
- i. A minimum of five percent (5%) planted in trees using the canopy area of the trees as a measure of the number and size of trees required.
  - ii. A maximum of fifteen percent (15%) planted in annuals.
  - iii. Other accepted landscape materials as may be utilized under the supervision of a competent landscape contractor or landscape architect.

In no case shall codling moth host trees including apple and crabapple trees (*Malus* spp.), pear trees (*Pyrus* spp.), quince trees (*Cydonia oblonga*) and flowering quince or japonica trees (*Chaenomeles japonica*) be used for landscaping purposes.

Schedule "I" to accompany the *Corporation of the Township of Spallumcheen Zoning Bylaw No. 1449, 1999*.

I hereby certify this to be a true and correct copy of Schedule "I" attached to and forming part of the *Corporation of the Township of Spallumcheen Zoning Bylaw No. 1449, 1999*.

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MUNICIPAL CLERK

**DIVISION ELEVEN - OFF-STREET PARKING - SCHEDULE "B"**

**1101 OFF-STREET PARKING**

1. No land, water, building, or structure shall be used by the owner, occupier, or any other person for any use unless the off-street parking requirements for that use have been provided for in accordance with this section of this Bylaw.
2. Notwithstanding any other provisions of this Bylaw, all spaces provided for off-street parking, whether public or private, shall conform to the following requirements:

a. Size:

All parking spaces shall have a clear length of not less than 6 metres (19.68 feet) and a clear width of not less than 2.8 metres (9.186 feet) and a clear height of not less than 2.2 metres (7.218 feet), except that twenty-five percent (25%) of the total number of required parking spaces may be made up of small car parking spaces having a clear length of not less than 5.2 metres (17.06 feet), a clear width of not less than 2.3 metres (7.546 feet), and a clear height of not less than 2.2 metres (7.218 feet). All small car parking areas shall be identified by a sign indicating "Small Car Parking Only".

b. Access:

Ingress and egress to and from all parking spaces shall be by means of unobstructed maneuvering aisles of not less than 6 metres (19.68 feet) for all angle parking up to sixty degrees (60°) from the maneuvering aisles and not less than 8 metres (26.25 feet) for right angle parking.

In the case of a single row of parking from any maneuvering aisle, the aisle shall be 8 metres (26.25 feet) for right angle parking and may be reduced to 4 metres (13.12 feet) for angle parking up to forty-five degrees (45°) from the maneuvering aisle.

c. Layout:

Parking spaces must be so designed that vehicles are not required to back out onto a highway.

d. Location:

If parking is provided "on site", the parking portion must be consolidated with the portion of the lot upon which the building is located so that the whole forms one (1) lot. If the parking is located on a lot not immediately adjacent to the site containing the building for which the parking is

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2. d. provided, the owner must enter into a registerable covenant with the *Township of Spallumcheen* restricting the use of the lot to parking in conjunction with the subject property.

e. Surface:

Every off-street parking area shall:

- i. be graded to provide an even surface; and
- ii. be drained so that no surface water:
  - a. accumulates thereon; or
  - b. runs off onto any sidewalk; or
  - c. runs off onto any highway if the area is not paved; and
- iii. be surfaced with asphaltic concrete or cement pavement of the minimum thickness. In the case of asphalt, 6 cm (2.362 inches); in the case of portland cement, 10 cm (3.937 inches) reinforced, except in the following:

- a. all *Rural* zones; and
- b. all *Residential* zones providing the use is single or two family residential; and
- c. in *Commercial* zones where the property is vacant, pending sale or development, and no other use is being made of the lot; and the other provisions of this section are being complied with; and curbs are erected to prevent gravel going onto sidewalks or highways, provided that:

in the case of subsections iii.a. to c. above, the surface shall be:

- i. kept free of weeds; and
  - ii. gravelled; and
  - iii. treated to suppress dust;
- and
- iv. have access to and from highways as approved by the *Township of Spallumcheen* and, where applicable, the *Ministry of Transportation and Highways*.

f. Curbs:

All parking lots shall be provided with curbs and such curbs are to be constructed of asphalt, concrete, or treated timber.

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2. g. Setbacks:

In *Commercial* zones, for parking located on the same lot as the principal building, no part of the parking lot shall be located closer than 1.5 metres (4.921 feet) to any dwelling.

h. Signs:

All parking lots for more than ten (10) vehicles, other than for gasoline service stations, shall have directional signs so as to provide traffic control.

i. Lighting:

Any lighting used to illuminate any parking area or parking garage shall be so arranged that all direct rays of light are reflected upon such parking area or parking garage, and not on any adjoining premises.

j. Mixed Occupancy:

In the case of mixed uses, the total requirements for the off-street parking facilities shall be the sum of the requirements for the various uses computed separately.

3. Schedule of Parking Requirements:

| <u>Uses</u>                                   | <u>Minimum Number of Parking Spaces Required</u>  |
|---|---|
| Animal hospital/kennels                       | 1 per 2 employees and 3 per veterinarian  |
| Auction (indoor)                              | 1 per 10 square metres (107.6 square feet) auction floor  |
| Auto sales and repair                         | 1 per 70 square metres (753.5 square feet) sales floor and 1 per service bay and 1 per 2 employees  |
| Bank  | 1 per 20 square metres (215.3 square feet) gross floor area   |
| Beach, swimming                               | 1 per 8 square metres (86.11 square feet) developed beach above highwater mark                      |
| Billiard Hall                                 | 2 per table   |
| Boat and recreation vehicle sales and repairs | 1 per 2 employees and 1 per 90 square metres (968.8 square feet) display area (covered and outside) |
| Bowling alley                                 | 3 per alley   |
| Building materials supply                     | 1 per 2 employees and 1 per 180 square metres (1937.57 square feet) covered sales and storage       |
| Campground/overnight trailers                 | 1 per space plus 2  |

DIVISION ELEVEN – OFF STREET PARKING – SCHEDULE B

|      |    |   |  |
|------|----|---|--|
| 1101 | 3. |   | <u>Minimum Number of Parking<br/>Spaces Required</u>                               |
|      |    | <u>Uses</u>   |  |
|      |    | Car wash  | 1 per 2 employees plus 4 off-street storage spaces                                 |
|      |    | Church  | 0.49 per attendee  |
|      |    | Church Hall/Community Hall                                | 1 per 7 square metres (75.35 square feet) gross floor area                         |
|      |    | Clubs, lodges   | 1 per 4 seats  |
|      |    | College   | 1 per employee and 1 per 5 students  |
|      |    | Commercial, except as specified elsewhere in this Section | 4.4 per 100 square metres (1076 square feet) gross leaseable area                  |
|      |    | Contractors yard, including public utility structures     | 1 per 2 employees  |
|      |    | Convalescent, nursing, and personal care home             | 1 per 3 beds   |
|      |    | Cultural facility (art gallery, etc.)                     | 1 per 40 square metres (430.6 square feet) gross floor area                        |
|      |    | Dance, music, and photo studio                            | 1 per 30 square metres (322.9 square feet) gross floor area plus 1 per 2 employees |
|      |    | Funeral parlour   | 1 per 4 seats in chapel  |
|      |    | Gas station   | 1 per 2 employees on duty and 2 per service bay                                    |
|      |    | Golf course   | 75 stalls per nine (9) holes   |
|      |    | Golf driving range  | 1 per tee plus 1 per 2 employees   |
|      |    | Health salon  | 1 per 10 square metres (107.6 square feet) gross floor area                        |
|      |    | Hospital  | 1.8 per bed  |
|      |    | Hotel, convention   | 0.8 per room   |
|      |    | Hotel, non-convention                                     | 0.57 per room  |
|      |    | Ice cream stand   | 7 per sales <i>Clerk</i>   |
|      |    | Industrial except as specified elsewhere in this Section  | 1.5 per 100 square metres (1076 square feet) gross floor area                      |
|      |    | Laboratory  | 1 per 2 employees  |
|      |    | Laundromat  | 1 per 3 washing machines   |
|      |    | Laundry/dry cleaning                                      | 1 per 2 employees counted as total of 2 shifts                                     |
|      |    | Machinery sales   | 1 per 2 employees and 1 per 90 square metres (968.7 square feet) sales floor       |
|      |    | Marina  | 1 per 2 boat spaces and 1 per 2 employees  |
|      |    | Manufactured home sales and service                       | 1 per 2 employees plus 1 per 450 square metres (4,844 square feet) of display yard |
|      |    | Motel, with restaurant/lounge                             | 0.7 per room   |
|      |    | Motel, without restaurant/lounge                          | 0.54 per room  |
|      |    | Neighbourhood pub   | 1 per 3 seats  |
| 1101 | 3. |   | <u>Minimum Number of Parking<br/>Spaces Required</u>                               |
|      |    | <u>Uses</u>   |  |
|      |    | Nurseries/greenhouses                                     | 1 per 15 square metres (161.5 square feet) gross floor area retail sales building  |

DIVISION ELEVEN – OFF STREET PARKING – SCHEDULE B

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|--|---|
| Offices  | 2.8 per 100 square metres (1076 square feet)<br>gross floor area  |
| Printing establishments                        | 1 per 2 employees plus 1.5 per printing press   |
| Prison   | 1 per 2 employees counted as total of 2 shifts  |
| Public bus depot                               | 1 per 20 square metres (215.3 square feet)<br>waiting room and 1 per 2 employees<br>counted as total of 2 shifts  |
| Police office                                  | 1 per 2 employees counted as total of 2 shifts  |
| Pool, swimming                                 | 1 per 4 square metres (43.06 square feet)<br>pool water surface   |
| Post office                                    | 1 per 2 employees counted as total of 2 shifts<br>and 1 per 300 postal boxes  |
| Recreation centre                              | 1 per 10 square metres (107.6 square feet)<br>ice area and 1 per 4 square metres<br>(43.06 square feet) pool surface and 1<br>per 4 player capacity other sports  |
| Residential, condominiums and<br>townhouses    | 1.2 per dwelling unit   |
| Residential, apartments                        | 1.3 per dwelling unit   |
| Residential, 1 - 4 family                      | 2 per dwelling unit   |
| Restaurant, quality                            | 12.7 per 100 square metres (1076 square<br>feet) gross floor area   |
| Restaurant, family                             | 10.6 per 100 square metres (1076 square<br>feet) gross floor area   |
| Restaurant, fast food without<br>drive-through | 13.3 per 100 square metres (1076 square feet)<br>gross floor area   |
| Restaurant, fast food with<br>drive-through    | 11.0 per 100 square metres (1076 square<br>feet) gross floor area   |
| School, elementary                             | 1 per employee  |
| School, secondary                              | 1 per employee plus 1 per 10 students   |
| Ski resort - accommodation                     | 1 per 2 sleeping rooms including living<br>rooms  |
| Stadium  | 1 per 3 seats   |
| Taxi stand                                     | 1 per taxi plus 1 per office employee   |
| Television and radio studios                   | 1 per 2 employees counted as total of 2 shifts  |
| Theatre, drive-in                              | 1 per 2 employees   |
|  | <u>Minimum Number of Parking<br/>Spaces Required</u>  |
| Theatre, not drive-in                          | 1 per 4 seats   |
| Tire repair                                    | 1 per 2 employees plus 1 per bay  |
| Tourist attraction                             | 1 per 4 persons capacity, of which ten<br>percent (10%) of the total required<br>parking shall be designed for<br>recreation vehicle parking in<br>accordance with the provisions of<br>Section 1001.6. of this Bylaw |
| Vegetable/produce stand                        | 4 per sales <i>Clerk</i>  |

Warehouse 1 per 2 employees counted as total of 2 shifts

Note: The figures include allowance for employees, customers, and visitors, but do not include any allowance for other company vehicles or for loading facilities.

All developments that require the approval of the Ministry of Transportation and Highways for rezoning, access or development permits must comply with the parking standards as set out by the Ministry.

4. Parking Requirements for Unspecified Uses:

Where in any zone, uses similar to the specified permitted uses are allowed, the minimum number of parking spaces required under 1101.3. above for any such unspecified use shall be the minimum number of parking spaces required for the specified permitted use to which the unspecified permitted use is most similar.

5. Units of Measurement:

- 1101
- a. Where gross floor area is used as a unit of measurement for the calculation of required parking spaces, it shall include the floor area of accessory buildings and basements, except where they are used for parking, heating, or storage.
  - b. Where the number of employees is used as a unit of measurement, it shall mean the greatest number of persons at work, at any time of the day or night in a particular building or for a particular use during any season of the year, or, where applicable, it shall mean the number of employees counted as the total of two (2) shifts, whichever is greater.
  - c. Where seating accommodation is used as a unit of measurement, and such accommodation consists of benches, pews, booths, and the like, each 0.5 metres (1.640 feet) of width of such seating accommodation shall be counted as one seat.
  - d. When the calculation of parking requirements results in a fractional parking space, one parking space shall be provided to meet this fractional requirement.

6. Recreational Vehicle Parking:

Notwithstanding the other provisions of this Bylaw, the following shall apply to recreational vehicle parking areas:

- a. each recreational vehicle space shall have a clear length of not less than 12 metres (39.37 feet), a clear width of not less than 4 metres (13.12 feet), and a clear height of not less than 4 metres (13.12 feet); and
- b. all recreational vehicle parking areas shall provide unobstructed vehicle maneuvering aisles of not less than 12 metres (39.37 feet) in width; and

c. all recreational vehicle parking areas shall provide a sign indicating "Recreational Vehicle Parking"; and

d. all recreational vehicle parking shall be included in the calculations for the total required parking.

7. Handicapped Parking:

Handicapped parking shall be provided as per Part 3.7 of the *B. C. Building Code*.

8. Existing Buildings, Structures, and Uses:

Notwithstanding any other provisions of this Bylaw, the regulations contained in this Section shall not apply to buildings, structures, or uses existing on the effective date of this Bylaw, except that:

a. off-street parking shall be provided and maintained in accordance with this Section where there is a change in the principal use, or where the total floor area is increased in excess of ten percent (10%) over the existing floor area; and

b. off-street parking existing on the effective date of this Bylaw shall not be reduced below the applicable off-street parking requirements of this Section.

1101 9. Voluntary Establishment of Parking Facilities:

Where off-street parking facilities are provided when not required, the location, design, and operation of such facilities shall comply with the regulations of this Section.

10. Use of Parking:

Required off-street parking spaces shall not be used for off-street loading, driveways, commercial repair work, display, sale, or storage of goods of any kind.

Schedule "B" to accompany the "*Township of Spallumcheen Zoning Bylaw No. 1449, 1999*".

I hereby certify this to be a true and correct copy of Schedule "B" attached to and forming part of the "*Township of Spallumcheen Zoning Bylaw No. 1449, 1999*".

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MUNICIPAL CLERK

**DIVISION TWELVE - OFF-STREET LOADING - SCHEDULE "C"**

**1201 OFF-STREET LOADING**

No land, water, building, or structure shall be used by the owner, occupier, or any other person for any use unless the off-street loading requirements for that use have been provided in accordance with this section; provisions shall be made for off-street loading on the same site as the principal building or use.

1. Existing Buildings, Structures, and Uses:

The regulations contained in this Schedule shall not apply to buildings, structures, or uses existing on the effective date of this Bylaw, except that:

- a. off-street loading shall be provided and maintained in accordance with this Schedule where there is a change in the principal use or where the total floor area is increased in excess of ten percent (10%) over the existing floor area; and
- b. off-street loading existing on the effective date of this Bylaw shall not be reduced below the applicable off-street loading requirement of this Schedule.

2. Unit of Measurement:

When calculating off-street loading requirements, the gross floor area shall include the floor area of accessory buildings or basements, except where they are used for parking or heating.

3. Mixed Occupancies:

In the case of mixed uses the total requirements for off-street loading facilities shall be the sum of the requirements for the various uses computed separately.

4. Required Off-Street Loading Spaces:

- a. On every site used as a retail store, business, industry, warehouse, or other similar use, the minimum number of spaces shall be as follows:

| <u>Total Gross Floor Area of Building(s)</u>   | <u>Spaces Required</u> |
|--|------------------------|
| i. less than 450 square metres (4,844 square feet)                                       |                        |
| 1  |                        |
| ii. 450 square metres (4,844 square feet) to<br>2,300 square metres (24,756 square feet) | 2                      |



DIVISION TWELVE – OFF STREET LOADING – SCHEDULE C

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- 1201
6. c. All loading areas shall be provided with adequate curbs in order to retain all vehicles within such permitted loading areas and to ensure that required fences, walls, hedges, or landscaped areas, as well as any buildings, will be protected from parked vehicles.
  - d. Each loading space shall be surfaced with an asphalt, concrete, or similar pavement so as to provide a durable, dust-free surface and shall be so graded and drained so as to properly dispose of all surface water.
  - e. Any lighting used to illuminate any loading area shall be so arranged that all direct rays of light are reflected upon the loading area and not on any adjoining premises.

Schedule "C" to accompany the "*Township of Spallumcheen Zoning Bylaw No. 1449, 1999*".

I hereby certify this to be a true and correct copy of Schedule "C" attached to and forming part of the "*Township of Spallumcheen Zoning Bylaw No. 1449, 1999*".

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MUNICIPAL CLERK

**DIVISION SIXTEEN - SIGNAGE PROVISIONS - SCHEDULE G**

**1601 SIGNAGE PROVISIONS:**

1. Interpretation:

For the purposes of this Section and unless the context otherwise requires:

- a. **ANIMATED SIGN** means a sign that includes sound, action, or motion.
- b. **BILLBOARD** means a sign of a permanent or semi-permanent nature intended for the display thereon of advertising messages which can be readily changed or altered.
- c. **COPY** means the wording on a sign surface.
- d. **COPY AREA** means the area(s) of the smallest geometric figure(s) that would enclose the copy of a sign.
- e. **DIRECTIONAL SIGN** means a sign intended solely to give direction to an "Entrance", "Exit", "Handicapped Access", etc. that is located on the same lot as the sign itself.
- f. **FLASHING SIGN** means a sign which is partially or wholly illuminated by an intermittent light source and specifically excludes public service signs displaying time, temperature, etc.
- g. **FREE STANDING SIGN** means a sign that is supported independent of a building.
- h. **HEIGHT OF SIGN** means the greatest vertical distance from the average finished ground elevation at the base of the sign to the highest point on the sign.
- i. **HOME OCCUPATION SIGN** means a sign that advertises a home occupation as defined elsewhere in this Bylaw.
- j. **ILLUMINATED SIGN** means a sign that emanates or reflects artificial light.
- k. **OFF PREMISE SIGN** means a sign which advertises or directs attention to a product, service, place, activity, person, institution, or business not sited on the same lot.
- l. **POLITICAL SIGN** means a sign promoting a political candidate, party, or issue.

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- 1. m. **PORTABLE/TEMPORARY SIGN** means a sign not permanently attached to the ground, building, or structure and includes banners, pennants, flags, vehicles, search lights, balloons, and other similar devices.
- n. **REAL ESTATE SIGN** means a temporary sign pertaining to the sale, lease, or rental of real estate.
- o. **ROOF SIGN** means a sign erected upon or above the roof of a building or structure.
- p. **SEASONAL OR HOLIDAY SIGN** means a sign or decoration installed temporarily for the celebration of a religious, civic, or other holiday and which does not contain any advertising.
- q. **SIGN** means an identification, description, illustration, contrivance, or device visible from a public place that is intended to direct attention to a product, service, place, activity, person, institution, business, or solicitation.
- r. **SIGN AREA** means the area of the sign(s) within a perimeter that forms the outside shape including any frame that forms an integral part of the display.
- s. **WALL AREA** means the area of all external, vertical wall surfaces, fascias, and trim bands making up any single face of a building facing a public road.
- t. **WALL SIGN** means a sign that is painted on or incorporated into a building's awning, canopy, wall, fascia, or trim band surface.

2. Permit Application and Fees:

a. Permit Application:

With the exception of flag poles, signs that are painted on the side of a building, and those signs identified in Section 1601.3.a.ii. of this Bylaw, a Building Permit for a sign structure shall be obtained from the *Building Inspector* for the *Township of Spallumcheen*.

Application for a permit shall be made to the *Chief Building Inspector*, in approved form, as cited in the *Building Bylaw* of the *Township of Spallumcheen*, in force from time to time.

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2. b. Fees:

At the time of application for a sign permit, the applicant shall pay the fees required to be paid by the *Building Bylaw* of the *Township of Spallumcheen*, in force from time to time.

3. General Regulations:

a. Permitted Signs:

i. Subject to the provisions of this Bylaw, signs shall be permitted to be located on a parcel of land only if they advertise a product, service, place, activity, person, institution, or business located on the same parcel.

ii. Notwithstanding the provisions of Subsection 3.a.i. above and subject to the regulations contained elsewhere in this Bylaw, the following signs shall be permitted to be located on any parcel of land:

- construction signs
  - directional signs
  - government signs
  - "neighbourhood watch" signs
  - political signs
  - real estate signs
  - seasonal and holiday signs

b. Prohibited Signs:

Notwithstanding the provisions of Subsection 3.a. above, the location of the following signs on any parcel of land is expressly prohibited:

- animated signs
- billboards
- flashing signs
- off premise signs
- portable/temporary signs
- roof signs

c. Sign Area:

The sign area shall be not greater than:

i. 0.2 square metres (2.153 square feet) for directional signs; or

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3. c. ii. 1.0 square metres (10.76 square feet) for real estate and political signs located in a *Residential* zone; or

iii. 3.0 square metres (32.29 square feet) for real estate and political signs located in other than a *Residential* zone; or

iv. that prescribed elsewhere in this Bylaw for home occupations.

d. Number of Signs:

There shall be no more than one (1) home occupation, real estate, or political sign located on a parcel of land.

e. Illumination:

Home occupation, real estate, and political signs shall not be illuminated.

f. Setbacks:

i. The setback of free standing signs from all property lines shall be not less than 1 metres (3.281 feet).

ii. Notwithstanding the setback requirements of Subsection 3.f.i. above, no sign shall be permitted to be located within a distance of 6 metres (19.68 feet) from:

a. a lot corner adjacent to the intersection of two public highways; and

b. a lot corner adjacent to a public highway and common to two lots.

g. Maintenance:

All signs shall be properly maintained and any sign located on a property which becomes vacant and unoccupied for a period of six (6) months, and any sign which pertains to a time, event, or purpose which no longer applies, shall be deemed to have been abandoned, and shall be removed by the owner of the land within thirty (30) days of receipt of written notification by the *Clerk* of the *Corporation of the Township of Spallumcheen*.

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4. Specific Regulations - Assembly and Private Hospital, Commercial and Industrial Zones:

a. Sign Area:

The maximum sign area shall be not greater than:

- i. the square root of (the total wall area x 10) - for wall signs; or
- ii. the square root of (the total wall area x 2) - for free standing signs; or
- iii. 1.5 square metres (16.15 square feet) for free standing signs for assembly and private hospital use

Double sided free standing signs need only consider one face in determining the maximum sign area and such signs may include two (2) signs joined at one end to form a V having an angle not greater than thirty degrees (30<sup>0</sup>);

b. Copy Area:

The maximum copy area shall be not greater than forty-five percent (45%) of the sign area.

c. Height of Signs:

The height of free standing signs shall not exceed 6 metres (19.68 feet) except that the height of free standing signs for assembly and private hospital use shall not exceed 2metres (6.562 feet).

d. Illumination:

Internal and external illumination of signs shall be permitted provided that the light source does not cause undue glare to adjacent properties or persons travelling on adjacent public highways.

e. Landscaping:

Free standing signs shall be placed in and co-ordinated with the landscaped areas of the parcel.

f. Number of Signs:

- i. The maximum number of free standing signs permitted on a parcel of land zoned assembly and private hospital, commercial or industrial shall be one (1) except that one (1) additional

DIVISION SIXTEEN – SIGNAGE PROVISIONS – SCHEDULE G

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- 4. f. i. free standing sign may be permitted for lot frontages exceeding 100 metres (328.1 feet).
- ii. The number of wall signs shall not be restricted.

Schedule "G" to accompany the *Corporation of the Township of Spallumcheen Zoning Bylaw No. 1449, 1999.*

I hereby certify this to be a true and correct copy of Schedule "G" attached to and forming part of the *Corporation of the Township of Spallumcheen Zoning Bylaw No. 1449, 1999.*

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*MUNICIPAL CLERK*