

SALMON BEACH MARINE RECREATION (MR) DISTRICT SUMMARY

This document is for information only. It is designed to assist an individual in the interpretation of Section 143 Marine Recreation (MR) District of Bylaw No. 15. It does not replace bylaws or other legal documents.

Uses Permitted (Sec. 143.1) and Conditions of Use (Sec. 143.2):

- ☞ Permitted uses within the Marine Recreation (MR) District are Seasonal Recreational Use, Common Use Facilities, and Accessory Uses.
 - ☞ Seasonal Recreational Use is defined as periodic non-permanent use for seasonal vacations and recreation purposes and not as the principal residence of the owners or occupiers of the lot. Seasonal Recreational Use shall be limited to not more than 180 days in one calendar year, regardless of whether the use is continuous or intermittent.
 - ☞ Common Use Facilities are defined as
 - structures required to contain fire, emergency, or garbage collection equipment or community center social activities,
 - screened compounds for the storage of recreational vehicles, boats, or boat trailers including covered storage facilities within the compound (all compounds for recreational vehicle and boat/boat trailer storage must be enclosed by a fence no higher than two (2) meters or 6 ½ feet except for necessary access and egress points and gated appropriately),
 - gazebos and/or barbeque and picnic shelters and pits,
 - boat launch facilities,
 - common recreational facilities such as playing fields and tennis courts,
 - common washroom/toilet facilities (subject to formal approval of sewage disposal method by the Ministry of Health or by the Ministry of Water, Land and Air Protection), and
 - public parking areas.

Accessory Uses (Sec. 143.3):

- ☞ Accessory uses permitted within the Marine Recreation (MR) District are one (1) storage building having a maximum floor area of 160 square feet (14.86 square meters) and one (1) common services building having a maximum floor area of 25 square feet (2.32 square meters). If the common services building contains equipment that services more than one lot, the maximum floor area can be increased by 25 square feet (2.32 square meters) for each lot being serviced, up to a maximum of 160 square feet (14.86 square meters).

- ⌘ Common Services Building is defined as an enclosed service building containing elements of infrastructure that are appropriate on the lot, including but not limited to common generator equipment, common battery banks, photo voltaics apparatus, geothermal heat exchange systems, and related equipment.
- ⌘ In addition to these accessory uses, land may be used for either trailer/portico accessory use or cabin accessory use (not both). For certainty, both a trailer/portico accessory use and a cabin accessory use are not permitted on the same lot and only one (1) recreational or travel trailer may be stored on a lot where an owner does not use the lot for a cabin accessory use.
 - ⌘ Portico Accessory Use is defined as
 - parking of not more than three vehicles, one of which may be a recreation vehicle, and
 - one (1) portico, being a structure
 - having a ground cover not exceeding a maximum of 420 square feet (39.01 square meters) or the area of any permitted recreational trailer or travel trailer placed on site,
 - that is freestanding,
 - that is not to be used for storage of any kind including storage of firewood or household goods,
 - that shall not exceed the lesser of 18 feet (5.53 meters) or the height of a permitted recreational or travel trailer plus 3 feet (0.9 meters),
 - that shall be post and beam construction and open ended on all sides, and
 - that may be constructed upon permanent foundations or provide tie downs for a permitted recreation or travel trailer.
 - a deck or decks with a maximum combined horizontal area of 1000 square feet.
 - ⌘ Cabin Accessory Use is defined as
 - parking of not more than two (2) vehicles, and
 - in the case of a lot size that is bigger than 6000 square feet (557.41 square meters), construction of a cabin up to (and not exceeding) 560 square feet (52.02 square meters) in floor area, or
 - in the case of a lot size that is bigger than 9400 square feet (873.29 square meters), construction of a cabin up to (and not exceeding) 768 square feet (71.35 square meters).
 - a deck or decks with a maximum combined horizontal area of 1000 square feet and one porch with a maximum horizontal area of 60 square feet.

Building Rules:

- ☞ No one is permitted to construct or cause to be constructed, on any lot within this zoning district (MR), any foundations other than foundations for buildings or structures as described above (ie. common use facility, storage building, common services building, portico, cabin, decks, porch).
- ☞ A building or structure shall not be constructed within 20 feet (6.096 meters) of any front or rear lot line or within 10 feet (3.04 meters) of any side lot line except for a common services building which can be no less than 3.25 feet (1.0 meter) from all lot lines.
- ☞ Common services buildings are the only buildings that may be placed within front yards within this zoning district (MR).
- ☞ A common use facility, storage building, or common services building shall not exceed one (1) storey or 18 feet (5.53 meters) in height or be used for any type of human accommodation or human occupancy.
- ☞ A cabin constructed as a “cabin accessory use” shall not exceed one and one-half (1 ½) storeys or 18 feet (5.53 meters) in height.
- ☞ An individual or collective pressurized water system serving any recreational trailer, travel trailer, facility, accessory building, or group of such within the development is not permitted. A pressurized water supply/system shall include all forms of water distribution through pipe or conduit by use of a motor driven pump or pressure head excluding that which is contained within a unit as an integral component or similar systems used within cabins excluding internally sited gravity feed systems. Common wells only shall be permitted under the conditions that they are restricted to hand pump activating mechanisms only and are limited and restricted to one common well per block or per group of twenty (20) lots maximum.

Density:

- ☞ The maximum density of use and development permitted shall be limited to one (1) family, one (1) recreational trailer or travel trailer, one (1) single cabin, or two (2) vehicle parking spaces except as permitted under the “Portico Accessory Use” where three (3) such spaces are permitted, per parcel.

General Conditions and Definitions:

- ☞ For certainty, Sections 6.5 and 6.7 of Zoning Bylaw No. 15 do not apply to this zoning district.
- ☞ For further clarification of terms used in this summary,
 - ☞ Ground Cover is defined as the total of the gross horizontal area of land covered by a portico measured in relation to the point on the ground directly below the outermost perimeter of the portico.

- ⌘ Height is defined as the vertical distance between the topmost part of the structure to average natural grade taken within 3 feet (0.9 meters) around the perimeter of the base of the building or structure.
- ⌘ Family is defined as one or more persons related by blood, marriage, or common law marriage or a group of not more than 3 unrelated persons living together as a single housekeeping unit. Family also includes domestic servants or not more than two (2) roomers/boarders.
- ⌘ Half Storey is defined as a habitable space or loft constructed above the first floor or main floor level within the roof space used exclusively for sleeping purposes and limited in total floor area to no more than 50% of permitted cabin floor area on the first or main floor level.
- ⌘ Deck is defined as a structure abutting a dwelling, with no roof or walls except for visual partitions and railings which is constructed on piers or foundations above-grade for use as an outdoor living area. Deck dimensions are restricted to a maximum combined horizontal area of 1000 square feet.
- ⌘ Porch is defined as a structure abutting a dwelling, having a roof but with walls that are open and unenclosed to the extent of at least 50% thereof except for removable screens. Porch dimensions are restricted to one porch with a maximum horizontal area of 60 square feet.

SALMON BEACH ZONING SUMMARY
Questions and Answers

- 1) Do all buildings or structures on the Salmon Beach properties require building permits?

No. Under the current BC Building Code, any building under 107 square feet does not require a permit. Anything larger does require a permit. However, it should be noted that all buildings or structures, whether they require a permit or not, must comply with the Marine Recreational (MR) Zone as far as structures permitted and the following setback requirements; 20 foot setback from the front and rear yards and 10 foot setback from the side yard. The only exception is for a common services building which can be located 1.0 metre (3.25 feet) from any property line.

- 2) The Salmon Beach zoning allows a maximum 160 square foot storage building. Does this have to be one building or can a person have several storage buildings provided that the total floor area of the storage buildings does not exceed 160 square feet?

No. Only ONE storage building is permitted. It can be smaller than permitted floor area, but must not exceed the maximum of 160 square feet.

- 3) Are cabin building packages offered through building supply stores permitted on lots in Salmon Beach?

The building inspector may issue a building permit provided the building package meets the following, but is not limited to:

- **the building package complies to the current BC Building Code,**
- **the floor area complies to the permitted use and building floor area determined by lot size,**
- **the building complies to height requirements, and**
- **the owner has an approved health permit for a holding tank.**

- 4) Can an owner have a cabin plus a trailer or recreational vehicle used for accommodation on a single parcel?

No. Maximum density of use and development on any lot is limited to one (1) recreational trailer or travel trailer or one (1) single family dwelling. Also to note, parking of not more than 2 vehicles is permitted on an individual lot, except where one is a trailer or travel trailer, then parking is increased to three to include the trailer or travel trailer.

- 5) Can a person operate or carry on a business from a lot in Salmon Beach?

No. Permitted uses only allow periodic non-permanent use for seasonal vacation and recreational purposes, excluding any tourism, commercial, industrial or home occupation uses.

- 6) Can an owner attach a storage shed to a cabin with a covered walkway/breeze way?

No. The storage building must be detached from the cabin. If it is attached, the storage floor area will be used in the calculation of the cabin floor area.

- 7) Can a storage building have a second storey?

Yes, provided that the height of the building does not exceed 18 feet. There is also a provision that any storey of the storage building “cannot” be used for any type of human accommodation or human occupancy. Note: height of building or structure means the vertical distance between the topmost part of the structure to average “natural” grade of the perimeter of the base of the building or structure.

- 8) Are decks permitted?

Uncovered and unenclosed decks, attached to a dwelling, with a maximum combined horizontal floor area of 1000 square feet are permitted.

- 9) How does the Regional District define or determine roof space?

Roof space is the horizontal space between the uppermost floor and the lowest point in which the roof is connected to that floor.

- 10) Do all lots have to have a geotechnical report on site conditions prior to a building permit being issued?

This is site specific and will be determined by the building inspector to ensure all buildings are supported on load bearing ground. Such areas that may require a report would be areas where it is suspected or determined that fill material has been placed, with no information to determine if it was suitably compacted for structural development, therefore changing the natural grade.

- 11) Under the definition of “Half Storey”, it states that the use is exclusively for sleeping purposes. Would an owner be permitted to have a washroom included in the half storey area?

Yes, a washroom is permitted in the half storey area.

- 12) Is a roof covering over a cabin or storage building entrance used in the calculation of the total floor areas of the structure?

If the roof covering is enclosed, the area is to be included in the calculation of the total floor area of that building. If the covering is not enclosed, is an integral part of the building, and is not supported to the ground by posts (i.e. cantilevered), it is not included in the calculation for total floor area of the building. An open roof covering over an entrance supported to the ground by posts or other supports is not permitted.