



SALMON BEACH (SB) DISTRICT SUMMARY

This document is for information only. It is designed to assist an individual in the interpretation of Section 143 Salmon Beach (SB) District of Bylaw No. 15 (attached). 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 Salmon Beach (SB) 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 Salmon Beach (SB) 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 (92.9 square meters) and one porch with a maximum horizontal area of 240 square feet (22.3 square meters).

Building Rules:

- ⌘ No one is permitted to construct or cause to be constructed, on any lot within this zoning district (SB), 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 (SB).
- ⌘ A common use facility, storage building, or common services building shall not exceed one (1) storey or 12 feet (3.66 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 240 square feet.

This District provides for seasonal recreational use. It is intended that lands in this District be located in proximity to the ocean or ocean inlets. It is further intended that the use of land in this District be of a nature that requires a minimum of infrastructure. Water supply and sewage disposal is to be provided by property owners in accordance with provincial enactments. The Regional District shall not supply or be responsible for the supply or provision of any services including water supply, sewer, telephone, power, gas or fire protection or school transportation services on lands so zoned. No person shall use any lot or construct or use any building except in accordance with the following:

143.1 Uses Permitted

143.1(1) Seasonal recreational use.

143.1(2) Common use facilities.

143.1(3) Accessory uses in accordance with Section 143.3.

143.2 Conditions of Use

143.2(1) 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;

143.2(2) "Common use facilities" means:

- a) structures required to contain fire, emergency or garbage collection equipment or community centre social activities;
- b) screened compounds for the storage of recreational vehicles, boats or boat trailers;
- c) gazebos and/or barbecue and picnic shelters and pits;
- d) boat launch facilities;
- e) common recreational facilities such as playing fields and tennis courts;
- f) 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;
- g) public parking areas; and
- h) covered storage facilities within compounds outlined in (2)(b) above.

143.3 Accessory Uses

(1) The following accessory uses are permitted in this zoning district:

- a) one (1) storage building having a maximum floor area of 160 square feet (14.86 square metres) and not exceeding a height of 12 feet (3.66 metres).
- b) one (1) common services building having a maximum floor area of 25 square feet (2.32 square metres).

(2) In addition to the uses permitted under 143.3(1), land within this zoning district may be used for one (1) of the following accessory use options:

- a) trailer/portico accessory use; or
- b) cabin accessory use.

(3) For the purposes of this section:

- a) "Portico accessory use" means:
 - i) parking of not more than three vehicles one of which may be a recreation vehicle; and
 - ii) one (1) portico, being a structure having a ground cover not exceeding a maximum 420 square feet (39.01 square metres) or the area of any permitted recreational trailer or travel trailer placed on site;
 - iii) a deck or decks with a maximum combined horizontal area of 1000 square feet.

- b) "Cabin accessory use" means:
- i) parking of not more than two (2) vehicles;
 - ii) in the case of a lot having a lot area greater than 6000 square feet (557.41 square metres), a cabin not exceeding 560 square feet (52.02 square metres) in floor area;
 - iii) in the case of a lot having a lot area greater than 9400 square feet (873.29 square metres), a cabin not exceeding 768 square feet (71.35 square metres);
 - iv) a deck or decks with a maximum combined horizontal area of 1000 square feet (92.9 square metres) and one porch with a maximum horizontal area of 240 square feet (22.3 square metres).
- c) "Ground cover" means the total of the gross horizontal area of land covered by a portico permitted under Section 143.3(2)(a) measured in relation to the point on the ground directly below the outermost perimeter of the portico;
- d) "Height" means the vertical distance between the topmost part of the structure to average natural grade taken within 3 feet (0.9 metres) around the perimeter of the base of the building or structure.
- e) "Deck" means 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.
- f) "Porch" means 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.
- (4) For certainty, a trailer/portico accessory use and a cabin accessory use are not permitted on the same parcel and one (1) recreational or travel trailer may only be stored on a lot where an owner does not use the lot for a cabin accessory use.
- (5) A portico permitted under Section 143.3:
- i) shall not exceed 420 square feet (39.01 square metres) of ground cover;
 - ii) shall be freestanding;
 - iii) shall not be used for storage of any kind, including storage of firewood, household goods;
 - iv) shall not exceed the lesser of 18 feet in height (5.53 metres) or the height of a permitted recreational (or travel) trailer plus 3 feet (0.9 metres);
 - v) shall be post and beam construction and open ended on all sides; and
 - vi) may be constructed upon permanent foundations or provide tie downs for a permitted recreational (or travel) trailer.
- (6) No person shall construct or cause to be constructed on any lot within this zoning district any foundations other than foundations for buildings or structures permitted under the following:
- a) a type of common use facility referred to in Section 143.2(2)(a), (b), (e), (f) or (h);
 - b) a storage building referred to in Section 143.3(1)(a);
 - c) a common services building referred to in Section 143.3(1)(b);
 - d) a portico referred to in Section 143.3(2)(a); and
 - e) a cabin referred to in Section 143.3(2)(b).
- (7) A building or structure permitted under Section 143.2 or 143.3 shall not be constructed within:
- i) 20 feet (6.096 metres) of any front or rear lot line; or
 - ii) within 10 feet (3.04 metres) of any side lot line,
- except for a common services building referred to in Section 143.3(1)(b) where such building is not less than 3.25 feet (1.0 metre) from all lot lines.
- (8) For certainty:
- a) Sections 6.5 and 6.7 of Zoning Bylaw 15 do not apply to this zoning district;

- b) common services buildings are the only buildings that may be placed within front yards within this zoning district.
- (9) A common use facility permitted under Section 143.2(2), a storage building referred to in Section 143.3(1)(a) or a common services building referred to in Section 143.3(1)(b) shall not:
- i) exceed one (1) storey or 12 feet (3.66 metres) in height; or
 - ii) be used for any type of human accommodation or human occupancy.
- (10) A cabin erected as a “cabin accessory use” shall not exceed one and one-half (1½) storeys or 18 feet (5.53 metres) in height.

143.4 Density

The maximum density of use and development permitted shall be limited to:

- a) one (1) family;
- b) one (1) recreational trailer or travel trailer or one (1) single cabin; or
- c) two (2) vehicle parking spaces, except as permitted under Section 143.3(2)(a) and Section 143.3(3)(a)(i) where three (3) such spaces are permitted;

per parcel.

143.5 Definitions and General Conditions

- (1) For the purposes of this zoning district the following words have the following meaning:

“Family” means one or more persons related by blood or 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 2 (two) roomers/boarders.

“Seasonal Recreational Use” means periodic non-permanent use for seasonal vacations and recreational purposes and not as the principal residence of the owners or occupiers of the lot.

“Common services building” means an enclosed service building containing elements of infrastructure that are appropriate on the lot, including but not limited to common generator equipment and common battery banks and photo voltaics apparatus and geothermal heat exchange systems and equipment:

“Half storey” means 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.

- (2) All compounds for recreational vehicle storage and boat/boat trailer storage must be enclosed by a fence, not exceeding 2 metres [6 foot 6 inches] in height, except for necessary access and egress points, gated appropriately.
- (3) No individual or collective pressurized water system is permitted serving any trailer or travel trailer or any other facility or accessory building or any group of such within the development;
- (4) For the purpose of Section 143.5(3), 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 contained within a trailer or travel trailer as an integral component or similar systems used within cabins permitted under Section 143.3(2)(b) and excluding internally sited gravity feed systems;

“Common” wells only shall be permitted under the following conditions;

- a) restricted to hand pump activating mechanisms only; and
- b) limited and restricted to one common well per block or per group of 20 lots maximum.”

- (5) Despite Section 143.3(1)(b), the floor area of a common services building that contains works providing services to more than one lot may be increased by 25 square feet (2.32 square metres) for each lot serviced by the building, to a maximum of 160 square feet (14.86 square metres).