

**804**

**Upland Resource (UR)**

**1. Principal Use**

- i) **On any lot:**
  - a) Silviculture
  - b) Agricultural use
  - c) Fish hatchery
  - d) Explosives sales, storage manufacturing and distribution
  - e) Firearm range
  - f) Wood processing
  - g) Gravel, mineral or peat extractions, gravel crushing and screening, bulk mixing, processing of soil mixtures for commercial resale
  - h) On any lot in the Agriculture Land Reserve any other use specifically permitted by the *Agricultural Land Commission Act*, regulations and orders

**2. Accessory Uses**

- i) **On any lot:**
  - a) Single detached dwelling

**3. Conditions of Use**

- i) **All wood processing, gravel, sand and mineral extraction (including crushing and screening of aggregate extracted onsite), bulk mixing, processing of soil mixtures shall be subject to the following conditions:**
  - a) A minimum setback of 15.0 metres along all lot lines.
  - b) A minimum setback of 30.0 metres from any lot line abutting an area zoned under Part 700, Residential Zones, and Water Supply and Resource Area zones.
  - c) No loading or storage areas shall be located in any required setbacks.
  - d) Uses abutting an area zoned under Part 700, Residential Zones, shall be screened and buffered from adjacent properties through the use of fencing, berm and evergreen vegetation being not less than 2.0 metres in height.
  - e) All structures and area utilized in association with wood processing, gravel, sand and mineral extraction (including crushing and screening of aggregate extracted onsite), bulk mixing, processing of soil mixtures shall be sited at least 30.0 metres from the boundary of any lake, sea, watercourse or wetland.

**4. Density**

- i) **Residential density is limited to:**
  - a) **On any lot:** One single detached dwelling.

**5. Lot Coverage**

- i) The lot coverage of all buildings and structures is 35 per cent to a maximum of 1000.0 square metres.

**6. Siting and Height of Buildings and Structures**

The maximum height of principal buildings and accessory single detached dwellings is 10.0 metres and the maximum height of accessory buildings is 7.0 metres.

- i) The setbacks required for buildings and structures shall be as set out in the table below.

Type of Use	Height of Structure	Required Setback				
		Front Yard	Rear Yard	Side Yard Front Lot Line <31m Front Lot Line >31m		Side Yard Abutting Road
Principal	10.0m	7.5m	7.5m	1.75m	3.5m	7.5m
Accessory	4.5m or less	7.5m	1.0m	1.0m	1.0m	7.5m
Accessory	7.0m - 4.6m	7.5m	7.5m	1.75m	3.5m	7.5m

**7. Subdivision Requirements**

- i) The minimum lot area for subdivision shall be as follows:
  - a) 40.0 hectares for the area east of the most westerly boundary of the BC Hydro transmission right-of-way Plans 509, 510, 511, 512, 914, 932, 933 and 934.
  - b) 40.0 hectares for the area within 1.0 kilometre west of the most westerly boundary of the said rights-of-way, with measurement made perpendicularly to the boundary of the said rights-of-way, except as modified in Clause (e).
  - c) 40.0 hectares for the areas approximately 1.0 kilometre east, south, and west of the Village of Cumberland, except as modified in Clause (e).
  - d) 400.0 hectares for the area more than 1.0 kilometre west of the most westerly boundary of the said right-of-way's, with measurement made perpendicularly to the boundary of the said rights-of-way except as modified in Clause (e).
  - e) Where a lot is subject to both the 40.0 and 400.0 hectare minimum lot area, the minimum lot area which applies to the greatest portion of the lot shall be the minimum lot area for creation of that lot. Where a lot is divided into portions of equal area, the minimum lot area in respect of the entire lot shall be 40 hectares.
- ii) The minimum permitted highway frontage for lots created by subdivision shall be 100.0 metres.

*End • UR*