



VILLAGE OF SILVERTON BYLAW NO. 563, 2026

A BYLAW TO ADOPT NEW LAND USE ZONING REGULATIONS

WHEREAS the Council and the Corporation of the Village of Silverton wishes to adopt a zoning bylaw pursuant to the provisions of the *Local Government Act*,

NOW THEREFORE, the Council of the Village of Silverton, in open meeting assembled, ENACTS AS FOLLOWS:

1. Title

This bylaw may be cited as “Zoning Bylaw No. 563, 2026”.

2. Land Use Regulations

The following schedules attached hereto are part of this bylaw:

2.1. Schedule A – Zoning Bylaw Text

2.2. Schedule B – Zoning Map

3. Severability

If any portion of this bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion must be severed and the remainder of the bylaw is deemed valid.

4. Repeal

Zoning Bylaw No. 466, 2011 and all amendments thereto are hereby repealed.

5. Effective Date

This bylaw shall take effect upon adoption.

READ A FIRST TIME this 12th day of August 2026.

READ A SECOND TIME this 12th day of August 2026.

READ A THIRD TIME this 9th day of September 2026.

RECONSIDERED AND ADOPTED this 11th day of September 2026.

MAYOR

CORPORATE OFFICER

Certified to be a true copy of "Zoning Bylaw No. 563, 2026"

CORPORATE OFFICER

SCHEDULE A

Zoning Bylaw Text (pages 1-30)

SCHEDULE B

Zoning Bylaw Map (1 page)

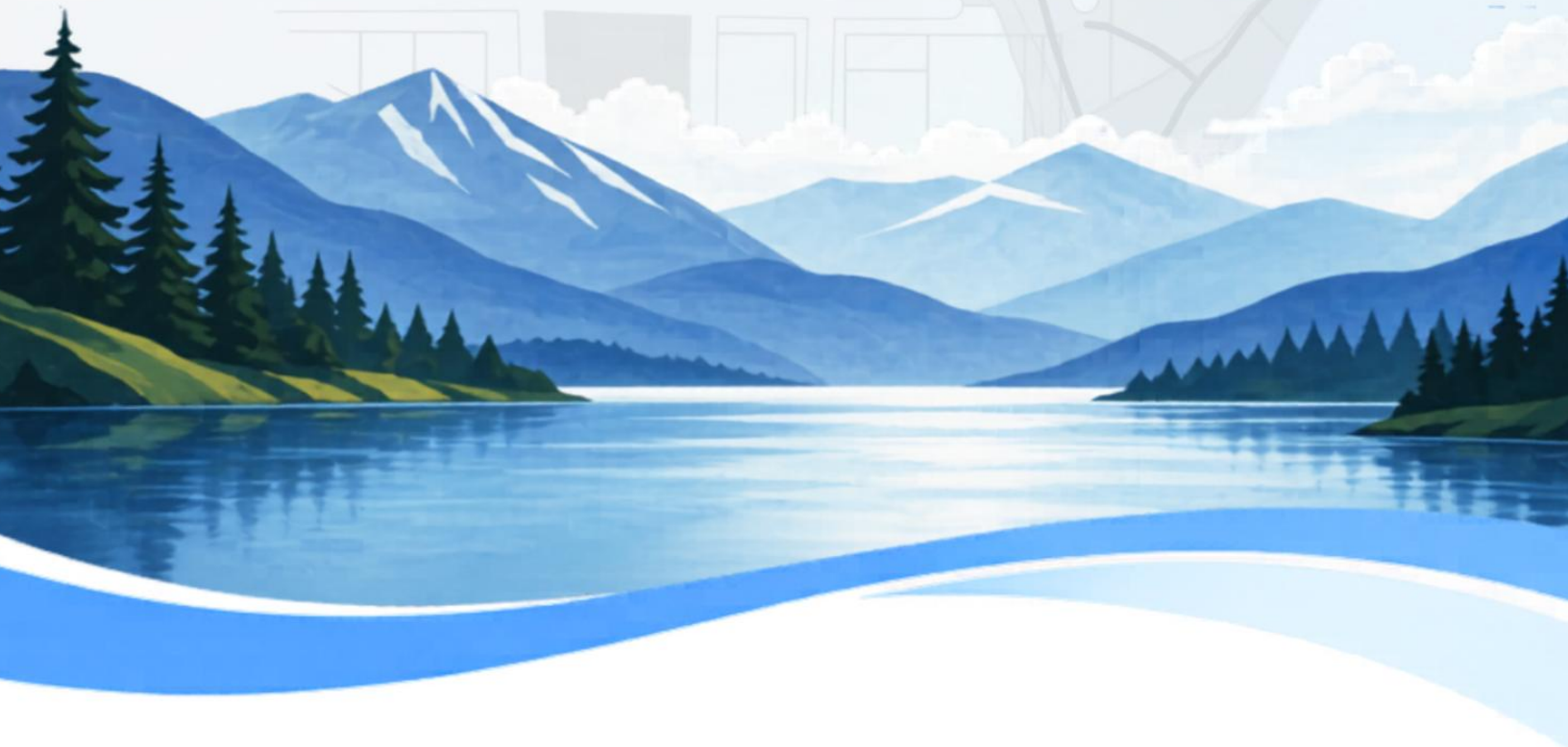
SCHEDULES A & B
ZONING BYLAW NO. 563, 2026



VILLAGE OF
SILVERTON
BRITISH COLUMBIA

ZONING BYLAW

2026



VILLAGE OF SILVERTON
ZONING BYLAW NO. 563, 2026
SCHEDULE A – ZONING BYLAW TEXT

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1. ADMINISTRATION

Application

- 1.1. This bylaw applies to all land, including the surface of water, Buildings, and Structures within the boundaries of the Village.

Conformity

- 1.2. No land, including surface of water, Building or Structure shall be subdivided, used or occupied, and no Building or Structure or part thereof shall be erected, constructed, reconstructed, moved, or structurally altered except in conformity with this bylaw.
- 1.3. All development shall comply with British Columbia Building Code and the Regional District of Central Kootenay Building Bylaw, where applicable, and all required permits shall be obtained prior to work being done.
- 1.4. Nothing contained in this bylaw will relieve any person from the responsibility to comply with other municipal, provincial, or federal bylaws or legislation applicable to any use, activity or other matter.

Severability

- 1.5. If any section, subsection, sentence, clause, or phrase of this bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this bylaw.

Offence and Penalty

- 1.6. A person who does any of the following acts is guilty of a contravention of this bylaw and commits an offence:
 - a. Violates any provision of this bylaw;
 - b. Causes or permits any act or thing to be done in contravention or violation of any provisions of this bylaw; or
 - c. Neglects or omits to do anything resulting in a contravention of this bylaw.
- 1.7. For each day that a contravention of this bylaw occurs, such shall constitute a separate and distinct offence.
- 1.8. Every person who commits an offence under this bylaw is liable to:
 - a. A fine and penalty of not more than \$50,000.00 and not less than \$500 for each offence if prosecuted pursuant to the provisions of the Offence Act, R.S.B.C.
- 1.9. An officer, authorized employee of the Village, or the Regional District of Central Kootenay Building Inspector may cause a written notice to be delivered to the owner of any Parcel directing them to correct any condition which constitutes a violation of this bylaw or ordering them to cease any activity not permitted by this bylaw.

- 1.10. An officer or authorized employee of the Village, or Regional District of Central Kootenay Building Inspector may, at all reasonable times and in a reasonable manner, and in compliance with the Community Charter, enter on or into any Parcel or premises subject to regulations of this bylaw to ascertain whether the regulations contained in this bylaw are being observed.

Amendment Procedure

- 1.11. This bylaw may be amended by the Village Council on its own initiative or in response to an application for amendment by a person.
- 1.12. No person who is not the registered owner of the Parcel or their authorized representative shall make an application for an amendment to this Bylaw.

General Interpretations

- 1.13. In this bylaw:
 - a. Words used include other tenses and derivative forms;
 - b. the word “person” includes a corporation, firm, partnerships, trusts, and other similar entities as well as an individual; and,
 - c. words have the same meaning whether they are capitalized or not.
- 1.14. The words “shall”, “must”, and “is” require mandatory compliance.
- 1.15. Words, phrases, and terms not defined in this bylaw, the Local Government Act, Community Charter or BC Building Code shall have their usual and customary meaning.

Metric Units

- 1.16. Metric units are used for all measurements in this bylaw.
- 1.17. The approximate imperial equivalent of those units may be shown for convenience only.
- 1.18. The following units of measure are abbreviated in this bylaw as follows:
 - a. Centimetres – cm
 - b. Square centimetres – cm²
 - c. Hectares – ha
 - d. Kilograms – kg
 - e. Metres – m
 - f. Square metres – m²
 - g. Cubic metres – m³

Zoning Map and Boundaries

- 1.19. The Zone classification for all Parcels shall be determined based upon the Zoning Map, which forms Schedule B of this bylaw.
- 1.20. Where a Zone boundary:
 - a. is designated as following a Highway or Lane, utility corridor, or creek, the Zone boundary shall be the centre line of the Highway or Lane, utility corridor or creek;
 - b. where a Zone boundary follows the shoreline of Slocan Lake, the boundary shall be the visible high-water mark of the lake.
 - c. does not follow a Parcel Line, or as set out in clause 1.20.a. or b., the location of the boundary shall be as geographically drawn on the Zoning Map.
 - d. divides a Parcel, the areas created by such division shall be deemed to be separate Parcels for the purpose of determining the requirements of this bylaw.

2. DEFINITIONS

In this bylaw, unless the context otherwise requires:

Accessory Building or Structure means a free-standing Building or Structure that is accessory, incidental, or subordinate to a Principal Use, or is a Secondary Use, on the same Parcel and does not include a carport or garage attached to a principal dwelling.

Accessory Use means a Use that is a Secondary Use to an existing Principal Use or Principal Building or Structure on the same Parcel.

Additional Dwelling Unit means a Dwelling Unit in a separate Building or within an existing Principal Dwelling that has been established as a separate Dwelling Unit by permit and is a Secondary Use.

Additional Dwelling Unit (Attached) means an Additional Dwelling Unit that is attached to or located within the Principal Building on the same Parcel and is a Secondary Use.

Additional Dwelling Unit (Detached) means an Additional Dwelling Unit that is not attached to or located within the Principal Building on the same Parcel and is a Secondary Use and may include a carriage house or suite above a stand-alone garage.

Additional Dwelling Unit (Apartment) means an Additional Dwelling Unit that is located within a Principal Building within the Commercial Zone and is usually located above or behind the Principal Use within the Principal Building.

Basement means an area of a Building partially or completely below Grade and its floor level greater than 1.0 m below Grade.

Bed and Breakfast means the Use of one or more Sleeping Units within a principal Dwelling Unit to provide temporary tourist vacation accommodation for remuneration and may include the provision of meals.

Building means a Structure having a non-fabric roof supported by columns or walls, used for the shelter, enclosure, or accommodation of persons and/or property.

Campground means the provision of campsites and associated facilities for the temporary accommodation of travellers using tents, travel trailers, tent trailers, or Recreational Vehicles for recreational purposes.

Carriage House means a free-standing Accessory Building that contains an Additional Dwelling Unit.

Childcare Services means the provision of care or supervision for up to eight children in accordance with the Community Care and Assisted Living Act.

Data Centre means a Use, Building, Structure, or portion thereof, designed or used for the operation, management, storage, processing, transmission, or exchange of digital data through computer servers, networking equipment, telecommunications equipment, data storage systems, cooling systems, backup power systems, or related infrastructure. A Data Centre includes an artificial intelligence Data Centre, cloud computing facility, server farm, cryptocurrency mining facility, or similar high-intensity computing facility, but does not include computer equipment that is incidental to another permitted Principal Use on the same Parcel.

Density means the quantity of Buildings, Structures, or Uses on a Parcel.

Dwelling Unit means a Building or self-contained portion thereof containing sleeping, sanitary, and cooking facilities, used or intended to be used as a residence for one household but specifically excludes Recreational Vehicles and Hotel accommodation.

Dwelling, Single Detached means a Building containing one Principal Dwelling Unit.

Dwelling, Duplex means a Building containing two Dwelling Units oriented either side-by-side or one over the other, where each Dwelling Unit is accessed via a common hallway or entrance foyer, or separate ground-oriented exterior entrances.

Dwelling, Multi-Unit means a Building containing three or more principal Dwelling Units, oriented either side-by-side or one over the other, or any combination of side-by-side and above/below, where each Dwelling Unit is accessed via a common hallway or entrance foyer, or separate exterior entrances.

Foreshore means the land area below the natural boundary or approximate high-water mark of Slocan Lake.

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 the Grade of the Building or Structure to the highest point of the Building or Structure.

Highway means a street, road, Lane, bridge and any other way open to public Use, including the boulevard between the travelled portion of the Highway and the adjacent Parcel line, but does not include a private right of way on private property.

Home Occupation means an occupation or profession carried out as an Accessory Use incidental to the residential Use of the dwelling or Accessory Building.

Hotel means a Building or Buildings containing sleeping and housekeeping units for temporary guest accommodation.

Institutional Use means a Use for public or community service purposes, including, but not limited to, schools, places of worship, government offices and healthcare facilities.

Lane means a Highway less than 8.0 metres in width that provides secondary rear or side yard access to abutting lots, or any other public thoroughfare that is otherwise undesignated.

Light Manufacturing means a warehouse, wholesale establishment, freight facility, repair shop, machine shop, laser cutting, welding, or light fabrication.

Loading Space means an on-site area reserved for temporary vehicular parking for the purpose of loading or unloading goods and materials.

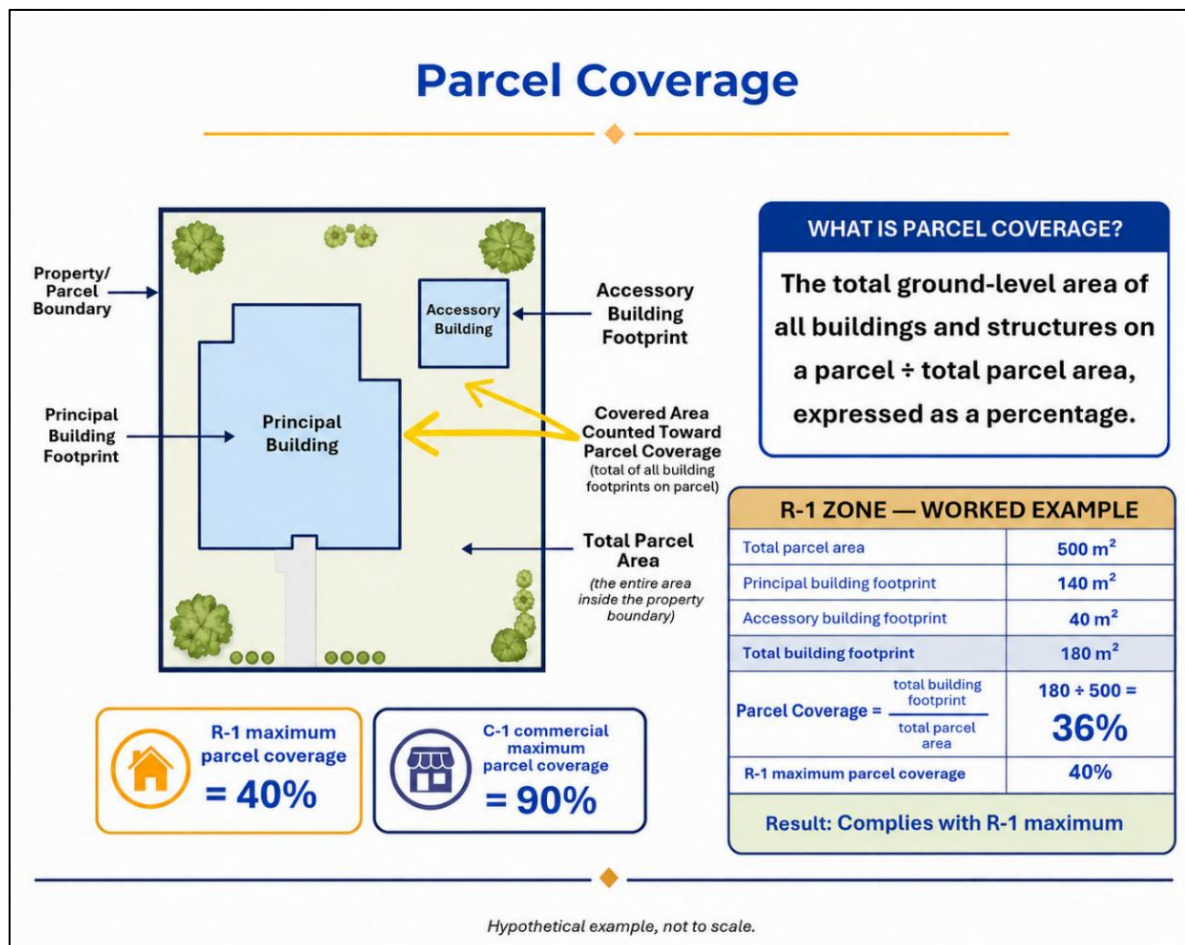
Office means the provision of professional, management, administrative, or consulting services in a Building, and may include accessory retail sale of goods.

Mobile Home means a Dwelling Unit built in a factory environment that is constructed to the CAN/CSA Z-240 (Mobile Home) standard but excludes Recreational Vehicles.

Parcel means an area of land that is legally defined by a recorded subdivision plan or description of land registered as a single title in the Provincial Land Title Office but does not include a Highway.

Parcel Area means the total horizontal area within the boundaries of a Parcel.

Parcel Coverage means the total ground level area of all Buildings and Structures located on a Parcel, divided by the total Parcel Area and expressed as a percentage.



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, Exterior means a Parcel Line other than a Rear or Front Parcel Line that is common to the Parcel and a Highway other than 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.

Park means an area of land designated for either or both active and passive recreational Use, including, but not limited to open spaces, pathways and trails, playgrounds, fitness circuits, and sports fields.

Parking Space means a space within a Building, an outside or covered area for the parking of one vehicle, excluding driveways, aisles and work areas.

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

Prefabricated Home means a Building built in a factory environment in accordance with the British Columbia Building Code or the CAN/CSA A-277 (Modular Home) standard, placed on a permanent foundation and intended to be occupied as a Dwelling Unit.

Principal Use means the main or primary Use of land, Buildings, or Structures on a Parcel.

Recreational Vehicle means an apparatus transported on wheels that is constructed or equipped to be used as a temporary accommodation for seasonal occupancy and designed to travel or to be towed on a Highway, and includes a motor home, travel trailer, tent trailer, camper van or similar.

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 Use means a Use that is subordinate and incidental to a Principal Use on the same Parcel.

Secondary Suite means an Attached Additional Dwelling Unit with its own separate entrance, and which shall not comprise more than 40% of the total floor area of the principal Building within which it is located.

Seniors Housing means assisted and supportive housing and residential care facilities for senior citizens.

Service Station means any Building or land, used for 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 Parcel covered by Structures and Buildings.

Shipping Container means a standardized metal cargo container specifically constructed, intended and designed for the transportation of goods by rail, ship or truck.

Short-Term Rental Unit means the rental of a Dwelling Unit to tourists or the vacationing public for periods of less than 30 consecutive days.

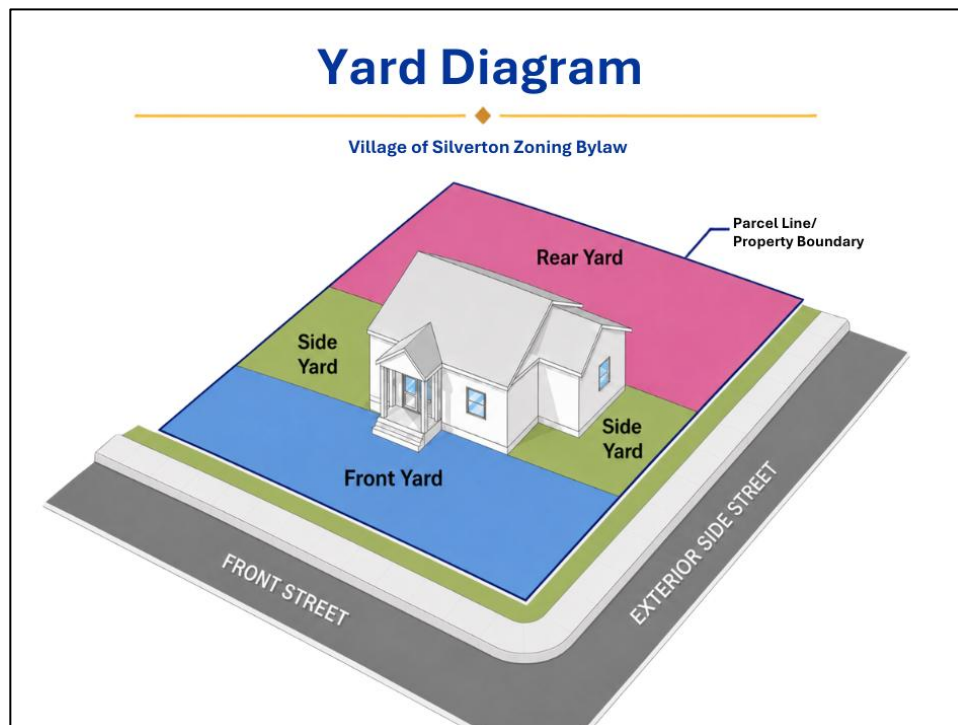
Sleeping Unit means a room used or intended to be used, on either a temporary or permanent basis, for living and sleeping but specifically excludes cooking facilities unless otherwise specified.

Structure means any construction fixed to, supported by, or sunk into, land excluding Grade level concrete and Grade level paving and other ground surfacing materials.

Use means the purpose for which any Parcel, Building, or Structure is designed, arranged, or intended, or for which it is occupied or maintained.

Village means the Village of Silverton.

Yard means the area on a Parcel between a Parcel line and the nearest wall or supporting member of a Building or Structure.



Zone means the areas into which the Village is divided in accordance with the Zoning Map forming Schedule B of this bylaw.

3. GENERAL REGULATIONS

Application

- 3.1. Except as otherwise specified in this bylaw, this section applies to all Zones established under this bylaw.

Uses and Regulations

- 3.2. 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 relevant regulations and requirements of this bylaw.
- 3.3. 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 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 Buildings and Structures

- 3.4. Except as otherwise permitted in this bylaw, an Accessory Building:
 - a. is permitted in all Zones;
 - b. shall not contain a Dwelling Unit;
 - c. shall conform to the Setback requirements of the Zone;
 - d. shall not be erected on any Parcel unless an associated Principal Building has been erected, or its construction occurs in conjunction with the erection of the associated Principal Building for which a Building Permit has been issued; and,
 - e. shall not be attached to a Principal Building unless that Principal Building meets all requirements in this bylaw.

Additional Dwelling Units

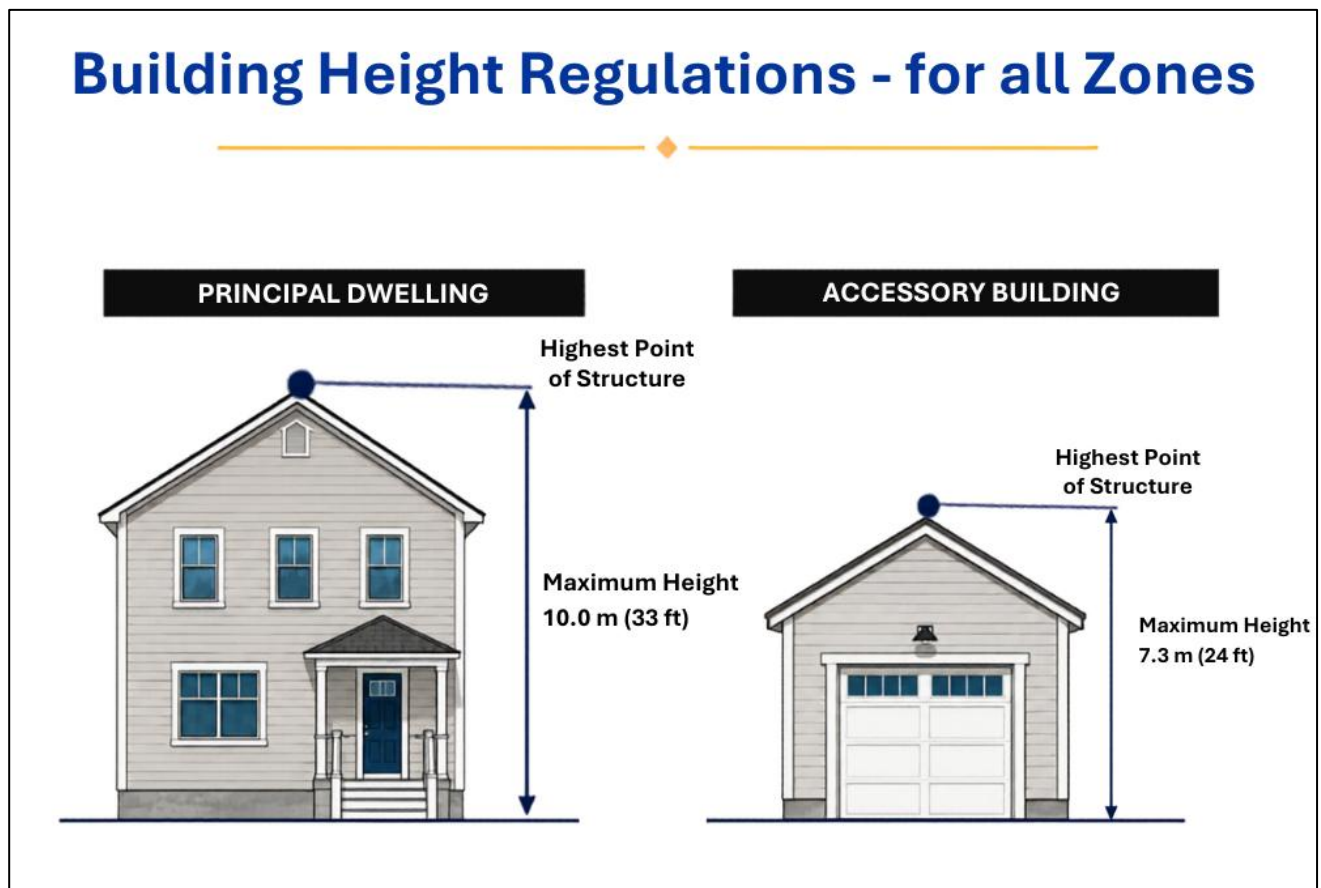
- 3.5. An Additional Dwelling Unit is permitted in Zones permitting Single Detached Dwellings provided that:
 - a. the Additional Dwelling Unit is built to the standards of the BC Building Code under permit;
 - b. where there is an Additional Dwelling Unit, at least one Dwelling Unit on the Parcel must be occupied long-term;
 - c. servicing capacity, including on-site sewerage, is professionally assessed to be adequate to support the Additional Dwelling Unit;
 - d. not more than two Additional Dwelling Units shall be permitted per Parcel, where one of the units is a Secondary Suite and the other is a Carriage House.

Bed and Breakfast Accommodation Regulations

- 3.6. Bed and Breakfast accommodation shall comply with the following regulations:
- a. the Principal Use of the Dwelling Unit shall remain residential;
 - b. the Bed and Breakfast shall be operated by a resident of the Principal Dwelling, although employees may work on the premises;
 - c. no more than two (2) Sleeping Units in the Dwelling shall be used for accommodation;
 - d. the maximum occupancy of the Sleeping Units used for Bed and Breakfast accommodation is not more than six persons in total;
 - e. one sign is permitted according to the provisions of the Village's signage regulations;
 - f. parking shall be in conformance with the regulations of this bylaw.

Maximum Height of Buildings and Structures

- 3.7. The maximum Height of a Principal Building shall not exceed 10 m (33 ft) in height.
- 3.8. The maximum Height of an Accessory Building shall not exceed 7.3 m (24 ft) in height.



Exemptions from Minimum Parcel Area

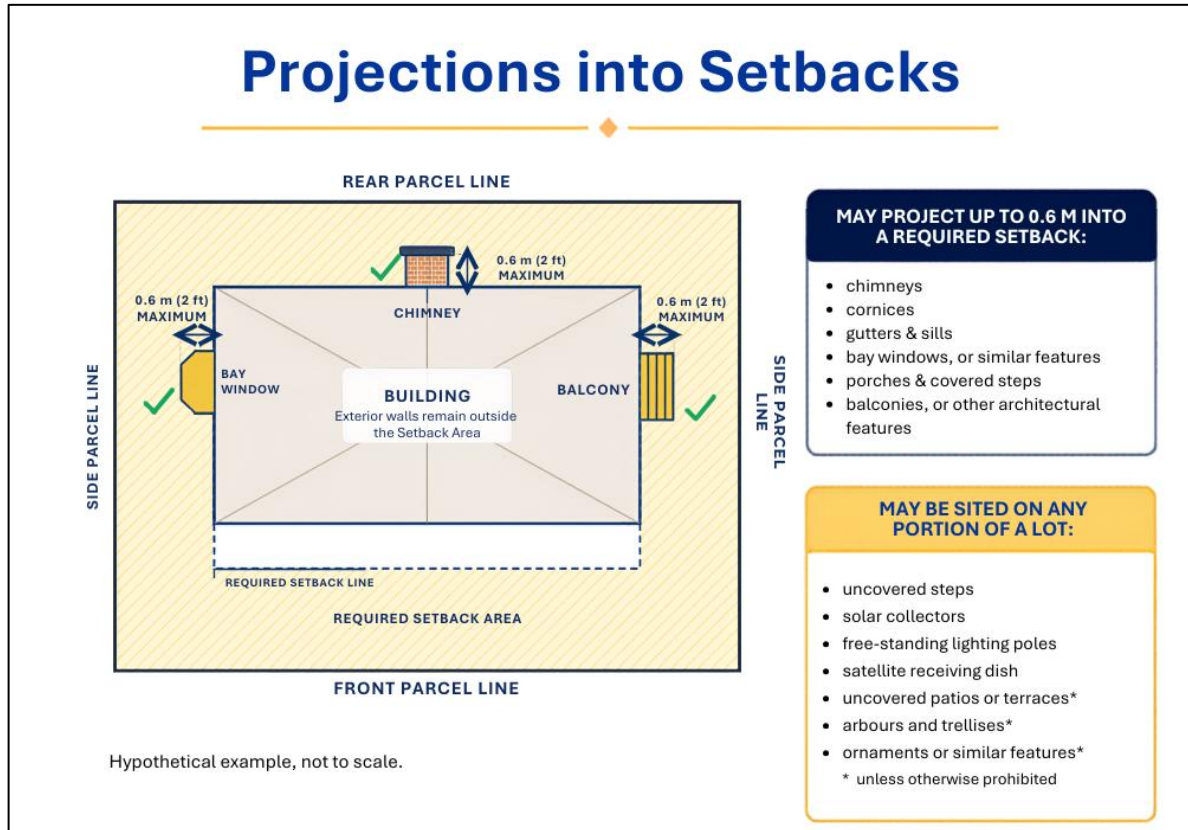
- 3.9. The minimum Parcel Area requirements do not apply where the land is used solely for Parks, playgrounds or public utility Uses.

Home Occupations

- 3.10. A Home Occupation, where permitted, is subject to the requirements that:
- a. the activity shall be conducted within 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. the activity shall not generate offensive noise, traffic congestion, vibration, smoke, odour, electrical interference or emissions, or be a Data Centre;
 - d. outdoor storage of materials and equipment is not permitted;
 - e. a licence must be obtained in accordance with the Village's Business Licensing regulations;
 - f. one sign is permitted according to the provisions of the Village's signage regulations; and,
 - g. despite a. and d. in this section, a market garden is a permitted Home Occupation.

Setback Exceptions

- 3.11. No part of a Building or Structure 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 0.6 m (2 ft);
 - b. Porches, covered steps, balconies or any other architectural features may intrude no more than 0.6 m (2 ft) into the required Setback area;
 - c. Uncovered steps, solar collectors, free standing lighting poles and a satellite receiving dish may be sited on any portion of a Parcel.
 - d. Uncovered patios or terraces, arbours and trellises, ornaments or similar features may be sited on any portion of a Parcel unless otherwise prohibited.



Screening and Fencing

- 3.12. 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 designated in this bylaw as R-1 or P-1 or which abut a Highway.
- 3.13. 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 2 m (6.6 ft) around any outdoor storage located on the Parcel.

Temporary Buildings

- 3.14. A temporary Building or Structure, including a Shipping Container, that is incidental to the erection, maintenance, alteration for which a building permit or development permit has been issued, is permitted 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, whichever occurs first.
- 3.15. All temporary Buildings are subject to Setback requirements.

Uses Permitted in All Zones

- 3.16. The following Uses are permitted in all Zones established in this bylaw:
- public Parks, playgrounds and trails;

- b. fire hall, police station and other emergency services;
- c. public Buildings, Structures, utilities and infrastructure; and,
- d. Seniors Housing.

Uses Prohibited in All Zones

- 3.17. The following Uses are prohibited in all Zones established in this bylaw:
- a. Data Centres; and,
 - b. any other Uses not explicitly permitted in the Zone.

Short-Term Rental Unit

- 3.18. Short-Term Rental Units are permitted in all Zones permitting Single Detached Dwellings provided that:
- a. a business license is obtained;
 - b. the Dwelling used as a Short-Term Rental Unit shall only be rented out by an owner of the property;
 - c. no structural alterations or additions to a dwelling shall be made to facilitate a Short-Term Rental Unit that alters the existing residential character and form of the immediate neighbourhood;
 - d. there is no exterior signage advertising the Short-Term Rental Unit;
 - e. the owner shall ensure that 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;
 - f. a maximum of two (2) persons per Sleeping Unit, or a group of not more than five (5) persons is permitted per Dwelling Unit; and,
 - g. requirements of the BC Building Code, including smoke and carbon monoxide detectors are met.
- 3.19. On a Parcel containing a Single Detached Dwelling and one or more Additional Dwelling Units, only one of the Dwelling Units may be used for the purpose of a vacation rental and the owner must normally reside in one of the Dwelling Units.

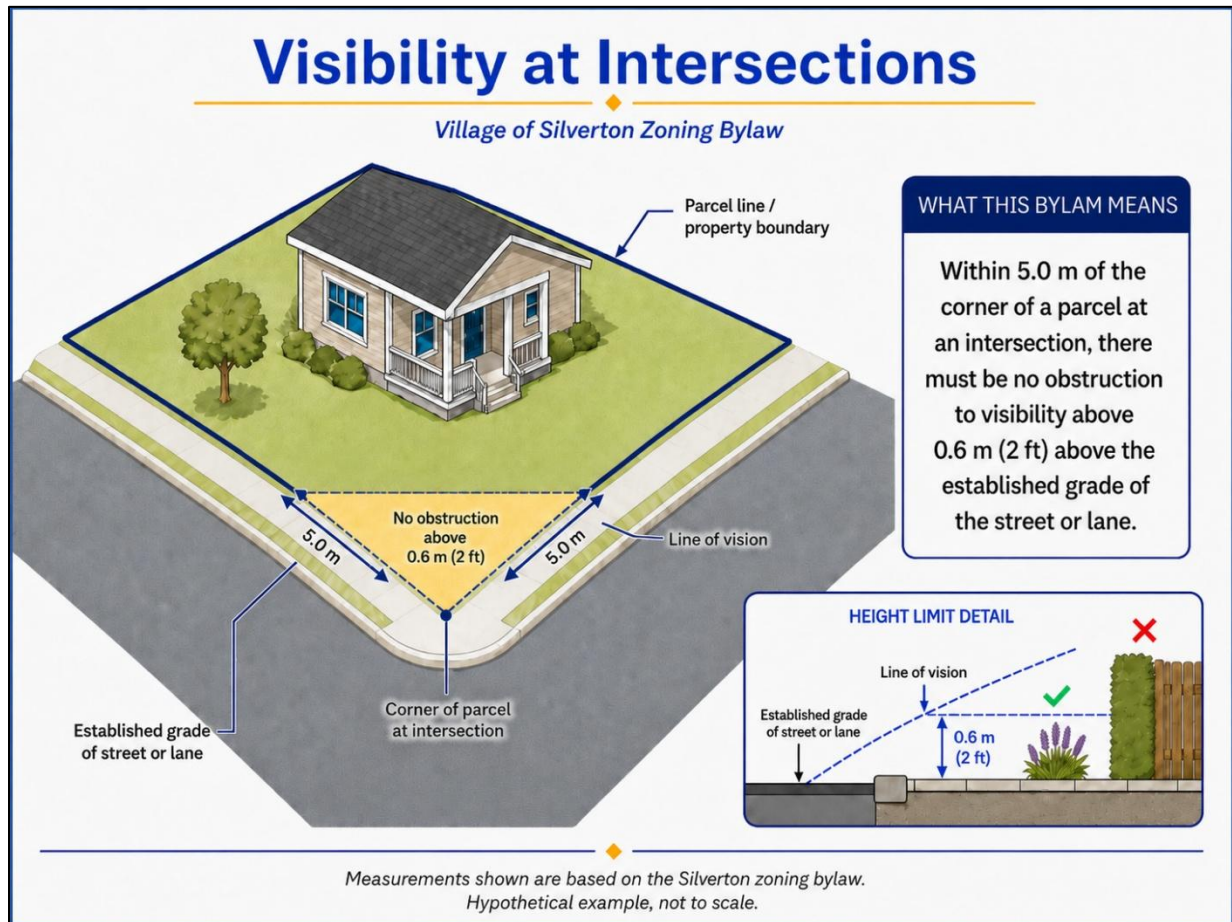
Parking

- 3.20. The minimum size of a parking space shall be:
- a. Standard (perpendicular) space: 2.7 m wide by 6.0 m long;
 - b. Parallel space: 2.6 m wide by 6.7 m long;
 - c. Accessible space: 3.7 m wide by 6.0 m long;
 - d. Small Car space: 2.6 m wide by 5.5 m long.
- 3.21. Any area of a Parcel used for parking or loading must be constructed to always permit unobstructed access and egress from each parking space.
- 3.22. Parking areas must be surfaced with durable dust-free materials, such as but not limited to, asphalt, concrete, paving blocks, or permeable materials.
- 3.23. For each Dwelling Unit:
- a. a minimum of one Standard space shall be provided on the same Parcel as the Dwelling Unit unless this requirement is exempted through provincial legislation;

- b. a parking space may be located within an attached garage, carport or Accessory Building;
 - c. no part of a parking space, including any driveway access from the abutting Highway to the parking space, shall be located within the Visibility at Intersections area.
- 3.24. Accessible spaces shall:
 - a. be provided in developments where more than 5 parking spaces are required, plus additional Accessible spaces to comprise a minimum of 10% of the total number of parking spaces required;
 - b. shall be identified using appropriate signage and pavement markings; and,
 - c. be located as close to the main entrance of the principal building as possible.
- 3.25. A maximum of 15% of the total number of parking spaces required may be Small Car spaces.
- 3.26. Non-residential Uses require a minimum of 2 Standard parking spaces per 100 m² of gross floor area.
- 3.27. Where more than one Use is located on a parcel, the total number of parking spaces shall be the total of the requirements for each Use.
- 3.28. Within the Commercial zone:
 - a. through a non-exclusive license of occupation with the Village, on-street parking directly abutting the parcel may be included in calculating the total number of parking spaces provided for a commercial development where it is not possible to provide the required parking on the Parcel;
 - b. on-street parking shall not be used for storage, parking of trailers, or commercial loading/unloading;
 - c. parking may be provided on an adjacent Parcel through an agreement on title;
 - d. on Parcels occupied by a Commercial Use, one loading space shall be provided with dimensions of 3.5 m wide x 9.0 m length and having a minimum vertical clearance of 4.0 m.

Visibility at Intersections

- 3.29. In all Zones there shall be no obstruction to the line of vision above the Height of 0.6 m (2 ft) above the established Grade of streets within 5 m of the intersection of the Front Parcel Line and Exterior Parcel Line as illustrated below.
- 3.30. Existing structures as of the date of adoption of this bylaw are exempt from the Visibility at Intersections requirement if compliant with previous regulations.



4. DEVELOPMENT PERMIT AREAS

- 4.1. The locations, extents and objectives of the Development Permit Areas are delineated on Schedule D – Development Permit Area Map of the Official Community Plan.

Development Permit General Requirements

- 4.2. For areas within Development Permit Areas as designated in Schedule D – Development Permit Area Map of the Official Community Plan, no development shall be permitted unless the owner first obtains a Development Permit from the Village.

Development Permit Exemptions

- 4.3. Development Permits are not required for:
- interior renovation with no change of Use;
 - installation or maintenance of public or municipal facilities and infrastructure.
- 4.4. Single family dwellings that contain no additional dwelling units are exempt from the requirements of Commercial Corridor Development Permit Area (DPA A) .

Development Permit Application Procedure

- 4.5. An application for a Development Permit should include:
 - a. a letter or report describing the design rationale and how the Development Permit guidelines are considered in the proposed development;
 - b. a site plan showing the proposed development, any existing Structures, driveways, parking, utilities and landscaping;
 - c. an elevation plan showing the proposed development, with Building dimensions and design details clearly shown;
 - d. reports and plans prepared by a qualified professional as applicable for the type of DPA being applied for, including but not limited to, engineered or architectural drawings, and environmental, geotechnical, or FireSmart assessments.
- 4.6. An application shall not be considered complete until the information specified in 4.5 has been provided to the Village to the satisfaction of the Chief Administrative Officer and the application fee is paid.
- 4.7. Once an application is accepted, the Chief Administrative Officer may:
 - a. request additional information from the applicant or qualified professionals at the expense of the applicant;
 - b. notify adjacent property owners, persons, organizations and authorities they consider will be affected;
 - c. approve or deny the application after considering the requirements of the Official Community Plan, this bylaw, other relevant legislation and consultation, or;
 - d. refer the application to Council with a staff report and recommendation.
- 4.8. Denial of a Development Permit or of any conditions of approval required by the Chief Administrative Officer may be appealed to Council by the applicant by submitting a letter requesting reconsideration addressed to the Chief Administrative Officer within 30 days of being notified of their initial decision.

DPA A – Commercial Corridor DPA

- 4.9. Building Form, Scale, and Siting
 - a. New Buildings, additions, and exterior renovations should be designed to fit comfortably within the existing downtown context.
 - b. Development should:
 - i. maintain a human-scaled form that is compatible with nearby Buildings and the existing village streetscape;
 - ii. avoid Building forms that appear overly large, bulky, or out of scale with the surrounding area;
 - iii. use Building proportions, roof forms, entrances, windows, and façade details to create visual interest;
 - iv. locate primary Building entrances so they are clearly visible and accessible from the street or sidewalk;
 - v. reinforce a consistent street edge where one exists, while allowing flexibility for landscaping, seating, accessibility, and weather protection; and

- vi. design corner Buildings and highly visible sites to address both street frontages where applicable.

4.10. Street-Facing Design

- a. Development should help create an attractive, safe, and comfortable pedestrian environment.
- b. Street-facing façades should:
 - i. include windows, doors, architectural detailing, display areas, landscaping, or other features that provide visual interest;
 - ii. avoid long blank walls or inactive frontages facing streets, sidewalks, Parks, or public spaces;
 - iii. provide weather protection, such as awnings or canopies, where practical and appropriate;
 - iv. use lighting that supports pedestrian comfort and safety without creating glare or excessive brightness; and
 - v. create clear, accessible connections between Building entrances, sidewalks, parking areas, and public spaces.

4.11. Materials and Colours

- a. Building materials and colours should complement Silverton's village character and natural setting.
- b. Development is encouraged to:
 - i. use durable, attractive, and context-sensitive materials such as wood, painted siding, stone, brick, metal, or other materials that provide texture and visual warmth;
 - ii. use colours that complement the surrounding streetscape, natural landscape, and historic village character;
 - iii. incorporate accent colours in a way that adds interest without overwhelming the Building or streetscape;
 - iv. avoid highly reflective, fluorescent, or visually harsh materials and finishes; and
 - v. use material changes and detailing to break up larger façades and create a comfortable pedestrian scale.

4.12. Signage

- a. Signs should be attractive, pedestrian-scaled, and integrated with the design of the Building and streetscape.
- b. Signage should:
 - i. be sized and located to complement the Building façade and surrounding streetscape;
 - ii. be clear, legible, and not visually overwhelming;
 - iii. use materials, colours, and lighting that are compatible with the Building and downtown character;
 - iv. avoid excessive visual clutter caused by too many signs, oversized signs, or signs that compete with each other;
 - v. use external lighting, painted signs, wood signs, metal signs, fascia signs, projecting signs, or window signs where appropriate; and

- vi. avoid flashing, overly bright, or internally illuminated signs that may detract from the village character, except where designed in a subtle and compatible manner.
- 4.13. Parking, Access, Utilities, and Service Areas
 - a. Parking, loading, utilities, waste storage, and other service areas should be designed to reduce their visual impact on the downtown streetscape.
 - b. Development should:
 - i. locate parking areas to the side or rear of Buildings where practical;
 - ii. avoid placing large parking areas between the principal Building and the street where other options are available;
 - iii. screen waste, recycling, utility, and loading areas from public view using fencing, landscaping, Building placement, or other suitable methods;
 - iv. provide safe and accessible pedestrian connections between parking areas, sidewalks, Building entrances, and public spaces; and
 - v. minimize conflicts between vehicles, pedestrians, cyclists, and adjacent Uses.
- 4.14. Landscaping and Public Realm
 - a. Landscaping and public realm improvements should enhance the comfort, appearance, and accessibility of the Downtown Core.
 - b. Development is encouraged to:
 - i. retain existing healthy trees and vegetation where practical;
 - ii. incorporate trees, planters, shrubs, seating areas, or other pedestrian amenities where space allows;
 - iii. use landscaping to soften Building edges, parking areas, blank walls, and service areas;
 - iv. support year-round visual interest and ease of maintenance;
 - v. provide accessible pathways and entrances; and
 - vi. contribute to a welcoming downtown environment for residents, visitors, and businesses.
- 4.15. Heritage and Existing Buildings
 - a. Renovations to existing Buildings should respect the scale, proportions, and character of the original Building where practical.
 - b. Development is encouraged to:
 - i. retain and repair original Building features where they contribute to the character of the streetscape;
 - ii. use new materials and details that are compatible with the existing Building;
 - iii. avoid covering, removing, or obscuring character-defining features where alternatives are available;
 - iv. allow for contemporary design where it is compatible with the scale, rhythm, and character of the downtown; and
 - v. avoid false historic detailing that does not reflect the Building's form, age, or character.
- 4.16. Flexibility & Interpretation

- a. These guidelines are intended to be applied with flexibility, recognizing Silverton’s small size, limited development activity, varied Building types, and the practical needs of property owners and businesses.
- b. The Village may consider alternative design approaches where the proposed development meets the overall intent of the Downtown Core Development Permit Area and contributes positively to the character, function and appearance of the downtown.

DPA B – Lakefront and Riparian Protection DPA

- 4.17. Within the Lakefront and Riparian Protection DPA, no change of land Use, subdivision, or site alteration is allowed without a Development Permit.
- 4.18. The Lakefront and Riparian Protection DPA regulates the following activities:
 - a. disturbance of soils;
 - b. construction, erection or alteration of Buildings and Structures;
 - c. creation of non-structural impervious or semi-pervious surfaces;
 - d. flood and erosion protection works;
 - e. removal of vegetation other than removal of hazard trees;
 - f. preparation for or construction of roads, trails, docks, wharves and bridges;
 - g. provision and maintenance of sewer and water services;
 - h. development of drainage systems;
 - i. development of utility corridors; and
 - j. blasting and pile driving.
- 4.19. Within 10 metres of Slocan Lake and Silverton Creek no development or site alteration shall be permitted without:
 - a. a written rationale explaining why it is necessary for the development to be permitted within the 10-metre Setback;
 - b. an Environmental Impact Assessment prepared by a qualified professional that includes:
 - i. a site assessment of ecological, cultural values and archaeological potential;
 - ii. identification of mitigation options and design alternatives to minimize and avoid potential negative impacts of the proposed development on ecology, cultural values and archaeology;
 - iii. an environmental management plan for the construction and post-construction restoration; and,
 - iv. a revegetation plan to improve natural control erosion, protect banks, and protect riparian and fish habitat may also be required.
 - c. a Geotechnical Report prepared by a qualified professional that includes an analysis of flooding, erosion hazard and slope stability along with risk mitigation strategies;
 - d. registration of a covenant on title in favour of the municipality pursuant to Section 219 of the Land Title Act; and,
 - e. Council approval of the Development Permit.
- 4.20. Lakefront lots must have access from a public road.
- 4.21. Within the area between 10 to 30 metres of Slocan Lake and Silverton Creek:

- a. An Environmental Impact Assessment or Geotechnical Report prepared by a qualified professional may be required for:
 - i. any development within a floodplain;
 - ii. on a slope greater than 30%;
 - iii. within an area regulated by a flood construction level, or;
 - iv. a site alteration that could impact flood or erosion risk.
 - b. registration of a covenant on title in favour of the municipality may be required pursuant to Section 219 of the Land Title Act where potential risks or hazards are recognized.
- 4.22. Exemptions
- a. A Lakefront and Riparian Protection Development Permit is not required for:
 - i. An interior renovation with no change of Use where there is no habitable or storage space below the Flood Construction Level;
 - ii. Exterior maintenance of an existing Structure;
 - iii. Maintenance of all existing public works and municipal infrastructure including but not limited to Municipal Campground and Boat Launch areas.

DPA C – Wildfire Risk Reduction DPA

- 4.23. Within the Wildfire Risk Reduction DPA, no new construction of a dwelling, addition, or accessory Structure for which a building permit is required is allowed without a Wildfire Protection Development Permit.
- 4.24. A permit issued under this section may include:
- a. requirements respecting the character of the development, including landscaping, and the siting, form, exterior design and finish of Buildings and other Structures;
 - b. establishing restrictions on the type and placement of trees and other vegetation in proximity to the development.
- 4.25. Applicants may be required to provide a FireSmart Assessment Report prepared by a Wildfire Mitigation Specialist before or after construction.
- 4.26. The use of fire resistive materials and construction practices shall be encouraged for all subject development in the Wildfire Protection DPA:
- a. fire resistive roofing materials should be used, and asphalt or metal roofing given preference;
 - b. decks, porches and balconies should be sheathed with fire resistive materials;
 - c. all eaves, attics, roof vents and openings under floors should be screened to prevent the accumulation of combustible material, using 3 mm, non combustible wire mesh, and vent assemblies should use fire shutters or baffles;
 - d. exterior walls should be sheathed with fire resistive materials;
 - e. fire-resistive decking materials, such as solid composite decking materials or fire-resistive treated wood, should be used;
 - f. all windows should be tempered or double-glazed to reduce heat and protect against wind and debris that can break windows and allow fire to enter the Building or Structure.

- 4.27. The following landscape and service conditions should be required in respect of subject development:
- a. a defensible space of at least 10 m, where practical, should be managed around Buildings and Structures with the goal of eliminating fuel and combustible debris, reducing risks from approaching wildfire and reducing the potential for building fires to spread to the forest;
 - b. the defensible space should be larger in areas of sloping ground where fire behaviour creates greater risk, and;
 - c. avoid the use of highly combustible landscaping materials, such as wood chips.
- 4.28. Applicants may be required to submit a tree assessment completed by a qualified professional.

5. ZONES

5.1. For the purpose of this bylaw, the Village is divided into the following Zones:

R-1	Low Density Residential
C-1	Commercial
I-1	Light Industrial
P-1	Public and Institutional

5.2. The specific regulations for each Zone are described in the following sections.

Location of Zones

5.3. The areas and boundaries of each Zone are established as shown in the Zoning Map, Schedule B of this bylaw.

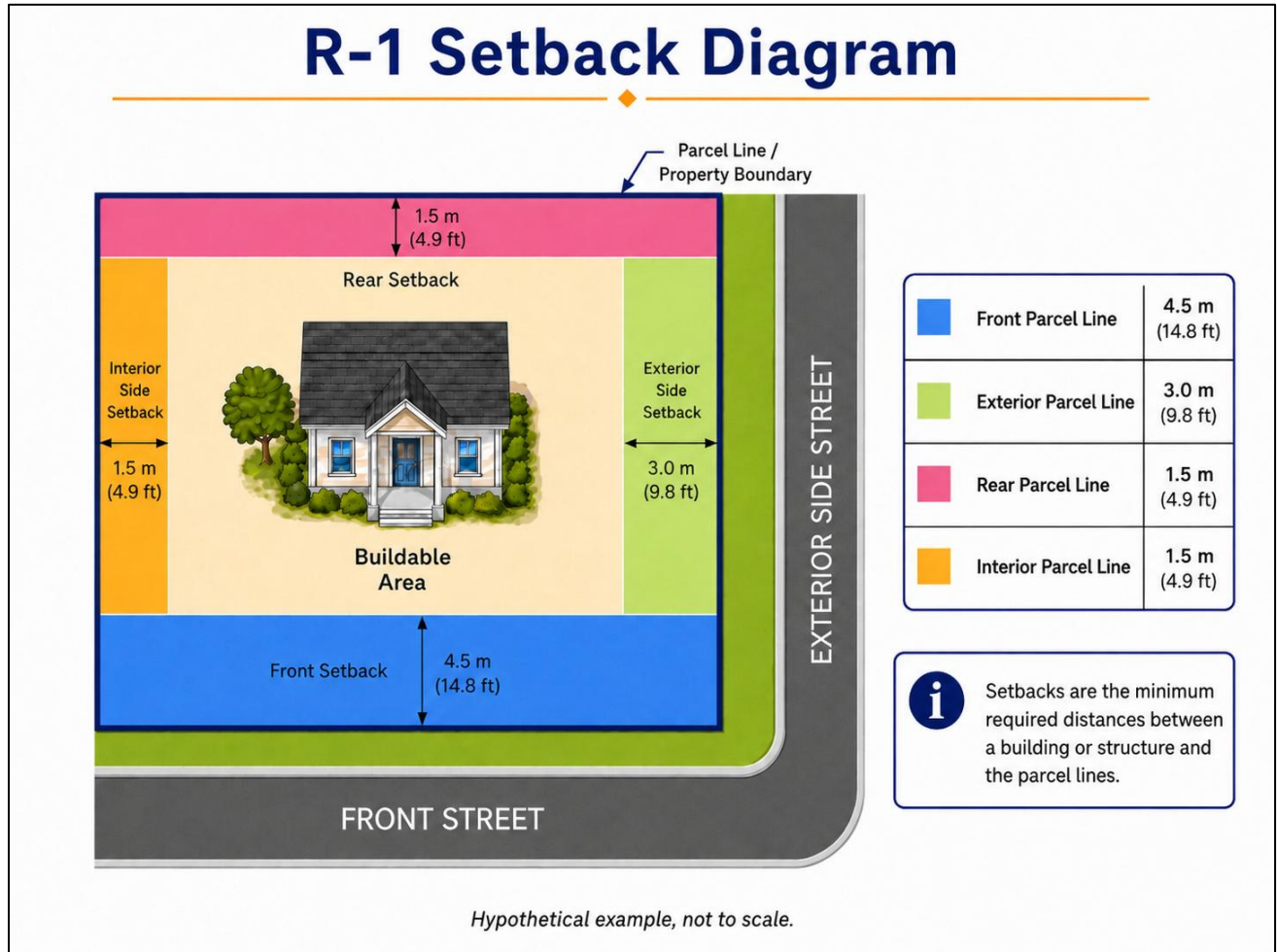
6. R-1 ZONE – LOW DENSITY RESIDENTIAL

Permitted Uses

- 6.1. The following Principal Uses shall be permitted, in addition to Uses Permitted in All Zones:
 - a. Dwelling, Single Detached
 - b. Dwelling, Duplex
 - c. Additional Dwelling Unit (Attached)
 - d. Additional Dwelling Unit (Detached)
- 6.2. The following Accessory Uses shall be permitted in conjunction with a permitted Principal Use:
 - a. Accessory Building or Structure
 - b. Home Occupation
 - c. Childcare Services
 - d. Bed and Breakfast
 - e. Short-Term Rental

Setbacks

- 6.3. Minimum Setbacks from Parcel Lines
 - a. 1.5 m (4.9 ft) from Rear Parcel Line
 - b. 1.5 m (4.9 ft) from Interior Parcel Line
 - c. 3.0 m (9.8 ft) from Exterior Parcel Line
 - d. 4.5 m (14.8 ft) from Front Parcel Line



Minimum Parcel Area

6.4. The minimum Parcel Area is 464 m² (4,995 sq ft).

Parcel Coverage

6.5. The maximum Parcel Coverage is 40%.

Minimum Width of Dwelling Unit

6.6. The minimum width of a Single Detached Dwelling or Duplex Dwelling shall be 5.5 m (18 ft).

7. C-1 ZONE – COMMERCIAL

Permitted Uses

- 7.1. The following Principal Uses shall be permitted, in addition to Uses Permitted in All Zones:
- a. Business and government offices
 - b. Childcare Services
 - c. Commercial storage and warehouse
 - d. Contractor services
 - e. Dwelling, Single Detached
 - f. Dwelling, Duplex
 - g. Dwelling, Multiple
 - h. Food markets, bakeries and grocery stores
 - i. Health care, fitness and recreation facilities
 - j. Hotel
 - k. Medical clinic and dental office
 - l. Personal services
 - m. Professional and financial institutions
 - n. Restaurant and coffee shop
 - o. Retail and general specialty shop
 - p. Schools and studios – public or private
 - q. Service station, if the Parcel is fronting on Highway 6
- 7.2. The following Accessory Uses shall be permitted in conjunction with a permitted Principal Use:
- a. Accessory Building or Structure
 - b. Additional Dwelling Unit (Apartment)
 - c. Additional Dwelling Unit (Attached)
 - d. Additional Dwelling Unit (Detached)
 - e. Bed and Breakfast
 - f. Home Occupation
 - g. Light Manufacturing
 - h. Short-Term Rental

Maximum Height

- 7.3. The maximum Height of a Principal Building shall not exceed 10m (33 ft) in height.
- 7.4. The maximum Height of an Accessory Building shall not exceed 7.3m (24 ft) in height.

Maximum Parcel Coverage

- 7.5. The maximum Parcel Coverage for commercial Buildings is 90% of the Parcel Area.

Setbacks

- 7.6. No Setbacks from Parcel lines are required by the Village of Silverton.

- 7.7. The Ministry of Transportation may require a Setback for Parcels fronting on Highway 6 (Lake Avenue).

Outdoor Storage Areas

- 7.8. Outdoor storage areas must have Screening and be located behind the principal Building.
- 7.9. The Height of the stored material must not exceed the Height of the Screening.

8. I-1 ZONE – LIGHT INDUSTRIAL

- 8.1. The following Principal Uses shall be permitted, in addition to Uses Permitted in All Zones:
- a. Commercial storage and warehouse
 - b. Contractor services
 - c. Dwelling, Single Detached
 - d. Dwelling, Duplex
 - e. Dwelling, Multiple
 - f. Light Manufacturing
 - g. Equipment and parts supply
 - h. Service station, if the Parcel is fronting on Highway 6
- 8.2. The following Accessory Uses shall be permitted in conjunction with a permitted Principal Use:
- a. Accessory Building or Structure
 - b. Additional Dwelling Unit (Apartment)
 - c. Additional Dwelling Unit (Attached)
 - d. Additional Dwelling Unit (Detached)
 - e. Home occupation

Outdoor storage areas

- 8.3. Outdoor storage areas must have Screening and be located behind the principal Building.
- 8.4. The Height of the stored material must not exceed the Height of the Screening.

9. P-1 ZONE – PUBLIC AND INSTITUTIONAL

Permitted Uses

- 9.1. The following Principal Uses shall be permitted, in addition to Uses Permitted in All Zones:
 - a. Hospital or health care facility
 - b. Institutional Use
 - c. Museum, heritage and memorial sites
- 9.2. The following Accessory Uses shall be permitted in conjunction with a permitted Principal Use:
 - a. Accessory Building or Structure

Outdoor Storage Areas

- 9.3. Outdoor storage areas must be screened by landscaping or a solid fence and should be located behind the principal Building.

VILLAGE OF SILVERTON
ZONING BYLAW NO. 563 – 2026

10. SCHEDULE B – ZONING MAP

