

## PART 8 – AGRICULTURAL ZONES

### 8.1 AGRICULTURAL ZONE (A1)

#### .1 Purpose

To accommodate agricultural operations and related activities located on parcels that are typically within the Agricultural Land Reserve.

#### .2 Principal Uses, Buildings and Structures

- |   |                                 |
|---|---------------------------------|
| (a) Agriculture, general                        | (f) Greenhouse or plant nursery |
| (b) Agriculture, intensive                      | (g) Mobile home                 |
| (c) Alcohol production facility                 | (h) Modular home                |
| (d) Cannabis production facility in ALR only    | (i) Riding stable               |
| (e) Kennels, service on parcels 4 ha or greater | (j) Single detached dwelling    |

#### .3 Secondary Uses, Buildings and Structures

- |  |  |
|--|--|
| (a) Accessory uses, buildings and structures           | (i) Home based business, major                               |
| (b) Agricultural worker dwelling                       | (j) Kennels, hobby   |
| (c) Agricultural worker dwelling, temporary            | (k) Portable saw mill or shake mill                          |
| (d) Agri-tourism                                       | (l) Retail sales of farm products or processed farm products |
| (e) Agri-tourism accommodation                         | (m) Secondary suite  |
| (f) Bed and breakfast                                  | (n) Short term accommodation                                 |
| (g) Care facility, minor                               |  |
| (h) Carriage house (may be subject to ALC regulations) |  |

#### .4 Site Specific Uses, Buildings and Structures

- On Lot 23, DL 486, Plan 761, ODYD (except Plan KAP71035) (2550 Butt Road): one additional single detached dwelling
- On Lot A, DL 3796, ODYD, Plan 29609 (2880 Scharf Road): one additional single detached dwelling
- On Lot 80, DL 1934, Plan KAP5381, ODYD, except Plan 16601 (1061 Ogden Road): one additional single detached dwelling
- On Lot B, DL 3480, ODYD, Plan KAP77505 (3651 Glencoe Road): one agricultural worker dwelling and five agri-tourism campsites
- On Lot A, DL 3480, ODYD, Plan KAP67210 (2670 Lower Glenrosa Road): outdoor storage

#### .5 Regulations Table

<b>SUBDIVISION REGULATIONS</b>		
<b>(a)</b>	<b>Minimum parcel area</b>	4.0 ha (9.9 ac), except it is: 2.45 ha (5.73 ac) on the western portion of DL 5075, ODYD, Except Plans 9213 and 12107
<b>(b)</b>	<b>Minimum parcel frontage</b>	30 m (98.4 ft)
<b>DEVELOPMENT REGULATIONS</b>		
<b>(c)</b>	<b>Maximum density:</b>	
i.	Single detached dwelling, mobile home and modular home	Only 1 single detached dwelling or 1 mobile home or 1 modular home per parcel

ii.	Agricultural worker dwelling and temporary agricultural worker dwelling	Subject to Sections 3.22 and 3.23
iii.	Secondary suite and carriage house	Only 1 secondary suite or only 1 carriage house per parcel
<b>(d)</b>	<b>Maximum parcel coverage:</b>	
i.	For all uses, buildings and structures other than a greenhouse	35% and together with driveways and parking areas shall not exceed 45%
ii.	Greenhouse	75% less the parcel coverage of other uses
<b>(e)</b>	<b>Maximum building height:</b>	
i.	Single detached dwelling and modular home	12.0 m (39.4 ft)
ii.	Agricultural worker dwelling, temporary agricultural worker dwelling and mobile home	9.5 m (31.2 ft) to a maximum of 3 storeys
iii.	Buildings used as part of a farm operation as defined in the <i>Farm Practices Protection Act</i>	15.0 m (49.2 ft)
iv.	Accessory buildings and structures	8.0 m (26.2 ft)
v.	Carriage house	7.0 m (23.0 ft)
<b>(f)</b>	<b>Maximum building size (per ALC “total floor area” definition):</b>	
i.	Single detached dwelling	500 m <sup>2</sup> (5382 ft <sup>2</sup> )
<b>SITING REGULATIONS</b>		
<b>(g)</b>	<b>Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:</b>	
i.	Front parcel boundary	6.0 m (19.7 ft)
ii.	Rear parcel boundary	3.0 m (9.8 ft) except it is 6.0 m (19.7 ft) for the first 9.0 m (29.5 ft) of building height for an alcohol production facility and 12.0 m (39.3 ft) for any portion above 9.0 m (29.5ft)
iii.	Interior side parcel boundary	3.0 m (9.8 ft) except it is 6.0 m (19.7 ft) the first 9.0 m (29.5ft) of building height for an alcohol production facility and 12.0 m (39.3 ft) for any portion above 9.0 m (29.5ft)
iv.	Exterior side parcel boundary	4.5 m (14.8 ft)
v.	Watercourses	Subject to Section 3.27
<b>(h)</b>	<b>Despite 8.1.5(g), the following uses, buildings and structures shall be sited at least the distance indicated in the right-hand column below, opposite the feature indicated in the middle column, from any parcel boundary:</b>	
i.	Buildings housing animals (other than intensive agriculture), kennel, riding stable and greenhouse	15.0 m (49.2 ft)
ii.	Cannabis production facility	30.0 m (98.4 ft) except it is 60.0 m (196.9 ft) from any P zone
iii.	Intensive agriculture	30.0 m (98.4 ft)

## .6 Other Regulations - Reserved

## 10.5. SINGLE DETACHED RESIDENTIAL ZONE (R1)

### .1 Purpose

To accommodate low density single detached residential use on parcels of land that are 550 m<sup>2</sup> and larger.

### .2 Principal Uses, Buildings and Structures

- (a) Single detached dwelling

### .3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures  
 (b) Bed and breakfast  
 (c) Care facility, minor  
 (d) Carriage House  
 (e) Home based business, major  
 (f) Secondary suite  
 (g) Short term accommodation

### .4 Site Specific Uses, Buildings and Structures

- (a) On Lot 1, DL 581 ODYD, Plan 44004, Except Plans KAP48178 & KAP53981 (address unassigned, Gregory Road): vineyard and one single detached dwelling/caretakers residence

### .5 Regulations Table

<b>SUBDIVISION REGULATIONS</b>		
<b>(a)</b>	<b>Minimum parcel area</b>	550 m <sup>2</sup> (5,920.2 ft <sup>2</sup> )
<b>(b)</b>	<b>Minimum usable parcel area</b>	330 m <sup>2</sup> (3,552.1 ft <sup>2</sup> )
<b>(c)</b>	<b>Minimum parcel frontage</b>	16.0 m (52.5 ft)
<b>DEVELOPMENT REGULATIONS</b>		
<b>(d)</b>	<b>Maximum density:</b>	
i.	Single detached dwelling	1 per parcel
ii.	Secondary suite and carriage house	Only 1 secondary suite or 1 carriage house per parcel
<b>(e)</b>	<b>Maximum parcel coverage</b>	40%
<b>(f)</b>	<b>Maximum building height:</b>	
i.	Single detached dwelling	10.0 m (32.8 ft) to a maximum of 3 storeys
ii.	Accessory buildings and structures	5.0 m (16.4 ft)
iii.	Carriage house	7.0 m (23.0 ft)
<b>SITING REGULATIONS</b>		
<b>(g)</b>	<b>Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:</b>	
i.	Front parcel boundary or private access easement, whichever is closer	4.5 m (14.8 ft)
		6.0 m (19.7 ft) for a garage or carport having vehicular entry from the front
		4.5 m (14.8 ft) for a garage or carport having vehicular entry from the front provided that a minimum of 6.2 m (20.3 ft) is maintained from back of curb or edge of sidewalk
ii.	Rear parcel boundary or private access easement, whichever is closer	3.0 m (9.8 ft)
iii.	Interior side parcel boundary or private access easement, whichever is closer	1.5 m (4.9 ft) except it is 3.0 m (9.8 ft) from a private access easement
iv.	Exterior side parcel boundary or private access easement, whichever is closer	4.5 m (14.8 ft) except it is 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the exterior side
v.	A1 Zone or ALR	Subject to Section 3.25

### .6 Other Regulations – Reserved

## 10.10. LOW DENSITY MULTIPLE RESIDENTIAL ZONE (R3)

### .1 Purpose

To accommodate multiple residential in low density housing form.

### .2 Principal Uses, Buildings and Structures

- (a) Care facility, major, in duplex or townhouse form only
- (b) Duplex
- (c) Group home, in duplex or townhouse form only
- (d) Townhouse

### .3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Home based business, minor

### .4 Site Specific Uses, Buildings and Structures

- (a) On Lots 1-16, DL 2045, ODYD, Strata Plan KAS1884 (3333 and 3415 Chancellor Place): single detached dwellings
- (b) On Lots 1-73, DL 5070, ODYD, Strata Plan KAS2583 (2100 Boucherie Road): single detached dwellings and apartments
- (c) Apartments on:
  - i. Lot A, DL 2602, ODYD, Plan KAP92694 (1975 Shannon Lake Road);
  - ii. DL 2602, ODYD, Strata Plan KAS3683 (2470 and 2490 Tuscany Drive);
  - iii. Lots 1-14, DL 2602, ODYD, Plan KAS3023 (2523 Shannon View Drive);
  - iv. Lots 1-142, DL 2601, ODYD, Strata Plan KAS3485 (2750 Auburn Road);
  - v. Lot 1, DL 434 and DL 2045, ODYD, Plan 36364 (address unassigned, Boucherie Road);
  - vi. the R3-zoned portion of Lot C, DL 2045, ODYD, Plan KAP60462 (address unassigned, Boucherie Road); and
  - vii. Lot A, DL 2602, ODYD, Plan KAP80333 (2237 Shannon Lake Road).
- (d) On Lot 41, DL 703, ODYD, Plan KAP88313 (2416 Saddleback Way): Apartments and Seniors Congregate Housing
- (e) On DL 485, ODYD, Plan KAS3520 (2493 Casa Palmero Drive): single detached dwellings
- (f) On Lot A DL 5059 and 5069 ODYD Plan EPP69264 (3746A Wetton Road): 0.95 FAR

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### .5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	1000 m <sup>2</sup> (10,763.9 ft <sup>2</sup> )
(b)	Minimum usable parcel area	700 m <sup>2</sup> (7,534.7 ft <sup>2</sup> )
(c)	Minimum parcel frontage	30.0 m (98.4 ft)
DEVELOPMENT REGULATIONS		

(d)	<b>Maximum density</b>	0.75 FAR
(e)	<b>Maximum parcel coverage</b>	40%
(f)	<b>Maximum building height:</b>	10.0 m ( ft) to a maximum of 3 storeys except it is 5.0 m (16.4 ft)for accessory buildings and structures
<b>SITING REGULATIONS</b>		
(g)	<b>Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:</b>	
i.	Front parcel boundary	4.5 m (14.8 ft) except it is 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the front
ii.	Rear parcel boundary	7.5 m (24.6 ft)
iii.	Interior side parcel boundary	3.0 m (9.8 ft)
iv.	Exterior side parcel boundary	4.5 m (14.8 ft) except it is 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the exterior side
v.	A1 Zone or ALR	Subject to Section 3.25

## .6 Other Regulations

- (a) Where side-by-side duplex units or townhouses are subdivided under the *Land Title Act* or *Strata Property Act*, Sections 10.10.5(a), 10.10.5(b) and 10.10.5(c) shall not apply provided that each parcel so created contains not less than one half the minimum parcel area, not less than one half the minimum usable site area and not less than one half the minimum frontage specified in those Sections, and Section 10.10.5(g)iii. shall not apply.