

- (b) In a Single or Duplex Residential Zone, the required minimum distance of principal buildings, principal structures, and carriage houses from land within the Agricultural Zone (A1) or land within the ALR is reduced to 9.0 m (24.6 ft) if a Level 1 buffer is provided and maintained.
- (c) Sections 3.25.1(a) and (b) do not apply to ALR lands within Westbank First Nation.

.2 Measurement of Minimum Distance from Agricultural Land

- (a) The minimum distance from land as specified in Section 3.25.1 shall be measured as follows:
 - i. From the parcel boundary abutting the A1 Zone or ALR land, whichever is closest to the non-farm use; or
 - ii. For parcels separated from the A1 Zone or ALR by a highway, the highway will form part of the required minimum distance from the boundary of the A1 Zone or ALR land; or
 - iii. For split zoned parcels or parcels located partially within the ALR, from the boundary of the A1 Zone or ALR land, whichever is closest to the non-farm use.

.3 Agricultural Buffers

- (a) A buffer shall be provided and maintained when non-farm buildings and structures are constructed on parcels directly abutting A1 zoned land or land in the ALR, as specified in Table 3.14 and the specifications below.

Table 3.14 Buffer type

Non-Farm Use	Location and Buffer Type
Single detached dwelling, carriage house and duplex residential	Level 1
Multi-unit residential and mixed use residential	Level 2
Non-residential uses, except industrial	Level 2

- (b) Buffer Location
 - i. The required buffer shall be provided and maintained on the non-agricultural parcel in the following location:
 - a) Within the required minimum siting distance as set out in the regulations table of each zone;
 - b) Along any parcel boundary abutting the A1 Zone or ALR boundary, whichever is closest to the non-farm use; and
 - c) For split zoned parcels or parcels located partially within the ALR, along the boundary of the A1 Zone or ALR lands, whichever is closest to the non-farm use.

(c) Plant Materials

- i. Buffers shall be comprised of native plant materials and the retention of existing vegetation supplemented where necessary to provide the required buffer specifications.
 - a) The following plant species are not permitted:
 - (i) All trees of the genus *Malus* (apples or crabapples, including all ornamental or flowering crabapples);
 - (ii) All trees of the genus *Pyrus* (pears, including Asian and ornamental pears);
 - (iii) All trees of the genus *Prunus* (flowering cherries and flowering plum);
 - (iv) All plants of the genus *Cydonia* (quince);
 - (v) All non-native plants of the genus *Juniperus* (juniper);
 - (vi) All non-native trees of the genus *Crataegus* (hawthorn);
 - (vii) The *Berberis vulgaris* (common barberry) plant;
 - (viii) All plants of the genus *Chaenomeles* (flowering quince or japonica); and
 - (ix) All plants classified as noxious weeds in any bylaw of the City of West Kelowna or Regional District of Central Okanagan.

(d) Minimum Buffer Width

- i. Level 1 and 2 Buffers shall have the minimum buffer widths as specified in Table 3.15.

Table 3.15 Minimum buffer width

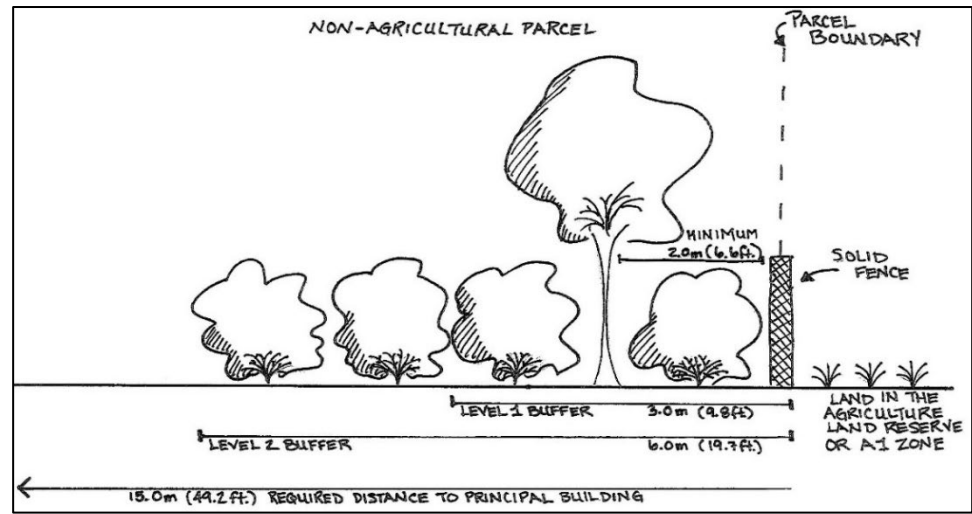
Type of Buffer	Minimum Buffer Width
Level 1 Buffer	3.0 m (9.8 ft)
Level 2 Buffer	6.0 m (19.7 ft)

(e) Minimum Buffer Specifications

- i. Level 1 and 2 Buffers shall consist of the following (as illustrated in *Figure 3.2* below):

- a) A fence a minimum of 2.0 m (6.6 ft) in height, located along the boundary abutting the A1 Zone or ALR land as specified in Section 3.25.3(b).
- b) A screening hedge comprising drought-tolerant coniferous or deciduous species located immediately adjacent to the fence comprised of:
 - (i) Shrubs which are planted at a maximum spacing of 1.0 m (3.3 ft) on

Figure 3.2 - Level 1 and 2 buffer specifications



centre with a minimum 2.0 gallon pot size at time of planting; and

- (ii) Trees which are at least 2.0 m (6.6 ft) high, planted at a maximum spacing of 5.0 m (16.4 ft) on centre.
- c) Additional shrubs planted on the remainder of the buffer.

3.26 SITING FOR PORTIONS OF TALLER BUILDINGS ABUTTING AGRICULTURAL LAND

- .1 In Multiple Residential, Commercial, and Park and Institutional Zones, principal buildings shall be stepped back from land zoned Agricultural Zone (A1) or land within the ALR abutting the parcel on which the building is constructed as follows:
 - (a) 15.0 m (49.2 ft) for the first two storeys or portion of the building less than or equal to 6.0 m (19.7 ft) in height, whichever is less;
 - (b) 18.0 m (59.1 ft) for any third storey or portion of the building over 6.0 m (19.7 ft) in height, whichever is less;
 - (c) 21.0 m (68.9 ft) for any fourth storey or portion of the building over 9.0 m (29.5 ft) in height, whichever is less; and
 - (d) Sections 3.26.1 (a), (b), and (c) do not apply to ALR land within Westbank First Nation.

PART 9 – RURAL ZONES

9.1. COUNTRY RESIDENTIAL ZONE (RU1)

.1 Purpose

To accommodate rural, agricultural, and residential uses on parcels of land that are 0.5 ha or greater.

.2 Principal Uses, Buildings and Structures

- (a) Agriculture, general
- (b) Agriculture, intensive in ALR only
- (c) Alcohol production facility in ALR only
- (d) Cannabis production facility in ALR only
- (e) Greenhouse or plant nursery
- (f) Modular home
- (g) 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 (may be subject to ALC regulations)
- (e) Home based business, major
- (f) Kennel, hobby
- (g) Retail sales of farm products or processed farm products
- (h) Secondary suite
- (i) Short term accommodation

.4 Site Specific Uses, Buildings and Structures - *Reserved*

.5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	0.5 ha (1.2 ac)
(b)	Minimum parcel frontage	30 m (98.4 ft)
DEVELOPMENT REGULATIONS		
(c)	Maximum density:	
i.	Single detached dwelling and modular home	Only 1 single detached dwelling or only 1 modular home per parcel
ii.	Secondary suite and carriage house	Only 1 secondary suite or only 1 carriage house per parcel
(d)	Maximum parcel coverage:	
i.	For all uses, buildings and structures other than a greenhouse	20%
ii.	Greenhouse	50% less the parcel coverage of all other uses, buildings and structures

(e)	Maximum building height is 15.0 m (49.2 ft) except for the following:	
i.	Single detached dwelling and modular home	10.0 m (32.8 ft) to a maximum of 3 storeys
ii.	Buildings used as part of a farm operation as defined in the <i>Farm Practices Protection Act</i>	15.0 m (49.2 ft)
iii.	Accessory buildings and structures	5.0 m (16.4 ft)
iv.	Carriage house	7.0 m (23.0 ft)
SITING REGULATIONS		
(f)	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:	
i.	Front parcel boundary	6.0 m (19.7 ft)
ii.	Rear parcel boundary	7.5 m (24.6 ft)
iii.	Interior side parcel boundary	4.5 m (14.8 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)
iv.	Exterior side parcel boundary	4.5 m (14.8 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)
v.	A1 Zone or ALR	Subject to Section 3.25
vi.	Watercourses	Subject to Section 3.27
(g)	Despite 9.1.5(f), the following uses, buildings and structures shall be sited at least the distance indicated in the right-hand column below, opposite that feature indicated in the middle column, from any parcel boundary:	
i.	Buildings housing animals, kennel 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

.6 Other Regulations - Reserved