

## PART 2 – INTERPRETATION

### 2.8 DEFINITIONS

**SHORT TERM RENTAL, MINOR** means the use of a single detached dwelling by an occupant of the dwelling as a vacation rental where the operator remains on-site during guest stays, this use includes bed and breakfasts.

**SHORT TERM RENTAL, MAJOR** means the use of a single detached dwelling by an occupant of the dwelling as a vacation rental where the operator may be off-site during guest stays.

## PART 3 – GENERAL REGULATIONS

### 3.3 PROHIBITED USES AND STRUCTURES

- .1 The following uses are prohibited in every zone:
  - (a) Outdoor storage of materials beneath electrical power distribution lines; and
  - (b) Vacation rentals other than ~~bed and breakfast~~short term rental uses, agri-tourism accommodations, and the use of resort apartments and resort townhouses.

### 3.14 SECONDARY SUITES

- .1 A secondary suite shall be located only within a principal single detached dwelling.
- .2 A secondary suite shall have a maximum floor area of 90 m<sup>2</sup> (968.8 ft<sup>2</sup>) or 40 % of the habitable floor area of the principal dwelling, whichever is less.
- .3 The entrance to the secondary suite shall:
  - (a) be a separate exterior entrance from that of the principal dwelling unit; and
  - (b) be subordinate in appearance, to the satisfaction of the City, to the principle dwelling entrance, where it faces the same highway as the entrance to the principal dwelling unit.
- .4 A secondary suite shall not be permitted without connection to a community sewer system unless the parcel receives the written approval of a Registered Onsite Wastewater Practitioner (ROWP) for septic disposal capacity.
- .5 A secondary suite shall not be subdivided from the principal single detached dwelling.

- .6 A secondary suite shall only be rented for rental periods of one month or greater.
- .7 A secondary suite is not permitted on a parcel that contains a ~~Bed and Breakfast~~short term rental.

### **3.17 ~~BED AND BREAKFAST~~ SHORT TERM RENTAL**

- .1 A short term rental shall only be conducted within a principal single detached dwelling.
- .2 An occupant of the single detached dwelling shall be the operator of the short term rental. For certainty an occupant shall be a principal resident of the single detached dwelling.
- .3 No more than two adults may occupy a bedroom used for the short term rental.
- .4 Bedrooms shall only be rented for periods of less than one month.
- .5 A short term rental is permitted to have no more than one non-internally illuminated sign to a maximum size of 0.3 m<sup>2</sup> that is attached to the principal single detached dwelling or located elsewhere on the parcel and a minimum distance of 1.5 m from any parcel boundary.
- .6 There shall be no exterior indication that a short term rental is in operation on any parcel, except for permitted signage and required parking.
- .7 A short term rental shall not be permitted without connection to a community sewer system unless:
- (a) The parcel receives the written approval of a Registered Onsite Wastewater Practitioner (ROWP) for septic disposal capacity.
- .8 A short term rental is not permitted on a parcel that contains a secondary suite or carriage house.
- .9 Short Term Rental, Minor:
- (a) The operator of a minor short term rental must be on-site when the minor short term rental is operating; and
- (b) No more than 3 bedrooms are permitted to be used for a minor short term rental.
- .10 Short Term Rental, Major:
- (a) The operator of a major short term rental may be off-site when the major short term rental is operating; and
- (b) No more than 4 bedrooms are permitted to be used for a major short term rental.
- ~~.1 A bed and breakfast shall only be conducted within a principal single detached dwelling.~~
- ~~.2 An occupant of the single detached dwelling shall be the operator of the bed and breakfast.~~

- ~~.3 No more than 4 guest rooms are permitted in a bed and breakfast and no more than 8 guests are permitted in a bed and breakfast at any one time.~~
- ~~.4 Guest rooms shall only be rented for rental periods of less than 1 month.~~
- ~~.5 A bed and breakfast is permitted to have no more than 1 non-internally illuminated sign to a maximum size of 3000 m<sup>2</sup> (465 in<sup>2</sup>) that is attached to the principal single detached dwelling or located elsewhere on the parcel and a minimum distance of 1.5 m (4.9 ft) from any parcel boundary.~~
- ~~.6 There shall be no exterior indication that a bed and breakfast is in operation on any parcel, except for permitted signage and required parking.~~
- ~~.7 A bed and breakfast shall not be permitted without connection to a community sewer system unless:
 
  - ~~(a) The parcel receives the written approval of a Registered Onsite Wastewater Practitioner (ROWP) for septic disposal capacity.~~~~
- ~~.8.1 A bed and breakfast is not permitted on a parcel that contains a secondary suite or carriage house.~~

## 3.26 CARRIAGE HOUSES

- .1 The minimum parcel area required to accommodate a carriage house on a parcel with a single detached dwelling is specified in Table 3.11.

Table 3.11 Minimum parcel area

Zone	Minimum Parcel Area
RC1 & RC2	650 m <sup>2</sup> (6,996.5 ft <sup>2</sup> )
R1	1100 m <sup>2</sup> (11,840.3 ft <sup>2</sup> )
R1L, RU1, RU2, RU3, RU4, RU5 & A1	2,500 m <sup>2</sup> (26,909.7 ft <sup>2</sup> )

- .2 The maximum floor area of a carriage house is specified in Table 3.12.

Table 3.12 Maximum gross floor area.

Zone	Maximum Gross Floor Area
RC1, RC2, R1, R1L, RU1,	90 m <sup>2</sup> (968.7 ft <sup>2</sup> ) or 75% of the gross floor area of the principal dwelling, whichever is less
RU2, RU3, RU4, RU5, A1	140 m <sup>2</sup> (1,506.9 ft <sup>2</sup> ) or 75% of the floor area of the principal dwelling, whichever is less

- .3 A carriage house requires a connection to a community water system unless:
  - (a) Connection to a community water system is not available to the parcel; and

- (b) The applicant for building permit for the carriage house provides to the City the certification of a professional engineer specializing in groundwater hydrology, registered to practice in the Province of B.C., that a sufficient supply of potable groundwater is available to serve the existing or proposed single detached dwelling and the proposed carriage house.
- .4 A carriage house requires a connection to a community sewer system unless:
  - (a) Connection to community sewer is not available to the parcel;
  - (b) The parcel has a minimum lot area of 1 ha (2.4 ac); and
  - (c) The applicant for building permit for the carriage house provides to the City evidence that all filings with Interior Health that are required by Section 8 of the Sewerage System Regulation have been made.
- .5 No portion of the roof of a carriage house shall be higher than the peak of the roof of the principal detached dwelling on the same parcel.
- .6 For carriage house in a 1.5 storey building, the upper storey shall have a maximum floor area of 75% of the main floor area.
- .7 Dormers are permitted on carriage house roofs provided that:
  - (a) The side walls of the dormer are set back horizontally a minimum of 0.9 m (2.9 ft) from a roof edge;
  - (b) The front face of the dormer is set back a minimum of 0.6 m (1.9 ft) from the outer edge of the parallel eave;
  - (c) The height of the dormer does not exceed the height of the peak of the roof; and
  - (d) The width of the dormer does not exceed 40% of the length of the roof from which the dormer projects.
- .8 The entrance to the carriage house shall be a separate exterior entrance that does not require passage through any part of the building used for motor vehicle parking or accessory uses.
- .9 A carriage house must be separated a minimum distance of 3 m (9.8 ft) from the single detached dwelling on the same parcel.
- .10 Where a carriage house is located within 25 m (82.02 ft) of a parcel boundary, a solid screen, consisting of either fencing or a hedge with a minimum height at maturity of 2.0 m (6.6 ft), must be provided and maintained along rear and interior side parcel boundaries adjacent to the carriage house and its outdoor amenity space only, where the parcel boundaries of a property maintaining a carriage house abut a residential or rural zone.
- .11 A carriage house shall not include any above ground patios or roof top decks.
- .12 A carriage house shall not be subdivided under the *Strata Property Act* building strata subdivision provisions from the principal single detached dwelling on the parcel.

- .13 A carriage house shall only be rented for rental periods of one month or greater.
- .14 A carriage house is not permitted on a parcel that contains a secondary suite.
- .15 A carriage house is not permitted on a parcel that contains a ~~bed and breakfast~~short term rental.
- .16 A carriage house is not permitted on a parcel that contains an agricultural worker dwelling.

# PART 4 - OFF-STREET PARKING AND LOADING

## 4.4 STANDARD PARKING SPACES

### .1 Number of Spaces

- (a) The number of required parking spaces is specified in Table 4.1.
- (b) Where seating accommodation is the basis for a unit of measurement in Table 4.1, each 0.5 m (1.6 ft) of length of benches, pews and similar types of seating shall be deemed to be one seat.

Table 4.1 – Required parking spaces.

USE	NUMBER OF REQUIRED PARKING SPACES
<b>RESIDENTIAL AND RESIDENTIAL-RELATED</b>	
Single detached dwelling, modular home, mobile home	2.0 per dwelling unit
Duplex	2.0 per dwelling unit
Secondary suite	1.0 per one bedroom dwelling 2.0 per two or more bedroom dwelling
Carriage house	1.0 per one bedroom dwelling 2.0 per two or more bedroom dwelling or 91 m <sup>2</sup> (979.5 ft <sup>2</sup> ) of gross floor area or greater.
Townhouse	2.0 per dwelling unit
Apartment	
Bachelor or one bedroom	1.0 per dwelling unit
Two + bedroom	1.5 per dwelling unit
Congregate housing	0.5 per guest room
Group home	0.75 per guest room
<del>Bed and breakfast / Agri-tourism accommodation</del>	<del>1.0 per guest room</del>
<u>Agri-Tourism Accommodation</u>	<u>1.0 per guest room</u>
<u>Short term rental</u>	<u>Minor – 1.0 per guest room</u> <u>Major – 0.5 per guest room</u>
Home based business	1.0 per employee and 1.0 per client (except a care facility, minor which shall have 1.0 per employee)
Live/work unit	1.0 per unit
Caretaker unit	1.0 per unit

<b>RESIDENTIAL – SPECIFIC REQUIREMENTS FOR WESTBANK CENTRE PLAN AREA ONLY (as defined in the 2011 Westbank Centre Revitalization Plan)</b>	
Apartment or Townhouse	
Bachelor	1.0 per dwelling unit
One bedroom	1.0 per dwelling unit
Two bedroom	1.25 per dwelling unit
Three + bedrooms	1.5 per dwelling unit
<b>AGRICULTURE</b>	
Agriculture, general / intensive	1.5 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA for any commercial packaging or processing buildings
Agricultural market / produce stand	2.0 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA
Agricultural worker dwelling	1.0 per unit
<b>COMMERCIAL AND INDUSTRIAL</b>	
All uses in a Commercial Zone other than those specifically listed in this table	3.0 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA
All uses in an Industrial Zone, other than those specifically listed in this table	1.5 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA
Auctioneering establishment	5.0 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> )
Bank / financial services	2.5 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA
Building / garden supply	2.0 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA
Butcher, bakery, specialty grocery	4.0 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA
Bulk fuel depot	0.5 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA
Broadcasting studio	2.5 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA
Care facility	Minor – as per home based business requirement Major – 1.6 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA
Contractor services	2.0 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA
Entertainment facility, indoor	1.0 per 5 seats
Equipment repair or equipment rental	2.0 plus 1 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA
Food bank	2.0 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA
Funeral establishment	3.0 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA
Gasoline service station, vehicle washing facility	2.5 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA
Greenhouse or plant nursery (commercial)	6.0 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA
Grocery store	5.0 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA
Health / fitness facility	3.0 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA
Heavy industry, concrete plants and asphalt plants	1.0 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA

Hotel / motel / resort	1.0 per guest room
Industrial park	1.0 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA
Marina	1.0 per 2 boat slips
Motor vehicle sales, rental service and repair shops	1.7 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA
Office, general, postal or courier service, high technology business	2.5 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA
Office, medical / dental	4.0 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA
Outdoor storage	1.0 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA
Personal services establishment	As per retail requirement
Printing or publishing	1.5 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA
Restaurant/ Neighbourhood Pub/Cabaret/Bar/Lounge	1.0 per 4 seats (including patio seating)
Retail, unless otherwise specifically listed in this table	Units less than or equal to 1000 m <sup>2</sup> (10,763.9 ft <sup>2</sup> ) GFA: 2.0 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> )  Units greater than 1000 m <sup>2</sup> (10,763.9 ft <sup>2</sup> ) GFA: 3.0 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> )
Salvage yard	1.5 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA, minimum of 5
Veterinary clinic	3.0 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA
Winery / cidery / brewery / distillery/ meadery	Units less than or equal to 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA tasting area: 2.0 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA  Units greater than 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA tasting area: 4.0 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA  Food and Beverage Service Lounge: 1.0 per 4 seats (including patio seating)
Temporary shelter service	1.0 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA, minimum of 3
Tourist cabin or campsite	1.1 per unit
Warehouse / commercial storage	0.5 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA
Wholesale sales	2.5 per 100 m <sup>2</sup> (1,075.4) GFA
<b>INSTITUTIONAL</b>	
All uses in the Institutional and Assembly Zone (P2) other than those specifically listed in this table	2.5 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA
Community and assembly hall	2.0 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA
Extended medical treatment facility	1.6 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA or 2.0 per patient room, whichever is greater
Fire, police and ambulance service	2.5 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA



School, elementary	2.0 per classroom
School, secondary	5.0 per classroom
Temporary shelter services	1.0 per 5 beds
College, university and commercial school	10.0 per classroom
<b>RECREATION AND CULTURE</b>	
All uses in the Park and Open Space Zone (P1) other than those specifically listed in this table (except for park and playground uses which do not have a parking requirement)	2.5 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA
Bowling alley	2.0 per alley
Curling rink	4.0 per curling sheet
Golf course	4.0 per hole
Golf driving range	1.0 per tee
Library, museum, art gallery, archives	2.0 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA
Racquet clubs	3.0 per court
Recreation services, indoor	3.0 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA
Recreation services, outdoor	2.5 per 100 m <sup>2</sup> (1,076.4 ft <sup>2</sup> ) GFA or 6 per ha, whichever is greater

### .3 Development Standards

#### (a) Tandem Parking

- .1 Tandem parking is permitted only for single detached dwellings, manufactured homes, duplexes, townhouses, home-based businesses, ~~bed—and~~ breakfasts short term rentals, secondary suites and carriage houses.

#### (b) Access

- .1 All parking areas shall be designed and constructed to permit unobstructed access to and egress from each space at all times except where tandem parking is permitted.
- .2 All parking areas shall have access and egress via a driveway of the following widths:
  - (1) Minimum 3.0 m (9.8 ft) and maximum 7.0 m (23.0 ft) for single detached, duplex, manufactured home and townhouse uses.
  - (2) Minimum 4.5 m (14.8 ft) and maximum 9.0 m (29.5 ft) for industrial, commercial, apartment and congregate care and institutional uses.

# 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
- (b) Agriculture, intensive
- (c) Brewery, distillery or meadery
- (d) Kennels, service on parcels 4 ha or greater
- (e) Greenhouse or plant nursery
- (f) Mobile home
- (g) Modular home
- (h) Riding stable
- (i) Single detached dwelling
- (j) Winery or cidery

### .3 Secondary Uses, Buildings and Structures

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

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

- (a) On Lot 23, DL 486, Plan 761, ODYD (except Plan KAP71035): one additional single detached dwelling
- (b) On Lot A, DL 3796, ODYD, Plan 29609: one additional single detached dwelling
- (c) On Lot 80, DL 1934, Plan 5381, ODYD, except Plan 16601: one additional single detached dwelling
- (d) On Lot A, DL 3480, ODYD, Plan KAP67210: Outdoor Storage

## Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	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)	Minimum parcel frontage	30 m (98.4 ft) or 10% of the perimeter of the parcel, whichever is less
DEVELOPMENT REGULATIONS		
(c)	Maximum density:	
.1	Single detached dwelling, mobile home and modular home	Only 1 single detached dwelling or only 1 mobile home or only 1 modular home per parcel
.2	Agricultural worker dwelling including temporary	Subject to Sections 3.18 and 3.19
.3	Secondary suite and carriage house	Only 1 secondary suite or only 1 carriage house per parcel
(d)	Maximum parcel coverage:	
.1	For all uses, buildings and structures other than a greenhouse	35%
.2	Greenhouse	75% less the parcel coverage of other uses
(e)	Maximum building height is 15.0 m (49.2 ft) except for the following:	
.1	Single detached dwelling and modular home	12.0 m (39.4 ft)
.2	Agricultural worker dwelling and mobile home	9.0 m (29.5 ft) to a maximum of 3 storeys
.3	Barn	20.0 m (65.6 ft)
.4	Accessory buildings and structures	8.0 m (26.2 ft)
.5	Carriage house	5.0 m (16.4) to a maximum of 1 storey or 6.5 m (21.3 ft) to a maximum of 1.5 storeys where at least one parking space is provided in the same building

SITING REGULATIONS		
<b>(f)</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>	
.1	Front parcel boundary	6.0 m (19.7 ft)
.2	Rear parcel boundary	3.0 m (9.8 ft)
.3	Interior side parcel boundary	3.0 m (9.8 ft)
.4	Exterior side parcel boundary	4.5 m (14.8 ft)
.5	Watercourses	Subject to Section 3.23
<b>(g)</b>	<b>Despite 8.1.5(f), the following uses, 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>	
.1	Intensive agriculture	30.0 m (98.4 ft)
.2	Buildings housing animals (other than intensive agriculture), kennel, riding stable and greenhouse	15.0 m (49.2 ft)

**.6 Other Regulations - Reserve**

# 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) Greenhouse or plant nursery
- (c) Modular home
- (d) Single detached dwelling

### .3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- ~~(b) Bed and breakfast~~
- ~~(c)~~(b) Care facility, minor
- ~~(d)~~(c) Carriage House
- ~~(e)~~(d) Home based business, major
- ~~(f)~~(e) Kennel, hobby
- ~~(g)~~(f) Retail sales of farm products or processed farm products
- ~~(g)~~ Secondary suite
- (h) Short term rental, minor or major

### .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:	
.1	Single detached dwelling and modular home	Only 1 single detached dwelling or only 1 modular home per parcel
.2	Secondary suite and carriage house	Only 1 secondary suite or only 1 carriage house per parcel
(d)	Maximum parcel coverage:	
.1	For all uses, buildings and structures other than a greenhouse	20%
.2	Greenhouse	50% less the parcel coverage of all other uses, buildings and structures

<b>(e)</b>	<b>Maximum building height is 15.0 m (49.2 ft) except for the following:</b>	
.1	Single detached dwelling and modular home	9.0 m (29.5 ft) to a maximum of 3 storeys
.2	Barn	20.0 m (65.6 ft)
.3	Accessory buildings and structures	5.0 m (16.4 ft)
.4	Carriage house	5.0 m (16.4 ft) to a maximum of 1 storey or 6.5 m (21.3 ft) to a maximum of 1.5 storeys where at least one parking stall is provided in the same building
<b>SITING REGULATIONS</b>		
<b>(f)</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>	
.1	Front parcel boundary	6.0 m (19.7 ft)
.2	Rear parcel boundary	7.5 m (24.6 ft)
.3	Interior side parcel boundary	4.5 m (14.8 ft)
.4	Exterior side parcel boundary	4.5 m (14.8 ft)
.5	A1 Zone or ALR	15.0 m (49.2 ft)
.6	Watercourses	Subject to Section 3.23
<b>(g)</b>	<b>Despite 9.1.5(f), the following uses, 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 from any parcel boundary:</b>	
.1	Buildings housing animals, kennel and greenhouse	15.0 m (49.2 ft)

**.6 Other Regulations - *Reserved***

## 9.2. RURAL RESIDENTIAL SMALL PARCEL ZONE (RU2)

### .1 Purpose

To accommodate rural, agricultural, and residential uses on parcels of land that are 1 ha or greater.

### .2 Principal Uses, Buildings and Structures

- (a) Agriculture, general
- (b) Greenhouse or plant nursery
- (c) Modular home
- (d) Single detached dwelling
- (e) Winery or cidery

### .3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Agri-tourism
- (c) Agri-tourism accommodation
- ~~(d) Bed and breakfast~~
- ~~(e)~~(d) Care facility, minor
- ~~(f)~~(e) Carriage house
- ~~(g)~~(f) Home based business, major
- ~~(h)~~(g) Kennel, hobby
- ~~(i)~~(h) Secondary suite
- ~~(i)~~ Retail sales of farm products or processed farm products
- (j) Short term rental, minor or major

### .4 Site Specific Uses, Buildings and Structures – *Reserved*

### .5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	1.0 ha (2.5 ac)
(b)	Minimum parcel frontage	30 m (98.4 ft)
DEVELOPMENT REGULATIONS		
(c)	Maximum density:	
.1	Single detached dwelling and modular home	Only 1 single detached dwelling or only 1 modular home per parcel
.2	Secondary suite and carriage house	Only 1 secondary suite or only 1 carriage house per parcel
(d)	Maximum parcel coverage:	
.1	For all uses, buildings and structures other than a greenhouse	10%
.2	Greenhouse	50% less the parcel coverage of all other uses, buildings and structures

<b>(e)</b>	<b>Maximum building height is 15.0 m (49.2 ft) except for the following:</b>	
.1	Single detached dwelling and modular home	9.0 m (29.5 ft) to a maximum of 3 storeys
.2	Barn	20.0 m (65.6 ft)
.3	Accessory buildings and structures	5.0 m (16.4 ft)
.4	Carriage house	5.0 m (16.4 ft) to a maximum of 1 storey or 6.5 m (21.3 ft) to a maximum of 1.5 storeys where at least one parking stall is provided in the same building.
<b>SITING REGULATIONS</b>		
<b>(f)</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>	
.1	Front parcel boundary	6.0 m (19.7 ft)
.2	Rear parcel boundary	7.5 m (24.6 ft)
.3	Interior side parcel boundary	4.5 m (14.8 ft)
.4	Exterior side parcel boundary	4.5 m (14.8 ft)
.5	A1 Zone or ALR	15.0 m (49.2 ft)
.6	Watercourses	Subject to Section 3.23
<b>(g)</b>	<b>Despite 9.2.5(f), the following uses, 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 from any parcel boundary:</b>	
.1	Buildings housing animals, kennel and greenhouse	15.0 m (49.2 ft)

**.6 Other Regulations - *Reserved***



## 9.3. RURAL RESIDENTIAL MEDIUM PARCEL ZONE (RU3)

### .1 Purpose

To accommodate rural, agricultural, and residential uses on parcels of land that are 2.0 ha or greater.

### .2 Principal Uses, Buildings and Structures

- (a) Agriculture, general
- (b) Greenhouse or plant nursery
- (c) Modular home
- (d) Riding stables
- (e) Single detached dwelling
- (f) Winery or cidery

### .3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Agricultural retail sales
- (c) Agri-tourism
- (d) Agri-tourism accommodation
- ~~(e) Bed and breakfast~~
- ~~(f)~~(e) Care facility, minor
- ~~(g)~~(f) Carriage house
- ~~(h)~~(g) Home based business, major
- ~~(i)~~(h) Kennel, hobby
- ~~(j)~~(i) Secondary suite
- ~~(j)~~ Retail sales of farm products or processed farm products
- (k) Short term rental, minor or major

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

### .5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	2.0 ha (4.9 ac)
(b)	Minimum parcel frontage	30 m (98.4 ft)
DEVELOPMENT REGULATIONS		
(c)	Maximum density:	
.1	Single detached dwelling and modular home	Only 1 single detached dwelling or only 1 modular home per parcel
.2	Secondary suite and carriage house	Only 1 secondary suite or only 1 carriage house per parcel
(d)	Maximum parcel coverage:	
.1	For all uses, buildings and structures other than a greenhouse	10%

.2	Greenhouse	50% of the parcel area, less the parcel coverage of all other uses, buildings and structures
<b>(e)</b>	<b>Maximum building height is 15.0 m (49.2 ft) except for the following:</b>	
.1	Single detached dwelling, agricultural worker dwelling and modular home	9.0 m (29.5 ft) to a maximum of 3 storeys
.2	Barn	20.0 m (65.6 ft)
.3	Accessory buildings and structures	5.0 m (16.4 ft)
.4	Carriage house	5.0 m (16.4 ft) to a maximum of 1 storey or 6.5m (21.3 ft) to a maximum of 1.5 storeys where at least one parking stall is provided in the same building
<b>SITING REGULATIONS</b>		
<b>(f)</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>	
.1	Front parcel boundary	6.0 m (19.7 ft)
.2	Rear parcel boundary	7.5 m (24.6 ft)
.3	Interior side parcel boundary	4.5 m (14.8 ft)
.4	Exterior side parcel boundary	4.5 m (14.8 ft)
.5	A1 Zone or ALR	15.0 m (49.2 ft)
.6	Watercourses	Subject to Section 3.23
<b>(g)</b>	<b>Despite 9.3.5(f), the following uses, 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 from any parcel boundary:</b>	
.1	Buildings housing animals, kennel and greenhouse	15.0 m (49.2 ft)

## **.6 Other Regulations - *Reserved***

## 9.4. RURAL RESIDENTIAL LARGE PARCEL ZONE (RU4)

### .1 Purpose

To accommodate rural, agricultural and residential uses on parcels of land that are 4 ha or greater.

### .2 Principal Uses, Buildings and Structures

- (a) Agriculture, general
- (b) Agriculture, intensive
- (c) Greenhouse or plant nursery
- (d) Kennel, service on parcels larger than 4 ha
- (e) Modular home
- (f) Riding stable on parcels 2 ha or greater
- (g) Single detached dwelling
- (h) Veterinary clinic
- (i) Winery or cidery

### .3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Agricultural retail sales
- (c) Agricultural worker dwelling
- (d) Agri-tourism
- (e) Agri-tourism accommodation
- ~~(f)~~ Bed and breakfast
- ~~(g)~~ (f) Care facility, minor
- ~~(h)~~ (g) Carriage house
- ~~(i)~~ (h) Home based business, major
- ~~(j)~~ (i) Kennel, hobby
- ~~(k)~~ (j) Portable saw mill or portable shake mill
- ~~(l)~~ (k) Secondary suite
- (l) Retail sales of farm products or processed farm products
- (m) Short term rental, minor or major

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

### .5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	4.0 ha (9.9 ac)
(b)	Minimum parcel frontage	30 m (98.4 ft)
DEVELOPMENT REGULATIONS		
(c)	Maximum density:	
.1	Single detached dwelling and modular home	Only 1 single detached dwelling or only 1 modular home per parcel
.2	Agricultural worker dwelling	Subject to Section 3.18

.3	Secondary suite and carriage house	Only 1 secondary suite or only 1 carriage house per parcel
<b>(d)</b>	<b>Maximum parcel coverage:</b>	
.1	For all uses, buildings and structures other than a greenhouse	10%
.2	Greenhouse	50% less the parcel coverage of all other uses, buildings and structures
<b>(e)</b>	<b>Maximum building height is 15.0 m (49.2 ft) except for the following:</b>	
.1	Single detached dwelling and modular home	12.0 m (39.4 ft)
.2	Agricultural worker dwelling	9.0 m (29.5 ft) to a maximum of 3 storeys
.3	Barn	20.0 m (65.6 ft)
.4	Accessory buildings and structures	8.0 m (26.2 ft)
.5	Carriage house	5.0 m (16.4 ft) to a maximum of 1 storey or 6.5 m (21.3 ft) to a maximum of 1.5 storeys where at least one parking stall is provided in the same building
<b>SITING REGULATIONS</b>		
<b>(f)</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>	
.1	Front parcel boundary	6.0 m (19.7 ft)
.2	Rear parcel boundary	9.0 m (29.5 ft)
.3	Interior parcel boundary	4.5 m (14.8 ft)
.4	Exterior side parcel boundary	4.5 m (14.8 ft)
.5	A1 Zone or ALR	15.0 m (49.2 ft)
.6	Watercourses	Subject to Section 3.23
<b>(g)</b>	<b>Despite 9.4.5(f), the following uses, 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 from any parcel boundary:</b>	
.1	Intensive agriculture	100.0 m (328.1 ft)
.2	Buildings housing animals (other than intensive agriculture), kennel, riding stable and greenhouse	15.0 m (49.2 ft)

## **.6 Other Regulations - *Reserved***

## 9.5. RURAL RESOURCE ZONE (RU5)

### .1 Purpose

To accommodate rural, agricultural and residential uses on parcels of land that are 30 ha or greater.

### .2 Principal Uses, Buildings and Structures

- (a) Agriculture, general
- (b) Agriculture, intensive
- (c) Greenhouse or plant nursery
- (d) Kennels, service on parcels larger than 4 ha
- (e) Modular home
- (f) Single detached dwelling
- (g) Riding stable on parcels 2 ha or greater
- (h) Veterinary clinic
- (i) Winery or cidery

### .3 Secondary Uses, Buildings and Structures

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

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

### .5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	30 ha (74.1 ac)
(b)	Minimum parcel frontage	30 m (98.4 ft)
DEVELOPMENT REGULATIONS		
(c)	Maximum density:	
.1	Single detached dwelling and modular home	Only 1 single detached dwelling or only 1 modular home per parcel

.2	Agricultural worker dwellings, including temporary	Subject to Sections 3.18 and 3.19
.3	Secondary suite and carriage house	Only 1 secondary suite or only 1 carriage house per parcel
<b>(d)</b>	<b>Maximum parcel coverage:</b>	
.1	For other uses, buildings and structures other than a greenhouse	10%
.2	Greenhouse	50% less the parcel coverage of all other uses, buildings and structures
<b>(e)</b>	<b>Maximum building height is 15.0 m (49.2 ft) except for the following:</b>	
.1	Single detached dwelling and modular home	12.0 m (39.4 ft)
.2	Agricultural worker dwelling	9.0 m (29.5 ft) to a maximum of 3 storeys
.3	Barn	20.0 m (65.6 ft)
.4	Accessory buildings and structures	8.0 m (26.2 ft)
.5	Carriage house	5.0 (16.4 ft) to a maximum of 1 storey or 6.5 m (21.3 ft) to a maximum of 1.5 storeys where at least one parking stall is provided in the same building
<b>SITING REGULATIONS</b>		
<b>(f)</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>	
.1	Front parcel boundary	6.0 m (19.7 ft)
.2	Rear parcel boundary	10.0 m (32.8 ft)
.3	Interior side parcel boundary	4.5 m (14.8 ft)
.4	Exterior side parcel boundary	4.5 m (14.8 ft)
.5	A1 Zone or ALR	15.0 m (49.2 ft)
.6	Watercourses	Subject to Section 3.23
<b>(g)</b>	<b>Despite 9.5.5(f), the following uses, 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 from any parcel boundary:</b>	
.1	Intensive agriculture	100.0 m (328.1 ft)
.2	Buildings housing animals (other than intensive agriculture), kennel, riding stable and greenhouse	15.0 m (49.2 ft)

## **.6 Other Regulations - *Reserved***

# PART 10 – RESIDENTIAL ZONES

## 10.4 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)~~ (b) Care facility, minor

~~(d)~~ (c) Carriage house

~~(e)~~ (d) Home based business, major

(e) Secondary suite

(f) Short term rental, minor or major

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

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

### .5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	550 m <sup>2</sup> (5,920.2 ft <sup>2</sup> )
(b)	Minimum usable parcel area	330 m <sup>2</sup> (3,552.1 ft <sup>2</sup> )
(c)	Minimum parcel frontage	16.0 m (52.5 ft)
DEVELOPMENT REGULATIONS		
(d)	Maximum density:	
.1	Single detached dwelling	1 per parcel
.2	Secondary suite and carriage house	Only 1 secondary suite or only 1 carriage house per parcel
(e)	Maximum parcel coverage	40%
(f)	Maximum building height:	
.1	Single detached dwelling	9.0 m (29.5 ft) to a maximum of 3 storeys
.2	Accessory buildings and structures	5.0 m (16.4 ft)
.3	Carriage house	5.0 m (16.4 ft) to a maximum of 1 storey or

		6.5 m (21.3 ft) to a maximum of 1.5 storeys where at least one parking stall is provided in the same building
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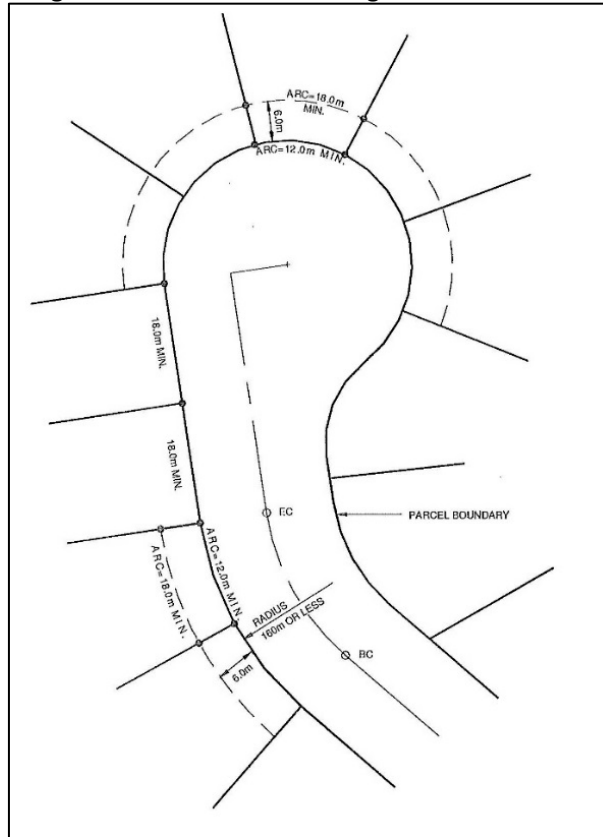
SITING REGULATIONS		
(g)	Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:	
.1	Front parcel boundary or private access easement, whichever is closer	4.5 m (14.8 ft) except it is 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the front
.2	Rear parcel boundary or private access easement, whichever is closer	3.0 m (9.8 ft)
.3	Interior side parcel boundary	1.5 m (4.9 ft)
.4	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
.5	A1 Zone or ALR	15.0 m (49.2 ft) except it is 9.0 (24.6ft) if a level 1 buffer is provided.

## .6 Other Regulations

- (a) Without limiting the application of the height regulation in Section 10.4.5(f).1, the height of any single building wall, measured from the lowest elevation of grade at the foot of the wall to the lower surface of the eave, or to the top of the wall in the case of a building without eaves, shall not exceed the lesser of 3 storeys or 9 m (29.5 ft).
- (b) Without limiting the application of the height regulation in Section 10.4.5(f).3, the height of any carriage house wall, measured from the lowest elevation of grade at the foot of the wall to the lower surface of the eave, or to the top of the wall in the case of a building without eaves, shall not exceed the lesser of 1.5 storeys and 6.5 m (21.3 ft).
- (c) Despite Section 10.4.5(c), the parcel frontage may be less than 16.0 m (52.5 ft) for parcels on a cul-de-sac provided that the radius of the curvature along the parcel frontage is less than 160 m (524.9 ft) and the arc length along the parcel boundary is at least 12.0 m (39.4 ft) as illustrated in Figure 10.1.



Figure 10.1 Minimum frontage on a cul-de-sac



## .7 Siting Regulations for Approving Subdivisions

- (a) The regulations requiring a minimum distance between garages or carports having vehicular entry from parcel boundaries or private access easements, that is greater than the minimum distance required for other buildings and structures, and
- (b) The regulations requiring that the siting of a building or structure be determined in relation to the location of a private access easement, if it is closer to the building or structure than the relevant parcel boundary,

shall not apply to any parcel created by subdivision deposited in the Land Title Office before March 13, 2014 provided that the building permit authorizing the construction of the building or structure is issued before March 13, 2019.

## 10.6 LARGE PARCEL SINGLE DETACHED RESIDENTIAL ZONE (R1L)

### .1 Purpose

To accommodate single detached residential development on parcels of land that are 2,500 m<sup>2</sup> or greater.

### .2 Principal Uses, Buildings and Structures

- (a) Modular home
- (b) Single detached dwelling

### .3 Secondary Uses, Buildings and Structures

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

### .4 Site Specific Uses, Buildings and Structures – *Reserved*

### .5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	2,500 m <sup>2</sup> (26,909.8 ft <sup>2</sup> )
(b)	Minimum usable parcel area	330 m <sup>2</sup> (3,552.1 ft <sup>2</sup> )
(c)	Minimum parcel frontage	30 m (98.4 ft)
DEVELOPMENT REGULATIONS		
(d)	Maximum density:	
.1	Single detached dwelling and modular home	Only 1 single detached dwelling or only 1 modular home per parcel
.2	Secondary suite and carriage house	Only 1 secondary suite or only 1 carriage house per parcel
(e)	Maximum parcel coverage	20%
(f)	Maximum building height:	
.1	Single detached dwelling and modular home	9.0 m (29.5 ft) to a maximum of 3 storeys
.2	Accessory buildings and structures	5.0 m (16.4 ft)
.3	Carriage house	5.0 m (16.4 ft) to a maximum of 1 storey or 6.5 m (21.3 ft) to a maximum of 1.5 storeys where at least

		one parking stall is provided in the same building
<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>	
.1	Front parcel boundary or private access easement, whichever is closer	6.0 m (19.7 ft) except it is 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the front
.2	Rear parcel boundary or private access easement, whichever is closer	6.0 m (19.7 ft)
.3	Interior side parcel boundary	4.5 m (14.8 ft)
.4	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
.5	A1 Zone or ALR	15.0 m (49.2 ft) except it is 9.0 (24.6ft) if a level 1 buffer is provided.

## **.6 Other Regulations**

### **(a) Siting Regulations for Approved Subdivisions**

- .1 the regulations requiring a minimum distance between garages or carports having vehicular entry from parcel boundaries or private access easements, that is greater than the minimum distance required for other buildings and structures, and
- .2 the regulations requiring that the siting of a building or structure be determined in relation to the location of a private access easement, if it is closer to the building or structure than the relevant parcel boundary,

shall not apply to any parcel created by subdivision deposited in the Land Title Office before March 13, 2014 provided that the building permit authorizing the construction of the building or structure is issued before March 13, 2019.

# PART 14 – COMPREHENSIVE DEVELOPMENT ZONES

## CD1 (A-G) – Comprehensive Development Zone (Westlake)

### CD-1(E) Hillside Housing Single Family

#### 1. Permitted Uses:

- (a) Single detached dwelling
- (b) Home based business, major
- ~~(c) Bed and breakfast~~
- ~~(d)~~(c) Care facility, minor
- ~~(d)~~ Secondary Suite
- (e) Short term rental, minor or major

Hillside Housing Single Family shall be developed in conformance with the “Compact Single Family Housing” of this zone except:

- (a) The density shall be 12 units per hectare
- (b) The minimum parcel size shall be 835 m<sup>2</sup>
- (c) Minimum frontage of 18.0 m, a reduction in frontage of down to 12.0 m will be permitted on a cul-de-sac provided the minimum arc length along the 6.0 m offset line is 18.0 m.
- (d) There shall be two trees per parcel or per unit which may be comprised of existing trees or new trees. Required trees should have a minimum clear-stem height of 1.5 m for deciduous trees, while coniferous trees should be at least 2.5 m high. The intention is to protect or restore the natural environment in order to screen the development on the hillside.
- (e) Parcels along the top of the ridge to the west of the Village Centre shall have a 10.0 m setback from the area designated “Open Space”. One additional coniferous tree shall be planted within this minimum siting distance per each unit facing onto it in order to screen the development.
- (f) A single lane emergency roadway connecting to a main road at each end may be constructed within the 10.0 m minimum siting distance mentioned above. This single lane road will double as a public walkway.