



## PART 2 – INTERPRETATION

### 2.8 DEFINITIONS

**PRINCIPAL RESIDENCE** means the usual place where an individual makes their home and conducts daily affairs, like paying bills and receiving mail, for the majority of the year.

**SHORT TERM ACCOMMODATION** means the use of a principal residence for tourist accommodation where the operator hosts guests within a single detached dwelling, secondary suite or carriage house.

## 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 breakfasts, short term accommodations, agri-tourism accommodations, and the use of resort apartments and resort townhouses.  
~~Vacation rentals other than bed and breakfast uses, agri-tourism accommodations, and the use of resort apartments and resort townhouses.~~

### 3.17 BED AND BREAKFASTS

.9 A bed and breakfast is not permitted on a parcel that contains a short term accommodation.

### 3.20 AGRI-TOURISM ACCOMMODATION

.5 When a bed and breakfast or short term accommodation is located on the same parcel as an agri-tourism accommodation, the total number of guest rooms permitted on the parcel is the number specified in Table 3.9. ~~When a bed and breakfast is located on the same parcel as an agri-tourism accommodation, the total number of guest rooms permitted on the parcel is the number specified in Table 3.9.~~

### 3.27 SHORT TERM ACCOMMODATIONS

- .1 A short term accommodation use shall only be conducted within a single detached dwelling, secondary suite or carriage house.
- .2 An occupant of the property shall be the operator of the short term accommodation. For certainty an occupant shall be a principal resident of the property.
- .3 In the case of a property containing a single detached dwelling with an approved secondary suite or approved carriage house, only one dwelling may be used for the purpose of a short term accommodation.
- .4 No more than two adults may occupy a bedroom and no more than four bedrooms are permitted to be used for a short term accommodation.
- .5 Bedrooms shall only be rented for periods of less than one month.
- .6 A short term accommodation 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.
- .7 There shall be no exterior indication that a short term accommodation is in operation on any parcel, except for permitted signage and required parking.
- .8 A short term accommodation 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.
- .9 A short term accommodation is not permitted on a parcel that contains a bed and breakfast.

# 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
Bed and breakfast / Agri-tourism accommodation	1.0 per guest room
<u>Short term accommodation</u>	<u>1.0 per one or two bedrooms</u> <u>2.0 per three or four bedrooms</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

# 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) Care facility, minor
- (h) Carriage house
- (i) Home based business, major
- (j) Kennels, hobby
- (k) Portable saw mill or shake mill
- (l) Retail sales of farm products or processed farm products
- (m) Secondary suite
- (m)(n) Short term accommodation

### .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		
(f)	<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
(g)	<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) Care facility, minor
- (d) Carriage House
- (e) Home based business, major
- (f) Kennel, hobby
- (g) Retail sales of farm products or processed farm products
- (h) Secondary suite
- (h)(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:	
.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) Care facility, minor
- (f) Carriage house
- (g) Home based business, major
- (h) Kennel, hobby
- (i) Secondary suite
- (j) Retail sales of farm products or processed farm products
- (j)(k) Short term accommodation

### .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) Care facility, minor
- (g) Carriage house
- (h) Home based business, major
- (i) Kennel, hobby
- (j) Secondary suite
- (k) Retail sales of farm products or processed farm products
- (k)(l) Short term accommodation

### .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) Care facility, minor
- (h) Carriage house
- (i) Home based business, major
- (j) Kennel, hobby
- (k) Portable saw mill or portable shake mill
- (l) Secondary suite
- (m) Retail sales of farm products or processed farm products
- (m)(n) Short term accommodation

### .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) Portable saw mill or portable shake mill
- (l) Secondary suite
- (m) Retail sales of farm products or processed farm products
- (m)(n) Short term accommodation

### .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) 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, 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

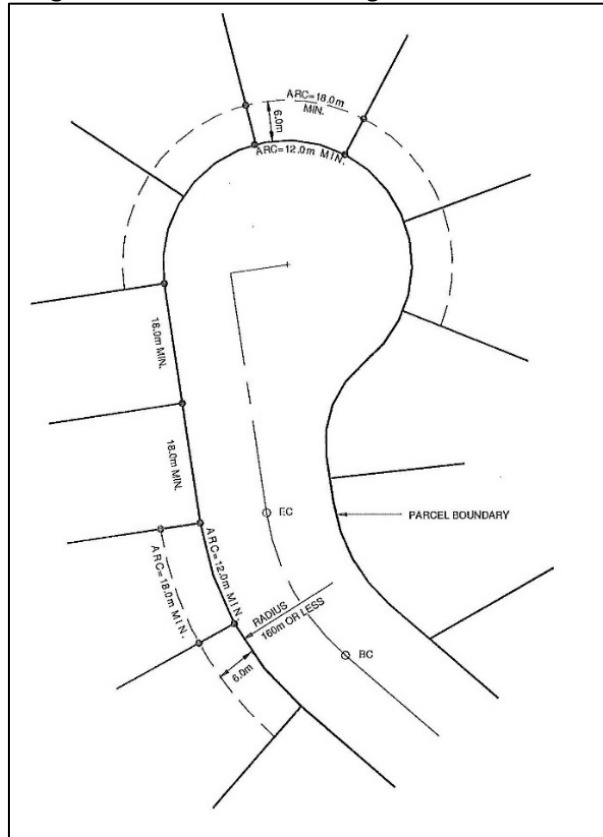
		6.5 m (21.3 ft) to a maximum of 1.5 storeys where at least one parking stall is provided in the same building
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SITING REGULATIONS		
<b>(g)</b>	<b>Buildings and structures shall be sited at least the distance from the feature indicated in the middle 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	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) Care facility, minor
- (d) Carriage house
- (e) Home based business, major
- (f) Secondary suite
- (f)(g) Short term accommodation

### .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) Care facility, minor
- ~~(e)~~ Secondary Suite
- ~~(e)~~(f) Short term accommodation

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.