

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2728, 2016

**A Bylaw to amend the Electoral Areas "A", "C", "D-1", "D-2", "E", "F" and "H"
Regional District of Okanagan-Similkameen Zoning Bylaws**

The REGIONAL BOARD of the Regional District of Okanagan-Similkameen in open meeting assembled, ENACTS as follows:

1. This Bylaw may be cited for all purposes as the "Regional District of Okanagan-Similkameen Update of Agricultural Regulations Amendment Bylaw No. 2728, 2016."

Electoral Area "A"

2. The "Regional District Okanagan-Similkameen, Electoral Area "A" Zoning Bylaw No. 2451, 2008" is amended by:

- i) Deleting the definition of "accessory retail sales of farm and/or off-farm products", "farm", "kennel, commercial" and "kennel, hobby" at Section 4.0 (Definition).

- ii) adding a new definition of "agri-tourism" at Section 4.0 (Definition) as follows:

"agri-tourism" means a tourist activity, service or facility accessory to land that is classified as a farm under the *Assessment Act*;

- iii) adding a new definition of "farm building" at Section 4.0 (Definition) as follows:

"farm building" means a building or part thereof which is associated with and located on land devoted to the practice of agriculture, and used essentially for the housing of equipment or livestock, or the production,

Comment [CJG1]: Related to introduction of "retail sales of farm and/or off-farm products" definition.

Comment [CJG2]: Related to introduction of "farm use" definition.

Comment [CJG3]: Related to the introduction of a single definition for "kennel."

Comment [CJG4]: Related to the introduction of a single definition for "kennel."

Comment [CJG5]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

storage, processing, marketing and selling of agricultural and horticultural produce or feeds;

Comment [CJG6]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- iv) replacing the definition of “farm products” at Section 4.0 (Definition) to read as follows:

“farm products” means commodities or goods that are produced from a farm use;

Comment [CJG7]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- v) adding a new definition of “farm use” at Section 4.0 (Definition) as follows:

“farm use” means an occupation or use of land for agricultural purposes, including farming of land, plants and animals and any other similar activity designated as farm use by Provincial regulation, and includes a farm operation;

Comment [CJG8]: Proposes to replace current “farm” definition.

- vi) replacing the definition of “kennel” at Section 4.0 (Definition) as follows:

“kennel” means the care of five (5) or more dogs, cats or other domestic animals or pets whether such animals are kept commercially for board, propagation, training, sale or for personal and private enjoyment;

Comment [CJG9]: Proposes to replace current “kennel, commercial” and “kennel, hobby” definitions.

- vii) adding a new definition of “retail sales of farm and/or off-farm products” at Section 4.0 (Definition) as follows:

“retail sales of farm and/or off-farm products” means retail activity which is an accessory use to a farm use and which may include the sale of goods produced on or off that farm as permitted in a given zone and which includes buildings and structures necessary for the sale and storage;

Comment [CJG10]: Proposes to replace “accessory retail sales of farm and/or off-farm products” definition. Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- viii) adding a new definition of “small livestock” at Section 4.0 (Definition) as follows:

“small livestock” means poultry, rabbit or other small animals similar in size and weight but does not include farmed fur bearing animals or roosters.

Comment [CJG11]: New definition, related to introduction of amended provisions for the keeping of livestock.

- ix) replacing the definition of “winery” at Section 4.0 (Definition) with the following:

“winery” means an establishment involved in the manufacture, packaging, storing and sales of grape and fruit-based wines, including a wine bar, food & beverage lounge and an eating and drinking establishment.

Comment [CJG12]: Updated definition, includes reference to the serving of food and other beverages.

- x) replacing Section 7.5 (Compliance with Provincial Agricultural Land Commission Act and Regulation) in its entirety with the following:

7.5 ~~deleted~~

Comment [CJG13]: Proposed to delete this section as it is unnecessary as it does not provide any regulations, and is already covered by the Act.

- xi) replacing Section 7.6 (Riparian Assessment Area) in its entirety with the following:

7.6 ~~deleted~~

Comment [CJG14]: Proposed to delete Riparian Assessment Area setbacks as these are seen to be inconsistent with the WDP Area designation / guidelines under the OCP.

- xii) replacing Section 7.11 (Accessory Dwellings) in its entirety with the following:

7.11 Accessory Dwelling

The following regulations apply to accessory dwellings where permitted as a use in this Bylaw:

- .1 No accessory dwellings shall have a floor area greater than 90 m², except for accessory dwellings located in the Commercial and Industrial zones;
- .2 Accessory dwellings shall not exceed one storey and a maximum height of 5.0 metres, except for accessory dwellings located in the Commercial and Industrial zones; and
- .3 In the Commercial and Industrial zones, accessory dwellings shall:
 - i) be located at the rear of a building on the ground floor, or above the first storey; and
 - ii) shall have separate entrances from the exterior of the building and shall not share a common hallway with commercial or industrial uses.

Comment [CJG15]: New provision related to the introduction of the "temporary farm labour housing" concept in the AG Zones. Would introduce a new limit for this type of housing in the RA and LH Zones. Is consistent with wording found in the other Electoral Areas.

Comment [CJG16]: Simplifies provisions for accessory dwellings in the Industrial and Commercial Zones.

Comment [CJG17]: New provision related to the introduction of the "temporary farm labour housing" concept in the AG Zones. Would introduce a new limit for this type of housing in the RA and LH Zones. Is consistent with wording found in the other Electoral Areas.

Comment [CJG18]: Simplifies provisions for accessory dwellings in the Industrial and Commercial Zones.

Comment [CJG19]: Proposes to simplify provisions currently comprised between Sections 7.11.2 and 7.11.5.

- xiii) replacing Section 7.16 (Agri-Tourism Accommodation) in its entirety with the following:

7.16 Agri-Tourism Accommodation

The following regulations apply to agri-tourism accommodation where permitted as a use in this Bylaw:

1. Agri-tourism accommodation is permitted only on a parcel if all or part of the parcel is classified as a "farm" under the *Assessment Act*.
2. Agri-tourism accommodation shall be for short term use by a person up to a maximum stay of 30 consecutive days with 30 days in between any subsequent stay.

3. The number of agri-tourism accommodation sleeping units permitted parcel shall be as follows:

PARCEL AREA	MAXIMUM NUMBER AGRITOURISM ACCOMMODATION SLEEPING UNITS
Less than 4.0 ha	0
4.0 ha to 8.0 ha	5
Greater than 8.0 ha	10

4. All agri-tourism accommodation sleeping units shall be contained under one roof.
5. No agri-tourism accommodation sleeping unit shall have an area of greater than 30.0 m². A washroom is not included as part of the area of the agri-tourism accommodation sleeping unit.
6. No cooking facilities shall be provided for within individual agri-tourism accommodation sleeping units.
7. One (1) parking space per agri-tourism accommodation sleeping unit is required in addition to parking required for the principal single detached dwelling.

Comment [CJG20]: Simplified provisions.

- xiv) replacing Section 7.22 (Setbacks for Buildings, Structures and Areas for Farm Uses) in its entirety with the following:

7.22 ~~deleted~~

Comment [CJG21]: Propose to delete table and move relevant setbacks directly into each applicable zone.

- xv) replacing Section 7.23 (Keeping of Livestock) in its entirety with the following:

7.23 Keeping of Livestock

In this Bylaw, where “single detached dwelling” is a permitted use the following regulations apply:

1. On parcels less than 500 m² in area, keeping of livestock, small livestock or farmed fur bearing animals shall not be permitted.
2. On parcels greater than 500 m² and less than 2,500 m² in area, keeping of animals shall be limited to 5 small livestock.
3. On parcels greater than 2,500 m² and less than 4,000 m² in area, keeping of animals shall be limited to 25 small livestock.
4. On parcels greater than 0.4 hectare (ha) and less than 0.8 ha in area, keeping of animals shall be limited to 1 livestock and 25 small livestock.

5. On parcels greater than 0.8 hectare (ha) and less than 1.2 ha in area, keeping of animals shall be limited to 2 livestock and 50 small livestock.
6. On parcels 1.2 ha or greater and less than 1.6 hectare in area, keeping of animals shall be limited to 3 livestock and 75 small livestock.
7. On parcels 1.6 ha or greater and less than 2.0 hectare in area, keeping of animals shall be limited to 4 livestock and 100 small livestock.
8. On parcels 2.0 ha or greater in area, keeping of livestock and small livestock shall be unlimited.

Comment [CJG22]: Amended provisions – regulations for keeping of livestock would now be based upon parcel size and not permitted uses. Updated provisions for number of livestock based upon parcel size.

xvi) replacing Section 7.24 (Provisions for Accessory Retail Sales and Processing, Packing and Storage of Farm products and/or Off-Farm Products) in its entirety with the following:

7.24 Provisions for Retail Sales of Farm and/or Off-Farm Products

- .1 Where “retail sales of farm and off-farm products” is permitted in a zone, farm products, processed farm products, and off-farm products may be sold to the public subject to the following regulations:
 - a) the area used for retail sales of off-farm products shall not exceed $\frac{1}{3}$ of the total area used for all retail sales on the parcel;
 - b) where off-farm products are offered for sale, farm products and/or processed farm products shall also be offered for sale; and
 - c) the retail sales area for farm products and off-farm products shall not exceed 300 m².
- .2 For the purpose of calculating the area used for retail sales in a building or structure, the following shall be included: aisles and other areas of circulation, shelf and display space, counter space for packaging and taking payment and any area used for the service and consumption of hot and cold food items. Any office area, wholesale storage area, processing facility or parking area or driveway, whether used for retail sale or not, shall be excluded.

Comment [CJG23]: Proposes to remove separate floor area restriction for wineries and packing houses. Also related to introduction of consistent regulations across Electoral Area Zoning Bylaws.

xvii) adding a new Section 7.25 (Kennel Facilities) to read as follows:

7.25 Kennel Facilities

A kennel is permitted where listed as a permitted use, provided that:

1. No kennel shall be permitted on a parcel less than 2.0 hectares in size; and
2. All buildings, structures and areas utilized in association with a kennel shall be sited a minimum of 30.0 metres from all parcel lines.

Comment [CJG24]: Provisions were previously comprised within Section 7.22 (Setbacks for Farm Buildings, Structures and Uses), but with the proposed deletion of Section 7.22, it is proposed to move the kennel regulations into their own section.

xviii) replacing Section 10.1.1(a) (Resource Area Zone) with the following:

- a) agriculture, subject to Section 7.24;

Comment [CJG25]: Due to proposed changes to Section 7.22 and 7.23, this proposes to amend the cross-reference to only Section 7.24.

xix) replacing Section 10.1.1(c) (Resource Area Zone) with the following:

- c) processing and retail sales of farm and off-farm products, subject to Section 7.24;

Comment [CJG26]: Replaces previous reference to "processing of farm and off-farm products, including sales" – links directly to the reference of the same use in Section 7.24.

xx) replacing Section 10.1.1(g) (Resource Area Zone) with the following:

- g) kennels, subject to Section 7.25;

Comment [CJG27]: Proposes to delete reference to "commercial and hobby" as a result of proposed changes to Kennel definition.

xxi) replacing Section 10.1.6 (Resource Area Zone) with the following:

10.1.6 Minimum Setbacks:

- a) Buildings and structures, on parcels 0.2 ha or greater:
 - i) Front parcel line: 10.0 metres
 - ii) Rear parcel line: 9.0 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Despite Section 10.1.6(a), livestock shelters, equestrian centres, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres

Comment [CJG28]: Updated cross-reference to General Regulations.

- c) Despite Section 10.1.6(a), incinerators or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

Comment [CJG29]: These setbacks were previously contained at Section 7.22.

xxii) replacing Section 10.1.8 (Resource Area Zone) with the following:

10.1.8 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 5%; and
 - ii) 70% for greenhouse uses.

Comment [CJG30]: Current parcel coverage split is 10% for parcels greater than 2,020 m² and 45% for parcels less than that area.

Amendment proposes to introduce a greater gradation between land areas, to introduce a larger allowance for greenhouses and to reduce the coverage on parcels greater than 2.0 ha to 5%. Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

xxiii) replacing Section 10.2.1(a) (Agriculture One Zone) with the following:

- a) agriculture, subject to Section 7.24;

xxiv) replacing Section 10.2.1(b) (Agriculture One Zone) with the following:

- b) processing and retail sales of farm and off-farm products, subject to Section 7.24;

Comment [CJG31]: Proposes to delete reference to "sales" as this is already covered in sub-section 10.2.1(b).

xxv) replacing Section 10.2.1(c) (Agriculture One Zone) with the following:

- c) packing and storage of farm products, subject to Section 7.24;

Comment [CJG32]: Due to proposed changes to Section 7.22 and 7.23, this proposes to amend the cross-reference to only Section 7.24.

xxvi) replacing Section 10.2.1(d) (Agriculture One Zone) with the following:

- d) brewery, cidery, distillery, meadery or winery, subject to Section 7.24;

Comment [CJG33]: Replaces previous reference to "processing of farm and off-farm products, including sales" – links directly to reference to same use in Section 7.24.

xxvii) replacing Section 10.2.1(f) (Agriculture One Zone) with the following:

- f) kennels, subject to Section 7.25;

Comment [CJG34]: Proposes to delete reference to "sales" as this is already covered in sub-section 10.2.1(b).

Comment [CJG35]: Updated language to reflect changes to ALC Regs.

xxviii) replacing Section 10.2.5(a) (Agriculture One Zone) with the following:

Comment [CJG36]: Proposes to delete reference to "commercial and hobby" as a result of proposed changes to Kennel definition.

Comment [CJG37]: Updated cross-reference to General Regulations.

- a) the number of principal dwellings and the number of accessory dwellings and temporary farm worker housing permitted per parcel shall be as follows:

Comment [CJG38]: Changes relate to proposed introduction of a uniform 90 m² floor area (i.e. same as permitted for secondary suite and carriage houses) allowance for all accessory dwellings.

PARCEL AREA	MAXIMUM NUMBER OF PRINCIPAL DWELLINGS	MAXIMUM NUMBER OF ACCESSORY DWELLINGS	MAXIMUM NUMBER OF TEMPORARY FARM WORKER HOUSING	MAXIMUM FLOOR AREA OF ACCESSORY DWELLINGS & TEMPORARY FARM WORKER HOUSING PER PARCEL
Less than 3.5 ha	1	0	0	0
3.5 ha to 7.99 ha	1	1	1	90 m ²
8.0 ha to 11.99 ha	1	2	1	180 m ²
12.0 ha to 15.99 ha	1	3	1	270 m ²
Greater than 16.0 ha	1	4	1	360 m ²
Greater than 8.0 ha	2	0	0	0

- xxix) replacing Section 10.2.6 (Agriculture One Zone) with the following:

10.2.6 Minimum Setbacks:

- a) Buildings and structures, on parcels 0.2 ha or greater:
- i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 7.5 metres
- b) Despite Section 10.2.6(a), livestock shelters, equestrian centres, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities on parcels 0.2 ha or greater:
- i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 10.2.6(a), incinerator or compost facility on parcels 0.2 ha or greater:
- i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres

iv) Exterior side parcel line: 30.0 metres

Comment [CJG39]: These setbacks were previously contained at Section 7.22.

d) Principal buildings or structures, on parcels less than 0.2 ha:

i) Front parcel line: 7.5 metres

ii) Rear parcel line: 7.5 metres

iii) Interior side parcel line: 1.5 metres

iv) Exterior side parcel line: 4.5 metres

e) Accessory buildings and structures, on parcels less than 0.2 ha:

i) Front parcel line: 7.5 metres

ii) Rear parcel line: 1.0 metres

iii) Interior side parcel line: 1.0 metres

iv) Exterior side parcel line: 4.5 metres

xxx) replacing Section 10.2.8 (Agriculture One Zone) with the following:

10.2.8 Maximum Parcel Coverage:

a) 35% for parcels less than 2,500 m² in area;

b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and

c) for parcels greater than 2.0 ha in area:

i) 5%; and

ii) 70% for greenhouse uses.

Comment [CJG40]: Amendment proposes to introduce a greater gradation between land areas, to introduce a larger allowance for greenhouses and to reduce the coverage on parcels greater than 2.0 ha to 5%. Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

xxxii) replacing Section 10.3.1(a) (Agriculture Two Zone) with the following:

a) agriculture, subject to Section 7.24;

Comment [CJG41]: Proposes to delete reference to "sales" as this is already covered in sub-section 10.3.1(c).

xxxiii) replacing Section 10.3.1(c) (Agriculture Two Zone) with the following:

c) processing and retail sales of farm and off-farm products, subject to Section 7.24;

Comment [CJG42]: Due to proposed changes to Section 7.22 and 7.23, this proposes to amend the cross-reference to only Section 7.24.

xxxiii) replacing Section 10.3.1(d) (Agriculture Two Zone) with the following:

d) packing and storage of farm products, subject to Section 7.24;

Comment [CJG43]: Replaces previous reference to "processing of farm and off-farm products, including sales" – links directly to reference to same use in Section 7.24.

xxxiv) replacing Section 10.3.1(e) (Agriculture Two Zone) with the following:

e) brewery, cidery, distillery, meadery or winery, subject to Section 7.24;

Comment [CJG44]: Proposes to delete reference to "sales" as this is already covered in sub-section 10.3.1(c).

Comment [CJG45]: Updated language to reflect changes to ALC Regs.

xxxv) replacing Section 10.3.1(g) (Agriculture Two Zone) with the following:

- g) kennels, subject to Section 7.25;

Comment [CJG46]: Proposes to delete reference to “commercial and hobby” as a result of proposed changes to Kennel definition.

xxxvi) replacing Section 10.3.5(a) (Agriculture Two Zone) with the following:

- a) the number of principal dwellings and the number of accessory dwellings and temporary farm worker housing permitted per parcel shall be as follows:

Comment [CJG47]: Updated cross-reference to General Regulations.

Comment [CJG48]: Changes relate to proposed introduction of a uniform 90 m² floor area (i.e. same as permitted for secondary suite and carriage houses) allowance for all accessory dwellings.

PARCEL AREA	MAXIMUM NUMBER OF PRINCIPAL DWELLINGS	MAXIMUM NUMBER OF ACCESSORY DWELLINGS	MAXIMUM NUMBER OF TEMPORARY FARM WORKER HOUSING	MAXIMUM FLOOR AREA OF ACCESSORY DWELLINGS & TEMPORARY FARM WORKER HOUSING PER PARCEL
Less than 3.5 ha	1	0	0	0
3.5 ha to 7.99 ha	1	1	1	90 m ²
8.0 ha to 11.99 ha	1	2	1	180 m ²
12.0 ha to 15.99 ha	1	3	1	270 m ²
Greater than 16.0 ha	1	4	1	360 m ²
Greater than 8.0 ha	2	0	0	0

xxxvii) replacing Section 10.3.6 (Agriculture Two Zone) with the following:

10.3.6 Minimum Setbacks:

- a) Buildings and structures, on parcels 0.2 ha or greater:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 7.5 metres
- b) Despite Section 10.3.6(a), livestock shelters, equestrian centres, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities on parcels 0.2 ha or greater:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres

c) Despite Section 10.3.6(a), incinerator or compost facility on parcels 0.2 ha or greater:

- i) Front parcel line: 30.0 metres
- ii) Rear parcel line: 30.0 metres
- iii) Interior side parcel line: 30.0 metres
- iv) Exterior side parcel line: 30.0 metres

Comment [CJG49]: Previously under Section 7.22.

d) Principal buildings or structures, on parcels less than 0.2 ha:

- i) Front parcel line: 7.5 metres
- ii) Rear parcel line: 7.5 metres
- iii) Interior side parcel line: 1.5 metres
- iv) Exterior side parcel line: 4.5 metres

e) Accessory buildings and structures, on parcels less than 0.2 ha:

- i) Front parcel line: 7.5 metres
- ii) Rear parcel line: 1.0 metres
- iii) Interior side parcel line: 1.0 metres
- iv) Exterior side parcel line: 4.5 metres

xxxviii) replacing Section 10.3.8 (Agriculture Two Zone) with the following:

10.3.8 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 5%; and
 - ii) 70% for greenhouse uses.

Comment [CJG50]: Amendment proposes to introduce a greater gradation between land areas, to introduce a larger allowance for greenhouses and to reduce the coverage on parcels greater than 2.0 ha to 5%. Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

Comment [CJG51]: Proposes to delete reference to “sales” as this is already covered in sub-section 10.4.1(g) proposed below.

xxxix) replacing Section 10.4.1(a) (Large Holdings Zone) with the following:

- a) agriculture, subject to Section 7.24;

Comment [CJG52]: Due to proposed changes to Section 7.22 and 7.23, this proposes to amend the cross-reference to only Section 7.24.

xl) replacing Section 10.4.1(d) (Large Holdings Zone) with the following:

- d) kennels, subject to Section 7.25;

Comment [CJG53]: Proposes to delete reference to “commercial and hobby” as a result of proposed changes to Kennel definition.

Comment [CJG54]: Updated cross-reference to General Regulations.

xli) adding a new Section 10.4.1(g) (Large Holdings Zone) with the following, and renumbering all subsequent sections:

g) processing and retail sales of farm and off-farm products, subject to Section 7.24;

Comment [CJG55]: Replaces previous reference to “processing of farm and off-farm products, including sales” – links directly to reference to same use in Section 7.24.

xlii) replacing Section 10.4.6 (Large Holdings Zone) with the following:

10.4.6 Minimum Setbacks:

a) Buildings and structures, on parcels 0.2 ha or greater:

- i) Front parcel line: 7.5 metres
- ii) Rear parcel line: 7.5 metres
- iii) Interior side parcel line: 4.5 metres
- iv) Exterior side parcel line: 7.5 metres

b) Despite Section 10.4.6(a), livestock shelters, equestrian centres, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities on parcels 0.2 ha or greater:

- i) Front parcel line: 15.0 metres
- ii) Rear parcel line: 15.0 metres
- iii) Interior side parcel line: 15.0 metres
- iv) Exterior side parcel line: 15.0 metres

c) Despite Section 10.4.6(a), incinerator or compost facility on parcels 0.2 ha or greater:

- i) Front parcel line: 30.0 metres
- ii) Rear parcel line: 30.0 metres
- iii) Interior side parcel line: 30.0 metres
- iv) Exterior side parcel line: 30.0 metres

Comment [CJG56]: Previously under Section 7.22.

d) Principal buildings or structures, on parcels less than 0.2 ha:

- i) Front parcel line: 7.5 metres
- ii) Rear parcel line: 7.5 metres
- iii) Interior side parcel line: 1.5 metres
- iv) Exterior side parcel line: 4.5 metres

e) Accessory buildings and structures, on parcels less than 0.2 ha:

- i) Front parcel line: 7.5 metres

- ii) Rear parcel line: 1.0 metres
- iii) Interior side parcel line: 1.0 metres
- iv) Exterior side parcel line: 4.5 metres

xliii) replacing Section 10.3.8 (Large Holdings Zone) with the following:

10.3.8 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 5%; and
 - ii) 70% for greenhouse uses.

xliv) replacing Section 10.5.1(d) (Small Holdings Two Zone) with the following:

- d) kennels, subject to Section 7.25;

xliv) replacing Section 10.5.6 (Small Holdings Two Zone) with the following:

10.5.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 10.5.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres

Comment [CJG57]: Amendment proposes to introduce a greater gradation between land areas, to introduce a larger allowance for greenhouses and to reduce the coverage on parcels greater than 2.0 ha to 5%. Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

Comment [CJG58]: Proposes to delete reference to "commercial and hobby" as a result of proposed changes to Kennel definition.

Comment [CJG59]: Updated cross-reference to General Regulations.

- ii) Rear parcel line: 15.0 metres
- iii) Interior side parcel line: 15.0 metres
- iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 10.5.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

Comment [CJG60]: Previously under Section 7.22.

xlvi) replacing Section 10.6.6 (Small Holdings Three Zone) with the following:

10.6.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 10.6.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 10.6.6(a) and (b), incinerator or compost facility:

- i) Front parcel line: 30.0 metres
- ii) Rear parcel line: 30.0 metres
- iii) Interior side parcel line: 30.0 metres
- iv) Exterior side parcel line: 30.0 metres

Comment [CJG61]: Previously under Section 7.22.

xlvii) replacing Section 10.7.6 (Small Holdings Four Zone) with the following:

10.7.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 3.0 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 10.7.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 10.7.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

Comment [CJG62]: Previously under Section 7.22.

xlvi) replacing Section 13.1.1(j) (General Commercial Zone) with the following:

- j) accessory dwelling, subject to Section 7.11;

Comment [CJG63]: Related to proposed changes to Section 7.11.

xlix) adding a new Section 13.1.9 (General Commercial Zone) with the following:

13.1.9 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) accessory dwelling.

Comment [CJG64]: Related to proposed changes to Section 13.1.1(j), which proposes to delete the reference to 1 accessory dwelling.

l) replacing Section 13.2.1(j) (Tourist Commercial One Zone) with the following:

- j) accessory dwelling, subject to Section 7.11;

Comment [CJG65]: Related to proposed changes to Section 7.11.

li) adding a new Section 13.2.10 (Tourist Commercial One Zone) with the following:

13.2.10 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) accessory dwelling.

Comment [CJG66]: Related to proposed changes to Section 13.2.1(j), which proposes to delete the reference to 1 accessory dwelling.

lii) replacing Section 14.1.1(j) (Industrial (Light) One Zone) with the following:

- j) accessory dwelling, subject to Section 7.11;

Comment [CJG67]: Related to proposed changes to Section 7.11.

liii) adding a new Section 14.1.8 (Industrial (Light) One Zone) with the following:

14.1.8 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) accessory dwelling.

Comment [CJG68]: Related to proposed changes to Section 14.1.1(j), which proposes to delete the reference to 1 accessory dwelling.

liv) replacing Section 16.2.1 (Site Specific Agricultural One (AG1s) Provisions) with the following:

- .1 ~~deleted.~~

Comment [CJG69]: Existing provision allows for a 50% parcel coverage for greenhouses. Proposed changes to AG1 Zone would increase this to 70% for all properties, rendering this provision redundant.

lv) replacing Section 16.2.2 (Site Specific Agricultural One (AG1s) Provisions) with the following:

- .2 ~~deleted.~~

Comment [CJG70]: Existing provision restricts permitted uses to only agricultural uses (i.e. no dwellings) and a minimum parcel size of 11 ha. Proposed to delete the site specific and rezone the property to AG2 as this specifies a minimum parcel size of 10 ha.

lvi) replacing Section 16.2.3 (Site Specific Agricultural One (AG1s) Provisions) with the following:

- .3 ~~deleted.~~

Comment [CJG71]: Existing provision allows for a minimum parcel size for subdivision of 2,020 m². Parcel has been created, rendering this provision redundant.

lvii) replacing Section 16.2.4 (Site Specific Agricultural One (AG1s) Provisions) with the following:

.4 ~~deleted.~~

Comment [CJG72]: Existing provision allows for a floor area of 2771 m² for a packing facility. This has been rendered redundant by the current provision of 3,000 m² or 10% of parcel coverage. Deletion is dependent upon other proposed amendments to parcel coverage.

lviii) replacing Section 16.2.5 (Site Specific Agricultural One (AG1s) Provisions) with the following:

.5 ~~deleted.~~

Comment [CJG73]: Existing provision allows for a floor area of 3050 m² for a packing facility. This has been rendered almost redundant by the current provision of 3,000 m² or 10% of parcel coverage.

lix) replacing Section 16.2.6 (Site Specific Agricultural One (AG1s) Provisions) with the following:

.6 ~~deleted.~~

Comment [CJG74]: Existing provision allows for a 40% parcel coverage for greenhouses. Proposed changes to AG1 Zone would increase this to 70% for all properties, rendering this provision redundant.

lx) replacing Section 16.2.7 (Site Specific Agricultural One (AG1s) Provisions) with the following:

.7 ~~deleted.~~

Comment [CJG75]: Existing provision allows for a minimum parcel size for subdivision of 2,020 m². Parcel has been created, rendering this provision redundant.

lxi) replacing Section 16.2.8 (Site Specific Agricultural One (AG1s) Provisions) with the following:

.8 ~~deleted.~~

Comment [CJG76]: Existing provision allows for a 35% parcel coverage and reduces setbacks. Mistake to put setbacks into the zoning bylaw. With changes proposed to parcel coverage, it is proposed to delete this site specific.

lxii) replacing Section 16.2.9 (Site Specific Agricultural One (AG1s) Provisions) with the following:

.9 ~~deleted.~~

Comment [CJG77]: Existing provision allows for a "secondary suite" as a permitted use. AG1 Zone has since been amended to allow this everywhere. Provision is now redundant.

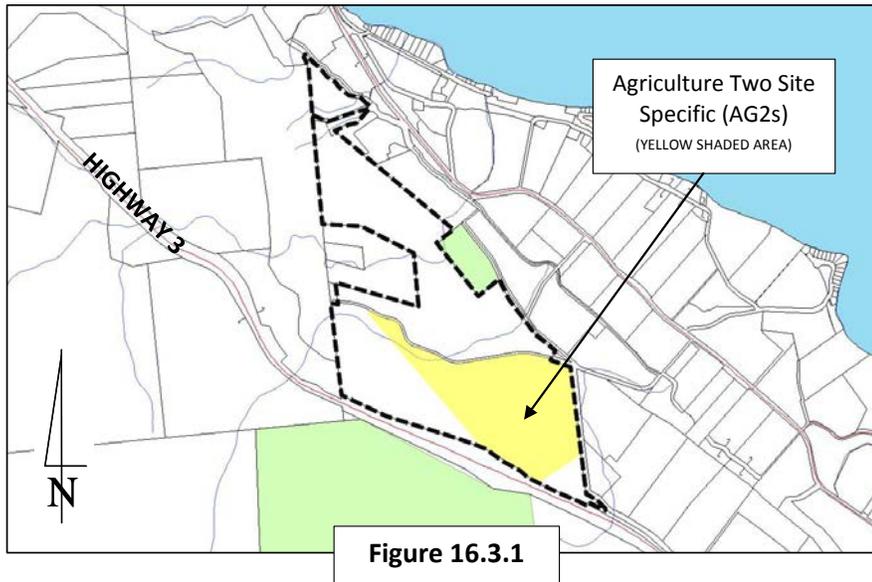
lxiii) replacing Section 16.3.1 (Site Specific Agricultural Two (AG2s) Provisions) with the following:

.1 In the case of land described as Block AB, District Lot 2450S, SDYD, and shown shaded yellow on Figure 16.3.1:

a) the following principal use shall be permitted on the land in addition to the permitted uses listed in Section 10.3.1:

.1 "interpretation centre".

Comment [CJG78]: Updated provisions, addresses issue of incorrect legal description. Also includes a map for easier identification of where regulations apply.



3. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "A" Zoning Bylaw No. 2451, 2008, is amended by changing the land use designation on the land described as part Lot A, Plan KAP34660, District Lot 43, SDYD, and shown shaded yellow on Schedule 'X-1', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s) to Agriculture One (AG1).
4. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "A" Zoning Bylaw No. 2451, 2008, is amended by changing the land use designation on an approximately 11.0 ha part of the land described as part Lot 1, Plan KAP85073, District Lot 42, 157, SDYD, and shown shaded yellow on Schedule 'X-2', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s2) to Agriculture Two (AG2).
5. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "A" Zoning Bylaw No. 2451, 2008, is amended by changing the land use designation on the land described as part Lot A, Plan KAP84890, District Lot 42, SDYD, and shown shaded yellow on Schedule 'X-3', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s1) to Agriculture One (AG1).
6. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "A" Zoning Bylaw No. 2451, 2008, is amended by

Comment [CJG79]: 4305 Highway 3

Comment [CJG80]: 4810 33rd Street

Comment [CJG81]: 4610 33rd Street

changing the land use designation on the land described as part Lot 1, Plan KAP3027, District Lot 43, SDYD, Except Plan 26614, 34660 H95, and shown shaded yellow on Schedule 'X-4', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s) to Agriculture One (AG1).

Comment [CJG82]: 4295 Highway 3

7. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "A" Zoning Bylaw No. 2451, 2008, is amended by changing the land use designation on the land described as part Lot 448, Plan KAP1949, District Lot 2450S, SDYD, and shown shaded yellow on Schedule 'X-5', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s) to Agriculture One (AG1).

Comment [CJG83]: 17202 Highway 97

8. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "A" Zoning Bylaw No. 2451, 2008, is amended by changing the land use designation on the land described as part Lot 470, Plan KAP1949, District Lot 2450S, Manufactured Home Reg. #69145, SDYD, and shown shaded yellow on Schedule 'X-6', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s) to Agriculture One (AG1).

Comment [CJG84]: 9707 128th Avenue

9. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "A" Zoning Bylaw No. 2451, 2008, is amended by changing the land use designation on the land described as part Lot C, Plan EPP23965, District Lots 42, 157, 2709, SDYD, and shown shaded yellow on Schedule 'X-7', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s) to Agriculture One (AG1).

Comment [CJG85]: 3312 16th Avenue

10. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "A" Zoning Bylaw No. 2451, 2008, is amended by changing the land use designation on the land described as part Lot 1, Plan KAP12164, District Lot 41, SDYD, and shown shaded yellow on Schedule 'X-8', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s) to Agriculture One (AG1).

Comment [CJG86]: 3635 Highway 3

11. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "A" Zoning Bylaw No. 2451, 2008, is amended by changing the land use designation on the land described as part Lot B, Plan EPP23965, District Lots 42, 157 and 2709, SDYD, Manufactured Home Reg. #3224, and shown shaded yellow on Schedule 'X-9', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s) to Agriculture One (AG1).

Comment [CJG87]: 3501 16th Avenue

Electoral Area “C”

12. The “Regional District Okanagan-Similkameen, Electoral Area “C” Zoning Bylaw No. 2453, 2008” is amended by:

i) deleting the definition of “additional dwelling for farm labour”, “farm” and “stable” at Section 4.0 (Definitions).

Comment [CJG88]: To be replaced by definition of “temporary farm worker housing”.

ii) replacing the definition of “accessory dwelling” at Section 4.0 (Definition) as follows:

Comment [CJG89]: To be replaced by definition of “farm use”

Comment [CJG90]: To be replaced by definition of “equestrian centre”.

“accessory dwelling” means a single detached dwelling or other detached dwelling and includes a manufactured home where specifically permitted as an accessory use in a zone, which is permitted as an accessory use in conjunction with a principal use. The accessory dwelling is a complete living unit and includes a private kitchen and bath;

Comment [CJG91]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

iii) replacing the definition of “agriculture” at Section 4.0 (Definition) with the following:

“agriculture” means the use of land, buildings or structures for growing, harvesting, packing, storing and wholesaling of agricultural crops for the purposes of providing food, horticultural, medicinal or farm products, but excludes processing and retail sales of farm products. Agriculture includes producing and rearing animals and range grazing of horses, cattle, sheep, and other livestock and includes apiculture and aquaculture;

Comment [CJG92]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

iv) replacing the definition of “agri-tourism” at Section 4.0 (Definition) with the following:

“agri-tourism” means a tourist activity, service or facility accessory to land that is classified as a farm under the *Assessment Act*;

Comment [CJG93]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

v) replacing the definition of “agri-tourism accommodation” at Section 4.0 (Definition) with the following:

“agri-tourism accommodation” means accommodation for rental to the traveling public on an operating farm which is accessory to and related to, the principal farm use of the parcel;

Comment [CJG94]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

vi) adding a new definition of “aquaculture” at Section 4.0 (Definition) as follows:

“aquaculture” means the growing and cultivation of aquatic plants, or fish, for commercial purposes, in any water environment or in human made containers of water, and includes the growing and cultivation of shellfish on, in or under the foreshore or in the water;

Comment [CJG95]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- vii) replacing the definition of “cidery” at Section 4.0 (Definition) with the following:

“cidery” means premises used for the production of beverages from orchard products, including a wine bar and a restaurant with seating for up to 20 people;

Comment [CJG96]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- viii) adding a new definition of “equestrian centre” at Section 4.0 (Definition) as follows:

“equestrian centre” means the use of riding arenas, stables, training tracks and other structures that accommodate the activity of riding horses, and in which horses are sheltered and fed;

Comment [CJG97]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- ix) adding a new definition of “farm building” at Section 4.0 (Definition) as follows:

“farm building” means a building or part thereof which is associated with and located on land devoted to the practice of agriculture, and used essentially for the housing of equipment or livestock, or the production, storage, processing, marketing and selling of agricultural and horticultural produce or feeds;

Comment [CJG98]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- x) adding a new definition of “farm operation” at Section 4.0 (Definition) as follows:

“farm operation” means a farm operation as defined by the Province under the *Farm Practices Protection (Right to Farm) Act*;

Comment [CJG99]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- xi) replacing the definition of “farm products” at Section 4.0 (Definition) with the following:

“farm products” means commodities or goods that are produced from a farm use;

Comment [CJG100]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- xii) adding a new definition of “farm use” at Section 4.0 (Definition) as follows:

“farm use” means an occupation or use of land for agricultural purposes, including farming of land, plants and animals and any other similar activity

designated as farm use by Provincial regulation, and includes a farm operation;

Comment [CJG101]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- xiii) replacing the definition of “feed lot” at Section 4.0 (Definition) with the following:

“feed lot” means any building, structure, compound or other enclosure, or an outdoor, non-grazing area where more than fifty (50) livestock are confined by fences, other structures or topography, including paddocks, corrals, exercise yards, and holding areas, but not including a seasonal feeding area used to feed livestock during the winter months, and not including grazing areas;

Comment [CJG102]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- xiv) replacing the definition of “kennel” at Section 4.0 (Definition) with the following:

“kennel” means the care of five (5) or more dogs, cats or other domestic animals or pets whether such animals are kept commercially for board, propagation, training, sale or for personal and private enjoyment;

Comment [CJG103]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- xv) adding a new definition of “retail sales of farm and/or off-farm products” at Section 4.0 (Definition) as follows:

“retail sales of farm and/or off-farm products” means retail activity which is an accessory use to a farm use and which may include the sale of goods produced on or off that farm as permitted in a given zone and which includes buildings and structures necessary for the sale and storage;

Comment [CJG104]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- xvi) adding a new definition of “small livestock” at Section 4.0 (Definition) as follows:

“small livestock” means poultry, rabbit or other small animals similar in size and weight but does not include farmed fur bearing animals or roosters;

Comment [CJG105]: Related to proposed changes to the Keeping of Livestock Regulations contained at Section 7.23.

- xvii) replacing the definition of “winery” at Section 4.0 (Definition) with the following:

“winery” means an establishment involved in the manufacture, packaging, storing and sales of grape and fruit-based wines, including a wine bar, food & beverage lounge and an eating and drinking establishment.

Comment [CJG106]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- xviii) replacing Section 7.5 (Compliance with Provincial Agricultural Land Commission Act and Regulation) in its entirety with the following:

7.5 ~~deleted~~

Comment [CJG107]: Proposed to delete this section as it is unnecessary as it does not provide any regulations, and is already covered by the Act.

xix) replacing Section 7.6 (Riparian Assessment Area) in its entirety with the following:

7.6 ~~deleted~~

Comment [CJG108]: Proposed to delete Riparian Assessment Area setbacks as these are seen to be inconsistent with the WDP Area designation / guidelines under the OCP.

xx) replacing Section 7.11 (Accessory Dwellings) in its entirety with the following:

7.11 Accessory Dwelling

The following regulations apply to accessory dwellings where permitted as a use in this Bylaw:

- .1 No accessory dwellings shall have a floor area greater than 90 m², except for accessory dwellings located in the Commercial and Industrial zones;
- .2 Accessory dwellings shall not exceed one storey and a maximum height of 5.0 metres, except for accessory dwellings located in the Commercial and Industrial zones; and
- .3 In the Commercial and Industrial zones, accessory dwellings shall:
 - i) be located at the rear of a building on the ground floor, or above the first storey; and
 - ii) shall have separate entrances from the exterior of the building and shall not share a common hallway with commercial or industrial uses.

Comment [CJG109]: New provision related to the introduction of the “temporary farm labour housing” concept in the AG Zones. Would introduce a new limit for this type of housing in the RA and LH Zones. Is consistent with wording found in the other Electoral Areas.

Comment [CJG110]: Simplifies provisions for accessory dwellings in the Industrial and Commercial Zones.

Comment [CJG111]: New provision related to the introduction of the “temporary farm labour housing” concept in the AG Zones. Would introduce a new limit for this type of housing in the RA and LH Zones. Is consistent with wording found in the other Electoral Areas.

Comment [CJG112]: Simplifies provisions for accessory dwellings in the Industrial and Commercial Zones.

Comment [CJG113]: Proposes to simplify provisions currently comprised between Sections 7.11.2 and 7.11.5.

lxiv) replacing Section 7.16 (Agri-Tourism Accommodation) in its entirety with the following:

7.16 Agri-Tourism Accommodation

The following regulations apply to agri-tourism accommodation where permitted as a use in this Bylaw:

1. Agri-tourism accommodation is permitted only on a parcel if all or part of the parcel is classified as a “farm” under the *Assessment Act*.
2. Agri-tourism accommodation shall be for short term use by a person up to a maximum stay of 30 consecutive days with 30 days in between any subsequent stay.
3. The number of agri-tourism accommodation sleeping units permitted parcel shall be as follows:

PARCEL AREA	MAXIMUM NUMBER AGRI-TOURISM ACCOMMODATION SLEEPING UNITS
Less than 4.0 ha	0
4.0 ha to 8.0 ha	5
Greater than 8.0 ha	10

4. All agri-tourism accommodation sleeping units shall be contained under one roof.
5. No agri-tourism accommodation sleeping unit shall have an area of greater than 30.0 m². A washroom is not included as part of the area of the agri-tourism accommodation sleeping unit.
6. No cooking facilities shall be provided for within individual agri-tourism accommodation sleeping units.
7. One (1) parking space per agri-tourism accommodation sleeping unit is required in addition to parking required for the principal single detached dwelling.

Comment [CJG114]: Simplified provisions.

xxi) replacing Section 7.22 (Setbacks for Buildings, Structures and Areas for Farm Uses) in its entirety with the following:

7.22 ~~deleted~~

Comment [CJG115]: Given the actual number of structures that require different setbacks, should these be accommodated directly within the zone, similar to the approach used for “wineries, cideries, packing and storage facilities and home industries”?

xxii) replacing Section 7.23 (Keeping of Livestock) in its entirety with the following:

7.23 Keeping of Livestock

In this Bylaw, where “single detached dwelling” is a permitted use the following regulations apply:

1. On parcels less than 500 m² in area, keeping of livestock, small livestock or farmed fur bearing animals shall not be permitted.
2. On parcels greater than 500 m² and less than 2,500 m² in area, keeping of animals shall be limited to 5 small livestock.
3. On parcels greater than 2,500 m² and less than 4,000 m² in area, keeping of animals shall be limited to 25 small livestock.
4. On parcels greater than 0.4 hectare (ha) and less than 0.8 ha in area, keeping of animals shall be limited to 1 livestock and 25 small livestock.
5. On parcels greater than 0.8 hectare (ha) and less than 1.2 ha in area, keeping of animals shall be limited to 2 livestock and 50 small livestock.

6. On parcels 1.2 ha or greater and less than 1.6 hectare in area, keeping of animals shall be limited to 3 livestock and 75 small livestock.
7. On parcels 1.6 ha or greater and less than 2.0 hectare in area, keeping of animals shall be limited to 4 livestock and 100 small livestock.
8. On parcels 2.0 ha or greater in area, keeping of livestock and small livestock shall be unlimited.

Comment [CJG116]: Amended provisions – regulations for keeping of livestock would now be based upon parcel size and not permitted uses. Updated provisions for number of livestock based upon parcel size.

xxiii) replacing Section 7.24 (Provisions for Accessory Retail Sales and Processing, Packing and Storage of Farm products and/or Off-Farm Products) in its entirety with the following:

7.24 Provisions for Retail Sales of Farm and/or Off-Farm Products

- .1 Where “retail sales of farm and off-farm products” is permitted in a zone, farm products, processed farm products, and off-farm products may be sold to the public subject to the following regulations:
 - a) the area used for retail sales of off-farm products shall not exceed 1/3 of the total area used for all retail sales on the parcel;
 - b) where off-farm products are offered for sale, farm products and/or processed farm products shall also be offered for sale; and
 - c) the retail sales area for farm products and off-farm products shall not exceed 300 m².
- .2 For the purpose of calculating the area used for retail sales in a building or structure, the following shall be included: aisles and other areas of circulation, shelf and display space, counter space for packaging and taking payment and any area used for the service and consumption of hot and cold food items. Any office area, wholesale storage area, processing facility or parking area or driveway, whether used for retail sale or not, shall be excluded.

Comment [CJG117]: Proposes to remove separate floor area restriction for wineries and packing houses. Also related to introduction of consistent regulations across Electoral Area Zoning Bylaws.

xxiv) adding a new Section 7.26 (Kennel Facilities) to read as follows:

7.26 Kennel Facilities

A kennel is permitted where listed as a permitted use, provided that:

1. No kennel shall be permitted on a parcel less than 2.0 hectares in size; and
2. All buildings, structures and areas utilized in association with a kennel shall be sited a minimum of 30.0 metres from all parcel lines.

Comment [CJG118]: Provisions were previously comprised within Section 7.22 (Setbacks for Farm Buildings, Structures and Uses), but with the proposed deletion of Section 7.22, it is proposed to move the kennel regulations into their own section.

xxv) replacing Section 10.1.1(a) (Resource Area Zone) with the following:

- a) agriculture, subject to Section 7.24;

Comment [CJG119]: Proposes to delete reference to “sales” as this is already covered in sub-section 10.1.1(c).

xxvi) replacing Section 10.1.1(c) (Resource Area Zone) with the following:

- c) processing and retail sales of farm and off-farm products, subject to Section 7.24;

Comment [CJG120]: Due to proposed changes to Section 7.22 and 7.23, this proposes to amend the cross-reference to only Section 7.24.

xxvii) replacing Section 10.1.1(g) (Resource Area Zone) with the following:

- g) kennels, subject to Section 7.26;

Comment [CJG121]: Replaces previous reference to “processing of farm and off-farm products, including sales” – links directly to reference to same use in Section 7.24.

xxviii) replacing Section 10.1.1(h) (Resource Area Zone) with the following:

- h) equestrian centre;

Comment [CJG122]: Updated cross-reference to General Regulations.

xxix) replacing Section 10.1.6 (Resource Area Zone) with the following:

10.1.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 10.0 metres
 - ii) Rear parcel line: 9.0 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Despite Section 10.1.6(a), livestock shelters, equestrian centre, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 10.1.6(a), incinerators or compost facility:

Comment [CJG123]: Updated to reflect new definition of “equestrian centre” – replaces “stable” use.

- i) Front parcel line: 30.0 metres
- ii) Rear parcel line: 30.0 metres
- iii) Interior side parcel line: 30.0 metres
- iv) Exterior side parcel line: 30.0 metres

Comment [CJG124]: Previously under Section 7.22.

xxx) replacing Section 10.1.8 (Resource Area Zone) with the following:

10.1.8 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 5%; and
 - ii) 70% for greenhouse uses.

Comment [CJG125]: Amendment proposes to introduce a greater gradation between land areas, to introduce a larger allowance for greenhouses and to reduce the coverage on parcels greater than 2.0 ha to 5%. Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

xxxii) replacing Section 10.2.1(c) (Agriculture One Zone) with the following:

- c) kennels, subject to Section 7.26;

Comment [CJG126]: Updated cross-reference to General Regulations.

xxxiii) replacing Section 10.2.1(d) (Agriculture One Zone) with the following:

- d) equestrian centre;

Comment [CJG127]: Updated to reflect new definition of “equestrian centre” – replaces “stable” use.

xxxiii) replacing Section 10.2.1(f) (Agriculture One Zone) with the following:

- f) accessory dwellings, subject to Section 7.11;

Comment [CJG128]: Replaces reference to “additional dwelling for farm labour”. Re-establishes link to Section 7.11 (Accessory Dwellings).

xxxiv) replacing Section 10.2.1(k) (Agriculture One Zone) with the following:

- k) processing and retail sales of farm and off-farm products, subject to Section 7.24;

Comment [CJG129]: Replaces previous reference to “processing of farm and off-farm products, including sales” – links directly to reference to same use in Section 7.24.

xxxv) replacing Section 10.2.1(l) (Agriculture One Zone) with the following:

- l) packing and storage of farm products, subject to Section 7.24;

Comment [CJG130]: Proposes to remove reference to “including sales” as this is already covered by Section 10.2.1(k).

xxxvi) replacing Section 10.2.1(m) (Agriculture One Zone) with the following:

- m) brewery, cidery, distillery, meadery or winery, subject to Section 7.24;

Comment [CJG131]: Updated language to reflect changes to ALC Regs.

xxxvii) adding a new Section 10.2.1(p) (Agriculture One Zone) with the following:

- p) temporary farm worker housing;

Comment [CJG132]: Proposed new use, related to proposed changes to Section 10.2.5.

xxxviii) replacing Section 10.2.5 (Agriculture One Zone) with the following:

10.2.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) the number of principal dwellings and the number of accessory dwellings and temporary farm worker housing permitted per parcel shall be as follows:

PARCEL AREA	MAXIMUM NUMBER OF PRINCIPAL DWELLINGS	MAXIMUM NUMBER OF ACCESSORY DWELLINGS	MAXIMUM NUMBER OF TEMPORARY FARM WORKER HOUSING	MAXIMUM FLOOR AREA OF ACCESSORY DWELLINGS & TEMPORARY FARM WORKER HOUSING PER PARCEL
Less than 3.5 ha	1	0	0	0
3.5 ha to 7.99 ha	1	1	1	90 m ²
8.0 ha to 11.99 ha	1	2	1	180 m ²
12.0 ha to 15.99 ha	1	3	1	270 m ²
Greater than 16.0 ha	1	4	1	360 m ²
Greater than 8.0 ha	2	0	0	0

- b) one (1) secondary suite.
- c) despite Section 10.2.5(a), for parcels situated within the Agricultural Land Reserve, all dwellings in excess of one (1) must be used only for the accommodation of persons engaged in farming on parcels classified as "farm" under the *Assessment Act*.
- d) despite Section 10.2.5(a), for parcels between 3.5 ha to 7.99 ha in area, only one (1) accessory dwelling or one (1) temporary farm worker housing shall be permitted.

Comment [CJG133]: Proposed amendments simplify provision of accessory dwellings in the zones and addresses a number of issues with the previous references to "additional dwellings for farm labour" and "seasonal accommodation facilities". Also part of proposed introduction of consistent regulations across Electoral Area Zoning Bylaws.

xxxix) replacing Section 10.2.6 (Agriculture One Zone) with the following:

10.2.6 Minimum Setbacks:

- a) Buildings and structures, on parcels 0.2 ha or greater:
- i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 7.5 metres

b) Despite Section 10.2.6(a), livestock shelters, equestrian centre, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities on parcels 0.2 ha or greater:

- i) Front parcel line: 15.0 metres
- ii) Rear parcel line: 15.0 metres
- iii) Interior side parcel line: 15.0 metres
- iv) Exterior side parcel line: 15.0 metres

c) Despite Section 10.2.6(a), incinerator or compost facility on parcels 0.2 ha or greater:

- i) Front parcel line: 30.0 metres
- ii) Rear parcel line: 30.0 metres
- iii) Interior side parcel line: 30.0 metres
- iv) Exterior side parcel line: 30.0 metres

Comment [CJG134]: Previously under Section 7.22.

d) Principal buildings or structures, on parcels less than 0.2 ha:

- i) Front parcel line: 7.5 metres
- ii) Rear parcel line: 7.5 metres
- iii) Interior side parcel line: 1.5 metres
- iv) Exterior side parcel line: 4.5 metres

e) Accessory buildings and structures, on parcels less than 0.2 ha:

- i) Front parcel line: 7.5 metres
- ii) Rear parcel line: 1.0 metres
- iii) Interior side parcel line: 1.0 metres
- iv) Exterior side parcel line: 4.5 metres

xl) replacing Section 10.2.8 (Agriculture One Zone) with the following:

10.2.8 Maximum Parcel Coverage:

a) for parcels 0.8 ha or less in area:

iii) 800 m²

b) for parcels greater than 0.8 ha in area:

i) residential uses (which includes principal dwellings, carport, garage, workshop, residential storage, swimming pool, tennis court and other related buildings or structures):

- .1 600 m² where one (1) principal dwelling unit is developed; and
- .2 1,000 m² where two (2) principal dwelling units are developed.
- ii) greenhouse uses:
 - .1 70%
- iii) all other buildings and structures (which includes accessory dwellings and temporary farm worker housing):
 - .1 3% on parcels less than 12.0 ha in area; or
 - .2 3,600 m² on parcels greater than 12.0 ha in area.
- xlvi) replacing Section 10.3.1(d) (Agriculture Two Zone) with the following:
 - d) kennels, subject to Section 7.25;
- xlvii) replacing Section 10.3.1(e) (Agriculture Two Zone) with the following:
 - e) equestrian centre;
- xlviii) replacing Section 10.3.1(g) (Agriculture Two Zone) with the following:
 - g) accessory dwellings, subject to Section 7.11;
- xlix) replacing Section 10.3.1(l) (Agriculture Two Zone) with the following:
 - l) processing and retail sales of farm and off-farm products, subject to Section 7.24;
- l) replacing Section 10.3.1(m) (Agriculture Two Zone) with the following:
 - m) packing and storage of farm, subject to Section 7.24;
- li) replacing Section 10.3.1(n) (Agriculture Two Zone) with the following:
 - n) brewery, cidery, distillery, meadery or winery, subject to Section 7.24;
- lii) adding a new Section 10.3.1(q) (Agriculture Two Zone) with the following:
 - q) temporary farm worker housing;
- liiii) replacing Section 10.3.5 (Agriculture Two Zone) with the following:

10.3.5 Maximum Number of Dwellings Permitted Per Parcel:

Comment [CJG135]: Proposed simplification of parcel coverage regulations. Could still be made consistent with the changes proposed for the other Electoral Area AG Zones.

Comment [CJG136]: Updated cross-reference to General Regulations.

Comment [CJG137]: Updated to reflect new definition of “equestrian centre” – replaces “stable” use.

Comment [CJG138]: Replaces reference to “additional dwelling for farm labour”. Re-establishes link to Section 7.11 (Accessory Dwellings).

Comment [CJG139]: Replaces previous reference to “processing of farm and off-farm products, including sales” – links directly to reference to same use in Section 7.24.

Comment [CJG140]: Proposes to replace reference to “including sales” as this is already covered at Section 10.3.1(l).

Comment [CJG141]: Updated language to reflect changes to ALC Regs.

Comment [CJG142]: Proposed new use, related to proposed changes to Section 10.2.5.

- a) the number of principal dwellings and the number of accessory dwellings and temporary farm worker housing permitted per parcel shall be as follows:

PARCEL AREA	MAXIMUM NUMBER OF PRINCIPAL DWELLINGS	MAXIMUM NUMBER OF ACCESSORY DWELLINGS	MAXIMUM NUMBER OF TEMPORARY FARM WORKER HOUSING	MAXIMUM FLOOR AREA OF ACCESSORY DWELLINGS & TEMPORARY FARM WORKER HOUSING PER PARCEL
Less than 3.5 ha	1	0	0	0
3.5 ha to 7.99 ha	1	1	1	90 m ²
8.0 ha to 11.99 ha	1	2	1	180 m ²
12.0 ha to 15.99 ha	1	3	1	270 m ²
Greater than 16.0 ha	1	4	1	360 m ²
Greater than 8.0 ha	2	0	0	0

- b) one (1) secondary suite.
- c) despite Section 10.3.5(a), for parcels situated within the Agricultural Land Reserve, all dwellings in excess of one (1) must be used only for the accommodation of persons engaged in farming on parcels classified as "farm" under the *Assessment Act*.
- d) despite Section 10.3.5(a), for parcels between 3.5 ha to 7.99 ha in area, only one (1) accessory dwelling or one (1) temporary farm worker housing shall be permitted.

xlix) replacing Section 10.3.6 (Agriculture Two Zone) with the following:

10.3.6 Minimum Setbacks:

- a) Buildings and structures, on parcels 0.2 ha or greater:
- i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 7.5 metres
- b) Despite Section 10.3.6(a), livestock shelters, equestrian centre, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities on parcels 0.2 ha or greater:
- i) Front parcel line: 15.0 metres

Comment [CJG143]: Proposed amendments simplify provision of accessory dwellings in the zones and addresses a number of issues with the previous references to "additional dwellings for farm labour" and "seasonal accommodation facilities". Also part of proposed introduction of consistent regulations across Electoral Area Zoning Bylaws.

- ii) Rear parcel line: 15.0 metres
- iii) Interior side parcel line: 15.0 metres
- iv) Exterior side parcel line: 15.0 metres

c) Despite Section 10.3.6(a), incinerator or compost facility on parcels 0.2 ha or greater:

- i) Front parcel line: 30.0 metres
- ii) Rear parcel line: 30.0 metres
- iii) Interior side parcel line: 30.0 metres
- iv) Exterior side parcel line: 30.0 metres

Comment [CJG144]: Previously under Section 7.22.

d) Principal buildings or structures, on parcels less than 0.2 ha:

- i) Front parcel line: 7.5 metres
- ii) Rear parcel line: 7.5 metres
- iii) Interior side parcel line: 1.5 metres
- iv) Exterior side parcel line: 4.5 metres

e) Accessory buildings and structures, on parcels less than 0.2 ha:

- i) Front parcel line: 7.5 metres
- ii) Rear parcel line: 1.0 metres
- iii) Interior side parcel line: 1.0 metres
- iv) Exterior side parcel line: 4.5 metres

l) replacing Section 10.3.8 (Agriculture Two Zone) with the following:

10.3.8 Maximum Parcel Coverage:

- a) for parcels 0.8 ha or less in area:
 - i) 800 m²
- ii) for parcels greater than 0.8 ha in area:
 - i) residential uses (which includes principal dwellings, carport, garage, workshop, residential storage, swimming pool, tennis court and other related buildings or structures):
 - .1 600 m² where one (1) principal dwelling unit is developed; and
 - .2 1,000 m² where two (2) principal dwelling units are developed.

- ii) greenhouse uses:
 - .1 70%
 - iii) all other buildings and structures (which includes accessory dwellings and temporary farm worker housing):
 - .1 3% on parcels less than 12.0 ha in area; or
 - .2 3,600 m² on parcels greater than 12.0 ha in area.
- li) replacing Section 10.4.1(a) (Large Holdings Zone) with the following:
 - a) agriculture, subject to Section 7.22;
- lii) replacing Section 10.4.1(d) (Large Holdings Zone) with the following:
 - d) kennels, subject to Section 7.26;
- liii) replacing Section 10.4.1(e) (Large Holdings Zone) with the following:
 - e) equestrian centre;
- liv) adding a new Section 10.4.1(g) (Large Holdings Zone) with the following and renumbering all subsequent sections:
 - g) processing and retail sales of farm and off-farm products, subject to Section 7.24;
- lv) replacing Section 10.4.6 (Large Holdings Zone) with the following:

10.4.6 Minimum Setbacks:

 - a) Buildings and structures, on parcels 0.2 ha or greater:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 7.5 metres
 - b) Despite Section 10.4.6(a), livestock shelters, equestrian centre, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities on parcels 0.2 ha or greater:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres

Comment [CJG145]: Proposed simplification of parcel coverage regulations. Could still be made consistent with the changes proposed for the other Electoral Area AG Zones.

Comment [CJG146]: Proposes to delete reference to “sales” as this is already covered in sub-section 10.4.1(g) proposed below.

Comment [CJG147]: Updated cross-reference to General Regulations.

Comment [CJG148]: Updated to reflect new definition of “equestrian centre” – replaces “stable” use.

Comment [CJG149]: Replaces previous reference to “processing of farm and off-farm products, including sales” – links directly to reference to same use in Section 7.24.

- iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 10.4.6(a), incinerator or compost facility on parcels 0.2 ha or greater:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres
- d) Principal buildings or structures, on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- e) Accessory buildings and structures, on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 1.0 metres
 - iii) Interior side parcel line: 1.0 metres
 - iv) Exterior side parcel line: 4.5 metres

Comment [CJG150]: Previously under Section 7.22.

lvii) replacing Section 10.3.8 (Large Holdings Zone) with the following:

10.3.8 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 5%; and
 - ii) 70% for greenhouse uses.

Comment [CJG151]: Amendment proposes to introduce a greater gradation between land areas, to introduce a larger allowance for greenhouses and to reduce the coverage on parcels greater than 2.0 ha to 5%. Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

lviii) replacing Section 10.5.6 (Small Holdings Two Zone) with the following:

10.5.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres

- ii) Rear parcel line: 4.5 metres
- iii) Interior side parcel line: 4.5 metres
- iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 10.5.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 10.5.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

Comment [CJG152]: Previously under Section 7.22.

lviii) replacing Section 10.6.6 (Small Holdings Three Zone) with the following:

10.6.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres

- ii) Rear parcel line: 7.5 metres
- iii) Interior side parcel line: 4.5 metres
- iv) Exterior side parcel line: 4.5 metres

c) Despite Section 10.6.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:

- i) Front parcel line: 15.0 metres
- ii) Rear parcel line: 15.0 metres
- iii) Interior side parcel line: 15.0 metres
- iv) Exterior side parcel line: 15.0 metres

d) Despite Section 10.6.6(a) and (b), incinerator or compost facility:

- i) Front parcel line: 30.0 metres
- ii) Rear parcel line: 30.0 metres
- iii) Interior side parcel line: 30.0 metres
- iv) Exterior side parcel line: 30.0 metres

Comment [CJG153]: Previously under Section 7.22.

lix) replacing Section 10.7.6 (Small Holdings Four Zone) with the following:

10.7.6 Minimum Setbacks:

a) Buildings and structures:

- i) Front parcel line: 7.5 metres
- ii) Rear parcel line: 7.5 metres
- iii) Interior side parcel line: 4.5 metres
- iv) Exterior side parcel line: 4.5 metres

b) Accessory buildings and structures:

- i) Front parcel line: 7.5 metres
- ii) Rear parcel line: 3.0 metres
- iii) Interior side parcel line: 4.5 metres
- iv) Exterior side parcel line: 4.5 metres

c) Despite Section 10.7.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:

- i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 10.7.6(a) and (b), incinerator or compost facility:
- i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

Comment [CJG154]: Previously under Section 7.22.

lx) replacing Section 10.8.6 (Small Holdings Five Zone) with the following:

10.8.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 3.0 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 10.8.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres

d) Despite Section 10.8.6(a) and (b), incinerator or compost facility:

- i) Front parcel line: 30.0 metres
- ii) Rear parcel line: 30.0 metres
- iii) Interior side parcel line: 30.0 metres
- iv) Exterior side parcel line: 30.0 metres

Comment [CJG155]: Previously under Section 7.22.

lxi) replacing Section 13.1.1(m) (General Commercial Zone) with the following:

- m) accessory dwelling, subject to Section 7.11;

Comment [CJG156]: Related to proposed changes to Section 7.11.

lxii) adding a new Section 13.1.8 (General Commercial Zone) with the following:

13.1.8 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) accessory dwelling.

Comment [CJG157]: Related to proposed changes to Section 13.1.1(m), which proposes to delete the reference to 1 accessory dwelling.

lxiii) replacing Section 13.2.1(i) (General Commercial (Limited) Zone) with the following:

- i) accessory dwelling, subject to Section 7.11;

Comment [CJG158]: Related to proposed changes to Section 7.11.

lxiv) replacing Section 13.2.1(j) (General Commercial (Limited) Zone) with the following:

- j) ~~deleted~~;

Comment [CJG159]: Provision allows for accessory dwellings in relation to certain uses, but this is not covered by the amended Section 13.2.1(i).

lxv) adding a new Section 13.2.8 (General Commercial (Limited) Zone) with the following:

13.2.8 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) accessory dwelling.

Comment [CJG160]: Related to proposed changes to Section 13.2.1(i), which proposes to delete the reference to 1 accessory dwelling.

lxvi) replacing Section 13.3.1(d) (Neighbourhood Commercial Zone) with the following:

- d) accessory dwelling, subject to Section 7.11;

Comment [CJG161]: Related to proposed changes to Section 7.11.

lxvii) adding a new Section 13.3.9 (Neighbourhood Commercial Zone) with the following:

13.3.9 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) accessory dwelling.

Comment [CJG162]: Related to proposed changes to Section 13.3.1(d), which proposes to delete the reference to 1 accessory dwelling.

lxviii) replacing Section 13.4 (Commercial Amusement Zone) with the following:

13.4 *deleted*

Comment [CJG163]: The C6 Zone does not appear to apply to any parcels in Electoral Area "C". As such, the text cannot be kept in the Zoning Bylaw and has to be removed.

lxix) replacing Section 13.5.1(j) (Tourist Commercial One Zone) with the following:

j) **accessory dwelling**, subject to Section 7.11;

Comment [CJG164]: Related to proposed changes to Section 7.11.

lxx) adding a new Section 13.5.9 (Tourist Commercial One Zone) with the following:

13.5.9 Maximum Number of Dwellings Permitted Per Parcel:

a) **one (1) accessory dwelling.**

Comment [CJG165]: Related to proposed changes to Section 13.5.1(j), which proposes to delete the reference to 1 accessory dwelling.

lxxi) replacing Section 13.6.1(b) (Tourist Commercial Four Zone) with the following:

b) **accessory dwelling**, subject to Section 7.11;

Comment [CJG166]: Related to proposed changes to Section 7.11.

lxxii) adding a new Section 13.6.9 (Tourist Commercial Four Zone) with the following:

13.6.9 Maximum Number of Dwellings Permitted Per Parcel:

a) **one (1) accessory dwelling.**

Comment [CJG167]: Related to proposed changes to Section 13.6.1(b), which proposes to delete the reference to 1 accessory dwelling.

lxxiii) replacing Section 14.1.1(i) (Industrial (Light) One Zone) with the following:

i) **accessory dwelling**, subject to Section 7.11;

Comment [CJG168]: Related to proposed changes to Section 7.11.

lxxiv) adding a new Section 14.1.8 (Industrial (Light) One Zone) with the following:

14.1.8 Maximum Number of Dwellings Permitted Per Parcel:

a) **one (1) accessory dwelling.**

Comment [CJG169]: Related to proposed changes to Section 14.1.1(i), which proposes to delete the reference to 1 accessory dwelling.

lxxv) replacing Section 14.2.1(i) (Industrial (Heavy) Two Zone) with the following:

i) **accessory dwelling**, subject to Section 7.11;

Comment [CJG170]: Related to proposed changes to Section 7.11.

lxxvi) adding a new Section 14.2.8 (Industrial (Heavy) Two Zone) with the following:

14.2.8 Maximum Number of Dwellings Permitted Per Parcel:

a) **one (1) accessory dwelling.**

Comment [CJG171]: Related to proposed changes to Section 14.1.1(i), which proposes to delete the reference to 1 accessory dwelling.

lxxvii) replacing Section 14.3.1(c) (Industrial (Specialised) Three Zone) with the following:

- c) accessory dwelling, subject to Section 7.11;

Comment [CJG172]: Related to proposed changes to Section 7.11.

lxxviii) adding a new Section 14.3.5 (Industrial (Specialised) Three Zone) with the following:

14.3.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) accessory dwelling.

Comment [CJG173]: Related to proposed changes to Section 14.1.1.(i), which proposes to delete the reference to 1 accessory dwelling.

lxxix) replacing Section 16.2.1 (Site Specific Agricultural One (AG1s) Provisions) with the following:

- .1 ~~deleted.~~

Comment [CJG174]: Existing provision allows for 1,200 m² winery/packing facility, and a 140 m² accessory dwelling. Floor area restriction has been superseded by the 3% provision – redundant.

lxxx) replacing Section 16.2.2 (Site Specific Agricultural One (AG1s) Provisions) with the following:

- .2 ~~deleted.~~

Comment [CJG175]: Existing provision allows for a 1.1 ha minimum parcel size. New house was built in 2008 where property was to be subdivided in 2007. Seen to be redundant.

lxxxii) replacing Section 16.2.3 (Site Specific Agricultural One (AG1s) Provisions) with the following:

- .3 ~~deleted.~~

Comment [CJG176]: Existing provision allows for a 1.3 ha minimum parcel size. Parcel has since been created. Provision is redundant.

lxxxiii) replacing Section 16.2.4 (Site Specific Agricultural One (AG1s) Provisions) with the following:

- .4 ~~deleted.~~

Comment [CJG177]: Existing provision allows for a 1.24 ha minimum parcel size. Parcel has since been created. Provision is redundant.

lxxxiiii) replacing Section 16.2.5 (Site Specific Agricultural One (AG1s) Provisions) with the following:

- .5 ~~deleted.~~

Comment [CJG178]: Existing provision allows for 1,000 m² winery/packing facility. Floor area restriction has been superseded by the 3% provision (1,196 m²) – redundant.

lxxxv) replacing Section 16.2.6 (Site Specific Agricultural One (AG1s) Provisions) with the following:

- .6 ~~deleted.~~

Comment [CJG179]: Existing provision allows for 1,200 m² winery/packing facility. Floor area restriction has been superseded by the 3% provision – redundant.

lxxxvi) replacing Section 16.3.1 (Site Specific Agricultural Two (AG2s) Provisions) with the following:

- .1 ~~deleted.~~

Comment [CJG180]: Existing provision allows for 2,361 m² winery/packing facility (Hester Creek). Floor area restriction has been superseded by the 3% provision (11,525 m²) – redundant.

lxxxvi) replacing Section 16.3.2 (Site Specific Agricultural Two (AG2s) Provisions) with the following:

.2 ~~deleted.~~

Comment [CJG181]: Existing provision allows for “boarding home” in lieu of accessory dwellings. Arguably, this has been superseded by the introduction of “temporary farm labour housing” provisions – redundant.

lxxxvii) replacing Section 16.3.3 (Site Specific Agricultural Two (AG2s) Provisions) with the following:

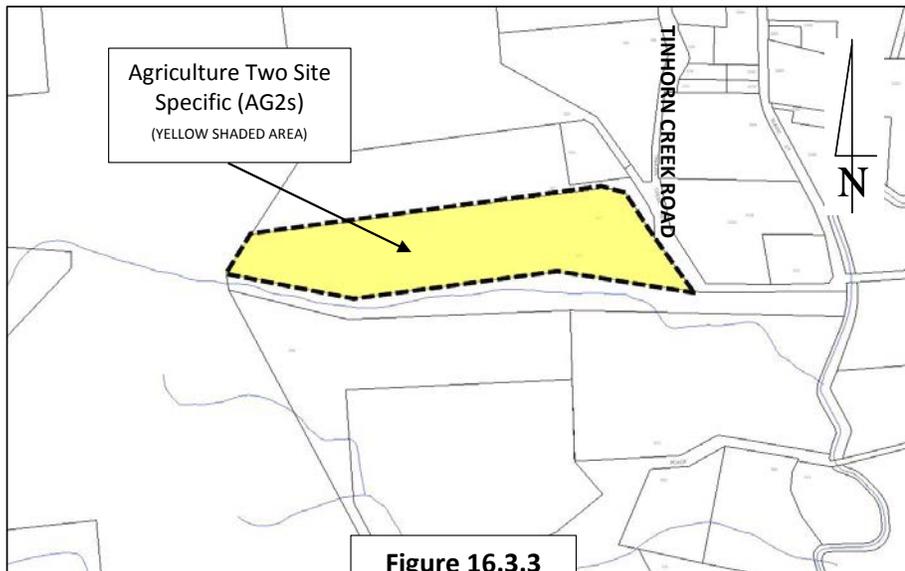
.3 In the case of land described as Lot B, Plan KAP87895, District Lot 2450S, SDYD, and shown shaded yellow on Figure 16.3.3:

a) the following principal use shall be permitted on the land in addition to the permitted uses listed in Section 10.3.1:

.1 “special events”, which means occasional outdoor entertainment that may include seating up to a maximum of 400 persons.

b) despite Section 9.6 (Off-Street Parking and Loading), the number of required off-street parking spaces for a “winery lounge, office and conference room” use shall be 1 stall per 3.25 winery lounge seats.

Comment [CJG182]: Does not propose to change permitted uses or other regulations, rather it is proposing to re-draft this regulation using the standard template now used by the planning department.



lxxxviii) replacing Section 16.3.4 (Site Specific Agricultural Two (AG2s) Provisions) with the following:

.4 ~~deleted.~~

Comment [CJG183]: Existing provision allows for “boarding home” in lieu of accessory dwellings. Arguably, this has been superseded by the introduction of “temporary farm labour housing” provisions – redundant.

lxxxix) replacing Section 16.3.5 (Site Specific Agricultural Two (AG2s) Provisions) with the following:

.5 ~~deleted.~~

Comment [CJG184]: Existing provision allows for a 9.16 ha minimum parcel size. Parcel has since been created. Provision is redundant.

13. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "C" Zoning Bylaw No. 2453, 2008, is amended by changing the land use designation on the land described as part Lot 811, Plan KAP4592, District Lot 2450S, SDYD, and shown shaded yellow on Schedule 'X-10', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s) to Agriculture One (AG1).

Comment [CJG185]: 4576 Black Sage Road

14. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "C" Zoning Bylaw No. 2453, 2008, is amended by changing the land use designation on the land described as part Lot A, Plan KAP84328, District Lot 2450S, SDYD, and shown shaded yellow on Schedule 'X-11', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s) to Agriculture One (AG1).

Comment [CJG186]: 5640 Yarrow Street

15. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "C" Zoning Bylaw No. 2453, 2008, is amended by changing the land use designation on the land described as part Lot A, Plan KAP87816, District Lot 2450S, SDYD, and shown shaded yellow on Schedule 'X-12', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s) to Agriculture One (AG1).

Comment [CJG187]: 124 Sportsmens Bowl Road

16. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "C" Zoning Bylaw No. 2453, 2008, is amended by changing the land use designation on the land described as part Lot A, Plan KAP89970, District Lot 2450S, SDYD, and shown shaded yellow on Schedule 'X-13', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s) to Agriculture One (AG1).

Comment [CJG188]: 7101 Island Way Road

17. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "C" Zoning Bylaw No. 2453, 2008, is amended by changing the land use designation on the land described as part Lot 1, Plan KAP44701, District Lot 2450S, SDYD, and shown shaded yellow on Schedule 'X-14', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s) to Agriculture One (AG1).

Comment [CJG189]: 7101 Island Way Road

18. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "C" Zoning Bylaw No. 2453, 2008, is amended by

changing the land use designation on the land described as part Lot 290, Plan KAP1790, District Lot 2450S, SDYD, and shown shaded yellow on Schedule 'X-15', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s) to Agriculture One (AG1).

Comment [CJG190]: 4550 Highway 97

19. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "C" Zoning Bylaw No. 2453, 2008, is amended by changing the land use designation on the land described as part Lot 1, Plan EPP28550, District Lot 2450S & 4245, SDYD, and shown shaded yellow on Schedule 'X-16', which forms part of this Bylaw, from Agriculture Two Site Specific (AG2s) to Agriculture Two (AG2).

Comment [CJG191]: 4550 Highway 97

20. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "C" Zoning Bylaw No. 2453, 2008, is amended by changing the land use designation on the land shown shaded yellow on Schedule 'X-17', which forms part of this Bylaw, from Agriculture Two Site Specific (AG2s) to Agriculture Two (AG2).

Comment [CJG192]: Covert Farms

21. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "C" Zoning Bylaw No. 2453, 2008, is amended by changing the land use designation on the land described as part Lot A, Plan KAP90137, District Lot 3108, SDYD, and shown shaded yellow on Schedule 'X-18', which forms part of this Bylaw, from Agriculture Two Site Specific (AG2s) to Agriculture Two (AG2).

Comment [CJG193]: 4780 Wild Rose Street

22. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "C" Zoning Bylaw No. 2453, 2008, is amended by changing the land use designation on the land described as part Lot A, Plan EPP47183, District Lot 2450S, SDYD, and shown shaded yellow on Schedule 'X-19', which forms part of this Bylaw, from Agriculture Two Site Specific (AG2s) to Agriculture Two (AG2).

Comment [CJG194]: No civic – Pallay Road

Electoral Area "D-1"

23. The "Regional District Okanagan-Similkameen, Electoral Area "D" Zoning Bylaw No. 2457, 2008" is amended by:

- i) deleting the definition of "animal hospital", "farm", "farmed game" and "stable" at Section 4.0 (Definitions).
- ii) replacing the definition of "accessory dwelling" at Section 4.0 (Definition) as follows:

Comment [CJG195]: Related to proposed introduction of "veterinary establishment" definition.

Comment [CJG196]: Related to proposed introduction of "farm use" definition.

Comment [CJG197]: Not relevant (i.e. not listed as a permitted use in any zone), and is not found in any other Electoral Area Zoning Bylaw.

Comment [CJG198]: Proposed to be replaced by definition of "equestrian centre".

“accessory dwelling” means a single detached dwelling or other detached dwelling and includes a manufactured home where specifically permitted as an accessory use in a zone, which is permitted as an accessory use in conjunction with a principal use. The accessory dwelling is a complete living unit and includes a private kitchen and bath;

Comment [CJG199]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- iii) replacing the definition of “agriculture” at Section 4.0 (Definition) as follows:

“agriculture” means the use of land, buildings or structures for growing, harvesting, packing, storing and wholesaling of agricultural crops for the purposes of providing food, horticultural, medicinal or farm products, but excludes processing and retail sales of farm products. Agriculture includes producing and rearing animals and range grazing of horses, cattle, sheep, and other livestock and includes apiculture and aquaculture

Comment [CJG200]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- iv) adding a new definition of “agriculture, intensive” at Section 4.0 (Definition) as follows:

“agriculture, intensive” means a use of land, buildings or structures by a commercial enterprise or an institution for the confinement of poultry, livestock or fur-bearing animals, or the growing of mushrooms;

Comment [CJG201]: Reflects proposed changes to the definition of “agriculture”, which previously included “intensive agricultural” uses.

- v) replacing the definition of “agri-tourism” at Section 4.0 (Definition) as follows:

“agri-tourism” means a tourist activity, service or facility accessory to land that is classified as a farm under the *Assessment Act*;

Comment [CJG202]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- vi) adding a new definition of “agri-tourism accommodation” at Section 4.0 (Definition) as follows:

“agri-tourism accommodation” means accommodation for rental to the traveling public on an operating farm which is accessory to and related to, the principal farm use of the parcel;

Comment [CJG203]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- vii) adding a new definition of “aquaculture” at Section 4.0 (Definition) as follows:

“aquaculture” means the growing and cultivation of aquatic plants, or fish, for commercial purposes, in any water environment or in human made containers of water, and includes the growing and cultivation of shellfish on, in or under the foreshore or in the water;

Comment [CJG204]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- viii) adding a new definition of “cidery” at Section 4.0 (Definition) as follows:

“cidery” means premises used for the production of beverages from orchard products, including a wine bar and a restaurant with seating for up to 20 people;

Comment [CJG205]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- ix) adding a new definition of “equestrian centre” at Section 4.0 (Definition) as follows:

“equestrian centre” means the use of riding arenas, stables, training tracks and other structures that accommodate the activity of riding horses, and in which horses are sheltered and fed;

Comment [CJG206]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- x) adding a new definition of “farm building” at Section 4.0 (Definition) as follows:

“farm building” means a building or part thereof which is associated with and located on land devoted to the practice of agriculture, and used essentially for the housing of equipment or livestock, or the production, storage, processing, marketing and selling of agricultural and horticultural produce or feeds;

Comment [CJG207]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- xi) adding a new definition of “farm operation” at Section 4.0 (Definition) as follows:

“farm operation” means a farm operation as defined by the Province under the *Farm Practices Protection (Right to Farm) Act*;

Comment [CJG208]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- xii) replacing the definition of “farm products” at Section 4.0 (Definition) as follows:

“farm products” means commodities or goods that are produced from a farm use;

Comment [CJG209]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- xiii) adding a new definition of “farm use” at Section 4.0 (Definition) as follows:

“farm use” means an occupation or use of land for agricultural purposes, including farming of land, plants and animals and any other similar activity designated as farm use by Provincial regulation, and includes a farm operation;

Comment [CJG210]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- xiv) replacing the definition of “feed lot” at Section 4.0 (Definition) as follows:

“feed lot” means any building, structure, compound or other enclosure, or an outdoor, non-grazing area where more than fifty (50) livestock are confined by fences, other structures or topography, including paddocks, corrals, exercise yards, and holding areas, but not including a seasonal

feeding area used to feed livestock during the winter months, and not including grazing areas;

Comment [CJG211]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- xv) adding a new definition of “greenhouse” at Section 4.0 (Definition) as follows:

“greenhouse” means a structure covered with a transparent material, and used for the purpose of growing plants, which is of sufficient size for persons to work within the structure;

Comment [CJG212]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- xvi) replacing the definition of “kennel” at Section 4.0 (Definition) as follows:

“kennel” means the care of five (5) or more dogs, cats or other domestic animals or pets whether such animals are kept commercially for board, propagation, training, sale or for personal and private enjoyment;

Comment [CJG213]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- xvii) adding a new definition of “processed farm products” at Section 4.0 (Definition) as follows:

“processed farm products” means farm products that have been transformed by biological or other means such as fermentation, cooking, butchering, canning, smoking or drying to increase their market value and convenience to the consumer, but does not include hot and cold food items sold for on-site consumption;

Comment [CJG214]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- xviii) adding a new definition of “retail sales of farm and/or off-farm products” at Section 4.0 (Definition) as follows:

“retail sales of farm and/or off-farm products” means retail activity which is an accessory use to a farm use and which may include the sale of goods produced on or off that farm as permitted in a given zone and which includes buildings and structures necessary for the sale and storage;

Comment [CJG215]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- xix) adding a new definition of “small livestock” at Section 4.0 (Definition) as follows:

“small livestock” means poultry, rabbit or other small animals similar in size and weight but does not include farmed fur bearing animals or roosters;

Comment [CJG216]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- xx) adding a new definition of “temporary farm worker” at Section 4.0 (Definition) as follows:

“temporary farm worker” means an individual or individuals who carry out agricultural work on a temporary seasonal basis on a farm operation;

Comment [CJG217]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

xxi) adding a new definition of “temporary farm worker housing” at Section 4.0 (Definition) as follows:

“temporary farm worker housing” means a structure or building providing cooking, sanitary and sleeping facilities to house temporary farm workers(s) on a farm operation necessary for the farm operation;

Comment [CJG218]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

xxii) replacing the definition of “veterinary establishment” at Section 4.0 (Definition) as follows:

“veterinary establishment” means a use conducted for the care, treatment, or hospitalization of animals, birds and fish and may include grooming facilities and sales of accessory supplies, but does not include the keeping or boarding of animals not under the care, treatment or hospitalisation;

Comment [CJG219]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

xxiii) replacing the definition of “winery” at Section 4.0 (Definition) with the following:

“winery” means an establishment involved in the manufacture, packaging, storing and sales of grape and fruit-based wines, including a wine bar, food & beverage lounge and an eating and drinking establishment.

Comment [CJG220]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

xxiv) replacing Section 7.5 (Compliance with Provincial Agricultural Land Commission Act and Regulation) in its entirety with the following:

7.5 ~~deleted~~

Comment [CJG221]: Proposed to delete this section as it is unnecessary as it does not provide any regulations, and is already covered by the Act.

xxv) replacing Section 7.6 (Riparian Assessment Area) in its entirety with the following:

7.6 ~~deleted~~

Comment [CJG222]: Proposed to delete Riparian Assessment Area setbacks as these are seen to be inconsistent with the WDP Area designation / guidelines under the OCP.

xxvi) replacing Section 7.11 (Accessory Dwellings) in its entirety with the following:

7.11 Accessory Dwelling

The following regulations apply to accessory dwellings where permitted as a use in this Bylaw:

.4 No accessory dwellings shall have a floor area greater than 90 m², except for accessory dwellings located in the Commercial and Industrial zones;

Comment [CJG223]: New provision related to the introduction of the “temporary farm labour housing” concept in the AG Zones. Would introduce a new limit for this type of housing in the RA and LH Zones. Is consistent with wording found in the other Electoral Areas.

.5 Accessory dwellings shall not exceed one storey and a maximum height of 5.0 metres, except for accessory dwellings located in the Commercial and Industrial zones; and

Comment [CJG224]: Simplifies provisions for accessory dwellings in the Industrial and Commercial Zones.

Comment [CJG225]: New provision related to the introduction of the “temporary farm labour housing” concept in the AG Zones. Would introduce a new limit for this type of housing in the RA and LH Zones. Is consistent with wording found in the other Electoral Areas.

Comment [CJG226]: Simplifies provisions for accessory dwellings in the Industrial and Commercial Zones.

- .6 In the Commercial and Industrial zones, accessory dwellings shall:
- i) be located at the rear of a building on the ground floor, or above the first storey; and
 - ii) shall have separate entrances from the exterior of the building and shall not share a common hallway with commercial or industrial uses.

Comment [CJG227]: Proposes to simplify provisions currently comprised between Sections 7.11.2 and 7.11.5.

xxvii) replacing Section 7.22 (Setbacks for Buildings, Structures and Areas for Farm Uses) in its entirety with the following:

7.22 ~~deleted~~

Comment [CJG228]: Given the actual number of structures that require different setbacks, should these be accommodated directly within the zone, similar to the approach used for “wineries, cideries, packing and storage facilities and home industries”?

xxviii) replacing Section 7.23 in its entirety with the following:

7.23 Keeping of Livestock

In this Bylaw, where “single detached dwelling” is a permitted use the following regulations apply:

1. On parcels less than 500 m² in area, keeping of livestock, small livestock or farmed fur bearing animals shall not be permitted.
2. On parcels greater than 500 m² and less than 2,500 m² in area, keeping of animals shall be limited to 5 small livestock.
3. On parcels greater than 2,500 m² and less than 4,000 m² in area, keeping of animals shall be limited to 25 small livestock.
4. On parcels greater than 0.4 hectare (ha) and less than 0.8 ha in area, keeping of animals shall be limited to 1 livestock and 25 small livestock.
5. On parcels greater than 0.8 hectare (ha) and less than 1.2 ha in area, keeping of animals shall be limited to 2 livestock and 50 small livestock.
6. On parcels 1.2 ha or greater and less than 1.6 hectare in area, keeping of animals shall be limited to 3 livestock and 75 small livestock.
7. On parcels 1.6 ha or greater and less than 2.0 hectare in area, keeping of animals shall be limited to 4 livestock and 100 small livestock.
8. On parcels 2.0 ha or greater in area, keeping of livestock and small livestock shall be unlimited.

Comment [CJG229]: Amended provisions – regulations for keeping of livestock would now be based upon parcel size and not permitted uses. Updated provisions for number of livestock based upon parcel size.

xxix) replacing Section 7.24 in its entirety with the following:

7.24 Provisions for Retail Sales of Farm and/or Off-Farm Products

- .1 Where “retail sales of farm and off-farm products” is permitted in a zone, farm products, processed farm products, and off-farm products may be sold to the public subject to the following regulations:
 - a) the area used for retail sales of off-farm products shall not exceed $\frac{1}{3}$ of the total area used for all retail sales on the parcel;
 - b) where off-farm products are offered for sale, farm products and/or processed farm products shall also be offered for sale; and
 - c) the retail sales area for farm products and off-farm products shall not exceed 300 m².
- .2 For the purpose of calculating the area used for retail sales in a building or structure, the following shall be included: aisles and other areas of circulation, shelf and display space, counter space for packaging and taking payment and any area used for the service and consumption of hot and cold food items. Any office area, wholesale storage area, processing facility or parking area or driveway, whether used for retail sale or not, shall be excluded.

Comment [CJG230]: Proposes to remove separate floor area restriction for wineries and packing houses. Also related to introduction of consistent regulations across Electoral Area Zoning Bylaws.

xxx) adding a new Section 7.29 (Kennel Facilities) to read as follows:

7.29 Kennel Facilities

A kennel is permitted where listed as a permitted use, provided that:

1. No kennel shall be permitted on a parcel less than 2.0 hectares in size; and
2. All buildings, structures and areas utilized in association with a kennel shall be sited a minimum of 30.0 metres from all parcel lines.

Comment [CJG231]: Provisions were previously comprised within Section 7.22 (Setbacks for Farm Buildings, Structures and Uses), but with the proposed deletion of Section 7.22, it is proposed to move the kennel regulations into their own section.

xxxi) adding a new Section 7.30 (Agri-Tourism Accommodation) to read as follows:

7.30 Agri-Tourism Accommodation

The following regulations apply to agri-tourism accommodation where permitted as a use in this Bylaw:

1. Agri-tourism accommodation is permitted only on a parcel if all or part of the parcel is classified as a “farm” under the *Assessment Act*.
2. Agri-tourism accommodation shall be for short term use by a person up to a maximum stay of 30 consecutive days with 30 days in between any subsequent stay.
3. The number of agri-tourism accommodation sleeping units permitted parcel shall be as follows:

PARCEL AREA	MAXIMUM NUMBER AGRI-TOURISM ACCOMMODATION SLEEPING UNITS
Less than 4.0 ha	0
4.0 ha to 8.0 ha	5
Greater than 8.0 ha	10

4. All agri-tourism accommodation sleeping units shall be contained under one roof.
5. No agri-tourism accommodation sleeping unit shall have an area of greater than 30.0 m². A washroom is not included as part of the area of the agri-tourism accommodation sleeping unit.
6. No cooking facilities shall be provided for within individual agri-tourism accommodation sleeping units.
7. One (1) parking space per agri-tourism accommodation sleeping unit is required in addition to parking required for the principal single detached dwelling.

Comment [CJG232]: Simplified provisions.

xxxii) replacing Section 10.1.1(b) (Resource Area Zone) with the following:

- b) veterinary establishment;

Comment [CJG233]: Proposes to replace reference to “animal hospital”.

xxxiii) replacing Section 10.1.1(e) (Resource Area Zone) with the following:

- e) processing and retail sales of farm and off-farm products, subject to Section 7.23;

Comment [CJG234]: Replaces previous reference to “farm products storage, sale, and processing” – links directly to reference to same use in Section 7.23.

xxxiv) replacing Section 10.1.1(j) (Resource Area Zone) with the following:

- j) kennels, subject to Section 7.26;

Comment [CJG235]: Proposes to delete reference to “commercial and hobby” as a result of proposed changes to Kennel definition.

Comment [CJG236]: Updated cross-reference to General Regulations.

xxxv) replacing Section 10.1.1(p) (Resource Area Zone) with the following:

- p) equestrian centre;

Comment [CJG237]: Proposes to replace reference to “stable”.

xxxvi) replacing Section 10.1.1(q) (Resource Area Zone) with the following:

- q) accessory dwelling, subject to Section 7.11;

Comment [CJG238]: Proposed to delete reference to “accessory to agriculture, animal hospital, campground, forestry, guest ranch, and guide camp”. Amendment is related to introduction of consistent wording across Electoral Areas.

xxxvii) replacing Section 10.1.6 (Resource Area Zone) with the following:

10.1.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Despite Section 10.1.6(a), livestock shelters, equestrian centre, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 10.1.6(a), incinerators or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

Comment [CJG239]: Previously under Section 7.22.

xxxviii) replacing Section 10.1.8 (Resource Area Zone) with the following:

10.1.8 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:

- i) 5%; and
 - ii) 70% for greenhouse uses.
- xxxix) replacing Section 10.2.1(b) (Agriculture One Zone) with the following:
 - b) veterinary establishment;
- xl) replacing Section 10.2.1(c) (Agriculture One Zone) with the following:
 - c) processing and retail sales of farm and off-farm products, subject to Section 7.23;
- xli) replacing Section 10.2.1(d) (Agriculture One Zone) with the following:
 - d) kennels, subject to Section 7.29;
- xlii) replacing Section 10.2.1(f) (Agriculture One Zone) with the following:
 - f) equestrian centre;
- xliii) replacing Section 10.2.1(g) (Agriculture One Zone) with the following:
 - g) brewery, cidery, distillery, meadery or winery, subject to Section 7.23;
- xliv) replacing Section 10.2.1(h) (Agriculture One Zone) with the following:
 - h) accessory dwelling, subject to Section 7.11;
- xlv) replacing Section 10.2.1(j) (Agriculture One Zone) with the following:
 - j) agri-tourism accommodation, subject to Section 7.30;
- xlvi) replacing Section 10.2.1(k) (Agriculture One Zone) with the following:
 - k) ~~deleted~~;
- xlvii) adding a new Section 10.2.1(q) (Agriculture One Zone) to read as follows:
 - q) temporary farm worker housing.
- xc) replacing Section 10.2.5 (Agriculture One Zone) with the following:

10.2.5 Maximum Density:

 - a) ~~deleted~~.
- xcii) replacing Section 10.2.6 (Agriculture One Zone) with the following:

Comment [CJG240]: Amendment proposes to introduce a greater gradation between land areas, to introduce a larger allowance for greenhouses and to reduce the coverage on parcels greater than 2.0 ha to 5%. Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

Comment [CJG241]: Proposes to replace reference to "animal hospital".

Comment [CJG242]: Replaces previous reference to "processing of farm products" – links directly to reference to same use in Section 7.23.

Comment [CJG243]: Proposes to delete reference to "commercial and hobby" as a result of proposed changes to Kennel definition.

Comment [CJG244]: Updated cross-reference to General Regulations.

Comment [CJG245]: Proposes to replace reference to "stable".

Comment [CJG246]: Updated language to reflect changes to ALC Regs.

Comment [CJG247]: Proposed to delete reference to "accessory to agriculture, animal hospital and winery". Amendment is related to introduction of consistent wording across Electoral Areas.

Comment [CJG248]: Replaces reference to "agri-tourism"

Comment [CJG249]: Proposes to delete "bistro" use as this is now covered under the amended definition of "winery".

Comment [CJG250]: Proposed new use, related to proposed changes to Section 10.2.6.

Comment [CJG251]: Proposed to delete as the existing provision of 1 dwelling per 4 ha would be inconsistent with proposed changes to Section 10.2.6.

10.2.6 Maximum Number of Dwellings Permitted Per Parcel:

- a) the number of principal dwellings and the number of accessory dwellings and temporary farm worker housing permitted per parcel shall be as follows:

PARCEL AREA	MAXIMUM NUMBER OF PRINCIPAL DWELLINGS	MAXIMUM NUMBER OF ACCESSORY DWELLINGS	MAXIMUM NUMBER OF TEMPORARY FARM WORKER HOUSING	MAXIMUM FLOOR AREA OF ACCESSORY DWELLINGS & TEMPORARY FARM WORKER HOUSING PER PARCEL
Less than 3.5 ha	1	0	0	0
3.5 ha to 7.99 ha	1	1	1	90 m ²
8.0 ha to 11.99 ha	1	2	1	180 m ²
12.0 ha to 15.99 ha	1	3	1	270 m ²
Greater than 16.0 ha	1	4	1	360 m ²
Greater than 8.0 ha	2	0	0	0

- b) one (1) secondary suite.
- c) despite Section 10.2.6(a), for parcels situated within the Agricultural Land Reserve, all dwellings in excess of one (1) must be used only for the accommodation of persons engaged in farming on parcels classified as "farm" under the *Assessment Act*.
- d) despite Section 10.2.6(a), for parcels between 3.5 ha to 7.9 ha in area, only one (1) accessory dwelling or one (1) temporary farm worker housing shall be permitted.

xlvi) replacing Section 10.2.7 (Agriculture One Zone) with the following:

10.2.7 Minimum Setbacks:

- a) Buildings and structures, on parcels 0.2 ha or greater:
- i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 7.5 metres
- b) Despite Section 10.2.7(a), livestock shelters, equestrian centres, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities on parcels 0.2 ha or greater:

Comment [CJG252]: Proposed amendments simplify provision of accessory dwellings in the zones and addresses a number of issues with the previous references to "additional dwellings for farm labour" and "seasonal accommodation facilities". Also part of proposed introduction of consistent regulations across Electoral Area Zoning Bylaws. Would result in a change from 3.49 ha to 4.0 ha to qualify for an accessory dwelling.

Comment [CJG253]: CONFIRM!

- i) Front parcel line: 15.0 metres
- ii) Rear parcel line: 15.0 metres
- iii) Interior side parcel line: 15.0 metres
- iv) Exterior side parcel line: 15.0 metres

c) Despite Section 10.2.7(a), incinerator or compost facility on parcels 0.2 ha or greater:

- i) Front parcel line: 30.0 metres
- ii) Rear parcel line: 30.0 metres
- iii) Interior side parcel line: 30.0 metres
- iv) Exterior side parcel line: 30.0 metres

Comment [CJG254]: Previously under Section 7.22.

d) Principal buildings or structures, on parcels less than 0.2 ha:

- i) Front parcel line: 7.5 metres
- ii) Rear parcel line: 7.5 metres
- iii) Interior side parcel line: 1.5 metres
- iv) Exterior side parcel line: 4.5 metres

e) Accessory buildings and structures, on parcels less than 0.2 ha:

- i) Front parcel line: 7.5 metres
- ii) Rear parcel line: 1.0 metres
- iii) Interior side parcel line: 1.0 metres
- iv) Exterior side parcel line: 4.5 metres

xlix) replacing Section 10.2.9 (Agriculture One Zone) with the following:

10.2.9 Maximum Floor Area:

- a) ~~deleted.~~

Comment [CJG255]: This section attempts to establish floor area restrictions for processing and packing of ag uses. Deletion is related to the proposed changes to Section 7.24.

l) replacing Section 10.2.10 (Agriculture One Zone) with the following:

10.2.10 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:

- i) 5%; and
 - ii) 70% for greenhouse uses.
- li) replacing Section 10.3.1(b) (Agriculture Three Zone) with the following:
 - b) veterinary establishment;
- lii) replacing Section 10.3.1(c) (Agriculture Three Zone) with the following:
 - c) processing and retail sales of farm and off-farm products, subject to Section 7.23;
- liii) replacing Section 10.3.1(d) (Agriculture Three Zone) with the following:
 - d) kennels, subject to Section 7.29;
- liv) replacing Section 10.3.1(f) (Agriculture Three Zone) with the following:
 - f) equestrian centre;
- lv) replacing Section 10.3.1(i) (Agriculture Three Zone) with the following:
 - i) brewery, cidery, distillery, meadery or winery, subject to Section 7.24;
- lvi) replacing Section 10.3.1(j) (Agriculture One Zone) with the following:
 - j) accessory dwelling, subject to Section 7.11;
- lvii) replacing Section 10.3.1(l) (Agriculture Three Zone) with the following:
 - l) agri-tourism accommodation, subject to Section 7.30;
- lviii) replacing Section 10.3.1(m) (Agriculture Three Zone) with the following:
 - m) ~~deleted~~;
- lix) adding a new Section 10.3.1(s) (Agriculture Three Zone) with the following:
 - s) temporary farm labour housing;
- xcii) replacing Section 10.3.5 (Agriculture Three Zone) with the following:

10.3.5 Maximum Density:

 - a) ~~deleted~~.
- xciii) replacing Section 10.3.6 (Agriculture Three Zone) with the following:

Comment [CJG256]: Amendment proposes to introduce a greater gradation between land areas, to introduce a larger allowance for greenhouses and to reduce the coverage on parcels greater than 2.0 ha to 5%. Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

Comment [CJG257]: Proposes to replace reference to "animal hospital".

Comment [CJG258]: Replaces previous reference to "processing of farm products" – links directly to reference to same use in Section 7.23.

Comment [CJG259]: Proposes to delete reference to "commercial and hobby" as a result of proposed changes to Kennel definition.

Comment [CJG260]: Updated cross-reference to General Regulations.

Comment [CJG261]: Replaces "stable" use

Comment [CJG262]: Updated language to reflect changes to ALC Regs.

Comment [CJG263]: Proposed to delete reference to "and accessory to agriculture, animal hospital and winery". Amendment is related to introduction of consistent wording across Electoral Areas.

Comment [CJG264]: Replaces reference to "agri-tourism"

Comment [CJG265]: Proposes to delete "bistro" use as this is now covered under the amended definition of "winery".

Comment [CJG266]: Proposed new use, related to proposed changes to Section 10.2.6.

Comment [CJG267]: Proposed to delete as the existing provision of 1 dwelling per 20 ha would be inconsistent with proposed changes to Section 10.3.6.

10.3.6 Maximum Number of Dwellings Permitted Per Parcel:

- a) the number of principal dwellings and the number of accessory dwellings and temporary farm worker housing permitted per parcel shall be as follows:

PARCEL AREA	MAXIMUM NUMBER OF PRINCIPAL DWELLINGS	MAXIMUM NUMBER OF ACCESSORY DWELLINGS	MAXIMUM NUMBER OF TEMPORARY FARM WORKER HOUSING	MAXIMUM FLOOR AREA OF ACCESSORY DWELLINGS & TEMPORARY FARM WORKER HOUSING PER PARCEL
Less than 3.5 ha	1	0	0	0
3.5 ha to 7.99 ha	1	1	1	90 m ²
8.0 ha to 11.99 ha	1	2	1	180 m ²
12.0 ha to 15.99 ha	1	3	1	270 m ²
Greater than 16.0 ha	1	4	1	360 m ²
Greater than 8.0 ha	2	0	0	0

- b) one (1) secondary suite.
- c) despite Section 10.3.6(a), for parcels situated within the Agricultural Land Reserve, all dwellings in excess of one (1) must be used only for the accommodation of persons engaged in farming on parcels classified as "farm" under the *Assessment Act*.
- d) despite Section 10.3.6(a), for parcels between 3.5 ha to 7.9 ha in area, only one (1) accessory dwelling or one (1) temporary farm worker housing shall be permitted.

- ix) replacing Section 10.3.6 (Agriculture Three Zone) with the following:

10.3.6 Minimum Setbacks:

- a) Buildings and structures, on parcels 0.2 ha or greater:
- i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Despite Section 10.3.6(a), livestock shelters, equestrian centres, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities on parcels 0.2 ha or greater:

Comment [CJG268]: Proposed amendments simplify provision of accessory dwellings in the zones and addresses a number of issues with the previous references to "additional dwellings for farm labour" and "seasonal accommodation facilities". Also part of proposed introduction of consistent regulations across Electoral Area Zoning Bylaws. Would result in a change from 3.49 ha to 4.0 ha to qualify for an accessory dwelling.

- i) Front parcel line: 15.0 metres
- ii) Rear parcel line: 15.0 metres
- iii) Interior side parcel line: 15.0 metres
- iv) Exterior side parcel line: 15.0 metres

c) Despite Section 10.3.6(a), incinerator or compost facility on parcels 0.2 ha or greater:

- i) Front parcel line: 30.0 metres
- ii) Rear parcel line: 30.0 metres
- iii) Interior side parcel line: 30.0 metres
- iv) Exterior side parcel line: 30.0 metres

Comment [CJG269]: Previously under Section 7.22.

d) Principal buildings or structures, on parcels less than 0.2 ha:

- i) Front parcel line: 7.5 metres
- ii) Rear parcel line: 7.5 metres
- iii) Interior side parcel line: 1.5 metres
- iv) Exterior side parcel line: 4.5 metres

e) Accessory buildings and structures, on parcels less than 0.2 ha:

- i) Front parcel line: 7.5 metres
- ii) Rear parcel line: 1.0 metres
- iii) Interior side parcel line: 1.0 metres
- iv) Exterior side parcel line: 4.5 metres

lxi) replacing Section 10.3.10 (Agriculture Three Zone) with the following:

10.3.9 Maximum Floor Area:

- a) ~~deleted.~~

Comment [CJG270]: This section attempts to establish floor area restrictions for processing and packing of ag uses. Deletion is related to the proposed changes to Section 7.24.

lxii) replacing Section 10.3.10 (Agriculture Three Zone) with the following:

10.3.10 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:

i) 5%; and

ii) 70% for greenhouse uses.

Comment [CJG271]: Amendment proposes to introduce a greater gradation between land areas, to introduce a larger allowance for greenhouses and to reduce the coverage on parcels greater than 2.0 ha to 5%. Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

lxiii) replacing Section 10.4.1(b) (Large Holdings Zone) with the following:

b) veterinary establishment;

Comment [CJG272]: Proposes to replace reference to "animal hospital".

lxiv) replacing Section 10.4.1(d) (Large Holdings Zone) with the following:

d) processing and retail sales of farm and off-farm products, subject to Section 7.23;

Comment [CJG273]: Replaces previous reference to "processing of farm products" – links directly to reference to same use in Section 7.23.

lxv) replacing Section 10.4.1(h) (Large Holdings Zone) with the following:

h) kennels, subject to Section 7.29;

Comment [CJG274]: Proposes to delete reference to "commercial and hobby" as a result of proposed changes to Kennel definition.

lxvi) replacing Section 10.4.1(k) (Large Holdings Zone) with the following:

k) equestrian centre;

Comment [CJG275]: Updated cross-reference to General Regulations.

Comment [CJG276]: Replaces "stable" use

lxvii) replacing Section 10.4.1(l) (Large Holdings Zone) with the following:

l) accessory dwelling, subject to Section 7.11;

Comment [CJG277]: Proposed to delete reference to "and Section 10.4.6, and accessory to agriculture, animal hospital, forestry, guest ranch, and guide camp". Amendment is related to introduction of consistent wording across Electoral Areas.

lxviii) replacing Section 10.4.1(n) (Large Holdings Zone) with the following:

n) agri-tourism accommodation, subject to Section 7.30;

Comment [CJG278]: Replaces reference to "agri-tourism"

lxix) replacing Section 10.4.5 (Large Holdings Zone) with the following:

10.4.5 Maximum Density

a) ~~deleted.~~

Comment [CJG279]: Proposed to delete as the existing provision of 1 dwelling per 4 ha would be inconsistent with proposed changes to Section 10.4.6.

lxx) replacing Section 10.4.6 (Large Holdings Zone) with the following:

10.4.6 Maximum Number of Dwellings Permitted Per Parcel:

a) the number of principal dwelling and the number of accessory dwellings permitted per parcel shall be as follows:

Parcel Size	Maximum Number of Accessory Dwellings	Maximum Number of Principal Dwellings
Less than 12.0 ha	0	1
12.0 ha or greater	1	1

b) one (1) secondary suite.

Comment [CJG280]: Simplified table – proposes consistent wording with what is found in the other Electoral Areas.

lxxi) replacing Section 10.4.7 (Large Holdings Zone) with the following:

10.4.7 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Despite Section 10.4.7(a), livestock shelters, equestrian centres, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 10.4.7(a), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

Comment [CJG281]: Previously under Section 7.22.

lxxii) replacing Section 10.4.9 (Large Holdings Zone) with the following:

10.4.9 Maximum Floor Area:

- a) ~~deleted.~~

Comment [CJG282]: This section attempts to establish floor area restrictions for processing and packing of ag uses. Deletion is related to the proposed changes to Section 7.24.

lxxiii) replacing Section 10.4.10 (Large Holdings Zone) with the following:

10.4.10 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 5%; and

ii) 70% for greenhouse uses.

Comment [CJG283]: Amendment proposes to introduce a greater gradation between land areas, to introduce a larger allowance for greenhouses and to reduce the coverage on parcels greater than 2.0 ha to 5%. Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

lxxiv) replacing Section 10.5.1(a) (Small Holdings Two Zone) with the following:

a) agriculture, subject to Section 7.23;

Comment [CJG284]: Proposes to remove reference to “excluding intensive agriculture” - reflects removal of “intensive agriculture” from the definition of “agriculture”.

lxxv) replacing Section 10.5.1(b) (Small Holdings Two Zone) with the following:

b) veterinary establishment;

Comment [CJG285]: Updated cross-reference to General Regulations.

lxxvi) replacing Section 10.5.1(c) (Small Holdings Two Zone) with the following:

c) kennels, subject to Section 7.29;

Comment [CJG286]: Proposes to replace reference to “animal hospital”.

lxxvii) replacing Section 10.5.5 (Small Holdings Two Zone) with the following:

10.5.5 Maximum Number of Dwellings Permitted Per Parcel:

Comment [CJG287]: Proposes to delete reference to “commercial and hobby” as a result of proposed changes to Kennel definition.

a) one (1) principal dwelling; and

b) one (1) secondary suite.

Comment [CJG288]: Updated cross-reference to General Regulations.

lxxviii) replacing Section 10.5.6 (Small Holdings Two Zone) with the following:

10.5.6 Minimum Setbacks:

a) Buildings and structures:

i) Front parcel line: 7.5 metres

ii) Rear parcel line: 4.5 metres

iii) Interior side parcel line: 4.5 metres

iv) Exterior side parcel line: 4.5 metres

b) Accessory buildings and structures:

i) Front parcel line: 7.5 metres

ii) Rear parcel line: 1.5 metres

iii) Interior side parcel line: 4.5 metres

iv) Exterior side parcel line: 1.5 metres

c) Despite Section 10.5.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:

i) Front parcel line: 15.0 metres

Comment [CJG289]: Simplified provision of dwelling units per parcel – proposes consistent wording with what is found in the other Electoral Areas.

- ii) Rear parcel line: 15.0 metres
- iii) Interior side parcel line: 15.0 metres
- iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 10.5.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

Comment [CJG290]: Previously under Section 7.22.

lxxix) replacing Section 10.6.1(a) (Small Holdings Three Zone) with the following:

- a) agriculture, subject to Section 7.23;

Comment [CJG291]: Proposes to remove reference to “excluding intensive agriculture” - reflects removal of “intensive agriculture” from the definition of “agriculture”.

lxxx) replacing Section 10.6.6 (Small Holdings Three Zone) with the following:

10.6.6 Minimum Setbacks:

Comment [CJG292]: Updated cross-reference to General Regulations.

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 1.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 10.6.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres

- iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 10.6.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

Comment [CJG293]: Previously under Section 7.22.

lxxxii) replacing Section 13.5.1(a) (Commercial Recreation Zone) with the following:

- a) agriculture, subject to Section 7.23;

Comment [CJG294]: Proposes to remove reference to “excluding intensive agriculture” - reflects removal of “intensive agriculture” from the definition of “agriculture”.

lxxxiii) replacing Section 13.5.1(h) (Commercial Recreation Zone) with the following:

- h) equestrian centre;

Comment [CJG295]: Updated cross-reference to General Regulations.

Comment [CJG296]: Replaces “stable” use

lxxxiii) replacing Section 16.2.1 (Site Specific Agricultural One (AG1s) Provisions) with the following:

- .1 ~~deleted.~~

Comment [CJG297]: Existing provision allows for a minimum parcel size of 1.55 ha. Parcel has since been created. Site specific provision is seen to be redundant.

24. The Official Zoning Map, being Schedule ‘2’ of the Regional District Okanagan-Similkameen, Electoral Area “D” Zoning Bylaw No. 2457, 2008, is amended by changing the land use designation of all parcels zoned Agriculture Two (AG2) to Agriculture Three (AG3).

Comment [CJG298]: Address an oversight from Amendment Bylaw No. 2483, 2010.

25. The Official Zoning Map, being Schedule ‘2’ of the Regional District Okanagan-Similkameen, Electoral Area “D” Zoning Bylaw No. 2457, 2008, is amended by changing the land use designation on the land described as part Lot 186, Plan KAP719, District Lot 103S, SDYD, Except Plan 34787, KAP79769, and shown shaded yellow on Schedule ‘X-20’, which forms part of this Bylaw, from Agriculture One Site Specific (AG1s) to Agriculture One (AG1).

Comment [CJG299]: No civic – Pineview Drive, Kaleden

Comment [CJG300]: Related to introduction of “veterinary establishment” definition.

Comment [CJG301]: Related to introduction of “accessory use” definition.

Comment [CJG302]: Related to introduction of “agri-tourism accommodation” definition

Comment [CJG303]: Related to introduction of an updated definition for winery.

Comment [CJG304]: Related to introduction of “agriculture, intensive” definition.

Electoral Area “D-2”

26. The “Regional District Okanagan-Similkameen, Electoral Area “D” Zoning Bylaw No. 2455, 2008” is amended by:

- i) deleting the definition of “animal hospital”, “auxiliary”, “agri-tourist farm inn”, “bistro”, “intensive agriculture”, “auxiliary sales of farm products and/or

off-farm products”, “farm”, “stable”, “riding stable” and “urban zone” at Section 4.0 (Definition).

Comment [CJG305]: Related to introduction of “retail sales of farm and/or off-farm products” definition

- ii) adding a new definition of “accessory building or structure” at Section 4.0 (Definition) as follows:

Comment [CJG306]: Related to introduction of “farm use” definition.

Comment [CJG307]: Related to introduction of “equestrian centre” definition.

Comment [CJG308]: Related to introduction of “equestrian centre” definition.

Comment [CJG309]: Related to proposed deletion of Table 7.22.

“accessory building or structure” means a detached building or structure located on the same parcel as the principal building, the use of which is subordinate, customarily incidental, and exclusively devoted to that of the principal building;

Comment [CJG310]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- iii) replacing the definition of “accessory dwelling” at Section 4.0 (Definition) with the following:

“accessory dwelling” means a single detached dwelling or other detached dwelling and includes a manufactured home where specifically permitted as an accessory use in a zone, which is permitted as an accessory use in conjunction with a principal use. The accessory dwelling is a complete living unit and includes a private kitchen and bath;

Comment [CJG311]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- iv) adding a new definition of “accessory use” at Section 4.0 (Definition) as follows:

“accessory use” means a use which is subordinate, customarily incidental, and exclusively devoted to a principal use in existence on the same parcel;

Comment [CJG312]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- v) replacing all references to “auxiliary” with “accessory” within the bylaw.

- vi) replacing the definition of “agriculture” at Section 4.0 (Definition) with the following:

“agriculture” means the use of land, buildings or structures for growing, harvesting, packing, storing and wholesaling of agricultural crops for the purposes of providing food, horticultural, medicinal or farm products, but excludes processing and retail sales of farm products. Agriculture includes producing and rearing animals and range grazing of horses, cattle, sheep, and other livestock and includes apiculture and aquaculture;

Comment [CJG313]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- vii) adding a new definition of “agriculture, intensive” at Section 4.0 (Definition) as follows:

“agriculture, intensive” means a use of land, buildings or structures by a commercial enterprise or an institution for the confinement of poultry, livestock or fur-bearing animals, or the growing of mushrooms;

Comment [CJG314]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- viii) replacing the definition of “agri-tourism” at Section 4.0 (Definition) with the following:

“agri-tourism” means a tourist activity, service or facility accessory to land that is classified as a farm under the Assessment Act;

Comment [CJG315]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- ix) replacing the definition of “agri-tourism accommodation” at Section 4.0 (Definition) with the following:

“agri-tourism accommodation” means accommodation for rental to the traveling public on an operating farm which is accessory to and related to, the principal farm use of the parcel;

Comment [CJG316]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- x) adding a new definition of “aquaculture” at Section 4.0 (Definition) as follows:

“aquaculture” means the growing and cultivation of aquatic plants, or fish, for commercial purposes, in any water environment or in human made containers of water, and includes the growing and cultivation of shellfish on, in or under the foreshore or in the water;

Comment [CJG317]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- xi) adding a new definition of “cidery” at Section 4.0 (Definition) as follows:

“cidery” means premises used for the production of beverages from orchard products, including a wine bar and a restaurant with seating for up to 20 people;

Comment [CJG318]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- xii) adding a new definition of “equestrian centre” at Section 4.0 (Definition) as follows:

“equestrian centre” means the use of riding arenas, stables, training tracks and other structures that accommodate the activity of riding horses, and in which horses are sheltered and fed;

Comment [CJG319]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- xiii) adding a new definition of “farm building” at Section 4.0 (Definition) as follows:

“farm building” means a building or part thereof which is associated with and located on land devoted to the practice of agriculture, and used essentially for the housing of equipment or livestock, or the production, storage, processing, marketing and selling of agricultural and horticultural produce or feeds;

Comment [CJG320]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- xiv) adding a new definition of “farm operation” at Section 4.0 (Definition) as follows:

“farm operation” means a farm operation as defined by the Province under the *Farm Practices Protection (Right to Farm) Act*;

Comment [CJG321]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- xv) replacing the definition of “farm products” at Section 4.0 (Definition) with the following:

“farm products” means commodities or goods that are produced from a farm use;

Comment [CJG322]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- xvi) adding a new definition of “farm use” at Section 4.0 (Definition) as follows:

“farm use” means an occupation or use of land for agricultural purposes, including farming of land, plants and animals and any other similar activity designated as farm use by Provincial regulation, and includes a farm operation;

Comment [CJG323]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- xvii) replacing the definition of “feedlot” at Section 4.0 (Definition) with the following:

“feed lot” means any building, structure, compound or other enclosure, or an outdoor, non-grazing area where more than fifty (50) livestock are confined by fences, other structures or topography, including paddocks, corrals, exercise yards, and holding areas, but not including a seasonal;

Comment [CJG324]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- xviii) adding a new definition of “greenhouse” at Section 4.0 (Definition) as follows:

“greenhouse” means a structure covered with a transparent material, and used for the purpose of growing plants, which is of sufficient size for persons to work within the structure;

Comment [CJG325]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- xix) replacing the definition of “kennel” at Section 4.0 (Definition) with the following:

“kennel” means the care of five (5) or more dogs, cats or other domestic animals or pets whether such animals are kept commercially for board, propagation, training, sale or for personal and private enjoyment;

Comment [CJG326]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- xx) replacing the definition of “processed farm products” at Section 4.0 (Definition) with the following:

“processed farm products” means farm products that have been transformed by biological or other means such as fermentation, cooking,

butchering, canning, smoking or drying to increase their market value and convenience to the consumer, but does not include hot and cold food items sold for on-site consumption

Comment [CJG327]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- xxi) adding a new definition of “retail sales of farm and/or off-farm products” at Section 4.0 (Definition) as follows:

“retail sales of farm and/or off-farm products” means retail activity which is an accessory use to a farm use and which may include the sale of goods produced on or off that farm as permitted in a given zone and which includes buildings and structures necessary for the sale and storage;

Comment [CJG328]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- xxii) replacing the definition of “range grazing” at Section 4.0 (Definition) with the following:

“range grazing” means the feeding on grass or pasture of livestock;

Comment [CJG329]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- xxiii) adding a new definition of “small livestock” at Section 4.0 (Definition) as follows:

“small livestock” means poultry, rabbit or other small animals similar in size and weight but does not include farmed fur bearing animals or roosters;

Comment [CJG330]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- xxiv) adding a new definition of “temporary farm worker” at Section 4.0 (Definition) as follows:

“temporary farm worker” means an individual or individuals who carry out agricultural work on a temporary seasonal basis on a farm operation;

Comment [CJG331]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- xxv) adding a new definition of “temporary farm worker housing” at Section 4.0 (Definition) as follows:

“temporary farm worker housing” means a structure or building providing cooking, sanitary and sleeping facilities to house temporary farm workers(s) on a farm operation necessary for the farm operation;

Comment [CJG332]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- xxvi) replacing the definition of “veterinary establishment” at Section 4.0 (Definition) with the following:

“veterinary establishment” means a use conducted for the care, treatment, or hospitalization of animals, birds and fish and may include grooming facilities and sales of accessory supplies, but does not include the keeping or boarding of animals not under the care, treatment or hospitalisation;

Comment [CJG333]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

xxvii) replacing the definition of “winery” at Section 4.0 (Definition) with the following:

“winery” means an establishment involved in the manufacture, packaging, storing and sales of grape and fruit-based wines, including a wine bar, food & beverage lounge and an eating and drinking establishment.

Comment [CJG334]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

xxviii) replacing Section 7.5 (Compliance with Provincial Agricultural Land Commission Act and Regulation) in its entirety with the following:

7.5 ~~deleted~~

Comment [CJG335]: Proposed to delete this section as it is unnecessary as it does not provide any regulations, and is already covered by the Act.

xxix) replacing Section 7.6 (Riparian Assessment Area) in its entirety with the following:

7.6 ~~deleted~~

Comment [CJG336]: Proposed to delete Riparian Assessment Area setbacks as these are seen to be inconsistent with the WDP Area designation / guidelines under the OCP.

xxx) replacing Section 7.11 (Accessory Dwellings) in its entirety with the following:

7.11 Accessory Dwelling

The following regulations apply to accessory dwellings where permitted as a use in this Bylaw:

- .1 No accessory dwellings shall have a floor area greater than 90 m², except for accessory dwellings located in the Commercial and Industrial zones;
- .2 Accessory dwellings shall not exceed one storey and a maximum height of 5.0 metres, except for accessory dwellings located in the Commercial and Industrial zones;
- .3 In the Commercial and Industrial zones, accessory dwellings shall:
 - i) be located at the rear of a building on the ground floor, or above the first storey; and
 - ii) shall have separate entrances from the exterior of the building and shall not share a common hallway with commercial or industrial uses.

Comment [CJG337]: Simplifies the provisions for accessory dwellings in the Commercial and Industrial Zones.

Comment [CJG338]: Would introduce a new limit for this type of housing. Is consistent with wording found in the other Electoral Areas.

Comment [CJG339]: Proposes to simplify provisions currently comprised between Sections 7.11.2 and 7.11.5.

xxxi) replacing Section 7.22 (Setbacks for Buildings, Structures and Areas for Farm Uses) in its entirety with the following:

7.22 ~~deleted~~

Comment [CJG340]: Given the actual number of structures that require different setbacks, should these be accommodated directly within the zone, similar to the approach used for “wineries, cideries, packing and storage facilities and home industries”?

xxxii) replacing Section 7.23 in its entirety with the following:

7.23 Keeping of Livestock

In this Bylaw, where “single detached dwelling” is a permitted use the following regulations apply:

1. On parcels less than 500 m² in area, keeping of livestock, small livestock or farmed fur bearing animals shall not be permitted.
2. On parcels greater than 500 m² and less than 2,500 m² in area, keeping of animals shall be limited to 5 small livestock.
3. On parcels greater than 2,500 m² and less than 4,000 m² in area, keeping of animals shall be limited to 25 small livestock.
4. On parcels greater than 0.4 hectare (ha) and less than 0.8 ha in area, keeping of animals shall be limited to 1 livestock and 25 small livestock.
5. On parcels greater than 0.8 hectare (ha) and less than 1.2 ha in area, keeping of animals shall be limited to 2 livestock and 50 small livestock.
6. On parcels 1.2 ha or greater and less than 1.6 hectare in area, keeping of animals shall be limited to 3 livestock and 75 small livestock.
7. On parcels 1.6 ha or greater and less than 2.0 hectare in area, keeping of animals shall be limited to 4 livestock and 100 small livestock.
8. On parcels 2.0 ha or greater in area, keeping of livestock and small livestock shall be unlimited.

xxxiii) replacing Section 7.24 in its entirety with the following:

7.24 Provisions for Retail Sales of Farm and/or Off-Farm Products

- .1 Where “retail sales of farm and off-farm products” is permitted in a zone, farm products, processed farm products, and off-farm products may be sold to the public subject to the following regulations:
 - a) the area used for retail sales of off-farm products shall not exceed $\frac{1}{3}$ of the total area used for all retail sales on the parcel;
 - b) where off-farm products are offered for sale, farm products and/or processed farm products shall also be offered for sale; and

Comment [CJG341]: Amended provisions – regulations for keeping of livestock would now be based upon parcel size and not permitted uses. Updated provisions for number of livestock based upon parcel size.

- c) the retail sales area for farm products and off-farm products shall not exceed 300 m².
- .2 For the purpose of calculating the area used for retail sales in a building or structure, the following shall be included: aisles and other areas of circulation, shelf and display space, counter space for packaging and taking payment and any area used for the service and consumption of hot and cold food items. Any office area, wholesale storage area, processing facility or parking area or driveway, whether used for retail sale or not, shall be excluded.

Comment [CJG342]: Proposes to remove separate floor area restriction for wineries and packing houses. Also related to introduction of consistent regulations across Electoral Area Zoning Bylaws.

xxxiv) adding a new Section 7.25 (Kennel Facilities) to read as follows:

7.25 Kennel Facilities

A kennel is permitted where listed as a permitted use, provided that:

- 1. No kennel shall be permitted on a parcel less than 2.0 hectares in size; and
- 2. All buildings, structures and areas utilized in association with a kennel shall be sited a minimum of 30.0 metres from all parcel lines.

Comment [CJG343]: Provisions were previously comprised within Section 7.22 (Setbacks for Farm Buildings, Structures and Uses), but with the proposed deletion of Section 7.22, it is proposed to move the kennel regulations into their own section.

xxxv) adding a new Section 7.26 (Agri-Tourism Accommodation) to read as follows:

7.26 Agri-Tourism Accommodation

The following regulations apply to agri-tourism accommodation where permitted as a use in this Bylaw:

- 1. Agri-tourism accommodation is permitted only on a parcel if all or part of the parcel is classified as a “farm” under the *Assessment Act*.
- 2. Agri-tourism accommodation shall be for short term use by a person up to a maximum stay of 30 consecutive days with 30 days in between any subsequent stay.
- 3. The number of agri-tourism accommodation sleeping units permitted parcel shall be as follows:

PARCEL AREA	MAXIMUM NUMBER AGRITOURISM ACCOMMODATION SLEEPING UNITS
Less than 4.0 ha	0
4.0 ha to 8.0 ha	5
Greater than 8.0 ha	10

4. All agri-tourism accommodation sleeping units shall be contained under one roof.
5. No agri-tourism accommodation sleeping unit shall have an area of greater than 30.0 m². A washroom is not included as part of the area of the agri-tourism accommodation sleeping unit.
6. No cooking facilities shall be provided for within individual agri-tourism accommodation sleeping units.
7. One (1) parking space per agri-tourism accommodation sleeping unit is required in addition to parking required for the principal single detached dwelling.

Comment [CJG344]: Simplified provisions.

xxxvi) replacing Section 10.1.1(a) (Resource Area Zone) with the following:

- a) agriculture, including agriculture, intensive, subject to Section 7.23;

Comment [CJG345]: Introduced to reflect change to the definition of "agriculture".

xxxvii) replacing Section 10.1.1(b) (Resource Area Zone) with the following:

- b) processing and retail sales of farm and off-farm products, subject to Section 7.23;

Comment [CJG346]: Updated cross-reference to General Regulations.

Comment [CJG347]: Replaces previous reference to "farm products storage, sale, and processing" – links directly to reference to same use in Section 7.23.

xxxviii) replacing Section 10.1.1(h) (Resource Area Zone) with the following:

- h) veterinary establishment;

Comment [CJG348]: Proposes to replace reference to "animal hospital".

xxxix) replacing Section 10.1.1(i) (Resource Area Zone) with the following:

- i) kennels, subject to Section 7.25;

Comment [CJG349]: Updated cross-reference to General Regulations.

xl) replacing Section 10.1.1(j) (Resource Area Zone) with the following:

- j) equestrian centre;

Comment [CJG350]: Replaces previous reference to "Stable".

xli) replacing Section 10.1.1(s) (Resource Area Zone) with the following:

- s) ~~deleted~~;

Comment [CJG351]: Proposes to delete reference to "retail sales of farm products and off-farm products", which is now covered at Section 10.1.1(b).

xlii) replacing Section 10.1.6 (Resource Area Zone) with the following:

10.1.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres

iv) Exterior side parcel line: 4.5 metres

b) Despite Section 10.1.6(a), livestock shelters, equestrian centres, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:

i) Front parcel line: 15.0 metres

ii) Rear parcel line: 15.0 metres

iii) Interior side parcel line: 15.0 metres

iv) Exterior side parcel line: 15.0 metres

c) Despite Section 10.1.6(a), incinerators or compost facility:

i) Front parcel line: 30.0 metres

ii) Rear parcel line: 30.0 metres

iii) Interior side parcel line: 30.0 metres

iv) Exterior side parcel line: 30.0 metres

Comment [CJG352]: Previously under Section 7.22.
Do we want to keep these setbacks?

xliii) replacing Section 10.1.8 (Resource Area Zone) with the following:

10.1.8 Maximum Parcel Coverage:

a) 35% for parcels less than 2,500 m² in area;

b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and

c) for parcels greater than 2.0 ha in area:

i) 5%; and

ii) 70% for greenhouse uses.

Comment [CJG353]: Amendment proposes to introduce a greater gradation between land areas, to introduce a larger allowance for greenhouses and to reduce the coverage on parcels greater than 2.0 ha to 5%.
Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

xliv) replacing Section 10.2.1(a) (Agriculture One Zone) with the following:

a) agriculture, including agriculture, intensive, subject to Section 7.23;

xlvi) replacing Section 10.2.1(b) (Agriculture One Zone) with the following:

b) processing and retail sales of farm and off-farm products, subject to Section 7.24;

Comment [CJG354]: Introduced to reflect change to the definition of "agricluture".

Comment [CJG355]: Updated cross-reference to General Regulations.

xlvii) replacing Section 10.2.1(d) (Agriculture One Zone) with the following:

d) brewery, cidery, distillery, meadery or winery, subject to Section 7.24;

Comment [CJG356]: Replaces previous reference to "processing of farm products" – links directly to reference to same use in Section 7.23.

Comment [CJG357]: Updated language to reflect changes to ALC Regs.

xlvii) replacing Section 10.2.1(e) (Agriculture One Zone) with the following:

e) **veterinary establishment**;

Comment [CJG358]: Proposes to replace reference to “animal hospital”.

xlviii) replacing Section 10.2.1(f) (Agriculture One Zone) with the following:

f) kennels, subject to **Section 7.25**;

Comment [CJG359]: Updated cross-reference to General Regulations.

xlix) replacing Section 10.2.1(g) (Agriculture One Zone) with the following:

g) **equestrian centre**;

Comment [CJG360]: Replaces previous reference to “Stable”.

l) replacing Section 10.2.1(j) (Agriculture One Zone) with the following:

j) **deleted**;

Comment [CJG361]: Proposes to delete reference to “retail sales of farm products and off-farm products” as this is now covered by Section 10.2.1(b).

li) replacing Section 10.2.1(k) (Agriculture One Zone) with the following:

k) **agri-tourist accommodation**, subject to **Section 7.26**;

Comment [CJG362]: Proposes to replace reference to “agri-tourism, accessory to agriculture”.

lii) replacing Section 10.2.1(l) (Agriculture One Zone) with the following:

l) **deleted**;

Comment [CJG363]: New cross-reference to new general regulation related to this use.

liii) adding a new Section 10.2.1(q) (Agriculture One Zone) with the following:

q) **temporary farm worker housing**.

Comment [CJG364]: Proposes to delete reference to “retail sales areas, sampling areas and bistros accessory to wineries” as this is already covered by the winery definition.

liv) replacing Section 10.2.5 (Agriculture One Zone) with the following:

10.2.5 Maximum Number of Dwellings Permitted Per Parcel:

a) **the number of principal dwellings and the number of accessory dwellings and temporary farm worker housing permitted per parcel shall be as follows:**

PARCEL AREA	MAXIMUM NUMBER OF PRINCIPAL DWELLINGS	MAXIMUM NUMBER OF ACCESSORY DWELLINGS	MAXIMUM NUMBER OF TEMPORARY FARM WORKER HOUSING	MAXIMUM FLOOR AREA OF ACCESSORY DWELLINGS & TEMPORARY FARM WORKER HOUSING PER PARCEL
Less than 3.5 ha	1	0	0	0
3.5 ha to 7.99 ha	1	1	1	90 m ²
8.0 ha to 11.99 ha	1	2	1	180 m ²
12.0 ha to 15.99 ha	1	3	1	270 m ²
Greater than 16.0 ha	1	4	1	360 m ²

Comment [CJG365]: Proposed new use, related to proposed changes to Section 10.2.5.

Greater than 8.0 ha	2	0	0	0
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- b) one (1) secondary suite.
- c) despite Section 10.2.5(a), for parcels situated within the Agricultural Land Reserve, all dwellings in excess of one (1) must be used only for the accommodation of persons engaged in farming on parcels classified as "farm" under the *Assessment Act*.
- d) despite Section 10.2.5(a), for parcels between 3.5 ha to 7.9 ha in area, only one (1) accessory dwelling or one (1) temporary farm worker housing shall be permitted.

iv) replacing Section 10.2.6 (Agriculture One Zone) with the following:

10.2.6 Minimum Setbacks:

- a) Buildings and structures, on parcels 0.2 ha or greater:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Despite Section 10.2.6(a), livestock shelters, equestrian centres, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities on parcels 0.2 ha or greater:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 10.2.6(a), incinerator or compost facility on parcels 0.2 ha or greater:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres
- d) Principal buildings or structures, on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres

Comment [CJG366]: Proposed amendments simplify provision of accessory dwellings in the zones and addresses a number of issues with the previous references to "additional dwellings for farm labour" and "seasonal accommodation facilities". Also part of proposed introduction of consistent regulations across Electoral Area Zoning Bylaws.

Comment [CJG367]: Previously under Section 7.22. Do we want to keep these setbacks?

- ii) Rear parcel line: 7.5 metres
- iii) Interior side parcel line: 1.5 metres
- iv) Exterior side parcel line: 4.5 metres
- e) Accessory buildings and structures, on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 1.0 metres
 - iii) Interior side parcel line: 1.0 metres
 - iv) Exterior side parcel line: 4.5 metres

lvi) replacing Section 10.2.8 (Agriculture One Zone) with the following:

10.2.8 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 5%; and
 - ii) 70% for greenhouse uses.

lvii) replacing Section 10.3.1(a) (Agriculture Three Zone) with the following:

- a) agriculture, including agriculture, intensive, subject to Section 7.23;

lviii) replacing Section 10.3.1(b) (Agriculture Three Zone) with the following:

- b) processing and retail sales of farm and off-farm products, subject to Section 7.24;

lix) replacing Section 10.3.1(d) (Agriculture Three Zone) with the following:

- d) brewery, cidery, distillery, meadery or winery, subject to Section 7.24;

lx) replacing Section 10.3.1(e) (Agriculture Three Zone) with the following:

- e) veterinary establishment;

lxi) replacing Section 10.3.1(f) (Agriculture Three Zone) with the following:

- f) kennels, subject to Section 7.29;

Comment [CJG368]: Amendment proposes to introduce a greater gradation between land areas, to introduce a larger allowance for greenhouses and to reduce the coverage on parcels greater than 2.0 ha to 5%.
Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

Comment [CJG369]: Introduced to reflect change to the definition of "agriculture".

Comment [CJG370]: Updated cross-reference to General Regulations.

Comment [CJG371]: Updated reference to retail sales.

Comment [CJG372]: Updated language to reflect changes to ALC Regs.

Comment [CJG373]: Proposes to replace reference to "animal hospital".

Comment [CJG374]: Updated cross-reference to General Regulations.

lxii) replacing Section 10.3.1(g) (Agriculture Three Zone) with the following:

g) equestrian centre;

Comment [CJG375]: Replaces previous reference to "Stable".

lxiii) replacing Section 10.3.1(j) (Agriculture Three Zone) with the following:

j) ~~deleted~~;

Comment [CJG376]: Deletes reference to "retail sales of farm products and off-farm products" as this is now covered under sub-section 10.3.1(b)

lxiv) replacing Section 10.3.1(k) (Agriculture Three Zone) with the following:

k) ~~deleted~~;

Comment [CJG377]: Deletes reference to "retail sales areas, sampling areas and bistro accessory to wineries" as this is now covered under sub-section 10.3.1(b) & (d).

lxv) replacing Section 10.3.1(l) (Agriculture Three Zone) with the following:

l) ~~deleted~~;

Comment [CJG378]: Deletes reference to "agri-tourism, accessory to agriculture" as this is now covered by Section 10.3.1(m).

lxvi) replacing Section 10.3.1(m) (Agriculture Three Zone) with the following:

m) agri-tourist accommodation, subject to Section 7.26;

Comment [CJG379]: Replaces reference to "agri-tourism farm inns".

lxvii) adding a new Section 10.3.1(r) (Agriculture Three Zone) with the following:

r) temporary farm worker housing;

Comment [CJG380]: Proposed new use, related to proposed changes to Section 10.3.5.

lxviii) replacing Section 10.3.5 (Agriculture Three Zone) with the following:

10.3.5 Maximum Number of Dwellings Permitted Per Parcel:

a) the number of principal dwellings and the number of accessory dwellings and temporary farm worker housing permitted per parcel shall be as follows:

PARCEL AREA	MAXIMUM NUMBER OF PRINCIPAL DWELLINGS	MAXIMUM NUMBER OF ACCESSORY DWELLINGS	MAXIMUM NUMBER OF TEMPORARY FARM WORKER HOUSING	MAXIMUM FLOOR AREA OF ACCESSORY DWELLINGS & TEMPORARY FARM WORKER HOUSING PER PARCEL
Less than 3.5 ha	1	0	0	0
3.5 ha to 7.99 ha	1	1	1	90 m ²
8.0 ha to 11.99 ha	1	2	1	180 m ²
12.0 ha to 15.99 ha	1	3	1	270 m ²
Greater than 16.0 ha	1	4	1	360 m ²
Greater than 8.0 ha	2	0	0	0

b) one (1) secondary suite.

- c) despite Section 10.3.5(a), for parcels situated within the Agricultural Land Reserve, all dwellings in excess of one (1) must be used only for the accommodation of persons engaged in farming on parcels classified as "farm" under the *Assessment Act*.
- d) despite Section 10.3.5(a), for parcels between 3.5 ha to 7.9 ha in area, only one (1) accessory dwelling or one (1) temporary farm worker housing shall be permitted.

Comment [CJG381]: Proposed amendments simplify provision of accessory dwellings in the zones and addresses a number of issues with the previous references to "additional dwellings for farm labour" and "seasonal accommodation facilities". Also part of proposed introduction of consistent regulations across Electoral Area Zoning Bylaws.

lxix) replacing Section 10.3.6 (Agriculture Three Zone) with the following:

10.3.6 Minimum Setbacks:

- a) Buildings and structures, on parcels 0.2 ha or greater:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Despite Section 10.3.6(a), livestock shelters, equestrian centre, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities on parcels 0.2 ha or greater:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 10.3.6(a), incinerator or compost facility on parcels 0.2 ha or greater:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres
- d) Principal buildings or structures, on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 1.5 metres

Comment [CJG382]: Previously under Section 7.22. Do we want to keep these setbacks?

- iv) Exterior side parcel line: 4.5 metres
- e) Accessory buildings and structures, on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 1.0 metres
 - iii) Interior side parcel line: 1.0 metres
 - iv) Exterior side parcel line: 4.5 metres

lxx) replacing Section 10.3.8 (Agriculture Three Zone) with the following:

10.3.8 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 5%; and
 - ii) 70% for greenhouse uses.

lxxi) replacing Section 10.4.1(a) (Large Holdings Zone) with the following:

- a) agriculture, including agriculture, intensive, subject to Section 7.23;

lxxii) replacing Section 10.4.1(b) (Large Holdings Zone) with the following:

- b) processing and retail sales of farm and off-farm products, subject to Section 7.24;

lxxiii) replacing Section 10.4.1(f) (Large Holdings Zone) with the following:

- f) veterinary establishment;

lxxiv) replacing Section 10.4.1(g) (Large Holdings Zone) with the following:

- g) kennels, subject to Section 7.29;

lxxv) replacing Section 10.4.1(h) (Large Holdings Zone) with the following:

- h) equestrian centre;

lxxvi) replacing Section 10.4.1(o) (Large Holdings Zone) with the following:

- o) ~~deleted~~;

Comment [CJG383]: Amendment proposes to introduce a greater gradation between land areas, to introduce a larger allowance for greenhouses and to reduce the coverage on parcels greater than 2.0 ha to 5%.
Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

Comment [CJG384]: Introduced to reflect change to the definition of "agricluture".

Comment [CJG385]: Updated cross-reference to General Regulations.

Comment [CJG386]: Updated reference to retail sales.

Comment [CJG387]: Proposes to replace reference to "animal hospital".

Comment [CJG388]: Updated cross-reference to General Regulations.

Comment [CJG389]: Replaces previous reference to "Stable".

Comment [CJG390]: Deletes reference to "retail sales of farm products and off-farm products" as this is now covered under sub-section 10.3.1(b)

lxxvii) replacing Section 10.4.6 (Large Holdings Zone) with the following:

10.4.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Despite Section 10.4.6(a), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 10.4.6(a), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

Comment [CJG391]: Previously under Section 7.22.

lxxviii) replacing Section 10.4.8 (Large Holdings Zone) with the following:

10.4.8 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 5%; and
 - ii) 70% for greenhouse uses.

Comment [CJG392]: Amendment proposes to introduce a greater gradation between land areas, to introduce a larger allowance for greenhouses and to reduce the coverage on parcels greater than 2.0 ha to 5%. Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

lxxix) replacing Section 10.5.1(a) (Small Holdings One Zone) with the following:

- a) agriculture, subject to Section 7.23;

Comment [CJG393]: Updated cross-reference to General Regulations.

lxxx) replacing Section 10.5.1(c) (Small Holdings One Zone) with the following:

- c) veterinary establishment;

Comment [CJG394]: Proposes to replace reference to “animal hospital”.

lxxxi) replacing Section 10.5.6 (Small Holdings One Zone) with the following:

10.5.6 Minimum Setbacks:

- a) Buildings and structures:
- i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
- i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 1.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 10.5.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
- i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 10.5.6(a) and (b), incinerator or compost facility:
- i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

Comment [CJG395]: Previously under Section 7.22.

lxxxii) replacing Section 10.6.6 (Small Holdings Three Zone) with the following:

10.6.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 10.6.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 10.6.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

Comment [CJG396]: Previously under Section 7.22.

lxxxiii) replacing Section 10.7.1(a) (Small Holdings Five Zone) with the following:

- a) agriculture, subject to Section 7.23;

Comment [CJG397]: Updated cross-reference to General Regulations.

lxxxiv) replacing Section 10.7.1(c) (Small Holdings Five Zone) with the following:

- c) veterinary establishment;

Comment [CJG398]: Proposes to replace reference to “animal hospital”.

lxxxv) replacing Section 10.7.6 (Small Holdings Five Zone) with the following:

10.7.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 1.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 10.7.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Exterior side parcel line: 15.0 metres
 - iv) Interior side parcel line: 15.0 metres
- d) Despite Section 10.7.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Exterior side parcel line: 30.0 metres
 - iv) Interior side parcel line: 30.0 metres

Comment [CJG399]: Previously under Section 7.22.

lxxxvi) replacing Section 17.2.1 (Site Specific Agricultural One (AG1s) Provisions) with the following:

.1 ~~deleted.~~

Comment [CJG400]: Existing provision allows for a 1 accessory dwelling to not exceed a floor area of 205 m². If changes allowing for “temporary farm labour housing” are adopted, this becomes redundant given the size of the property.

lxxxvii) replacing Section 17.2.2 (Site Specific Agricultural One (AG1s) Provisions) with the following:

.2 ~~deleted.~~

Comment [CJG401]: Existing provision allows for a floor area of 267 m² for retail sales. If changes related to make this provision with the 300 m² allowed under the ALC Act, this regulation becomes redundant.

lxxxviii) replacing Section 17.2.3 (Site Specific Agricultural One (AG1s) Provisions) with the following:

.3 ~~deleted.~~

Comment [CJG402]: Existing provision allows for a floor area of 979 m² for wineries and packing facilities. If changes related to parcel coverage being the main determinant, this provision becomes redundant as the parcel would be entitled to 5795.5 m² at 5% coverage.

lxxxix) replacing Section 17.3.1 (Site Specific Agricultural Three (AG3s) Provisions) with the following:

.1 ~~deleted.~~

Comment [CJG403]: Existing provision allows for a parcel size of 16ha and requires 100 metre setbacks. As the parcel has since been subdivided, parcel size provision is redundant.

27. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "D" Zoning Bylaw No. 2455, 2008, is amended by changing the land use designation on the land described as part **Lot A, Plan KAP30820, District Lot 2710, SDYD**, and shown shaded yellow on Schedule 'X-21', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s) to Agriculture One (AG1).

Comment [CJG404]: 4720 Allendale Road

28. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "D" Zoning Bylaw No. 2455, 2008, is amended by changing the land use designation on the land described as part **Lot 2, Plan KAP90957, District Lot 10, 337S and 338S, SDYD, Except Plan EPP42355**, and shown shaded yellow on Schedule 'X-22', which forms part of this Bylaw, from Agriculture Three Site Specific (AG3s) to Agriculture Three (AG3).

Comment [CJG405]: Unknown civic – adjacent OK Falls Sewer Treatment Plant.

29. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "D" Zoning Bylaw No. 2455, 2008, is amended by changing the land use designation of all parcels zoned Agriculture Two (AG2) to **Agriculture Three (AG3)**.

Comment [CJG406]: Address an oversight from Amendment Bylaw No. 2483, 2010.

Electoral Area "E"

30. The "Regional District Okanagan-Similkameen, Electoral Area "E" Zoning Bylaw No. 2459, 2008" is amended by:

i) deleting the definition of **"accessory retail sales of farm and/or off-farm products", "agri-tourism activities", "farm", "kennel, commercial", "kennel, hobby"**, at Section 4.0 (Definition).

Comment [CJG407]: Related to the introduction of a new "retail sales of farm and/or off-farm products" definition.

ii) replacing the definition of "accessory dwelling" at Section 4.0 (Definition) as follows:

Comment [CJG408]: To be replaced by definition of "agri-tourism accommodation".

Comment [CJG409]: To be replaced by definition of "farm operation".

"accessory dwelling" means a single detached dwelling or other detached dwelling and includes a manufactured home where specifically permitted as

Comment [CJG410]: To be replaced by a uniform definition of "kennel"

Comment [CJG411]: To be replaced by a uniform definition of "kennel"

an accessory use in a zone, which is permitted as an accessory use in conjunction with a principal use. The accessory dwelling is a complete living unit and includes a private kitchen and bath;

Comment [CJG412]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- iii) replacing the definition of “agriculture” at Section 4.0 (Definition) with the following:

“agriculture” means the use of land, buildings or structures for growing, harvesting, packing, storing and wholesaling of agricultural crops for the purposes of providing food, horticultural, medicinal or farm products, but excludes processing and retail sales of farm products. Agriculture includes producing and rearing animals and range grazing of horses, cattle, sheep, and other livestock and includes apiculture and aquaculture;

Comment [CJG413]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- iv) adding a new definition of “agri-tourism accommodation” at Section 4.0 (Definition) to read as follows:

“agri-tourism accommodation” means accommodation for rental to the traveling public on an operating farm which is accessory to and related to, the principal farm use of the parcel;

Comment [CJG414]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- v) replacing the definition of “cidery” at Section 4.0 (Definition) with the following:

“cidery” means premises used for the production of beverages from orchard products, including a wine bar and a restaurant with seating for up to 20 people;

Comment [CJG415]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- vi) replacing the definition of “equestrian centre” at Section 4.0 (Definition) with the following:

“equestrian centre” means the use of riding arenas, stables, training tracks and other structures that accommodate the activity of riding horses, and in which horses are sheltered and fed;

Comment [CJG416]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- vii) adding a new definition of “farm building” at Section 4.0 (Definition) to read as follows:

“farm building” means a building or part thereof which is associated with and located on land devoted to the practice of agriculture, and used essentially for the housing of equipment or livestock, or the production, storage, processing, marketing and selling of agricultural and horticultural produce or feeds;

Comment [CJG417]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

viii) replacing the definition of “farm operation” at Section 4.0 (Definition) with the following:

“farm operation” means a farm operation as defined by the Province under the *Farm Practices Protection (Right to Farm) Act*; [redacted]

Comment [CJG418]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

ix) replacing the definition of “farm products” at Section 4.0 (Definition) with the following:

“farm products” means commodities or goods that are produced from a farm use; [redacted]

Comment [CJG419]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

x) replacing the definition of “farm use” at Section 4.0 (Definition) with the following:

“farm use” means an occupation or use of land for agricultural purposes, including farming of land, plants and animals and any other similar activity designated as farm use by Provincial regulation, and includes a farm operation; [redacted]

Comment [CJG420]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

xi) replacing the definition of “greenhouse” at Section 4.0 (Definition) with the following:

“greenhouse” means a structure covered with a transparent material, and used for the purpose of growing plants, which is of sufficient size for persons to work within the structure; [redacted]

Comment [CJG421]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

xii) adding a new definition of “kennel” at Section 4.0 (Definition) as follows:

“kennel” means the care of five (5) or more dogs, cats or other domestic animals or pets whether such animals are kept commercially for board, propagation, training, sale or for personal and private enjoyment; [redacted]

Comment [CJG422]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

xiii) adding a new definition of “retail sales of farm and/or off-farm products” at Section 4.0 (Definition) as follows:

“retail sales of farm and/or off-farm products” means retail activity which is an accessory use to a farm use and which may include the sale of goods produced on or off that farm as permitted in a given zone and which includes buildings and structures necessary for the sale and storage; [redacted]

Comment [CJG423]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

xiv) adding a new definition of “small livestock” at Section 4.0 (Definition) as follows:

“small livestock” means poultry, rabbit or other small animals similar in size and weight but does not include farmed fur bearing animals or roosters; [redacted]

Comment [CJG424]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- xv) adding a new definition of “temporary farm worker” at Section 4.0 (Definition) as follows:

“temporary farm worker” means an individual or individuals who carry out agricultural work on a temporary seasonal basis on a farm operation;

Comment [CJG425]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- xvi) adding a new definition of “temporary farm worker housing” at Section 4.0 (Definition) as follows:

“temporary farm worker housing” means a structure or building providing cooking, sanitary and sleeping facilities to house temporary farm workers(s) on a farm operation necessary for the farm operation;

Comment [CJG426]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- xvii) replacing the definition of “veterinary establishment” at Section 4.0 (Definition) with the following:

“veterinary establishment” means a use conducted for the care, treatment, or hospitalization of animals, birds and fish and may include grooming facilities and sales of accessory supplies, but does not include the keeping or boarding of animals not under the care, treatment or hospitalisation;

Comment [CJG427]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- xviii) replacing the definition of “winery” at Section 4.0 (Definition) with the following:

“winery” means an establishment involved in the manufacture, packaging, storing and sales of grape and fruit-based wines, including a wine bar, food & beverage lounge and an eating and drinking establishment.

Comment [CJG428]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- xix) replacing Section 7.5 (Compliance with Provincial Agricultural Land Commission Act and Regulation) in its entirety with the following:

7.5 ~~deleted~~

Comment [CJG429]: Proposed to delete this section as it is unnecessary as it does not provide any regulations, and is already covered by the Act.

- xx) replacing Section 7.6 (Riparian Assessment Area) in its entirety with the following:

7.6 ~~deleted~~

Comment [CJG430]: Proposed to delete Riparian Assessment Area setbacks as these are seen to be inconsistent with the WDP Area designation / guidelines under the OCP.

- xxi) replacing Section 7.11 (Accessory Dwellings) in its entirety with the following:

7.11 Accessory Dwelling

The following regulations apply to accessory dwellings where permitted as a use in this Bylaw:

- .4 No accessory dwellings shall have a floor area greater than 90 m², except for accessory dwellings located in the Commercial zones;
- .5 Accessory dwellings shall not exceed one storey and a maximum height of 5.0 metres, except for accessory dwellings located in the Commercial zones;
- .6 In the Commercial zones, accessory dwellings shall:
 - iii) be located at the rear of a building on the ground floor, or above the first storey; and
 - iv) shall have separate entrances from the exterior of the building and shall not share a common hallway with commercial or industrial uses.

Comment [CJG431]: Simplifies the provisions for accessory dwellings in the Commercial and Industrial Zones.

Comment [CJG432]: Would introduce a new limit for this type of housing. Is consistent with wording found in the other Electoral Areas.

Comment [CJG433]: Proposes to simplify provisions currently comprised between Sections 7.11.2 and 7.11.5.

xxii) replacing Section 7.22 (Setbacks for Buildings, Structures and Areas for Farm Uses) in its entirety with the following:

7.22 ~~deleted~~

Comment [CJG434]: Given the actual number of structures that require different setbacks, should these be accommodated directly within the zone, similar to the approach used for “wineries, cideries, packing and storage facilities and home industries”?

xxiii) replacing Section 7.23 (Keeping of Livestock) in its entirety with the following:

7.24 Keeping of Livestock

In this Bylaw, where “single detached dwelling” is a permitted use the following regulations apply:

1. On parcels less than 500 m² in area, keeping of livestock, small livestock or farmed fur bearing animals shall not be permitted.
2. On parcels greater than 500 m² and less than 2,500 m² in area, keeping of animals shall be limited to 5 small livestock.
3. On parcels greater than 2,500 m² and less than 4,000 m² in area, keeping of animals shall be limited to 25 small livestock.
4. On parcels greater than 0.4 hectare (ha) and less than 0.8 ha in area, keeping of animals shall be limited to 1 livestock and 25 small livestock.
5. On parcels greater than 0.8 hectare (ha) and less than 1.2 ha in area, keeping of animals shall be limited to 2 livestock and 50 small livestock.

6. On parcels 1.2 ha or greater and less than 1.6 hectare in area, keeping of animals shall be limited to 3 livestock and 75 small livestock.
7. On parcels 1.6 ha or greater and less than 2.0 hectare in area, keeping of animals shall be limited to 4 livestock and 100 small livestock.
8. On parcels 2.0 ha or greater in area, keeping of livestock and small livestock shall be unlimited.

Comment [CJG435]: Amended provisions – regulations for keeping of livestock would now be based upon parcel size and not permitted uses. Updated provisions for number of livestock based upon parcel size.

xxiv) replacing Section 7.24 in its entirety with the following:

7.24 Provisions for Retail Sales of Farm and/or Off-Farm Products

- .1 Where “retail sales of farm and off-farm products” is permitted in a zone, farm products, processed farm products, and off-farm products may be sold to the public subject to the following regulations:
 - a) the area used for retail sales of off-farm products shall not exceed $\frac{1}{3}$ of the total area used for all retail sales on the parcel;
 - b) where off-farm products are offered for sale, farm products and/or processed farm products shall also be offered for sale; and
 - c) the retail sales area for farm products and off-farm products shall not exceed 300 m².
- .2 For the purpose of calculating the area used for retail sales in a building or structure, the following shall be included: aisles and other areas of circulation, shelf and display space, counter space for packaging and taking payment and any area used for the service and consumption of hot and cold food items. Any office area, wholesale storage area, processing facility or parking area or driveway, whether used for retail sale or not, shall be excluded.

Comment [CJG436]: Proposes to remove separate floor area restriction for wineries and packing houses. Also related to introduction of consistent regulations across Electoral Area Zoning Bylaws.

xxv) adding a new Section 7.25 (Kennel Facilities) to read as follows:

7.25 Kennel Facilities

A kennel is permitted where listed as a permitted use, provided that:

1. No kennel shall be permitted on a parcel less than 2.0 hectares in size; and
2. All buildings, structures and areas utilized in association with a kennel shall be sited a minimum of 30.0 metres from all parcel lines.

Comment [CJG437]: Provisions were previously comprised within Section 7.22 (Setbacks for Farm Buildings, Structures and Uses), but with the proposed deletion of Section 7.22, it is proposed to move the kennel regulations into their own section.

xxvi) adding a new Section 7.26 (Agri-Tourism Accommodation) to read as follows:

7.26 Agri-Tourism Accommodation

The following regulations apply to agri-tourism accommodation where permitted as a use in this Bylaw:

1. Agri-tourism accommodation is permitted only on a parcel if all or part of the parcel is classified as a “farm” under the *Assessment Act*.
2. Agri-tourism accommodation shall be for short term use by a person up to a maximum stay of 30 consecutive days with 30 days in between any subsequent stay.
3. The number of agri-tourism accommodation sleeping units permitted parcel shall be as follows:

PARCEL AREA	MAXIMUM NUMBER AGRI-TOURISM ACCOMMODATION SLEEPING UNITS
Less than 4.0 ha	0
4.0 ha to 8.0 ha	5
Greater than 8.0 ha	10

4. All agri-tourism accommodation sleeping units shall be contained under one roof.
5. No agri-tourism accommodation sleeping unit shall have an area of greater than 30.0 m². A washroom is not included as part of the area of the agri-tourism accommodation sleeping unit.
6. No cooking facilities shall be provided for within individual agri-tourism accommodation sleeping units.
7. One (1) parking space per agri-tourism accommodation sleeping unit is required in addition to parking required for the principal single detached dwelling.

Comment [CJG438]: Simplified provisions.

xxvii) replacing Section 10.1.1(c) (Resource Area Zone) with the following:

- c) processing and retail sales of farm and off-farm products, subject to Section 7.24;

Comment [CJG439]: Replaces previous reference to “processing of farm and off-farm products, including sales” – links directly to reference to same use in Section 7.24.

xxviii) replacing Section 10.1.1(g) (Resource Area Zone) with the following:

- g) kennels, subject to Section 7.25;

Comment [CJG440]: Proposes to delete reference to “commercial and hobby” as a result of proposed changes to Kennel definition.

xxix) replacing Section 10.1.1(o) (Resource Area Zone) with the following:

- o) agri-tourist accommodation, subject to Section 7.26;

Comment [CJG441]: Updated cross-reference to General Regulations.

Comment [CJG442]: Replaces reference to “agri-tourism activities”

Comment [CJG443]: New cross-reference to General Regulations.

xxx) replacing Section 10.1.6 (Resource Area Zone) with the following:

10.1.6 Minimum Setbacks:

a) Buildings and structures:

- i) Front parcel line: 10.0 metres
- ii) Rear parcel line: 9.0 metres
- iii) Interior side parcel line: 4.5 metres
- iv) Exterior side parcel line: 4.5 metres

b) Despite Section 10.1.6(a), livestock shelters, equestrian centre, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:

- i) Front parcel line: 15.0 metres
- ii) Rear parcel line: 15.0 metres
- iii) Interior side parcel line: 15.0 metres
- iv) Exterior side parcel line: 15.0 metres

c) Despite Section 10.1.6(a), incinerators or compost facility:

- i) Front parcel line: 30.0 metres
- ii) Rear parcel line: 30.0 metres
- iii) Interior side parcel line: 30.0 metres
- iv) Exterior side parcel line: 30.0 metres

Comment [CJG444]: Previously under Section 7.22. Do we want to keep these setbacks?

xxxi) replacing Section 10.1.8 (Resource Area Zone) with the following:

10.1.8 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 5%; and
 - ii) 70% for greenhouse uses.

Comment [CJG445]: Amendment proposes to introduce a greater gradation between land areas, to introduce a larger allowance for greenhouses and to reduce the coverage on parcels greater than 2.0 ha to 5%.
Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

xxxii) replacing Section 10.2.1(a) (Agriculture One Zone) with the following:

- a) agriculture, subject to Section 7.24;

Comment [CJG446]: Proposes to delete reference to “including sales” as this is already covered under Section 10.2.1(c).

xxxiii) replacing Section 10.2.1(b) (Agriculture One Zone) with the following:

- b) agriculture, intensive, on parcels greater than 10.0 ha in area, subject to Section 7.24;

Comment [CJG447]: Transfers this provision from minimum parcel size section – which is more to do with subdivision as opposed to uses.

xxxiv) replacing Section 10.2.1(c) (Agriculture One Zone) with the following:

- c) processing and retail sales of farm and off-farm products, subject to Section 7.24;

Comment [CJG448]: Replaces previous reference to “processing of farm and off-farm products, including sales” – links directly to reference to same use in Section 7.24.

xxxv) replacing Section 10.2.1(e) (Agriculture One Zone) with the following:

- e) brewery, cidery, distillery, meadery or winery, subject to Section 7.24;

Comment [CJG449]: Updated language to reflect changes to ALC Regs.

xxxvi) replacing Section 10.2.1(g) (Agriculture One Zone) with the following:

- g) kennels, subject to Section 7.25;

Comment [CJG450]: Proposes to delete reference to “commercial and hobby” as a result of proposed changes to Kennel definition.

xxxvii) replacing Section 10.2.1(l) (Agriculture One Zone) with the following:

- l) agri-tourist accommodation, subject to Section 7.26;

Comment [CJG451]: Updated cross-reference to General Regulations.

Comment [CJG452]: Replaces reference to “agri-tourism activities”.

xxxviii) adding a new Section 10.2.1(q) (Agriculture One Zone) with the following:

- q) temporary farm worker housing;

Comment [CJG453]: Proposed new use, related to proposed changes to Section 10.2.5.

xxxix) replacing Section 10.2.3 (Agriculture One Zone) with the following:

10.2.3 Minimum Parcel Size:

- a) 4.0 ha;

b) where the Provincial Land Reserve Commission permits a subdivision under the homesite severance policy, there shall be no minimum parcel size, subject to servicing requirements.

Comment [CJG454]: Amended by removing reference to 10 ha minimum parcel size for intensive agricultural uses, which is now contained under permitted uses.

xl) replacing Section 10.2.5 (Agriculture One Zone) with the following:

10.2.5 Maximum Number of Dwellings Permitted Per Parcel:

a) the number of principal dwellings and the number of accessory dwellings and temporary farm worker housing permitted per parcel shall be as follows:

PARCEL AREA	MAXIMUM NUMBER OF PRINCIPAL DWELLINGS	MAXIMUM NUMBER OF ACCESSORY DWELLINGS	MAXIMUM NUMBER OF TEMPORARY FARM WORKER HOUSING	MAXIMUM FLOOR AREA OF ACCESSORY DWELLINGS & TEMPORARY FARM WORKER HOUSING PER PARCEL
Less than 3.5 ha	1	0	0	0
3.5 ha to 7.99 ha	1	1	1	90 m ²
8.0 ha to 11.99 ha	1	2	1	180 m ²
12.0 ha to 15.99 ha	1	3	1	270 m ²
Greater than 16.0 ha	1	4	1	360 m ²
Greater than 8.0 ha	2	0	0	0

b) one (1) secondary suite.

c) despite Section 10.2.5(a), for parcels situated within the Agricultural Land Reserve, all dwellings in excess of one (1) must be used only for the accommodation of persons engaged in farming on parcels classified as "farm" under the *Assessment Act*.

d) despite Section 10.2.5(a), for parcels between 3.5 ha to 7.9 ha in area, only one (1) accessory dwelling or one (1) temporary farm worker housing shall be permitted.

Comment [CJG455]: Proposed amendments simplify provision of accessory dwellings in the zones and addresses a number of issues with the previous references to "additional dwellings for farm labour" and "seasonal accommodation facilities". Also part of proposed introduction of consistent regulations across Electoral Area Zoning Bylaws.

xli) replacing Section 10.2.6 (Agriculture One Zone) with the following:

10.2.6 Minimum Setbacks:

a) Buildings and structures, on parcels 0.2 ha or greater:

- i) Front parcel line: 7.5 metres
- ii) Rear parcel line: 7.5 metres

iii) Interior side parcel line: 4.5 metres

iv) Exterior side parcel line: 4.5 metres

b) Despite Section 10.2.6(a), livestock shelters, equestrian centre, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities on parcels 0.2 ha or greater:

i) Front parcel line: 15.0 metres

ii) Rear parcel line: 15.0 metres

iii) Interior side parcel line: 15.0 metres

iv) Exterior side parcel line: 15.0 metres

c) Despite Section 10.2.6(a), incinerator or compost facility on parcels 0.2 ha or greater:

i) Front parcel line: 30.0 metres

ii) Rear parcel line: 30.0 metres

iii) Interior side parcel line: 30.0 metres

iv) Exterior side parcel line: 30.0 metres

d) Principal buildings or structures, on parcels less than 0.2 ha:

i) Front parcel line: 7.5 metres

ii) Rear parcel line: 7.5 metres

iii) Interior side parcel line: 1.5 metres

iv) Exterior side parcel line: 4.5 metres

e) Accessory buildings and structures, on parcels less than 0.2 ha:

i) Front parcel line: 7.5 metres

ii) Rear parcel line: 1.0 metres

iii) Interior side parcel line: 1.0 metres

iv) Exterior side parcel line: 4.5 metres

Comment [CJG456]: Previously under Section 7.22.

xlii) replacing Section 10.2.8 (Agriculture One Zone) with the following:

10.2.8 Maximum Parcel Coverage:

a) 35% for parcels less than 2,500 m² in area;

b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and

- c) for parcels greater than 2.0 ha in area:
 - i) 5%; and
 - ii) 70% for greenhouse uses.
- xliv) replacing Section 10.3.1(b) (Large Holdings Zone) with the following:
 - b) agriculture, intensive, on parcels greater than 10.0 ha in area;
- xliv) replacing Section 10.3.1(e) (Large Holdings Zone) with the following:
 - e) kennels, subject to Section 7.25;
- xliv) replacing Section 10.3.1(k) (Large Holdings Zone) with the following:
 - k) agri-tourism accommodation, subject to Section 7.26;
- xlvi) replacing Section 10.3.3 (Large Holdings Zone) with the following:

10.3.3 Minimum Parcel Size:

 - a) 4.0 ha
- xlvii) replacing Section 10.3.6 (Large Holdings Zone) with the following:

10.3.6 Minimum Setbacks:

 - a) Buildings and structures:
 - i) Front parcel line: 10.0 metres
 - ii) Rear parcel line: 9.0 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
 - b) Despite Section 10.3.6(a), livestock shelters, equestrian centre, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
 - c) Despite Section 10.3.6(a), incinerator or compost facility:

Comment [CJG457]: Amendment proposes to introduce a greater gradation between land areas, to introduce a larger allowance for greenhouses and to reduce the coverage on parcels greater than 2.0 ha to 5%.
Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

Comment [CJG458]: Transfers this provision from minimum parcel size section – which is more to do with subdivision as opposed to uses.

Comment [CJG459]: Updated cross-reference to General Regulations.

Comment [CJG460]: Replaces reference to “agri-tourism activities”

Comment [CJG461]: New cross-reference to General Regulations.

Comment [CJG462]: Removes reference to 10 ha minimum for intensive agricultural uses, as this is now contained under permitted uses.

- i) Front parcel line: 30.0 metres
- ii) Rear parcel line: 30.0 metres
- iii) Interior side parcel line: 30.0 metres
- iv) Exterior side parcel line: 30.0 metres

Comment [CJG463]: Previously under Section 7.22.

xlvi) replacing Section 10.3.8 (Large Holdings Zone) with the following:

10.3.8 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 5%; and
 - ii) 70% for greenhouse uses.

Comment [CJG464]: Amendment proposes to introduce a greater gradation between land areas, to introduce a larger allowance for greenhouses and to reduce the coverage on parcels greater than 2.0 ha to 5%. Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

xlix) replacing Section 10.4.1(b) (Small Holdings One Zone) with the following:

- b) agriculture, intensive, on parcels greater than 10.0 ha in area;

Comment [CJG465]: Transfers this provision from minimum parcel size section – which is more to do with subdivision as opposed to uses.

l) replacing Section 10.4.1(l) (Small Holdings One Zone) with the following:

- l) kennels, subject to Section 7.25;

Comment [CJG466]: Proposes to delete reference to “commercial and hobby” as a result of proposed changes to Kennel definition.

li) replacing Section 10.4.3 (Small Holdings One Zone) with the following:

10.4.3 Minimum Parcel Size:

- a) 4.0 ha

Comment [CJG467]: Updated cross-reference to General Regulations.

Comment [CJG468]: Removes reference to 10 ha minimum for intensive agricultural uses, as this is now contained under permitted uses.

lii) replacing Section 10.4.6 (Small Holdings One Zone) with the following:

10.4.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:

- i) Front parcel line: 7.5 metres
- ii) Rear parcel line: 4.5 metres
- iii) Interior side parcel line: 4.5 metres
- iv) Exterior side parcel line: 4.5 metres

c) Despite Section 10.4.6(a) and (b), livestock shelters, equestrian centre, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:

- i) Front parcel line: 15.0 metres
- ii) Rear parcel line: 15.0 metres
- iii) Interior side parcel line: 15.0 metres
- iv) Exterior side parcel line: 15.0 metres

d) Despite Section 10.4.6(a) and (b), incinerator or compost facility:

- i) Front parcel line: 30.0 metres
- ii) Rear parcel line: 30.0 metres
- iii) Interior side parcel line: 30.0 metres
- iv) Exterior side parcel line: 30.0 metres

Comment [CJG469]: Previously under Section 7.22.

liii) replacing Section 10.5.1(b) (Small Holdings Two Zone) with the following:

- b) agriculture, intensive, on parcels greater than 10.0 ha in area;

Comment [CJG470]: Transfers this provision from minimum parcel size section – which is more to do with subdivision as opposed to uses.

liv) replacing Section 10.5.1(e) (Small Holdings Two Zone) with the following:

- e) kennels, subject to Section 7.25;

Comment [CJG471]: Proposes to delete reference to “commercial and hobby” as a result of proposed changes to Kennel definition.

lv) replacing Section 10.5.1(g) (Small Holdings Two Zone) with the following:

- g) agri-tourism accommodation, subject to Section 7.26;

Comment [CJG472]: Updated cross-reference to General Regulations.

Comment [CJG473]: Replaces reference to “agri-tourism activities”.

lvi) replacing Section 10.5.3 (Small Holdings Two Zone) with the following:

10.5.3 Minimum Parcel Size:

- a) 2.0 ha

Comment [CJG474]: Removes reference to 10 ha minimum for intensive agricultural uses, as this is now contained under permitted uses.

lvii) replacing Section 10.5.6 (Small Holdings Two Zone) with the following:

10.5.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 10.5.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 10.5.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

Comment [CJG475]: Previously under Section 7.22. Do we want to keep these setbacks?

lviii) replacing Section 10.6.1(d) (Small Holdings Three Zone) with the following:

- d) agri-tourism accommodation, subject to Section 7.26;

Comment [CJG476]: Replaces reference to "agri-tourism activities".

lix) replacing Section 10.6.3 (Small Holdings Three Zone) with the following:

10.6.3 Minimum Parcel Size:

- a) 1.0 ha

Comment [CJG477]: Increases parcel size from 0.8 ha to 1.0 ha to reflect introduction of 1.0 ha Policy in 2008.

lx) replacing Section 10.6.6 (Small Holdings Three Zone) with the following:

10.6.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 10.6.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 10.6.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

Comment [CJG478]: Previously under Section 7.22.

lxi) replacing Section 10.7.1(d) (Small Holdings Four Zone) with the following:

- d) agri-tourism accommodation, subject to Section 7.26;

Comment [CJG479]: Replaces reference to "agri-tourism activities".

lxii) replacing Section 10.7.6 (Small Holdings Four Zone) with the following:

10.7.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 10.7.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 10.7.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

Comment [CJG480]: Previously under Section 7.22.

lxiii) replacing Section 10.8.1(d) (Small Holdings Five Zone) with the following:

- d) agri-tourism accommodation, subject to Section 7.26;

Comment [CJG481]: Replaces reference to "agri-tourism activities".

lxiv) replacing Section 10.8.6 (Small Holdings Five Zone) with the following:

10.8.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres

- ii) Rear parcel line: 7.5 metres
- iii) Interior side parcel line: 4.5 metres
- iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 10.8.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Exterior side parcel line: 15.0 metres
 - iv) Interior side parcel line: 15.0 metres
- d) Despite Section 10.8.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Exterior side parcel line: 30.0 metres
 - iv) Interior side parcel line: 30.0 metres

lxv) replacing Section 13.1.1(n) (General Commercial Zone) with the following:

- n) accessory dwelling, subject to Section 7.11;

Comment [CJG482]: Related to proposed changes to Section 7.11.

lxvi) replacing Section 13.1.1(o) (General Commercial Zone) with the following:

- o) ~~deleted~~;

Comment [CJG483]: Proposed to remove second reference to accessory dwelling unit being a permitted use as this is already covered by 13.1.1(n).

lxvii) replacing Section 13.1.5 (General Commercial Zone) with the following:

13.1.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) accessory dwelling.

Comment [CJG484]: Related to proposed changes to Section 14.1.1.(i), which proposes to delete the reference to 1 accessory dwelling.

lxviii) replacing Section 13.2.1(j) (Tourist Commercial One Zone) with the following:

j) accessory dwelling, subject to Section 7.11;

Comment [CJG485]: Related to proposed changes to Section 7.11.

lxix) replacing Section 13.2.1(k) (Tourist Commercial One Zone) with the following:

k) ~~deleted~~;

Comment [CJG486]: Proposed to remove second reference to accessory dwelling unit being a permitted use as this is already covered by 13.1.1(n).

lxx) adding a new Section 13.2.9 (Tourist Commercial One Zone) to read as follows:

13.2.9 Maximum Number of Dwellings Permitted Per Parcel:

a) one (1) accessory dwelling.

Comment [CJG487]: Related to proposed changes to Section 14.1.1.(i), which proposes to delete the reference to 1 accessory dwelling.

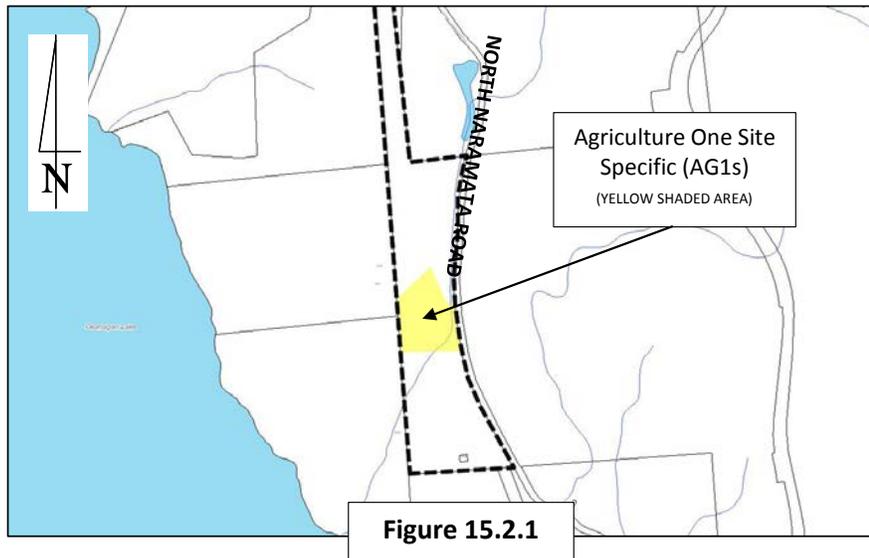
lxxi) replacing Section 15.2.1 (Site Specific Agricultural One (AG1s) Provisions) with the following:

.1 In the case of 3.0 ha area part of land described as District Lot 2711, SDYD, and shown shaded yellow on Figure 15.2.1:

i) the following use and no others shall be permitted on the land:

.1 "gravel processing".

Comment [CJG488]: Updates the area to which the Ministry's gravel processing operation applies (and adds a map).



lxxii) replacing Section 15.2.2 (Site Specific Agricultural One (AG1s) Provisions) with the following:

.2 ~~deleted~~.

Comment [CJG489]: Existing provision allows for a minimum parcel size of 2.22 ha. Parcel has since been created. Site specific provision is seen to be redundant.

lxxiii) replacing Section 15.2.3 (Site Specific Agricultural One (AG1s) Provisions) with the following:

.3 ~~deleted.~~

Comment [CJG490]: Existing provision allows for a minimum parcel size of 1.67ha. Parcel has since been created. Site specific provision is seen to be redundant.

lxxiv) replacing Section 15.2.4 (Site Specific Agricultural One (AG1s) Provisions) with the following:

.4 ~~deleted.~~

Comment [CJG491]: Existing provision allows for a minimum parcel size of 1.26ha. Parcel has since been created. Site specific provision is seen to be redundant.

lxxv) replacing Section 15.2.5 (Site Specific Agricultural One (AG1s) Provisions) with the following:

.5 ~~deleted.~~

Comment [CJG492]: Existing provision relates to the former Plexus Doors operation that occurred at the site. It is understood that the facility burned down in 2015 and the property has been sold to new owners who do not intend to do the same use. Propose to delete.

lxxvi) replacing Section 15.2.6 (Site Specific Agricultural One (AG1s) Provisions) with the following:

.6 ~~deleted.~~

Comment [CJG493]: Existing provision allows for a minimum parcel size of 1.34ha. Parcel has since been created. Site specific provision is seen to be redundant.

lxxvii) replacing Section 15.2.7 (Site Specific Agricultural One (AG1s) Provisions) with the following:

.7 ~~deleted.~~

Comment [CJG494]: Existing provision allows for 650 m² winery/packing facility. If the proposed changes to the floor area limitations at Section 7.24 are removed and parcel coverage reduced to 5%, the property would be entitled to a coverage of 2,830 m² (5.66 ha). If these other changes are approved, the site specific becomes redundant.

lxxviii) replacing Section 15.2.8 (Site Specific Agricultural One (AG1s) Provisions) with the following:

.8 ~~deleted.~~

Comment [CJG495]: Existing provision allows for 650 m² winery/packing facility. If the proposed changes to the floor area limitations at Section 7.24 are removed and parcel coverage reduced to 20%, the property would be entitled to a coverage of 3780 m² (ha). If these other changes are approved, the site specific becomes redundant.

lxxix) replacing Section 15.2.9 (Site Specific Agricultural One (AG1s) Provisions) with the following:

.9 ~~deleted.~~

Comment [CJG496]: Existing provision allows for 300 m² winery/packing facility. This is based upon a transfer of floor area from the adjacent property covered at sub-section 8. If these other changes are approved, the site specific becomes redundant.

lxxx) replacing Section 15.4.2(i) (Site Specific Small Holdings One (SH1s) Provisions) with the following:

i) kennels, subject to ~~Section 7.25~~;

Comment [CJG497]: Updated cross-reference to General Regulations.

31. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "E" Zoning Bylaw No. 2459, 2008, is amended by changing the land use designation on the land described as part ~~Lot 1, Plan~~

KAP81742, District Lot 207, SDYD, and Lot 7, Plan 576, District Lot 207, SDYD, and shown shaded yellow on Schedule 'X-23', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s) to Agriculture One (AG1).

Comment [CJG498]: 2838 Naramata Road

Comment [CJG499]: 2855 Gammon Road

32. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "E" Zoning Bylaw No. 2459, 2008, is amended by changing the land use designation on the land described as part Lot 1, Plan KAP85167, District Lot 156, SDYD, and shown shaded yellow on Schedule 'X-24', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s) to Agriculture One (AG1).

Comment [CJG500]: 3900 North Naramata Road

33. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "E" Zoning Bylaw No. 2459, 2008, is amended by changing the land use designation on the land described as part Lot 3, Plan KAP55838, District Lot 210 and 211, SDYD, and shown shaded yellow on Schedule 'X-25', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s) to Agriculture One (AG1).

Comment [CJG501]: 780 Gulch Road

34. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "E" Zoning Bylaw No. 2459, 2008, is amended by changing the land use designation on the land described as part Lot B, Plan KAP91238, District Lot 156, SDYD, and shown shaded yellow on Schedule 'X-26', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s) to Agriculture One (AG1).

Comment [CJG502]: 1239 Smethurst Road

35. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "E" Zoning Bylaw No. 2459, 2008, is amended by changing the land use designation on the land described as part Lot A, Plan KAP91033, District Lot 209, SDYD, and shown shaded yellow on Schedule 'X-27', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s) to Agriculture One (AG1).

Comment [CJG503]: 930 Sammet Road

36. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "E" Zoning Bylaw No. 2459, 2008, is amended by changing the land use designation on the land described as part Lot 19B, Plan KAP576, District Lot 207, SDYD, and Lot 1, Plan KAP7968, District Lot 207, SDYD, Except Plan H16696, and shown shaded yellow on Schedule 'X-28', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s) to Agriculture One (AG1).

Comment [CJG504]: 2493 Gammon Road

Comment [CJG505]: No civic.

- 37. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "E" Zoning Bylaw No. 2459, 2008, is amended by changing the land use designation on an approximately 2.0 ha part of the land described as District Lot 2711, SDYD, and shown shaded blue on Schedule 'X-29', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s) to Agriculture One (AG1).
- 38. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "E" Zoning Bylaw No. 2459, 2008, is amended by changing the land use designation on an approximately 3.0 ha part of the land described as District Lot 2711, SDYD, and shown shaded yellow on Schedule 'X-29', which forms part of this Bylaw, from Agriculture One (AG1) to Agriculture One Site Specific (AG1s).

Electoral Area "F"

39. The "Regional District Okanagan-Similkameen, Electoral Area "F" Zoning Bylaw No. 2461, 2008" is amended by:

- i) deleting the definition of "accessory", "intensive agriculture", "kennel, commercial", "kennel, hobby", "residential security/operator unit", "Temporary Commercial Use Permit", "Temporary Industrial Use Permit", at Section 4.0 (Definition).
- ii) replacing the definition of "accessory dwelling" at Section 4.0 (Definition) as follows:

"accessory dwelling" means a single detached dwelling or other detached dwelling and includes a manufactured home where specifically permitted as an accessory use in a zone, which is permitted as an accessory use in conjunction with a principal use. The accessory dwelling is a complete living unit and includes a private kitchen and bath;
- iii) adding a new definition of "accessory use" at Section 4.0 (Definition) as follows:

"accessory use" means a use which is subordinate, customarily incidental, and exclusively devoted to a principal use in existence on the same parcel;
- iv) replacing the definition of "agriculture" at Section 4.0 (Definition) as follows:

"agriculture" means the use of land, buildings or structures for growing, harvesting, packing, storing and wholesaling of agricultural crops for the

- Comment [CJG506]:** Related to introduction of a new "accessory use" definition.
- Comment [CJG507]:** To be replaced by definition of "agriculture, intensive"
- Comment [CJG508]:** To be replaced by a uniform definition of "kennel"
- Comment [CJG509]:** To be replaced by a uniform definition of "kennel"
- Comment [CJG510]:** To be replaced by updated definition of "accessory dwelling".
- Comment [CJG511]:** These provisions are contained within the OCP Bylaw, and no longer relate to TCUPs.
- Comment [CJG512]:** These provisions are contained within the OCP Bylaw, and no longer relate to TCIPs.
- Comment [CJG513]:** Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.
- Comment [CJG514]:** Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

purposes of providing food, horticultural, medicinal or farm products, but excludes processing and retail sales of farm products. Agriculture includes producing and rearing animals and range grazing of horses, cattle, sheep, and other livestock and includes apiculture and aquaculture;

Comment [CJG515]:

- v) adding a new definition of “agriculture, intensive” at Section 4.0 (Definition) to read as follows:

“**agriculture, intensive**” means a use of land, buildings or structures by a commercial enterprise or an institution for the confinement of poultry, livestock or fur-bearing animals, or the growing of mushrooms;

Comment [CJG516]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- vi) replacing the definition of “agri-tourism accommodation” at Section 4.0 (Definition) with the following:

“**agri-tourism accommodation**” means accommodation for rental to the traveling public on an operating farm which is accessory to and related to, the principal farm use of the parcel;

Comment [CJG517]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- vii) adding a new definition of “apiculture” at Section 4.0 (Definition) to read as follows:

“**apiculture**” means the keeping and raising in apiaries of honey bees for honey production, crop pollination, and bee stock production;

Comment [CJG518]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- viii) adding a new definition of “aquaculture” at Section 4.0 (Definition) to read as follows:

“**aquaculture**” means the growing and cultivation of aquatic plants, or fish, for commercial purposes, in any water environment or in human made containers of water, and includes the growing and cultivation of shellfish on, in or under the foreshore or in the water;

Comment [CJG519]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- ix) adding a new definition of “cidery” at Section 4.0 (Definition) to read as follows:

“**cidery**” means premises used for the production of beverages from orchard products, including a wine bar and a restaurant with seating for up to 20 people;

Comment [CJG520]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- x) adding a new definition of “equestrian centre” at Section 4.0 (Definition) to read as follows:

“equestrian centre” means the use of riding arenas, stables, training tracks and other structures that accommodate the activity of riding horses, and in which horses are sheltered and fed;

Comment [CJG521]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- xi) adding a new definition of “farm building” at Section 4.0 (Definition) to read as follows:

“farm building” means a building or part thereof which is associated with and located on land devoted to the practice of agriculture, and used essentially for the housing of equipment or livestock, or the production, storage, processing, marketing and selling of agricultural and horticultural produce or feeds;

Comment [CJG522]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- xii) adding a new definition of “farm operation” at Section 4.0 (Definition) to read as follows:

“farm operation” means a farm operation as defined by the Province under the *Farm Practices Protection (Right to Farm) Act*;

Comment [CJG523]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- xiii) replacing the definition of “farm products” at Section 4.0 (Definition) as follows:

“farm products” means commodities or goods that are produced from a farm use;

Comment [CJG524]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- xiv) adding a new definition of “farm use” at Section 4.0 (Definition) to read as follows:

“farm use” means an occupation or use of land for agricultural purposes, including farming of land, plants and animals and any other similar activity designated as farm use by Provincial regulation, and includes a farm operation;

Comment [CJG525]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- xv) replacing the definition of “feed lot” at Section 4.0 (Definition) as follows:

“feed lot” means any building, structure, compound or other enclosure, or an outdoor, non-grazing area where more than fifty (50) livestock are confined by fences, other structures or topography, including paddocks, corrals, exercise yards, and holding areas, but not including a seasonal feeding area used to feed livestock during the winter months, and not including grazing areas;

Comment [CJG526]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- xvi) replacing the definition of “greenhouse” at Section 4.0 (Definition) as follows:

“greenhouse” means a structure covered with a transparent material, and used for the purpose of growing plants, which is of sufficient size for persons to work within the structure;

Comment [CJG527]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- xvii) adding a new definition of “kennel” at Section 4.0 (Definition) as follows:

“kennel” means the care of five (5) or more dogs, cats or other domestic animals or pets whether such animals are kept commercially for board, propagation, training, sale or for personal and private enjoyment;

Comment [CJG528]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- xviii) adding a new definition of “livestock” at Section 4.0 (Definition) as follows:

“livestock” means horses, cattle, sheep, swine, llamas, ratites, goats, farmed game and other similar animals;

Comment [CJG529]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- xix) adding a new definition of “off-farm products” at Section 4.0 (Definition) as follows:

“off-farm products” means farm products that are not grown, reared, raised or produced on the farm from which they are being sold;

Comment [CJG530]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- xx) adding a new definition of “processed farm products” at Section 4.0 (Definition) as follows:

“processed farm products” means farm products that have been transformed by biological or other means such as fermentation, cooking, butchering, canning, smoking or drying to increase their market value and convenience to the consumer, but does not include hot and cold food items sold for on-site consumption;

Comment [CJG531]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- xxi) adding a new definition of “range grazing” at Section 4.0 (Definition) as follows:

“range grazing” means the feeding on grass or pasture of livestock;

Comment [CJG532]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- xxii) replacing the definition of “ratite” at Section 4.0 (Definition) as follows:

“ratites” means a bird having small or rudimentary wings and no keel to the breastbone, includes ostriches, emus, and rheas;

Comment [CJG533]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- xxiii) adding a new definition of “retail sales of farm and/or off-farm products” at Section 4.0 (Definition) as follows:

“retail sales of farm and/or off-farm products” means retail activity which is an accessory use to a farm use and which may include the sale of goods

produced on or off that farm as permitted in a given zone and which includes buildings and structures necessary for the sale and storage;

Comment [CJG534]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- xxiv) replacing the definition of “single family dwelling” at Section 4.0 (Definition) as follows:

“**single detached dwelling**” means a detached building used for residential use and consisting of one dwelling unit;

Comment [CJG535]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- xxv) adding a new definition of “small livestock” at Section 4.0 (Definition) as follows:

“**small livestock**” means poultry, rabbit or other small animals similar in size and weight but does not include farmed fur bearing animals or roosters;

Comment [CJG536]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- xxvi) adding a new definition of “stockyard” at Section 4.0 (Definition) as follows:

“**stockyard**” means a building or enclosure with pens or sheds for housing, buying, selling and auctioning livestock;

Comment [CJG537]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- xxvii) adding a new definition of “temporary farm worker” at Section 4.0 (Definition) as follows:

“**temporary farm worker**” means an individual or individuals who carry out agricultural work on a temporary seasonal basis on a farm operation;

Comment [CJG538]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- xxviii) adding a new definition of “temporary farm worker housing” at Section 4.0 (Definition) as follows:

“**temporary farm worker housing**” means a structure or building providing cooking, sanitary and sleeping facilities to house temporary farm workers(s) on a farm operation necessary for the farm operation;

Comment [CJG539]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- xxix) adding a new definition of “veterinary establishment” at Section 4.0 (Definition) as follows:

“**veterinary establishment**” means a use conducted for the care, treatment, or hospitalization of animals, birds and fish and may include grooming facilities and sales of accessory supplies, but does not include the keeping or boarding of animals not under the care, treatment or hospitalisation;

Comment [CJG540]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- xxx) replacing the definition of “winery” at Section 4.0 (Definition) with the following:

“winery” means an establishment involved in the manufacture, packaging, storing and sales of grape and fruit-based wines, including a wine bar, food & beverage lounge and an eating and drinking establishment.

Comment [CJG541]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

xxxii) replacing the reference to “Agriculture One Zone AG1” under Section 6.1 (Zoning Districts) in its entirety with the following:

Agriculture Two Zone AG2

Comment [CJG542]: Updated reference to zone title.

xxxiii) replacing Section 7.5 (Compliance with Provincial Agricultural Land Commission Act and Regulation) in its entirety with the following:

7.5 ~~deleted~~

Comment [CJG543]: Proposed to delete this section as it is unnecessary as it does not provide any regulations, and is already covered by the Act.

xxxiiii) replacing Section 7.6 (Riparian Assessment Area) in its entirety with the following:

7.6 ~~deleted~~

Comment [CJG544]: Proposed to delete Riparian Assessment Area setbacks as these are seen to be inconsistent with the WDP Area designation / guidelines under the OCP.

xxxv) replacing Section 7.8.2(a) (Fence heights) in its entirety with the following:

a) except in the RA, AG2, AG3 and LH zones where all fences may be up to 1.8 metres in height, and in the Industrial designation where all fences may be up to 2.4 metres in height;

Comment [CJG545]: Updated reference to new zone title.

xxxvi) replacing Section 7.11 (Accessory Dwellings) in its entirety with the following:

7.11 Accessory Dwelling

The following regulations apply to accessory dwellings where permitted as a use in this Bylaw:

- .1 No accessory dwellings shall have a floor area greater than 90 m², except for accessory dwellings located in the Commercial and Industrial zones;
- .2 Accessory dwellings shall not exceed one storey and a maximum height of 5.0 metres, except for accessory dwellings located in the Commercial and Industrial zones;
- .3 In the Commercial and Industrial zones, accessory dwellings shall:
 - i) be located at the rear of a building on the ground floor, or above the first storey; and

Comment [CJG546]: Simplifies the provisions for accessory dwellings in the Commercial Zones.

- ii) shall have separate entrances from the exterior of the building and shall not share a common hallway with commercial or industrial uses.

Comment [CJG547]: Proposes to move these provisions from the list of permitted uses in the Commercial and Industrial Zones and to place them under General Regulations of the Zoning Bylaw.

xxxvi) replacing Section 7.15 (Manufactured Homes) in its entirety with the following:

7.15 ~~deleted~~

Comment [CJG548]: Was meant to have been deleted as part of Amendment Bylaw No. 2598.

xxxvii) replacing Section 7.16 (Agri-Tourism Accommodation) with the following:

7.16 Agri-Tourism Accommodation

The following regulations apply to agri-tourism accommodation where permitted as a use in this Bylaw:

1. Agri-tourism accommodation is permitted only on a parcel if all or part of the parcel is classified as a “farm” under the *Assessment Act*.
2. Agri-tourism accommodation shall be for short term use by a person up to a maximum stay of 30 consecutive days with 30 days in between any subsequent stay.
3. The number of agri-tourism accommodation sleeping units permitted parcel shall be as follows:

PARCEL AREA	MAXIMUM NUMBER AGRI-TOURISM ACCOMMODATION SLEEPING UNITS
Less than 4.0 ha	0
4.0 ha to 8.0 ha	5
Greater than 8.0 ha	10

4. All agri-tourism accommodation sleeping units shall be contained under one roof.
5. No agri-tourism accommodation sleeping unit shall have an area of greater than 30.0 m². A washroom is not included as part of the area of the agri-tourism accommodation sleeping unit.
6. No cooking facilities shall be provided for within individual agri-tourism accommodation sleeping units.
7. One (1) parking space per agri-tourism accommodation sleeping unit is required in addition to parking required for the principal single detached dwelling.

Comment [CJG549]: Simplified provisions.

xxxviii) replacing Section 7.22 (Setbacks for Buildings, Structures and Areas for Farm Uses) in its entirety with the following:

7.22 ~~deleted~~

Comment [CJG550]: Given the actual number of structures that require different setbacks, should these be accommodated directly within the zone, similar to the approach used for “wineries, cideries, packing and storage facilities and home industries”?

xxxix) replacing Section 7.23 (Keeping of Livestock) in its entirety with the following:

7.23 Keeping of Livestock

In this Bylaw, where “single detached dwelling” is a permitted use the following regulations apply:

1. On parcels less than 500 m² in area, keeping of livestock, small livestock or farmed fur bearing animals shall not be permitted.
2. On parcels greater than 500 m² and less than 2,500 m² in area, keeping of animals shall be limited to 5 small livestock.
3. On parcels greater than 2,500 m² and less than 4,000 m² in area, keeping of animals shall be limited to 25 small livestock.
4. On parcels greater than 0.4 hectare (ha) and less than 0.8 ha in area, keeping of animals shall be limited to 1 livestock and 25 small livestock.
5. On parcels greater than 0.8 hectare (ha) and less than 1.2 ha in area, keeping of animals shall be limited to 2 livestock and 50 small livestock.
6. On parcels 1.2 ha or greater and less than 1.6 hectare in area, keeping of animals shall be limited to 3 livestock and 75 small livestock.
7. On parcels 1.6 ha or greater and less than 2.0 hectare in area, keeping of animals shall be limited to 4 livestock and 100 small livestock.
8. On parcels 2.0 ha or greater in area, keeping of livestock and small livestock shall be unlimited.

Comment [CJG551]: Amended provisions – regulations for keeping of livestock would now be based upon parcel size and not permitted uses. Updated provisions for number of livestock based upon parcel size.

xl) adding a new Section 7.27 (Provisions for Retail Sales of Farm and/or Off-Farm Products) to read as follows:

7.27 Provisions for Retail Sales of Farm and/or Off-Farm Products

- .1 Where “retail sales of farm and off-farm products” is permitted in a zone, farm products, processed farm products, and off-farm products may be sold to the public subject to the following regulations:

- a) the area used for retail sales of off-farm products shall not exceed 1/3 of the total area used for all retail sales on the parcel;
 - b) where off-farm products are offered for sale, farm products and/or processed farm products shall also be offered for sale; and
 - c) the retail sales area for farm products and off-farm products shall not exceed 300 m².
- .2 For the purpose of calculating the area used for retail sales in a building or structure, the following shall be included: aisles and other areas of circulation, shelf and display space, counter space for packaging and taking payment and any area used for the service and consumption of hot and cold food items. Any office area, wholesale storage area, processing facility or parking area or driveway, whether used for retail sale or not, shall be excluded.

Comment [CJG552]: Related to introduction of consistent regulations across Electoral Area Zoning Bylaws.

xli) adding a new Section 7.28 (Kennel Facilities) to read as follows:

7.28 Kennel Facilities

A kennel is permitted where listed as a permitted use, provided that:

- 1. No kennel shall be permitted on a parcel less than 2.0 hectares in size; and
- 2. All buildings, structures and areas utilized in association with a kennel shall be sited a minimum of 30.0 metres from all parcel lines.

Comment [CJG553]: Provisions were previously comprised within Section 7.22 (Setbacks for Farm Buildings, Structures and Uses), but with the proposed deletion of Section 7.22, it is proposed to move the kennel regulations into their own section.

xlii) replacing Section 10.1.1(d) (Resource Area Zone) with the following:

- d) equestrian centre;

Comment [CJG554]: Replaces previous reference to "stable".

xliii) replacing Section 10.1.1(f) (Resource Area Zone) with the following:

- f) veterinary establishment;

Comment [CJG555]: Replaces reference to "animal hospital", reflects new definition of "veterinary establishment".

xliv) replacing Section 10.1.1(g) (Resource Area Zone) with the following:

- g) kennels, subject to Section 7.28;

Comment [CJG556]: Proposes to delete reference to "commercial and hobby" as a result of proposed changes to Kennel definition.

xlvi) replacing Section 10.1.1(i) (Resource Area Zone) with the following:

Comment [CJG557]: Updated cross-reference to General Regulations.

- l) single detached dwelling or manufactured home;
- xlvi) replacing Section 10.1.1(w) (Resource Area Zone) with the following:
 - w) processing and retail sales of farm and off-farm products, subject to Section 7.27;

Comment [CJG558]: Proposes to replace reference to "single family dwelling" – related to proposed changes to Keeping of Livestock provisions.

- xlvii) replacing Section 10.1.3 (Resource Area Zone) with the following:

10.1.3 Minimum Parcel Size:

- a) 20.0 ha

Comment [CJG559]: Replaces previous reference to "farm products, storage and sale" – links directly to reference to same use in Section 7.27.

Comment [CJG560]: Removed reference to 12.0 ha for Open Land Recreation uses.

- xlviii) replacing Section 10.1.3 (Resource Area Zone) with the following:

10.1.5 Maximum Density:

- a) ~~deleted.~~

Comment [CJG561]: Proposed to delete as provision appears to be inconsistent with regulation limiting density to one (1) principal dwelling unit at Section 10.1.6.

- xliv) replacing Section 10.1.7 (Resource Area Zone) with the following:

10.1.7 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 9.0 metres
 - ii) Rear parcel line: 9.0 metres
 - iii) Interior side parcel line: 3.0 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Despite Section 10.1.7(a), livestock shelters, equestrian centre, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 10.1.7(a), incinerators or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

Comment [CJG562]: Previously under Section 7.22.

l) replacing Section 10.1.9 (Resource Area Zone) with the following:

10.1.9 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 5%; and
 - ii) 70% for greenhouse uses.

Comment [CJG563]: Amendment proposes to introduce a greater gradation between land areas, to introduce a larger allowance for greenhouses and to reduce the coverage on parcels greater than 2.0 ha to 5%. Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

li) replacing Section 10.2 (Agriculture One Zone) with the following:

10.2 Agriculture Two Zone (AG2)

lii) replacing Section 10.2.1(b) (Agriculture One Zone) with the following:

- b) brewery, cidery, distillery, meadery or winery, subject to Section 7.24;

Comment [CJG564]: Should have been changed from AG1 to AG2 as part of Amendment Bylaw No. 2483.

Comment [CJG565]: Updated language to reflect changes to ALC Regs.

liii) replacing Section 10.2.1(c) (Agriculture One Zone) with the following:

- c) ~~deleted~~;

Comment [CJG566]: Proposes to delete reference to “farm winery” as this is already covered by the amended subsection b).

liv) replacing Section 10.2.1(e) (Agriculture One Zone) with the following:

- e) equestrian centre;

Comment [CJG567]: Proposes to replace reference to “stable”.

lv) replacing Section 10.2.1(f) (Agriculture One Zone) with the following:

- f) kennels, subject to Section 7.28;

Comment [CJG568]: Proposes to delete reference to “commercial and hobby” as a result of proposed changes to Kennel definition.

lvi) replacing Section 10.2.1(g) (Agriculture One Zone) with the following:

- g) veterinary establishment;

Comment [CJG569]: Updated cross-reference to General Regulations.

Comment [CJG570]: Replaces reference to “animal hospital”, reflects new definition of “veterinary establishment”.

lvii) replacing Section 10.2.1(h) (Agriculture One Zone) with the following:

- h) single detached dwelling or manufactured home;

Comment [CJG571]: Proposes to replace reference to “single family dwelling” – related to proposed changes to Keeping of Livestock provisions.

lviii) replacing Section 10.2.1(o) (Agriculture One Zone) with the following:

- o) processing and retail sales of farm and off-farm products, subject to Section 7.27;

Comment [CJG572]: Replaces previous reference to “farm products, storage and sale” – links directly to reference to same use in Section 7.27.

lix) adding a new Section 10.2.1(r) (Agriculture One Zone) with the following:

r) temporary farm worker housing.

Comment [CJG573]: Proposed new use, related to proposed changes to Section 10.2.6.

lx) replacing Section 10.2.2 (Agriculture One Zone) with the following:

10.2.2 Site Specific Agriculture Two (AG2s) Provisions:

a) see Section 16.2

Comment [CJG574]: Proposes to change reference AG1 to AG2

lxi) replacing Section 10.2.5 (Agriculture One Zone) with the following:

10.2.5 Density:

a) ~~deleted.~~

Comment [CJG575]: Proposed to delete as provision appears to be inconsistent with regulation limiting density to one (1) principal dwelling unit at Section 10.2.6.

lxii) replacing Section 10.2.6 (Agriculture One Zone) with the following:

10.2.6 Maximum Number of Dwellings Permitted Per Parcel:

a) the number of principal dwellings and the number of accessory dwellings and temporary farm worker housing permitted per parcel shall be as follows:

PARCEL AREA	MAXIMUM NUMBER OF PRINCIPAL DWELLINGS	MAXIMUM NUMBER OF ACCESSORY DWELLINGS	MAXIMUM NUMBER OF TEMPORARY FARM WORKER HOUSING	MAXIMUM FLOOR AREA OF ACCESSORY DWELLINGS & TEMPORARY FARM WORKER HOUSING PER PARCEL
Less than 3.5 ha	1	0	0	0
3.5 ha to 7.99 ha	1	1	1	90 m ²
8.0 ha to 11.99 ha	1	2	1	180 m ²
12.0 ha to 15.99 ha	1	3	1	270 m ²
Greater than 16.0 ha	1	4	1	360 m ²

b) one (1) secondary suite.

c) despite Section 10.2.6(a), for parcels situated within the Agricultural Land Reserve, all dwellings in excess of one (1) must be used only for the accommodation of persons engaged in farming on parcels classified as "farm" under the *Assessment Act*.

d) despite Section 10.2.6(a), for parcels between 3.5 ha to 7.99 ha in area, only one (1) accessory dwelling or one (1) temporary farm worker housing shall be permitted.

Comment [CJG576]: Proposed amendments simplify provision of accessory dwellings in the zones and addresses a number of issues with the previous references to "additional dwellings for farm labour" and "seasonal accommodation facilities". Also part of proposed introduction of consistent regulations across Electoral Area Zoning Bylaws.

lxiii) replacing Section 10.2.7 (Agriculture One Zone) with the following:

10.2.7 Minimum Setbacks:

- a) Buildings and structures, on parcels 0.2 ha or greater:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Despite Section 10.2.7(a), livestock shelters, equestrian centre, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities on parcels 0.2 ha or greater:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 10.2.7(a), incinerator or compost facility on parcels 0.2 ha or greater:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres
- d) Principal buildings or structures, on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- e) Accessory buildings and structures, on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 1.0 metres
 - iii) Interior side parcel line: 1.0 metres
 - iv) Exterior side parcel line: 4.5 metres

Comment [CJG577]: Previously under Section 7.22.

lxiv) replacing Section 10.2.8 (Agriculture One Zone) with the following:

10.2.8 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 5%; and
 - ii) 70% for greenhouse uses.

Comment [CJG578]: Amendment proposes to introduce a greater gradation between land areas, to introduce a larger allowance for greenhouses and to reduce the coverage on parcels greater than 2.0 ha to 5%. Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

lxv) replacing Section 10.2.10 (Agriculture One Zone) with the following:

10.2.10 Limitations on Use:

- a) *deleted*.

Comment [CJG579]: No longer relevant given proposed changes to setbacks and parcel coverage.

lxvi) replacing Section 10.3.1(b) (Agriculture Three Zone) with the following:

- b) brewery, cidery, distillery, meadery or winery, subject to Section 7.24;

Comment [CJG580]: Updated language to reflect changes to ALC Regs.

lxvii) replacing Section 10.3.1(c) (Agriculture Three Zone) with the following:

- c) *deleted*;

Comment [CJG581]: Proposes to delete reference to "farm winery" as this is already covered by the amended subsection b).

lxviii) replacing Section 10.3.1(f) (Agriculture Three Zone) with the following:

- f) equestrian centre;

Comment [CJG582]: Proposes to replace reference to "stable".

lix) replacing Section 10.3.1(g) (Agriculture Three Zone) with the following:

- g) kennels, subject to Section 7.28;

Comment [CJG583]: Proposes to delete reference to "commercial and hobby" as a result of proposed changes to Kennel definition.

lxx) replacing Section 10.3.1(h) (Agriculture Three Zone) with the following:

- h) veterinary establishment;

Comment [CJG584]: Updated cross-reference to General Regulations.

Comment [CJG585]: Replaces reference to "animal hospital", reflects new definition of "veterinary establishment".

lxxi) replacing Section 10.3.1(i) (Agriculture Three Zone) with the following:

- i) single detached dwelling or manufactured home;

Comment [CJG586]: Proposes to replace reference to "single family dwelling" – related to proposed changes to Keeping of Livestock provisions.

lxxii) replacing Section 10.3.1(p) (Agriculture Three Zone) with the following:

- p) processing and retail sales of farm and off-farm products, subject to Section 7.27;

Comment [CJG587]: Replaces previous reference to "farm products, storage and sale" – links directly to reference to same use in Section 7.27.

lxxiii) adding a new Section 10.3.1(r) (Agriculture Three Zone) with the following:

- r) temporary farm worker housing.

lxxiv) replacing Section 10.3.5 (Agriculture Three Zone) with the following:

10.3.5 Density:

- a) ~~deleted.~~

Comment [CJG588]: Proposed to delete as provision appears to be inconsistent with regulation limiting density to one (1) principal dwelling unit at Section 10.2.6.

lxxv) replacing Section 10.3.6 (Agriculture Three Zone) with the following:

10.3.6 Maximum Number of Dwellings Permitted Per Parcel:

- a) the number of principal dwellings and the number of accessory dwellings and temporary farm worker housing permitted per parcel shall be as follows:

PARCEL AREA	MAXIMUM NUMBER OF PRINCIPAL DWELLINGS	MAXIMUM NUMBER OF ACCESSORY DWELLINGS	MAXIMUM NUMBER OF TEMPORARY FARM WORKER HOUSING	MAXIMUM FLOOR AREA OF ACCESSORY DWELLINGS & TEMPORARY FARM WORKER HOUSING PER PARCEL
Less than 3.5 ha	1	0	0	0
3.5 ha to 7.99 ha	1	1	1	90 m ²
8.0 ha to 11.99 ha	1	2	1	180 m ²
12.0 ha to 15.99 ha	1	3	1	270 m ²
Greater than 16.0 ha	1	4	1	360 m ²

- b) one (1) secondary suite.
- c) despite Section 10.3.6(a), for parcels situated within the Agricultural Land Reserve, all dwellings in excess of one (1) must be used only for the accommodation of persons engaged in farming on parcels classified as "farm" under the *Assessment Act*.
- d) despite Section 10.3.6(a), for parcels between 3.5 ha to 7.99 ha in area, only one (1) accessory dwelling or one (1) temporary farm worker housing shall be permitted.

Comment [CJG589]: Proposed amendments simplify provision of accessory dwellings in the zones and addresses a number of issues with the previous references to "additional dwellings for farm labour" and "seasonal accommodation facilities". Also part of proposed introduction of consistent regulations across Electoral Area Zoning Bylaws.

lxxvi) replacing Section 10.3.7 (Agriculture Three Zone) with the following:

10.3.7 Minimum Setbacks:

- a) Buildings and structures, on parcels 0.2 ha or greater:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Despite Section 10.2.7(a), livestock shelters, equestrian centre, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities on parcels 0.2 ha or greater:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 10.2.7(a), incinerator or compost facility on parcels 0.2 ha or greater:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres
- d) Principal buildings or structures, on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- e) Accessory buildings and structures, on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 1.0 metres
 - iii) Interior side parcel line: 1.0 metres
 - iv) Exterior side parcel line: 4.5 metres

Comment [CJG590]: Previously under Section 7.22.
Do we want to keep these setbacks?

lxxvii) replacing Section 10.3.8 (Agriculture Three Zone) with the following:

10.3.8 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 5%; and
 - ii) 70% for greenhouse uses.

Comment [CJG591]: Amendment proposes to introduce a greater gradation between land areas, to introduce a larger allowance for greenhouses and to reduce the coverage on parcels greater than 2.0 ha to 5%.
Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

lxxviii) replacing Section 10.3.10 (Agriculture Three Zone) with the following:

10.3.10 Limitations on Use:

- a) ~~deleted.~~

Comment [CJG592]: No longer relevant given proposed changes to setbacks and parcel coverage.

lxxix) replacing Section 10.4.1(d) (Large Holdings Zone) with the following:

- d) equestrian stable;

Comment [CJG593]: Proposes to replace "stable"

lxxx) replacing Section 10.4.1(d) (Large Holdings Zone) with the following:

- d) veterinary establishment;

Comment [CJG594]: Replaces reference to "animal hospital", reflects new definition of "veterinary establishment".

lxxxi) replacing Section 10.4.1(e) (Large Holdings Zone) with the following:

- e) kennels, subject to Section 7.28;

Comment [CJG595]: Proposes to delete reference to "commercial and hobby" as a result of proposed changes to Kennel definition.

lxxxii) replacing Section 10.4.1(g) (Large Holdings Zone) with the following:

- g) single detached dwelling or manufactured home;

Comment [CJG596]: Updated cross-reference to General Regulations.

Comment [CJG597]: Proposes to replace reference to "single family dwelling" – related to proposed changes to Keeping of Livestock provisions.

lxxxiii) replacing Section 10.4.1(p) (Large Holdings Zone) with the following:

- p) processing and retail sales of farm and off-farm products, subject to Section 7.27;

Comment [CJG598]: Replaces previous reference to "farm products, storage and sale" – links directly to reference to same use in Section 7.27.

lxxxiv) replacing Section 10.4.3 (Large Holdings Zone) with the following:

10.4.3 Minimum Parcel Size:

- a) 4.0 ha

Comment [CJG599]: Removes reference to 2 ha minimum for open land recreation uses, as these are not listed in the zone.

lxxxv) replacing Section 10.4.5 (Large Holdings Zone) with the following:

10.4.5 Density:

- a) ~~deleted.~~

Comment [CJG600]: Proposed to delete as provision appears to be inconsistent with regulation limiting density to one (1) principal dwelling unit at Section 10.4.6.

lxxxvi) replacing Section 10.4.6 (Large Holdings Zone) with the following:

10.4.6 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and
- b) one (1) secondary suite.

Comment [CJG601]: Proposes to simplify the presentation of these provisions and to make them consistent with the other Electoral Area Zoning Bylaws. No changes in density proposed.

lxxxvii) replacing Section 10.4.7 (Large Holdings Zone) with the following:

10.4.7 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 9.0 metres
 - ii) Rear parcel line: 9.0 metres
 - iii) Interior side parcel line: 3.0 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Buildings and structures:
 - i) Front parcel line: 9.0 metres
 - ii) Rear parcel line: 3.0 metres
 - iii) Interior side parcel line: 3.0 metres
 - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 10.4.7(a) & (b), livestock shelters, equestrian centre, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 10.4.7(a) & (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

Comment [CJG602]: Previously under Section 7.22. Do we want to keep these setbacks?

lxxxviii) replacing Section 10.5.1(c) (Small Holdings Two Zone) with the following:

- c) equestrian centre;
- lxxxix) replacing Section 10.5.1(d) (Small Holdings Two Zone) with the following:
- d) kennels, subject to Section 7.28;
- xc) replacing Section 10.5.1(e) (Small Holdings Two Zone) with the following:
- e) veterinary establishment;
- xcii) replacing Section 10.5.1(f) (Small Holdings Two Zone) with the following:
- f) single detached dwelling or manufactured home;
- xciii) replacing Section 10.5.1(o) (Small Holdings Two Zone) with the following:
- o) processing and retail sales of farm and off-farm products, subject to Section 7.27;
- xciiii) replacing Section 10.5.5 (Small Holdings Two Zone) with the following:
- 10.5.5 Density:**
- a) ~~deleted~~.
- xcv) replacing Section 10.5.6 (Small Holdings Two Zone) with the following:
- 10.5.6 Maximum Number of Dwellings Permitted Per Parcel:**
- a) one (1) principal dwelling; and
 - b) one (1) secondary suite.
- xci) replacing Section 10.5.7 (Small Holdings Two Zone) with the following:
- 10.5.7 Minimum Setbacks:**
- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
 - b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres

Comment [CJG603]: Proposes to replace "stable" use.

Comment [CJG604]: Proposes to delete reference to "commercial and hobby" as a result of proposed changes to Kennel definition.

Comment [CJG605]: Updated cross-reference to General Regulations.

Comment [CJG606]: Replaces reference to "animal hospital", reflects new definition of "veterinary establishment".

Comment [CJG607]: Proposes to replace reference to "single family dwelling" – related to proposed changes to Keeping of Livestock provisions.

Comment [CJG608]: Replaces previous reference to "farm products, storage and sale" – links directly to reference to same use in Section 7.27.

Comment [CJG609]: Proposed to delete as provision appears to be inconsistent with regulation limiting density to one (1) principal dwelling unit at Section 10.4.6.

Comment [CJG610]: Proposes to simplify the presentation of these provisions and to make them consistent with the other Electoral Area Zoning Bylaws. No changes in density proposed.

- ii) Rear parcel line: 4.5 metres
- iii) Interior side parcel line: 4.5 metres
- iv) Exterior side parcel line: 4.5 metres

c) Despite Section 10.5.7(a) & (b), livestock shelters, equestrian centre, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:

- i) Front parcel line: 15.0 metres
- ii) Rear parcel line: 15.0 metres
- iii) Interior side parcel line: 15.0 metres
- iv) Exterior side parcel line: 15.0 metres

d) Despite Section 10.5.7(a) & (b), incinerator or compost facility:

- i) Front parcel line: 30.0 metres
- ii) Rear parcel line: 30.0 metres
- iii) Interior side parcel line: 30.0 metres
- iv) Exterior side parcel line: 30.0 metres

Comment [CJG611]: Previously under Section 7.22.

xcvi) replacing Section 10.6.1(b) (Small Holdings Three Zone) with the following:

- b) single detached dwelling;

Comment [CJG612]: Proposes to replace reference to "single family dwelling" – related to proposed changes to Keeping of Livestock provisions.

xcvii) replacing Section 10.6.3 (Small Holdings Three Zone) with the following:

10.6.3 Minimum Parcel Size:

- a) 1.0 ha

Comment [CJG613]: Increases parcel size from 0.8 ha to 1.0 ha to reflect introduction of 1.0 ha Policy in 2008.

xcviii) replacing Section 10.6.5 (Small Holdings Three Zone) with the following:

10.6.5 Density:

- a) ~~deleted.~~

Comment [CJG614]: Proposed to delete as provision appears to be inconsistent with regulation limiting density to one (1) principal dwelling unit at Section 10.4.6.

xcix) replacing Section 10.6.6 (Small Holdings Three Zone) with the following:

10.6.6 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling.

Comment [CJG615]: Proposes to simplify the presentation of these provisions and to make them consistent with the other Electoral Area Zoning Bylaws. No changes in density proposed.

c) replacing Section 10.6.7 (Small Holdings Three Zone) with the following:

10.6.7 Minimum Setbacks:

a) Buildings and structures:

- i) Front parcel line: 7.5 metres
- ii) Rear parcel line: 7.5 metres
- iii) Interior side parcel line: 7.5 metres
- iv) Exterior side parcel line: 7.5 metres

b) Accessory buildings and structures:

- i) Front parcel line: 7.5 metres
- ii) Rear parcel line: 4.5 metres
- iii) Interior side parcel line: 4.5 metres
- iv) Exterior side parcel line: 4.5 metres

c) Despite Section 10.6.7(a) & (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:

- i) Front parcel line: 15.0 metres
- ii) Rear parcel line: 15.0 metres
- iii) Interior side parcel line: 15.0 metres
- iv) Exterior side parcel line: 15.0 metres

d) Despite Section 10.6.7(a) & (b), incinerator or compost facility:

- i) Front parcel line: 30.0 metres
- ii) Rear parcel line: 30.0 metres
- iii) Interior side parcel line: 30.0 metres
- iv) Exterior side parcel line: 30.0 metres

ci) replacing Section 10.7.1(b) (Small Holdings Four Zone) with the following:

b) single detached dwelling;

cii) replacing Section 10.7.3 (Small Holdings Four Zone) with the following:

10.7.3 Minimum Parcel Size:

a) 0.4 ha

Comment [CJG616]: Previously under Section 7.22.

Comment [CJG617]: Proposes to replace reference to "single family dwelling" – related to proposed changes to Keeping of Livestock provisions.

Comment [CJG618]: Removes reference to a 2.0 ha parcel size for open land recreation uses, as these are not permitted in the zone.

ciii) replacing Section 10.7.5 (Small Holdings Four Zone) with the following:

10.7.5 Density:

a) ~~deleted.~~

Comment [CJG619]: Proposed to delete as provision appears to be inconsistent with regulation limiting density to one (1) principal dwelling unit at Section 10.7.6.

civ) replacing Section 10.7.6 (Small Holdings Four Zone) with the following:

10.7.6 Maximum Number of Dwellings Permitted Per Parcel:

a) one (1) principal dwelling.

Comment [CJG620]: Proposes to simplify the presentation of these provisions and to make them consistent with the other Electoral Area Zoning Bylaws. No changes in density proposed.

cv) replacing Section 10.7.7 (Small Holdings Four Zone) with the following:

10.7.7 Minimum Setbacks:

a) Buildings and structures:

- i) Front parcel line: 7.5 metres
- ii) Rear parcel line: 7.5 metres
- iii) Interior side parcel line: 4.5 metres
- iv) Exterior side parcel line: 4.5 metres

b) Accessory buildings and structures:

- i) Front parcel line: 7.5 metres
- ii) Rear parcel line: 4.5 metres
- iii) Interior side parcel line: 4.5 metres
- iv) Exterior side parcel line: 4.5 metres

c) Despite Section 10.7.7(a) & (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:

- i) Front parcel line: 15.0 metres
- ii) Rear parcel line: 15.0 metres
- iii) Interior side parcel line: 15.0 metres
- iv) Exterior side parcel line: 15.0 metres

d) Despite Section 10.7.7(a) & (b), incinerator or compost facility:

- i) Front parcel line: 30.0 metres
- ii) Rear parcel line: 30.0 metres
- iii) Interior side parcel line: 30.0 metres

iv) Exterior side parcel line: 30.0 metres

Comment [CJG621]: Previously under Section 7.22. Do we want to keep these setbacks?

cvi) replacing Section 10.8.1(b) (Small Holdings Five Zone) with the following:

b) single detached dwelling;

Comment [CJG622]: Proposes to replace reference to “single family dwelling” – related to proposed changes to Keeping of Livestock provisions.

cvii) replacing Section 10.8.1(f) (Small Holdings Five Zone) with the following:

f) open land recreation, on parcels greater than 2.0 ha in area;

Comment [CJG623]: Amended reference, was previously contained under Section 10.8.3(b).

cviii) replacing Section 10.8.3 (Small Holdings Five Zone) with the following:

10.8.3 Minimum Parcel Size:

a) 0.2 ha

Comment [CJG624]: Removes reference to a 2.0 ha parcel size for open land recreation uses, as these are not permitted in the zone.

cix) replacing Section 10.8.5 (Small Holdings Five Zone) with the following:

10.8.5 Density:

a) ~~deleted.~~

Comment [CJG625]: Proposed to delete as provision appears to be inconsistent with regulation limiting density to one (1) principal dwelling unit at Section 10.7.6.

cx) replacing Section 10.8.6 (Small Holdings Five Zone) with the following:

10.8.6 Maximum Number of Dwellings Permitted Per Parcel:

a) one (1) principal dwelling.

Comment [CJG626]: Proposes to simplify the presentation of these provisions and to make them consistent with the other Electoral Area Zoning Bylaws. No changes in density proposed.

cxii) replacing Section 10.8.7 (Small Holdings Five Zone) with the following:

10.8.7 Minimum Setbacks:

a) Buildings and structures:

i) Front parcel line: 7.5 metres

ii) Rear parcel line: 7.5 metres

iii) Interior side parcel line: 4.5 metres

iv) Exterior side parcel line: 4.5 metres

b) Accessory buildings and structures:

i) Front parcel line: 7.5 metres

ii) Rear parcel line: 4.5 metres

iii) Interior side parcel line: 4.5 metres

iv) Exterior side parcel line: 4.5 metres

c) Despite Section 10.8.7(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:

i) Front parcel line: 15.0 metres

ii) Rear parcel line: 15.0 metres

iii) Exterior side parcel line: 15.0 metres

iv) Interior side parcel line: 15.0 metres

d) Despite Section 10.8.7(a) and (b), incinerator or compost facility:

i) Front parcel line: 30.0 metres

ii) Rear parcel line: 30.0 metres

iii) Exterior side parcel line: 30.0 metres

iv) Interior side parcel line: 30.0 metres

Comment [CJG627]: Previously under Section 7.22. Do we want to keep these setbacks?

cxii) replacing Section 11.1.1(a) (Residential Single Family One Zone) with the following:

a) single detached dwelling;

Comment [CJG628]: Proposes to replace reference to “single family dwelling” – related to proposed changes to Keeping of Livestock provisions.

cxiii) replacing Section 11.1.5 (Residential Single Family One Zone) with the following:

11.1.5 Maximum Number of Dwellings Permitted Per Parcel:

a) one (1) principal dwelling.

Comment [CJG629]: Related to the change to Section 11.1.1(a). Proposes to simplify the presentation of these provisions and to make them consistent with the other Electoral Area Zoning Bylaws. No changes in density proposed.

cxiv) replacing Section 11.2.1(a) (Residential Single Family Two Zone) with the following:

a) single detached dwelling;

Comment [CJG630]: Proposes to replace reference to “single family dwelling” – related to proposed changes to Keeping of Livestock provisions.

cxv) replacing Section 11.2.5 (Residential Single Family Two Zone) with the following:

11.2.5 Maximum Number of Dwellings Permitted Per Parcel:

a) one (1) principal dwelling.

Comment [CJG631]: Related to the change to Section 11.2.1(a). Proposes to simplify the presentation of these provisions and to make them consistent with the other Electoral Area Zoning Bylaws. No changes in density proposed.

cxvi) replacing Section 12.1.1(a) (Residential Multiple Family Zone) with the following:

a) single detached dwelling;

Comment [CJG632]: Proposes to replace reference to “single family dwelling” – related to proposed changes to Keeping of Livestock provisions.

cxvii) replacing Section 13.1.1(f) (Neighbourhood Commercial Zone) with the following:

f) accessory dwelling, subject to Section 7.11; and

Comment [CJG633]: Related to proposed revisions to Section 7.11. Also clarifies that “accessory dwellings” are a permitted use in the C1 Zone.

cxviii) adding a new Section 13.1.1(g) (Neighbourhood Commercial Zone) to read as follows:

g) accessory buildings and structures, subject to Section 7.13.

Comment [CJG634]: Related to proposed changes to Section 13.1.1(f) listed above.

cxix) replacing Section 13.1.8(c) (Neighbourhood Commercial Zone) with the following:

c) ~~deleted.~~

Comment [CJG635]: Proposes removal of requirement that dwelling units in the C3 Zone have a minimum floor area of 70 m².

cxx) adding a new Section 13.1.9 (Neighbourhood Commercial Zone) to read as follows:

13.1.9 Maximum Number of Dwellings Permitted Per Parcel:

a) one (1) accessory dwelling.

Comment [CJG636]: Related to proposed changes to Section 13.1.1(f) listed above.

cxxi) replacing Section 13.2.1(c) (Marina Commercial Zone) with the following:

c) accessory dwelling, subject to Section 7.11; and

Comment [CJG637]: Related to proposed revisions to Section 7.11.

cxxii) replacing Section 13.2.8(c) (Marina Commercial Zone) with the following:

b) ~~deleted.~~

Comment [CJG638]: Proposes removal of requirement that dwelling units in the C5 Zone have a minimum floor area of 70 m².

cxxiii) adding a new Section 13.2.9 (Marina Commercial Zone) to read as follows:

13.2.9 Maximum Number of Dwellings Permitted Per Parcel:

a) one (1) accessory dwelling.

Comment [CJG639]: Related to proposed changes to Section 13.1.1(f) listed above.

cxxiv) replacing Section 13.3.1(h) (Tourist Commercial One Zone) with the following:

h) accessory dwelling or manufactured home, subject to Section 7.11;

Comment [CJG640]: Proposes to replace reference to “single family dwelling” – related to proposed changes to Keeping of Livestock provisions.

cxxv) adding a new Section 13.3.10 (Tourist Commercial One Zone) with the following:

13.3.10 Maximum Number of Dwellings Permitted Per Parcel:

a) one (1) accessory dwelling.

Comment [CJG641]: Related to the change to Section 11.2.1(a). Proposes to simplify the presentation of these provisions and to make them consistent with the other Electoral Area Zoning Bylaws. No changes in density proposed.

cxxvi) replacing Section 13.4.1(e) (Tourist Commercial Two (Limited) Zone) with the following:

- e) accessory dwelling or manufactured home, subject to Section 7.11;

Comment [CJG642]: Proposes to replace reference to "single family dwelling" – related to proposed changes to Keeping of Livestock provisions.

cxxvii) adding a new Section 13.4.10 (Tourist Commercial Two (Limited) Zone) with the following:

13.4.10 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) accessory dwelling.

Comment [CJG643]: Related to the change to Section 11.2.1(a). Proposes to simplify the presentation of these provisions and to make them consistent with the other Electoral Area Zoning Bylaws. No changes in density proposed.

cxxviii) replacing Section 13.5.9(b) (Tourist Commercial Three (Limited) Zone) with the following:

- b) ~~deleted~~;

Comment [CJG644]: Relates to replacement of "single family dwelling" with "single detached dwelling."

cxxix) replacing Section 13.5.1(e) (Tourist Commercial Three (Limited) Zone) with the following:

- e) accessory dwelling or manufactured home, subject to Section 7.11;

Comment [CJG645]: Proposes to replace reference to "single family dwelling" – related to proposed changes to Keeping of Livestock provisions.

cxxx) adding a new Section 13.5.10 (Tourist Commercial Three (Limited) Zone) with the following:

13.5.10 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) accessory dwelling.

Comment [CJG646]: Related to the change to Section 11.2.1(a). Proposes to simplify the presentation of these provisions and to make them consistent with the other Electoral Area Zoning Bylaws. No changes in density proposed.

cxxxii) replacing Section 14.1.1(h) (Industrial Light One Zone) with the following:

- h) accessory dwelling, subject to Section 7.11; and

Comment [CJG647]: Related to proposed revisions to Section 7.11.

cxxxii) replacing Section 14.1.1(i) (Industrial Light One Zone) with the following:

- i) accessory buildings and structures, subject to Section 7.13; and

Comment [CJG648]: Related to proposed revisions to Section 7.11.

cxxxiii) adding a new Section 14.1.8 (Industrial Light One Zone) to read as follows:

14.1.8 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) accessory dwelling.

Comment [CJG649]: Related to proposed changes to Section 15.2.1(h) listed above.

cxxxiv) replacing Section 15.2.1(h) (Parks and Recreation Zone) with the following:

- h) accessory dwelling, subject to Section 7.11; and

Comment [CJG650]: Related to proposed revisions to Section 7.11.

cxxxv) adding a new Section 15.2.5 (Parks and Recreation Zone) to read as follows:

15.2.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) accessory dwelling.

Comment [CJG651]: Related to proposed changes to Section 15.2.1(h) listed above.

cxxxvi) replacing Section 16.1.2(b)(v) (Site Specific Designations) with the following:

- v) veterinary establishment;

Comment [CJG652]: Replaces reference to “animal hospital”, reflects new definition of “veterinary establishment”.

cxxxvii) replacing Section 16.1.2(b)(vi) (Site Specific Designations) with the following:

- vi) kennels, subject to Section 7.28;

Comment [CJG653]: Updated cross-reference to General Regulations.

cxxxviii) replacing Section 16.1.2(b)(xi) (Site Specific Designations) with the following:

- xi) single detached dwelling or manufactured home;

Comment [CJG654]: Proposes to replace reference to “single family dwelling” – related to proposed changes to Keeping of Livestock provisions.

cxxxix) replacing Section 16.1.2(b)(xix) (Site Specific Designations) with the following:

- p) processing and retail sales of farm and off-farm products, subject to Section 7.27;

Comment [CJG655]: Replaces previous reference to “farm products, storage and sale” – links directly to reference to same use in Section 7.27.

cxl) replacing Section 16.2 (Site Specific Designations) with the following:

16.2 Site Specific Agriculture One (AG2s) Provisions:

- .1 In the case of land described as part of Lot A, Plan KAP85241, District Lot 2537, ODYD, and shown shaded yellow on Figure 16.2.1:
 - c) the following accessory use shall be permitted on the land in addition to the permitted uses listed in Section 10.2.1:
 - i) “agri-tourism accommodation, subject to Section 7.16”.
 - d) despite Section 10.2.8, no building or structure to be used for “agri-tourism accommodation” units shall exceed a height of 15.0 metres.
 - e) despite Section 7.16.2, the maximum number of “agri-tourism accommodation” units shall not exceed twenty (20).

Comment [CJG656]: Simplified provisions redrafted in the format used by the planning department.

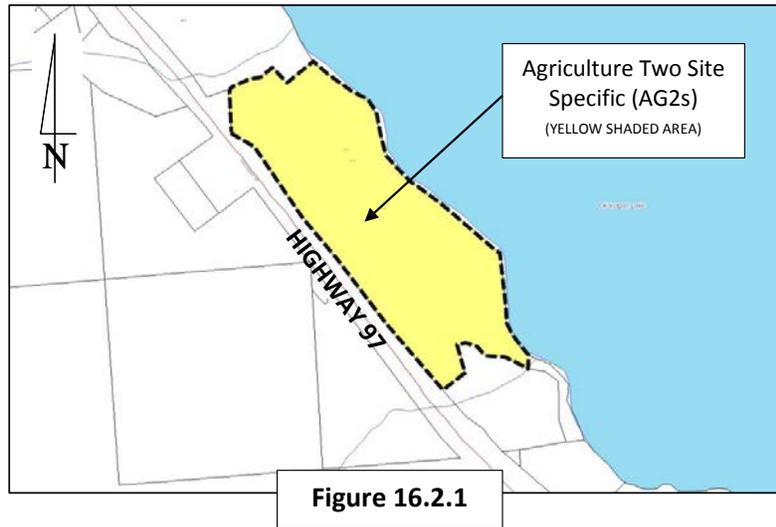


Figure 16.2.1

cxli) replacing the title of Section 16.8 (Site Specific Designations) with the following:

16.8 Site Specific Small Holdings Five (SH5s) Provisions:

Comment [CJG657]: Addresses a typo which incorrectly refers to the Rural Residential Zone instead of the Small Holdings Five Zone.

cxlii) replacing Section 17.1.5(a) (Comprehensive Development Zones) with the following:

a) single detached dwelling or manufactured home;

Comment [CJG658]: Proposes to replace reference to "single family dwelling" – related to proposed changes to Keeping of Livestock provisions.

cxliii) replacing Section 17.1.8(b) (Comprehensive Development Zones) with the following:

b) one (1) single detached dwelling or manufactured home per share lot.

Comment [CJG659]: Proposes to replace reference to "single family dwelling" – related to proposed changes to Keeping of Livestock provisions.

40. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "F" Zoning Bylaw No. 2461, 2008, is amended by changing the land use designation on the land described as part Lot A, Plan KAP85241, District Lot 2537, ODYD, and shown shaded yellow on Schedule 'X-30', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s) to Agriculture Two Site Specific (AG2s).

41. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "F" Zoning Bylaw No. 2461, 2008, is amended by changing the land use designation on the land described as part Lot 2, Plan

KAP85707, District Lot 2537, ODYD, and shown shaded yellow on Schedule 'X-31', which forms part of this Bylaw, from Agriculture One Site Specific (AG1s) to Agriculture Two (AG2).

42. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "F" Zoning Bylaw No. 2461, 2008, is amended by changing the land use designation of all parcels zoned Agriculture One (AG1) to Agriculture Two (AG2).
43. The Official Zoning Map, being Schedule '2' of the Regional District Okanagan-Similkameen, Electoral Area "F" Zoning Bylaw No. 2461, 2008, is amended by changing the land use designation of all parcels zoned Agriculture Two (AG2) to Agriculture Three (AG3).

Comment [CJG660]: Address an oversight from Amendment Bylaw No. 2483, 2010.

Electoral Area "H"

44. The "Electoral Area "H" Zoning Bylaw No. 2498, 2012" is amended by:

- i) deleting the definition of "travel trailer" under Section 4.0 (Definitions).
- ii) adding a new definition of "livestock" at Section 4.0 (Definition) as follows:
"livestock" means horses, cattle, sheep, swine, llamas, ratites, goats, farmed game and other similar animals;
- iii) adding a new definition of "small livestock" at Section 4.0 (Definition) as follows:
"small livestock" means poultry, rabbit or other small animals similar in size and weight but does not include farmed fur bearing animals or roosters;
- iv) adding a new definition of "temporary farm worker" at Section 4.0 (Definition) as follows:
"temporary farm worker" means an individual or individuals who carry out agricultural work on a temporary seasonal basis on a farm operation;
- v) adding a new definition of "temporary farm worker housing" at Section 4.0 (Definition) as follows:
"temporary farm worker housing" means a structure or building providing cooking, sanitary and sleeping facilities to house temporary farm workers(s) on a farm operation necessary for the farm operation;

Comment [CJG661]: Otherwise defined under "recreation vehicle".

Comment [CJG662]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

Comment [CJG663]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

Comment [CJG664]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

Comment [CJG665]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- vi) replacing the definition of “winery” at Section 4.0 (Definition) with the following:

“winery” means an establishment involved in the manufacture, packaging, storing and sales of grape and fruit-based wines, including a wine bar, food & beverage lounge and an eating and drinking establishment.

Comment [CJG666]: Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

- vii) replacing Section 7.9 (Accessory Dwellings) in its entirety with the following:

7.9 Accessory Dwelling

The following regulations apply to accessory dwellings where permitted as a use in this Bylaw:

- .4 No accessory dwellings shall have a floor area greater than 90 m², except for accessory dwellings located in the Commercial and Industrial zones;
- .5 Accessory dwellings shall not exceed one storey and a maximum height of 5.0 metres, except for accessory dwellings located in the Commercial and Industrial zones;
- .6 In the Commercial and Industrial zones, accessory dwellings shall:
 - iii) be located at the rear of a building on the ground floor, or above the first storey; and
 - iv) shall have separate entrances from the exterior of the building and shall not share a common hallway with commercial or industrial uses.

Comment [CJG667]: Simplifies the provisions for accessory dwellings in the Commercial Zones.

Comment [CJG668]: Proposes to move these provisions from the list of permitted uses in the Commercial and Industrial Zones and to place them under General Regulations of the Zoning Bylaw.

- viii) replacing Section 7.14.4 (Residential Occupancy of Recreation Vehicles), to read as follows:

- .4 Despite Section 7.14.3, one (1) recreational vehicle belonging to a guest or visitor of the owner or occupier of the principal single detached dwelling may be located on the same parcel containing the principal single detached dwelling. Such recreational vehicles shall only be used for the temporary accommodation of the guest or visitor for a period not exceeding a total of ninety (90) days in any one (1) calendar year.

Comment [CJG669]: Proposes to address a typo which incorrectly references Section 7.14.2.

- ix) replacing Section 7.15 (Agri-Tourism Accommodation) to read as follows:

7.15 Agri-Tourism Accommodation

The following regulations apply to agri-tourism accommodation where permitted as a use in this Bylaw:

1. Agri-tourism accommodation is permitted only on a parcel if all or part of the parcel is classified as a “farm” under the *Assessment Act*.
2. Agri-tourism accommodation shall be for short term use by a person up to a maximum stay of 30 consecutive days with 30 days in between any subsequent stay.
3. The number of agri-tourism accommodation sleeping units permitted parcel shall be as follows:

PARCEL AREA	MAXIMUM NUMBER AGRITOURISM ACCOMMODATION SLEEPING UNITS
Less than 4.0 ha	0
4.0 ha to 8.0 ha	5
Greater than 8.0 ha	10

4. All agri-tourism accommodation sleeping units shall be contained under one roof.
5. No agri-tourism accommodation sleeping unit shall have an area of greater than 30.0 m². A washroom is not included as part of the area of the agri-tourism accommodation sleeping unit.
6. No cooking facilities shall be provided for within individual agri-tourism accommodation sleeping units.
7. One (1) parking space per agri-tourism accommodation sleeping unit is required in addition to parking required for the principal single detached dwelling.

Comment [CJG670]: Simplified provisions.

- x) replacing Section 7.21 (Setbacks for Farm Buildings, Structures and Uses) in its entirety with the following:

7.21 ~~deleted~~

Comment [CJG671]: Propose to delete table and move relevant setbacks directly into each applicable zone.

- xi) replacing Section 7.22 (Keeping of Livestock) in its entirety with the following:

7.22 Keeping of Livestock

In this Bylaw, where “single detached dwelling” is a permitted use the following regulations apply:

1. On parcels less than 500 m² in area, keeping of livestock, small livestock or farmed fur bearing animals shall not be permitted.
2. On parcels greater than 500 m² and less than 2,500 m² in area, keeping of animals shall be limited to 5 small livestock.
3. On parcels greater than 2,500 m² and less than 4,000 m² in area, keeping of animals shall be limited to 25 small livestock.
4. On parcels greater than 0.4 hectare (ha) and less than 0.8 ha in area, keeping of animals shall be limited to 1 livestock and 25 small livestock.
5. On parcels greater than 0.8 hectare (ha) and less than 1.2 ha in area, keeping of animals shall be limited to 2 livestock and 50 small livestock.
6. On parcels 1.2 ha or greater and less than 1.6 hectare in area, keeping of animals shall be limited to 3 livestock and 75 small livestock.
7. On parcels 1.6 ha or greater and less than 2.0 hectare in area, keeping of animals shall be limited to 4 livestock and 100 small livestock.
8. On parcels 2.0 ha or greater in area, keeping of livestock and small livestock shall be unlimited.

xii) replacing Section 7.23 (Provisions for Retail Sales and Processing, Packing and Storage of Farm products and/or Off-Farm Products) in its entirety with the following:

7.23 Provisions for Retail Sales of Farm and/or Off-Farm Products

- .1 Where “retail sales of farm and off-farm products” is permitted in a zone, farm products, processed farm products, and off-farm products may be sold to the public subject to the following regulations:
 - a) the area used for retail sales of off-farm products shall not exceed 1/3 of the total area used for all retail sales on the parcel;
 - b) where off-farm products are offered for sale, farm products and/or processed farm products shall also be offered for sale; and

Comment [CJG672]: Amended provisions – regulations for keeping of livestock would now be based upon parcel size and not permitted uses. Updated provisions for number of livestock based upon parcel size.

- c) the retail sales area for farm products and off-farm products shall not exceed 300 m².
- .2 For the purpose of calculating the area used for retail sales in a building or structure, the following shall be included: aisles and other areas of circulation, shelf and display space, counter space for packaging and taking payment and any area used for the service and consumption of hot and cold food items. Any office area, wholesale storage area, processing facility or parking area or driveway, whether used for retail sale or not, shall be excluded.

Comment [CJG673]: Proposes to remove separate floor area restriction for wineries and packing houses. Also related to introduction of consistent regulations across Electoral Area Zoning Bylaws.

xiii) adding a new Section 7.28 (Kennel Facilities) to read as follows:

7.28 Kennel Facilities

A kennel is permitted where listed as a permitted use, provided that:

- 1. No kennel shall be permitted on a parcel less than 2.0 hectares in size; and
- 2. All buildings, structures and areas utilized in association with a kennel shall be sited a minimum of 30.0 metres from all parcel lines.

Comment [CJG674]: Provisions were previously comprised within Section 7.22 (Setbacks for Farm Buildings, Structures and Uses), but with the proposed deletion of Section 7.22, it is proposed to move the kennel regulations into their own section.

xiv) replacing Section 11.1.5 (Resource Area Zone) with the following:

11.1.5 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 10.0 metres
 - ii) Rear parcel line: 9.0 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Despite Section 11.1.5(a), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 11.1.5(a), an incinerator:

- i) Front parcel line: 30.0 metres
- ii) Rear parcel line: 30.0 metres
- iii) Interior side parcel line: 30.0 metres
- iv) Exterior side parcel line: 30.0 metres

Comment [CJG675]: Previously under Section 7.21.

xv) replacing Section 11.3.1(f) (Agriculture Three Zone) with the following:

- f) brewery, cidery, distillery, meadery or winery, subject to Section 7.23;

Comment [CJG676]: Updated language to reflect changes to ALC Regs.

xvi) replacing Section 11.3.1(q) (Agriculture Three Zone) with the following:

- q) kennel, subject to Section 7.28;

Comment [CJG677]: Updated cross-reference to General Regulations.

xvii) replacing Section 11.3.4 (Agriculture Three Zone) with the following:

11.3.4 Maximum Number of Dwellings Permitted Per Parcel:

- a) the number of principal dwellings and the number of accessory dwellings and temporary farm worker housing permitted per parcel shall be as follows:

PARCEL AREA	MAXIMUM NUMBER OF PRINCIPAL DWELLINGS	MAXIMUM NUMBER OF ACCESSORY DWELLINGS	MAXIMUM NUMBER OF TEMPORARY FARM WORKER HOUSING	MAXIMUM FLOOR AREA OF ACCESSORY DWELLINGS & TEMPORARY FARM WORKER HOUSING PER PARCEL
Less than 3.5 ha	1	0	0	0
3.5 ha to 7.99 ha	1	1	1	90 m ²
8.0 ha to 11.99 ha	1	2	1	180 m ²
12.0 ha to 15.99 ha	1	3	1	270 m ²
Greater than 16.0 ha	1	4	1	360 m ²
Greater than 8.0 ha	2	0	0	0

- b) one (1) secondary suite.
- c) despite Section 11.3.4(a), for parcels situated within the Agricultural Land Reserve, all dwellings in excess of one (1) must be used only for the accommodation of persons engaged in farming on parcels classified as "farm" under the *Assessment Act*.
- d) despite Section 11.3.4(a), for parcels between 3.5 ha to 7.9 ha in area, only one (1) accessory dwelling or one (1) temporary farm worker housing shall be permitted.

Comment [CJG678]: Proposed amendments simplify provision of accessory dwellings in the zones and addresses a number of issues with the previous references to "additional dwellings for farm labour" and "seasonal accommodation facilities". Also part of proposed introduction of consistent regulations across Electoral Area Zoning Bylaws.

xviii) replacing Section 11.3.5 (Agriculture Three Zone) with the following:

11.3.5 Minimum Setbacks:

- a) Buildings and structures, on parcels 0.2 ha or greater:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 7.5 metres
- b) Despite Section 11.3.5(a), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities on parcels 0.2 ha or greater:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 11.3.5(a), an incinerator on parcels 0.2 ha or greater:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres
- d) Principal buildings or structures, on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- e) Accessory buildings and structures, on parcels less than 0.2 ha:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 1.0 metres
 - iii) Interior side parcel line: 1.0 metres
 - iv) Exterior side parcel line: 4.5 metres

Comment [CJG679]: Previously under Section 7.21.

xix) replacing Section 11.3.7 (Agriculture Three Zone) with the following:

11.3.7 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 5%; and
 - ii) 70% for greenhouse uses.

xx) replacing Section 11.4.1(l) (Large Holdings One Zone) with the following:

- l) kennel, subject to Section 7.28;

xxi) replacing Section 11.4.5 (Large Holdings One Zone) with the following:

11.4.5 Minimum Setbacks:

- a) Buildings and structures, on parcels 0.2 ha or greater:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 7.5 metres
- b) Despite Section 11.4.5(a), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities on parcels 0.2 ha or greater:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 11.4.5(a), an incinerator on parcels 0.2 ha or greater:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres

Comment [CJG680]: Amendment proposes to introduce a greater gradation between land areas, to introduce a larger allowance for greenhouses and to reduce the coverage on parcels greater than 2.0 ha to 5%.
Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

Comment [CJG681]: Updated cross-reference to General Regulations.

iv) Exterior side parcel line: 30.0 metres

Comment [CJG682]: Previously under Section 7.21.

d) Principal buildings or structures, on parcels less than 0.2 ha:

i) Front parcel line: 7.5 metres

ii) Rear parcel line: 7.5 metres

iii) Interior side parcel line: 1.5 metres

iv) Exterior side parcel line: 4.5 metres

e) Accessory buildings and structures, on parcels less than 0.2 ha:

i) Front parcel line: 7.5 metres

ii) Rear parcel line: 1.0 metres

iii) Interior side parcel line: 1.0 metres

iv) Exterior side parcel line: 4.5 metres

xxii) replacing Section 11.4.7 (Large Holdings One Zone) with the following:

11.4.7 Maximum Parcel Coverage:

a) 35% for parcels less than 2,500 m² in area;

b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and

c) for parcels greater than 2.0 ha in area:

i) 5%; and

ii) 70% for greenhouse uses.

Comment [CJG683]: Amendment proposes to introduce a greater gradation between land areas, to introduce a larger allowance for greenhouses and to reduce the coverage on parcels greater than 2.0 ha to 5%.
Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

xxiii) replacing Section 11.5.1(d) (Large Holdings Two Zone) to read as follows:

d) single detached dwellings or manufactured homes or recreational vehicles;

Comment [CJG684]: Proposes to replace reference to "travel trailer" with "recreation vehicle" – this is a housekeeping measure.

xxiv) replacing Section 11.5.1(o) (Large Holdings Two Zone) with the following:

o) kennel, subject to Section 7.28;

Comment [CJG685]: Updated cross-reference to General Regulations.

xxv) replacing Section 11.5.5 (Large Holdings Two Zone) with the following:

11.5.5 Minimum Setbacks:

a) Buildings and structures:

i) Front parcel line: 9.0 metres

- ii) Rear parcel line: 9.0 metres
- iii) Interior side parcel line: 4.5 metres
- iv) Exterior side parcel line: 4.5 metres

b) Despite Section 11.5.5(a), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:

- i) Front parcel line: 15.0 metres
- ii) Rear parcel line: 15.0 metres
- iii) Interior side parcel line: 15.0 metres
- iv) Exterior side parcel line: 15.0 metres

c) Despite Section 11.5.5(a), an incinerator:

- i) Front parcel line: 30.0 metres
- ii) Rear parcel line: 30.0 metres
- iii) Interior side parcel line: 30.0 metres
- iv) Exterior side parcel line: 30.0 metres

Comment [CJG686]: Previously under Section 7.21.

xxvi) replacing Section 11.5.7 (Large Holdings Two Zone) with the following:

11.5.7 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 5%; and
 - ii) 70% for greenhouse uses.

Comment [CJG687]: Amendment proposes to introduce a greater gradation between land areas, to introduce a larger allowance for greenhouses and to reduce the coverage on parcels greater than 2.0 ha to 5%. Related to introduction of consistent set of agriculture related definitions across the Electoral Area Zoning Bylaws.

xxvii) replacing Section 11.6.1(c) (Small Holdings Two Zone) with the following:

- c) single detached dwellings or manufactured homes or recreational vehicles;

Comment [CJG688]: Proposes to replace reference to "travel trailer" with "recreation vehicle" – this is a housekeeping measure.

xxviii) replacing Section 11.6.1(i) (Small Holdings Two Zone) with the following:

- i) kennel, subject to Section 7.28;

Comment [CJG689]: Updated cross-reference to General Regulations.

xxix) replacing Section 11.6.5 (Small Holdings Two Zone) with the following:

11.6.5 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 11.6.5(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 11.6.5(a) and (b), an incinerator:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

Comment [CJG690]: Previously under Section 7.21.

xxx) replacing Section 11.7.1(b) (Small Holdings Three Zone) with the following:

- b) single detached dwellings or manufactured homes or recreational vehicles;

Comment [CJG691]: Proposes to replace reference to "travel trailer" with "recreation vehicle" – this is a housekeeping measure.

xxxi) replacing Section 11.7.5 (Small Holdings Three Zone) with the following:

11.7.5 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres

- ii) Rear parcel line: 7.5 metres
- iii) Interior side parcel line: 4.5 metres
- iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 11.7.5(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 11.7.5(a) and (b), an incinerator:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

Comment [CJG692]: Previously under Section 7.21.

xxxii) replacing Section 11.8.1(b) (Small Holdings Four Zone) with the following:

- b) single detached dwellings or manufactured homes or recreational vehicles;

Comment [CJG693]: Proposes to replace reference to "travel trailer" with "recreation vehicle" – this is a housekeeping measure.

xxxiii) replacing Section 11.8.5 (Small Holdings Four Zone) with the following:

11.8.5 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres

- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 11.8.5(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 11.8.5(a) and (b), an incinerator:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

Comment [CJG694]: Previously under Section 7.21.

xxxiv) replacing Section 11.9.5 (Small Holdings Five Zone) with the following:

11.9.5 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 3.0 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres

c) Despite Section 11.9.5(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:

i) Front parcel line: 15.0 metres

ii) Rear parcel line: 15.0 metres

iii) Interior side parcel line: 15.0 metres

iv) Exterior side parcel line: 15.0 metres

d) Despite Section 11.9.5(a) and (b), an incinerator:

i) Front parcel line: 30.0 metres

ii) Rear parcel line: 30.0 metres

iii) Interior side parcel line: 30.0 metres

iv) Exterior side parcel line: 30.0 metres

Comment [CJG695]: Previously under Section 7.21.

45. The Official Zoning Map, being Schedule '2' of the Electoral Area "H" Zoning Bylaw No. 2498, 2012, is amended by changing the land use designation of all parcels zoned Large Holdings (LH) to Large Holdings One (LH1).

READ A FIRST AND SECOND TIME this ____ day of _____, 2016.

PUBLIC HEARING HELD this ____ day of _____, 2016.

READ A THIRD TIME this ____ day of _____, 2016.

ADOPTED this ____ day of _____, 2016.

Board Chair

Chief Administrative Officer

Regional District of Okanagan-Similkameen

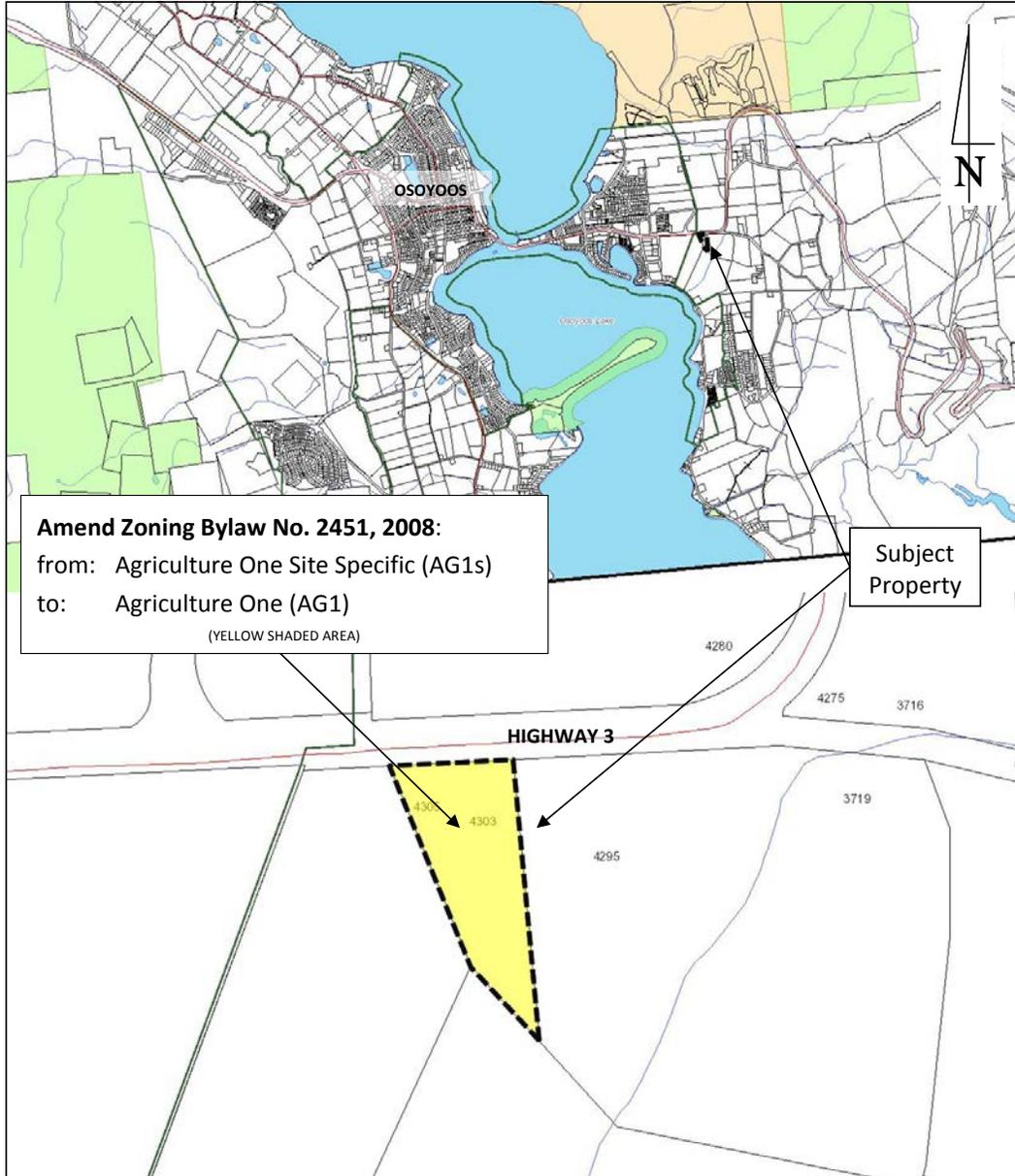
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Schedule 'X-1'



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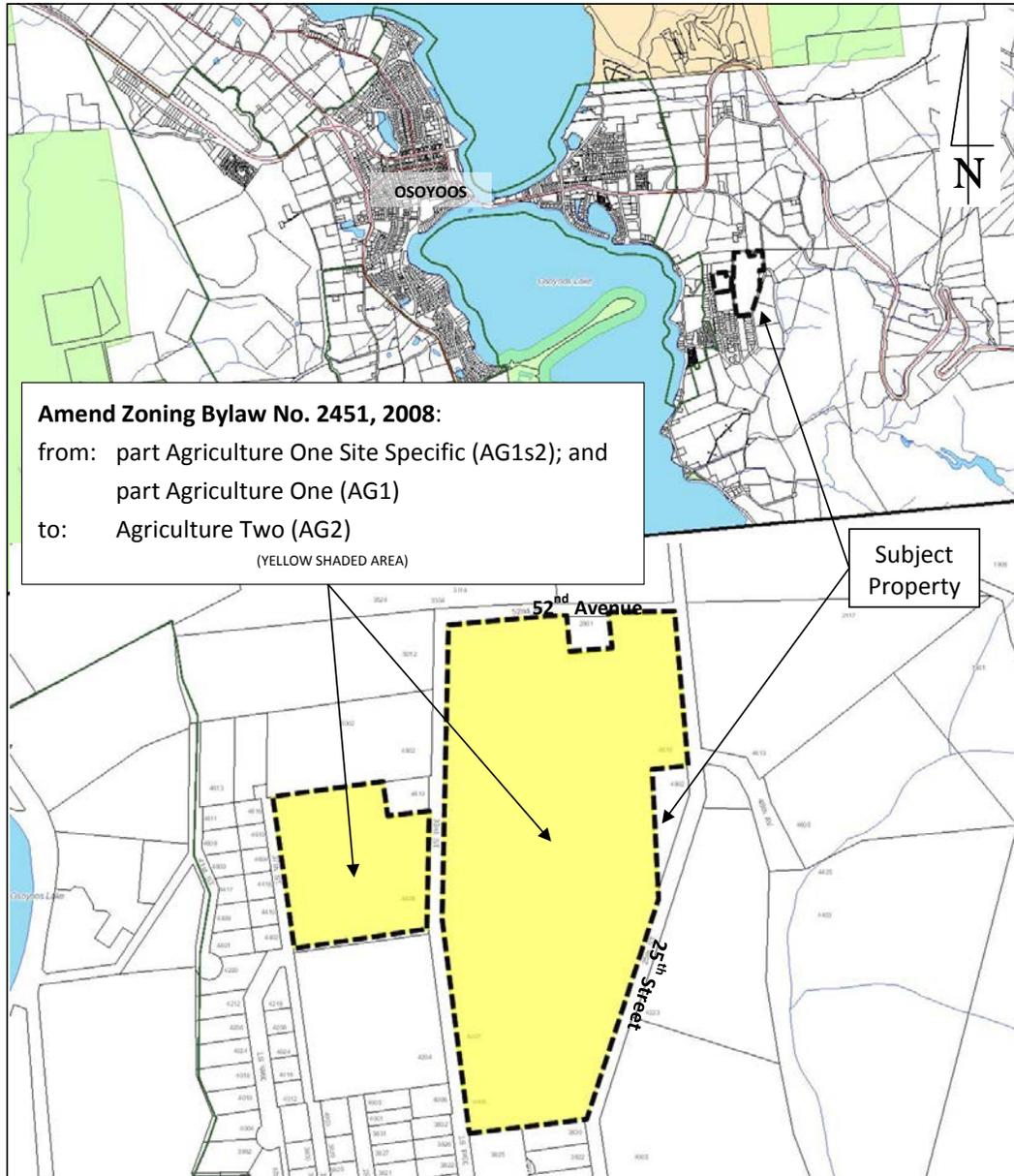
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Schedule 'X-2'



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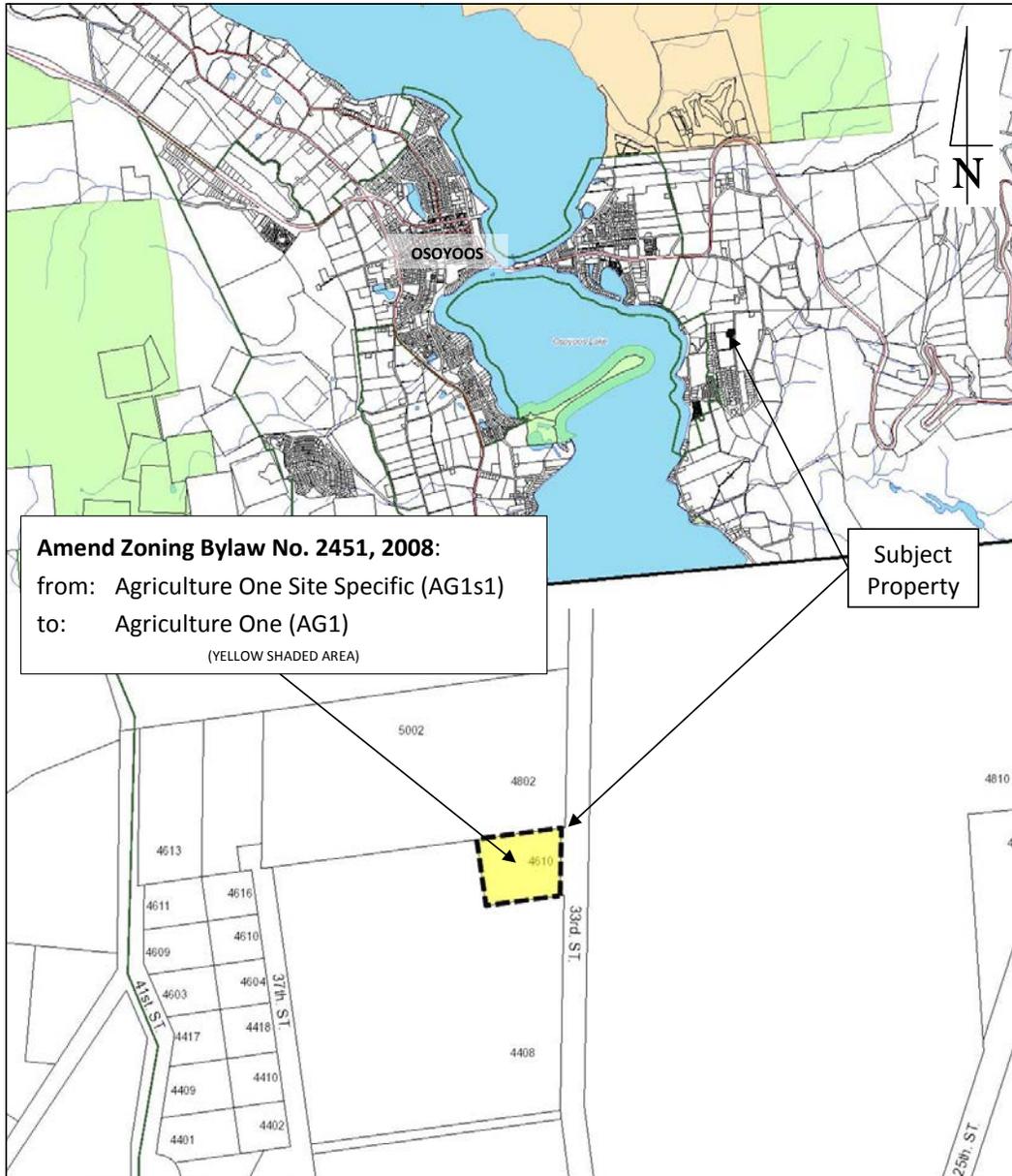
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Schedule 'X-3'



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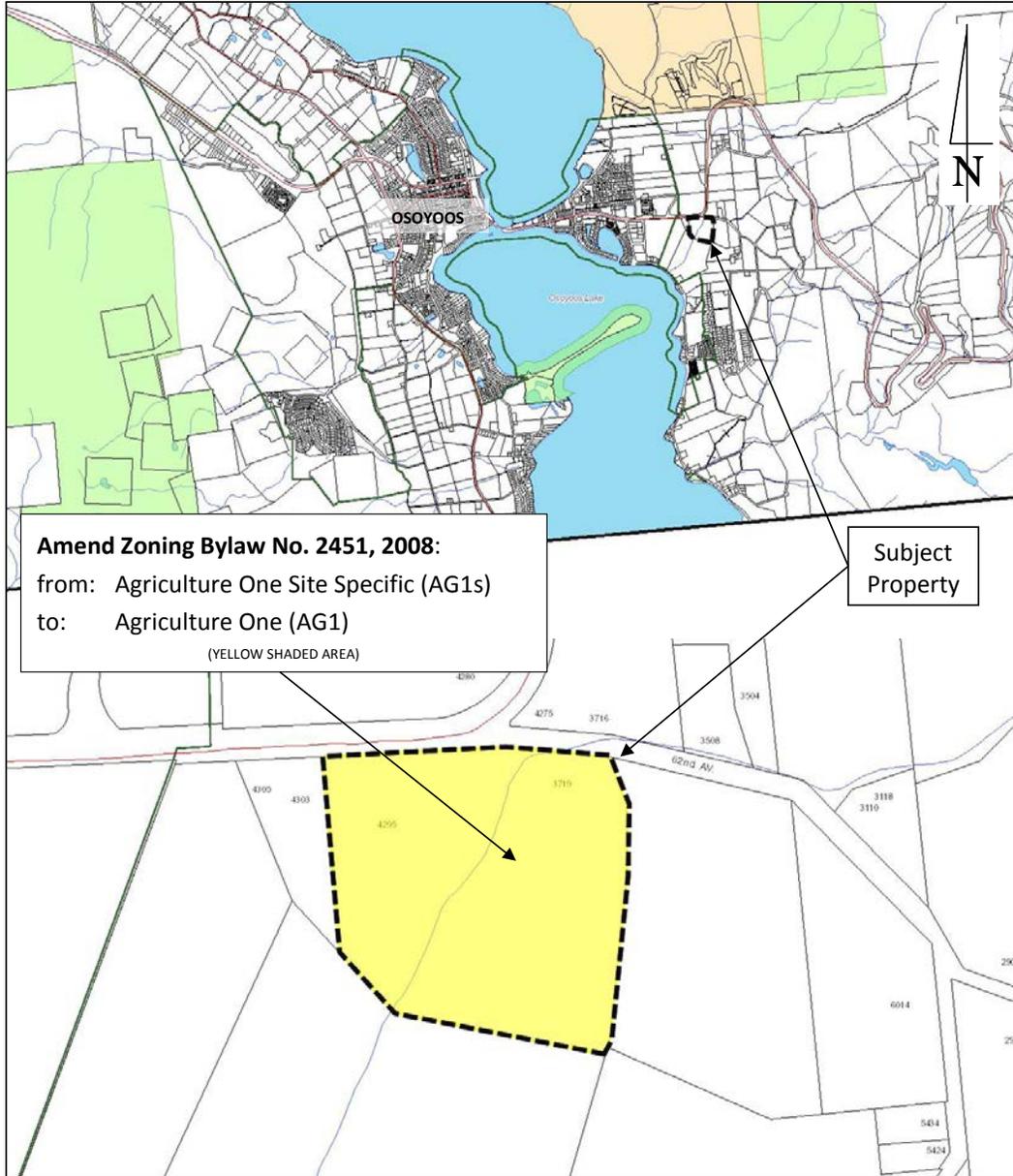
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Schedule 'X-4'



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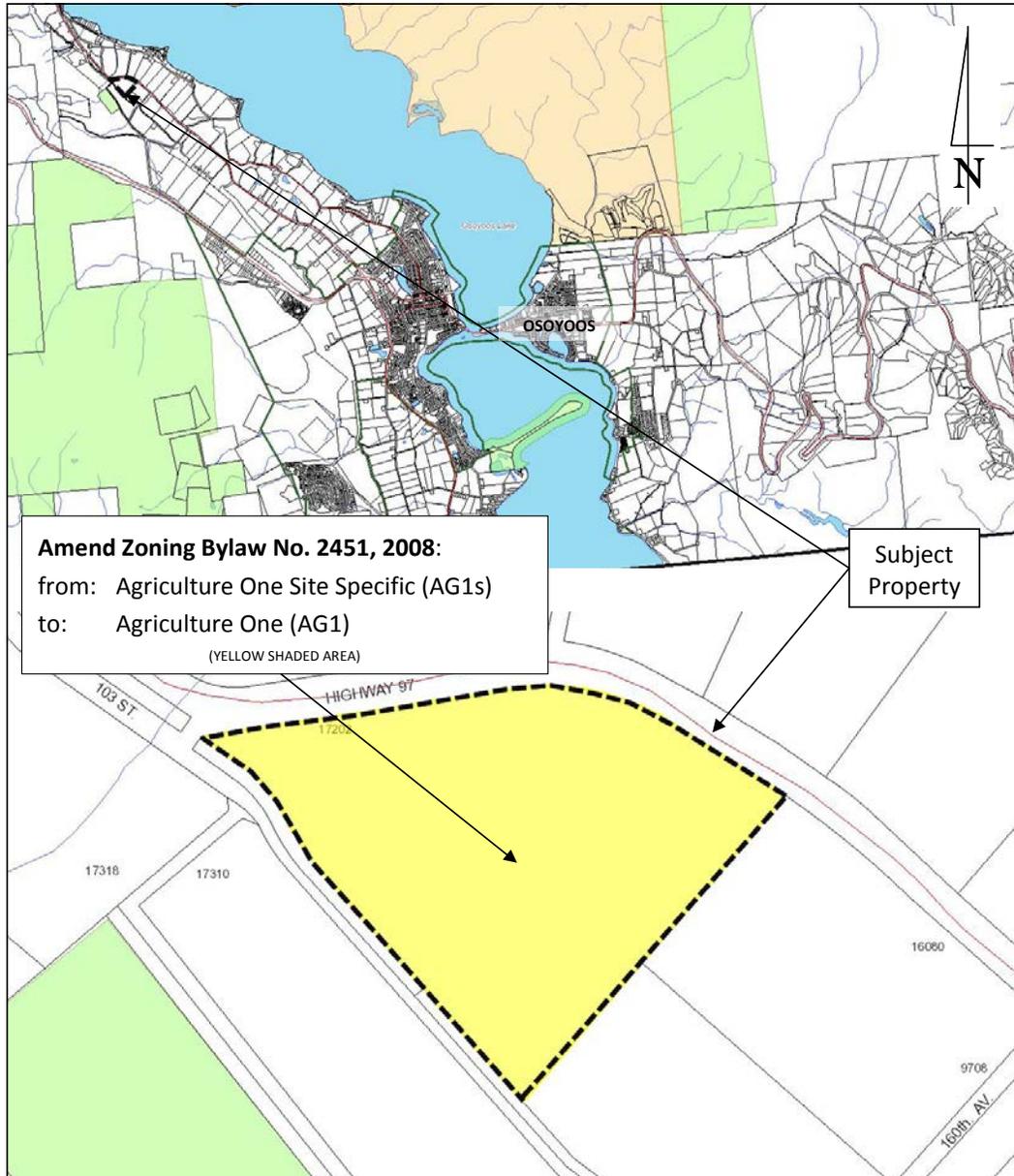
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Schedule 'X-5'



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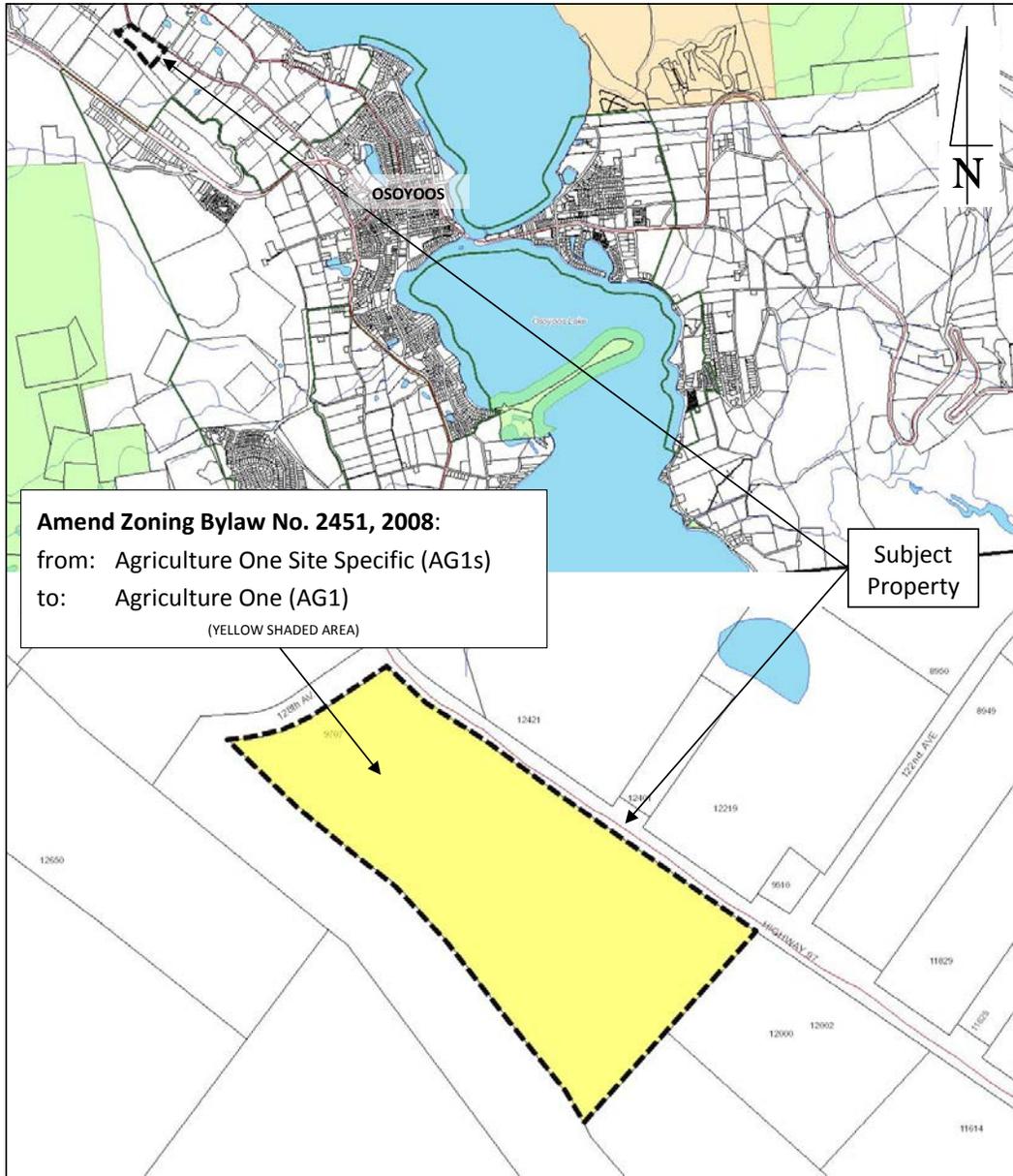
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Schedule 'X-6'



Regional District of Okanagan-Similkameen

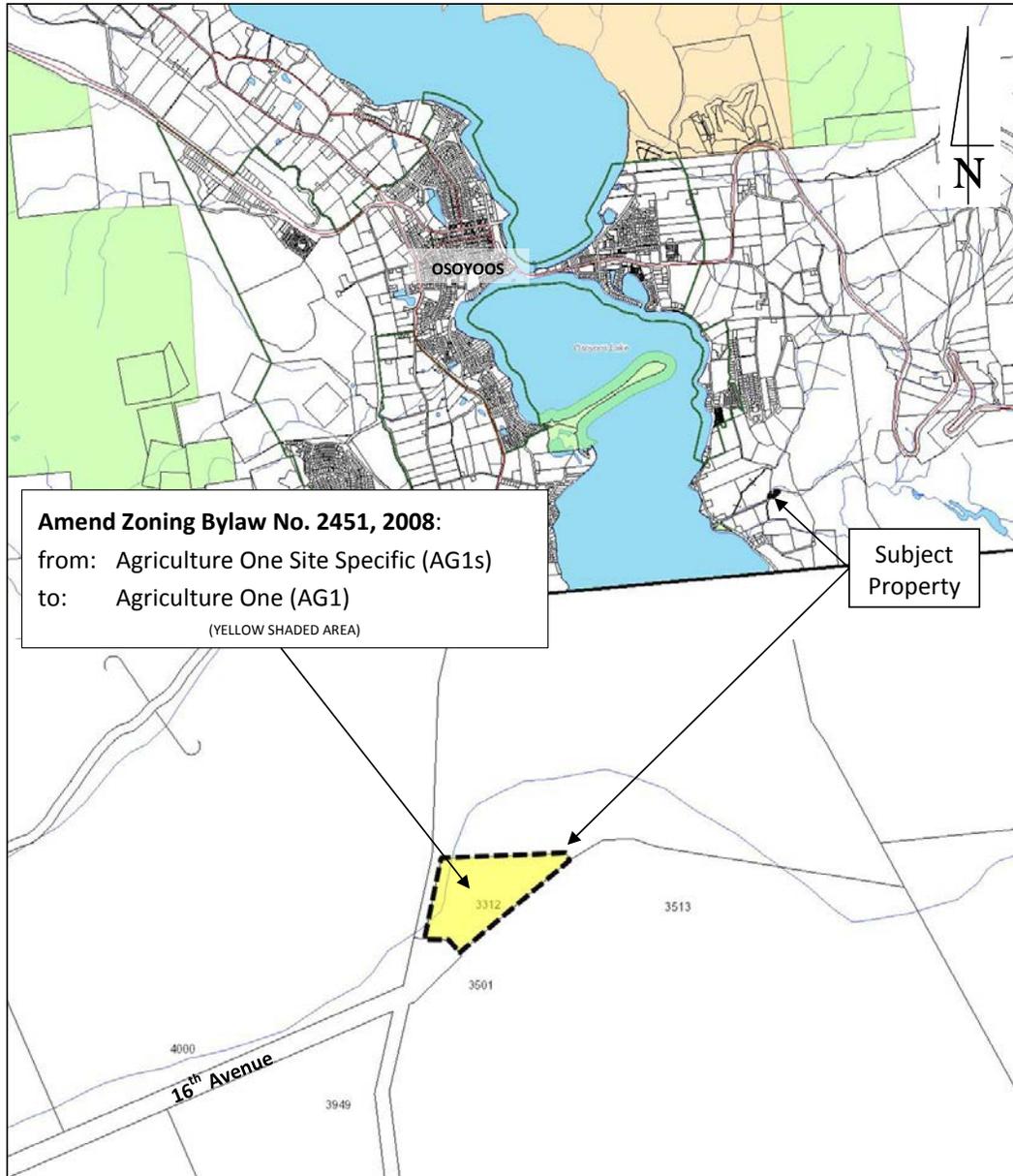
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Schedule 'X-7'



Regional District of Okanagan-Similkameen

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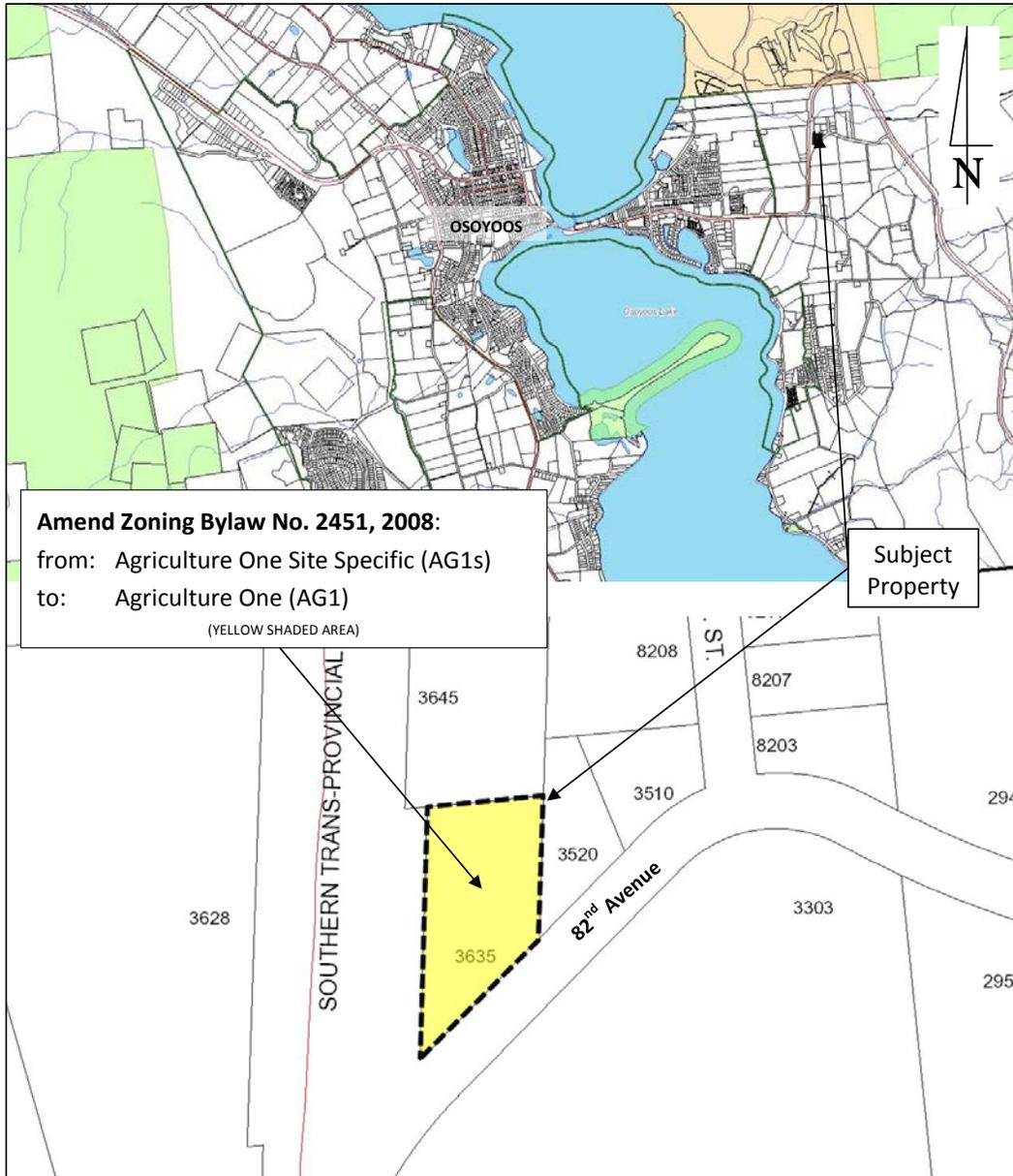
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Amendment Bylaw No. 2728, 2016

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Schedule 'X-8'



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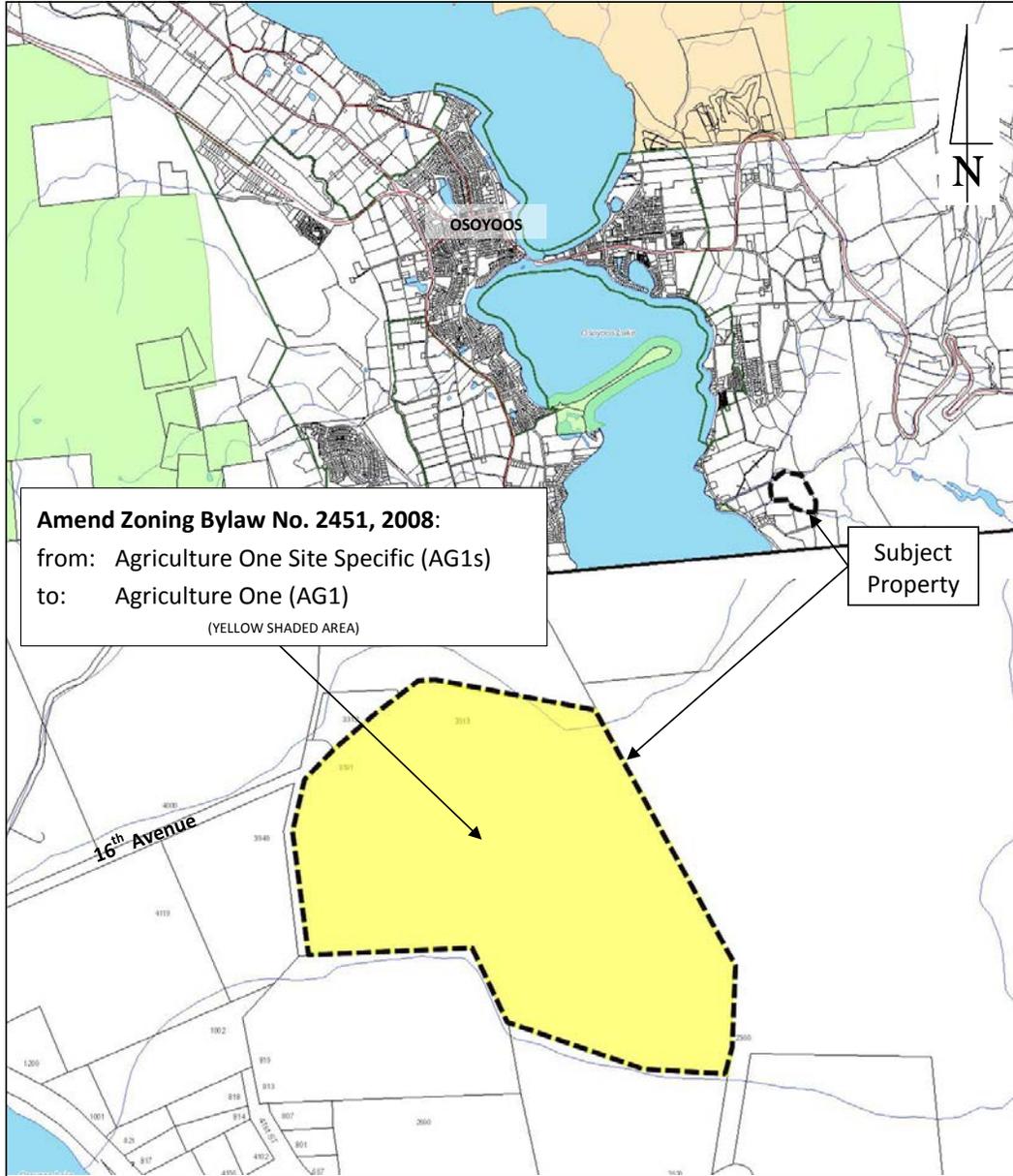
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Schedule 'X-9'



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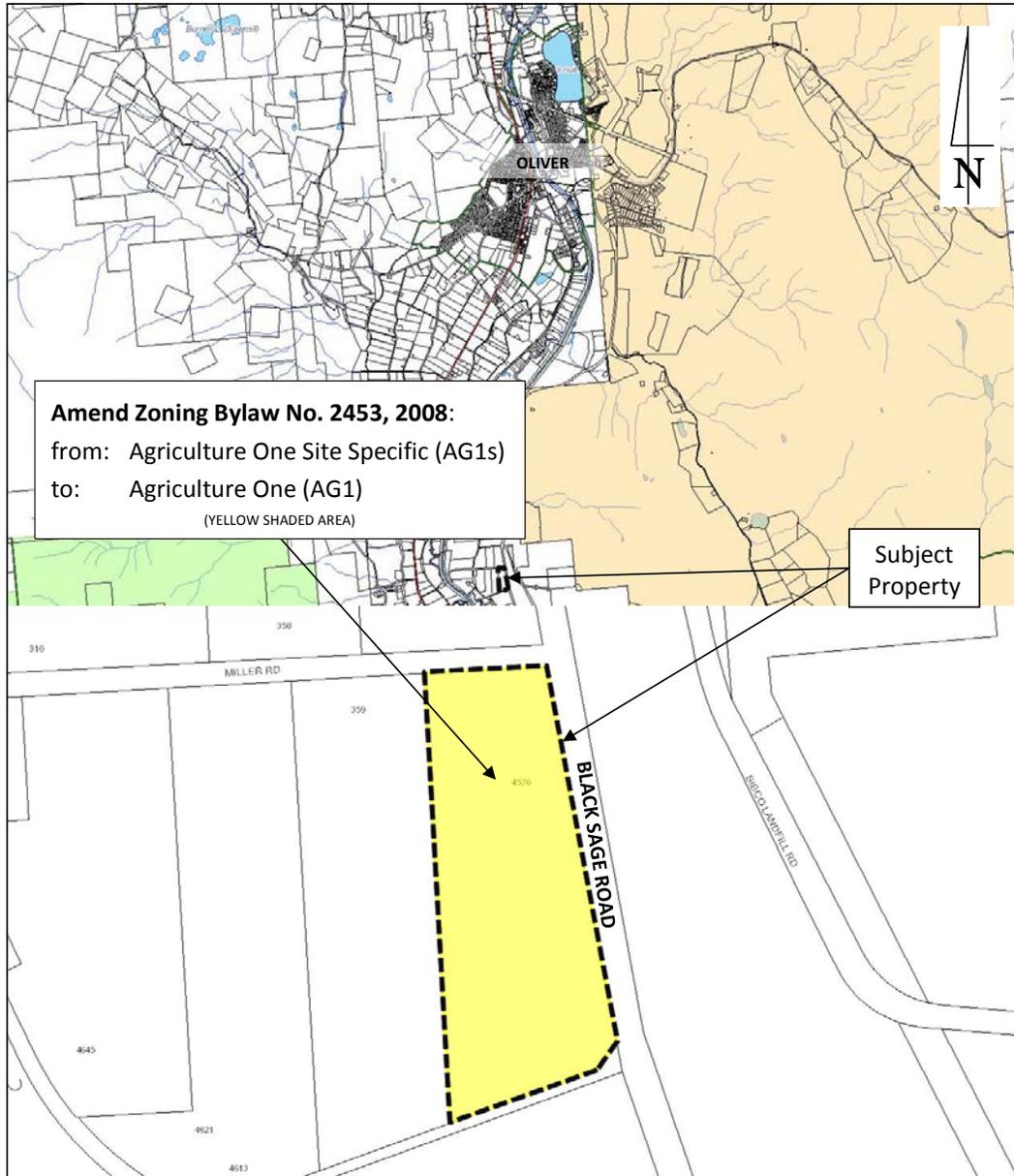
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Schedule 'X-10'



Regional District of Okanagan-Similkameen

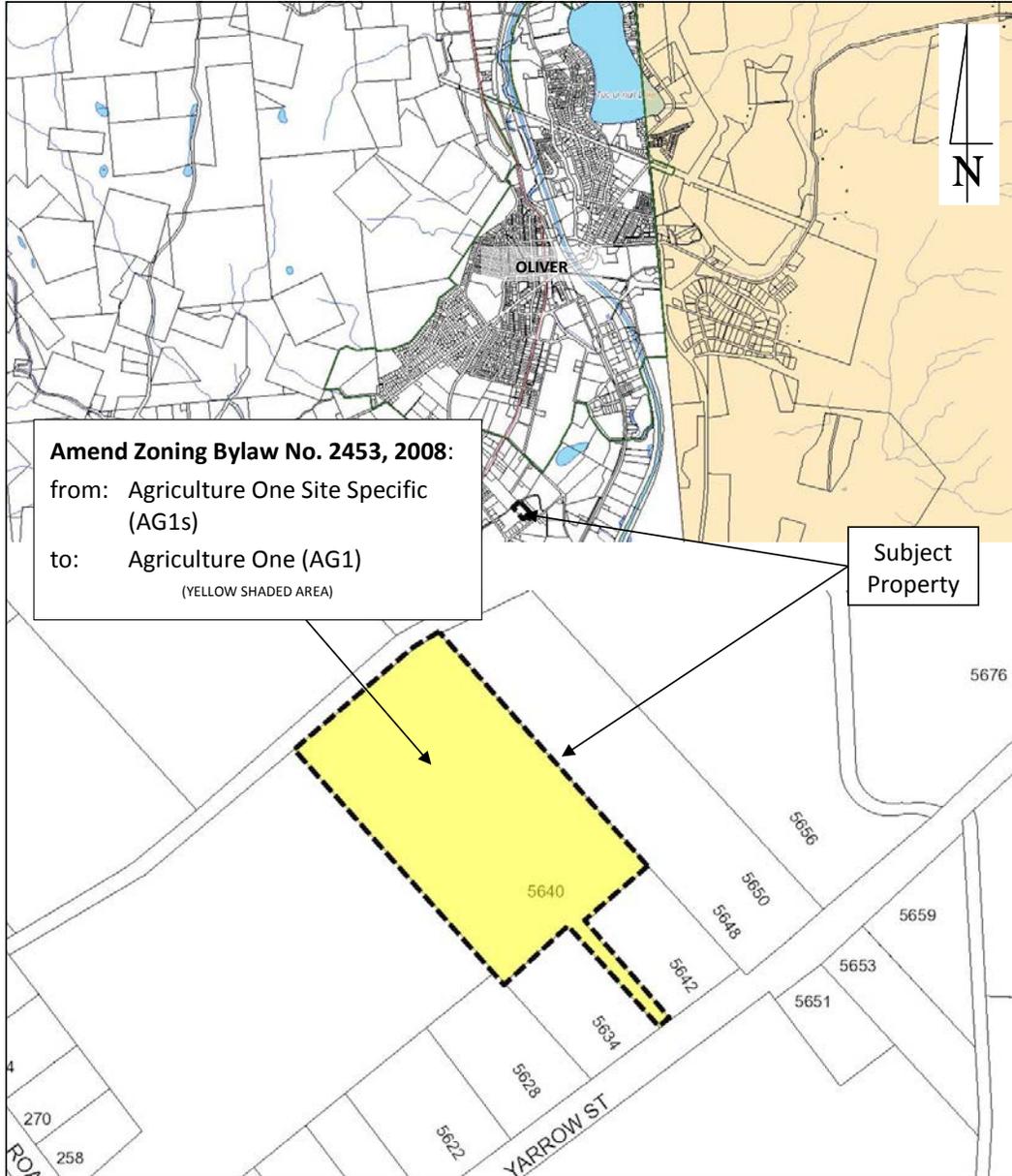
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Schedule 'X-11'



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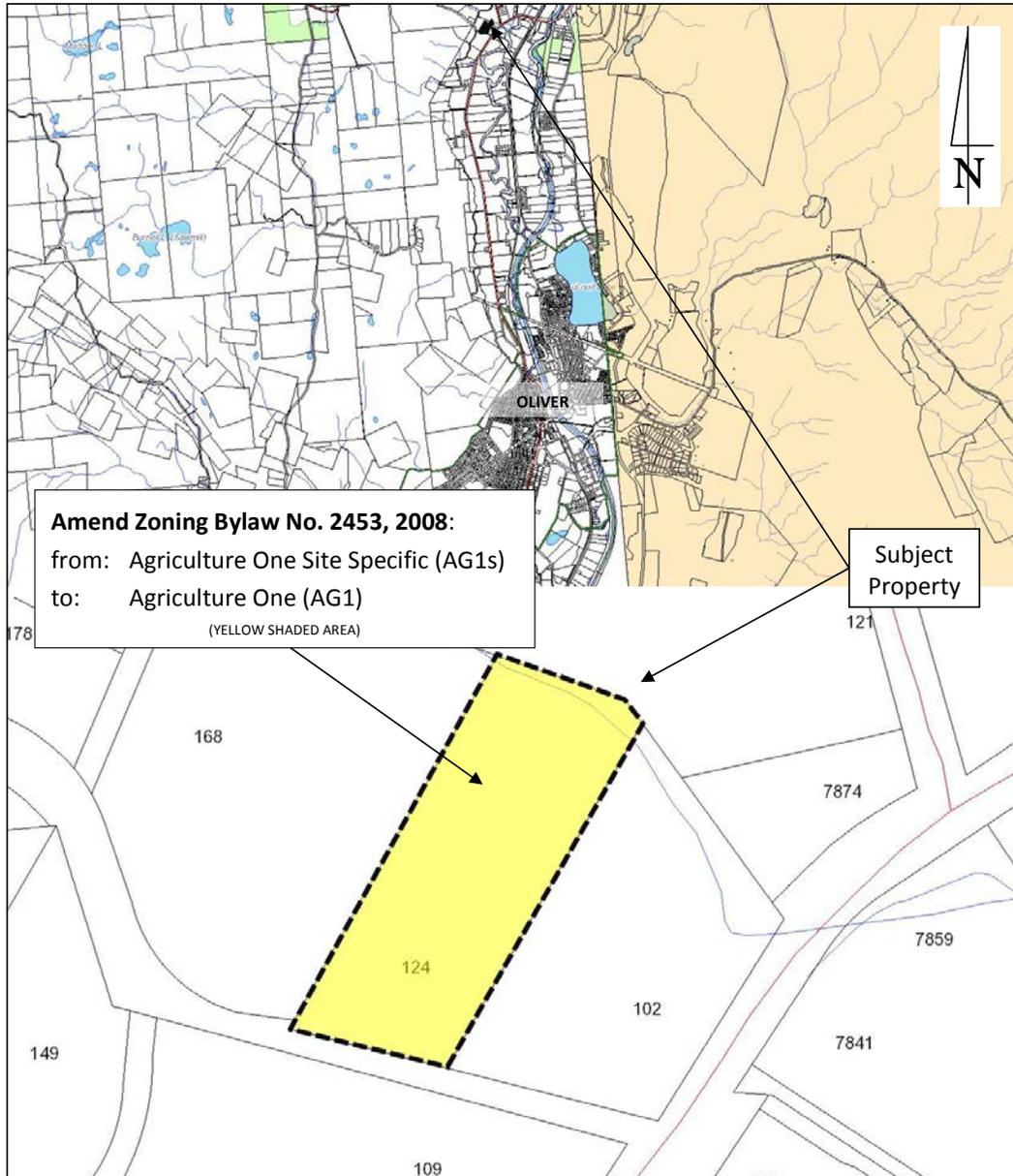
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Schedule 'X-12'



Regional District of Okanagan-Similkameen

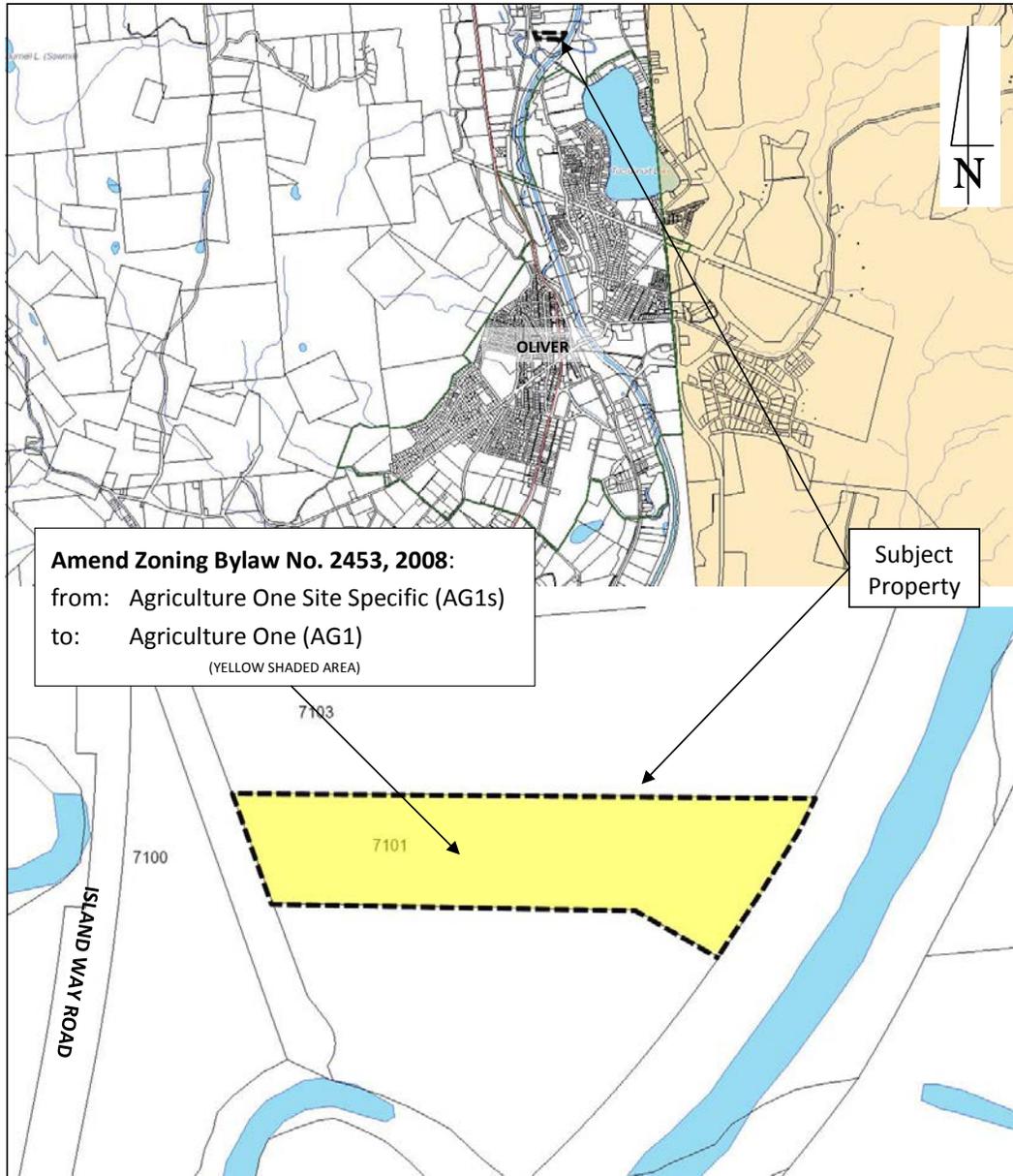
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Schedule 'X-13'



Regional District of Okanagan-Similkameen

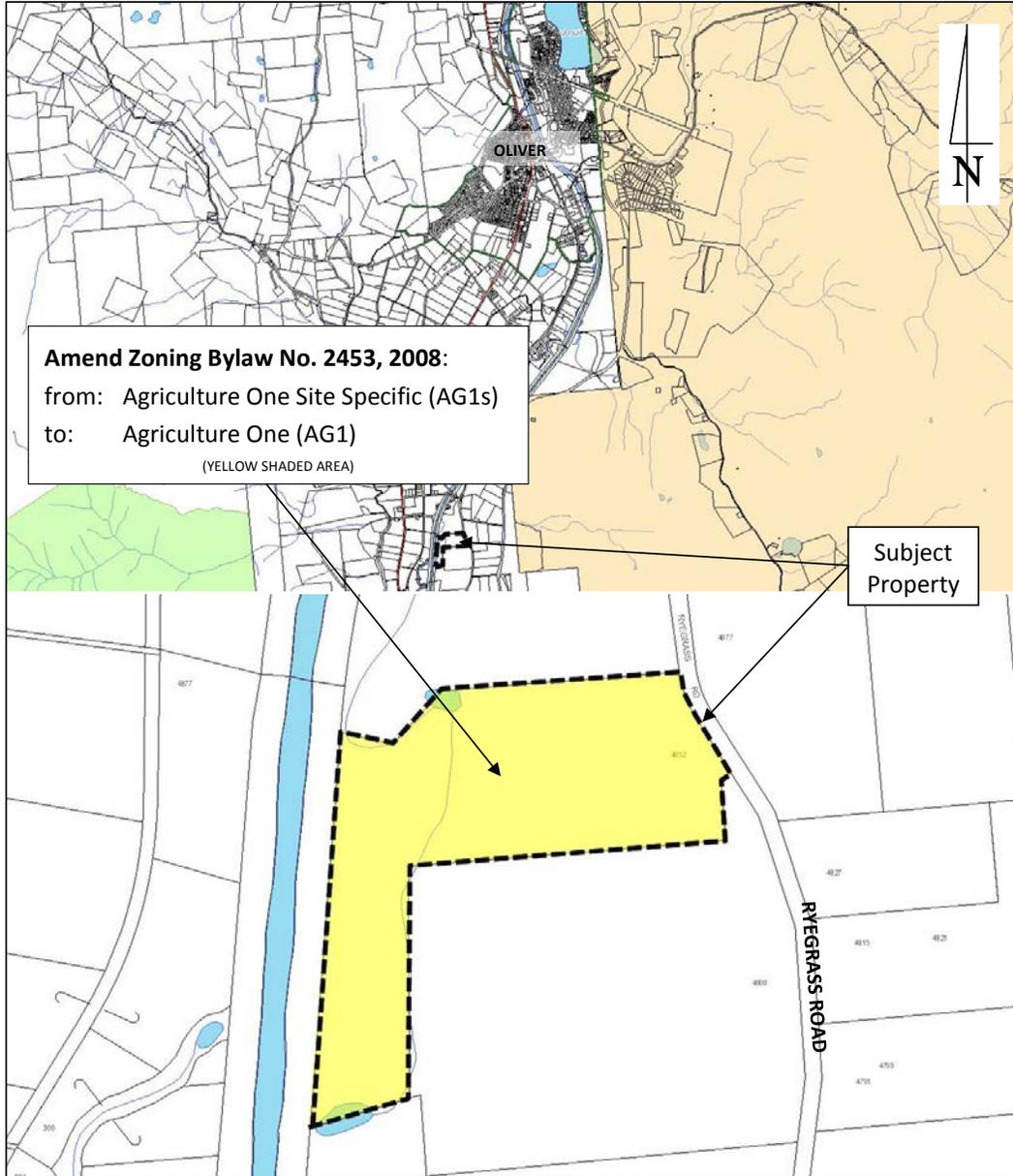
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Schedule 'X-14'



Regional District of Okanagan-Similkameen

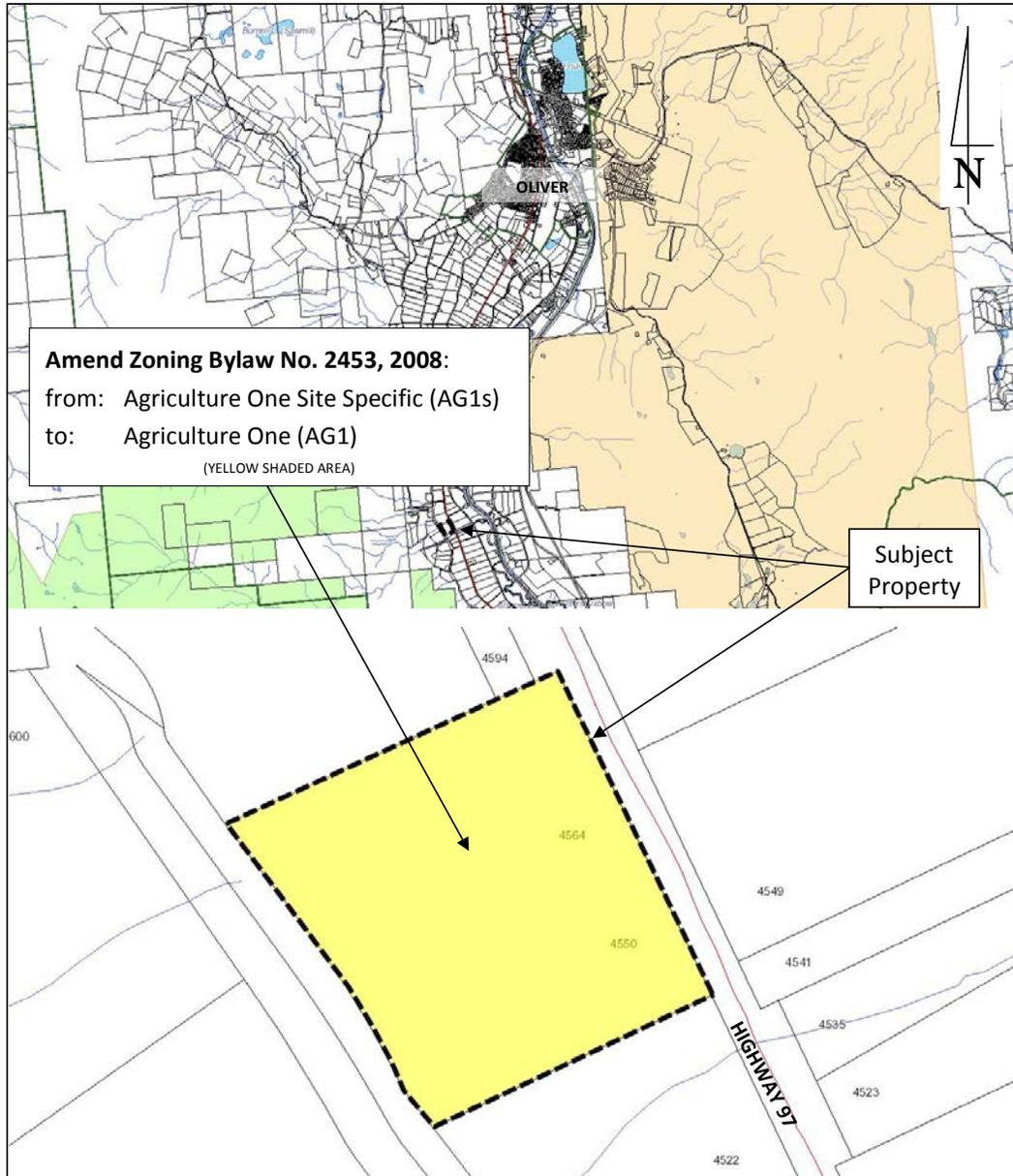
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Schedule 'X-15'



Regional District of Okanagan-Similkameen

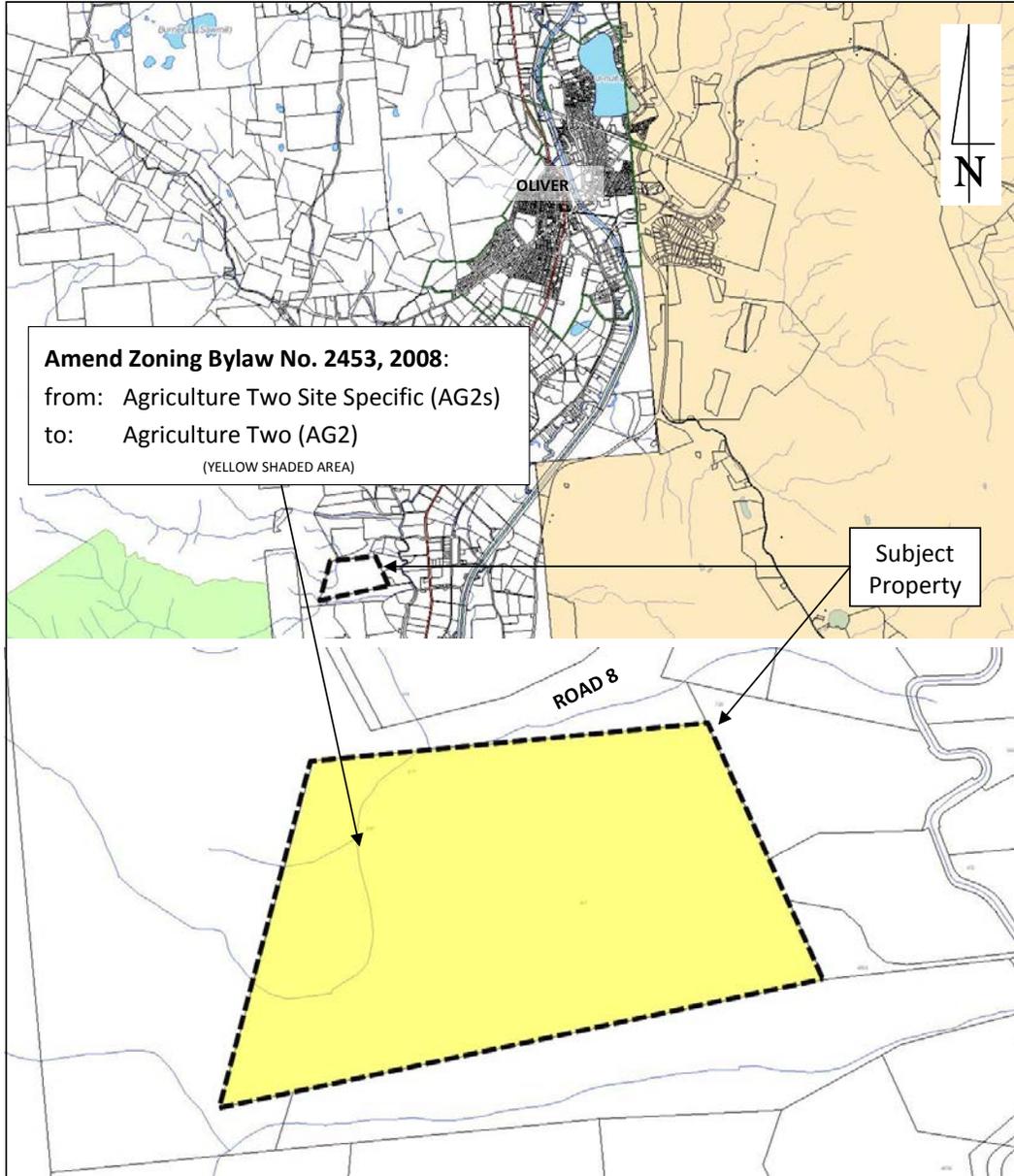
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Schedule 'X-16'



Regional District of Okanagan-Similkameen

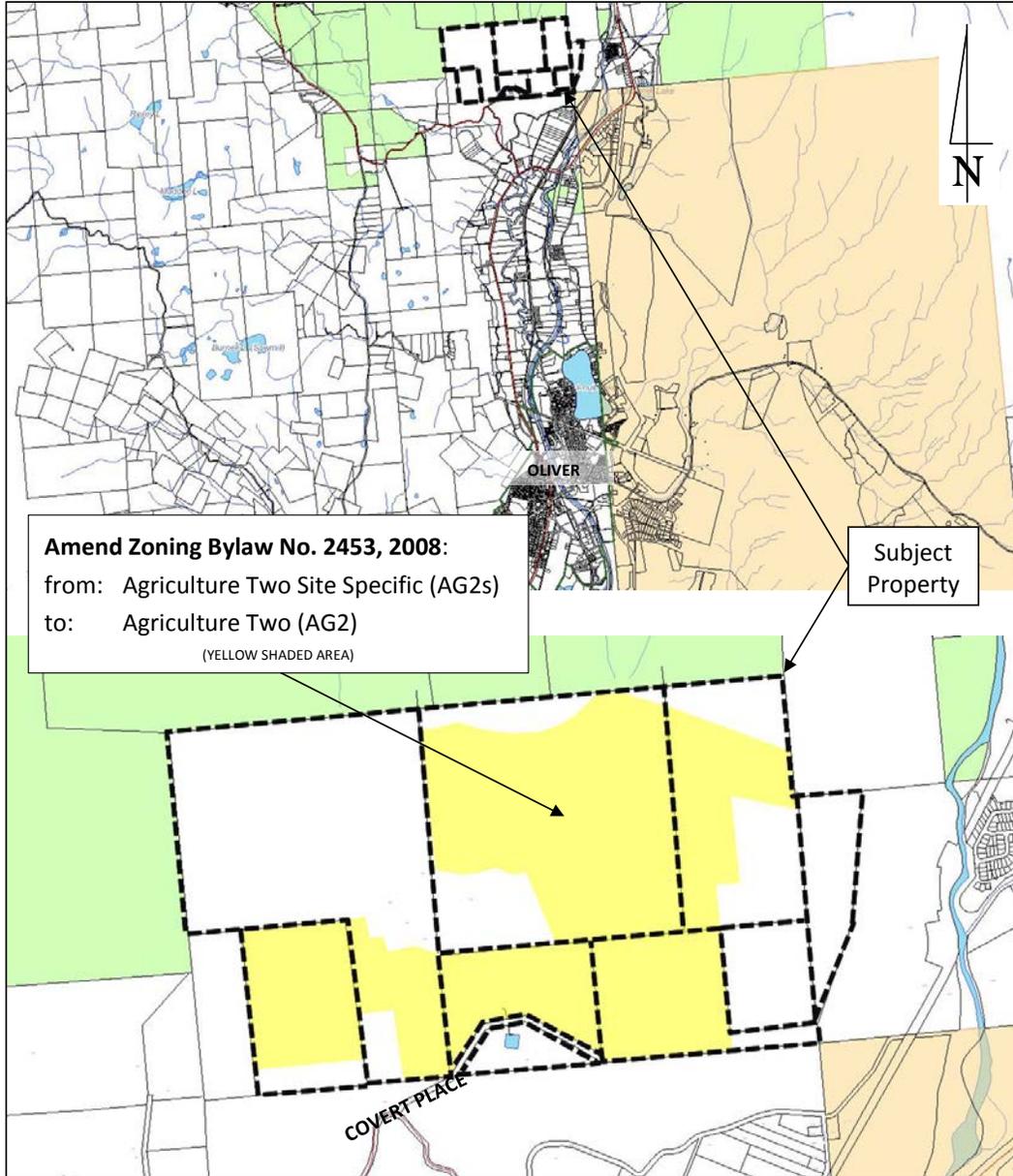
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Schedule 'X-17'



Regional District of Okanagan-Similkameen

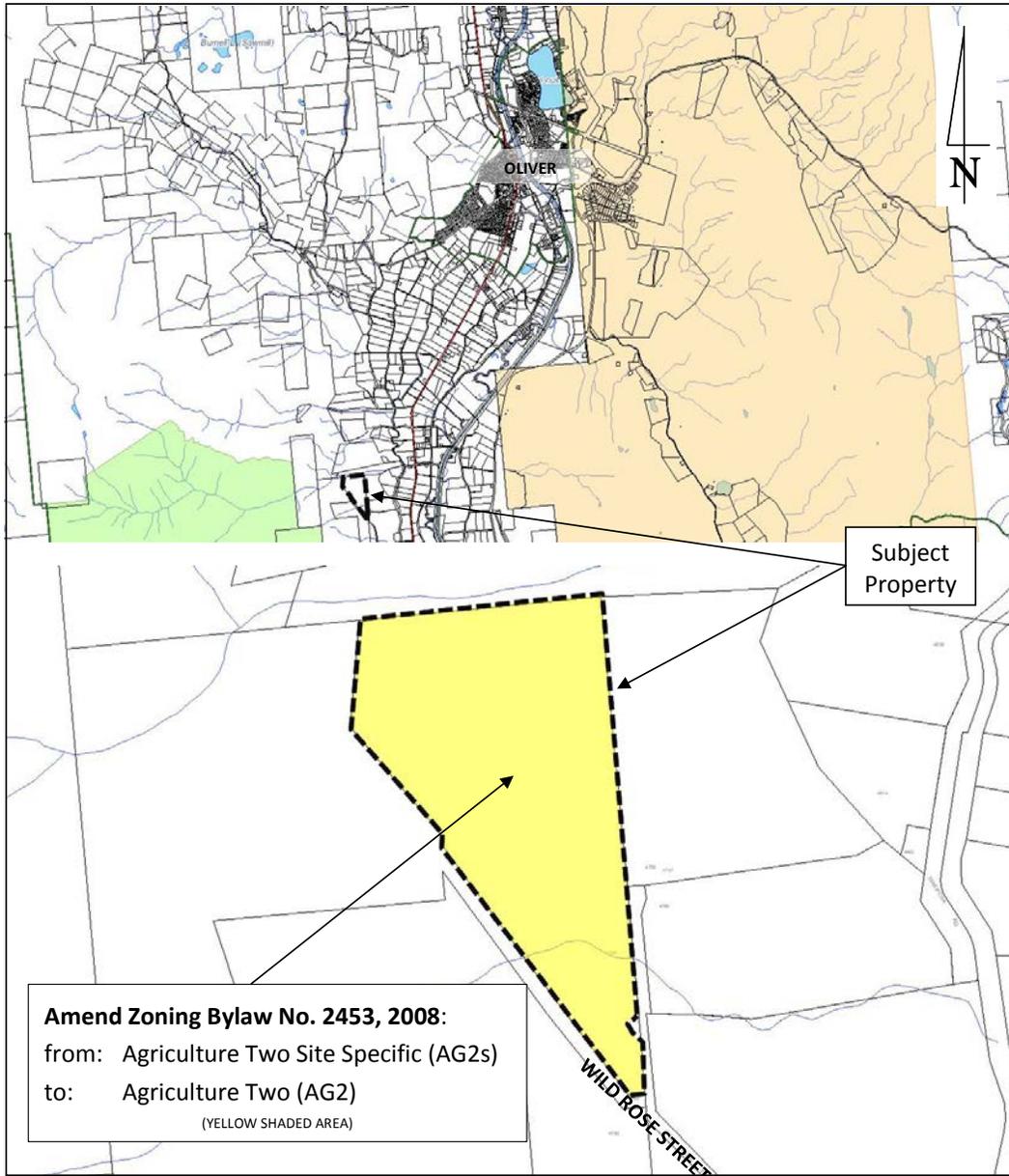
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Amendment Bylaw No. 2728, 2016

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Schedule 'X-18'



Regional District of Okanagan-Similkameen

101 Martin St, Penticton, BC V2A 5J9

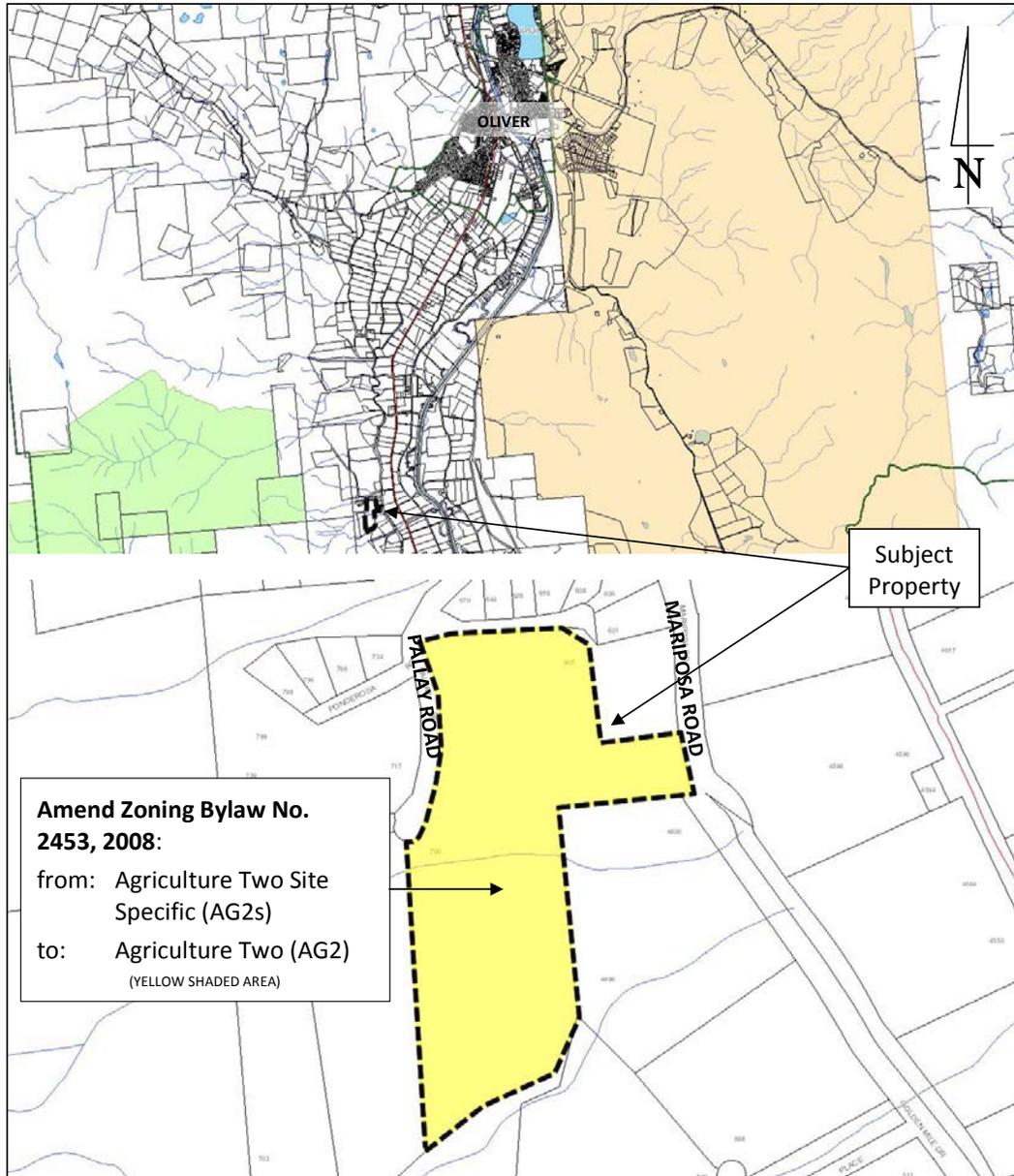
Tel: (250) 492-0237 Fax (250) 492-0063



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Project No: X2014.085-ZONE

Schedule 'X-19'



Regional District of Okanagan-Similkameen

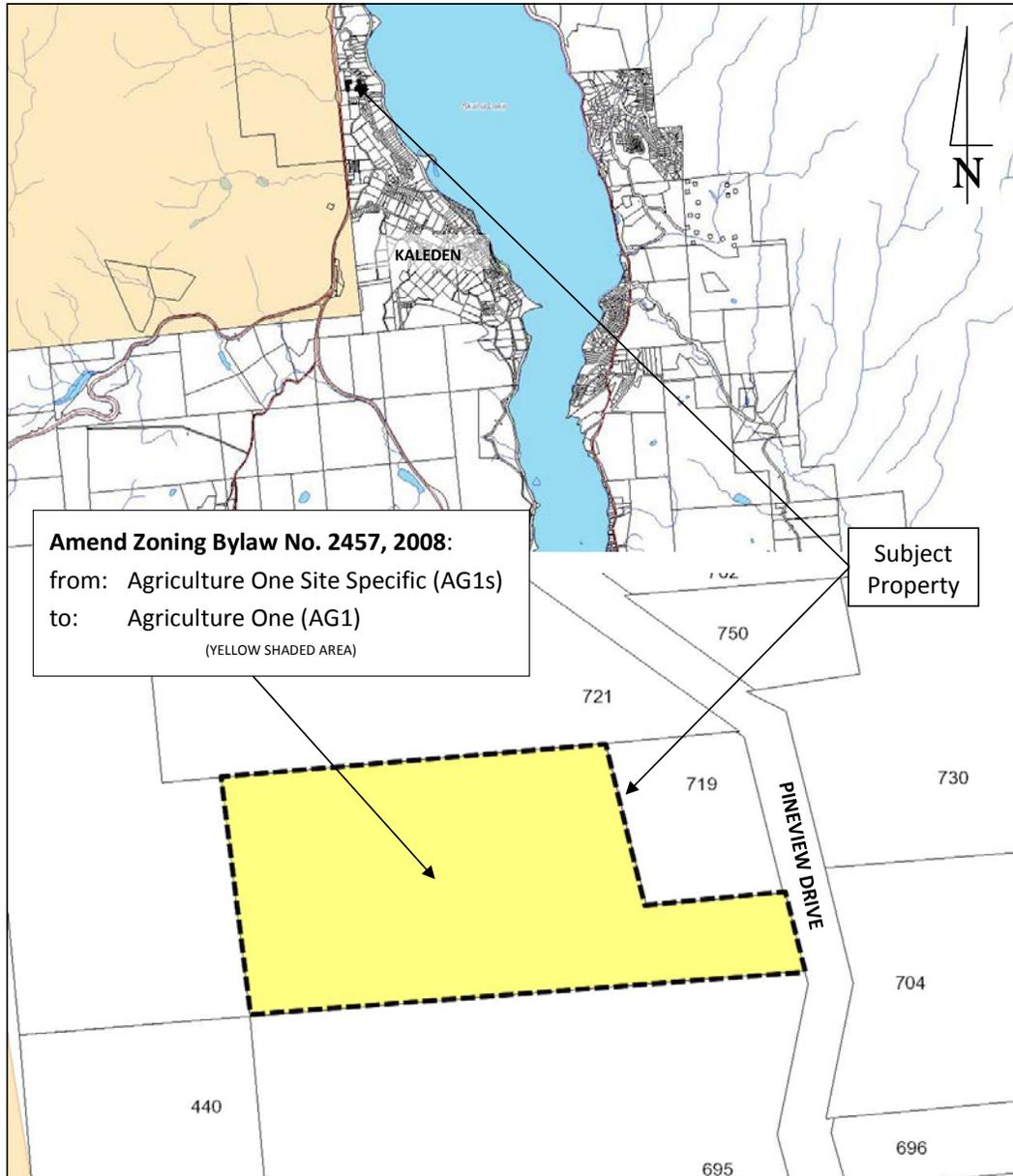
101 Martin St, Penticton, BC V2A 5J9
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Schedule 'X-20'



Regional District of Okanagan-Similkameen

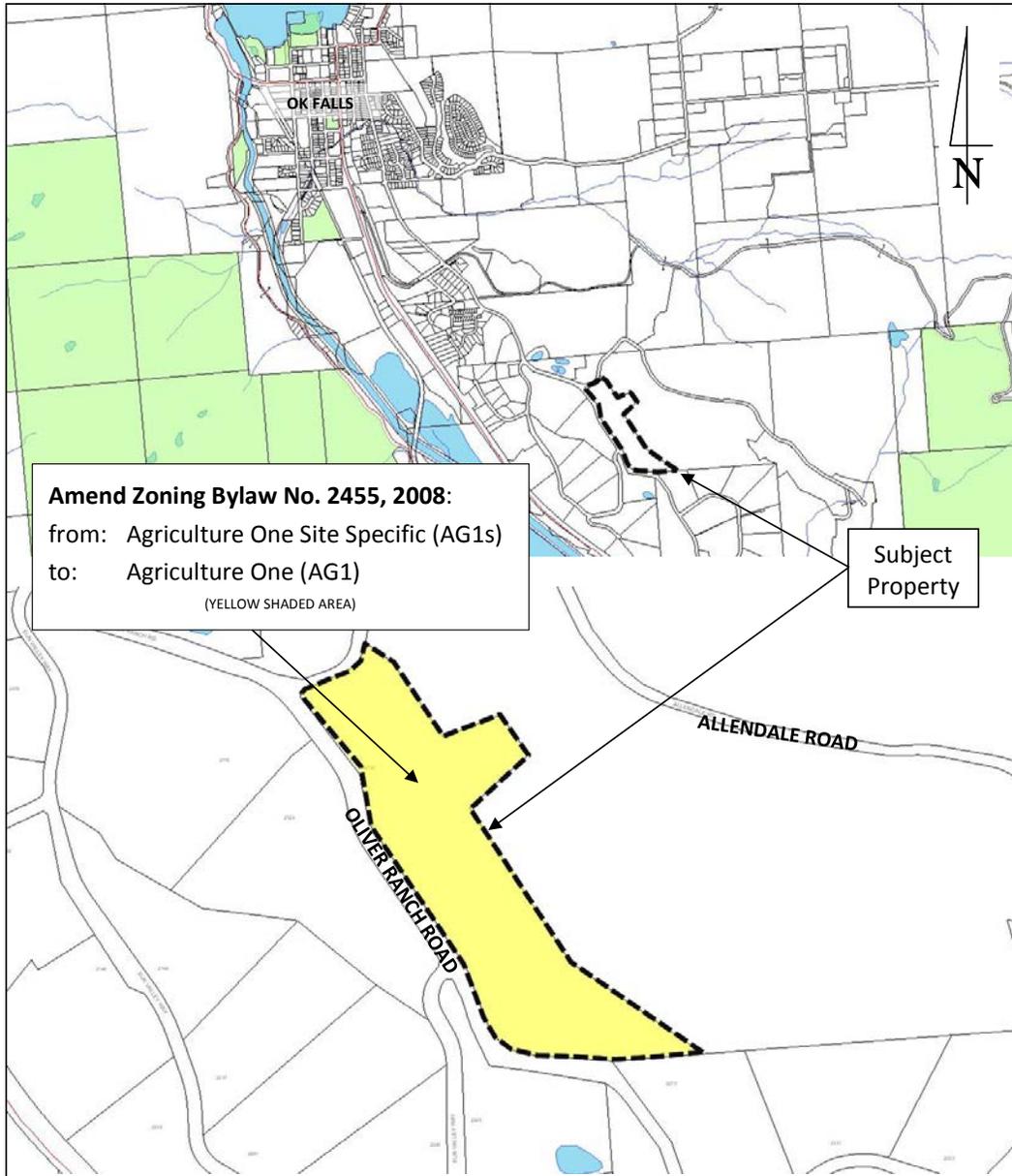
101 Martin St, Penticton, BC V2A 5J9
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Schedule 'X-21'



Regional District of Okanagan-Similkameen

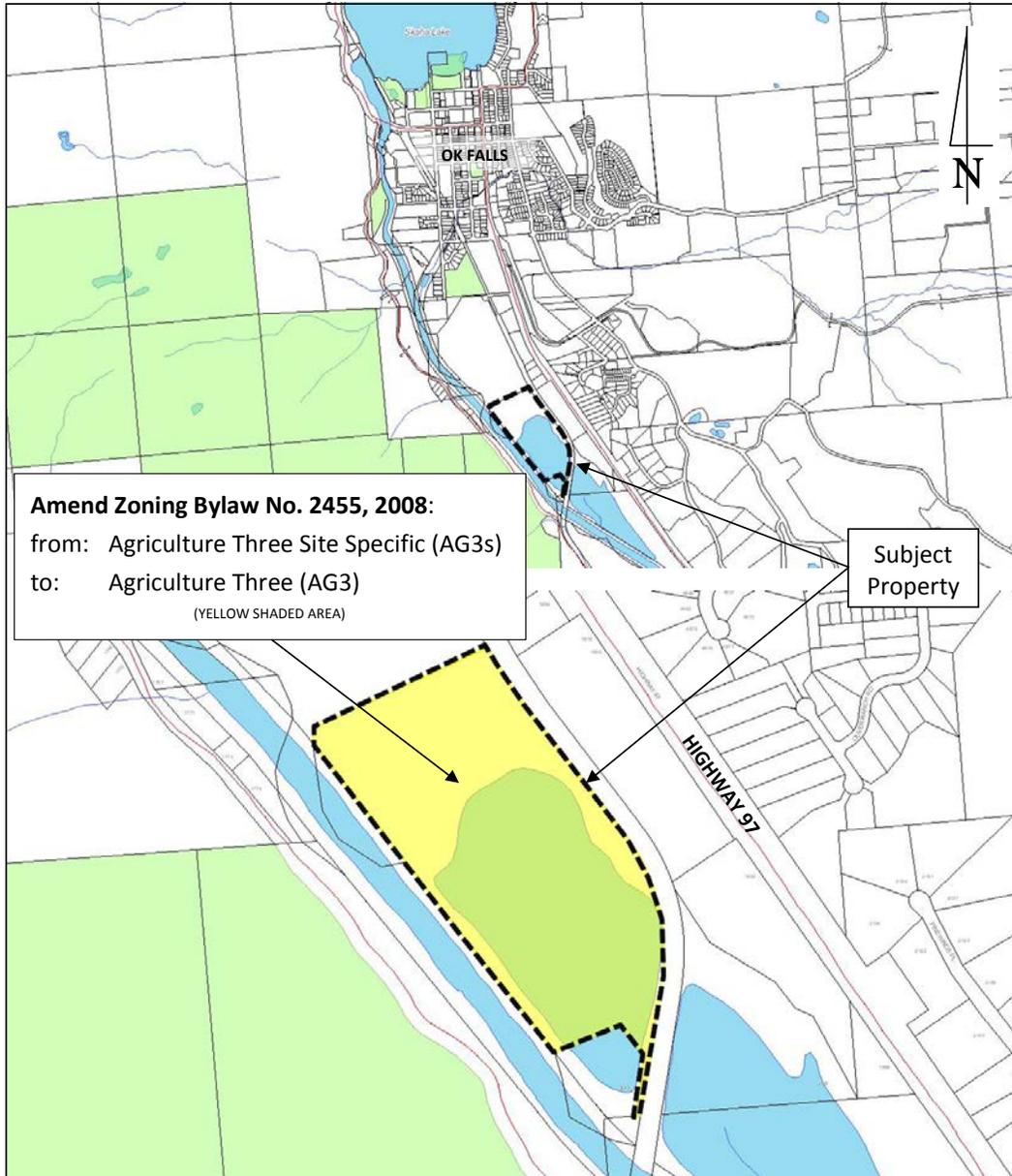
101 Martin St, Penticton, BC V2A 5J9
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Schedule 'X-22'



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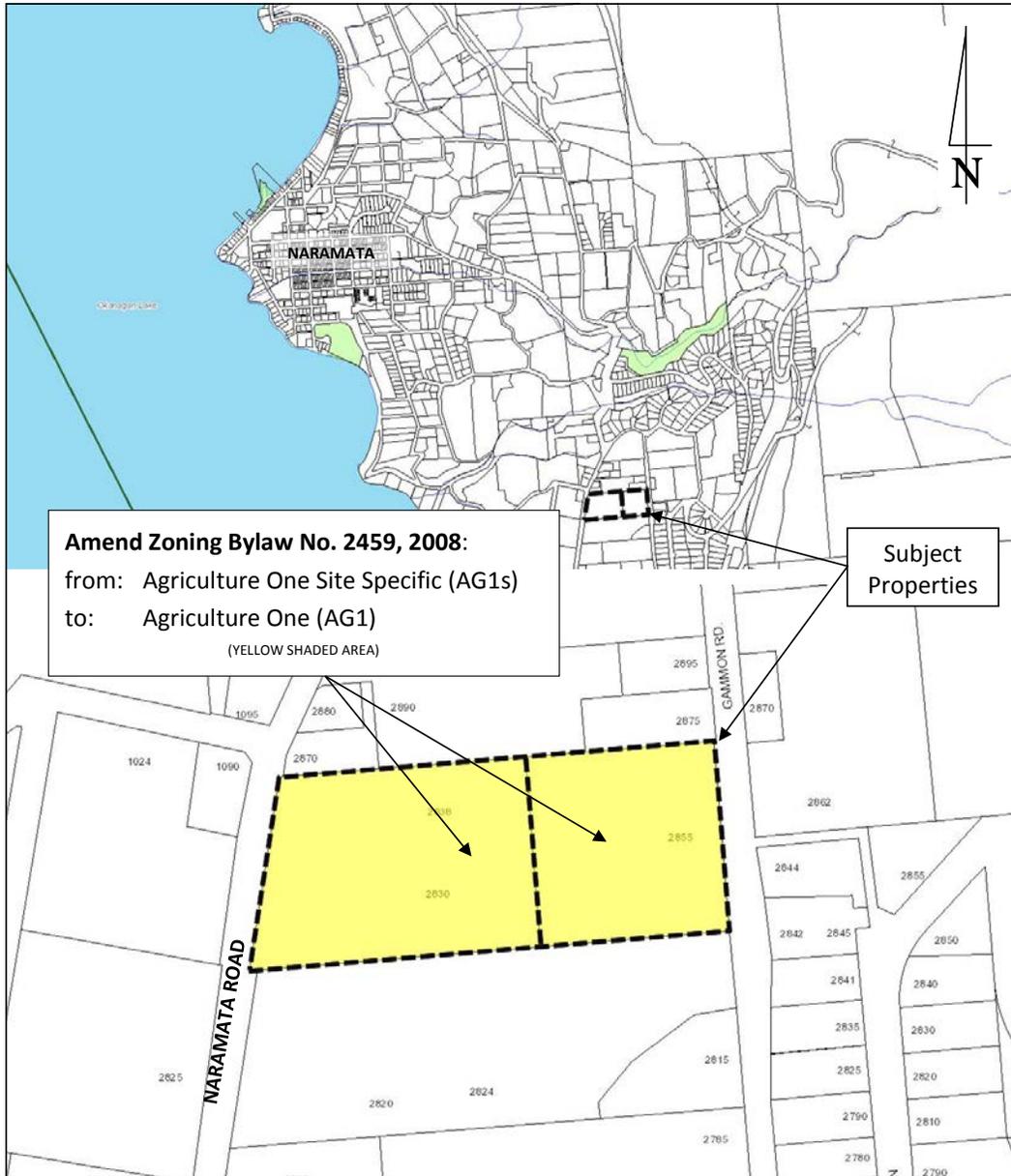
101 Martin St, Penticton, BC V2A 5J9
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Schedule 'X-23'



Regional District of Okanagan-Similkameen

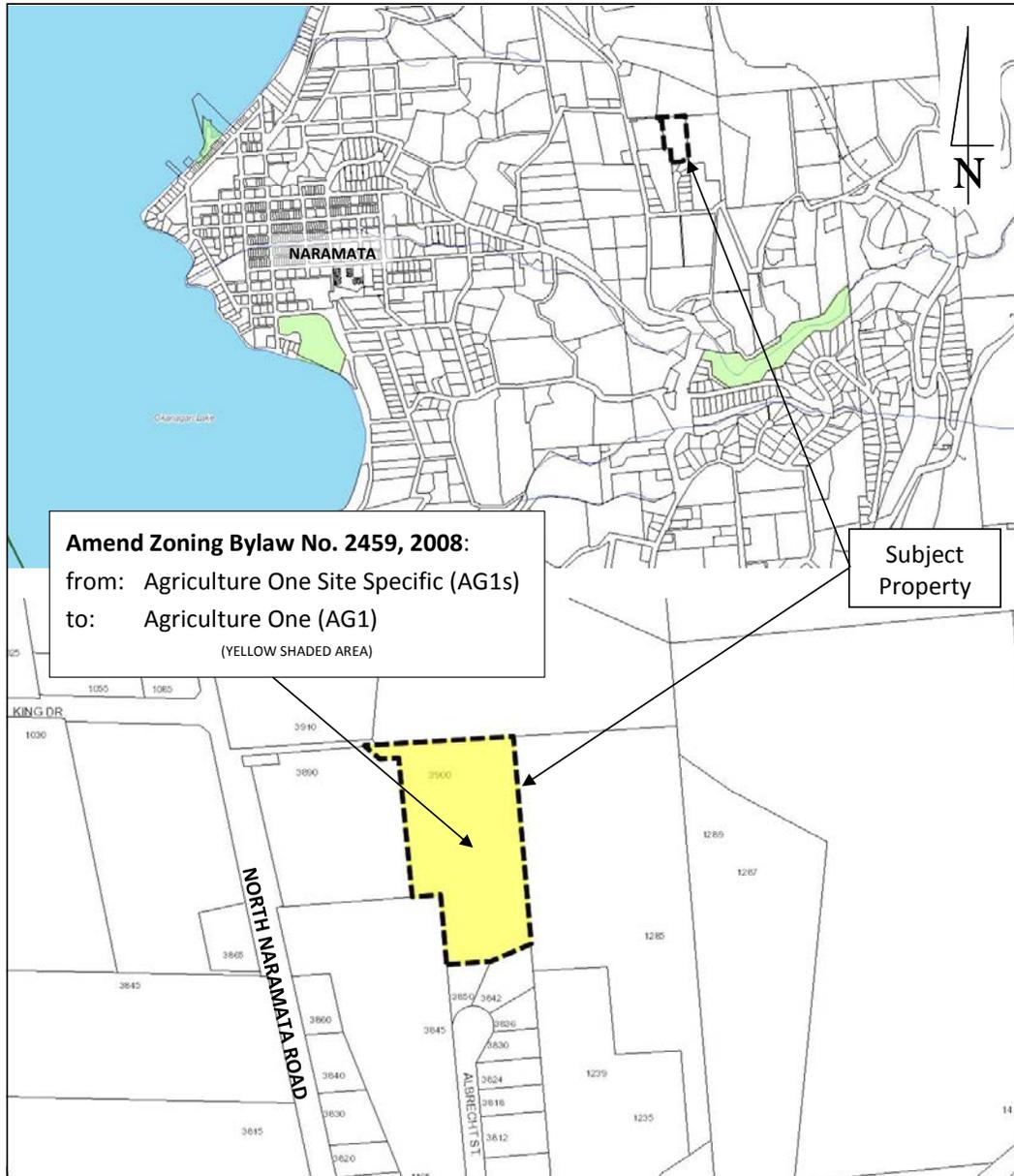
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Schedule 'X-24'



Regional District of Okanagan-Similkameen

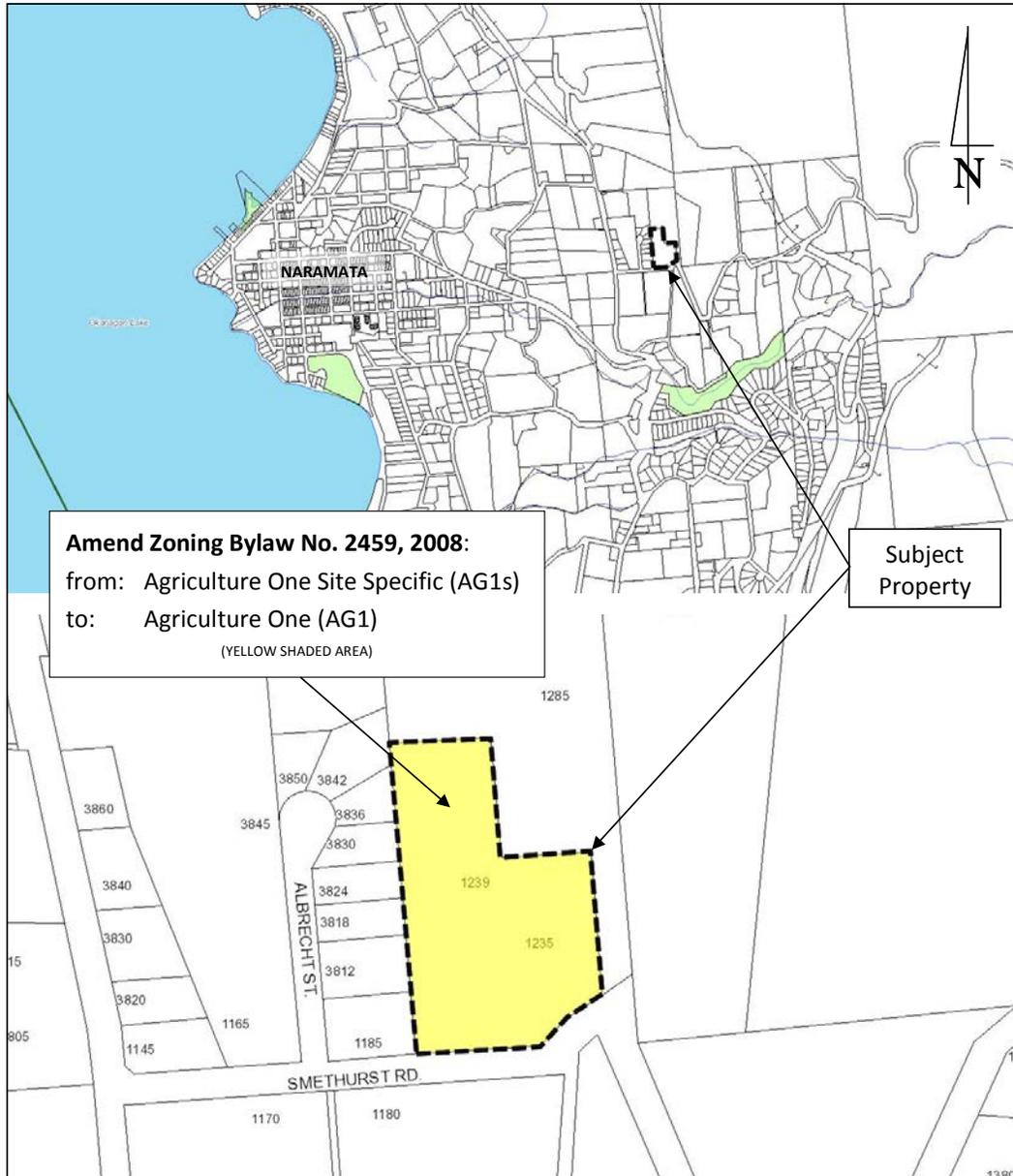
101 Martin St, Penticton, BC V2A 5J9
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Schedule 'X-26'



Regional District of Okanagan-Similkameen

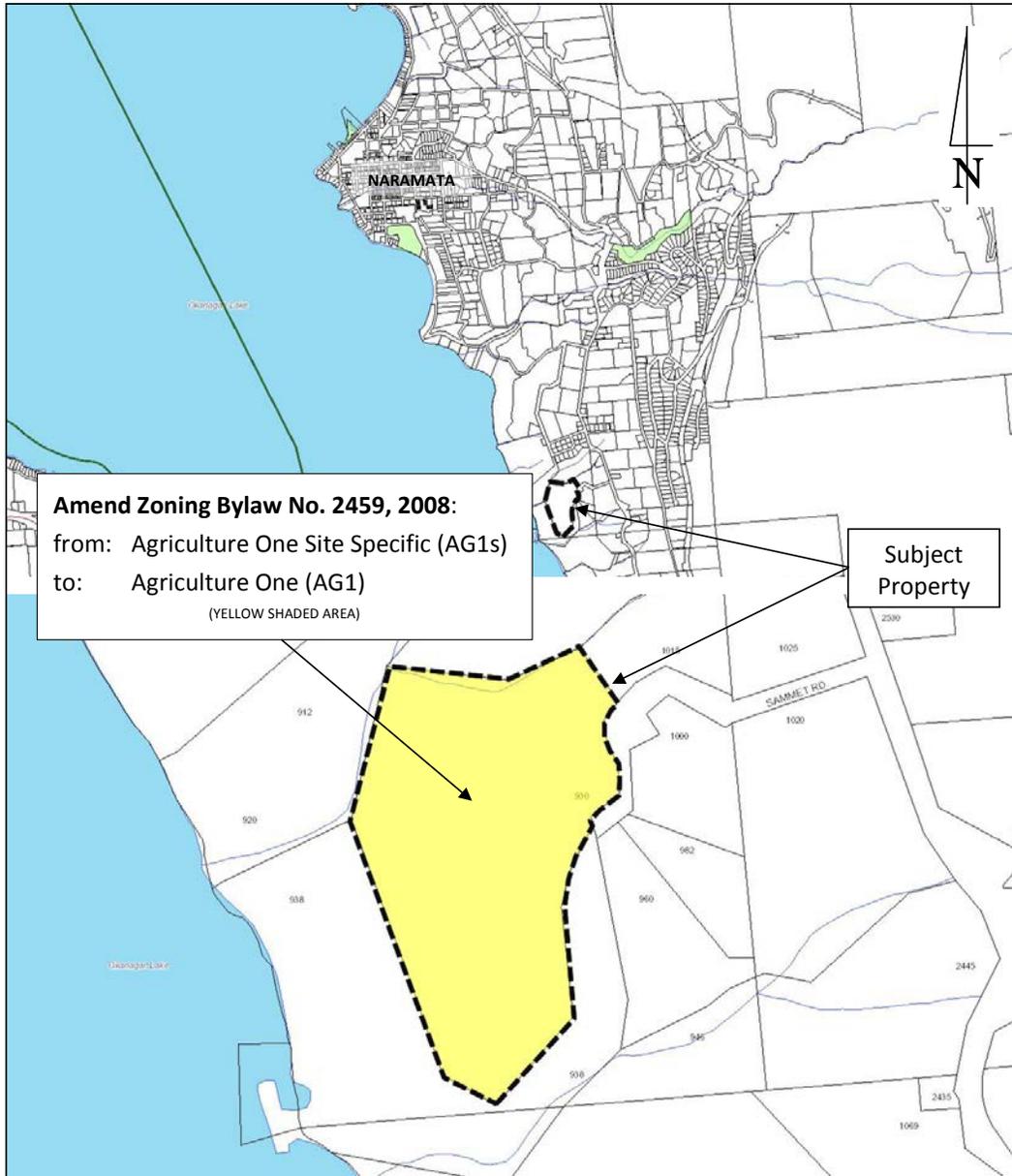
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Schedule 'X-27'



Regional District of Okanagan-Similkameen

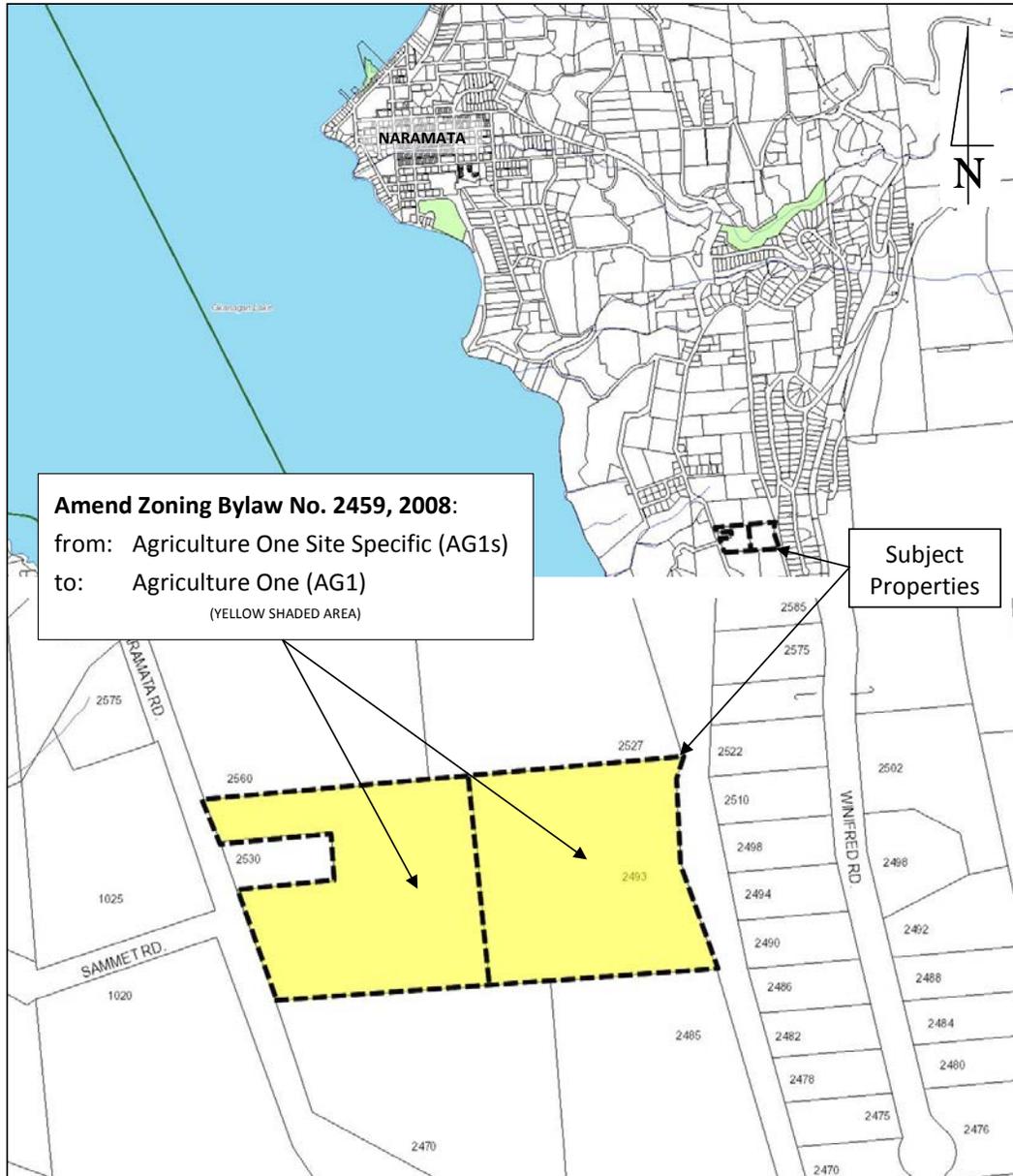
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Schedule 'X-28'



Regional District of Okanagan-Similkameen

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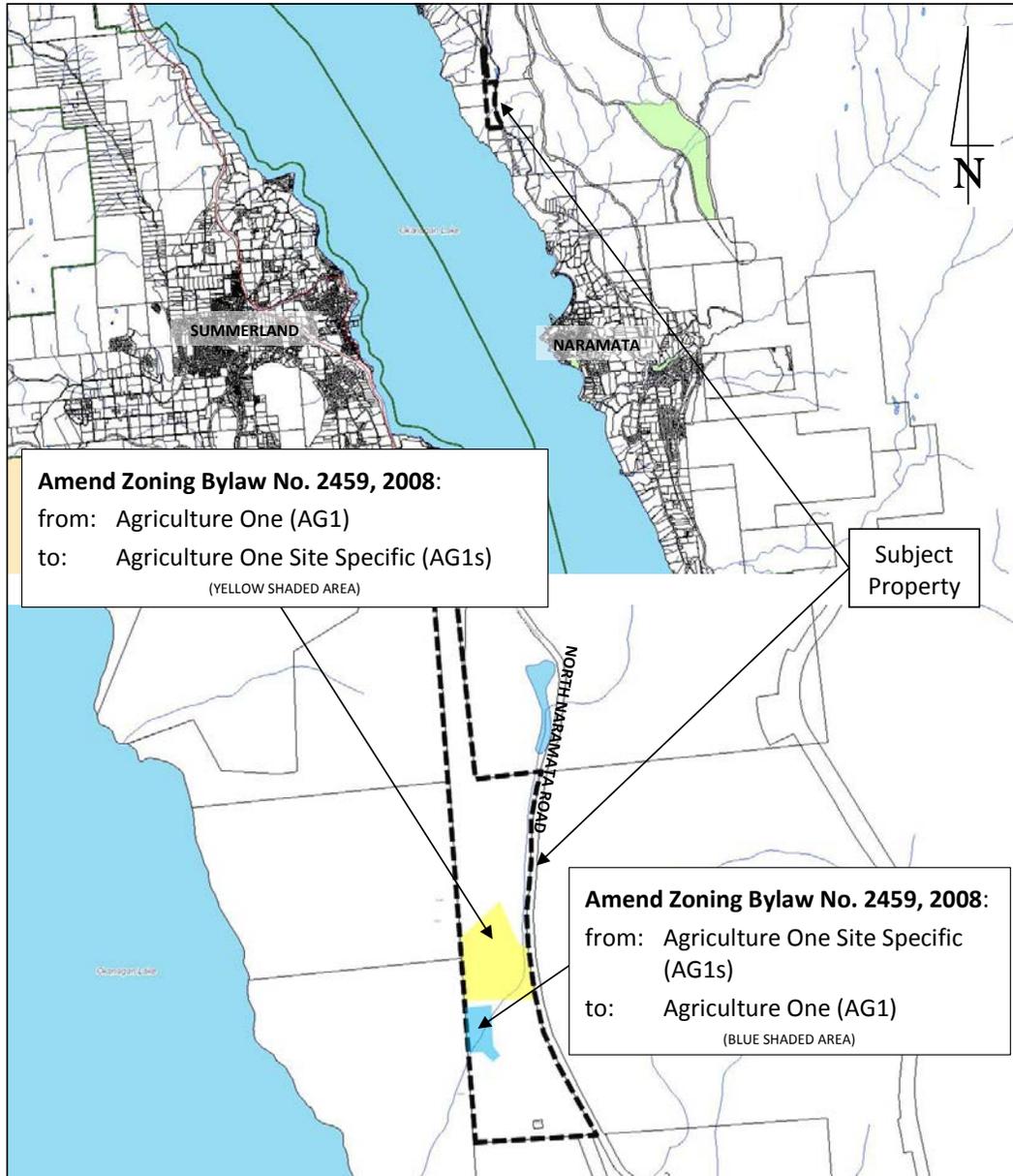
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Schedule 'X-29'



Regional District of Okanagan-Similkameen

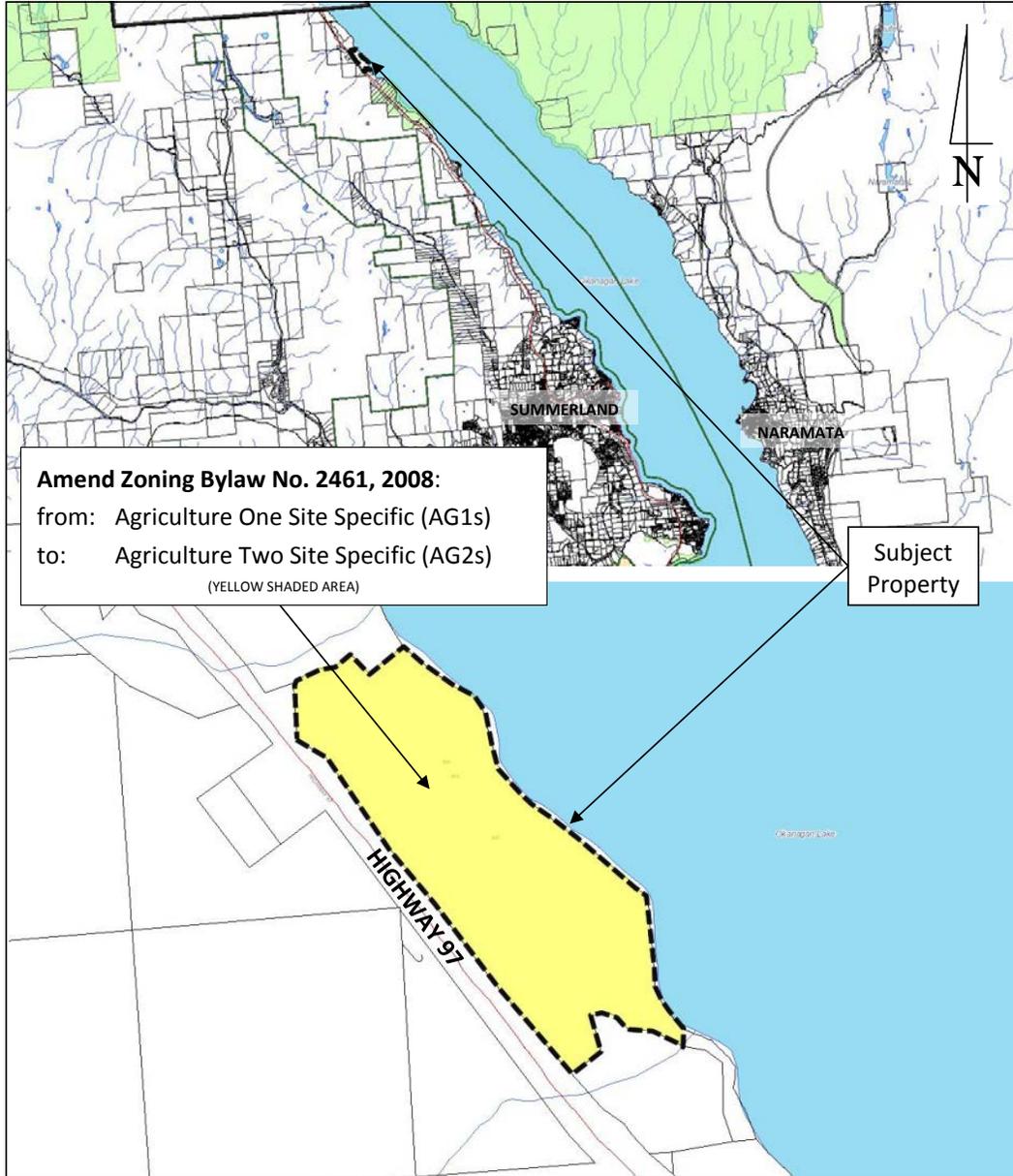
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Schedule 'X-30'



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Schedule 'X-31'

