

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2743, 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 Modular and Mobile Home Amendment Bylaw No. 2743, 2016.”

Electoral Area “A”

2. The “Electoral Area “A” Zoning Bylaw No. 2451, 2008” is amended by:
 - i) replacing the definition of “accessory dwelling” under Section 4.0 (Definitions) with the following:

“accessory dwelling” means a single detached dwelling or other detached dwelling which is permitted as an accessory use in conjunction with a principal use. The accessory dwelling is a complete living unit and indicates a private kitchen and bath;
 - ii) replacing the definition of “habitable area” under Section 4.0 (Definitions) with the following:

“habitable area” means, for the purpose of the flood construction level provisions of this Bylaw, any space or room within a building or structure, including a manufactured home or unit, which is used or is capable of being used for human occupancy or industrial, business or commercial use, or storage of goods, including equipment (and furnaces), which is susceptible to damage by floodwater;

Comment [CJG1]: Proposes to delete the following reference from the definition: “... and includes a manufactured home where specifically permitted as an accessory use in a zone ...”

Comment [CJG2]: Deletes reference in definition to “and a modular home or unit”. New definition of “manufactured home” includes both mobiles and modulares.

- iii) adding the definition of “manufactured home” under Section 4.0 (Definitions) to read as follows:

“manufactured home” means a “mobile home” or “modular home” normally built in an enclosed factory environment in one or more sections, intended to be occupied in a place other than that of its manufacture, but does not include travel trailers, recreational vehicles, park model recreational vehicles or campers;

Comment [CJG3]: Related to change to definition of Single Detached Dwelling and the provision for A277s & exclusion of Z240s.

- iv) adding the definition of “manufactured home park” under Section 4.0 (Definitions) to read as follows:

“manufactured home park” means any parcel of land, upon which three (3) or more manufactured homes or single detached dwellings are located on individual manufactured home sites that are occupied exclusively for residential purposes on a rental basis. Includes all buildings and structures used or intended to be used as part of such manufactured home park;

Comment [CJG4]: Standard definition being introduced across Electoral Areas.

- v) adding the definition of “manufactured home space” under Section 4.0 (Definitions) to read as follows:

“manufactured home space” means an area of land for the installation of one manufactured home with permissible additions and situated within a manufactured home park;

Comment [CJG5]: Standard definition being introduced across Electoral Areas.

- vi) adding the definition of “mobile home” under Section 4.0 (Definitions) to read as follows:

“mobile home” means a manufactured home which is certified as being constructed to the Canadian Standards Association Z240 Mobile Home Series Standard;

Comment [CJG6]: Related to change to definition of Single Detached Dwelling and the provision for A277s.

- vii) adding the definition of “modular home” under Section 4.0 (Definitions) to read as follows:

“modular home” means a manufactured home which is certified as being constructed to the Canadian Standards Association A277 Standard;

Comment [CJG7]: Related to change to definition of Single Detached Dwelling and the provision for A277s.

- viii) replacing the definition of “single detached dwelling” under Section 4.0 (Definitions) to read as follows:

“single detached dwelling” means a detached building used for residential use of one family and consisting of one dwelling unit and a secondary suite if

permitted in the applicable zone. May include a “modular home” but does not include a “mobile home”.

Comment [CJG8]: Will allow for A277 Modular Homes in all zones where Single Detached Dwellings are permitted.

ix) replacing Section 7.11 (Accessory Dwellings) with the following:

7.11 Accessory Dwellings

Comment [CJG9]: Introduction of consistent regulations across Electoral Areas. Will remove references to “manufactured homes” in Section 7.11 found in some of the Electoral Area Zoning Bylaws.

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 70.0 m², except for:
 - i) one (1) accessory dwelling unit which may have a floor area not greater than 140.0 m²; and
 - ii) 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.

x) replacing section 10.1.1(e) under Section 10.1 (Resource Area Zone) with the following:

- e) single detached dwelling or mobile home;

Comment [CJG10]: Proposes that mobile homes be a principle permitted dwelling type in the RA Zone.

xi) replacing section 10.1.1(l) under Section 10.1 (Resource Area Zone) with the following:

- l) accessory dwelling or mobile home, subject to Section 7.11;

Comment [CJG11]: Proposes that mobile homes be an accessory permitted dwelling type in the RA Zone.

xii) replacing section 10.1.5(a) under Section 10.1 (Resource Area Zone) with the following:

- a) the number of principal dwellings and the number of accessory dwellings or mobile homes permitted per parcel shall be as follows:

Comment [CJG12]: New wording

Parcel Size	Maximum Number of	Maximum Number of
-------------	-------------------	-------------------

	Accessory Dwellings or Mobile Homes	Principal Dwellings
Less than 3.5 ha	0	1
3.5 ha to 7.9 ha	1	1
8.0 ha to 11.9 ha	2	1
12.0 ha to 15.9 ha	3	1
16.0 ha or greater	4	1
8.0 ha or greater	0	2

Comment [CJG13]: New wording

xiii) replacing section 10.2.1(h) under Section 10.2 (Agriculture One Zone) with the following:

h) single detached dwelling or mobile home;

Comment [CJG14]: Proposes that mobile homes be a principle permitted dwelling type in the AG1 Zone.

xiv) replacing section 10.2.1(i) under Section 10.2 (Agriculture One Zone) with the following:

i) accessory dwelling or mobile home, subject to Section 7.11;

Comment [CJG15]: Currently permitted under Section 7.11. Proposes to formalise as a use permitted under the zoning.

xv) replacing section 10.2.5 under Section 10.2 (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, mobile homes and temporary farm worker housing permitted per parcel shall be as follows:

Comment [CJG16]: New wording

PARCEL AREA	MAXIMUM NUMBER OF PRINCIPLE DWELLINGS	MAXIMUM NUMBER OF ACCESSORY DWELLINGS AND MOBILE HOMES	MAXIMUM NUMBER OF TEMPORARY FARM WORKER HOUSING	MAXIMUM FLOOR AREA OF ACCESSORY DWELLINGS AND TEMPORARY FARM WORKER HOUSING PER PARCEL
Less than 3.5 ha	1	0	0	0
3.5 ha to 7.9 ha	1	1	1	140 m ²
8.0 ha to 11.9 ha	1	2	1	210 m ²
12.0 ha to 15.9 ha	1	3	1	280 m ²
Greater than 16.0 ha	1	4	1	350 m ²
Greater than 8.0 ha	2	0	0	0

Comment [CJG17]: New wording

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, only one (1) accessory dwelling or mobile home, or one (1) temporary farm worker housing shall be permitted.

Comment [CJG18]: New wording

xvi) replacing section 10.3.1(g) under Section 10.3 (Agriculture Two Zone) with the following:

- g) single detached dwelling or mobile home;

Comment [CJG19]: Proposes that mobile homes be a principle permitted dwelling type in the AG2 Zone.

xvii) replacing section 10.3.1(h) under Section 10.3 (Agriculture Two Zone) with the following:

- h) accessory dwelling or mobile home, subject to Section 7.11;

Comment [CJG20]: Currently permitted under Section 7.11. Proposes to formalise as a use permitted under the zoning.

xviii) replacing section 10.3.5 under Section 10.3 (Agriculture Two 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, mobile homes and temporary farm worker housing permitted per parcel shall be as follows:

Comment [CJG21]: New wording

PARCEL AREA	MAXIMUM NUMBER OF PRINCIPLE DWELLINGS	MAXIMUM NUMBER OF ACCESSORY DWELLINGS AND MOBILE HOMES	MAXIMUM NUMBER OF TEMPORARY FARM WORKER HOUSING	MAXIMUM FLOOR AREA OF ACCESSORY DWELLINGS AND TEMPORARY FARM WORKER HOUSING PER PARCEL
Less than 3.5 ha	1	0	0	0
3.5 ha to 7.9 ha	1	1	1	140 m ²
8.0 ha to 11.9 ha	1	2	1	210 m ²
12.0 ha to 15.9 ha	1	3	1	280 m ²
Greater than 16.0 ha	1	4	1	350 m ²
Greater than 8.0 ha	2	0	0	0

Comment [CJG22]: New wording

- 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, only one (1) accessory dwelling or mobile home, or one (1) temporary farm worker housing shall be permitted.

Comment [CJG23]: New wording

- xix) replacing section 10.4.1(f) under Section 10.4 (Large Holdings Zone) with the following:

- f) single detached dwelling or mobile home;

Comment [CJG24]: Proposes that mobile homes be a principle permitted dwelling type in the LH Zone.

- xx) replacing section 10.4.1(g) under Section 10.4 (Large Holdings Zone) with the following:

- g) accessory dwelling or mobile home, subject to Section 7.11;

Comment [CJG25]: Currently permitted under Section 7.11. Proposes to formalise as a use permitted under the zoning.

- xxi) replacing section 10.4.5(a) under Section 10.4 (Large Holdings Zone) with the following:

- a) the number of principal dwellings and the number of accessory dwellings or mobile homes permitted per parcel shall be as follows:

Comment [CJG26]: New wording

PARCEL AREA	MAXIMUM NUMBER OF PRINCIPLE DWELLINGS	MAXIMUM NUMBER OF ACCESSORY DWELLINGS AND MOBILE HOMES
Less than 3.5 ha	1	0
3.5 ha to 7.9 ha	1	1
8.0 ha to 11.9 ha	1	2
12.0 ha to 15.9 ha	1	3
Greater than 16.0 ha	1	4
Greater than 8.0 ha	2	0

Comment [CJG27]: New wording

- xxii) adding a new Section 10.5.9 under Section 10.6 (Small Holdings Two Zone) with the following:

10.5.9 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

Comment [CJG28]: Proposes to add minimum width requirement in order to be consistent with other SH Zones.

- xxiii) adding a new Section 10.6.9 under Section 10.6 (Small Holdings Three Zone) with the following:

10.6.9 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

Comment [CJG29]: Proposes to add minimum width requirement in order to be consistent with other SH Zones.

xxiv) replacing Section 10.7.9 under Section 10.7 (Small Holdings Four Zone) with the following:

10.7.9 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

Comment [CJG30]: Proposes to replace former reference to "Principal dwellings: 5.0 metres width, as originally designed and constructed, and a width-to-length ratio of 1:4 or less"

xxv) replacing Section 11.1.9 under Section 11.1 (Residential Single Family One Zone) with the following:

11.1.9 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

Comment [CJG31]: Proposes to replace former reference to "Principal dwellings: 5.0 metres width, as originally designed and constructed, and a width-to-length ratio of 1:4 or less"

xxvi) replacing Section 11.2.9 under Section 11.2 (Residential Two Family (Duplex) Zone) with the following:

11.2.9 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

Comment [CJG32]: Proposes to replace former reference to "Principal dwellings: 5.0 metres width, as originally designed and constructed, and a width-to-length ratio of 1:4 or less"

xxvii) replacing Section 12.1.11 under Section 12.1 (Residential Multiple Family Zone) with the following:

12.1.11 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

Comment [CJG33]: Proposes to replace former reference to "Principal dwellings: 5.0 metres width, as originally designed and constructed, and a width-to-length ratio of 1:4 or less"

xxviii) deleting Section 13.1.8 under Section 13.1 (General Commercial Zone).

Comment [CJG34]: Width-to-Length ratio, but only accessory dwellings constructed within the principal commercial use are permitted.

xxix) deleting Section 13.2.9 under Section 13.2 (Tourist Commercial One Zone).

Comment [CJG35]: Width-to-Length ratio, but only accessory dwellings constructed within the principal commercial use are permitted.

Electoral Area "C"

3. The "Electoral Area "C" Zoning Bylaw No. 2453, 2008" is amended by:

- i) replacing the definition of "accessory dwelling" under Section 4.0 (Definitions) with the following:

"accessory dwelling" means a single detached dwelling or other detached dwelling which is permitted as an accessory use in conjunction with a

Comment [CJG36]: Proposes to delete the following reference from the definition: "... and includes a manufactured home where specifically permitted as an accessory use in a zone ..."

principal use. The accessory dwelling is a complete living unit and indicates a private kitchen and bath;

- ii) replacing the definition of “habitable area” under Section 4.0 (Definitions) with the following:

“habitable area” means, for the purpose of the flood construction level provisions of this Bylaw, any space or room within a building or structure, including a manufactured home or unit, which is used or is capable of being used for human occupancy or industrial, business or commercial use, or storage of goods, including equipment (and furnaces), which is susceptible to damage by floodwater;

Comment [CJG37]: Deletes reference in definition to “and a modular home or unit”.
New definition of “manufactured home” includes both mobiles and modulars.

- iii) replacing the definition of “manufactured home” under Section 4.0 (Definitions) with the following:

“manufactured home” means a “mobile home” or “modular home” normally built in an enclosed factory environment in one or more sections, intended to be occupied in a place other than that of its manufacture, but does not include travel trailers, recreational vehicles, park model recreational vehicles or campers;

Comment [CJG38]: Related to change to definition of Single Detached Dwelling and the provision for A277s & exclusion of Z240s.

- iv) replacing the definition of “manufactured home park” under Section 4.0 (Definitions) with the following:

“manufactured home park” means any parcel of land, upon which three (3) or more manufactured homes or single detached dwellings are located on individual manufactured home sites that are occupied exclusively for residential purposes on a rental basis. Includes all buildings and structures used or intended to be used as part of such manufactured home park;

Comment [CJG39]: Standard definition being introduced across Electoral Areas.

- v) replacing the definition of “manufactured home site” under Section 4.0 (Definitions) with the following:

“manufactured home space” means an area of land for the installation of one manufactured home with permissible additions and situated within a manufactured home park;

Comment [CJG40]: Standard definition being introduced across Electoral Areas.

- vi) adding the definition of “mobile home” under Section 4.0 (Definitions) to read as follows:

“mobile home” means a manufactured home which is certified as being constructed to the Canadian Standards Association Z240 Mobile Home Series Standard;

Comment [CJG41]: Related to change to definition of Single Detached Dwelling and the provision for A277s.

- vii) adding the definition of “modular home” under Section 4.0 (Definitions) to read as follows:

“modular home” means a manufactured home which is certified as being constructed to the Canadian Standards Association A277 Standard;

Comment [CJG42]: Related to change to definition of Single Detached Dwelling and the provision for A277s.

- viii) replacing the definition of “single detached dwelling” under Section 4.0 (Definitions) to read as follows:

“single detached dwelling” means a detached building used for residential use of one family and consisting of one dwelling unit and a secondary suite if permitted in the applicable zone. May include a “modular home” but does not include a “mobile home”.

Comment [CJG43]: Will allow for A277 Modular Homes in all zones where Single Detached Dwellings are permitted.

- ix) adding the definition of “temporary farm worker” under Section 4.0 (Definitions) to read 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 [CJG44]: Related to proposed changes to “accessory dwelling” in AG Zones.

- x) adding the definition of “temporary farm worker housing” under Section 4.0 (Definitions) to read 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 [CJG45]: Related to proposed changes to “accessory dwelling” in AG Zones.

- xi) replacing Section 7.11 (Accessory Dwellings) under Section 7.0 (General Regulations) with the following:

7.11 Accessory Dwellings

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 70.0 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

Comment [CJG46]: Introduction of consistent regulations across Electoral Areas. Will remove references to “manufactured homes” in Section 7.11 found in some of the Electoral Area Zoning Bylaws.

ii) shall have separate entrances from the exterior of the building and shall not share a common hallway with commercial or industrial uses.

xii) replacing section 10.1.1(e) under Section 10.1 (Resource Area Zone) with the following:

e) single detached dwelling or mobile home;

Comment [CJG47]: Proposes that mobile homes be a principle permitted dwelling type in the RA Zone.

xiii) replacing section 10.1.1(m) under Section 10.1 (Resource Area Zone) with the following:

m) accessory dwelling or mobile home, subject to Section 7.11;

Comment [CJG48]: This proposes that "mobile homes" will be a permitted use in the RA Zone.

xiv) replacing section 10.1.5(a) under Section 10.1 (Resource Area Zone) with the following:

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

Comment [CJG49]: New wording

Parcel Size	Maximum Number of Accessory Dwellings or Mobile Homes	Maximum Number of Principal Dwellings
Less than 3.5 ha	0	1
3.5 ha to 7.9 ha	1	1
8.0 ha to 11.9 ha	2	1
12.0 ha to 15.9 ha	3	1
16.0 ha or greater	4	1
8.0 ha or greater	0	2

Comment [CJG50]: New wording

xv) replacing Section 10.2.1(e) under Section 10.2 (Agriculture One Zone) with the following:

e) single detached dwelling or mobile home;

Comment [CJG51]: Proposes that mobile homes be a principle permitted dwelling type in the AG1 Zone.

xvi) replacing Section 10.2.1(f) under Section 10.2 (Agriculture One Zone) with the following:

f) accessory dwelling or mobile home, subject to Section 7.11;

Comment [CJG52]: This proposes that "mobile homes" will be a permitted use in the RA Zone.

xvii) adding a new Section 10.2.1(p) under Section 10.2 (Agriculture One Zone) to read as follows:

p) temporary farm worker housing.

xviii) replacing Section 10.2.5 under Section 10.2 (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, mobile homes and temporary farm worker housing permitted per parcel shall be as follows:

Comment [CJG53]: New wording

PARCEL AREA	MAXIMUM NUMBER OF PRINCIPLE DWELLINGS	MAXIMUM NUMBER OF ACCESSORY DWELLINGS AND MOBILE HOMES	MAXIMUM NUMBER OF TEMPORARY FARM WORKER HOUSING	MAXIMUM FLOOR AREA OF ACCESSORY DWELLINGS AND TEMPORARY FARM WORKER HOUSING PER PARCEL
Less than 3.5 ha	1	0	0	0
3.5 ha to 7.9 ha	1	1	1	70.0 m ²
8.0 ha to 11.9 ha	1	2	1	140.0 m ²
12.0 ha to 15.9 ha	1	3	1	210.0 m ²
Greater than 16.0 ha	1	4	1	280.0 m ²
Greater than 8.0 ha	2	0	0	0

Comment [CJG54]: New wording

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, only one (1) accessory dwelling or mobile home, or one (1) temporary farm worker housing shall be permitted.

Comment [CJG55]: New wording

xix) replacing Section 10.3.1(f) under Section 10.3 (Agriculture Two Zone) with the following:

f) single detached dwelling or mobile home;

Comment [CJG56]: Proposes that mobile homes be a principle permitted dwelling type in the AG2 Zone.

xx) replacing Section 10.3.1(g) under Section 10.3 (Agriculture Two Zone) with the following:

g) accessory dwelling or mobile home, subject to Section 7.11;

Comment [CJG57]: This proposes that “mobile homes” will be a permitted use in the RA Zone.

xxi) adding a new Section 10.3.1(q) under Section 10.3 (Agriculture Two Zone) to read as follows:

q) temporary farm worker housing.

xxii) replacing Section 10.3.5 under Section 10.3 (Agriculture Two 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, mobile homes and temporary farm worker housing permitted per parcel shall be as follows:

Comment [CJG58]: New wording

PARCEL AREA	MAXIMUM NUMBER OF PRINCIPLE DWELLINGS	MAXIMUM NUMBER OF ACCESSORY DWELLINGS AND MOBILE HOMES	MAXIMUM NUMBER OF TEMPORARY FARM WORKER HOUSING	MAXIMUM FLOOR AREA OF ACCESSORY DWELLINGS AND TEMPORARY FARM WORKER HOUSING PER PARCEL
Less than 3.5 ha	1	0	0	0
3.5 ha to 7.9 ha	1	1	1	70.0 m ²
8.0 ha to 11.9 ha	1	2	1	140.0 m ²
12.0 ha to 15.9 ha	1	3	1	210.0 m ²
Greater than 16.0 ha	1	4	1	280.0 m ²
Greater than 8.0 ha	2	0	0	0

Comment [CJG59]: New wording

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, only one (1) accessory dwelling or mobile home, or one (1) temporary farm worker housing shall be permitted.

Comment [CJG60]: New wording

xxiii) replacing Section 10.4.1(f) under Section 10.4 (Large Holdings Zone) with the following:

f) single detached dwelling or mobile home;

Comment [CJG61]: Proposes that mobile homes be a principle permitted dwelling type in the LH Zone.

xxiv) replacing section 10.4.1(g) under Section 10.4 (Large Holdings Zone) with the following:

g) mobile home or accessory dwelling, subject to Section 7.11;

Comment [CJG62]: Currently permitted under Section 7.11. Proposes to formalise as a use permitted under the zoning.

xxv) replacing section 10.4.5 under Section 10.4 (Large Holdings Zone) with the following:

10.4.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) the number of principal dwellings and the number of accessory dwellings or mobile homes permitted per parcel shall be as follows:

Comment [CJG63]: New wording

PARCEL AREA	MAXIMUM NUMBER OF PRINCIPLE DWELLINGS	MAXIMUM NUMBER OF ACCESSORY DWELLINGS AND MOBILE HOMES
Less than 3.5 ha	1	0
3.5 ha to 7.9 ha	1	1
8.0 ha to 11.9 ha	1	2
12.0 ha to 15.9 ha	1	3
Greater than 16.0 ha	1	4

Comment [CJG64]: New wording

- b) one (1) secondary suite.

xxvi) adding a new Section 10.5.9 under Section 10.6 (Small Holdings Two Zone) with the following:

10.5.9 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

Comment [CJG65]: Proposes to add minimum width requirement in order to be consistent with other SH Zones.

xxvii) adding a new Section 10.6.9 under Section 10.6 (Small Holdings Three Zone) with the following:

10.6.9 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

Comment [CJG66]: Proposes to add minimum width requirement in order to be consistent with other SH Zones.

xxviii) replacing Section 10.7.9 under Section 10.7 (Small Holdings Four Zone) with the following:

10.7.9 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

Comment [CJG67]: Proposes to replace former reference to "Principal dwellings: 5.0 metres width, as originally designed and constructed, and a width-to-length ratio of 1:4 or less"

xxix) replacing Section 10.8.9 under Section 10.8 (Small Holdings Five Zone) with the following:

10.8.9 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

Comment [CJG68]: Proposes to replace former reference to "Principal dwellings: 5.0 metres width, as originally designed and constructed, and a width-to-length ratio of 1:4 or less"

xxx) replacing Section 11.1.9 under Section 11.1 (Residential Single Family One Zone) with the following:

11.1.9 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

Comment [CJG69]: Proposes to replace former reference to "Principal dwellings: 5.0 metres width, as originally designed and constructed, and a width-to-length ratio of 1:4 or less"

xxxi) adding a new Section 11.2.9 under Section 11.2 (Residential Single Family Two Zone) to read as follows:

11.2.9 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

Comment [CJG70]: Proposes to replace former reference to "Principal dwellings: 5.0 metres width, as originally designed and constructed, and a width-to-length ratio of 1:4 or less"

xxxii) adding a new Section 11.3.9 under Section 11.3 (Residential Two Family (Duplex) Zone) to read as follows:

11.3.9 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

Comment [CJG71]: Proposes to replace former reference to "Principal dwellings: 5.0 metres width, as originally designed and constructed, and a width-to-length ratio of 1:4 or less"

xxxiii) adding a new Section 12.1.10 under Section 12.1 (Residential Multiple Family Zone) to read as follows:

12.1.10 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

Comment [CJG72]: Proposes to replace former reference to "Principal dwellings: 5.0 metres width, as originally designed and constructed, and a width-to-length ratio of 1:4 or less"

Electoral Area "D-1"

4. The "Electoral Area "D" Zoning Bylaw No. 2457, 2008" is amended by:

i) replacing the definition of "accessory dwelling" under Section 4.0 (Definitions) with the following:

"accessory dwelling" means a single detached dwelling or other detached dwelling which is permitted as an accessory use in conjunction with a

Comment [CJG73]: Proposes to delete the following reference from the definition: "... and includes a manufactured home where specifically permitted as an accessory use in a zone ..."

principal use. The accessory dwelling is a complete living unit and indicates a private kitchen and bath;

- ii) replacing the definition of “amenity area” under Section 4.0 (Definitions) with the following:

“amenity area” means:

- i) an area located on the same parcel as a **manufactured home park** which:
 - a) is required under this Bylaw to be used for landscaping or communal recreational purposes; and
 - b) may include a landscaped area, rooftop gardens, tennis courts, swimming pools and communal lounges; or
- ii) an area, not including the front setback, located on the same parcel as a multi dwelling unit, which
 - a) is required under this Bylaw to be used for landscaping or communal recreational purposes; and
 - b) may include a landscaped area, rooftop gardens, tennis courts, swimming pools, communal lounges and private balconies to the extent of not more than 5.0 m² of private balcony space per dwelling;

Comment [CJG74]: Proposes to replace former reference to “mobile home strata development”.

- iii) replacing the definition of “habitable area” under Section 4.0 (Definitions) with the following:

“**habitable area**” means, for the purpose of the flood construction level provisions of this Bylaw, any space or room within a building or structure, including a manufactured home or unit, which is used or is capable of being used for human occupancy or industrial, business or commercial use, or storage of goods, including equipment (and furnaces), which is susceptible to damage by floodwater;

Comment [CJG75]: Deletes reference in definition to “and a modular home or unit”. New definition of “manufactured home” includes both mobiles and modulars.

- iv) replacing the definition of “manufactured home” under Section 4.0 (Definitions) with the following:

“**manufactured home**” means a “mobile home” or “modular home” normally built in an enclosed factory environment in one or more sections, intended to be occupied in a place other than that of its manufacture, but does not include travel trailers, recreational vehicles, park model recreational vehicles or campers;

Comment [CJG76]: Related to change to definition of Single Detached Dwelling and the provision for A277s & exclusion of Z240s.

- v) replacing the definition of “manufactured home park” under Section 4.0 (Definitions) with the following:

“manufactured home park” means any parcel of land, upon which three (3) or more manufactured homes or single detached dwellings are located on individual manufactured home sites that are occupied exclusively for residential purposes on a rental basis. Includes all buildings and structures used or intended to be used as part of such manufactured home park;

Comment [CJG77]: Standard definition being introduced across Electoral Areas.

- vi) adding the definition of “manufactured home site” under Section 4.0 (Definitions) to read as follows:

“manufactured home space” means an area of land for the installation of one manufactured home with permissible additions and situated within a manufactured home park;

Comment [CJG78]: Standard definition being introduced across Electoral Areas.

- vii) adding the definition of “mobile home” under Section 4.0 (Definitions) to read as follows:

“mobile home” means a manufactured home which is certified as being constructed to the Canadian Standards Association Z240 Mobile Home Series Standard;

Comment [CJG79]: Related to change to definition of Single Detached Dwelling and the provision for A277s.

- viii) adding the definition of “modular home” under Section 4.0 (Definitions) to read as follows:

“modular home” means a manufactured home which is certified as being constructed to the Canadian Standards Association A277 Standard;

Comment [CJG80]: Related to change to definition of Single Detached Dwelling and the provision for A277s.

- ix) replacing the definition of “single detached dwelling” under Section 4.0 (Definitions) to read as follows:

“single detached dwelling” means a detached building used for residential use of one family and consisting of one dwelling unit and a secondary suite if permitted in the applicable zone. May include a “modular home” but does not include a “mobile home”.

Comment [CJG81]: Will allow for A277 Modular Homes in all zones where Single Detached Dwellings are permitted.

- x) replacing Section 7.11 (Accessory Dwellings) under Section 7.0 (General Regulations) with the following:

7.11 Accessory Dwelling

Comment [CJG82]: Introduction of consistent regulations across Electoral Areas. Will remove references to “manufactured homes” in Section 7.11 found in some of the Electoral Area Zoning Bylaws.

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 70.0 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.

xi) replacing section 10.1.1(o) under Section 10.1 (Resource Area Zone) with the following:

- o) single detached dwelling or mobile home;

Comment [CJG83]: Proposes that mobile homes be a principle permitted dwelling type in the RA Zone.

xii) replacing section 10.1.1(q) under Section 10.1 (Resource Area Zone) with the following:

- q) accessory dwelling or mobile home, subject to Section 7.11;

Comment [CJG84]: Currently permitted under Section 7.11. Proposes to formalise as a use permitted under the zoning.

xiii) replacing section 10.1.5(a) under Section 10.1 (Resource Area Zone) with the following:

- a) ~~deleted.~~

Comment [CJG85]: Proposes to move density provision for single detached dwellings into Section 10.1.6 (which is where the density provision for accessory dwellings is stated).

xiv) replacing section 10.1.6 under Section 10.1 (Resource Area Zone) with the following:

10.1.6 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling per parcel;
- b) one (1) secondary suite per parcel; and
- c) one (1) mobile home or accessory dwelling per parcel.

Comment [CJG86]: New wording dealing with introduction of mobile homes as a permitted use in the zone (as opposed to current location under General Regulations).

xv) replacing section 10.2.1(e) under Section 10.2 (Agriculture One Zone) with the following:

- e) single detached dwelling or mobile home;

Comment [CJG87]: Proposes that mobile homes be a principle permitted dwelling type in the AGI Zone.

xvi) replacing section 10.2.1(h) under Section 10.2 (Agriculture One Zone) with the following:

- h) accessory dwelling or mobile home, subject to Section 7.11;

Comment [CJG88]: Currently permitted under Section 7.11. Proposes to formalise as a use permitted under the zoning.

xvii) replacing section 10.2.5(a) under Section 10.2 (Agriculture One Zone) with the following:

a) ~~deleted.~~

Comment [CJG89]: Proposes to move density provision for single detached dwellings into Section 10.2.6 (which is where the density provision for accessory dwellings is stated).

xviii) replacing section 10.2.6 under Section 10.2 (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 ~~or mobile homes~~ permitted per parcel shall be as follows:

Comment [CJG90]: New wording

Parcel Size	Maximum Number of Accessory Dwellings or Mobile Homes	Maximum Number of Principal Dwellings
Less than 3.49 ha	0	1
3.5 ha to 7.9 ha	1	1
8.0 ha to 11.9 ha	2	1
12.0 ha to 15.9 ha	3	1
16.0 ha or greater	4	1

Comment [CJG91]: New wording

b) 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*.

c) one (1) secondary suite.

xix) replacing section 10.3.1(h) under Section 10.3 (Agriculture Two Zone) with the following:

h) single detached dwelling or ~~mobile home~~;

Comment [CJG92]: Proposes that mobile homes be a principle permitted dwelling type in the AG2 Zone.

xx) replacing section 10.3.1(j) under Section 10.3 (Agriculture Three Zone) with the following:

j) accessory dwelling or ~~mobile home~~, subject to Section 7.11;

Comment [CJG93]: Currently permitted under Section 7.11. Proposes to formalise as a use permitted under the zoning.

xxi) replacing section 10.3.5(a) under Section 10.3 (Agriculture Three Zone) with the following:

a) ~~deleted.~~

Comment [CJG94]: Proposes to move density provision for single detached dwellings into Section 10.2.6 (which is where the density provision for accessory dwellings is stated).

xxii) replacing section 10.3.6 under Section 10.3 (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 or mobile homes permitted per parcel shall be as follows:

Comment [CJG95]: New wording

Parcel Size	Maximum Number of Accessory Dwellings or Mobile Homes	Maximum Number of Principal Dwellings
Less than 3.49 ha	0	1
3.5 ha to 7.9 ha	1	1
8.0 ha to 11.9 ha	2	1
12.0 ha 15.9 ha	3	1
16.0 ha or greater	4	1

Comment [CJG96]: New wording

b) 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*.

c) one (1) secondary suite.

xxiii) replacing section 10.4.1(j) under Section 10.4 (Large Holdings Zone) with the following:

j) single detached dwelling or mobile home;

Comment [CJG97]: Proposes that mobile homes be a principle permitted dwelling type in the LH Zone.

xxiv) replacing section 10.4.1(l) under Section 10.4 (Large Holdings Zone) with the following:

l) accessory dwelling or mobile home, subject to Section 7.11;

Comment [CJG98]: Currently permitted under Section 7.11. Proposes to formalise as a use permitted under the zoning.

xxv) replacing section 10.4.5(a) under Section 10.4 (Large Holdings Zone) with the following:

a) ~~deleted.~~

Comment [CJG99]: Proposes to move density provision for single detached dwellings into Section 10.4.6 (which is where the density provision for accessory dwellings is stated).

xxvi) replacing section 10.4.6 under Section 10.4 (Large Holdings Zone) with the following:

10.4.6 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling per parcel;
- b) one (1) secondary suite per parcel; and
- c) one (1) mobile home or accessory dwelling per parcel on parcels greater than 12.0 ha in area.

Comment [CJG100]: New wording dealing with introduction of mobile homes as a permitted use in the zone (as opposed to current location under General Regulations).

xxvii) replacing Section 10.5.8 under Section 10.5 (Small Holdings Two Zone) with the following:

10.5.8 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

Comment [CJG101]: Proposes to make this requirement with other zones and other Electoral Areas.

xxviii) replacing Section 10.6.8 under Section 10.6 (Small Holdings Three Zone) with the following:

10.6.8 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

Comment [CJG102]: Proposes to make this requirement with other zones and other Electoral Areas.

xxix) replacing Section 11.1.9 under Section 11.1 (Residential Single Family One Zone) with the following:

11.1.9 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

Comment [CJG103]: Proposes to replace former reference to "Principal dwellings: 5.0 metres width, as originally designed and constructed, and a width-to-length ratio of 1:4 or less"

xxx) replacing Section 11.2.9 under Section 11.2 (Residential Single Family Two Zone) with the following:

11.2.9 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

Comment [CJG104]: Proposes to replace former reference to "Principal dwellings: 4.0 metres width, as originally designed and constructed, and a width-to-length ratio of 1:4 or less"

xxxi) replacing Section 11.3.9 under Section 11.3 (Residential Apex Alpine Zone) with the following:

11.3.9 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

Comment [CJG105]: Proposes to replace former reference to “Principal dwellings: 5.0 metres width, as originally designed and constructed, and a width-to-length ratio of 1:4 or less”

xxxii) adding a new Section 12.1.10 under Section 12.1 (Residential Multiple Family Zone) to read as follows:

12.1.10 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

Comment [CJG106]: Proposes to replace former reference to “Principal dwellings: 5.0 metres width, as originally designed and constructed, and a width-to-length ratio of 1:4 or less”

xxxiii) replacing Section 12.2.12 under Section 12.2 (Mixed Use Apex Alpine Zone) with the following:

12.2.12 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

Comment [CJG107]: Proposes to replace former reference to “Principal dwellings: 5.0 metres width, as originally designed and constructed, and a width-to-length ratio of 1:4 or less”

xxxiv) replacing Section 12.3.10 under Section 12.3 (Residential Multiple Unit Three Zone) to read as follows:

12.3.10 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

Comment [CJG108]: Proposes to replace former reference to “Principal dwellings: 5.0 metres width, as originally designed and constructed, and a width-to-length ratio of 1:4 or less”

Electoral Area “D-2”

5. The “Electoral Area “D” Zoning Bylaw No. 2455, 2008” is amended by:

- i) deleting the definition of “single-wide mobile home” under Section 4.0 (Definitions).
- ii) replacing the definition of “amenity area” under Section 4.0 (Definitions) with the following:

Comment [CJG109]: Will be covered by the new definition of “mobile home”.

“amenity area” means:

- iii) an area located on the same parcel as a manufactured home park which:
 - c) is required under this Bylaw to be used for landscaping or communal recreational purposes; and
 - d) may include a landscaped area, rooftop gardens, tennis courts, swimming pools and communal lounges; or
- iv) an area, not including the front setback, located on the same parcel as a multi dwelling unit, which

Comment [CJG110]: Proposes to replace former reference to “mobile home strata development”.

- c) is required under this Bylaw to be used for landscaping or communal recreational purposes; and
- d) may include a landscaped area, rooftop gardens, tennis courts, swimming pools, communal lounges and private balconies to the extent of not more than 5.0 m² of private balcony space per dwelling;

iii) replacing the definition of “habitable area” under Section 4.0 (Definitions) with the following:

“habitable area” means, for the purpose of the flood construction level provisions of this Bylaw, any space or room within a building or structure, including a manufactured home or unit, which is used or is capable of being used for human occupancy or industrial, business or commercial use, or storage of goods, including equipment (and furnaces), which is susceptible to damage by floodwater;

Comment [CJG111]: Deletes reference in definition to “and a modular home or unit”.
New definition of “manufactured home” includes both mobiles and modulars.

iv) replacing the definition of “mobile home” under Section 4.0 (Definitions) with the following:

“manufactured home” means a “mobile home” or “modular home” normally built in an enclosed factory environment in one or more sections, intended to be occupied in a place other than that of its manufacture, but does not include travel trailers, recreational vehicles, park model recreational vehicles or campers;

Comment [CJG112]: Related to change to definition of Single Detached Dwelling and the provision for A277s & exclusion of Z240s.

v) replacing the definition of “mobile home park” under Section 4.0 (Definitions) with the following:

“manufactured home park” means any parcel of land, upon which three (3) or more manufactured homes or single detached dwellings are located on individual manufactured home sites that are occupied exclusively for residential purposes on a rental basis. Includes all buildings and structures used or intended to be used as part of such manufactured home park;

Comment [CJG113]: Standard definition being introduced across Electoral Areas.

vi) replacing the definition of “mobile home site” under Section 4.0 (Definitions) with the following:

“manufactured home space” means an area of land for the installation of one manufactured home with permissible additions and situated within a manufactured home park;

Comment [CJG114]: Standard definition being introduced across Electoral Areas.

vii) adding the definition of “mobile home” under Section 4.0 (Definitions) to read as follows:

“mobile home” means a manufactured home which is certified as being constructed to the Canadian Standards Association Z240 Mobile Home Series Standard;

Comment [CJG115]: Related to change to definition of Single Detached Dwelling and the provision for A277s.

- viii) adding the definition of “modular home” under Section 4.0 (Definitions) to read as follows:

“modular home” means a manufactured home which is certified as being constructed to the Canadian Standards Association A277 Standard;

Comment [CJG116]: Related to change to definition of Single Detached Dwelling and the provision for A277s.

- ix) replacing the definition of “single detached dwelling” under Section 4.0 (Definitions) to read as follows:

“single detached dwelling” means a detached building used for residential use of one family and consisting of one dwelling unit and a secondary suite if permitted in the applicable zone. **May include a “modular home” but does not include a “mobile home”.**

Comment [CJG117]: Will allow for A277 Modular Homes in all zones where Single Detached Dwellings are permitted.

- x) replacing the definition of “owner” under Section 4.0 (Definitions) to read as follows:

“owner” means an owner, agent, lessor or manager of a parcel or a person who operates a **manufactured home park.**

Comment [CJG118]: Proposes to replace former reference to “mobile home park”.

- xi) replacing Section 7.11 (Accessory Dwellings) under Section 7.0 (General Regulations) with the following:

7.11 Accessory Dwelling

Comment [CJG119]: Introduction of consistent regulations across Electoral Areas. Will remove references to “manufactured homes” in Section 7.11 found in some of the Electoral Area Zoning Bylaws.

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 70.0 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.

xii) replacing section 10.1.1(f) under Section 10.1 (Resource Area Zone) with the following:

f) single detached dwelling or mobile home;

Comment [CJG120]: Proposes that mobile homes be a principle permitted dwelling type in the RA Zone.

xiii) replacing section 10.1.1(n) under Section 10.1 (Resource Area Zone) with the following:

n) mobile home or accessory dwelling, subject to Section 7.11;

Comment [CJG121]: Currently permitted under Section 7.11. Proposes to formalise as a use permitted under the zoning.

xiv) replacing section 10.1.5(c) under Section 10.1 (Resource Area Zone) with the following:

c) one (1) mobile home or accessory dwelling per parcel.

Comment [CJG122]: New wording dealing with introduction of mobile homes as a permitted use in the zone (as opposed to current location under General Regulations).

xv) replacing section 10.2.1(c) under Section 10.2 (Agriculture One Zone) with the following:

c) single detached dwelling or mobile home;

Comment [CJG123]: Proposes that mobile homes be a principle permitted dwelling type in the AGI Zone.

xvi) replacing section 10.2.1(h) under Section 10.2 (Agriculture One Zone) with the following:

h) accessory dwelling or mobile home, subject to Section 7.11;

Comment [CJG124]: Currently permitted under Section 7.11. Proposes to formalise as a use permitted under the zoning.

xvii) replacing section 10.2.5(a) under Section 10.2 (Agriculture One Zone) with the following:

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

Comment [CJG125]: New wording

Parcel Size	Maximum Number of Accessory Dwellings or Mobile Homes	Maximum Number of Principal Dwellings
Less than 4.0 ha	0	1
4.0 ha to 7.9 ha	1	1
8.0 ha to 11.9 ha	2	1
12.0 ha 15.9 ha	3	1
16.0 ha or greater	4	1

Comment [CJG126]: New wording

xviii) replacing section 10.3.1(c) under Section 10.3 (Agriculture Three Zone) with the following:

c) single detached dwelling or mobile home;

Comment [CJG127]: Proposes that mobile homes be a principle permitted dwelling type in the AG3 Zone.

xix) replacing section 10.3.1(h) under Section 10.3 (Agriculture Three Zone) with the following:

h) accessory dwelling or mobile home, subject to Section 7.11;

Comment [CJG128]: Currently permitted under Section 7.11. Proposes to formalise as a use permitted under the zoning.

xx) replacing section 10.3.5(a) under Section 10.3 (Agriculture Three Zone) with the following:

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

Comment [CJG129]: New wording

Parcel Size	Maximum Number of Accessory Dwellings or Mobile Homes	Maximum Number of Principal Dwellings
Less than 4.0 ha	0	1
4.0 ha to 7.9 ha	1	1
8.0 ha to 11.9 ha	2	1
12.0 ha to 15.9 ha	3	1
16.0 ha or greater	4	1

Comment [CJG130]: New wording

xxi) replacing section 10.4.1(d) under Section 10.4 (Large Holdings Zone) with the following:

d) single detached dwelling or mobile home;

Comment [CJG131]: Proposes that mobile homes be a principle permitted dwelling type in the LH Zone.

xxii) replacing section 10.4.1(j) under Section 10.4 (Large Holdings Zone) with the following:

j) accessory dwelling or mobile home, subject to Section 7.11;

Comment [CJG132]: Currently permitted under Section 7.11. Proposes to formalise as a use permitted under the zoning.

xxiii) replacing section 10.4.5(a) under Section 10.4 (Large Holdings Zone) with the following:

c) one (1) mobile home or accessory dwelling per parcel.

xxiv) replacing Section 10.5.8 under Section 10.5 (Small Holdings One Zone) with the following:

10.5.8 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

Comment [CJG133]: Proposes to replace the former reference to a minimum floor area requirement of 84 m² with a minimum width requirement in order to be consistent with other SH Zones.

xxv) adding a new Section 10.6.9 under Section 10.6 (Small Holdings Three Zone) with the following:

10.6.9 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

Comment [CJG134]: Proposes to add minimum width requirement in order to be consistent with other SH Zones.

xxvi) replacing Section 10.7.8 under Section 10.7 (Small Holdings Five Zone) with the following:

10.7.8 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

Comment [CJG135]: Proposes to replace the former reference to a minimum floor area requirement of 84 m² with a minimum width requirement in order to be consistent with other SH Zones.

xxvii) replacing Section 11.1.9 under Section 11.1 (Residential Single Family One Zone) with the following:

11.1.9 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

Comment [CJG136]: Proposes to replace the former reference to a minimum floor area requirement of 98 m² with a minimum width requirement in order to be consistent with other RS Zones.

xxviii) adding a new Section 11.2.8 under Section 11.2 (Residential Single Family Two Zone) to read as follows:

11.2.8 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

Comment [CJG137]: Proposes to replace the former reference to a minimum floor area requirement of 60 m² with a minimum width requirement in order to be consistent with other RS Zones.

xxix) adding a new Section 11.3.8 under Section 11.3 (Residential Two Family (Duplex) Zone) to read as follows:

11.3.8 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

Comment [CJG138]: Proposes to replace the former reference to a minimum floor area requirement of 98 m² with a minimum width requirement in order to be consistent with other RS Zones.

xxx) adding a new Section 12.1.12 under Section 12.1 (Residential Multiple Family Zone) to read as follows:

12.1.12 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

Comment [CJG139]: Proposes to add reference building width in order to be consistent with other RS Zones.

Electoral Area “E”

6. The “Electoral Area “E” Zoning Bylaw No. 2459, 2008” is amended by:

- i) deleting the definition of “principal dwelling” under Section 4.0 (Definitions).
- ii) replacing the definition of “accessory dwelling” under Section 4.0 (Definitions) with the following:

Comment [CJG140]: Unnecessary – already covered off by the definitions of “single detached dwelling” and “residential”.

“**accessory dwelling**” means a single detached dwelling or other detached dwelling which is permitted as an accessory use in conjunction with a principal use. The accessory dwelling is a complete living unit and indicates a private kitchen and bath;

Comment [CJG141]: New word.

- iii) replacing the definition of “habitable area” under Section 4.0 (Definitions) with the following:

“**habitable area**” means, for the purpose of the flood construction level provisions of this Bylaw, any space or room within a building or structure, including a manufactured home or unit, which is used or is capable of being used for human occupancy or industrial, business or commercial use, or storage of goods, including equipment (and furnaces), which is susceptible to damage by floodwater;

Comment [CJG142]: Deletes reference in definition to “and a modular home or unit”.
New definition of “manufactured home” includes both mobiles and modulars.

- iv) adding the definition of “manufactured home” under Section 4.0 (Definitions) to read as follows:

“**manufactured home**” means a “mobile home” or “modular home” normally built in an enclosed factory environment in one or more sections, intended to be occupied in a place other than that of its manufacture, but does not include travel trailers, recreational vehicles, park model recreational vehicles or campers;

Comment [CJG143]: Related to change to definition of Single Detached Dwelling and the provision for A277s & exclusion of Z240s.

- v) adding the definition of “manufactured home park” under Section 4.0 (Definitions) to read as follows:

“**manufactured home park**” means any parcel of land, upon which three (3) or more manufactured homes or single detached dwellings are located on individual manufactured home sites that are occupied exclusively for

residential purposes on a rental basis. Includes all buildings and structures used or intended to be used as part of such manufactured home park;

Comment [CJG144]: Standard definition being introduced across Electoral Areas.

- vi) adding the definition of “manufactured home space” under Section 4.0 (Definitions) to read as follows:

“**manufactured home space**” means an area of land for the installation of one manufactured home with permissible additions and situated within a manufactured home park;

Comment [CJG145]: Standard definition being introduced across Electoral Areas.

- vii) adding the definition of “mobile home” under Section 4.0 (Definitions) to read as follows:

“**mobile home**” means a manufactured home which is certified as being constructed to the Canadian Standards Association Z240 Mobile Home Series Standard;

Comment [CJG146]: Related to change to definition of Single Detached Dwelling and the provision for A277s.

- viii) adding the definition of “modular home” under Section 4.0 (Definitions) to read as follows:

“**modular home**” means a manufactured home which is certified as being constructed to the Canadian Standards Association A277 Standard;

Comment [CJG147]: Related to change to definition of Single Detached Dwelling and the provision for A277s.

- ix) replacing the definition of “single detached dwelling” under Section 4.0 (Definitions) to read as follows:

“**single detached dwelling**” means a detached building used for residential use of one family and consisting of one dwelling unit and a secondary suite if permitted in the applicable zone. May include a “modular home” but does not include a “mobile home”.

Comment [CJG148]: Will allow for A277 Modular Homes in all zones where Single Detached Dwellings are permitted.

- x) replacing Section 7.11 (Accessory Dwellings) under Section 7.0 (General Regulations) with the following:

7.11 Accessory Dwellings

Comment [CJG149]: Introduction of consistent regulations across Electoral Areas. Will remove references to “manufactured homes” in Section 7.11 found in some of the Electoral Area Zoning Bylaws.

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 70.0 m², except for:
 - i) one (1) accessory dwelling unit which may have a floor area not greater than 140.0 m²; and
 - ii) 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.

xi) replacing section 10.1.1(e) under Section 10.1 (Resource Area Zone) with the following:

- e) single detached dwelling or mobile home;

Comment [CJG150]: Proposes that mobile homes be a principle permitted dwelling type in the RA Zone.

xii) replacing Section 10.1.1(q) under Section 10.1 (Resource Area Zone) with the following:

- q) accessory dwelling or mobile home, subject to Section 7.11.

Comment [CJG151]: Currently permitted under Section 7.11. Proposes to formalise as a use permitted under the zoning.

xiii) replacing Section 10.1.5 under Section 10.1 (Resource Area Zone) with the following:

10.1.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) the number of principal dwellings and the number of accessory dwellings or mobile homes permitted per parcel shall be as follows:

Comment [CJG152]: New wording

Parcel Size	Maximum Number of Accessory Dwellings or Mobile Homes	Maximum Number of Principal Dwellings
Less than 4.0 ha	1	1
4.0 ha to 7.9 ha	2	1
8.0 ha to 11.9 ha	3	1
12.0 ha or greater	4	1
12.0 ha or greater	0	2

Comment [CJG153]: New wording

- b) one (1) secondary suite.

xiv) replacing section 10.2.1(i) under Section 10.2 (Agriculture One Zone) with the following:

i) single detached dwelling or mobile home;

Comment [CJG154]: Proposes that mobile homes be a principle permitted dwelling type in the AGI Zone.

xv) replacing Section 10.2.1(j) under Section 10.2 (Agriculture One Zone) with the following:

j) accessory dwelling or mobile home, subject to Section 7.11.

Comment [CJG155]: Currently permitted under Section 7.11. Proposes to formalise as a use permitted under the zoning.

xvi) replacing Section 10.2.5 under Section 10.2 (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 or mobile homes permitted per parcel shall be as follows:

Comment [CJG156]: New wording

Parcel Size	Maximum Number of Accessory Dwellings or Mobile Homes	Maximum Number of Principal Dwellings
Less than 4.0 ha	1	1
4.0 ha to 7.9 ha	2	1
8.0 ha to 11.9 ha	3	1
12.0 ha or greater	4	1
12.0 ha or greater	0	2

Comment [CJG157]: New wording

b) one (1) secondary suite.

xvii) replacing section 10.3.1(g) under Section 10.3 (Large Holdings Zone) with the following:

g) single detached dwelling or mobile home;

Comment [CJG158]: Proposes that mobile homes be a principle permitted dwelling type in the AGI Zone.

xviii) replacing Section 10.3.1(i) under Section 10.3 (Large Holdings Zone) with the following:

i) accessory dwelling or mobile home, subject to Section 7.11.

Comment [CJG159]: Currently permitted under Section 7.11. Proposes to formalise as a use permitted under the zoning.

xix) replacing Section 10.3.5 under Section 10.3 (Large Holdings 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 **or mobile homes** ~~permitted per parcel~~ shall be as follows:

Comment [CJG160]: New wording

Parcel Size	Maximum Number of Accessory Dwellings or Mobile Homes	Maximum Number of Principal Dwellings
Less than 4.0 ha	1	1
4.0 ha to 7.9 ha	2	1
8.0 ha to 11.9 ha	3	1
12.0 ha or greater	4	1
12.0 ha or greater	0	2

Comment [CJG161]: New wording

- b) one (1) secondary suite.

- xx) replacing Section 10.4.5 under Section 10.4 (Small Holdings One Zone) with the following:

10.4.5 Maximum Number of Dwellings Permitted Per Parcel:

Comment [CJG162]: Updated to reflect changes in other zones (i.e. format of table, inclusion of reference to "secondary suites").

- a) the number of principal dwellings 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 4.0 ha	1	1
4.0 ha to 7.9 ha	2	1
8.0 ha to 11.9 ha	3	1
12.0 ha or greater	4	1
12.0 ha or greater	0	2

- b) one (1) secondary suite.

- xxi) replacing Section 10.4.9 under Section 10.4 (Small Holdings One Zone) with the following:

10.4.9 Minimum Building Width:

- a) **Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.**

Comment [CJG163]: Proposes to replace former reference to "Principal dwellings: 5.0 metres width, as originally designed and constructed, and a width-to-length ratio of 1:4 or less"

xxii) replacing Section 10.5.5 under Section 10.5 (Small Holdings Two Zone) with the following:

10.5.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling unit; and
- b) one (1) secondary suite.

Comment [CJG164]: Updated to reflect changes in other zones (i.e. "secondary suites").

xxiii) replacing Section 10.5.9 under Section 10.5 (Small Holdings Two Zone) with the following:

10.5.9 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

Comment [CJG165]: Proposes to replace former reference to "Principal dwellings: 5.0 metres width, as originally designed and constructed, and a width-to-length ratio of 1:4 or less"

xxiv) replacing Section 10.6.5 under Section 10.6 (Small Holdings Three Zone) with the following:

10.6.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling unit; and
- b) one (1) secondary suite.

Comment [CJG166]: Updated to reflect changes in other zones (i.e. format of table, inclusion of reference to "secondary suites").

xxv) adding a new Section 10.6.9 under Section 10.6 (Small Holdings Three Zone) to read as follows:

10.6.9 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

Comment [CJG167]: Proposes to add minimum width requirement in order to be consistent with other SH Zones.

xxvi) replacing Section 10.7.5 under Section 10.7 (Small Holdings Four Zone) with the following:

10.7.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling unit; and
- b) one (1) secondary suite.

Comment [CJG168]: Updated to reflect changes in other zones (i.e. "secondary suites").

xxvii) adding a new Section 10.7.9 under Section 10.7 (Small Holdings Four Zone) to read as follows:

10.7.9 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

Comment [CJG169]: Proposes to add minimum width requirement in order to be consistent with other SH Zones.

xxviii) replacing Section 10.8.5 under Section 10.8 (Small Holdings Five Zone) with the following:

10.8.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling unit; and
- b) one (1) secondary suite.

Comment [CJG170]: Updated to reflect changes in other zones (i.e. "secondary suites").

xxix) adding a new Section 10.8.9 under Section 10.8 (Small Holdings Five Zone) to read as follows:

10.8.9 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

Comment [CJG171]: Proposes to add minimum width requirement in order to be consistent with other SH Zones.

xxx) replacing Section 11.1.5 under Section 11.1 (Residential Single Family One Zone) with the following:

11.1.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling unit; and
- b) one (1) secondary suite.

Comment [CJG172]: Updated to reflect changes in other zones (i.e. "secondary suites").

xxxi) replacing Section 11.1.9 under Section 11.1 (Residential Single Family One Zone) with the following:

11.1.9 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

Comment [CJG173]: Proposes to add minimum width requirement in order to be consistent with other SH Zones.

xxxii) replacing Section 11.2.9 under Section 11.2 (Residential Two Family (Duplex) Zone) with the following:

11.2.9 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

Comment [CJG174]: Proposes to add minimum width requirement in order to be consistent with other SH Zones.

xxxiii) replacing Section 12.1.11 under Section 12.1 (Residential Multiple Family Zone) with the following:

12.1.11 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

Comment [CJG175]: Proposes to add minimum width requirement in order to be consistent with other SH Zones.

Electoral Area “F”

7. The “Electoral Area “F” Zoning Bylaw No. 2461, 2008” is amended by:

i) deleting the definition of “single wide manufactured home” under Section 4.0 (Definitions).

ii) replacing the definition of “accessory dwelling” under Section 4.0 (Definitions) with the following:

“accessory dwelling” means a single detached dwelling or other detached dwelling which is permitted as an accessory use in conjunction with a principal use. The accessory dwelling is a complete living unit and indicates a private kitchen and bath;

Comment [CJG176]: Updated definition to reflect what is proposed for the other Electoral Areas.

iii) adding the definition of “farm building” under Section 4.0 (Definitions) with the following:

“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 [CJG177]: New definition, related to amendment of maximum building height in the Rural Zones – intended to provide clarification as to what is meant by a “farm building”.

iv) adding the definition of “gas bar” under Section 4.0 (Definitions) with the following:

“service station” means premises used principally for the retail sale of motor fuels, lubricating oils, propane and motor vehicle accessories, retail sales by way of vending machines and the servicing of motor vehicles, excluding other retail sales, wholesale sales, or motor vehicle structural body repairs and painting;

Comment [CJG178]: Related to the updating of the Commercial Zones dues to the changes to “accessory dwellings”.

v) replacing the definition of “habitable area” under Section 4.0 (Definitions) with the following:

“habitable area” means, for the purpose of the flood construction level provisions of this Bylaw, any space or room within a building or structure, including a manufactured home or unit, which is used or is capable of being used for human occupancy or industrial, business or commercial use, or storage of goods, including equipment (and furnaces), which is susceptible to damage by floodwater;

Comment [CJG179]: Updated definition to reflect what is proposed for the other Electoral Areas.

- vi) replacing the definition of “manufactured home” under Section 4.0 (Definitions) with the following:

“manufactured home” means a “mobile home” or “modular home” normally built in an enclosed factory environment in one or more sections, intended to be occupied in a place other than that of its manufacture, but does not include travel trailers, recreational vehicles, park model recreational vehicles or campers;

Comment [CJG180]: Related to change to definition of Single Detached Dwelling and the provision for A277s & exclusion of Z240s.

- vii) replacing the definition of “manufactured home park” under Section 4.0 (Definitions) with the following:

“manufactured home park” means any parcel of land, upon which three (3) or more manufactured homes or single detached dwellings are located on individual manufactured home sites that are occupied exclusively for residential purposes on a rental basis. Includes all buildings and structures used or intended to be used as part of such manufactured home park;

Comment [CJG181]: Standard definition being introduced across Electoral Areas.

- viii) adding the definition of “manufactured home space” under Section 4.0 (Definitions) to read as follows:

“manufactured home space” means an area of land for the installation of one manufactured home with permissible additions and situated within a manufactured home park;

Comment [CJG182]: Standard definition being introduced across Electoral Areas.

- ix) adding the definition of “mobile home” under Section 4.0 (Definitions) to read as follows:

“mobile home” means a manufactured home which is certified as being constructed to the Canadian Standards Association Z240 Mobile Home Series Standard;

Comment [CJG183]: Related to change to definition of Single Detached Dwelling and the provision for A277s.

- x) adding the definition of “modular home” under Section 4.0 (Definitions) to read as follows:

“modular home” means a manufactured home which is certified as being constructed to the Canadian Standards Association A277 Standard;

Comment [CJG184]: Related to change to definition of Single Detached Dwelling and the provision for A277s.

- xi) adding a new definition of “personal service establishment” under Section 4.0 (Definitions) to read as follows:

“personal service establishment” means a business which caters to a person's personal needs, and includes a tailor, seamstress, cobbler, photographer, barber, beautician, hairdresser, and laundry and dry cleaning facilities;

Comment [CJG185]: Related to update of permitted uses in C3 Zone.

- xii) replacing the definition of “secondary suite” under Section 4.0 (Definitions) to read as follows:

“**secondary suite**” means a self-contained second dwelling unit located within a principal **single detached dwelling** accessory to the principal dwelling used or intended to be used as a residence, with self-contained sleeping, living, cooking and sanitary facilities and direct access to the open air without passage through any portion of the principal dwelling unit. A secondary suite does not include duplex housing, semi-detached housing, multiple-dwelling housing or boarding and rooming housing;

Comment [CJG186]: Replaces reference to “single family dwelling”.

- xiii) replacing the definition of “single family dwelling” under Section 4.0 (Definitions) to read as follows:

“**single detached dwelling**” means a detached building used for residential use of one family and consisting of one dwelling unit and a secondary suite if permitted in the applicable zone. **May include a “modular home” but does not include a “mobile home”.**

Comment [CJG187]: Will allow for A277 Modular Homes in all zones where Single Detached Dwellings are permitted.

- xiv) replacing Section 7.11 (Accessory Dwellings) under Section 7.0 (General Regulations) with the following:

7.11 Accessory Dwellings

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 70.0 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 [CJG188]: Introduction of consistent regulations across Electoral Areas. Will remove references to “manufactured homes” in Section 7.11 found in some of the Electoral Area Zoning Bylaws.

- xv) replacing Section 7.15 (Manufactured Homes) under Section 7.0 (General Regulations) with the following:

7.15 Manufactured Homes

deleted.

xvi) replacing Section 10.1.1 under Section 10.1 (Resource Area Zone) with the following:

10.1.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.22 and 7.23;
- b) agriculture, intensive, subject to Section 7.22 and 7.23;
- c) processing and retail sales of farm and off-farm products;
- d) animal hospital;
- e) campground;
- f) cemetery;
- g) forestry;
- h) golf course;
- i) government airport;
- j) guest ranch;
- k) guide camp;
- l) natural resource extraction;
- m) place of worship;
- n) public facilities;
- o) provincial reserve, community recreation services and open land recreation;
- p) Regional District sanitary landfill;
- q) single detached dwelling or mobile home;
- r) stable, subject to Section 7.22;

Comment [CJG189]: Updated format in order to be consistent with other Electoral Areas.

Accessory Uses:

- s) accessory dwelling or mobile home, subject to Section 7.11;
- t) bed and breakfast operations, subject to Section 7.19;
- u) docks, subject to Section 7.26;
- v) home industry, subject to Section 7.18;

Comment [CJG190]: Updated reference to reflect changes to the definition of "single family dwelling" and "manufactured home".

Comment [CJG191]: Updated format in order to be consistent with other Electoral Areas.

Comment [CJG192]: Updated wording to reflect to the proposed change to "manufactured home" definition.

- w) home occupation, subject to Section 7.17;
- x) kennel (commercial and hobby), subject to Section 7.22; and
- y) accessory buildings and structures, subject to Section 7.13.

xvii) replacing Section 10.1.5 under Section 10.1 (Resource Area Zone) with the following:

10.1.5 Maximum Density:

- a) 30 campground units per ha.

Comment [CJG193]: Proposes to move density restriction for single detached dwellings to Section 10.1.6, which is where the density of accessory dwellings is stated.

xviii) replacing Section 10.1.6 under Section 10.1 (Resource Area Zone) with the following:

10.1.6 Maximum Number of Dwellings Permitted Per Parcel:

- a) the number of principal dwellings and the number of accessory dwellings or mobile homes permitted per parcel shall be as follows:

Comment [CJG194]: New wording

Parcel Size	Maximum Number of Accessory Dwellings or Mobile Homes	Maximum Number of Principal Dwellings
Less than 8.0 ha	0	1
8.0 ha to 11.9 ha	1	1
12.0 ha or greater	2	1

Comment [CJG195]: New wording

Comment [CJG196]: Move density provision for principle dwellings into Section 10.1.6 from permitted uses. Consistent with treatment in other Electoral Areas

- b) one (1) secondary suite.

xix) replacing Section 10.1.7 under Section 10.1 (Resource Area Zone) with the following:

10.1.7 Minimum Setbacks:

- a) Buildings or Structures, subject to Section 7.22:
 - 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) Accessory Buildings or Structures, subject to Section 7.22:
 - i) Front parcel line 9.0 metres

Comment [CJG197]: Removes reference to "Manufactured Home"

- ii) Rear parcel line 3.0 metres
- iii) Interior side parcel line 3.0 metres
- iv) Exterior side parcel line 4.5 metres

xx) replacing Section 10.1.8 under Section 10.1 (Resource Area Zone) with the following:

10.1.8 Maximum Height:

- a) No building or structure shall exceed a height of 8.0 metres; and
- b) despite sub-section 10.1.8(a), no “farm building” shall exceed a height of 15.0 metres.

Comment [CJG198]: Proposes to remove reference to “manufactured home”.

xxi) replacing Section 10.2.1 under Section 10.2 (Agriculture One Zone) with the following:

10.2.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.22 and 7.23;
- b) processing and retail sales of farm and off-farm products;
- c) animal hospital;
- d) guest ranch;
- e) natural resource extraction;
- f) single detached dwelling or mobile home;
- g) stable, subject to Section 7.22;
- h) winery;

Comment [CJG199]: Updated format in order to be consistent with other Electoral Areas.

Comment [CJG200]: Updated reference to reflect changes to the definition of “single family dwelling” and “manufactured home”.

Accessory Uses:

- i) accessory dwelling or mobile home, subject to Section 7.11;
- j) bed and breakfast operations, subject to Section 7.19;
- k) docks, subject to Section 7.26;
- l) home industry, subject to Section 7.18;
- m) home occupation, subject to Section 7.17;
- n) kennel (commercial and hobby), subject to Section 7.22;
- o) secondary suite, subject to Section 7.12; and

Comment [CJG201]: Updated format in order to be consistent with other Electoral Areas.

Comment [CJG202]: Updated wording to reflect to the proposed change to “manufactured home” definition.

p) accessory buildings and structures, subject to Section 7.13.

xxii) replacing Section 10.2.5 under Section 10.2 (Agriculture One Zone) with the following:

10.2.5 Maximum Density:

a) *deleted.*

Comment [CJG203]: Proposes to move density restriction for single detached dwellings to Section 10.2.6, which is where the density of accessory dwellings is stated.

xxiii) replacing Section 10.2.6 under Section 10.2 (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 or mobile homes permitted per parcel shall be as follows:

Comment [CJG204]: New wording

Parcel Size	Maximum Number of Accessory Dwellings or Mobile Homes	Maximum Number of Principal Dwellings
Less than 8.0 ha	0	1
8.0 ha to 11.9 ha	1	1
12.0 ha or greater	2	1

Comment [CJG205]: New wording

b) one (1) secondary suite.

Comment [CJG206]: Move density provision for principle dwellings into Section 10.1.6 from permitted uses. Consistent with treatment in other Electoral Areas

xxiv) replacing Section 10.2.7 under Section 10.2 (Agriculture One Zone) with the following:

10.2.7 Minimum Setbacks:

a) Buildings or Structures, subject to Section 7.22:

Comment [CJG207]: Removes reference to "Manufactured Home"

- 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) Accessory Buildings or Structures, subject to Section 7.22:

- 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

xxv) replacing Section 10.2.8 under Section 10.2 (Agriculture One Zone) with the following:

10.2.8 Maximum Height:

- a) No building or structure shall exceed a height of 8.0 metres; and
- b) despite sub-section 10.2.8(a), no “farm building” shall exceed a height of 15.0 metres.

Comment [CJG208]: Proposes to remove reference to “manufactured home”.

xxvi) replacing Section 10.3.1 under Section 10.3 (Agriculture Three Zone) with the following:

10.3.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.22 and 7.23;
- b) agriculture, intensive, subject to Section 7.22 and 7.23;
- c) processing and retail sales of farm and off-farm products;
- d) animal hospital;
- e) forestry;
- f) guest ranch;
- g) natural resource extraction;
- h) single detached dwelling or mobile home;
- i) stable, subject to Section 7.22;
- j) winery;

Comment [CJG209]: Updated format in order to be consistent with other Electoral Areas.

Comment [CJG210]: Updated reference to reflect changes to the definition of “single family dwelling” and “manufactured home”.

Accessory Uses:

- k) accessory dwelling or mobile home, subject to Section 7.11;
- l) bed and breakfast operation, subject to Section 7.19;
- m) docks, subject to Section 7.26;
- n) home industry, subject to Section 7.18;
- o) home occupation, subject to Section 7.17;
- p) kennel (commercial and hobby), subject to Section 7.22;
- q) secondary suite, subject to Section 7.12; and

Comment [CJG211]: Updated format in order to be consistent with other Electoral Areas.

Comment [CJG212]: Updated wording to reflect to the proposed change to “manufactured home” definition.

r) accessory buildings and structures, subject to Section 7.13.

xxvii) replacing Section 10.3.5 under Section 10.3 (Agriculture Three Zone) with the following:

10.3.5 Maximum Density:

a) *deleted.*

Comment [CJG213]: Proposes to move density restriction for single detached dwellings to Section 10.3.6, which is where the density of accessory dwellings is stated.

xxviii) replacing Section 10.3.6 under Section 10.3 (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 *or mobile homes* permitted per parcel shall be as follows:

Comment [CJG214]: New wording

Parcel Size	Maximum Number of Accessory Dwellings <i>or Mobile Homes</i>	Maximum Number of Principal Dwellings
Less than 8.0 ha	0	1
8.0 ha to 11.9 ha	1	1
12.0 ha or greater	2	1

Comment [CJG215]: New wording

b) one (1) secondary suite.

Comment [CJG216]: Move density provision for principle dwellings into Section 10.3.6 from permitted uses. Consistent with treatment in other Electoral Areas

xxix) replacing Section 10.3.7 under Section 10.3 (Agriculture Three Zone) with the following:

10.3.7 Minimum Setbacks:

a) *Buildings or Structures*, subject to Section 7.22:

Comment [CJG217]: Removes reference to "Manufactured Home"

- 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) Accessory Buildings or Structures, subject to Section 7.22:

- 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

xxx) replacing Section 10.3.8 under Section 10.3 (Agriculture Three Zone) with the following:

10.3.8 Maximum Height:

- a) No building or structure shall exceed a height of 8.0 metres; and
- b) despite sub-section 10.3.8(a), no “farm building” shall exceed a height of 15.0 metres.

Comment [CJG218]: Proposes to remove reference to “manufactured home”.

xxxi) replacing Section 10.4.1 under Section 10.4 (Large Holdings Zone) with the following:

10.4.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.22 and 7.23;
- b) agriculture, intensive, subject to Section 7.22 and 7.23;
- c) processing and retail sales of farm and off-farm products;
- d) animal hospital;
- e) care centre, major;
- f) cemetery;
- g) community hall;
- h) forestry;
- i) guest ranch;
- j) guide camp;
- k) natural resource extraction;
- l) place of worship;
- m) single detached dwelling or mobile home;
- n) stable, subject to Section 7.22;

Comment [CJG219]: Updated format in order to be consistent with other Electoral Areas.

Accessory Uses:

- o) bed and breakfast operation, subject to Section 7.19;
- p) home industry, subject to Section 7.18;
- q) home occupation, subject to Section 7.17;

Comment [CJG220]: Updated reference to reflect changes to the definition of “single family dwelling” and “manufactured home”.

Comment [CJG221]: Updated format in order to be consistent with other Electoral Areas.

- r) kennel (commercial and hobby), subject to Section 7.22;
- s) secondary suite, subject to Section 7.12; and
- t) accessory buildings and structures, subject to Section 7.13.

xxxii) replacing Section 10.4.5 under Section 10.4 (Large Holdings Zone) with the following:

10.4.5 Maximum Density:

- a) *deleted.*

Comment [CJG222]: Proposes to move density restriction for single detached dwellings to Section 10.4.6, which is where the density of accessory dwellings is stated.

xxxiii) replacing Section 10.4.6 under Section 10.4 (Large Holdings Zone) with the following:

10.4.6 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling unit; and
- b) one (1) secondary suite.

xxxiv) replacing Section 10.4.7 under Section 10.4 (Large Holdings Zone) with the following:

10.4.7 Minimum Setbacks:

- a) **Buildings or Structures**, subject to Section 7.22:
 - 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) **Accessory Buildings or Structures**, subject to Section 7.22:
 - 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

Comment [CJG223]: Removes reference to Farm and Livestock Buildings.

xxxv) replacing Section 10.4.8 under Section 10.4 (Large Holdings Zone) with the following:

10.4.8 Maximum Height:

- a) No building or structure shall exceed a height of 8.0 metres; and
- b) despite sub-section 10.4.8(a), no “farm building” shall exceed a height of 15.0 metres.

Comment [CJG224]: Proposes to remove reference to “manufactured home”.

xxxvi) replacing Section 10.5.1 under Section 10.5 (Small Holdings Two Zone) with the following:

10.5.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.22 and 7.23;
- b) processing and retail sales of farm and off-farm products;
- c) animal hospital;
- d) community hall;
- e) forestry;
- f) place of worship;
- g) single detached dwelling;
- h) stable, subject to Section 7.22;

Comment [CJG225]: Updated format in order to be consistent with other Electoral Areas.

Comment [CJG226]: Updated reference to reflect changes to the definition of “single family dwelling”.

Accessory Uses:

- i) bed and breakfast operation, subject to Section 7.19;
- j) home industry, subject to Section 7.18;
- k) home occupation, subject to Section 7.17;
- l) kennel (commercial and hobby), subject to Section 7.22;
- m) secondary suite, subject to Section 7.12;
- n) docks, subject to Section 7.26; and
- o) accessory buildings and structures, subject to Section 7.13.

Comment [CJG227]: Updated format in order to be consistent with other Electoral Areas.

xxxvii) replacing Section 10.5.5 under Section 10.5 (Small Holdings Two Zone) with the following:

10.5.5 Maximum Density:

- a) *deleted.*

Comment [CJG228]: Proposes to move density restriction for single detached dwellings to Section 10.5.6, which is where the density of accessory dwellings is stated.

xxxviii) replacing Section 10.5.6 under Section 10.5 (Small Holdings Two Zone) with the following:

10.5.6 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling unit; and
- b) one (1) secondary suite.

xxxix) replacing Section 10.5.7 under Section 10.5 (Small Holdings Two Zone) with the following:

10.5.7 Minimum Setbacks:

- a) Buildings or Structures, subject to Section 7.22:
 - 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) Accessory Buildings or Structures, subject to Section 7.22:
 - 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

Comment [CJG229]: Removes reference to Farm and Livestock Buildings.

xl) replacing Section 10.5.8 under Section 10.5 (Small Holdings Two Zone) with the following:

10.5.8 Maximum Height:

- a) No building or structure shall exceed a height of 8.0 metres; and
- b) despite sub-section 10.5.8(a), no “farm building” shall exceed a height of 15.0 metres.

Comment [CJG230]: Proposes to remove reference to “manufactured home”.

xli) adding a new Section 10.5.10 under Section 10.5 (Small Holdings Two Zone) to read as follows:

10.5.10 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

Comment [CJG231]: This is based upon “mobile homes” not being a principal permitted use in the SH2 Zone.

xlii) replacing Section 10.6.1 under Section 10.6 (Small Holdings Three Zone) with the following:

10.6.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.22 and 7.23;
- b) single detached dwelling;

Comment [CJG232]: Updated format in order to be consistent with other Electoral Areas.

Comment [CJG233]: Updated reference to reflect changes to the definition of "single family dwelling".

Accessory Uses:

- c) bed and breakfast operation, subject to Section 7.19;
- d) home occupations, subject to Section 7.17; and
- e) accessory buildings and structures, subject to Section 7.13.

Comment [CJG234]: Updated format in order to be consistent with other Electoral Areas.

xliii) replacing Section 10.6.5 under Section 10.6 (Small Holdings Three Zone) with the following:

10.6.5 Maximum Density:

- a) *deleted.*

Comment [CJG235]: Proposes to move density restriction for single detached dwellings to Section 10.6.6, which is where the density of accessory dwellings is stated.

xliv) replacing Section 10.6.6 under Section 10.6 (Small Holdings Three Zone) with the following:

10.6.6 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling unit.

xliv) replacing Section 10.6.7 under Section 10.6 (Small Holdings Three Zone) with the following:

10.6.7 Minimum Setbacks:

- a) Buildings or Structures, subject to Section 7.22:
 - 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) Accessory Buildings or Structures, subject to Section 7.22:
 - i) Front parcel line 9.0 metres
 - ii) Rear parcel line 9.0 metres
 - iii) Interior side parcel line 3.0 metres

Comment [CJG236]: Removes reference to Farm and Livestock Buildings.

iv) Exterior side parcel line 4.5 metres

xlvi) replacing Section 10.6.8 under Section 10.6 (Small Holdings Three Zone) with the following:

10.6.8 Maximum Height:

- a) No building or structure shall exceed a height of 8.0 metres; and
- b) despite sub-section 10.5.8(a), no “farm building” shall exceed a height of 15.0 metres.

Comment [CJG237]: Proposes to remove reference to “manufactured home”.

xlvii) adding a new Section 10.6.10 under Section 10.6 (Small Holdings Three Zone) to read as follows:

10.6.10 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

Comment [CJG238]: This is based upon “mobile homes” not being a principal permitted use in the SH3 Zone.

xlviii) replacing Section 10.7.1 under Section 10.7 (Small Holdings Four Zone) with the following:

10.7.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.22 and 7.23;
- b) single detached dwelling;

Comment [CJG239]: Updated format in order to be consistent with other Electoral Areas.

Comment [CJG240]: Updated reference to reflect changes to the definition of “single family dwelling”.

Accessory Uses:

- c) bed and breakfast operation, subject to Section 7.19;
- d) home occupation, subject to Section 7.17;
- e) docks, subject to Section 7.26; and
- f) accessory buildings and structures, subject to Section 7.13.

Comment [CJG241]: Updated format in order to be consistent with other Electoral Areas.

xlx) replacing Section 10.7.5 under Section 10.7 (Small Holdings Four Zone) with the following:

10.7.5 Maximum Density:

- a) *deleted.*

Comment [CJG242]: Proposes to move density restriction for single detached dwellings to Section 10.7.6, which is where the density of accessory dwellings is stated.

l) replacing Section 10.7.6 under Section 10.7 (Small Holdings Four Zone) with the following:

10.7.6 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling unit.
- li) replacing Section 10.7.7 under Section 10.7 (Small Holdings Four Zone) with the following:

10.7.7 Minimum Setbacks:

- a) Buildings or Structures, subject to Section 7.22:
 - 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) Accessory Buildings or Structures, subject to Section 7.22:
 - 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

Comment [CJG243]: Removes reference to Farm and Livestock Buildings.

- lii) replacing Section 10.7.8 under Section 10.7 (Small Holdings Four Zone) with the following:

10.7.8 Maximum Height:

- a) No building or structure shall exceed a height of 8.0 metres; and
- b) despite sub-section 10.5.8(a), no “farm building” shall exceed a height of 15.0 metres.

Comment [CJG244]: Proposes to remove reference to “manufactured home”.

- liii) adding a new Section 10.7.10 under Section 10.7 (Small Holdings Four Zone) to read as follows:

10.7.10 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

Comment [CJG245]: This is based upon “mobile homes” not being a principal permitted use in the SH4 Zone.

- liv) replacing Section 10.8.1 under Section 10.8 (Small Holdings Five Zone) with the following:

10.8.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.22 and 7.23;
- b) open land recreation, on parcels greater than 2.0 ha in area;
- c) **single detached dwelling;**

Comment [CJG246]: Updated format in order to be consistent with other Electoral Areas.

Comment [CJG247]: Updated reference to reflect changes to the definition of "single family dwelling".

Accessory Uses:

- d) bed and breakfast operation, subject to Section 7.19;
- e) home occupation, subject to Section 7.17;
- f) docks, subject to Section 7.26; and
- g) accessory buildings and structures, subject to Section 7.13.

Comment [CJG248]: Updated format in order to be consistent with other Electoral Areas.

- iv) replacing Section 10.8.5 under Section 10.8 (Small Holdings Five Zone) with the following:

10.8.5 Maximum Density:

- a) *deleted.*

Comment [CJG249]: Proposes to move density restriction for single detached dwellings to Section 10.8.6, which is where the density of accessory dwellings is stated.

- lvi) replacing Section 10.8.6 under Section 10.8 (Small Holdings Five Zone) with the following:

10.8.6 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling unit.

- lvii) replacing Section 10.8.7 under Section 10.8 (Small Holdings Five Zone) with the following:

10.8.7 Minimum Setbacks:

- a) **Buildings or Structures**, subject to Section 7.22:
 - 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) **Accessory Buildings or Structures**, subject to Section 7.22:
 - i) Front parcel line 9.0 metres
 - ii) Rear parcel line 9.0 metres

Comment [CJG250]: Removes reference to Farm and Livestock Buildings.

- iii) Interior side parcel line 3.0 metres
- iv) Exterior side parcel line 4.5 metres

lviii) replacing Section 10.8.8 under Section 10.8 (Small Holdings Five Zone) with the following:

10.8.8 Maximum Height:

- a) No building or structure shall exceed a height of 8.0 metres; and
- b) despite sub-section 10.5.8(a), no “farm building” shall exceed a height of 15.0 metres.

Comment [CJG251]: Proposes to remove reference to “manufactured home”.

lix) adding a new Section 10.8.10 under Section 10.8 (Small Holdings Five Zone) to read as follows:

10.8.10 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

Comment [CJG252]: This is based upon “mobile homes” not being a principal permitted use in the SH5 Zone.

lx) replacing Section 11.1.1 under Section 11.1 (Residential Single Family Zone) with the following:

11.1.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Comment [CJG253]: Updated format in order to be consistent with other Electoral Areas.

Comment [CJG254]: Updated reference to reflect changes to the definition of “single family dwelling”.

Accessory Uses:

- b) bed and breakfast operation, subject to Section 7.19;
- c) home occupation, subject to Section 7.17;
- d) docks, subject to Section 7.26; and
- e) accessory buildings and structures, subject to Section 7.13.

Comment [CJG255]: Updated format in order to be consistent with other Electoral Areas.

lxi) replacing Section 11.1.5 under Section 11.1 (Residential Single Family Zone) with the following:

11.1.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling unit.

lxii) adding a new Section 11.1.9 under Section 11.1 (Residential Single Family Zone) to read as follows:

11.1.9 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

Comment [CJG256]: This is based upon "mobile homes" not being a principal permitted use in the RS1 Zone.

lxiii) replacing Section 11.2.1 under Section 11.2 (Residential Single Family Two Zone) with the following:

11.2.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Comment [CJG257]: Updated format in order to be consistent with other Electoral Areas.

Accessory Uses:

- b) bed and breakfast operation, subject to Section 7.19;
- c) home occupation, subject to Section 7.17;
- d) docks, subject to Section 7.26; and
- e) accessory buildings and structures, subject to Section 7.13.

Comment [CJG258]: Updated reference to reflect changes to the definition of "single family dwelling".

Comment [CJG259]: Updated format in order to be consistent with other Electoral Areas.

lxiv) replacing Section 11.2.5 under Section 11.2 (Residential Single Family Two Zone) with the following:

11.2.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling unit.

lxv) adding a new Section 11.2.9 under Section 11.2 (Residential Single Family Two Zone) to read as follows:

11.2.9 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

Comment [CJG260]: This is based upon "mobile homes" not being a principal permitted use in the RS1 Zone.

lxvi) replacing Section 12.1.1 under Section 12.1 (Residential Multiple Family Zone) with the following:

12.1.1 Permitted Uses:

Principal Uses:

- a) congregate care housing;
- b) duplex or semi-detached dwellings;
- c) multiple family dwellings;

Comment [CJG261]: Updated format in order to be consistent with other Electoral Areas.

- d) rowhouse or townhouse dwellings;
- e) senior citizens housing;
- f) **single detached dwelling**;

Comment [CJG262]: Updated reference to reflect changes to the definition of “single family dwelling”.

Accessory Uses:

Comment [CJG263]: Updated format in order to be consistent with other Electoral Areas.

- g) home occupation, subject to Section 7.17;
- h) docks, subject to Section 7.26; and
- i) accessory buildings and structures, subject to Section 7.13.

lxvii) replacing Section 12.1.3(a)(i) under Section 12.1 (Residential Multiple Family Zone) with the following:

- i) 460 m² — **single detached dwelling**;

Comment [CJG264]: Proposes to remove replace reference to “single family dwelling”

lxviii) replacing Section 12.1.4(a) under Section 12.1 (Residential Multiple Family Zone) with the following:

- a) 13.5 metres — **single detached dwelling with lane**;

Comment [CJG265]: Proposes to remove replace reference to “single family dwelling”

lxix) replacing Section 12.1.4(b) under Section 12.1 (Residential Multiple Family Zone) with the following:

- b) 15.0 metres — **single detached dwelling without lane**;

Comment [CJG266]: Proposes to remove replace reference to “single family dwelling”

lxx) adding a new Section 12.1.13 under Section 12.1 (Residential Multiple Family Zone) to read as follows:

12.1.13 Minimum Building Width:

- a) **Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.**

Comment [CJG267]: This is based upon “mobile homes” not being a principal permitted use in the RM1 Zone.

lxxi) replacing Section 12.2.1 under Section 12.2 (Integrated Housing Zone) with the following:

12.2.1 Permitted Uses:

Principal Uses:

Comment [CJG268]: Updated format in order to be consistent with other Electoral Areas.

- a) congregate care housing;
- b) multiple family dwellings;
- c) rowhouse or townhouse dwellings;
- d) senior citizens housing; and

Accessory Uses:

- e) accessory buildings and structures, subject to Section 7.13.

Comment [CJG269]: Updated format in order to be consistent with other Electoral Areas.

lxxii) replacing Section 13.1.1 under Section 13.1 (Neighbourhood Commercial Zone) with the following:

13.1.1 Permitted Uses:

Principal Uses:

- a) retail sales, convenience;
- b) personal service establishment, not exceeding 223 m²;
- c) offices;
- d) farmers market;
- e) eating and drinking establishment;

Comment [CJG270]: Updated format in order to be consistent with other Electoral Areas.

Accessory Uses:

- f) service station, accessory to retail sales, convenience;
- g) one (1) accessory dwelling, subject to Section 7.11; and
- h) accessory buildings and structures, subject to Section 7.13.

Comment [CJG271]: Updated format in order to be consistent with other Electoral Areas.

Comment [CJG272]: Related to changes to Section 7.11 of the bylaw.

lxxiii) replacing Section 13.1.5(a)(ii) under Section 13.1 (Neighbourhood Commercial Zone) with the following:

- ii) Front parcel line (service station) 7.5 metres

Comment [CJG273]: Related to change from "gas bar" to "service station".

lxxiv) replacing Section 13.1.6 under Section 13.1 (Neighbourhood Commercial Zone) with the following:

13.1.6 Maximum Height:

- a) No building or structure shall exceed a height of 15.0 metres; and
- b) No accessory building or structure shall exceed a height of 4.5 metres.

Comment [CJG274]: Proposes to remove reference to "manufactured home".

lxxv) replacing Section 13.2.1 under Section 13.2 (Marina Commercial Zone) to read as follows:

13.2.1 Permitted Uses:

Principal Uses:

Comment [CJG275]: Updated format in order to be consistent with other Electoral Areas.

- a) marina;

Accessory Uses:

- b) one (1) accessory dwelling, subject to Section 7.11;
- c) home occupation, subject to Section 7.17; and
- d) accessory buildings and structures, subject to Section 7.13.

Comment [CJG276]: Updated format in order to be consistent with other Electoral Areas.

Comment [CJG277]: Related to changes to Section 7.11 of the bylaw.

lxxvi) replacing Section 13.2.6 under Section 13.2 (Marina Commercial Zone) with the following:

13.2.6 Maximum Height:

- a) No building or structure shall exceed a height of 7.6 metres; and
- b) No accessory building or structure shall exceed a height of 4.5 metres.

Comment [CJG278]: Proposes to remove reference to “manufactured home”.

lxxvii) replacing Section 13.3.1(h) under Section 13.3 (Tourist Commercial One Zone) to read as follows:

13.3.1 Permitted Uses:

Principal Uses:

- a) eating and drinking establishment;
- b) motel
- c) retail sales, convenience;
- d) service station;

Comment [CJG279]: Updated format in order to be consistent with other Electoral Areas.

Accessory Uses:

- e) home occupation, subject to Section 7.17;
- f) one (1) single detached dwelling, subject to Section 7.11; and
- g) accessory buildings and structures, subject to Section 7.13.

Comment [CJG280]: Updated format in order to be consistent with other Electoral Areas.

Comment [CJG281]: Proposes to change reference from “single family dwelling” to “single detached dwelling”.

lxxviii) replacing Section 13.3.7 under Section 13.3 (Tourist Commercial One Zone) with the following:

13.3.7 Maximum Height:

- a) No building or structure shall exceed a height of 15.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres; and

Comment [CJG282]: Proposes to remove reference to “manufactured home”.

- c) despite Section 13.3.7(b), no single detached dwelling shall exceed a height of 10.0 metres.

lxxix) adding a new Section 13.3.10 under Section 13.3 (Tourist Commercial One Zone) to read as follows:

13.3.10 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

Comment [CJG283]: This is based upon "mobile homes" not being a principal permitted use in the CT1 Zone.

lxxx) replacing Section 13.4.1(e) under Section 13.4 (Tourist Commercial Two (Limited) Zone) to read as follows:

13.4.1 Permitted Uses:

Principal Uses:

- a) campground, subject to the Regional District's Campsite Bylaw No. 713, 1982;
- b) eating and drinking establishment;
- c) motel;
- d) retail sales, convenience;

Comment [CJG284]: Updated format in order to be consistent with other Electoral Areas.

Accessory Uses:

- e) home occupation, subject to Section 7.17;
- f) one (1) single detached dwelling, subject to Section 7.11; and
- g) accessory buildings and structures, subject to Section 7.13.

Comment [CJG285]: Updated format in order to be consistent with other Electoral Areas.

Comment [CJG286]: Proposes to change reference from "single family dwelling" to "single detached dwelling". Zone currently allows for "mobile homes"

lxxxi) replacing Section 13.4.7 under Section 13.4 (Tourist Commercial Two (Limited) Zone) with the following:

13.4.7 Maximum Height:

- a) No building or structure shall exceed a height of 15.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres; and
- c) despite Section 13.4.7(b), no single detached dwelling shall exceed a height of 10.0 metres.

Comment [CJG287]: Proposes to remove reference to "manufactured home".

lxxxii) adding a new Section 13.4.10 under Section 13.4 (Tourist Commercial Two (Limited) Zone) to read as follows:

13.4.10 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

Comment [CJG288]: This is based upon "mobile homes" not being a principal permitted use in the CT2 Zone.

lxxxiii) replacing Section 13.5.1(e) under Section 13.5 (Tourist Commercial Three (Limited) Zone) to read as follows:

13.5.1 Permitted Uses:

Principal Uses:

- a) campground, subject to the Regional District's Campsite Bylaw No. 713, 1982;
- b) eating and drinking establishment;
- c) motel;
- d) retail sales, convenience;
- e) service station;

Comment [CJG289]: Updated format in order to be consistent with other Electoral Areas.

Accessory Uses:

- f) home occupation, subject to Section 7.17;
- g) one (1) single detached dwelling, subject to Section 7.11; and
- h) accessory buildings and structures, subject to Section 7.13.

Comment [CJG290]: Updated format in order to be consistent with other Electoral Areas.

Comment [CJG291]: Proposes to change reference from "single family dwelling" to "single detached dwelling".

lxxxiv) replacing Section 13.5.7 under Section 13.5 (Tourist Commercial Three (Limited) Zone) with the following:

13.5.7 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 5.0 metres; and
- c) despite Section 13.5.7(b), no single detached dwelling shall exceed a height of 10.0 metres.

Comment [CJG292]: Proposes to remove reference to "manufactured home".

lxxxv) replacing Section 13.5.9(b) under Section 13.5 (Tourist Commercial Three (Limited) Zone) to read as follows:

- b) A single detached dwelling shall not have a floor area of less than 60.0 m².

Comment [CJG293]: Replaces reference to "single family dwelling".

lxxxvi) adding a new Section 13.5.10 under Section 13.5 (Tourist Commercial Three (Limited) Zone) to read as follows:

13.5.10 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

Comment [CJG294]: This is based upon "mobile homes" not being a principal permitted use in the CT3 Zone.

lxxxvii) replacing Section 14.1.1 under Section 14.1 (Industrial (Light) One Zone) to read as follows:

14.1.1 Permitted Uses:

Principal Uses:

- a) natural resource extraction;
- b) gravel crushing operation;
- c) asphalt plant;

Comment [CJG295]: Updated format in order to be consistent with other Electoral Areas.

Accessory Uses:

- d) one (1) accessory dwelling, subject to Section 7.11; and
- e) accessory buildings and structures, subject to Section 7.13.

Comment [CJG296]: Updated format in order to be consistent with other Electoral Areas.

Comment [CJG297]: Proposes to change reference from "single family dwelling" to "accessory dwelling".

lxxxviii) replacing Section 14.1.5 under Section 14.1 (Industrial (Light) One Zone) with the following:

14.1.5 Minimum Setbacks:

- a) Buildings or 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) despite Section 14.1.5(a), setbacks for "gravel crushing operations" and "asphalt plants" from an SH4, SH5, RS1, RS2, RM1 and RM2 zone shall be:
 - i) Front parcel line 50.0 metres
 - ii) Rear parcel line 50.0 metres
 - iii) Interior side parcel line 50.0 metres

iv) Exterior side parcel line 50.0 metres

Comment [CJG298]: Updated to reflect changes to permitted uses.

lxxxix) replacing Section 14.1.6 under Section 14.1 (Industrial (Light) One Zone) with the following:

14.1.6 Maximum Height:

- a) No building or structure shall exceed a height of 15.0 metres or 25% of parcel depth, whichever is less.

Comment [CJG299]: Updated language – no change to the regs.

xc) adding a new Section 14.1.8 under Section 14.1 (Industrial (Light) One Zone) to read as follows:

14.1.8 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

Comment [CJG300]: This is based upon “mobile homes” not being a principal permitted use in the II Zone.

xcii) replacing Section 15.1.1 under Section 15.1 (Administrative and Institutional Zone) to read as follows:

15.1.1 Permitted Uses:

Principal Uses:

- a) cemeteries;
- b) churches;
- c) community care or social care facilities;
- d) community halls;
- e) fire halls, police stations, ambulance service uses and similar emergency services;
- f) funeral homes;
- g) government buildings;
- h) hospitals;
- i) libraries, museums, art galleries;
- j) schools, colleges or other educational centres;
- k) multi-dwelling units for special needs and affordable housing;
- l) charitable, fraternal or philanthropic institutions;

Comment [CJG301]: Updated format in order to be consistent with other Electoral Areas.

Accessory Uses:

Comment [CJG302]: Updated format in order to be consistent with other Electoral Areas.

- m) accessory offices; and
- n) accessory buildings and structures, subject to Section 7.11.

xcii) replacing Section 15.2.1 under Section 15.2 (Parks and Recreation Zone) to read as follows:

15.2.1 Permitted Uses:

Principal Uses:

- a) cemeteries;
- b) open land recreation;
- c) parks;
- d) recreation services, outdoors;

Comment [CJG303]: Updated format in order to be consistent with other Electoral Areas.

Accessory Uses:

- a) one (1) accessory dwelling, subject to Section 7.11;
- b) amusement establishments, indoor;
- c) carnivals, circuses and fairs;
- d) community buildings and associated structures;
- e) interpretation centres;
- f) public moorage and marinas;
- g) recreation services, indoor;
- h) accessory buildings and structures, subject to Section 7.13.

Comment [CJG304]: Updated format in order to be consistent with other Electoral Areas.

xciii) replacing Section 16.1.2(b)(xi) under Section 16.1 (Site Specific Resource Area (RAs) Provisions) with the following:

- xi) single detached dwelling or mobile home;

Comment [CJG305]: Proposes to remove replace reference to "single family dwelling"

xciv) replacing Section 17.1.5(a) under Section 17.1 (Comprehensive Development One (North Beach Estates) Zone) with the following:

- a) single detached dwelling or mobile home;

Comment [CJG306]: Proposes to remove replace reference to "single family dwelling"

xcv) replacing Section 17.1.8(b) under Section 17.1 (Comprehensive Development One (North Beach Estates) Zone) with the following:

- b) one (1) single detached dwelling or mobile home per share lot.

Comment [CJG307]: Proposes to remove replace reference to "single family dwelling"

Electoral Area “H”

8. The “Electoral Area “F” Zoning Bylaw No. 2461, 2008” is amended by:

- i) deleting the definition of “pad” under Section 4.0 (Definitions).
- ii) replacing the definition of “accessory dwelling” under Section 4.0 (Definitions) with the following:

“accessory dwelling” means a single detached dwelling or other detached dwelling which is permitted as an accessory use in conjunction with a principal use. The accessory dwelling is a complete living unit and indicates a private kitchen and bath;

- iii) replacing the definition of “habitable area” under Section 4.0 (Definitions) with the following:

“habitable area” means, for the purpose of the flood construction level provisions of this Bylaw, any space or room within a building or structure, including a manufactured home or unit, which is used or is capable of being used for human occupancy or industrial, business or commercial use, or storage of goods, including equipment (and furnaces), which is susceptible to damage by floodwater;

- iv) replacing the definition of “manufactured home” under Section 4.0 (Definitions) with the following:

“manufactured home” means a “mobile home” or “modular home” normally built in an enclosed factory environment in one or more sections, intended to be occupied in a place other than that of its manufacture, but does not include travel trailers, recreational vehicles, park model recreational vehicles or campers;

- v) adding the definition of “manufactured home space” under Section 4.0 (Definitions) to read as follows:

“manufactured home space” means an area of land for the installation of one manufactured home with permissible additions and situated within a manufactured home park;

- vi) adding the definition of “mobile home” under Section 4.0 (Definitions) to read as follows:

“mobile home” means a manufactured home which is certified as being constructed to the Canadian Standards Association Z240 Mobile Home Series Standard;

Comment [CJG308]: Being replaced by a reference to “manufactured home space”.

Comment [CJG309]: Removes reference to “manufactured home”.

Comment [CJG310]: Deletes reference in definition to “and a modular home or unit”. New definition of “manufactured home” includes both mobiles and modulares.

Comment [CJG311]: Related to change to definition of Single Detached Dwelling and the provision for A277s & exclusion of Z240s.

Comment [CJG312]: Standard definition being introduced across Electoral Areas.

Comment [CJG313]: Related to change to definition of Single Detached Dwelling and the provision for A277s.

- vii) adding the definition of “modular home” under Section 4.0 (Definitions) to read as follows:

“modular home” means a manufactured home which is certified as being constructed to the Canadian Standards Association A277 Standard;

Comment [CJG314]: Related to change to definition of Single Detached Dwelling and the provision for A277s.

- viii) replacing the definition of “single detached dwelling” under Section 4.0 (Definitions) to read as follows:

“single detached dwelling” means a detached building used for residential use of one family and consisting of one dwelling unit and a secondary suite if permitted in the applicable zone. May include a “modular home” but does not include a “mobile home”.

Comment [CJG315]: Will allow for A277 Modular Homes in all zones where Single Detached Dwellings are permitted.

- ix) replacing Section 7.11 (Accessory Dwellings) under Section 7.0 (General Regulations) with the following:

7.11 Accessory Dwellings

Comment [CJG316]: Introduction of consistent regulations across Electoral Areas. Will remove references to “manufactured homes” in Section 7.11 found in some of the Electoral Area Zoning Bylaws.

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 70.0 m², except for:
 - i) one (1) accessory dwelling unit which may have a floor area not greater than 140.0 m²; and
 - ii) 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.

- x) replacing Section 11.1.1(f) under Section 11.1 (Resource Area Zone) with the following:

- f) single detached dwelling, or mobile home, or recreational vehicle;
- xi) replacing Section 11.3.1(i) under Section 11.3 (Agriculture Three Zone) with the following:
 - i) single detached dwelling or mobile home;
- xii) replacing Section 11.4.1(e) under Section 11.4 (Large Holdings One Zone) with the following:
 - e) single detached dwelling, or mobile home, or recreational vehicle;
- xiii) replacing Section 11.4.1(f) under Section 11.4 (Large Holdings One Zone) with the following:
 - f) accessory dwelling or mobile home, subject to Section 7.09;
- xiv) replacing Section 11.5.1(d) under Section 11.5 (Large Holdings Two Zone) with the following:
 - d) single detached dwelling, or mobile home, or recreational vehicle;
- xv) replacing Section 11.6.1(c) under Section 11.6 (Small Holdings Two Zone) with the following:
 - c) single detached dwelling, or mobile home, or recreational vehicle;
- xvi) replacing Section 11.7.1(b) under Section 11.7 (Small Holdings Three Zone) with the following:
 - b) single detached dwelling, or mobile home, or recreational vehicle;
- xvii) replacing Section 11.8.1(b) under Section 11.8 (Small Holdings Four Zone) with the following:
 - b) single detached dwelling, or mobile home, or recreational vehicle;
- xviii) replacing Section 12.1.1(a) under Section 12.1 (Residential Single Family One Zone) with the following:
 - a) single detached dwelling or mobile home;

Comment [CJG317]: Proposes to replace reference to “manufactured home” – “modular homes” will be permitted under the definition of “single detached dwelling”.

Comment [CJG318]: Proposes to replace reference to “manufactured home” – “modular homes” will be permitted under the definition of “single detached dwelling”.

Comment [CJG319]: Proposes to replace reference to “manufactured home” – “modular homes” will be permitted under the definition of “single detached dwelling”.

Comment [CJG320]: Proposes to replace reference to “manufactured home” – “modular homes” will be permitted under the definition of “single detached dwelling”.

Comment [CJG321]: Proposes to replace reference to “manufactured home” – “modular homes” will be permitted under the definition of “single detached dwelling”.

Comment [CJG322]: Proposes to replace reference to “manufactured home” – “modular homes” will be permitted under the definition of “single detached dwelling”.

Comment [CJG323]: Proposes to replace reference to “manufactured home” – “modular homes” will be permitted under the definition of “single detached dwelling”.

Comment [CJG324]: Proposes to replace reference to “manufactured home” – “modular homes” will be permitted under the definition of “single detached dwelling”.

Comment [CJG325]: Proposes to replace reference to “manufactured home” – “modular homes” will be permitted under the definition of “single detached dwelling”.

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.

I hereby certify the foregoing to be a true and correct copy of the “Regional District of Okanagan-Similkameen Update of General Regulations for Accessory Structures Amendment Bylaw No. 2743, 2016,” as read a Third time by the Regional Board on this ____ day of ____, 2016.

Dated at Penticton, BC this __ day of ____, 2016.

Corporate Officer

Approved pursuant to Section 52(3) of the *Transportation Act* this ____ day of _____, 2016.

For the Minister of Transportation & Infrastructure

ADOPTED this ____ day of _____, 2016.

Board Chair

Chief Administrative Officer