

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2892, 2021

**A Bylaw to amend the Electoral Areas “A”, “C”, “D”, “E”, “F” and “I”
Regional District of Okanagan-Similkameen Official Community Plan Bylaws & 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 “Electoral Area Residential and Small Holdings Zoning Update Amendment Bylaw No. 2892, 2021.”

Electoral Area “A”

2. The Official Community Plan Map, being Schedule ‘B’ of the Electoral Area “A” Official Community Plan Bylaw No. 2905, 2021, is amended by changing the land use designation of:
 - i) the land shown shaded yellow on Schedule ‘A-101’, which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
 - ii) an approximately 0.5 ha area of the land described as Lot 2, Plan EPP47704, District Lot 2450S 3460S, SDYD, and shown shaded purple on Schedule ‘A-101’, which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
 - iii) an approximately 250 m² area of land described as Lot 1, Plan KAP58930, District Lot 2450, SDYD, and shown shaded yellow on Schedule ‘A-102’, which forms part of this Bylaw, from Low Density Residential (LR) to Agriculture (AG).
 - iv) the land described as District Lot 4100S, SDYD, and an approximately 1.07 ha area of land described as Lot 639A, Plan KAP1950, District Lot 2450S, SDYD, and shown shaded yellow on Schedule ‘A-103’, which forms part of this Bylaw, from Agriculture (AG) to Low Density Residential (LR).

- v) the land shown shaded green on Schedule 'A-104', which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
- vi) the land shown shaded green on Schedule 'A-105', which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
- vii) the land shown shaded green on Schedule 'A-106', which forms part of this Bylaw, from Small Holdings (SH) to Large Holdings (LH).

3. The Electoral Area "A" Zoning Bylaw No. 2451, 2008, is amended by:

- i) replacing the sub-section titled "Rural Zones" under Section 5.1 (Zoning Districts) in its entirety with the following:

Rural Zones

Resource Area Zone	RA
Agriculture One Zone	AG1
Agriculture Two Zone	AG2
Large Holdings One Zone	LH1

- ii) adding a new sub-section titled "Small Holdings Zones" under Section 5.1 (Zoning Districts) to read as follows:

Small Holdings Zones

Small Holdings One Zone	SH1
Small Holdings Two Zone	SH2
Small Holdings Three Zone	SH3
Small Holdings Four Zone	SH4

- iii) replacing the sub-section titled "Low Density Residential Zones" under Section 5.1 (Zoning Districts) in its entirety with the following:

Low Density Residential Zones

Low Density Residential Two Zone	RS2
Low Density Residential Three Zone	RS3
Low Density Residential Duplex Zone	RD1

- iv) replacing the first column in the sixth row of Table 7.9 (Screening and Landscaping Requirements under Section 7.9 (Screening and Landscaping) in its entirety with the following:

Any use in SH1, SH2, SH3, RS2, RS3, RD1, RM1, C1, CT1, I1, A1, PR and CA zones.

v) replacing Section 10.5 (Small Holdings Two Zone) in its entirety with the following:

10.5 *deleted*

vi) replacing Section 10.6 (Small Holdings Three Zone) in its entirety with the following:

10.6 *deleted*

vii) replacing Section 10.7 (Small Holdings Four Zone) in its entirety with the following:

10.7 *deleted*

viii) adding a new Section 11.0 (Small Holdings) to read as follows and renumbering all subsequent sections:

11.0 SMALL HOLDINGS

11.1 SMALL HOLDINGS ONE ZONE (SH1)

11.1.1 Permitted Uses:

Principal Uses:

a) single detached dwelling;

Secondary Uses:

b) accessory dwelling, subject to Section 7.11;

c) bed and breakfast operation, subject to Section 7.19;

d) home occupation, subject to Section 7.17;

e) secondary suite, subject to Section 7.12; and

f) accessory building and structure, subject to Section 7.13.

11.1.2 Site Specific Small Holdings One (SH1s) Provisions:

a) see Section 17.5

11.1.3 Minimum Parcel Size for Subdivision:

a) 0.25 ha, when connected to a community sewer and water system;

b) 1.0 ha, when serviced by well and approved septic system.

11.1.4 Minimum Parcel Width for Subdivision:

a) Not less than 25% of the parcel depth.

11.1.5 Maximum Number of Dwellings Permitted Per Parcel:

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

11.1.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 1.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres

11.1.7 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 4.5 metres

11.1.8 Maximum Parcel Coverage:

- a) 35%

11.1.9 Minimum Building Width:

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

11.2 SMALL HOLDINGS TWO ZONE (SH2)

11.2.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) agriculture, subject to Section 7.24;
- d) bed and breakfast operation, subject to Section 7.19;

- e) home occupation, subject to Section 7.17;
- f) secondary suite, subject to Section 7.12; and
- g) accessory building and structure, subject to Section 7.13.

11.2.2 Site Specific Small Holdings Two (SH2s) Provisions:

- a) see Section 17.6

11.2.3 Minimum Parcel Size for Subdivision:

- a) 0.5 ha, when connected to a community sewer system and serviced by well; or
- b) 1.0 ha, when serviced by a well and approved septic system

11.2.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth.

11.2.5 Maximum Number of Dwellings Permitted Per Parcel:

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

11.2.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 11.2.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, greenhouses and cannabis production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres

- iii) Interior side parcel line: 15.0 metres
- iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 11.2.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

11.2.7 Maximum Height:

- a) No building, accessory building or structure shall exceed a height of 10.0 metres

11.2.8 Maximum Parcel Coverage:

- a) 25%

11.2.9 Minimum Building Width:

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

11.3 SMALL HOLDINGS THREE ZONE (SH3)

11.3.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) agriculture, subject to Section 7.24;
- d) bed and breakfast operation, subject to Section 7.19;
- e) home occupation, subject to Section 7.17;
- f) secondary suite, subject to Section 7.12; and
- g) accessory building and structure, subject to Section 7.13.

11.3.2 Site Specific Small Holdings Three (SH3s) Provisions:

- a) see Section 17.7

11.3.3 Minimum Parcel Size for Subdivision:

- a) 1.0 ha

11.3.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth.

11.3.5 Maximum Number of Dwellings Permitted Per Parcel:

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

11.3.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 11.3.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, greenhouses and cannabis production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 11.3.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

11.3.7 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres;

11.3.8 Maximum Parcel Coverage:

- a) 20%

11.3.9 Minimum Building Width:

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

11.4 SMALL HOLDINGS FOUR ZONE (SH4)

11.4.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) agriculture, subject to Section 7.24;
- d) bed and breakfast operation, subject to Section 7.19;
- e) home industry, subject to Section 7.18;
- f) home occupation, subject to Section 7.17;
- g) secondary suite, subject to Section 7.12; and
- h) accessory building and structure, subject to Section 7.13.

11.4.2 Site Specific Small Holdings Three (SH4s) Provisions:

- a) see Section 17.8

11.4.3 Minimum Parcel Size for Subdivision:

- a) 2.0 ha

11.4.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth.

11.4.5 Maximum Number of Dwellings Permitted Per Parcel:

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

11.4.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 11.4.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, greenhouses and cannabis production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 11.4.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

11.4.7 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres

11.4.8 Maximum Parcel Coverage:

- a) 15%

11.4.9 Minimum Building Width:

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

- ix) replacing Section 11.0 (Low Density Residential) in its entirety with the following:

11.0 LOW DENSITY RESIDENTIAL

11.1 LOW DENSITY RESIDENTIAL TWO ZONE (RS2)

11.1.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) bed and breakfast operation, subject to Section 7.19;
- d) home occupation, subject to Section 7.17;
- e) secondary suite, subject to Section 7.12;
- f) accessory building and structure, subject to Section 7.13.

11.1.2 Site Specific Low Density Residential Two (RS2s) Provisions:

- a) see Section 17.10

11.1.3 Minimum Parcel Size for Subdivision:

- a) 500.0 m², when connected to a community sewer and water system;
or
- b) 1.0 ha, when serviced by well and approved septic system.

11.1.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth

11.1.5 Maximum Number of Dwellings Permitted Per Parcel:

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

11.1.6 Minimum Setbacks:

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

- b) Accessory buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 1.0 metres
 - iii) Interior side parcel line 1.0 metres
 - iv) Exterior side parcel line 4.5 metres

11.1.7 Maximum Height:

- a) No building shall exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres.

11.1.8 Maximum Parcel Coverage:

- a) 35%

11.1.9 Minimum Building Width:

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

11.2 LOW DENSITY RESIDENTIAL THREE ZONE (RS3)

11.2.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) bed and breakfast operation, subject to Section 7.19;
- d) home occupation, subject to Section 7.17;
- e) secondary suite, subject to Section 7.12;
- f) accessory building and structure, subject to Section 7.13.

11.2.2 Site Specific Low Density Residential Three (RS3s) Provisions:

- a) see Section 17.11

11.2.3 Minimum Parcel Size for Subdivision:

- a) 1,000.0 m², when connected to a community sewer and water system; or
- b) 1.0 ha, when serviced by well and approved septic system.

11.2.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth

11.2.5 Maximum Number of Dwellings Permitted Per Parcel:

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

11.2.6 Minimum Setbacks:

- a) Principal buildings:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 1.5 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 1.0 metres
 - iii) Interior side parcel line 1.0 metres
 - iv) Exterior side parcel line 4.5 metres

11.2.7 Maximum Height:

- a) No building shall exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres.

11.2.8 Maximum Parcel Coverage:

- a) 35%

11.2.9 Minimum Building Width:

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

11.3 LOW DENSITY RESIDENTIAL DUPLEX ZONE (RD1)

11.3.1 Permitted Uses:

Principal Uses:

- a) duplex dwelling;

- b) single detached dwelling;

Secondary Uses:

- c) home occupation, subject to Section 7.17;
- d) accessory building and structure, subject to Section 7.13.

11.3.2 Site Specific Low Density Residential Duplex (RD1s) Provisions:

- a) see Section 17.9

11.3.3 Minimum Parcel Size for Subdivision:

- a) 225.0 m² for the purpose of subdividing a duplex under the *Strata Property Act*, when connected to a community sewer and water system;
- b) 550.0 m², when connected to a community sewer and water system;
or
- c) 1.0 ha, when serviced by well and approved septic system.

11.3.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth

11.3.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) two (2) dwelling units, provided that both dwellings are located in one (1) residential building.

11.3.6 Minimum Setbacks:

- a) Principal buildings:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 1.5 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory Buildings or Structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 1.0 metres
 - iii) Interior side parcel line 1.0 metres
 - iv) Exterior side parcel line 4.5 metres

11.3.7 Maximum Height:

- a) No building shall exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres.

11.3.8 Maximum Parcel Coverage:

- a) 45%

11.3.9 Minimum Building Width:

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

- x) replacing Section 17.5 (Site Specific Small Holdings Two (SH2s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.5 Site Specific Small Holdings One (SH1s) Provisions:

- .1 Not applicable.

- xi) replacing Section 17.6 (Site Specific Small Holdings Three (SH3s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.6 Site Specific Small Holdings Two (SH2s) Provisions:

- .1 Not applicable.

- xii) replacing Section 17.7 (Site Specific Small Holdings Four (SH4s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.7 Site Specific Small Holdings Three (SH3s) Provisions:

- .1 Not applicable.

- xiii) adding a new Section 17.8 (Site Specific Small Holdings Four (SH4s) Provisions) under Section 17.0 (Site Specific Designations) to read as follows and renumbering all subsequent sections:

17.8 Site Specific Small Holdings Four (SH4s) Provisions:

- .1 Not applicable.

- xiv) replacing Section 17.8 (Site Specific Low Density Residential One (RS1s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

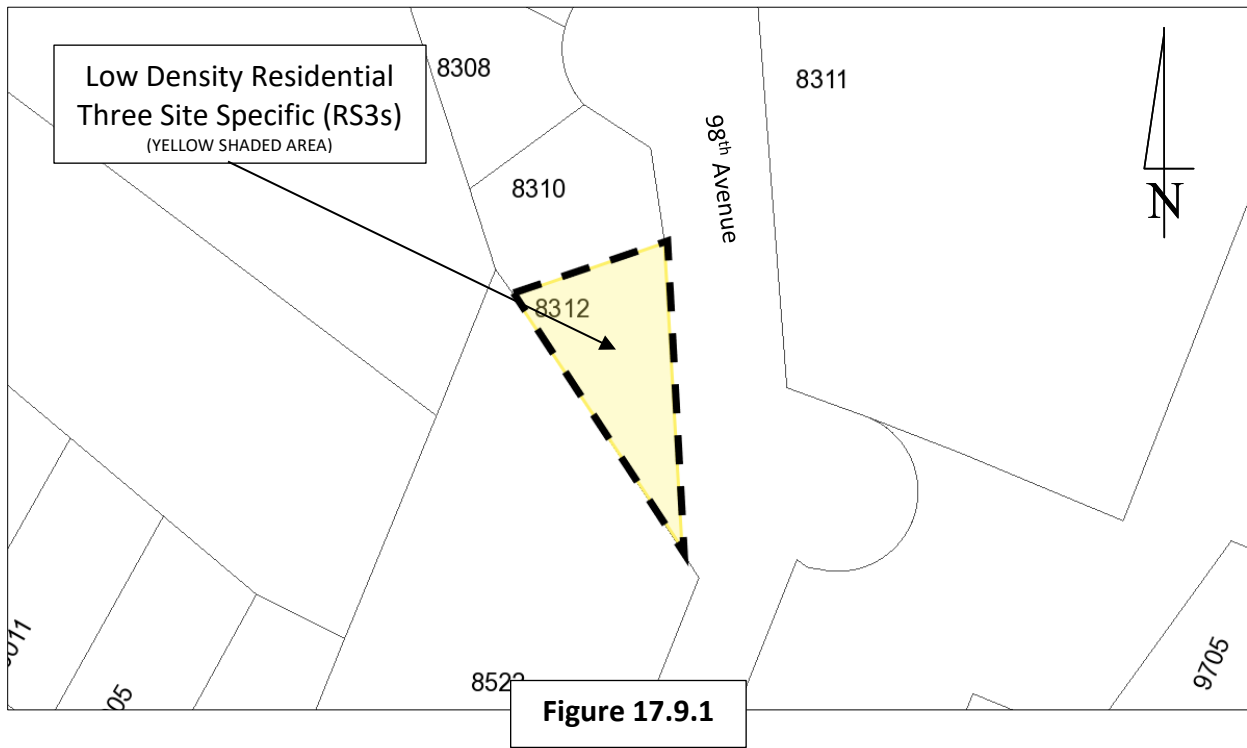
17.8 Site Specific Low Density Residential Two (RS2s) Provisions:

- .1 Not applicable.

- xv) adding a new Section 17.9 (Site Specific Low Density Residential Three (RS3s) Provisions) under Section 17.0 (Site Specific Designations) to read as follows and renumbering all subsequent sections:

17.9 Site Specific Low Density Residential Three (RS3s) Provisions:

- .1 in the case of land described as Lot 6, Plan KAP32220, District Lot 2450S, SDYD (8312 98th Avenue), and shown shaded yellow on Figure 17.9.1:
 - a) the following principal use shall be permitted on the land in addition to the permitted uses listed in Section 11.3.1:
 - i) mobile home.



- .2 in the case of the land described as Lot 3, Plan EPP87173, District Lot 2450S, SDYD (10210 81st Street), and shown shaded yellow on Figure 17.9.2:
 - a) despite Section 11.3.6, the minimum setbacks for buildings and structures shall be as follows:
 - i) Rear parcel line (southern parcel line) 2.0 metres
 - ii) Interior side parcel line, except eastern parcel line 1.5 metres
 - iii) All other parcel lines 7.5 metres

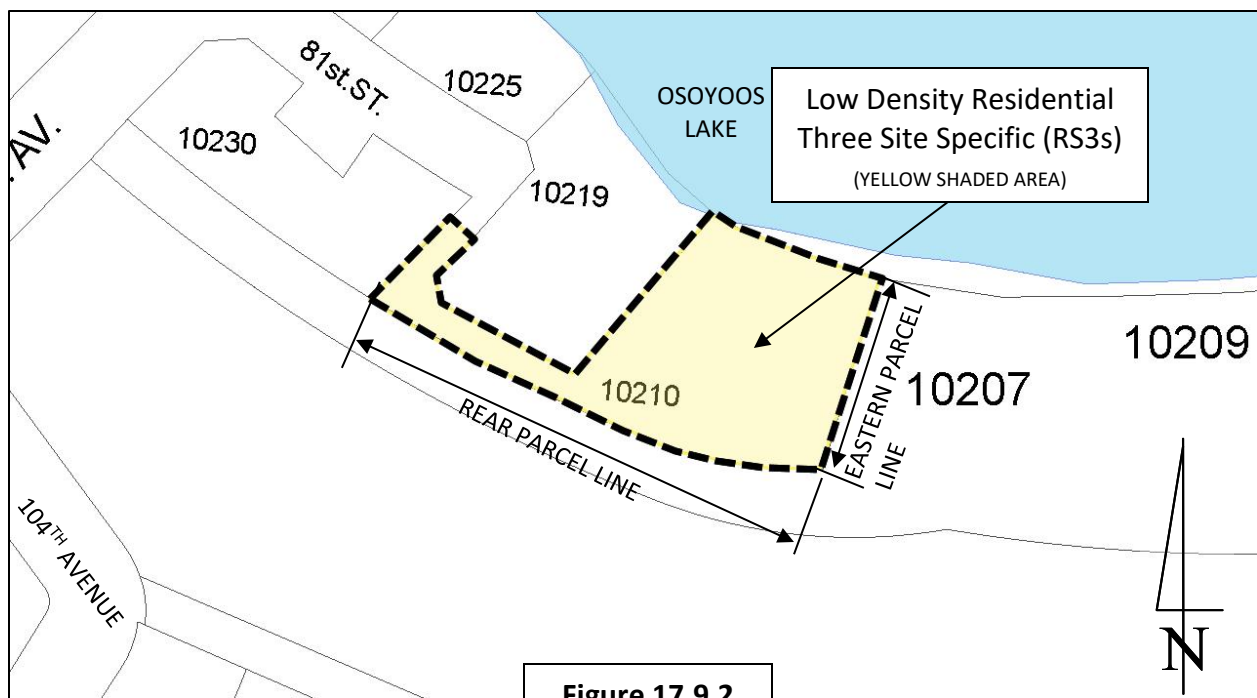


Figure 17.9.2

4. The Zoning Map, being Schedule '2' of the Electoral Area "A" Zoning Bylaw No. 2451, 2008, is amended by changing the land use designation of:
- i) the land shown shaded yellow on Schedule 'A-201', which forms part of this Bylaw, from Small Holdings Two (SH2) to Small Holdings Four (SH4).
 - ii) the land shown shaded yellow on Schedule 'A-202', which forms part of this Bylaw, from Small Holdings Four (SH4) to Small Holdings Two (SH2).
 - iii) the land shown shaded yellow on Schedule 'A-203', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Two (RS2).
 - iv) an approximately 400 m² area of land shown shaded green on Schedule 'A-203', which forms part of this Bylaw, from Residential Single Family One (RS1) to Parks and Recreation (PR).
 - v) the land shown shaded yellow on Schedule 'A-204', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Two (RS2).
 - vi) the land shown shaded yellow on Schedule 'A-205', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).

- vii) the land shown shaded yellow on Schedule 'A-206', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Two (RS2).
- viii) an approximately 185 m² area of land shown shaded green on Schedule 'A-206', which forms part of this Bylaw, from Residential Single Family One (RS1) to Parks and Recreation (PR).
- ix) the land shown shaded yellow on Schedule 'A-207', which forms part of this Bylaw, from Residential Single Family One (RS1) to Small Holdings One (SH1).
- x) an approximately 0.5 ha area of the land described as Lot 2, Plan EPP47704, District Lot 2450S 3460S, SDYD, and shown shaded purple on Schedule 'A-207', which forms part of this Bylaw, from Residential Single Family One (RS1) to Small Holdings One (SH1).
- xi) the land shown shaded yellow on Schedule 'A-208', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Two (RS2).
- xii) an approximately 350 m² area of land shown shaded green on Schedule 'A-208', which forms part of this Bylaw, from Residential Single Family One (RS1) to Parks and Recreation (PR).
- xiii) an approximately 250 m² area of land shown shaded orange on Schedule 'A-208', which forms part of this Bylaw, from Residential Single Family One (RS1) to Agriculture One (AG1).
- xiv) the land shown shaded purple on Schedule 'A-209', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Two (RS2).
- xv) an approximately 330 m² area of land shown shaded green on Schedule 'A-209', which forms part of this Bylaw, from Residential Single Family One (RS1) to Parks and Recreation (PR).
- xvi) the land shown shaded yellow on Schedule 'A-210', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- xvii) an approximately 335 m² area of land shown shaded green on Schedule 'A-210', which forms part of this Bylaw, from Residential Single Family One (RS1) to Parks and Recreation (PR).

- xviii) an approximately 975 m² area of land shown shaded red on Schedule 'A-210', which forms part of this Bylaw, from Parks and Recreation (PR) to Residential Single Family Three (RS3).
- xix) the land shown shaded yellow on Schedule 'A-211', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- xx) the land shown shaded purple on Schedule 'A-211', which forms part of this Bylaw, from Residential Single Family One Site Specific (RS1s) to Low Density Residential Three Site Specific (RS3s).
- xxi) an approximately 775 m² area of land shown shaded green on Schedule 'A-211', which forms part of this Bylaw, from Residential Single Family One (RS1) to Parks and Recreation (PR).
- xxii) changing the land use designation of the land shown shaded yellow on Schedule 'A-212', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- xxiii) the land shown shaded yellow on Schedule 'A-213', which forms part of this Bylaw, from Small Holdings Four (SH4) to Small Holdings Two (SH2).
- xxiv) the land shown shaded yellow on Schedule 'A-214', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- xxv) the land shown shaded purple on Schedule 'A-214', which forms part of this Bylaw, from Residential Single Family One Site Specific (RS1s) to Low Density Residential Three Site Specific (RS3s).
- xxvi) the land shown shaded yellow on Schedule 'A-215', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- xxvii) the land shown shaded yellow on Schedule 'A-216', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Two (RS2).
- xxviii) the land shown shaded yellow on Schedule 'A-217', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).

- xxix) the land shown shaded yellow on Schedule 'A-218', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- xxx) the land shown shaded green on Schedule 'A-218', which forms part of this Bylaw, from Residential Single Family One (RS1) to Parks and Recreation (PR).
- xxxi) the land shown shaded yellow on Schedule 'A-219', which forms part of this Bylaw, from Residential Single Family One Site Specific (RS1s) to Low Density Residential Three (RS3).
- xxxii) the land shown shaded yellow on Schedule 'A-220', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- xxxiii) the land shown shaded green on Schedule 'A-220', which forms part of this Bylaw, from Residential Single Family One (RS1) to Parks and Recreation (PR).
- xxxiv) the land shown shaded yellow on Schedule 'A-221', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- xxxv) the land shown shaded yellow on Schedule 'A-222', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- xxxvi) the land shown shaded yellow on Schedule 'A-223', which forms part of this Bylaw, from Residential Single Family One (RS1) to Small Holdings Two (SH2).
- xxxvii) the land shown shaded yellow on Schedule 'A-224', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- xxxviii) the land shown shaded yellow on Schedule 'A-225', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- xxxix) the land shown shaded blue on Schedule 'A-225', which forms part of this Bylaw, from Residential Single Family One (RS1) to Small Holdings One (SH1).
- xl) the land shown shaded yellow on Schedule 'A-226', which forms part of this Bylaw, from Small Holdings Two (SH2) to Small Holdings Four (SH4).

- xli) the land shown shaded purple on Schedule 'A-226', which forms part of this Bylaw, from Small Holdings Four (SH4) to Small Holdings Two (SH2).
- xlii) the land shown shaded yellow on Schedule 'A-227', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- xliii) the land shown shaded yellow on Schedule 'A-228', which forms part of this Bylaw, from Small Holdings Two (SH2) to Large Holdings One (LH1).
- xliv) the land shown shaded yellow on Schedule 'A-229', which forms part of this Bylaw, from Small Holdings Three Site Specific (SH3s) to Small Holdings Three (SH3).
- xliv) the land shown shaded yellow on Schedule 'A-230', which forms part of this Bylaw, from Small Holdings Four (SH4) to Small Holdings Two (SH2).

Electoral Area "C"

5. The Official Community Plan Map, being Schedule 'B' of the Electoral Area "C" Official Community Plan Bylaw No. 2452, 2008, is amended by changing the land use designation of:
 - i) the land shown shaded yellow on Schedule 'C-101', which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
 - ii) the land shown shaded green on Schedule 'C-102', which forms part of this Bylaw, from Low Density Residential (LR) to Parks and Recreation (PR).
 - iii) the land shown shaded yellow on Schedule 'C-103', which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
 - iv) the land shown shaded yellow on Schedule 'C-104', which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
 - v) the land shown shaded yellow on Schedule 'C-105', which forms part of this Bylaw, from Small Holdings (SH) to Agriculture (AG).
 - vi) the land shown shaded yellow on Schedule 'C-106', which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
 - vii) the land shown shaded yellow on Schedule 'C-107', which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).

- viii) the land shown shaded yellow on Schedule 'C-108', which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
- ix) the land shown shaded yellow on Schedule 'C-109, which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
- x) the land shown shaded yellow on Schedule 'C-110', which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
- xi) the land shown shaded yellow on Schedule 'C-111', which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
- xii) the land shown shaded yellow on Schedule 'C-112', which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
- xiii) the land shown shaded yellow on Schedule 'C-113', which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).

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

- i) replacing the sub-section titled "Rural Zones" under Section 5.1 (Zoning Districts) in its entirety with the following:

Rural Zones

Resource Area Zone	RA
Agriculture One Zone	AG1
Agriculture Two Zone	AG2
Large Holdings One Zone	LH1

- ii) adding a new sub-section titled "Small Holdings Zones" under Section 5.1 (Zoning Districts) to read as follows:

Small Holdings Zones

Small Holdings One Zone	SH1
Small Holdings Two Zone	SH2
Small Holdings Three Zone	SH3
Small Holdings Four Zone	SH4

- iii) replacing the sub-section titled "Low Density Residential Zones" under Section 5.1 (Zoning Districts) in its entirety with the following:

Low Density Residential Zones

Low Density Residential One Zone	RS1
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Low Density Residential Two Zone	RS2
Low Density Residential Three Zone	RS3
Low Density Residential Duplex Zone	RD1
Low Density Residential Manufactured Home Park Zone	RSM1

- iv) replacing Section 10.5 (Small Holdings Two Zone) in its entirety with the following:
10.5 *deleted*
- v) replacing Section 10.6 (Small Holdings Three Zone) in its entirety with the following:
10.6 *deleted*
- vi) replacing Section 10.7 (Small Holdings Four Zone) in its entirety with the following:
10.7 *deleted*
- vii) replacing Section 10.8 (Small Holdings Five Zone) in its entirety with the following:
10.8 *deleted*
- viii) adding a new Section 11.0 (Small Holdings) to read as follows and renumbering all subsequent sections:

11.0 SMALL HOLDINGS

11.1 SMALL HOLDINGS ONE ZONE (SH1)

11.1.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) bed and breakfast operation, subject to Section 7.19;
- d) home occupation, subject to Section 7.17;
- e) secondary suite, subject to Section 7.12; and
- f) accessory building and structure, subject to Section 7.13.

11.1.2 Site Specific Small Holdings One (SH1s) Provisions:

- a) see Section 17.5

11.1.3 Minimum Parcel Size for Subdivision:

- a) 0.25 ha, when connected to a community sewer and water system; or
- b) 1.0 ha, when serviced by well and approved septic system.

11.1.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth.

11.1.5 Maximum Number of Dwellings Permitted Per Parcel:

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

11.1.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 1.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres

11.1.7 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 4.5 metres

11.1.8 Maximum Parcel Coverage:

- a) 35%

11.1.9 Minimum Building Width:

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

11.2 SMALL HOLDINGS TWO ZONE (SH2)

11.2.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) agriculture, subject to Section 7.24;
- d) bed and breakfast operation, subject to Section 7.19;
- e) home occupation, subject to Section 7.17;
- f) secondary suite, subject to Section 7.12; and
- g) accessory building and structure, subject to Section 7.13.

11.2.2 Site Specific Small Holdings Two (SH2s) Provisions:

- a) see Section 17.6

11.2.3 Minimum Parcel Size for Subdivision:

- a) 0.5 ha, when connected to a community sewer system and serviced by well; or
- b) 1.0 ha, when serviced by a well and approved septic system

11.2.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth.

11.2.5 Maximum Number of Dwellings Permitted Per Parcel:

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

11.2.6 Minimum Setbacks:

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

- i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 11.2.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, greenhouses and cannabis production facilities:
- i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 11.2.6(a) and (b), incinerator or compost facility:
- i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

11.2.7 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres

11.2.8 Maximum Parcel Coverage:

- a) 25%

11.2.9 Minimum Building Width:

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

11.3 SMALL HOLDINGS THREE ZONE (SH3)

11.3.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) agriculture, subject to Section 7.24;
- d) bed and breakfast operation, subject to Section 7.19;

- e) home occupation, subject to Section 7.17;
- f) secondary suite, subject to Section 7.12; and
- g) accessory building and structure, subject to Section 7.13.

11.3.2 Site Specific Small Holdings Three (SH3s) Provisions:

- a) see Section 17.7

11.3.3 Minimum Parcel Size for Subdivision:

- a) 1.0 ha

11.3.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth.

11.3.5 Maximum Number of Dwellings Permitted Per Parcel:

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

11.3.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 11.3.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, greenhouses and cannabis production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres

- iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 11.3.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

11.3.7 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres;

11.3.8 Maximum Parcel Coverage:

- a) 20%

11.3.9 Minimum Building Width:

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

11.4 SMALL HOLDINGS FOUR ZONE (SH4)

11.4.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) agriculture, subject to Section 7.24;
- d) bed and breakfast operation, subject to Section 7.19;
- e) home industry, subject to Section 7.18;
- f) home occupation, subject to Section 7.17;
- g) secondary suite, subject to Section 7.12; and
- h) accessory building and structure, subject to Section 7.13.

11.4.2 Site Specific Small Holdings Three (SH4s) Provisions:

- a) see Section 17.8

11.4.3 Minimum Parcel Size for Subdivision:

- a) 2.0 ha

11.4.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth.

11.4.5 Maximum Number of Dwellings Permitted Per Parcel:

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

11.4.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 11.4.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, greenhouses and cannabis production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 11.4.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

11.4.7 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres

11.4.8 Maximum Parcel Coverage:

- a) 15%

11.4.9 Minimum Building Width:

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

ix) replacing Section 11.0 (Low Density Residential) in its entirety with the following:

11.0 LOW DENSITY RESIDENTIAL

11.1 LOW DENSITY RESIDENTIAL ONE ZONE (RS1)

11.1.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) bed and breakfast operation, subject to Section 7.19;
- c) home occupation, subject to Section 7.17;
- d) accessory building and structure, subject to Section 7.13.

11.1.2 Site Specific Low Density Residential One (RS1s) Provisions:

- a) see Section 17.9

11.1.3 Minimum Parcel Size for Subdivision:

- a) 350.0 m², when connected to a community sewer and water system;
or
- b) 1.0 ha, when serviced by well and approved septic system.

11.1.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth

11.1.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling

11.1.6 Minimum Setbacks:

- a) Principal buildings:
 - i) Front parcel line 6.0 metres
 - ii) Rear parcel line 6.0 metres
 - iii) Interior side parcel line 1.5 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 1.0 metres
 - iii) Interior side parcel line 1.0 metres
 - iv) Exterior side parcel line 4.5 metres

11.1.7 Maximum Height:

- a) No building shall exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres.

11.1.8 Maximum Parcel Coverage:

- a) 50%

11.1.9 Minimum Building Width:

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

11.2 LOW DENSITY RESIDENTIAL TWO ZONE (RS2)

11.2.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) bed and breakfast operation, subject to Section 7.19;
- d) home occupation, subject to Section 7.17;
- e) secondary suite, subject to Section 7.12;
- f) accessory building and structure, subject to Section 7.13.

11.2.2 Site Specific Low Density Residential Two (RS2s) Provisions:

- a) see Section 17.10

11.2.3 Minimum Parcel Size for Subdivision:

- a) 500.0 m², when connected to a community sewer and water system;
or
- b) 1.0 ha, when serviced by well and approved septic system.

11.2.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth

11.2.5 Maximum Number of Dwellings Permitted Per Parcel:

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

11.2.6 Minimum Setbacks:

- a) Principal buildings:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 1.5 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 1.0 metres
 - iii) Interior side parcel line 1.0 metres
 - iv) Exterior side parcel line 4.5 metres

11.2.7 Maximum Height:

- a) No building shall exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres.

11.2.8 Maximum Parcel Coverage:

- a) 35%

11.2.9 Minimum Building Width:

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

11.3 LOW DENSITY RESIDENTIAL THREE ZONE (RS3)

11.3.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) bed and breakfast operation, subject to Section 7.19;
- d) home occupation, subject to Section 7.17;
- e) secondary suite, subject to Section 7.12;
- f) accessory building and structure, subject to Section 7.13.

11.3.2 Site Specific Low Density Residential Three (RS3s) Provisions:

- a) see Section 17.11

11.3.3 Minimum Parcel Size for Subdivision:

- a) 1,000.0 m², when connected to a community sewer and water system; or
- b) 1.0 ha, when serviced by well and approved septic system.

11.3.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth

11.3.5 Maximum Number of Dwellings Permitted Per Parcel:

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

11.3.6 Minimum Setbacks:

- a) Principal buildings:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 1.5 metres

- iv) Exterior side parcel line 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 1.0 metres
 - iii) Interior side parcel line 1.0 metres
 - iv) Exterior side parcel line 4.5 metres

11.3.7 Maximum Height:

- a) No building shall exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres.

11.3.8 Maximum Parcel Coverage:

- a) 35%

11.3.9 Minimum Building Width:

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

11.4 LOW DENSITY RESIDENTIAL DUPLEX ZONE (RD1)

11.4.1 Permitted Uses:

Principal Uses:

- a) duplex dwelling;
- b) single detached dwelling;

Secondary Uses:

- c) home occupation, subject to Section 7.17;
- d) accessory building and structure, subject to Section 7.13.

11.4.2 Site Specific Low Density Residential Duplex (RD1s) Provisions:

- a) see Section 17.12

11.4.3 Minimum Parcel Size for Subdivision:

- a) 225.0 m² for the purpose of subdividing a duplex under the *Strata Property Act*, when connected to a community sewer and water system;
- b) 550.0 m², when connected to a community sewer and water system;
or

c) 1.0 ha, when serviced by well and approved septic system.

11.4.4 Minimum Parcel Width for Subdivision:

a) Not less than 25% of the parcel depth

11.4.5 Maximum Number of Dwellings Permitted Per Parcel:

a) two (2) dwelling units, provided that both dwellings are located in one (1) residential building.

11.4.6 Minimum Setbacks:

a) Principal buildings:

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

b) Accessory Buildings or Structures:

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

11.4.7 Maximum Height:

- a) No building shall exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres.

11.4.8 Maximum Parcel Coverage:

a) 45%

11.4.9 Minimum Building Width:

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

11.5 LOW DENSITY RESIDENTIAL MANUFACTURED HOME PARK ZONE (RSM1)

11.5.1 Permitted Uses:

Principal Uses:

- a) manufactured home;
- b) manufactured home park;

Secondary Uses:

- c) single detached dwelling;
- d) home occupation, subject to Section 7.17;
- e) one (1) retail store, convenience, provided that it does not occupy more than 3 percent of the gross area of the manufactured home park, or does not exceed 250.0 m² gross floor area, whichever is less;
- f) accessory building and structure, subject to Sections 7.13 and 7.15.

11.5.2 Site Specific Residential Manufactured Home Park (RSM1s) Provisions:

- a) see Section 17.13

11.5.3 Minimum Parcel Size:

- a) 1.0 ha for manufactured home park; and
- b) 350.0 m² for each manufactured home space.

11.5.4 Minimum Parcel Width:

- a) 35.0 metres for manufactured home park; within which:
 - i) a minimum of 12.0 metres shall be provided for each manufactured home space abutting an internal road; and
 - ii) a minimum of 6.0 metres shall be provided for each manufactured home space abutting a cul-de-sac.

11.5.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) 30 dwellings per hectare

11.5.6 Maximum Number of Dwellings Permitted Per Manufactured Home Space:

- a) one (1) manufactured home per manufactured home space; and

- b) one (1) accessory single detached dwelling permitted per manufactured home park.

11.5.7 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 4.5 metres
 - iii) Interior side parcel line 4.5 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Setbacks within each manufactured home space boundary for buildings and structures (subject to Section 11.5.7(a)):
 - i) Front boundary line 3.0 metres
 - ii) Rear boundary line 1.5 metres
 - iii) Interior boundary line 1.5 metres
 - iv) Exterior boundary line 3.0 metres
- c) Setbacks within each manufactured home space boundary for accessory buildings and structures (subject to Section 11.5.7(a)):
 - i) Front boundary line 4.5 metres
 - ii) Rear boundary line 1.0 metres
 - iii) Interior boundary line 1.0 metres
 - iv) Exterior boundary line 3.0 metres

11.5.8 Amenity Area:

- a) The following amenity and open space area(s) shall be provided for each dwelling unit:
 - i) a contiguous area of not less than 40m²;
 - ii) to be located immediately adjacent to and be accessible from a habitable room (common space) of the dwelling unit;
 - iii) shall not include any required storage area, driveway, off-street parking area or building setback area except the rear setback area; and
 - iv) must be marked on the site plan submitted with the Building Permit application for the development of a dwelling unit on the parcel.

11.5.9 Maximum Height:

- a) No building or structure shall exceed a height of 7.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres.

11.5.10 Maximum Manufactured Home Space Coverage:

- a) 45%

11.5.11 General Provisions:

- a) All provisions in the Manufactured Home Park Regulations Bylaw No. 2597, 2012, as amended from time to time that have not been specified in this particular bylaw shall be met.

- x) replacing Section 17.5 (Site Specific Small Holdings Two (SH2s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

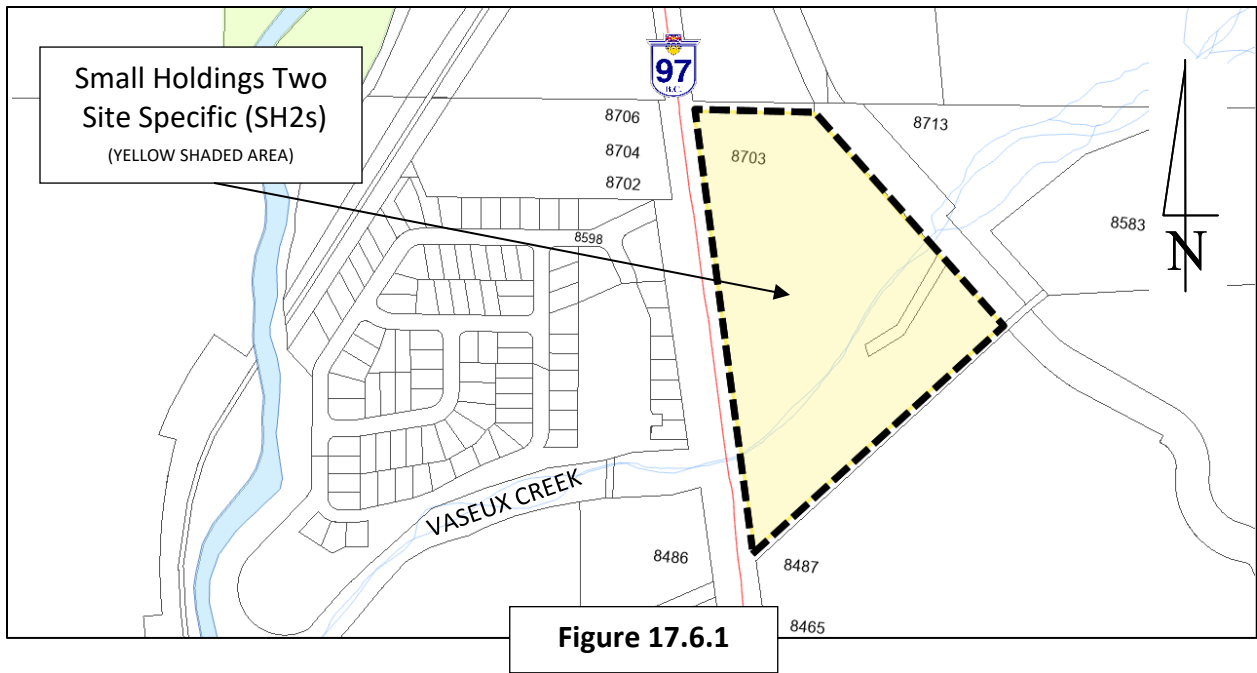
17.5 Site Specific Small Holdings One (SH1s) Provisions:

- .1 Not applicable.

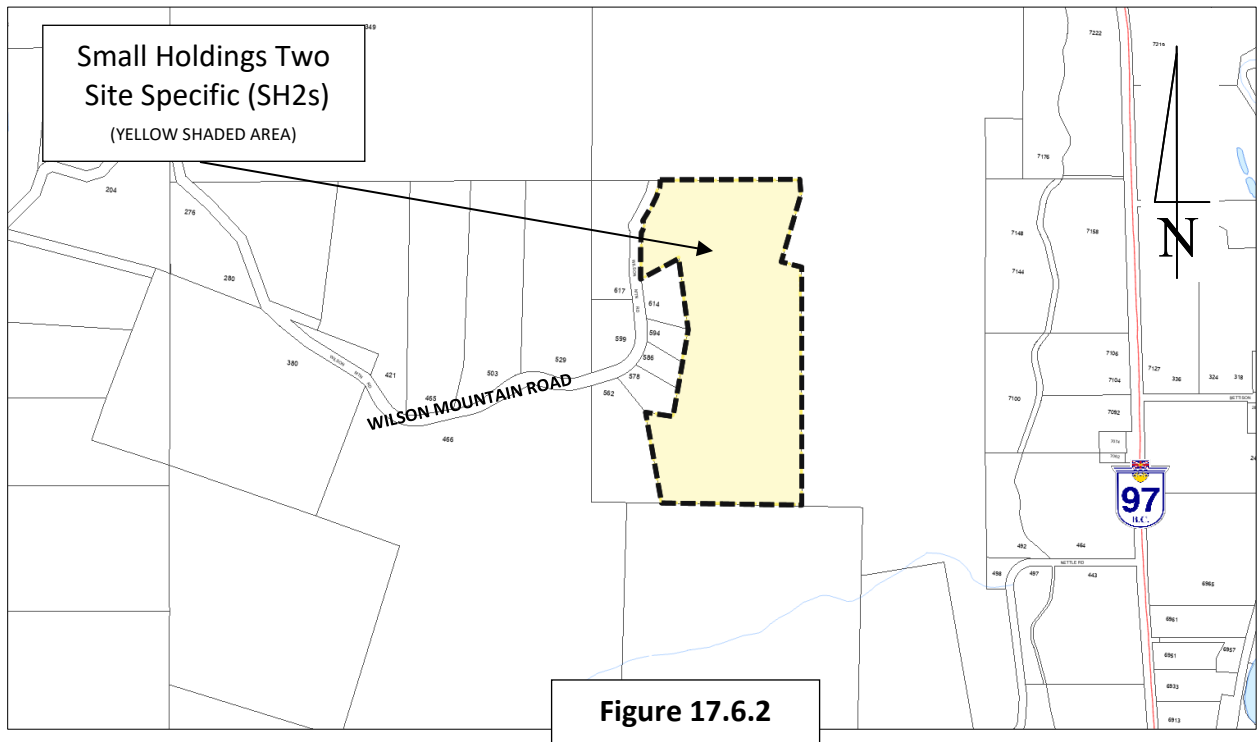
- xi) replacing Section 17.6 (Site Specific Small Holdings Three (SH3s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.6 Site Specific Small Holdings Two (SH2s) Provisions:

- .1 in the case of land described as Lot 4, Plan 11959, District Lot 28s, SDYD, and shown shaded yellow on figure 17.6.1:
 - a) the following accessory use shall be permitted on that part of the land located north of Vaseux Creek, and in addition to the permitted uses listed in Section 10.6.1;
 - i) retail store, not to exceed 200.0 m² in gross floor area.



- .2 in the case of land described as Lot 1, Plan KAP79573, District Lot 918s, SDYD, and shown shaded yellow on figure 17.6.2:
 1. Despite Section 11.2.3, the minimum parcel size shall be 0.4 ha when connected to a community sewer system and serviced by well.



- i) replacing Section 17.7 (Site Specific Small Holdings Four (SH4s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.7 Site Specific Small Holdings Three (SH3s) Provisions:

- .1 Not applicable.

- ii) replacing Section 17.8 (Site Specific Residential Single Family One (RS1s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

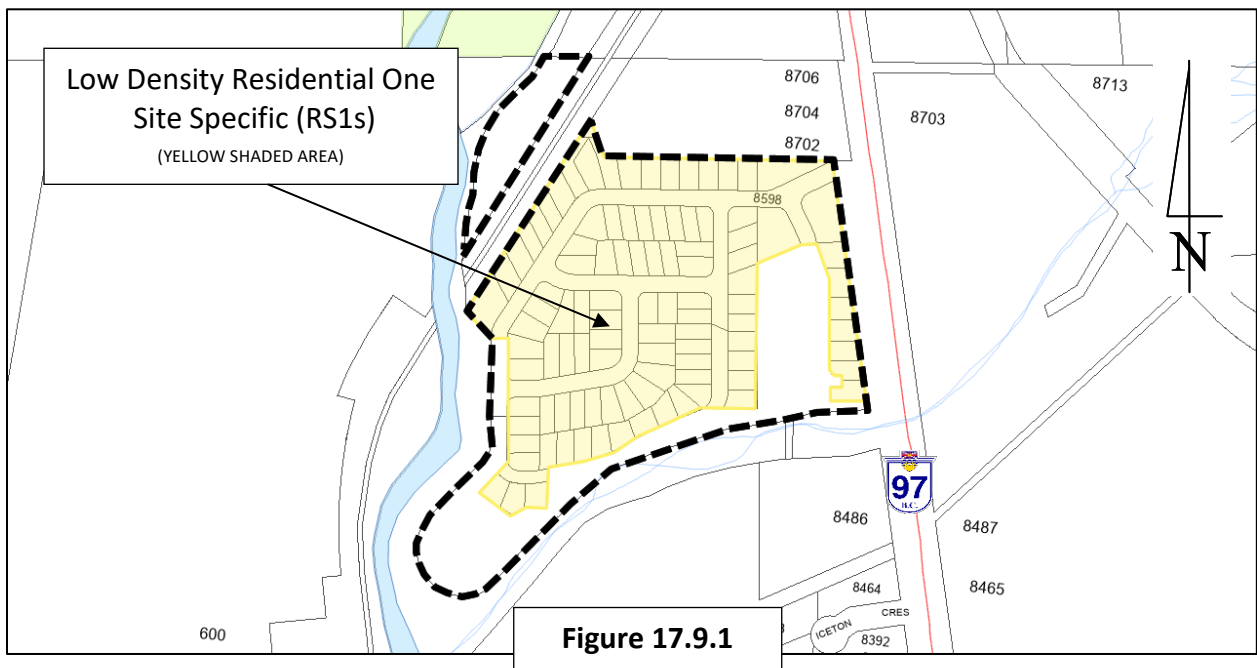
17.8 Site Specific Small Holdings Four (SH4s) Provisions:

- .1 Not applicable.

- iii) replacing Section 17.9 (Site Specific Residential Single Family Two (RS2s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.9 Site Specific Low Density Residential One (RS1s) Provisions:

- .1 in the case of land shown shaded yellow on Figure 17.9.1:
 - i) the following principal use shall be permitted in addition to the permitted uses listed in Section 11.1.1:
 - a) manufactured home.
 - ii) despite Section 11.1.9, there shall be no minimum building width.



- iv) replacing Section 17.10 (Site Specific Residential Two Family (Duplex) (RS3s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.10 Site Specific Low Density Residential Two (RS2s) Provisions:

- .1 Not applicable.

- v) replacing Section 17.11 (Site Specific Residential Manufactured Home Park (RSM1s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.11 Site Specific Low Density Residential Three (RS3s) Provisions:

- .1 Not applicable.

- vi) replacing Section 17.12 (Site Specific Residential Manufactured Home Subdivision (RSM2s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.12 Site Specific Low Density Residential Duplex (RD1s) Provisions:

- .1 Not applicable.

- vii) adding a new Section 17.13 (Site Specific Residential Manufactured Home Park (RSM1s) Provisions) under Section 17.0 (Site Specific Designations) to read as follows:

17.13 Site Specific Low Density Residential Manufactured Home Park (RSM1s) Provisions:

- .1 Not applicable.

- viii) replacing Section 17.27 (Site Specific Small Holdings Five (SH5s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.27 *deleted.*

- 7. The Zoning Map, being Schedule '2' of the Electoral Area "C" Zoning Bylaw No. 2453, 2008, is amended by changing the land use designation of:

- i) the land shown shaded yellow on Schedule 'C-201', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Two (RS2).
- ii) the land shown shaded yellow on Schedule 'C-202', which forms part of this Bylaw, from Residential Single Family One (RS1) to Small Holdings One (SH1).
- iii) the land shown shaded yellow on Schedule 'C-203', which forms part of this Bylaw, from Small Holdings Three (SH3) to Small Holdings Two (SH2).

- iv) the land shown shaded yellow on Schedule 'C-204', which forms part of this Bylaw, from Small Holdings Four (SH4) to Small Holdings Three (SH3).
- v) the land shown shaded yellow on Schedule 'C-205', which forms part of this Bylaw, from Small Holdings Four Site Specific (SH4s) to Small Holdings Two Site Specific (SH2s).
- vi) the land shown shaded yellow on Schedule 'C-206', which forms part of this Bylaw, from Residential Manufactured Home Subdivision Site Specific (RSM2s) to Low Density Residential One Site Specific (RS1s).
- vii) the land shown shaded purple on Schedule 'C-206', which forms part of this Bylaw, from Residential Manufactured Home Subdivision Site Specific (RSM2s) to Low Density Residential One (RS1).
- viii) the land shown shaded blue on Schedule 'C-206', which forms part of this Bylaw, from Residential Manufactured Home Subdivision (RSM2) to Low Density Residential One Site Specific (RS1s).
- ix) the land shown shaded green on Schedule 'C-206', which forms part of this Bylaw, from Residential Manufactured Home Subdivision (RSM2) to Parks and Recreation (PR).
- x) the land shown shaded yellow on Schedule 'C-207', which forms part of this Bylaw, from Residential Single Family One (RS1) to Small Holdings One (SH1).
- xi) the land shown shaded yellow on Schedule 'C-208', which forms part of this Bylaw, from Residential Single Family One (RS2) to Low Density Residential Two (RS2).
- xii) of an approximately 1.4 ha area of land and as shown shaded yellow on Schedule 'C-209', which forms part of this Bylaw, from Resource Area (RA) to Small Holdings Three (SH3).
- xiii) the land shown shaded yellow on Schedule 'C-210', which forms part of this Bylaw, from Small Holdings Two (SH2) to Small Holdings Four (SH4).
- xiv) the land shown shaded yellow on Schedule 'C-211', which forms part of this Bylaw, from Residential Single Family One (RS1) to Small Holdings One (SH1).
- xv) the land shown shaded yellow on Schedule 'C-212', which forms part of this Bylaw, from Residential Single Family One (RS1) to Small Holdings One (SH1).
- xvi) the land shown shaded yellow on Schedule 'C-213', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Two (RS2).

- xvii) the land shown shaded yellow on Schedule 'C-214', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- xviii) of an approximately 0.51 ha part of the land shown shaded yellow on Schedule 'C-215', which forms part of this Bylaw, from Small Holdings Four (SH4) to Agriculture One (AG1).
- xix) of an approximately 2.67 ha part of the land shown shaded purple on Schedule 'C-215', which forms part of this Bylaw, from Small Holdings Three (SH3) to Agriculture One (AG1).
- xx) of an approximately 3.33 ha part of the land shown shaded orange on Schedule 'C-215', which forms part of this Bylaw, from Small Holdings Two (SH2) to Agriculture One (AG1).
- xxi) the land shown shaded yellow on Schedule 'C-216', which forms part of this Bylaw, from Residential Single Family One (RS1) to Small Holdings One (SH1).
- xxii) the land shown shaded yellow on Schedule 'C-217', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- xxiii) the land shown shaded purple on Schedule 'C-218', which forms part of this Bylaw, from Small Holdings Four (SH4) to Small Holdings Two (SH2).
- xxiv) the land shown shaded yellow on Schedule 'C-218', which forms part of this Bylaw, from Small Holdings Four (SH4) to Small Holdings Two Site Specific (SH2s).
- xxv) the land shown shaded yellow on Schedule 'C-219', which forms part of this Bylaw, from Residential Single Family One (RS1) to Small Holdings One (SH1).
- xxvi) the land shown shaded purple on Schedule 'C-219', which forms part of this Bylaw, from Small Holdings Four (SH4) to Small Holdings Two (SH2).
- xxvii) the land shown shaded yellow on Schedule 'C-220', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- xxviii) the land shown shaded yellow on Schedule 'C-221', which forms part of this Bylaw, from Residential Single Family One (RS1) to Small Holdings One (SH1).
- xxix) the land shown shaded yellow on Schedule 'C-222', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Small Holdings One (SH1).

- xxx) the land shown shaded yellow on Schedule 'C-222', which forms part of this Bylaw, from Residential Single Family One (RS1) to Small Holdings One (SH1).
- xxxi) the land shown shaded purple on Schedule 'C-223', which forms part of this Bylaw, from Small Holdings Two (SH2) to Small Holdings Four (SH4).
- xxxii) the land shown shaded yellow on Schedule 'C-224', which forms part of this Bylaw, from Small Holdings Five (SH5) to Small Holdings One (SH1).
- xxxiii) the land shown shaded yellow on Schedule 'C-225', which forms part of this Bylaw, from Residential Single Family One (RS1) to Small Holdings One (SH1).
- xxxiv) the land shown shaded yellow on Schedule 'C-226', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- xxxv) the land shown shaded yellow on Schedule 'C-227', which forms part of this Bylaw, from Residential Single Family One (RS1) to Small Holdings One (SH1).
- xxxvi) the land shown shaded yellow on Schedule 'C-228', which forms part of this Bylaw, from Residential Single Family One (RS1) to Small Holdings One (SH1).
- xxxvii) the land shown shaded yellow on Schedule 'C-229', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Small Holdings One (SH1).

Electoral Area "D"

8. The Official Community Plan Map, being Schedule 'B' of the Electoral Area "D" Official Community Plan Bylaw No. 2603, 2013, is amended by changing the land use designation of:
 - i) the land described as Lot 8, Plan KAP28957, Sublot 17, District Lot 2710, SDYD, and shown shaded yellow on Schedule 'D-101', which forms part of this Bylaw, from Small Holdings (SH) to Large Holdings (LH).
 - ii) the land shown shaded yellow on Schedule 'D-102', which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
 - iii) of an approximately 1,000 m² area of the land shown shaded yellow on Schedule 'D-103', which forms part of this Bylaw, from Medium Density Residential (MR) to Low Density Residential (LR).
 - iv) the land shown shaded yellow on Schedule 'D-104', which forms part of this Bylaw, from Small Holdings (SH) to Parks, Recreation and Trails (PR).

- v) The land shown shaded yellow on Schedule 'D-105', which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
- vi) The land shown shaded yellow on Schedule 'D-106', which forms part of this Bylaw, from Small Holdings (SH) to Low Density Residential (LR).

9. The Electoral Area "D" Zoning Bylaw No. 2455, 2008, is amended by:

- i) replacing the sub-section titled "Rural Zones" under Section 5.1 (Zoning Districts) in its entirety with the following:

Rural Zones

Resource Area Zone	RA
Agriculture One Zone	AG1
Agriculture Three Zone	AG3
Large Holdings One Zone	LH1
Large Holdings Two Zone	LH2

- ii) adding a new sub-section titled "Small Holdings Zones" under Section 5.1 (Zoning Districts) to read as follows:

Small Holdings Zones

Small Holdings One Zone	SH1
Small Holdings Two Zone	SH2
Small Holdings Three Zone	SH3
Small Holdings Four Zone	SH4

- iii) replacing the sub-section titled "Low Density Residential Zones" under Section 5.1 (Zoning Districts) in its entirety with the following:

Low Density Residential Zones

Low Density Residential One Zone	RS1
Low Density Residential Two Zone	RS2
Low Density Residential Three Zone	RS3
Low Density Residential Duplex Zone	RD1
Low Density Residential Manufactured Home Park Zone	RSM1

- iv) replacing Section 10.7 (Small Holdings Two Zone) in its entirety with the following:

10.7 *deleted*

v) replacing Section 10.8 (Small Holdings Three Zone) in its entirety with the following:

10.8 *deleted*

vi) replacing Section 10.9 (Small Holdings Four Zone) in its entirety with the following:

10.9 *deleted*

vii) replacing Section 10.10 (Small Holdings Five Zone) in its entirety with the following:

10.10 *deleted*

viii) adding a new Section 11.0 (Small Holdings) to read as follows and renumbering all subsequent sections:

11.0 SMALL HOLDINGS

11.1 SMALL HOLDINGS ONE ZONE (SH1)

11.1.1 Permitted Uses:

Principal Uses:

a) single detached dwelling;

Secondary Uses:

b) accessory dwelling, subject to Section 7.11;

c) bed and breakfast operation, subject to Section 7.19;

d) home occupation, subject to Section 7.17;

e) secondary suite, subject to Section 7.12; and

f) accessory building and structure, subject to Section 7.13.

11.1.2 Site Specific Small Holdings One (SH1s) Provisions:

a) see Section 19.6

11.1.3 Minimum Parcel Size for Subdivision:

a) 0.25 ha, when connected to a community sewer and water system; or

b) 1.0 ha, when serviced by well and approved septic system.

11.1.4 Minimum Parcel Width for Subdivision:

a) Not less than 25% of the parcel depth.

11.1.5 Maximum Number of Dwellings Permitted Per Parcel:

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

11.1.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 1.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres

11.1.7 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 4.5 metres

11.1.8 Maximum Parcel Coverage:

- a) 35%

11.1.9 Minimum Building Width:

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

11.2 SMALL HOLDINGS TWO ZONE (SH2)

11.2.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) agriculture, subject to Section 7.24;
- d) bed and breakfast operation, subject to Section 7.19;

- e) home occupation, subject to Section 7.17;
- f) secondary suite, subject to Section 7.12; and
- g) accessory building and structure, subject to Section 7.13.

11.2.2 Site Specific Small Holdings Two (SH2s) Provisions:

- a) see Section 19.7

11.2.3 Minimum Parcel Size for Subdivision:

- a) 0.5 ha, when connected to a community sewer system and serviced by well; or
- b) 1.0 ha, when serviced by a well and approved septic system

11.2.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth.

11.2.5 Maximum Number of Dwellings Permitted Per Parcel:

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

11.2.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 11.2.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, greenhouses and cannabis production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres

- iii) Interior side parcel line: 15.0 metres
- iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 11.2.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

11.2.7 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres

11.2.8 Maximum Parcel Coverage:

- a) 25%

11.2.9 Minimum Building Width:

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

11.3 SMALL HOLDINGS THREE ZONE (SH3)

11.3.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) agriculture, subject to Section 7.24;
- d) bed and breakfast operation, subject to Section 7.19;
- e) home occupation, subject to Section 7.17;
- f) secondary suite, subject to Section 7.12; and
- g) accessory building and structure, subject to Section 7.13.

11.3.2 Site Specific Small Holdings Three (SH3s) Provisions:

- a) see Section 19.8

11.3.3 Minimum Parcel Size for Subdivision:

- a) 1.0 ha

11.3.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth.

11.3.5 Maximum Number of Dwellings Permitted Per Parcel:

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

11.3.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 11.3.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, greenhouses and cannabis production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 11.3.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

11.3.7 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres;

11.3.8 Maximum Parcel Coverage:

- a) 20%

11.3.9 Minimum Building Width:

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

11.4 SMALL HOLDINGS FOUR ZONE (SH4)

11.4.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) agriculture, subject to Section 7.24;
- d) bed and breakfast operation, subject to Section 7.19;
- e) home industry, subject to Section 7.18;
- f) home occupation, subject to Section 7.17;
- g) secondary suite, subject to Section 7.12; and
- h) accessory building and structure, subject to Section 7.13.

11.4.2 Site Specific Small Holdings Three (SH4s) Provisions:

- a) see Section 19.9

11.4.3 Minimum Parcel Size for Subdivision:

- a) 2.0 ha

11.4.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth.

11.4.5 Maximum Number of Dwellings Permitted Per Parcel:

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

11.4.6 Minimum Setbacks:

- a) Buildings and structures:

- i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 11.4.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, greenhouses and cannabis production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 11.4.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

11.4.7 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres

11.4.8 Maximum Parcel Coverage:

- a) 15%

11.4.9 Minimum Building Width:

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

- ix) replacing Section 11.0 (Low Density Residential) in its entirety with the following:

11.0 LOW DENSITY RESIDENTIAL

11.1 LOW DENSITY RESIDENTIAL ONE ZONE (RS1)

11.1.10 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

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

11.1.11 Site Specific Low Density Residential One (RS1s) Provisions:

- a) see Section 19.10

11.1.12 Minimum Parcel Size for Subdivision:

- a) 350.0 m², when connected to a community sewer and water system;
or
- b) 1.0 ha, when serviced by well and approved septic system.

11.1.13 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth

11.1.14 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling

11.1.15 Minimum Setbacks:

- a) Principal buildings:
 - i) Front parcel line 6.0 metres
 - ii) Rear parcel line 6.0 metres
 - iii) Interior side parcel line 1.5 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 1.0 metres
 - iii) Interior side parcel line 1.0 metres
 - iv) Exterior side parcel line 4.5 metres

11.1.16 Maximum Height:

- a) No building shall exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres.

11.1.17 Maximum Parcel Coverage:

- a) 50%

11.1.18 Minimum Building Width:

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

11.2 LOW DENSITY RESIDENTIAL TWO ZONE (RS2)

11.2.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) bed and breakfast operation, subject to Section 7.19;
- d) home occupation, subject to Section 7.17;
- e) secondary suite, subject to Section 7.12;
- f) accessory building and structure, subject to Section 7.13.

11.2.2 Site Specific Low Density Residential Two (RS2s) Provisions:

- a) see Section 19.11

11.2.3 Minimum Parcel Size for Subdivision:

- a) 500.0 m², when connected to a community sewer and water system;
or
- b) 1.0 ha, when serviced by well and approved septic system.

11.2.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth

11.2.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and

- b) one (1) secondary suite or one (1) accessory dwelling.

11.2.6 Minimum Setbacks:

- a) Principal buildings:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 1.5 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 1.0 metres
 - iii) Interior side parcel line 1.0 metres
 - iv) Exterior side parcel line 4.5 metres

11.2.7 Maximum Height:

- a) No building shall exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres.

11.2.8 Maximum Parcel Coverage:

- a) 35%

11.2.9 Minimum Building Width:

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

11.3 LOW DENSITY RESIDENTIAL THREE ZONE (RS3)

11.3.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) bed and breakfast operation, subject to Section 7.19;
- d) home occupation, subject to Section 7.17;
- e) secondary suite, subject to Section 7.12;

f) accessory building and structure, subject to Section 7.13.

11.3.2 Site Specific Low Density Residential Three (RS3s) Provisions:

a) see Section 19.12

11.3.3 Minimum Parcel Size for Subdivision:

- a) 1,000.0 m², when connected to a community sewer and water system; or
- b) 1.0 ha, when serviced by well and approved septic system.

11.3.4 Minimum Parcel Width for Subdivision:

a) Not less than 25% of the parcel depth

11.3.5 Maximum Number of Dwellings Permitted Per Parcel:

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

11.3.6 Minimum Setbacks:

- a) Principal buildings:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 1.5 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 1.0 metres
 - iii) Interior side parcel line 1.0 metres
 - iv) Exterior side parcel line 4.5 metres

11.3.7 Maximum Height:

- a) No building shall exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres.

11.3.8 Maximum Parcel Coverage:

a) 35%

11.3.9 Minimum Building Width:

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

11.4 LOW DENSITY RESIDENTIAL DUPLEX ZONE (RD1)

11.4.1 Permitted Uses:

Principal Uses:

- a) duplex dwelling;
- b) single detached dwelling;

Secondary Uses:

- c) home occupation, subject to Section 7.17;
- d) accessory buildings and structures, subject to Section 7.13.

11.4.2 Site Specific Low Density Residential Duplex (RD1s) Provisions:

- a) see Section 19.13

11.4.3 Minimum Parcel Size for Subdivision:

- a) 225.0 m² for the purpose of subdividing a duplex under the *Strata Property Act*, when connected to a community sewer and water system;
- b) 550.0 m², when connected to a community sewer and water system;
or
- c) 1.0 ha, when serviced by well and approved septic system.

11.4.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth

11.4.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) two (2) dwelling units, provided that both dwellings are located in one (1) residential building.

11.4.6 Minimum Setbacks:

- a) Principal buildings:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 1.5 metres

- iv) Exterior side parcel line 4.5 metres
- b) Accessory Buildings or Structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 1.0 metres
 - iii) Interior side parcel line 1.0 metres
 - iv) Exterior side parcel line 4.5 metres

11.4.7 Maximum Height:

- a) No building shall exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres.

11.4.8 Maximum Parcel Coverage:

- a) 45%

11.4.9 Minimum Building Width:

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

11.5 LOW DENSITY RESIDENTIAL MANUFACTURED HOME PARK ZONE (RSM1)

11.5.1 Permitted Uses:

Principal Uses:

- a) manufactured home;
- b) manufactured home park;

Secondary Uses:

- c) single detached dwelling;
- d) home occupation, subject to Section 7.17;
- e) one (1) retail store, convenience, provided that it does not occupy more than 3 percent of the gross area of the manufactured home park, or does not exceed 250.0 m² gross floor area, whichever is less;
- f) accessory building and structure, subject to Sections 7.13 and 7.15.

11.5.2 Site Specific Residential Manufactured Home Park (RSM1s) Provisions:

- a) see Section 19.14

11.5.3 Minimum Parcel Size:

- a) 1.0 ha for manufactured home park; and
- b) 350.0 m² for each manufactured home space.

11.5.4 Minimum Parcel Width:

- a) 35.0 metres for manufactured home park; within which:
 - i) a minimum of 12.0 metres shall be provided for each manufactured home space abutting an internal road; and
 - ii) a minimum of 6.0 metres shall be provided for each manufactured home space abutting a cul-de-sac.

11.5.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) 30 dwellings per hectare

11.5.6 Maximum Number of Dwellings Permitted Per Manufactured Home Space:

- a) one (1) manufactured home per manufactured home space; and
- b) one (1) accessory single detached dwelling permitted per manufactured home park.

11.5.7 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 4.5 metres
 - iii) Interior side parcel line 4.5 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Setbacks within each manufactured home space boundary for buildings and structures (subject to Section 11.5.7(a)):
 - i) Front boundary line 3.0 metres
 - ii) Rear boundary line 1.5 metres
 - iii) Interior boundary line 1.5 metres
 - iv) Exterior boundary line 3.0 metres
- c) Setbacks within each manufactured home space boundary for accessory buildings and structures (subject to Section 11.5.7(a)):
 - i) Front boundary line 4.5 metres

- ii) Rear boundary line 1.0 metres
- iii) Interior boundary line 1.0 metres
- iv) Exterior boundary line 3.0 metres

11.5.8 Amenity Area:

- a) The following amenity and open space area(s) shall be provided for each dwelling unit:
 - i) a contiguous area of not less than 40.0 m²;
 - ii) to be located immediately adjacent to and be accessible from a habitable room (common space) of the dwelling unit;
 - iii) shall not include any required storage area, driveway, off-street parking area or building setback area except the rear setback area; and
 - iv) must be marked on the site plan submitted with the Building Permit application for the development of a dwelling unit on the parcel.

11.5.9 Maximum Height:

- a) No building or structure shall exceed a height of 7.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres.

11.5.10 Maximum Manufactured Home Space Coverage:

- a) 45%

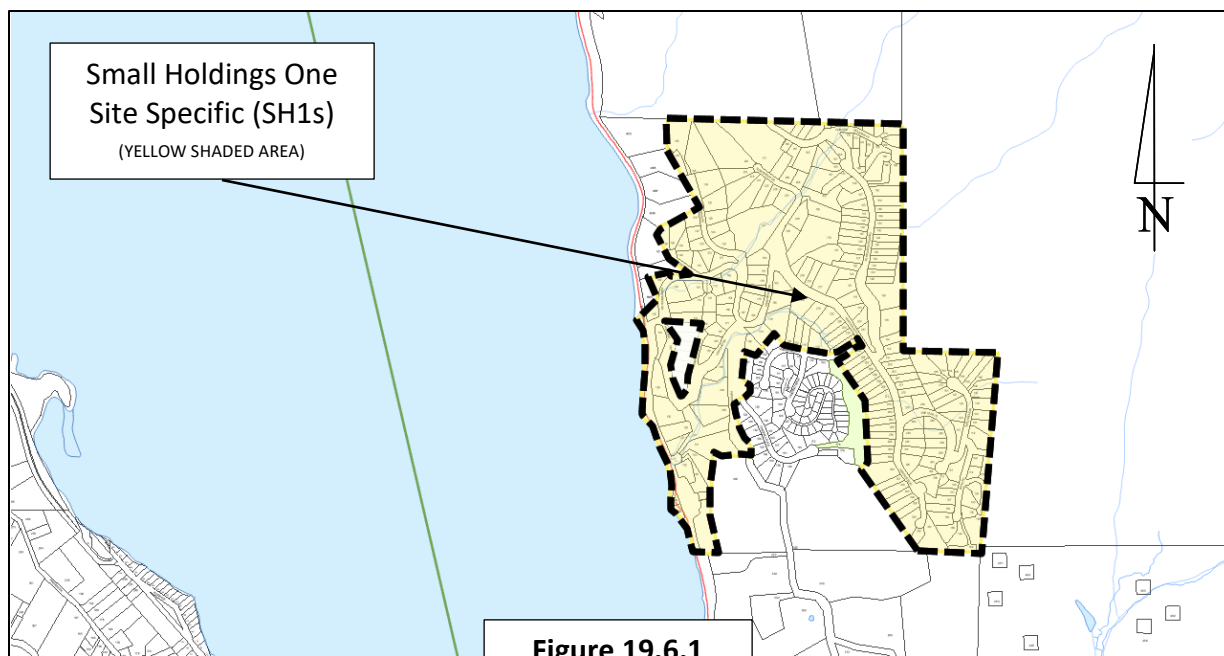
11.5.11 General Provisions:

- a) All provisions in the Manufactured Home Park Regulations Bylaw No. 2597, 2012, as amended from time to time that have not been specified in this particular bylaw shall be met.

- x) replacing Section 19.6 (Site Specific Small Holdings Three (SH3s) Provisions) under Section 19.0 (Site Specific Designations) in its entirety with the following:

19.6 Site Specific Small Holdings One (SH1s) Regulations:

- .1 in the case of the land shown shaded yellow on figure 19.6.1:
 - i) despite Section 7.23, the keeping of livestock, small livestock and honeybees is prohibited.



- xi) replacing Section 19.7 (Site Specific Small Holdings Five (SH5s) Provisions) under Section 19.0 (Site Specific Designations) in its entirety with the following:

19.7 Site Specific Small Holdings Two (SH2s) Regulations:

- .1 Not applicable.

- xii) replacing Section 19.8 (Site Specific Residential Single Family One (RS1s) Provisions) under Section 19.0 (Site Specific Designations) in its entirety with the following:

19.8 Site Specific Small Holdings Three (SH3s) Regulations:

- .1 in the case of the land described as Lot 3, Plan KAP3404, District Lot 195S, SDYD, Except Plan PCL21 and Except Plan A1266 (1419 Green Lake Road), and shown shaded yellow on figure 19.8.1:
 - a) the following accessory use shall be permitted on the land in addition to the permitted uses listed in Section 11.3.1:
 - i) home industry, subject to Section 7.18.
 - b) despite Section 11.3.5, the maximum number of dwellings permitted per parcel shall be:
 - i) one (1) principal dwelling; and
 - ii) one (1) accessory dwelling or mobile home.

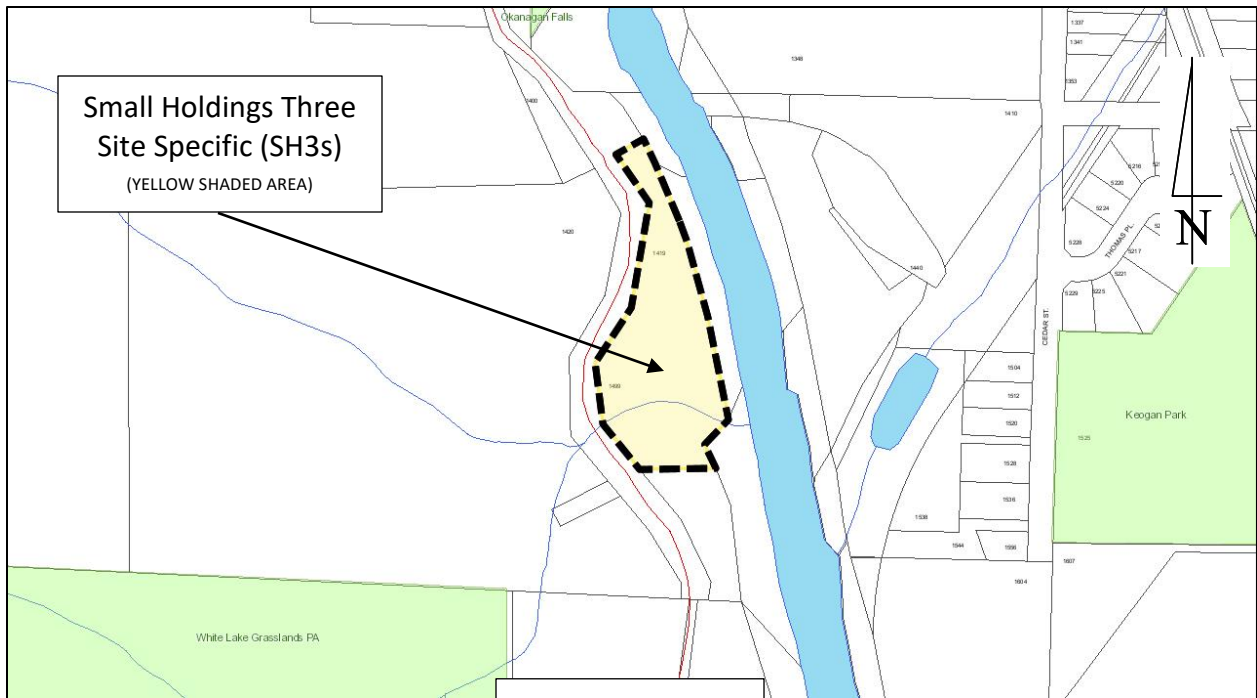
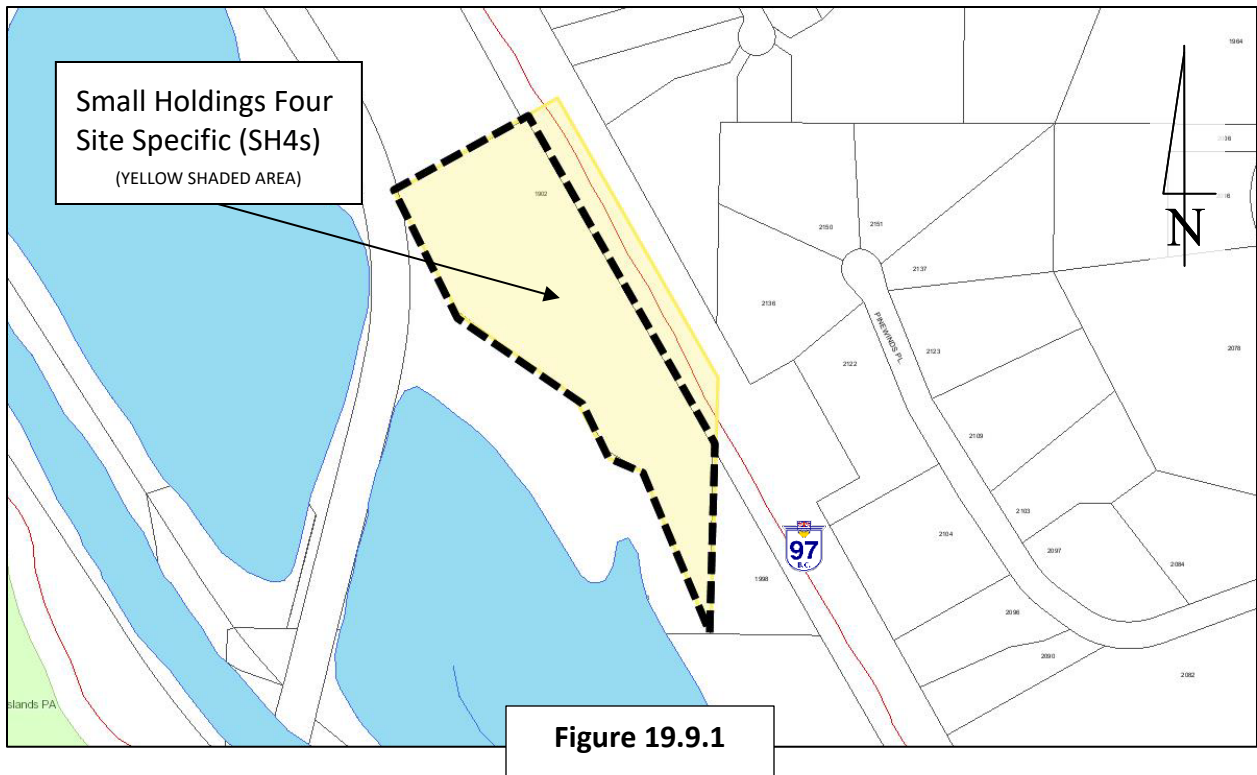


Figure 19.8.1

xiii) replacing Section 19.9 (Site Specific Residential Single Family Two (RS2s) Provisions) under Section 19.0 (Site Specific Designations) in its entirety with the following:

19.9 Site Specific Small Holdings Four (SH4s) Regulations:

- .1 in the case of land described as Lot 1, Plan KAP7681, District Lot 10, SDYD, Except Plan H950 (1902 Highway 97), and shown shaded yellow on Figure 19.9.1:
 - a) the following accessory use shall be permitted on the land in addition to the permitted uses listed in Section 11.4.1:
 - i) retail stores, not to exceed 250 m² in gross floor area.



xiv) replacing Section 19.10 (Site Specific Residential Low Density Duplex (RD1s) Provisions) under Section 19.0 (Site Specific Designations) in its entirety with the following:

19.10 Site Specific Low Density Residential One (RS1s) Regulations:

.1 Not applicable.

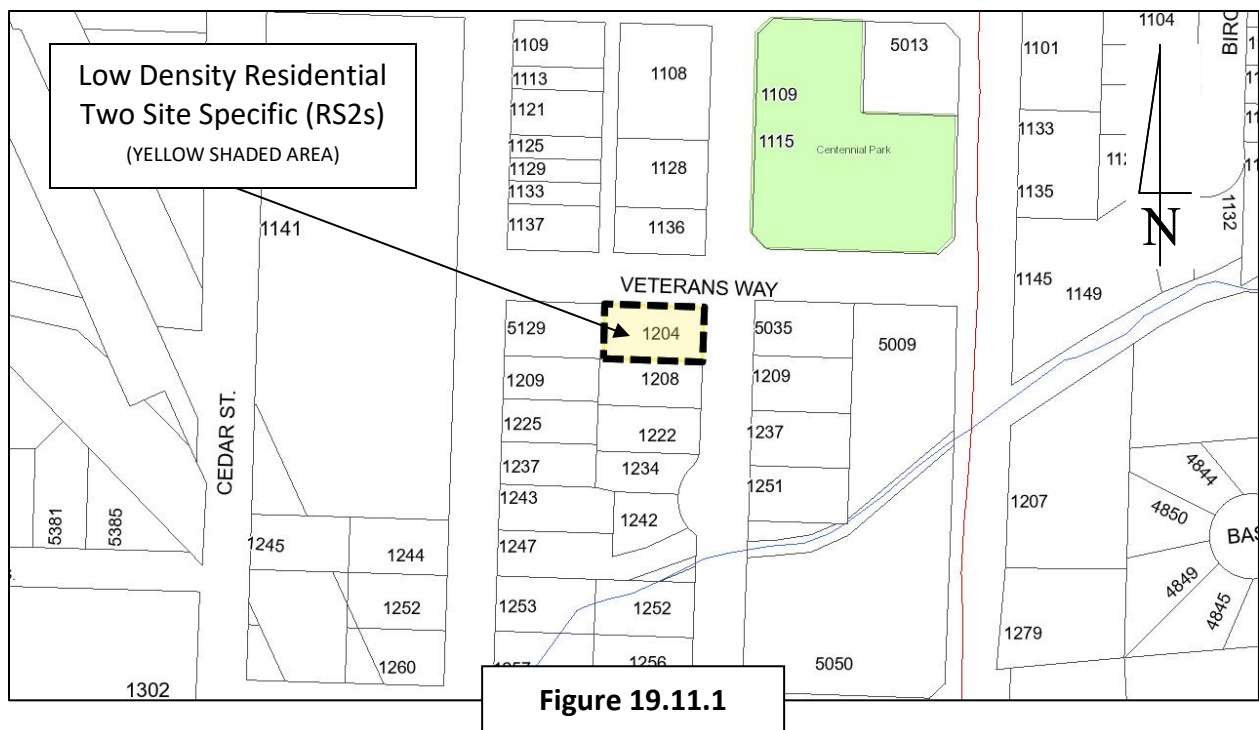
xv) replacing Section 19.11 (Site Specific Residential Low Density Duplex (RD1s) Provisions) under Section 19.0 (Site Specific Designations) in its entirety with the following:

19.11 Site Specific Low Density Residential Two (RS2s) Regulations:

.1 in the case of the land described as Lot 14, Plan 1280, Block 5, District Lot 374, SDYD (1204 Willow Street), and shown shaded yellow on Figure 19.11.1:

i) the following accessory use shall be permitted on the land in addition to the permitted uses listed in Section 12.2.1:

a) “veterinary establishment”.



xvi) adding a new Section 19.12 (Site Specific Low Density Residential Three (RS3s) Provisions) under Section 19.0 (Site Specific Designations) to read as follows and renumbering all subsequent sections:

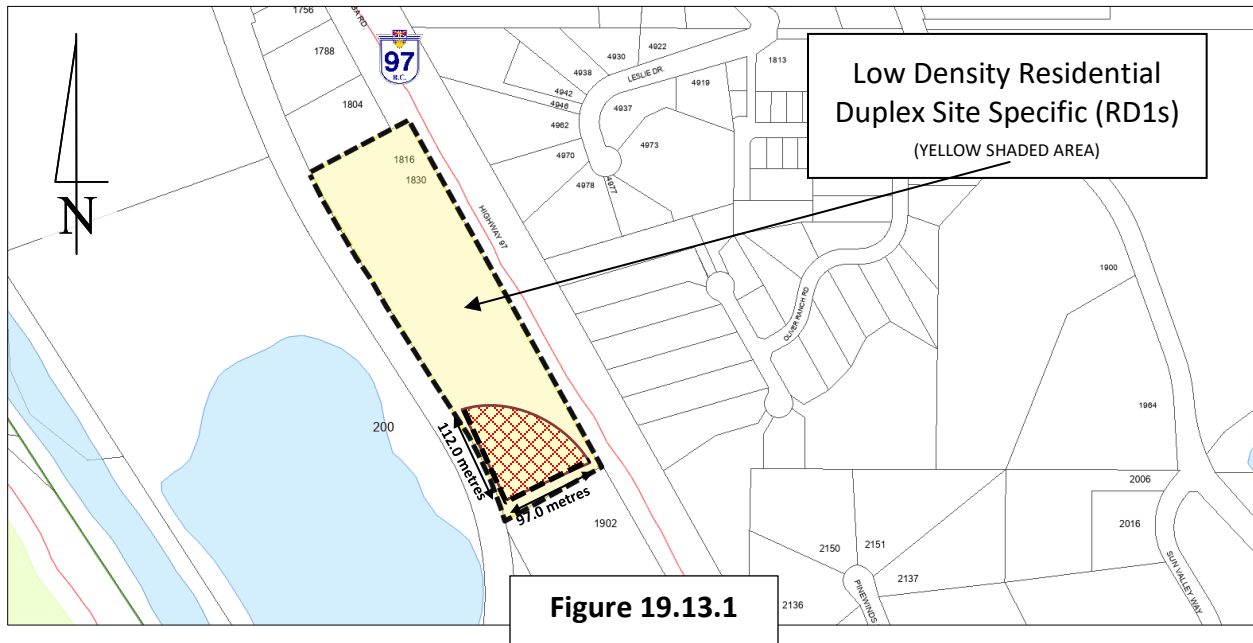
19.12 Site Specific Low Density Residential Three (RS3s) Regulations:

- .1 Not applicable.

xvii) adding a new Section 19.13 (Site Specific Low Density Residential Duplex (RD1s) Provisions) under Section 19.0 (Site Specific Designations) to read as follows and renumbering all subsequent sections:

19.13 Site Specific Low Density Residential Duplex (RD1s) Regulations:

- .1 in the case of lands described as Lot 1, Plan KAP87398, District Lot 10, SDYD, and shown shaded yellow on Figure 19.13.1:
 - i) despite Section 11.4, the development of single detached dwellings and duplex dwellings in the area shown hatched in red on Figure 19.13.1 is prohibited.



- xviii) adding a new Section 19.14 (Site Specific Low Density Residential Duplex (RD1s) Provisions) under Section 19.0 (Site Specific Designations) to read as follows and renumbering all subsequent sections:

19.14 Site Specific Low Density Residential Manufactured Home Park (RSM1s) Regulations:

- .1 Not applicable.

- xix) replacing Section 19.32 (Site Specific Small Holdings Two (SH2s) Provisions) under Section 19.0 (Site Specific Designations) in its entirety with the following:

19.32 deleted

- xx) replacing Section 19.33 (Site Specific Small Holdings Four (SH4s) Provisions) under Section 19.0 (Site Specific Designations) in its entirety with the following:

19.33 deleted

- 10. The Zoning Map, being Schedule '2' of the Electoral Area "D" Zoning Bylaw No. 2455, 2008, is amended by changing the land use designation of:

- i) the land shown shaded yellow on Schedule 'D-201', which forms part of this Bylaw, from Small Holdings Two Site Specific (SH2s) to Small Holdings Four (SH4).
- ii) land shown shaded yellow on Schedule 'D-202', which forms part of this Bylaw, from Low Density Residential Two (RS2) to Small Holdings Three (SH3).

- iii) the land shown shaded purple on Schedule 'D-202', which forms part of this Bylaw, from Low Density Residential Two (RS2) to Small Holdings One (SH1).
- iv) the land shown shaded yellow on Schedule 'D-203', which forms part of this Bylaw, from Low Density Residential Two (RS2) to Small Holdings One (SH1).
- v) the land shown shaded yellow on Schedule 'D-204', which forms part of this Bylaw, from Small Holdings Five Site Specific (SH5s) to Small Holdings One Site Specific (SH1s).
- vi) the land shown shaded yellow on Schedule 'D-205', which forms part of this Bylaw, from Small Holdings Five (SH5) to Small Holdings Two (SH2).
- vii) the land shown shaded yellow on Schedule 'D-206', which forms part of this Bylaw, from Small Holdings Five (SH5) to Small Holdings Three (SH3).
- viii) the land shown shaded green on Schedule 'D-206', which forms part of this Bylaw, from Small Holdings Five (SH5) to Parks and Recreation (PR).
- ix) the land shown shaded yellow on Schedule 'D-207', which forms part of this Bylaw, from Small Holdings Five (SH5) to Small Holdings Two (SH2).
- x) the land shown shaded yellow on Schedule 'D-208', which forms part of this Bylaw, from Small Holdings Four (SH4) to Small Holdings Two (SH2).
- xi) the land shown shaded purple on Schedule 'D-208', which forms part of this Bylaw, from Small Holdings Five (SH5) to Small Holdings One (SH1).
- xii) the land shown shaded yellow on Schedule 'D-209', which forms part of this Bylaw, from Small Holdings Five (SH5) to Small Holdings Three (SH3).
- xiii) the land shown shaded yellow on Schedule 'D-210', which forms part of this Bylaw, from Small Holdings Five (SH5) to Small Holdings Three (SH3).
- xiv) the land shown shaded purple on Schedule 'D-210', which forms part of this Bylaw, from Small Holdings Four (SH4) to Small Holdings Two (SH2).
- xv) the land shown shaded yellow on Schedule 'D-211', which forms part of this Bylaw, from Small Holdings Five (SH5) to Small Holdings One (SH1).
- xvi) the land shown shaded yellow on Schedule 'D-212', which forms part of this Bylaw, from Recreational Vehicle Park (C7) to Low Density Residential Duplex Site Specific (RD1s).

- xvii) the land shown shaded yellow on Schedule 'D-213', which forms part of this Bylaw, from Small Holdings Two Site Specific (SH2s) to Small Holdings Four Site Specific (SH4s).
- xviii) land shown shaded yellow on Schedule 'D-214', which forms part of this Bylaw, from Low Density Residential Two (RS2) to Low Density Residential Three (RS3).
- xix) land shown shaded yellow on Schedule 'D-215', which forms part of this Bylaw, from Small Holdings Five (SH5) to Small Holdings Two (SH2).
- xx) land shown shaded yellow on Schedule 'D-216', which forms part of this Bylaw, from Residential Manufactured Home Park Site Specific (RSM1s) to Residential Manufactured Home Park (RSM1).
- xxi) the land shown shaded yellow on Schedule 'D-217', which forms part of this Bylaw, from Small Holdings Four (SH4) to Small Holdings Two (SH2).
- xxii) the land shown shaded purple on Schedule 'D-217', which forms part of this Bylaw, from Small Holdings Two (SH2) to Small Holdings Four (SH4).
- xxiii) land shown shaded yellow on Schedule 'D-218', which forms part of this Bylaw, from Small Holdings Five (SH5) to Small Holdings Three (SH3).
- xxiv) the land shown shaded yellow on Schedule 'D-219', which forms part of this Bylaw, from Low Density Residential Two (RS2) to Low Density Residential Three (RS3).
- xxv) the land shown shaded yellow on Schedule 'D-220', which forms part of this Bylaw, from Low Density Residential Two (RS2) to Small Holdings One (SH1).
- xxvi) of an approximately 1,000 m² area of the land shown shaded yellow on Schedule 'D-221', which forms part of this Bylaw, from Community Waste Management (I3) to Low Density Residential Duplex (RD1).

Electoral Area "E"

11. The Official Community Plan Map, being Schedule 'B' of the Electoral Area "E" Official Community Plan Bylaw No. 2458, 2008, is amended by changing the land use designation of:
 - i) the land shown shaded yellow on Schedule 'E-101', which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
 - ii) the land shown shaded yellow on Schedule 'E-102', which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).

- iii) the land shown shaded yellow on Schedule 'E-103', which forms part of this Bylaw, from Small Holdings (SH) to Low Density Residential (LR).
- iv) the land shown shaded yellow on Schedule 'E-104', which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
- v) on an approximately 2,900 m² area part of the land described as Lot A, Plan KAP53974, District Lot 206, SDYD, and shown shaded yellow on Schedule 'E-105, which forms part of this Bylaw, from Low Density Residential (LR) to Agriculture (AG).
- vi) an approximately 3,700 m² area part of the land described as Lot 1, Plan KAP70201, District Lot 206 370, and shown shaded yellow on Schedule 'E-106, which forms part of this Bylaw, from Large Holdings (LH) to Small Holding (SH).
- vii) the land shown shaded yellow on Schedule 'E-107', which forms part of this Bylaw, from Large Holdings (LH) to Small Holdings (SH).
- viii) land shown shaded yellow on Schedule 'E-108', which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
- ix) changing the land use designation of the land shown shaded yellow on Schedule 'E-109', which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
- x) changing the land use designation of the land shown shaded yellow on Schedule 'E-110', which forms part of this Bylaw, from Small Holdings (SH) to Administrative, Institutional and Cultural (AI).
- xi) changing the land use designation of the land shown shaded yellow on Schedule 'E-111', which forms part of this Bylaw, from Low Density Residential (LR) to Resource Area (RA).
- xii) changing the land use designation of the land shown shaded yellow on Schedule 'E-112', which forms part of this Bylaw, from Low Density Residential (LR) to Resource Area (RA).

12. The Electoral Area "E" Zoning Bylaw No. 2459, 2008, is amended by:

- i) replacing the sub-section titled "Rural Zones" under Section 5.1 (Zoning Districts) in its entirety with the following:

Rural Zones

Resource Area Zone

RA

Agriculture One Zone	AG1
Large Holdings One Zone	LH1

- ii) adding a new sub-section titled “Small Holdings Zones” under Section 5.1 (Zoning Districts) to read as follows:

Small Holdings Zones

Small Holdings One Zone	SH1
Small Holdings Two Zone	SH2
Small Holdings Three Zone	SH3
Small Holdings Four Zone	SH4

- iii) replacing the sub-section titled “Low Density Residential Zones” under Section 5.1 (Zoning Districts) in its entirety with the following:

Low Density Residential Zones

Low Density Residential One Zone	RS1
Low Density Residential Two Zone	RS2
Low Density Residential Three Zone	RS3
Low Density Residential Duplex Zone	RD1

- iv) replacing the first column in the sixth row of Table 7.9 (Screening and Landscaping Requirements under Section 7.9 (Screening and Landscaping) in its entirety with the following:

Any use in SH1, SH2, SH3, RS1, RS2, RS3, RD1, RM1, C1, CT1, PR and CA zones.

- v) replacing Section 10.5 (Small Holdings Two Zone) in its entirety with the following:

10.5 deleted

- vi) replacing Section 10.6 (Small Holdings Three Zone) in its entirety with the following:

10.6 deleted

- vii) replacing Section 10.7 (Small Holdings Four Zone) in its entirety with the following:

10.7 deleted

- viii) replacing Section 10.8 (Small Holdings Five Zone) in its entirety with the following:

10.8 deleted

- ix) adding a new Section 11.0 (Small Holdings) to read as follows and renumbering all subsequent sections:

11.0 SMALL HOLDINGS

11.1 SMALL HOLDINGS ONE ZONE (SH1)

11.1.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) bed and breakfast operation, subject to Section 7.19;
- d) home occupation, subject to Section 7.17;
- e) secondary suite, subject to Section 7.12; and
- f) accessory building and structure, subject to Section 7.13.

11.1.2 Site Specific Small Holdings One (SH1s) Provisions:

- a) see Section 17.4

11.1.3 Minimum Parcel Size for Subdivision:

- a) 0.25 ha, when connected to a community sewer and water system; or
- b) 1.0 ha, when serviced by well and approved septic system.

11.1.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth.

11.1.5 Maximum Number of Dwellings Permitted Per Parcel:

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

11.1.6 Minimum Setbacks:

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

- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 1.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres

11.1.7 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 4.5 metres

11.1.8 Maximum Parcel Coverage:

- a) 35%

11.1.9 Minimum Building Width:

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

11.2 SMALL HOLDINGS TWO ZONE (SH2)

11.2.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) agriculture, subject to Section 7.24;
- d) bed and breakfast operation, subject to Section 7.19;
- e) home occupation, subject to Section 7.17;
- f) secondary suite, subject to Section 7.12; and
- g) accessory building and structure, subject to Section 7.13.

11.2.2 Site Specific Small Holdings Two (SH2s) Provisions:

- a) see Section 17.5

11.2.3 Minimum Parcel Size for Subdivision:

- a) 0.5 ha, when connected to a community sewer system and serviced by well; or

- b) 1.0 ha, when serviced by a well and approved septic system

11.2.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth.

11.2.5 Maximum Number of Dwellings Permitted Per Parcel:

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

11.2.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 11.2.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, greenhouses and cannabis production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 11.2.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

11.2.7 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres

11.2.8 Maximum Parcel Coverage:

- a) 25%

11.2.9 Minimum Building Width:

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

11.3 SMALL HOLDINGS THREE ZONE (SH3)

11.3.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) agriculture, subject to Section 7.24;
- d) bed and breakfast operation, subject to Section 7.19;
- e) home occupation, subject to Section 7.17;
- f) secondary suite, subject to Section 7.12; and
- g) accessory building and structure, subject to Section 7.13.

11.3.2 Site Specific Small Holdings Three (SH3s) Provisions:

- a) see Section 17.6

11.3.3 Minimum Parcel Size for Subdivision:

- a) 1.0 ha

11.3.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth.

11.3.5 Maximum Number of Dwellings Permitted Per Parcel:

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

11.3.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 11.3.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, greenhouses and cannabis production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 11.3.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

11.3.7 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres;

11.3.8 Maximum Parcel Coverage:

- a) 20%

11.3.9 Minimum Building Width:

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

11.4 SMALL HOLDINGS FOUR ZONE (SH4)

11.4.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) agriculture, subject to Section 7.24;
- d) bed and breakfast operation, subject to Section 7.19;
- e) home industry, subject to Section 7.18;
- f) home occupation, subject to Section 7.17;
- g) secondary suite, subject to Section 7.12; and
- h) accessory building and structure, subject to Section 7.13.

11.4.2 Site Specific Small Holdings Three (SH4s) Provisions:

- a) see Section 17.7

11.4.3 Minimum Parcel Size for Subdivision:

- a) 2.0 ha

11.4.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth.

11.4.5 Maximum Number of Dwellings Permitted Per Parcel:

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

11.4.6 Minimum Setbacks:

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

- ii) Rear parcel line: 4.5 metres
- iii) Interior side parcel line: 4.5 metres
- iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 11.4.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, greenhouses and cannabis production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 11.4.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

11.4.7 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres

11.4.8 Maximum Parcel Coverage:

- a) 15%

11.4.9 Minimum Building Width:

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

- x) replacing Section 11.0 (Low Density Residential) in its entirety with the following:

11.0 LOW DENSITY RESIDENTIAL

11.1 LOW DENSITY RESIDENTIAL ONE ZONE (RS1)

11.1.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

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

11.1.2 Site Specific Low Density Residential One (RS1s) Provisions:

- a) see Section 17.8

11.1.3 Minimum Parcel Size for Subdivision:

- a) 350.0 m², when connected to a community sewer and water system;
or
- c) 1.0 ha, when serviced by well and approved septic system.

11.1.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth

11.1.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling

11.1.6 Minimum Setbacks:

- a) Principal buildings:
 - i) Front parcel line 6.0 metres
 - ii) Rear parcel line 6.0 metres
 - iii) Interior side parcel line 1.5 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 1.0 metres
 - iii) Interior side parcel line 1.0 metres
 - iv) Exterior side parcel line 4.5 metres

11.1.7 Maximum Height:

- a) No building shall exceed a height of 10.0 metres;

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

11.1.8 Maximum Parcel Coverage:

- a) 50%

11.1.9 Minimum Building Width:

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

11.2 LOW DENSITY RESIDENTIAL TWO ZONE (RS2)

11.2.1 Permitted Uses:

Principal Uses:

- e) single detached dwelling;

Secondary Uses:

- f) accessory dwelling, subject to Section 7.11;
- g) bed and breakfast operation, subject to Section 7.19;
- h) home occupation, subject to Section 7.17;
- i) secondary suite, subject to Section 7.12;
- j) accessory building and structure, subject to Section 7.13.

11.2.2 Site Specific Low Density Residential Two (RS2s) Provisions:

- a) see Section 17.9

11.2.3 Minimum Parcel Size for Subdivision:

- a) 500.0 m², when connected to a community sewer and water system;
or
- b) 1.0 ha, when serviced by well and approved septic system.

11.2.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth

11.2.5 Maximum Number of Dwellings Permitted Per Parcel:

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

11.2.6 Minimum Setbacks:

- a) Principal buildings:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 1.5 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 1.0 metres
 - iii) Interior side parcel line 1.0 metres
 - iv) Exterior side parcel line 4.5 metres

11.2.7 Maximum Height:

- a) No building shall exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres.

11.2.8 Maximum Parcel Coverage:

- a) 35%

11.2.9 Minimum Building Width:

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

11.3 LOW DENSITY RESIDENTIAL THREE ZONE (RS3)

11.3.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) bed and breakfast operation, subject to Section 7.19;
- d) home occupation, subject to Section 7.17;
- e) secondary suite, subject to Section 7.12;
- f) accessory building and structure, subject to Section 7.13.

11.1.19 Site Specific Low Density Residential Three (RS3s) Provisions:

- a) see Section 17.10

11.1.20 Minimum Parcel Size for Subdivision:

- a) 1,000.0 m², when connected to a community sewer and water system; or
- b) 1.0 ha, when serviced by well and approved septic system.

11.1.21 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth

11.1.22 Maximum Number of Dwellings Permitted Per Parcel:

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

11.1.23 Minimum Setbacks:

- a) Principal buildings:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 1.5 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 1.0 metres
 - iii) Interior side parcel line 1.0 metres
 - iv) Exterior side parcel line 4.5 metres

11.1.24 Maximum Height:

- a) No building shall exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres.

11.1.25 Maximum Parcel Coverage:

- a) 35%

11.1.26 Minimum Building Width:

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

11.4 LOW DENSITY RESIDENTIAL DUPLEX ZONE (RD1)

11.4.1 Permitted Uses:

Principal Uses:

- a) duplex dwelling;
- b) single detached dwelling;

Secondary Uses:

- c) home occupation, subject to Section 7.17;
- d) accessory building and structure, subject to Section 7.13.

11.4.2 Site Specific Low Density Residential Duplex (RD1s) Provisions:

- a) see Section 17.11

11.4.3 Minimum Parcel Size for Subdivision:

- a) 225.0 m² for the purpose of subdividing a duplex under the *Strata Property Act*, when connected to a community sewer and water system;
- b) 550.0 m², when connected to a community sewer and water system; or
- c) 1.0 ha, when serviced by well and approved septic system.

11.4.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth

11.4.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) two (2) dwelling units, provided that both dwellings are located in one (1) residential building.

11.4.6 Minimum Setbacks:

- a) Principal buildings:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 1.5 metres

- iv) Exterior side parcel line 4.5 metres
- b) Accessory Buildings or Structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 1.0 metres
 - iii) Interior side parcel line 1.0 metres
 - iv) Exterior side parcel line 4.5 metres

11.4.7 Maximum Height:

- a) No building shall exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres.

11.4.8 Maximum Parcel Coverage:

- a) 45%

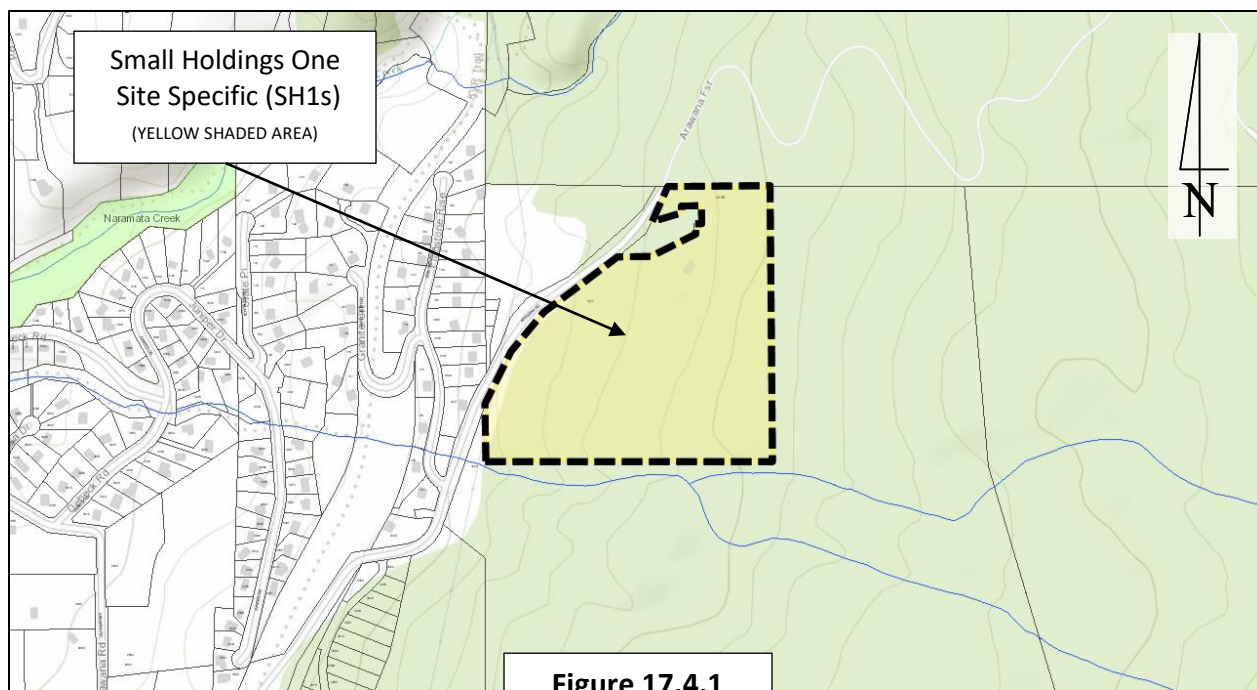
11.4.9 Minimum Building Width:

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

xi) replacing Section 17.4 under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.4 Site Specific Small Holdings One (SH1s) Provisions:

- .1 in the case of the land shown hatched on Figure 17.4.1, the following provisions shall apply:
 - i) The total number of parcels shall not exceed forty-one (41); and
 - ii) despite Section 11.1.3, the minimum parcel size for subdivision shall be 2,020 m², except not more than eight (8) parcels may have a minimum parcel size between 1,500 m² and 2,020 m².



xii) replacing Section 17.5 (Small Holdings Two Site Specific (SH2s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.5 Site Specific Small Holdings Two (SH2s) Provisions:

.1 Not applicable.

xiii) replacing Section 17.6 (Small Holdings Three Site Specific (SH3s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.6 Site Specific Small Holdings Three (SH3s) Provisions:

.1 Not applicable.

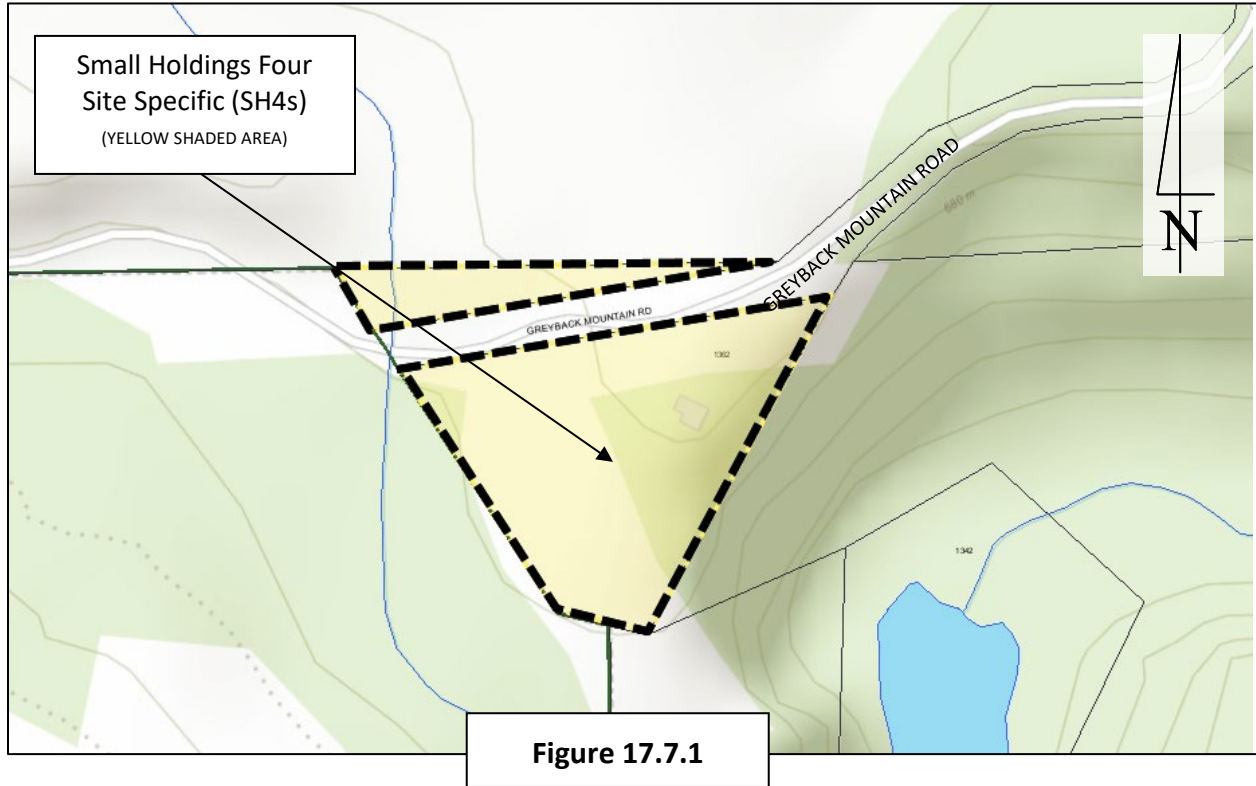
xiv) replacing Section 17.7 (Small Holdings Four Site Specific (SH4s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.7 Site Specific Small Holdings Four (SH4s) Provisions:

.1 in the case of land described as Lot 1, Plan 12443, District Lots 103s and 2711, SDYD (1362 Greyback Mountain Road), and shown shaded yellow on Figure 17.7.1:

- a) a “home industry” use may include a “distillery”, which is defined as meaning the distilling of alcoholic beverages or alcoholic products with alcoholic content exceeding 1% by volume that is licensed under the *Liquor Control and Licensing Act* to produce spirits, and may include tasting, retail sales and outdoor patio areas; and

- b) despite Section 7.18.4, the gross floor area of “home industry”, including tasting, retail sales and outdoor patio areas shall not exceed 270.0 m².



- xv) replacing Section 17.8 (Site Specific Residential Single Family One (RS1s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.8 Site Specific Low Density Residential One (RS1s) Provisions:

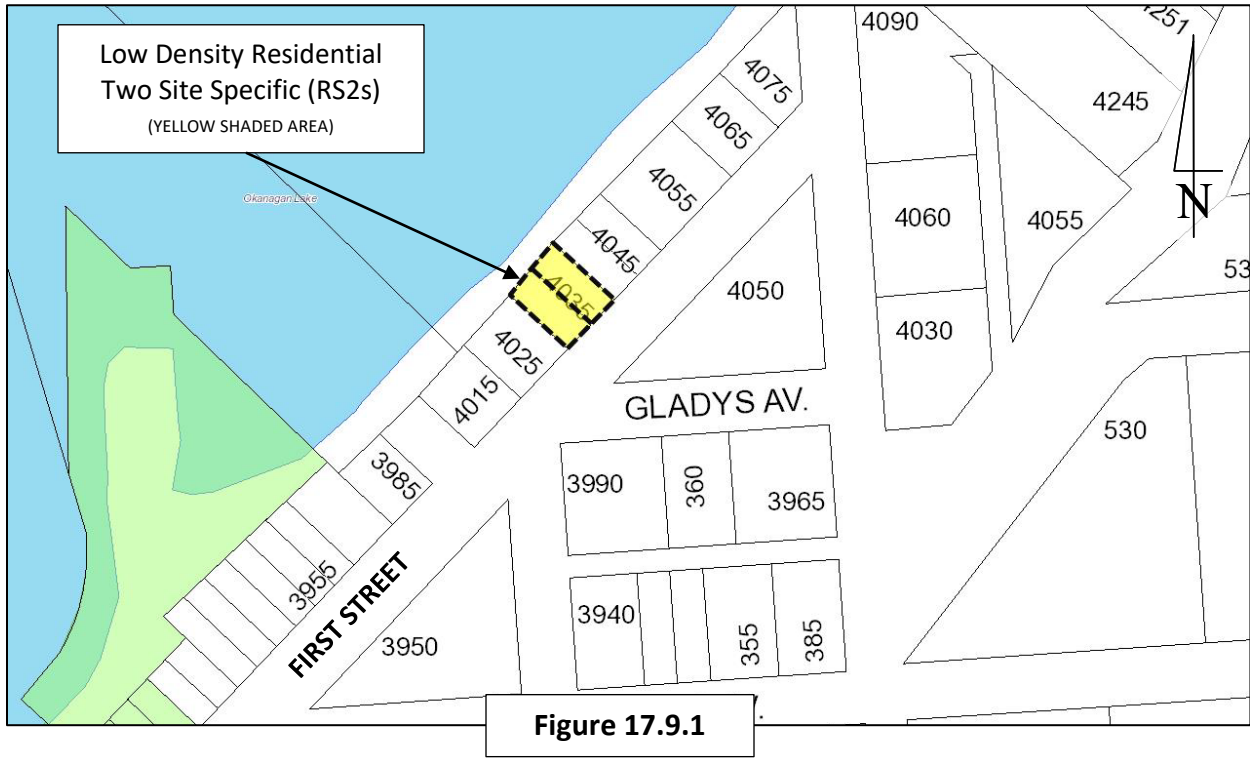
- .1 Not applicable.

- xvi) adding a new Section 17.9 (Site Specific Residential Single Family Two (RS2s) Provisions) under Section 17.0 (Site Specific Designations) to read as follows and renumbering all subsequent sections:

17.9 Site Specific Low Density Residential Two (RS2s) Provisions:

- .1 in the case of land described as Lots 30 & 31, Plan KAP3352, District Lot 210, SDYD (4035 First Street), and shown shaded yellow on Figure 17.9.1:
 - i) the following principal uses shall be permitted on the land in addition to the permitted uses listed in Section 12.2.1:
 - a) “storage building”, which is defined as meaning a structure used or intended to be used for sheltering items such as beach toys, life preserves, kayaks, chairs, benches, lounges and tables.

- ii) the gross floor area of a “storage building” occurring on the land shall not exceed 20 m².
- iii) despite Section 12.2.7, the maximum building height of a “storage building” occurring on the land shall not exceed 3.5 metres.



- .2 in the case of land described as Lots 4-6, Plan KAP1145, District Lot 210, SDYD, (3335 1st Street, Naramata) and shown shaded yellow on Figure 17.9.2:
 - a) despite Section 12.2.6(a)(i), the minimum front parcel line setback for a building or structure shall be 4.0 metres;
 - b) despite Section 12.2.6(a)(iv), the minimum interior side parcel line setback for a building or structure shall be 1.5 metres; and
 - c) despite Section 12.2.8(a), the maximum parcel coverage shall be 37%.

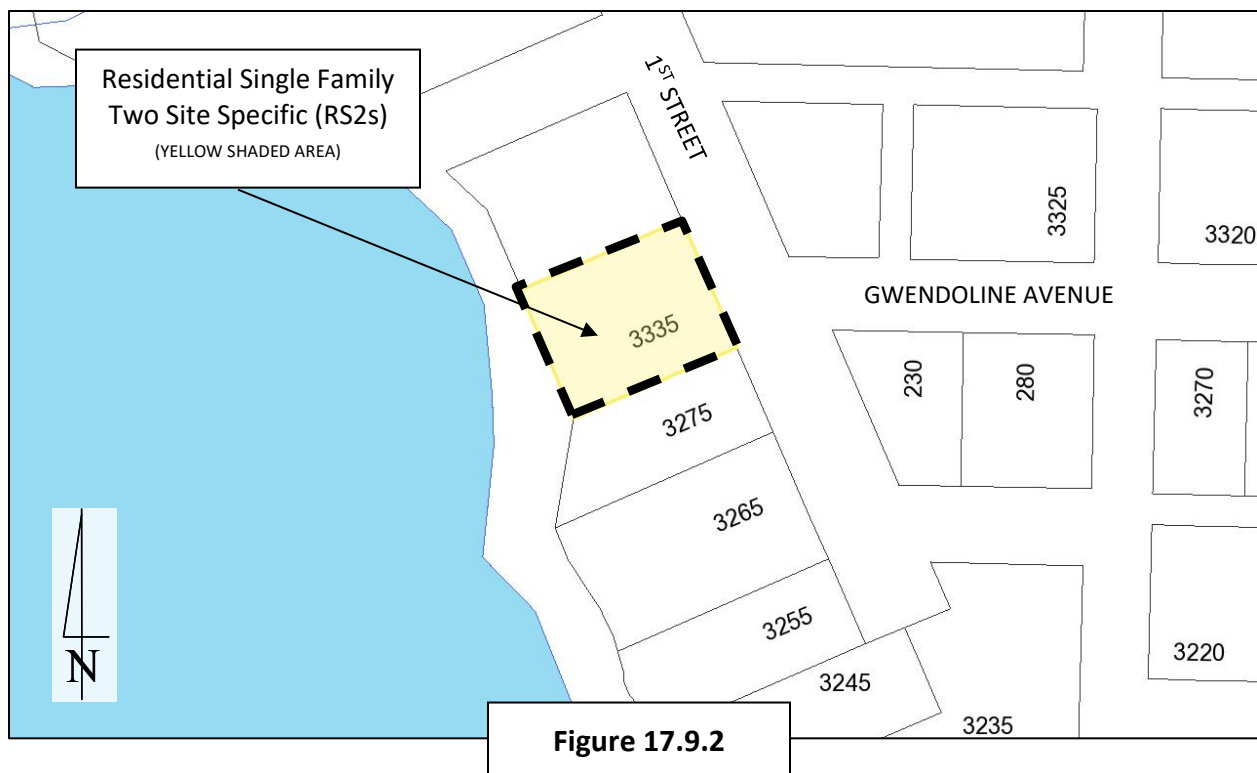


Figure 17.9.2

xvii) adding a new Section 17.10 (Site Specific Residential Single Family Three (RS3s) Provisions) under Section 17.0 (Site Specific Designations) to read as follows and renumbering all subsequent sections:

17.10 Site Specific Low Density Residential Three (RS3s) Provisions:

- .1 in the case of land shown shaded yellow on Figure 17.10.1:
 - a) despite Section 11.1.6(a)(i), the minimum front parcel line setback for a principal building shall be 4.5 metres.
 - b) despite Section 11.1.6(a)(ii), the minimum rear parcel line setback for a principal building shall be 10.5 metres.
 - c) despite Section 11.1.6(b)(i), the minimum front parcel line setback for an accessory building or structure shall be 4.5 metres.
 - d) despite Section 11.1.6(b)(ii), the minimum rear parcel line setback for an accessory building or structure shall be 10.5 metres.

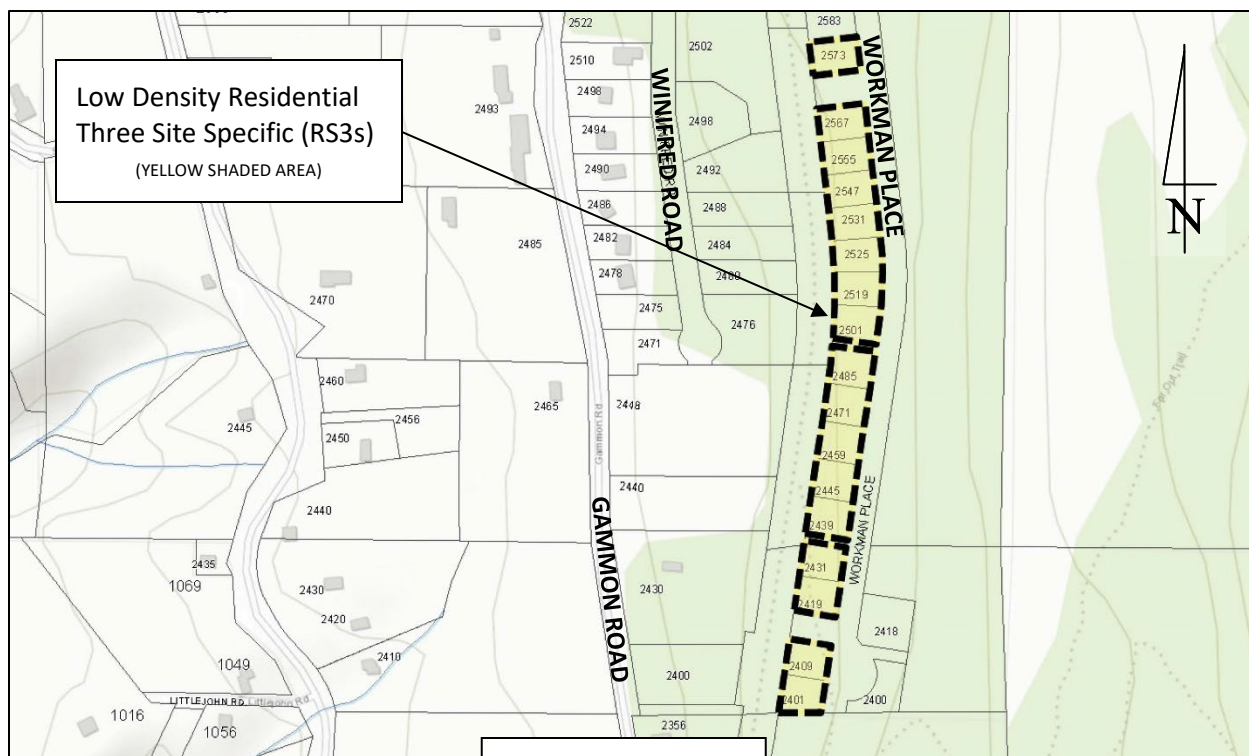


Figure 17.10.1

xviii) replacing Section 17.9 (Site Specific Residential Two Family (Duplex) (RS3s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.9 Site Specific Low Density Residential Duplex (RD1s) Provisions:

.1 Not applicable.

xix) replacing Section 17.17 (Small Holdings Five Site Specific (SH5s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.17 deleted.

13. The Zoning Map, being Schedule '2' of the Electoral Area "E" Zoning Bylaw No. 2459, 2008, is amended by changing the land use designation of:

- i) the land shown shaded yellow on Schedule 'E-201', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- ii) the land shown shaded yellow on Schedule 'E-202', which forms part of this Bylaw, from Small Holdings Two (SH2) to Small Holdings Three (SH3).
- iii) the land shown shaded yellow on Schedule 'E-203', which forms part of this Bylaw, from Residential Single Family One (RS1) to Small Holdings Three (SH3).

- iv) the land shown shaded yellow on Schedule 'E-204', which forms part of this Bylaw, from Small Holdings Five (SH5) to Small Holdings Three (SH3).
- v) the land shown shaded purple on Schedule 'E-205', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- vi) the land shown shaded green on Schedule 'E-205', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential One (RS1).
- vii) the land shown shaded red on Schedule 'E-205', which forms part of this Bylaw, from Residential Single Family One (RS1) Small Holdings One (SH1).
- viii) the land shown shaded yellow on Schedule 'E-205', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- ix) the land shown shaded yellow on Schedule 'E-206', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Two (RS2).
- x) the land shown shaded purple on Schedule 'E-206', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- xi) the land shown shaded yellow on Schedule 'E-207', which forms part of this Bylaw, from Small Holdings Four (SH4) to Low Density Residential Two (RS2).
- xii) the land shown shaded yellow on Schedule 'E-208', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- xiii) the land shown shaded purple on Schedule 'E-208', which forms part of this Bylaw, from Residential Single Family One Site Specific (RS1s) to Low Density Residential Three (RS3).
- xiv) the land shown shaded yellow on Schedule 'E-209', which forms part of this Bylaw, from Residential Single Family One (RS1) to Small Holdings Three (SH3).
- xv) the land shown shaded yellow on Schedule 'E-210', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- xvi) the land shown shaded yellow on Schedule 'E-211', which forms part of this Bylaw, from Residential Single Family One Site Specific (RS1s) to Low Density Residential Three (RS3).
- xvii) the land shown shaded yellow on Schedule 'E-212', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).

- xviii) the land shown shaded yellow on Schedule 'E-213', which forms part of this Bylaw, from Residential Single Family One Site Specific (RS1s) to Low Density Residential Three Site Specific (RS3s).
- xix) the land shown shaded yellow on Schedule 'E-214', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- xx) the land shown shaded yellow on Schedule 'E-215, which forms part of this Bylaw, from Small Holdings Five Site Specific (SH5s) to Small Holdings One Site Specific (SH1s).
- xxi) the land shown shaded purple on Schedule 'E-215, which forms part of this Bylaw, from Small Holdings Five Site Specific (SH5s) to Small Holdings One (SH1).
- xxii) the land shown shaded blue on Schedule 'E-215, which forms part of this Bylaw, from Small Holdings Five Site Specific (SH5s) to Administrative and Institutional (AI).
- xxiii) the land shown shaded yellow on Schedule 'E-216', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- xxiv) the land shown shaded yellow on Schedule 'E-217', which forms part of this Bylaw, from Small Holdings Four (SH4) to Small Holdings One (SH1).
- xxv) the land shown shaded yellow on Schedule 'E-218', which forms part of this Bylaw, from Small Holdings Three (SH3) to Small Holdings Two (SH2).
- xxvi) the land shown shaded red on Schedule 'E-218', which forms part of this Bylaw, from Small Holdings Four (SH4) to Small Holdings Two (SH2).
- xxvii) the land shown shaded purple on Schedule 'E-218', which forms part of this Bylaw, from Large Holdings One (LH1) to Small Holdings Two (SH2).
- xxviii) an approximately 2,900 m² area part of the land described as Lot A, Plan KAP53974, District Lot 206, SDYD, and shown shaded yellow on Schedule 'E-219', which forms part of this Bylaw, from Residential Single Family One (RS1) to Agriculture One (AG1).
- xxix) the land shown shaded yellow on Schedule 'E-220', which forms part of this Bylaw, from Large Holdings One (LH1) to Small Holdings Three (SH3).
- xxx) the land shown shaded yellow on Schedule 'E-221', which forms part of this Bylaw, from Small Holdings Two Site Specific (SH2s) to Small Holdings Four Site Specific (SH4s).

- xxxvi) the land shown shaded yellow on Schedule 'E-226', which forms part of this Bylaw, from Small Holdings Four (SH4) to Small Holdings Two (SH2).
 - xxxvii) the land shown shaded yellow on Schedule 'E-227', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Two (RS2).
 - xxxviii) the land shown shaded purple on Schedule 'E-227', which forms part of this Bylaw, from Residential Single Family One Site Specific (RS1s) to Low Density Residential Two Site Specific (RS2s).
 - xxxix) the land shown shaded yellow on Schedule 'E-228', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Two (RS2).
 - xl) the land shown shaded yellow on Schedule 'E-229', which forms part of this Bylaw, from Residential Single Family One Site Specific (RS1s) to Low Density Residential Two Site Specific (RS2s).
 - xli) the land shown shaded yellow on Schedule 'E-230', which forms part of this Bylaw, from Small Holdings Five (SH5) to Small Holdings One (SH1).
 - xlii) the land shown shaded yellow on Schedule 'E-231', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Two (RS2).
 - xliii) the land shown shaded yellow on Schedule 'E-232', which forms part of this Bylaw, from Small Holdings Two (SH2) to Small Holdings Four (SH4).
- xxxv) the land shown shaded yellow on Schedule 'E-225', which forms part of this Bylaw, from Residential Single Family One (RS1) to Resource Area (RA).
 - xxxiv) the land shown shaded yellow on Schedule 'E-224', which forms part of this Bylaw, from Residential Single Family One (RS1) to Resource Area (RA).
 - xxxiii) the land shown shaded yellow on Schedule 'E-223', which forms part of this Bylaw, from Residential Single Family One (RS1) to Small Holdings One (SH1).
 - xxxii) the land shown shaded purple on Schedule 'E-222', which forms part of this Bylaw, from Residential Single Family One (RS1) to Small Holdings One (SH1).
 - xxxi) the land shown shaded yellow on Schedule 'E-222', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).

- xliv) the land shown shaded yellow on Schedule ‘E-233’, which forms part of this Bylaw, from Small Holdings Two Site Specific (SH2s) to Small Holdings Four (SH4).

Electoral Area “F”

14. The Official Community Plan Map, being Schedule ‘B’ of the Electoral Area “F” Official Community Plan Bylaw No. 2790, 2018, is amended by changing the land use designation of:

- i) the land shown shaded yellow on Schedule ‘F-101’, which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
- ii) the land shown shaded yellow on Schedule ‘F-102’, which forms part of this Bylaw, from Resource Area (RA) to Small Holdings (SH).

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

- i) adding a reference to “Schedule ‘3’ — North Beach Estates Comprehensive Development Zone Map” at Section 1.2 under Section 1.0 (Title and Application).
- ii) replacing the sub-section titled “Rural Zones” under Section 5.1 (Zoning Districts) in its entirety with the following:

Rural Zones

Resource Area Zone	RA
Agriculture Two Zone	AG2
Agriculture Three Zone	AG3
Large Holdings One Zone	LH1

- iii) adding a new sub-section titled “Small Holdings Zones” under Section 5.1 (Zoning Districts) to read as follows:

Small Holdings Zones

Small Holdings One Zone	SH1
Small Holdings Two Zone	SH2
Small Holdings Three Zone	SH3
Small Holdings Four Zone	SH4
West Bench Small Holdings Zone	SH5

- iv) replacing the sub-section titled “Low Density Residential Zones” under Section 5.1 (Zoning Districts) in its entirety with the following:

Low Density Residential Zones

Low Density Residential One Zone	RS1
Low Density Residential Two Zone	RS2
Low Density Residential Three Zone	RS3
West Bench Low Density Residential Zone	RS5

- v) replacing the first column in the sixth row of Table 7.9 (Screening and Landscaping Requirements under Section 7.9 (Screening and Landscaping) in its entirety with the following:

Any use in SH1, SH2, SH3, RS1, RS2, RS3, RD1, RM1, C1, CT1, PR and CA zones.

- vi) replacing Section 10.5 (Small Holdings Two (SH2) Zone) in its entirety with the following:

10.5 *deleted*

- vii) replacing Section 10.6 (Small Holdings Three (SH3) Zone) in its entirety with the following:

10.6 *deleted*

- viii) replacing Section 10.7 (Small Holdings Four (SH4) Zone) in its entirety with the following:

10.7 *deleted*

- ix) replacing Section 10.8 (Small Holdings Five (SH5) Zone) in its entirety with the following:

10.8 *deleted*

- x) replacing Section 10.9 (West Bench Small Holdings (SH6) Zone) in its entirety with the following:

10.9 *deleted*

- xi) adding a new Section 11.0 (Small Holdings) to read as follows and renumbering all subsequent sections:

11.0 SMALL HOLDINGS

11.1 SMALL HOLDINGS ONE ZONE (SH1)

11.1.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) bed and breakfast operation, subject to Section 7.19;
- d) home occupation, subject to Section 7.17;
- e) secondary suite, subject to Section 7.12; and
- f) accessory building and structure, subject to Section 7.13.

11.1.2 Site Specific Small Holdings One (SH1s) Provisions:

- a) see Section 17.5

11.1.3 Minimum Parcel Size for Subdivision:

- a) 0.25 ha, when connected to a community sewer and water system; or
- b) 1.0 ha, when serviced by well and approved septic system.

11.1.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth.

11.1.5 Maximum Number of Dwellings Permitted Per Parcel:

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

11.1.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 1.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres

11.1.7 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 4.5 metres

11.1.8 Maximum Parcel Coverage:

- a) 35%

11.1.9 Minimum Building Width:

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

11.2 SMALL HOLDINGS TWO ZONE (SH2)

11.2.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) agriculture, subject to Section 7.24;
- d) bed and breakfast operation, subject to Section 7.19;
- e) home occupation, subject to Section 7.17;
- f) secondary suite, subject to Section 7.12; and
- g) accessory building and structure, subject to Section 7.13.

11.2.2 Site Specific Small Holdings Two (SH2s) Provisions:

- a) see Section 17.6

11.2.3 Minimum Parcel Size for Subdivision:

- a) 0.5 ha, when connected to a community sewer system and serviced by well; or
- b) 1.0 ha, when serviced by a well and approved septic system

11.2.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth.

11.2.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and

- b) one (1) secondary suite or one (1) accessory dwelling.

11.2.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 11.2.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, greenhouses and cannabis production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 11.2.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

11.2.7 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres

11.2.8 Maximum Parcel Coverage:

- a) 25%

11.2.9 Minimum Building Width:

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

11.3 SMALL HOLDINGS THREE ZONE (SH3)

11.3.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) agriculture, subject to Section 7.24;
- d) bed and breakfast operation, subject to Section 7.19;
- e) home occupation, subject to Section 7.17;
- f) secondary suite, subject to Section 7.12; and
- g) accessory building and structure, subject to Section 7.13.

11.3.2 Site Specific Small Holdings Three (SH3s) Provisions:

- a) see Section 17.7

11.3.3 Minimum Parcel Size for Subdivision:

- a) 1.0 ha

11.3.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth.

11.3.5 Maximum Number of Dwellings Permitted Per Parcel:

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

11.3.6 Minimum Setbacks:

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

- iii) Interior side parcel line: 4.5 metres
- iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 11.3.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, greenhouses and cannabis production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 11.3.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

11.3.7 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres;

11.3.8 Maximum Parcel Coverage:

- a) 20%

11.3.9 Minimum Building Width:

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

11.4 SMALL HOLDINGS FOUR ZONE (SH4)

11.4.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) agriculture, subject to Section 7.24;
- d) bed and breakfast operation, subject to Section 7.19;
- e) home industry, subject to Section 7.18;

- f) home occupation, subject to Section 7.17;
- g) secondary suite, subject to Section 7.12; and
- h) accessory building and structure, subject to Section 7.13.

11.4.2 Site Specific Small Holdings Three (SH4s) Provisions:

- a) see Section 17.8

11.4.3 Minimum Parcel Size for Subdivision:

- a) 2.0 ha

11.4.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth.

11.4.5 Maximum Number of Dwellings Permitted Per Parcel:

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

11.4.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 11.4.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, greenhouses and cannabis production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres

- d) Despite Section 11.4.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

11.4.7 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres

11.4.8 Maximum Parcel Coverage:

- a) 15%

11.4.9 Minimum Building Width:

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

11.5 WEST BENCH SMALL HOLDINGS ZONE (SH5)

11.5.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) agriculture, subject to Sections 7.24;
- c) bed and breakfast operation, subject to Section 7.19;
- d) home occupation, subject to Section 7.17; and
- e) accessory building and structure, subject to Section 7.13.

11.5.2 Site Specific West Bench Small Holdings (SH5s) Provisions:

- a) see Section 17.9

11.5.3 Minimum Parcel Size for Subdivision:

- a) 0.25 ha, when connected to a community sewer and water system; or
- b) 1.0 ha, when serviced by well and approved septic system.

11.5.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth.

11.5.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling

11.5.6 Minimum Setbacks:

- a) Buildings and structures:

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

- b) Accessory buildings and structures:

- i) Front parcel line: 9.0 metres
- ii) Rear parcel line: 3.0 metres
- iii) Interior side parcel line: 1.5 metres
- iv) Exterior side parcel line: 4.5 metres

- c) Despite Section 11.5.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, greenhouses and cannabis production facilities:

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

- d) Despite Section 11.5.6(a) and (b), incinerator or compost facility:

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

11.5.7 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 4.5 metres.

11.5.8 Maximum Parcel Coverage:

- a) 30%

11.5.9 Minimum Building Width:

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

xii) replacing Section 11.0 (Low Density Residential) in its entirety with the following:

11.0 LOW DENSITY RESIDENTIAL

11.1 LOW DENSITY RESIDENTIAL TWO ZONE (RS2)

11.1.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) bed and breakfast operation, subject to Section 7.19;
- d) home occupation, subject to Section 7.17;
- e) secondary suite, subject to Section 7.12;
- f) accessory building and structure, subject to Section 7.13.

11.1.2 Site Specific Low Density Residential Two (RS2s) Provisions:

- a) see Section 17.11

11.1.3 Minimum Parcel Size for Subdivision:

- a) 500.0 m², when connected to a community sewer and water system;
or
- b) 1.0 ha, when serviced by well and approved septic system.

11.1.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth

11.1.5 Maximum Number of Dwellings Permitted Per Parcel:

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

11.1.6 Minimum Setbacks:

- a) Principal buildings:

- i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 1.5 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory buildings and structures:
- i) Front parcel line 7.5 metres
 - ii) Rear parcel line 1.0 metres
 - iii) Interior side parcel line 1.0 metres
 - iv) Exterior side parcel line 4.5 metres

11.1.7 Maximum Height:

- a) No building shall exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres.

11.1.8 Maximum Parcel Coverage:

- a) 35%

11.1.9 Minimum Building Width:

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

11.2 LOW DENSITY RESIDENTIAL THREE ZONE (RS3)

11.2.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) bed and breakfast operation, subject to Section 7.19;
- d) home occupation, subject to Section 7.17;
- e) secondary suite, subject to Section 7.12;
- f) accessory building and structure, subject to Section 7.13.

11.2.2 Site Specific Low Density Residential Three (RS3s) Provisions:

- a) see Section 17.12

11.2.3 Minimum Parcel Size for Subdivision:

- a) 1,000.0 m², when connected to a community sewer and water system; or
- b) 1.0 ha, when serviced by well and approved septic system.

11.2.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth

11.2.5 Maximum Number of Dwellings Permitted Per Parcel:

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

11.2.6 Minimum Setbacks:

- a) Principal buildings:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 1.5 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 1.0 metres
 - iii) Interior side parcel line 1.0 metres
 - iv) Exterior side parcel line 4.5 metres

11.2.7 Maximum Height:

- a) No building shall exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres.

11.2.8 Maximum Parcel Coverage:

- a) 35%

11.2.9 Minimum Building Width:

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

11.3 WEST BENCH LOW DENSITY RESIDENTIAL ZONE (RS5)

11.3.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) bed and breakfast operation, subject to Section 7.19;
- c) home occupation, subject to Section 7.17;
- d) accessory building and structure, subject to Section 7.13.

11.3.2 Site Specific West Bench Low Density Residential (RS5s) Provisions:

- a) see Section 17.24

11.3.3 Minimum Parcel Size for Subdivision:

- a) 500.0 m², when connected to a community sewer and water system;
or
- b) 1.0 ha, when serviced by well and approved septic system.

11.3.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth

11.3.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling.

11.3.6 Minimum Setbacks:

- a) Principal buildings:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 1.5 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 1.0 metres
 - iii) Interior side parcel line 1.5 metres
 - iv) Exterior side parcel line 4.5 metres

11.3.7 Maximum Height:

- a) No building shall exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres.

11.3.8 Maximum Parcel Coverage:

- a) 30%

11.3.9 Minimum Building Width:

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

xiii) replacing Section 17.5 (Small Holdings Two Site Specific (SH2s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

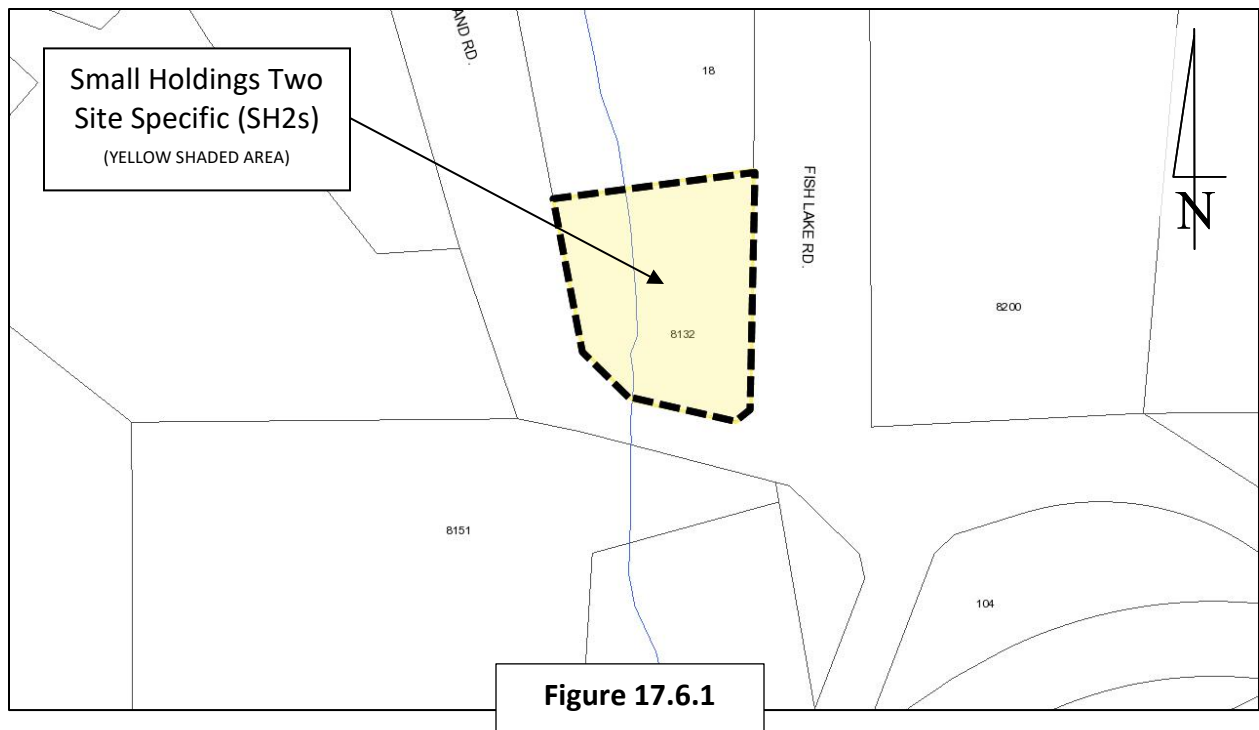
17.5 Site Specific Small Holdings One (SH1s) Provisions:

- .1 Not applicable.

xiv) replacing Section 17.6 (Small Holdings Three Site Specific (SH3s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.6 Site Specific Small Holdings Two (SH2s) Provisions:

- .1 in the case of land described as Lot 3, Plan KAP51211, District Lot 2893, ODYD (8132 Princeton-Summerland Road), and shown shaded yellow on Figure 17.6.1:
 - a) the following accessory uses shall be permitted on the land in addition to the permitted uses listed in Section 11.2.1:
 - i) eating and drinking establishment; and
 - ii) retail store, convenience.



xv) replacing Section 17.7 (Small Holdings Four Site Specific (SH4s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.7 Site Specific Small Holdings Three (SH3s) Provisions:

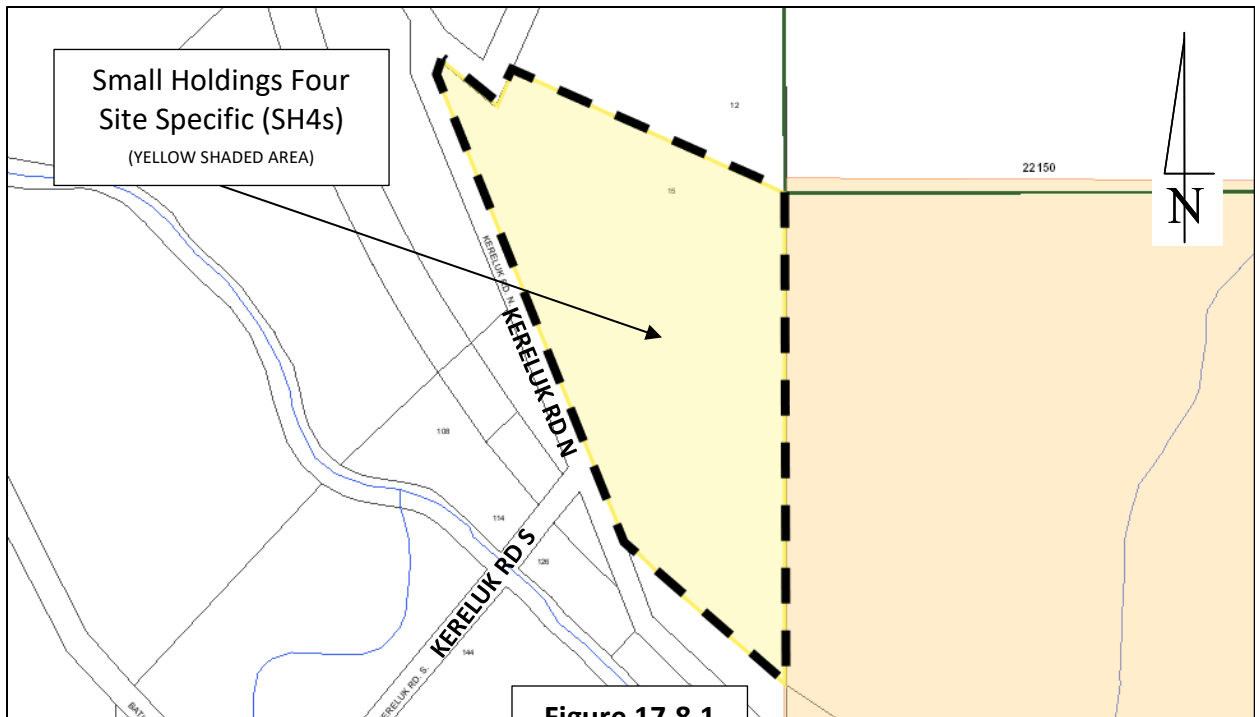
.1 Not applicable.

xvi) replacing Section 17.8 (Small Holdings Five Site Specific (SH5s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

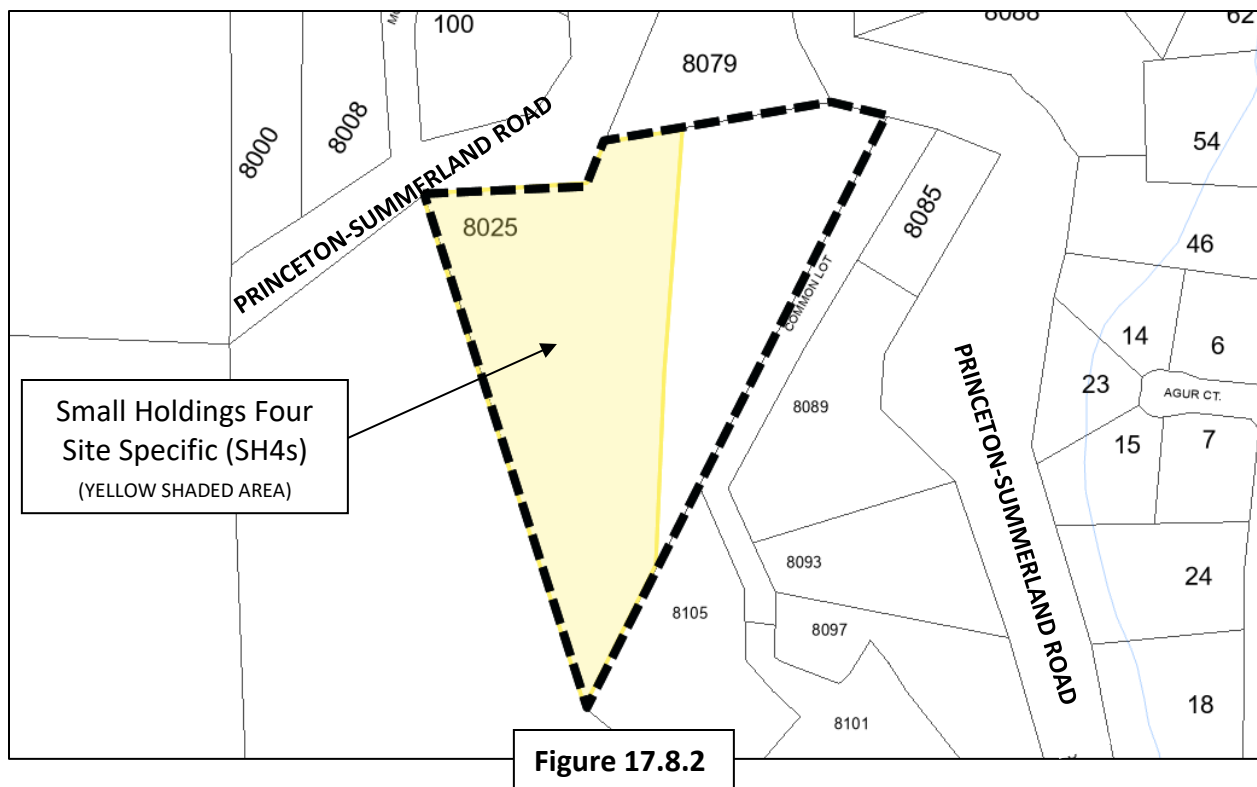
17.8 Site Specific Small Holdings Four (SH4s) Provisions:

.1 in the case of land described as Lot 8, Plan KAP647, District Lot 2888, ODYD, Except Plan A67 (15 Deans Road), and shown shaded yellow on Figure 17.8.1:

a) despite Section 11.4.3, the minimum parcel size for subdivision shall be 1.47 ha.



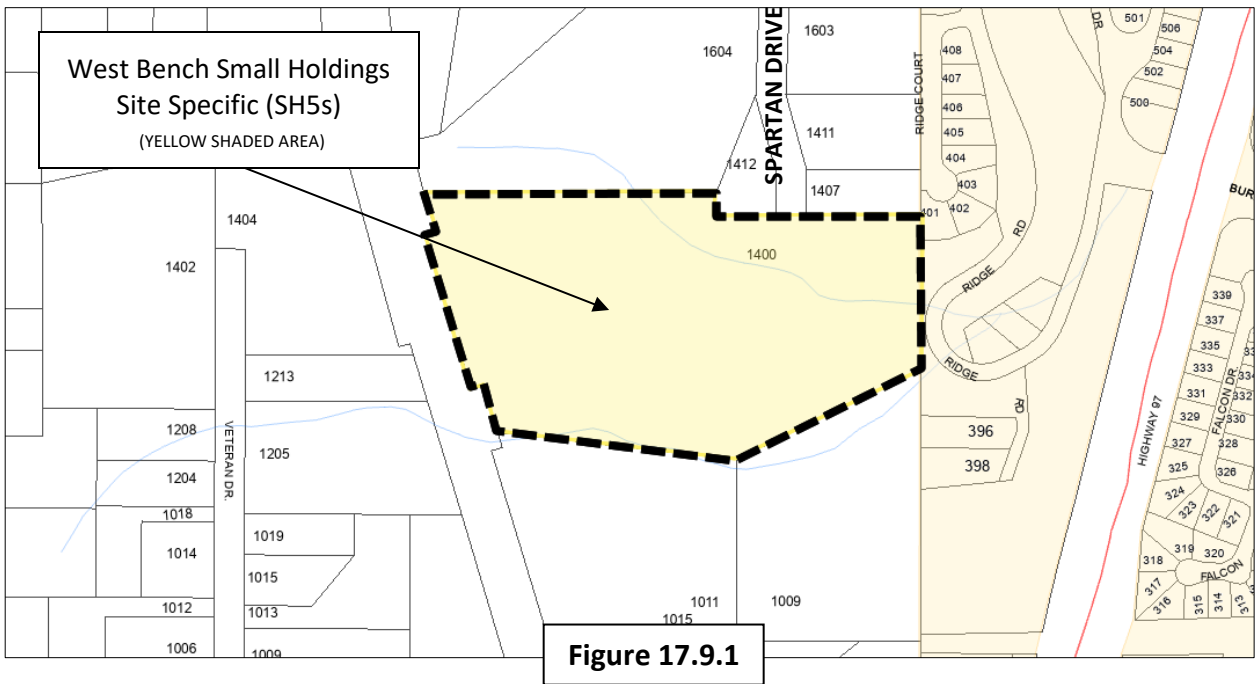
- .2 in the case of an approximately 3.3 ha part of the land described as Lot 10, Plan 27332, District Lot 2893, ODYD, Except Plan KAP51912 (8025 Princeton-Summerland Road), and shown shaded yellow on Figure 17.8.2:
- a) despite Section 7.18.2, the maximum floor area utilized for a home industry, including the indoor and outdoor storage of materials, commodities or finished products associated with the home industry shall not exceed 300.0 m².



xvii) replacing Section 17.9 (Residential Single Family One Site Specific (RS1s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.9 Site Specific Small Holdings West Bench (SH5s) Provisions:

- .1 in the case of land shown described as Lot 146, Plan KAP8166, District Lot 5076, ODYD, Except Plan 21461 KAP64111, except part north of Lot 1 & E of road all on Plan 21461 (1400 Spartan Drive) and shown in yellow on Figure 17.9.1, the following provisions shall apply:
 - a) the following principal use shall be permitted on the land in addition to the permitted uses listed in Section 10.9.1: 1. “winery”.
 - b) the maximum floor area of a “winery” shall not exceed 55.0 m².



xviii) replacing Section 17.10 (Residential Single Family Two Site Specific (RS2s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.10 Site Specific Low Density Residential Two (RS2s) Provisions:

- .1 Not applicable.

xix) replacing Section 17.11 (Residential Multiple Family Site Specific (RM1s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.11 Site Specific Low Density Residential Three (RS3s) Provisions:

- .1 Not applicable.

xx) replacing Section 17.12 under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.12 Site Specific Medium Density Residential One (RM1s) Provisions:

- .1 Not applicable.

xxi) replacing Section 17.24 (West Bench Low Density Residential Site Specific (RS6s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.24 Site Specific West Bench Low Density Residential (RS5s) Provisions:

- .1 Not applicable.

xxii) replacing Section 18.1) (Comprehensive Development One (North Beach Estates) Zone) under Section 18.0 (Comprehensive Development) in its entirety with the following:

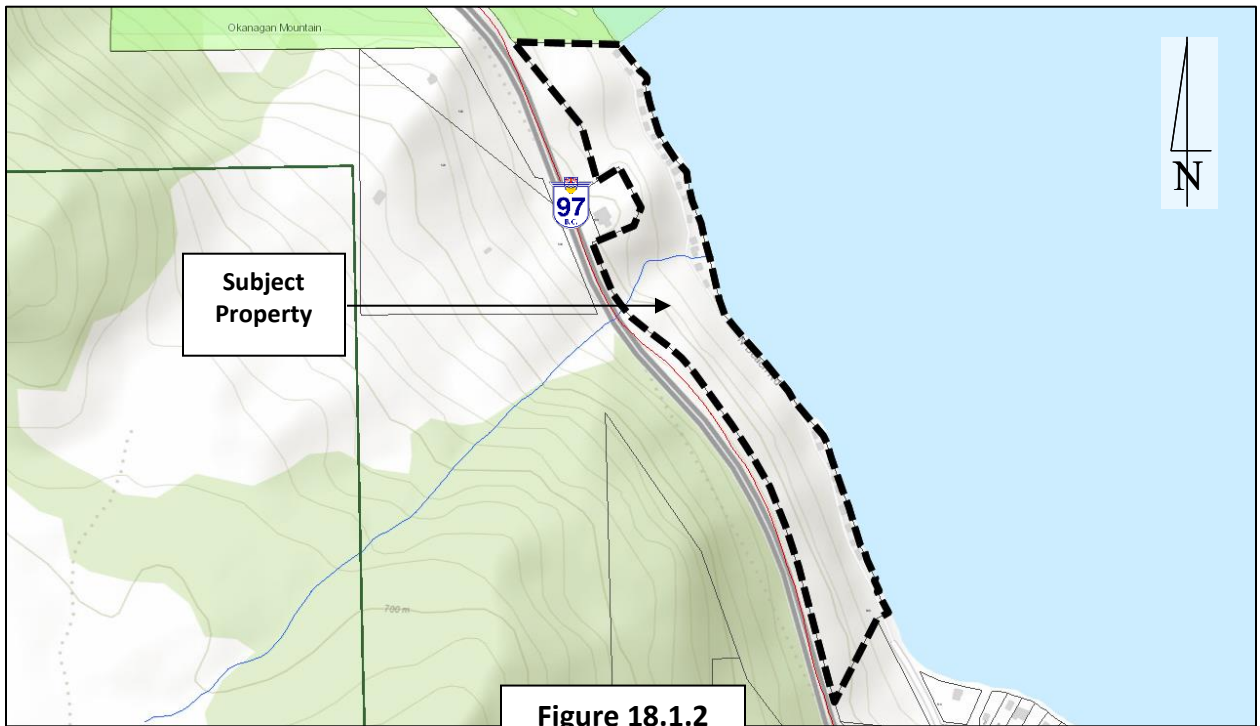
18.1 North Beach Estates Comprehensive Development Zone (CD1)

18.1.1 Purpose:

The purpose of the North Beach Estates Comprehensive Development Zone (CD1) is to create comprehensive, site-specific land use regulations for the parcel — hereinafter referred to as “North Beach Estates” — located at 506 North Beach Road (legally described as District Lot 2694, Osoyoos Division, Yale District, except: Plans 11635 and 13218 and 14500; That Part Which Lies to the West of the Most Westerly Boundary of the Highway as shown on Plan H578; and Plans H578, B3611 and KAP75221) in order to reconcile the historical lawful non-conforming land use pattern on the lands with the regulations of the Zoning Bylaw and the policies of the Official Community Plan Bylaw.

18.1.2 Location:

The property is situated between the east side of Highway 97 and the west side of Okanagan Lake, adjacent to the Okanagan Lake Provincial Park.



18.1.3 North Beach Estates Share Lots:

A plan that identifies the North Beach Estates Share lots, and which is based upon a Plan entitled “Sketch of Parcel and Share Lot Plan on Remainder of D.L. 2694, O.D.Y.D.” prepared by AM Surveying and Services Ltd. and dated February 10, 2009, is included at Schedule ‘3’ to this Bylaw, and forms part of this Bylaw.

18.1.4 Background:

In 1964, North Beach Estates Limited (Incorporation # BC0060201) acquired the North Beach Estates Lands and facilitated the residential development of the lands. By virtue of ownership in the corporation, each shareholder was granted exclusive use of a defined portion of the lands and was permitted under the Articles of Association one single family dwelling and one guest cabin.

Situated on a narrow strip of land between the shore of Okanagan Lake to the east and the toe of a steep bluff to the west, these dwellings share a number of unique locational challenges, including, but not limited to, geotechnical, roadway, riparian, and servicing.

In 1972, Regional District Zoning Bylaw No. 68, 1969 became applicable to the lands, rendering the dwellings on the property lawful non-conforming and severely restricting their long-term sustainability. This CD Zone recognizes the historical lawful non-conforming use of the lands and restricts further development of the site beyond the lawful non-conforming density.

18.1.5 Definitions:

In this CD zone:

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

“corporation” means the owner of the parcel;

“common property” means that portion of the parcel identified as “COMMON PROPERTY” on Schedule ‘3’ of this bylaw;

“exterior side share lot line” means the boundary between a share lot and common property other than front, rear and interior side share lot lines;

“front share lot line” means the westernmost boundary of the share lots identified on Schedule ‘3’ of this bylaw;

“grade, finished” means the finished ground level at the perimeter of a building or structure, excluding any localized mounds or depressions such as those for vehicle or pedestrian entrances. Artificial embankments shall not be considered finished grade.

“height” means the vertical distance from the average finished grade to the highest point of the roof of the building or structure;

“Official Community Plan” means Electoral Area “F” Official Community Plan Bylaw;

“parcel” means the land shown outlined in black in Figure 17.1.2 of this Bylaw;

“professional engineer or geoscientist” means a practicing member in good standing of the Association of Professional Engineers and Geoscientists of the Province of British Columbia;

“rear share lot line” means the easternmost boundary of the share lots as identified in Schedule ‘3’ of this bylaw;

“share lots” means the 23 surveyed portions of the parcel reserved for the exclusive use and enjoyment of a shareholder in the corporation, and shown on Schedule ‘3’ of this bylaw;

“share lot coverage” means the combined area covered by all buildings and structures on a share lot, expressed as a percentage of the total share lot area;

“interior side share lot line” means the boundary between two or more share lots other than a front, rear or exterior share lot line;

“zoning bylaw” means Electoral Area “F” Zoning Bylaw, or subsequent enactments;

“Zone” means the North Beach Estates Comprehensive Development Zone (CD1).

18.1.6 Reference to Zoning Bylaw:

Except where explicitly listed in this CD1 zone, all regulations, standards and definitions shall be those stated in the Zoning Bylaw.

18.1.7 Permitted Uses for Share Lots:

Principal Uses:

- a) single detached dwelling or manufactured home;

Accessory Uses:

- b) accessory buildings or structures, subject to Section 7.13, except there is no limit to the number permitted on each share lot;
- c) home occupation, subject to Section 7.17, and where no customers visit the site.

18.1.8 Permitted Uses for Common Property:

Principal Uses:

- a) service facilities and uses in connection with one or more share lots.

18.1.9 Minimum Parcel Sizes:

- a) 12.0 ha

18.1.10 Maximum Parcel Density and Share Lot Density:

- a) 23 share lots per parcel, as shown on Schedule '3' of this bylaw;
- b) one (1) single detached dwelling or manufactured home per share lot.

18.1.11 Minimum Setbacks:

- a) for All Buildings and Structures on a Share Lot:
 - i) Front share lot line: 6.0 metres
 - ii) Rear share lot line: 0.0 metres
 - iii) Interior side share lot line: 1.2 metres
 - iv) Exterior side share lot line: 1.2 metres
- b) for All Buildings and Structures on Common Property:
 - i) Front share lot line: 10.0 metres
 - ii) Rear share lot line: 10.0 metres
 - iii) Interior side share lot line: 10.0 metres
 - iv) Exterior side share lot line: 10.0 metres

18.1.12 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.

18.1.13 Maximum Share Lot Coverage:

- a) 50%

16. The Zoning Map, being Schedule '2' of the Electoral Area "F" Zoning Bylaw No. 2461, 2008, is amended by changing the land use designation of:
- i) the land described as Lot 1, Plan KAP85707, District Lot 2537, ODYD, and shown shaded yellow on Schedule 'F-201', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Low Density Residential Two (RS2).
 - ii) the land described as Lot 2, Plan KAP21666, District Lot 2537, ODYD, Except Plan KAP49475 (660 Highway 97), and shown shaded yellow on Schedule 'F-202', which forms part of this Bylaw, from Small Holdings Two (SH2) to Small Holdings Three (SH3).
 - iii) the land described as Lot 1, Plan KAP83875, District Lot 2537, ODYD, and shown shaded yellow on Schedule 'F-203', which forms part of this Bylaw, from Residential Single Family Two Site Specific (RS2s) to Low Density Residential Two (RS2).
 - iv) an approximately 4.5 ha area of land shown shaded yellow on Schedule 'F-204', which forms part of this Bylaw, from Small Holdings Two (SH2) to Small Holdings Four (SH4).
 - v) the land described as Lot 1, Plan KAP36216, District Lot 2694, ODYD, Except Plan KAP75052, and shown shaded yellow on Schedule 'F-205', which forms part of this Bylaw, from Small Holdings Two (SH2) to Small Holdings Four (SH4).
 - vi) the land shown shaded yellow on Schedule 'F-206', which forms part of this Bylaw, from Small Holdings Four (SH2) to Small Holdings Two (SH2).
 - vii) the land shown shaded purple on Schedule 'F-206', which forms part of this Bylaw, from Small Holdings Four (SH4) to Resource Area (RA).
 - viii) the land shown shaded yellow on Schedule 'F-207', which forms part of this Bylaw, from Residential Single Family One (RS1) to Small Holdings One (SH1).

- ix) the land shown shaded yellow on Schedule 'F-208', which forms part of this Bylaw, from Small Holdings Two (SH2) to Small Holdings Four (SH4).
 - x) the land shown shaded yellow on Schedule 'F-209', which forms part of this Bylaw, from Small Holdings Two (SH2) to Small Holdings Four (SH4).
 - xi) the land shown shaded purple on Schedule 'F-209', which forms part of this Bylaw, from Small Holdings Four Site Specific (SH4s) to Small Holdings Two Site Specific (SH2s).
 - xii) the land shown shaded orange on Schedule 'F-209', which forms part of this Bylaw, from Resource Area (RA) to Small Holdings Three (SH3).
 - xiii) the land shown shaded yellow on Schedule 'F-210', which forms part of this Bylaw, from Small Holdings Two (SH2) to Small Holdings Four (SH4).
 - xiv) the land shown shaded purple on Schedule 'F-210', which forms part of this Bylaw, from Small Holdings Two Site Specific (SH2s) to Small Holdings Four Site Specific (SH4s).
 - xv) the land shown shaded yellow on Schedule 'F-211', which forms part of this Bylaw, from West Bench Small Holdings Site Specific (SH6s) to West Bench Small Holdings Site Specific (SH5s).
 - xvi) the land shown shaded yellow on Schedule 'F-212', which forms part of this Bylaw, from West Bench Low Density Residential Site Specific (RS6s) to West Bench Low Density Residential (RS5).
 - xvii) the land shown shaded yellow on Schedule shaded purple on Schedule 'F-213', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Two (RS2).
 - xviii) the land shown shaded yellow on Schedule shaded purple on Schedule 'F-214', which forms part of this Bylaw, from Small Holdings Two Site Specific (SH2s) to Small Holdings Four Site Specific (SH4s).
 - xix) changing the land use designation of all parcels zoned West Bench Low Density Residential (RS6) to West Bench Low Density Residential (RS5).
 - xx) changing the land use designation of all parcels zoned West Bench Small Holdings (SH6) to West Bench Small Holdings (SH5).
17. adding a new Schedule '3' (North Beach Estates Comprehensive Development Zone Map) as shown on the attached Schedule 'F-3', which forms part of this bylaw.

Electoral Area “I”

18. The Official Community Plan Map, being Schedule ‘B’ of the Electoral Area “I” Official Community Plan Bylaw No. 2683, 2016, is amended by changing the land use designation of:
- i) the land shown shaded yellow on Schedule ‘I-101’, which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
 - ii) the land shown shaded yellow on Schedule ‘I-102’, which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
 - iii) the land described as Lot A, Plan KAP55255, District Lot 103S, and shown shaded yellow on Schedule ‘I-103’, which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
 - iv) the land shown shaded yellow on Schedule ‘I-104’, which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
 - v) the land shown shaded yellow on Schedule ‘I-105’, which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
 - vi) the land shown shaded yellow on Schedule ‘I-106’, which forms part of this Bylaw, from Low Density Residential (LR) to Conservation Area (CA).
 - vii) the land shown shaded yellow on Schedule ‘I-107’, which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
 - viii) an approximately 1.1 ha part of the land described as District Lot 4098S, SDYD, Portion EX BLK A, Except Plan KAP53180, and shown shaded yellow on Schedule ‘I-108’, which forms part of this Bylaw, from Small Holdings (SH) to Resource Area (RA).
 - ix) the land shown shaded yellow on Schedule ‘I-109’, which forms part of this Bylaw, from Low Density Residential (LR) to Administrative, Cultural and Institutional (AI).
 - x) the land shown shaded yellow on Schedule ‘I-110’, which forms part of this Bylaw, from Small Holdings (SH) to Parks, Recreation and Trails (PR).
 - xi) the land shown shaded yellow on Schedule ‘I-111’, which forms part of this Bylaw, from Small Holdings (SH) to Parks, Recreation and Trails (PR).
 - xii) the land shown shaded yellow on Schedule ‘I-112’, which forms part of this Bylaw, from Small Holdings (SH) to Parks, Recreation and Trails (PR).

- xiii) the land shown shaded yellow on Schedule 'I-113', which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
- xiv) an approximately 20 ha area of the land described as Lot 1, Plan KAP49966, District Lot 2454S, Section 10, Township 88, SDYD, Except Plan KAP58896, and shown shaded yellow on Schedule 'I-114', which forms part of this Bylaw, from Small Holdings (SH) to Agriculture (AG).
- xv) an approximately 20 ha area of the land described as Lot 1, Plan KAP49966, District Lot 2454S, Section 10, Township 88, SDYD, Except Plan KAP58896, and shown shaded purple on Schedule 'I-114', which forms part of this Bylaw, from Agriculture (AG) to Resource Area (RA).

19. The Electoral Area "I" Zoning Bylaw No. 2457, 2008, is amended by:

- i) replacing the sub-section titled "Rural Zones" under Section 5.1 (Zoning Districts) in its entirety with the following:

Rural Zones

Resource Area Zone	RA
Agriculture One Zone	AG1
Agriculture Three Zone	AG3
Large Holdings One Zone	LH1
Large Holdings Two Zone	LH2

- ii) adding a new sub-section titled "Small Holdings Zones" under Section 5.1 (Zoning Districts) to read as follows:

Small Holdings Zones

Small Holdings One Zone	SH1
Small Holdings Three Zone	SH3
Small Holdings Four Zone	SH4

- iii) replacing the sub-section titled "Low Density Residential Zones" under Section 5.1 (Zoning Districts) in its entirety with the following:

Low Density Residential Zones

Low Density Residential Two Zone	RS2
Low Density Residential Three Zone	RS3
Low Density Residential Apex Alpine Zone	RS4
Low Density Residential Apex Alpine Duplex Zone	RD2

- iv) replacing Section 10.6 (Small Holdings Two Zone) in its entirety with the following:
10.6 *deleted*
- v) replacing Section 10.7 (Small Holdings Three Zone) in its entirety with the following:
10.7 *deleted*
- vi) replacing Section 10.8 (Small Holdings Four Zone) in its entirety with the following:
10.8 *deleted*
- vii) replacing Section 10.9 (Small Holdings Five Zone) in its entirety with the following:
10.9 *deleted*
- viii) adding a new Section 11.0 (Small Holdings) to read as follows and renumbering all subsequent sections:

11.0 SMALL HOLDINGS

11.1 SMALL HOLDINGS ONE ZONE (SH1)

11.1.1 Permitted Uses:

Principal Uses:

- a) single detached dwellings;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) bed and breakfast operation, subject to Section 7.19;
- d) home occupation, subject to Section 7.17;
- e) secondary suite, subject to Section 7.12; and
- f) accessory building and structure, subject to Section 7.13.

11.1.2 Site Specific Small Holdings One (SH1s) Regulations:

- a) see Section 19.5

11.1.3 Minimum Parcel Size for Subdivision:

- a) 0.25 ha, when connected to a community sewer and water system; or
- c) 1.0 ha, when serviced by a well and an approved septic system.

11.1.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth.

11.1.5 Maximum Number of Dwellings Permitted Per Parcel:

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

11.1.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 1.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres

11.1.7 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 4.5 metres.

11.1.8 Maximum Parcel Coverage:

- a) 35%

11.1.9 Minimum Building Width:

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

11.3 SMALL HOLDINGS THREE ZONE (SH3)

11.3.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11
- c) agriculture, subject to Section 7.24;
- d) bed and breakfast operation, subject to Section 7.19;
- e) home occupation, subject to Section 7.17;
- f) secondary suite, subject to Section 7.12; and
- g) accessory building and structure, subject to Section 7.13.

11.3.2 Site Specific Small Holdings Three (SH3s) Regulations:

- a) see Section 19.7

11.3.3 Minimum Parcel Size for Subdivision:

- a) 1.0 ha

11.3.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth.

11.3.5 Maximum Number of Dwellings Permitted Per Parcel:

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

11.3.6 Minimum Setbacks:

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

- c) Despite Section 11.3.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, greenhouses and cannabis production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 11.3.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

11.3.7 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres

11.3.8 Maximum Parcel Coverage:

- a) 20%

11.3.9 Minimum Building Width:

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

11.4 SMALL HOLDINGS FOUR ZONE (SH4)

11.4.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) agriculture, subject to Section 7.24;
- c) accessory dwelling, subject to Section 7.11;
- d) bed and breakfast operation, subject to Section 7.19;
- e) home industry, subject to Section 7.18;
- f) home occupation, subject to Section 7.17;
- g) secondary suite, subject to Section 7.12; and
- h) accessory building and structure, subject to Section 7.13.

11.4.2 Site Specific Small Holdings Four (SH4s) Regulations:

- a) see Section 19.8

11.4.3 Minimum Parcel Size for Subdivision:

- a) 2.0 ha

11.4.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth.

11.4.5 Maximum Number of Dwellings Permitted Per Parcel:

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

11.4.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 11.4.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, greenhouses and cannabis production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 11.4.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres

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

11.4.7 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres

11.4.8 Maximum Parcel Coverage:

- a) 15%

11.4.9 Minimum Building Width:

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

- ix) replacing Section 11.1 (Residential Single Family One (RS1)) under 11.0 (Low Density Residential) in its entirety with the following:

11.1 LOW DENSITY RESIDENTIAL TWO ZONE (RS2)

11.1.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) bed and breakfast operation, subject to Section 7.19;
- d) home occupation, subject to Section 7.17;
- e) secondary suite, subject to Section 7.12;
- f) accessory building and structure, subject to Section 7.13.

11.1.2 Site Specific Low Density Residential Two (RS2s) Provisions:

- a) see Section 19.9

11.1.3 Minimum Parcel Size for Subdivision:

- a) 500.0 m², when connected to a community sewer and water system;
- b) 1.0 ha, when serviced by a well and an approved septic system; or
- c) 60.0 ha, when a parcel is situated within the “Radio Frequency Interference Area” as shown on Schedule ‘3’ to this bylaw.

11.1.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth

11.1.5 Maximum Number of Dwellings Permitted Per Parcel:

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

11.1.6 Minimum Setbacks:

- a) Principal buildings:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 1.5 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 1.0 metres
 - iii) Interior side parcel line 1.0 metres
 - iv) Exterior side parcel line 4.5 metres

11.1.7 Maximum Height:

- a) No building shall exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres.

11.1.8 Maximum Parcel Coverage:

- a) 35%

11.1.9 Minimum Building Width:

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

- x) replacing Section 11.2 (Residential Single Family One (RS2) Zone) under Section 11.0 (Low Density Residential) in its entirety with the following;

11.2 LOW DENSITY RESIDENTIAL THREE ZONE (RS3)

11.2.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) bed and breakfast operation, subject to Section 7.19;
- d) home occupation, subject to Section 7.17;
- e) secondary suite, subject to Section 7.12;
- f) accessory building and structure, subject to Section 7.13.

11.2.2 Site Specific Low Density Residential Three (RS3s) Provisions:

- a) see Section 19.10

11.2.3 Minimum Parcel Size for Subdivision:

- a) 1,000.0 m², when connected to a community sewer and water system;
- b) 1.0 ha, when serviced by a well and an approved septic system; or
- c) 60.0 ha, when a parcel is situated within the “Radio Frequency Interference Area” as shown on Schedule ‘3’ to this bylaw.

11.2.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth

11.2.5 Maximum Number of Dwellings Permitted Per Parcel:

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

11.2.6 Minimum Setbacks:

- a) Principal buildings:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 1.5 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 1.0 metres
 - iii) Interior side parcel line 1.0 metres
 - iv) Exterior side parcel line 4.5 metres

11.2.7 Maximum Height:

- a) No building shall exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres.

11.2.8 Maximum Parcel Coverage:

- a) 35%

11.2.9 Minimum Building Width:

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

- xi) replacing Section 19.5 (Site Specific Small Holdings Two (SH2s) Provisions) under Section 19.0 (Site Specific Designations) in its entirety with the following:

19.5 Site Specific Small Holdings One (SH1s) Regulations:

- .1 Not applicable.

- xii) replacing Section 19.6 (Site Specific Small Holdings Three (SH3s) Provisions) under Section 19.0 (Site Specific Designations) in its entirety with the following:

19.6 Site Specific Small Holdings Two (SH2s) Provisions:

- .1 Not applicable.

- xiii) replacing Section 19.7 (Site Specific Residential Single Family One (RS1s) Provisions) under Section 19.0 (Site Specific Designations) in its entirety with the following:

19.7 Site Specific Small Holdings Three (SH3s) Provisions:

- .1 Not applicable.

- xiv) replacing Section 19.8 (Site Specific Residential Single Family Two (RS2s) Provisions) under Section 19.0 (Site Specific Designations) in its entirety with the following:

19.8 Site Specific Small Holdings Four (SH4s) Provisions:

- .1 Not applicable.

- xv) replacing Section 19.9 (Site Specific Residential Apex Alpine (RS4s) Provisions) under Section 19.0 (Site Specific Designations) in its entirety with the following:

19.9 Site Specific Low Density Residential Two (RS2s) Provisions:

- .1 Not applicable.

- xvi) replacing Section 19.10 (Site Specific Residential Manufactured Home Park (RSM1s) Provisions) under Section 19.0 (Site Specific Designations) in its entirety with the following:

19.10 Site Specific Low Density Residential Three (RS3s) Provisions:

- .1 in the case of land described as Lot 96, Plan KAP719, District Lot 104S, SDYD (221 Lakehill Road), and shown shaded yellow on Figure 19.10.1;
 - i) the following accessory uses accessory use(s) shall be permitted on the land in addition to the permitted uses listed in Section 11.2.1:
 - a) home industry, subject to Section 7.18.
 - ii) despite Section 7.18.1, a home industry shall be permitted on a parcel less than 2.0 ha in size.

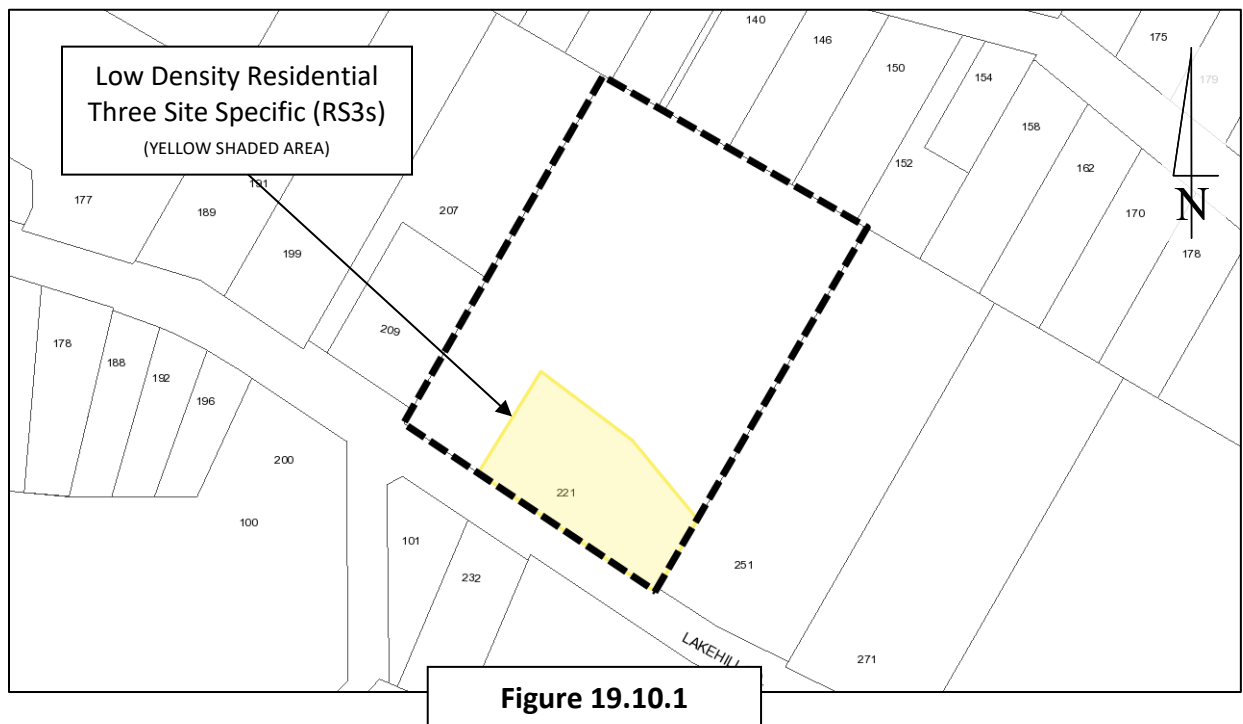


Figure 19.10.1

- xvii) replacing Section 19.11 (Site Specific Residential Cottage (RCs) Provisions) under Section 19.0 (Site Specific Designations) in its entirety with the following:

19.11 Site Specific Low Density Residential Apex Alpine (RS4s) Provisions:

- .1 Not applicable.

- xviii) replacing Section 19.12 (Site Specific Medium Density Residential One (RM1s) Provisions) under Section 19.0 (Site Specific Designations) in its entirety with the following:

19.12 Site Specific Low Density Residential Manufactured Home Park (RSM1s) Provisions:

.1 Not applicable.

- xix) replacing Section 19.13 (Site Specific Apex Mountain Village (AMVs) Provisions) under Section 19.0 (Site Specific Designations) in its entirety with the following:

19.13 Site Specific Medium Density Residential One (RM1s) Provisions:

.1 Not applicable.

- xx) adding a new Section 19.15 (Site Specific Apex Mountain Village (AMVs) Provisions) under Section 19.0 (Site Specific Designations) to read as follows and renumbering all subsequent sections:

19.15 Site Specific Apex Mountain Village (AMVs) Provisions:

.1 Not applicable.

- xxi) replacing Section 19.15 (Site Specific General Commercial (C1s) Provisions) under Section 19.0 (Site Specific Designations) in its entirety with the following:

19.15 Site Specific General Commercial (C1s) Provisions:

.1 Not applicable.

- xxii) replacing Section 19.27 (Site Specific Small Holdings Four (SH4s) Provisions) under Section 19.0 (Site Specific Designations) in its entirety with the following:

19.27 *deleted.*

- xxiii) replacing Section 19.28 (Site Specific Small Holdings Five (SH5s) Provisions) under Section 19.0 (Site Specific Designations) in its entirety with the following:

19.28 *deleted.*

20. The Zoning Map, being Schedule '2' of the Electoral Area "I" Zoning Bylaw No. 2457, 2008, is amended by changing the land use designation of:

- i) the land described as District Lot 3569S, SDYD, and shown shaded yellow on Schedule 'I-201', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Large Holdings One (LH1).
- ii) an approximately 4,320 m² area of the land described as Lot 1, Plan KAP81026, District Lot 3757, SDYD (550 Highway 97) and shown shaded yellow on Schedule 'I-202', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Agriculture One (AG1).

- iii) the land shown shaded yellow on Schedule 'I-203', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Small Holdings One (SH1).
- iv) an approximately 3.85 ha area of the land shown shaded yellow on Schedule 'I-204', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Agriculture One (AG1).
- v) the land shown shaded yellow on Schedule 'I-205', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Small Holdings One (SH1).
- vi) the land shown shaded yellow on Schedule 'I-206', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- vii) the land shown shaded yellow on Schedule 'I-207', which forms part of this Bylaw, from Residential Single Family One (RS1) to Small Holdings One (SH1).
- viii) the land described as Lot A, Plan KAP55255, District Lot 103S, SDYD, and shown shaded yellow on Schedule 'I-208', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Two (RS2).
- ix) the land shown shaded yellow on Schedule 'I-209', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- x) the land shown shaded yellow on Schedule 'I-210', which forms part of this Bylaw, from Residential Single Family One (RS1) to Small Holdings One (SH1).
- xi) the land shown shaded yellow on Schedule 'I-211', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Two (RS2).
- xii) the land shown shaded yellow on Schedule 'I-212', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Two (RS2).
- xiii) the land shown shaded yellow on Schedule 'I-213', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Low Density Residential Three (RS3).
- xiv) the land shown shaded yellow on Schedule 'I-214', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Agriculture One (AG1).
- xv) an approximately 0.75 ha area of the land described as Lot 1, Plan KAP65107, District Lot 104S & 105S, SDYD, and shown shaded yellow on Schedule 'I-215', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Conservation Area (CA).

- xvi) an approximately 0.26 ha area of the land described as Lot 1, Plan KAP65107, District Lot 104S & 105S, SDYD, and shown shaded purple on Schedule 'I-215', which forms part of this Bylaw, from Agriculture One (AG1) to Conservation Area (CA).
- xvii) the land shown shaded yellow on Schedule 'I-216', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Small Holdings One (SH1).
- xviii) an approximately 1,200 m² area of the land described as Lot A, Plan KAP2198, District Lot 104S, SDYD, and shown shaded purple on Schedule 'I-216', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Agriculture One (AG1).
- xix) the land shown shaded yellow on Schedule 'I-217', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Low Density Residential (RS3).
- xx) the land described as Lot A, Plan EPP75314, District Lot 104S, SDYD, and shown shaded purple on Schedule 'I-217', which forms part of this Bylaw, from Residential Single Family Two Site Specific (RS2s) to Low Density Residential Site Specific (RS3s).
- xxi) the land shown shaded yellow on Schedule 'I-218', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Two (RS2).
- xxii) an approximately 1.1 ha part of the land described as District Lot 4098S, SDYD, Portion EX BLK A, Except Plan KAP53180, and shown shaded yellow on Schedule 'I-219', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Resource Area (RA).
- xxiii) the land shown shaded yellow on Schedule 'I-220', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Low Density Residential Three (RS3).
- xxiv) the land shown shaded purple on Schedule 'I-220', which forms part of this bylaw, from Residential Single Family Two (RS2) to Administrative and Institutional (AI).
- xxv) the land shown shaded yellow on Schedule 'I-221', which forms part of this Bylaw, from Small Holdings Five (SH5) to Small Holdings One (SH1).
- xxvi) the land shown shaded purple on Schedule 'I-221', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Small Holdings One (SH1).

- xxvii) the land shown shaded yellow on Schedule 'I-222', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Small Holdings One (SH1).
- xxviii) the land shown shaded green on Schedule 'I-222', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Parks and Recreation (PR).
- xxix) the land shown shaded yellow on Schedule 'I-223', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Small Holdings One (SH1).
- xxx) the land shown shaded green on Schedule 'I-223', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Parks and Recreation (PR).
- xxxi) the land shown shaded yellow on Schedule 'I-224', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Small Holdings One (SH1).
- xxxii) the land shown shaded green on Schedule 'I-224', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Parks and Recreation (PR).
- xxxiii) the land shown shaded yellow on Schedule 'I-225', which forms part of this Bylaw, from Small Holdings Four (SH4) to Small Holdings One (SH1).
- xxxiv) the land shown shaded purple on Schedule 'I-225', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Small Holdings One (SH1).
- xxxv) the land shown shaded yellow on Schedule 'I-226', which forms part of this Bylaw, from Small Holdings Two (SH2) to Small Holdings Four (SH4).
- xxxvi) the land shown shaded yellow on Schedule 'I-227', which forms part of this Bylaw, from Small Holdings Two (SH2) to Small Holdings Four (SH4).
- xxxvii) the land shown shaded yellow on Schedule 'I-228', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Small Holdings One (SH1).
- xxxviii) an approximately 4.8 ha area of the land described as Lot 1, Plan KAP49966, District Lot 2454S, Section 10, Township 88, SDYD, Except Plan KAP58896, and shown shaded purple on Schedule 'I-229', which forms part of this Bylaw, from Resource Area (RA) to Agriculture Three (AG3).
- xxxix) an approximately 20.5 ha area of the land described as Lot 1, Plan KAP49966, District Lot 2454S, Section 10, Township 88, SDYD, Except Plan KAP58896, and shown shaded yellow on Schedule 'I-229', which forms part of this Bylaw, from Small Holdings Three (SH3) to Resource Area (RA).

- xl) an approximately 18.4 ha area of the land described as Lot 1, Plan KAP49966, District Lot 2454S, Section 10, Township 88, SDYD, Except Plan KAP58896, and shown shaded green on Schedule 'I-229', which forms part of this Bylaw, from Resource Area (RA) to Agriculture Three (AG3).
- xli) the land shaded yellow on Schedule 'I-230', which forms part of this Bylaw, from Small Holdings Two (SH2) to Small Holdings Four (SH4).
- xlii) the land shown shaded yellow on Schedule 'I-231', which forms part of this Bylaw, from Small Holdings Three (SH3) to Parks and Recreation (PR).
- xliii) the land shown shaded yellow on Schedule 'I-232', which forms part of this Bylaw, from Residential Single Family One Site Specific (RS1s) to Low Density Residential Two (RS2).
- xliv) the land shown shaded yellow on Schedule 'I-233', which forms part of this Bylaw, from Small Holdings Five (SH5) to Small Holdings One (SH1).
- xlv) the land shown shaded yellow on Schedule 'I-234', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Low Density Residential Three (RS3).

READ A FIRST AND SECOND TIME this 23rd day of September, 2021.

PUBLIC HEARING held on this 21st day of October, 2021.

READ A THIRD TIME, AS AMENDED, this ____ day of _____, 2021.

I hereby certify the foregoing to be a true and correct copy of the "Electoral Area Zoning Amendment Bylaw No. 2892, 2021" as read a Third time by the Regional Board on this ____ day of _____, 2021.

Dated at Penticton, BC this ____ day of _____, 2021.

Corporate Officer

Approved pursuant to Section 52(3) of the *Transportation Act* this ____ day of _____, 2021.

For the Minister of Transportation & Infrastructure

ADOPTED this ____ day of _____, 2021.

Board Chair

Corporate Officer