

## Resource Area (RA) Zone

The RA Zone under the Draft Zoning Bylaw differs from that found in the current Zoning Bylaw as it will principally be applied to Crown land, in addition to some other privately held lands such as mineral claims (including Copper Mountain), managed forests and those parcels that are remotely located with access via forestry road. As a result, the RA Zone's provisions have been redrafted and now establish a minimum parcel size of 60 ha (which is seen to be the average size of the typical District Lot in Electoral Area 'H'). The range of permitted uses will generally be confined to those activities that are extractive in nature and require large land areas such as forestry, agriculture and mining. The Zoning Bylaw does recognise, however, that numerous outdoor recreational uses occur on Crown land and the need to accommodate the potential development of single detached dwellings on some privately held parcels.

ZONING BYLAW NO. 2464, 2008	DRAFT ZONING BYLAW NO. 2498, 2011																		
<b>RESOURCE AREA ZONE (RA)</b>	<b>RESOURCE AREA ZONE (RA)</b>																		
<p><b>Permitted Uses:</b></p> <ul style="list-style-type: none"> <li>a) forestry;</li> <li>b) agriculture, subject to Section 7.22;</li> <li>c) intensive agriculture, subject to Section 7.22;</li> <li>d) guest ranches;</li> <li>e) stables, subject to Section 7.22;</li> <li>f) guide camps;</li> <li>g) kennels (commercial or hobby), subject to Section 7.22;</li> <li>h) animal hospitals;</li> <li>i) golf courses;</li> <li>j) natural resource extraction;</li> <li>k) government airports;</li> <li>l) regional district sanitary landfills;</li> <li>m) single family dwellings, or mobile homes, or travel trailers;</li> <li>n) accessory dwellings or manufactured homes, subject to Section 7.11 and 7.15;</li> <li>o) secondary suite, subject to Section 7.12;</li> <li>p) public reserves, tourist camp sites, community recreation services and open land recreation;</li> <li>q) cemeteries;</li> <li>r) home occupation, subject to Section 7.17;</li> <li>s) home industry, subject to Section 7.18;</li> <li>t) resort;</li> <li>u) fruit and vegetable stand;</li> <li>v) processing and sale of farm products;</li> <li>w) accessory buildings and structures, subject to Section 7.13, including roof shelters over travel trailers.</li> </ul>	<p><b>Permitted Uses:</b></p> <p><u>Principal Uses:</u></p> <ul style="list-style-type: none"> <li>a) agriculture, subject to Section 7.22 and 7.23;</li> <li>b) agriculture, intensive, subject to Section 7.22 and 7.23;</li> <li>c) processing of farm and off-farm products, including sales, subject to Section 7.24;</li> <li>d) forestry;</li> <li>e) forest based outdoor recreation;</li> <li>f) single detached dwellings;</li> <li>g) resource extraction including screening, but excluding further processing;</li> <li>h) open land recreation;</li> <li>i) meteorological towers, subject to Section 7.29;</li> </ul> <p><u>Secondary Uses:</u></p> <ul style="list-style-type: none"> <li>j) accessory dwellings, subject to Section 7.11;</li> <li>k) agri-tourist accommodation, subject to Section 7.16;</li> <li>l) home occupations in a principal dwelling or accessory building, subject to Section 7.17;</li> <li>m) home industries, subject to Section 7.18;</li> <li>n) bed and breakfast operations, subject to Section 7.19;</li> <li>o) kennel, subject to Section 7.22; and</li> <li>p) accessory buildings and structures, subject to Section 7.13.</li> </ul>																		
<p><b>Minimum Parcel Size:</b></p> <ul style="list-style-type: none"> <li>a) 8 ha, subject to servicing requirements</li> </ul>	<p><b>Minimum Parcel Size:</b></p> <ul style="list-style-type: none"> <li>a) 60 ha, subject to servicing requirements</li> </ul>																		
<p><b>Minimum Parcel Width:</b></p> <ul style="list-style-type: none"> <li>a) Not less than 25% of the parcel depth</li> </ul>	<p><b>Minimum Parcel Width:</b></p> <ul style="list-style-type: none"> <li>a) Not less than 25% of the parcel depth</li> </ul>																		
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<p><b>Maximum Height:</b></p> <ul style="list-style-type: none"> <li>a) No Principal Building shall exceed a height of 10.0 metres;</li> <li>b) No Accessory Building or Structure shall exceed a height of 8.0 metres;</li> <li>c) No Farm or Livestock Building shall exceed a height of 15.0 metres.</li> </ul>	<p><b>Maximum Height:</b></p> <ul style="list-style-type: none"> <li>a) No building, accessory building or structure shall exceed a height of 10.0 metres.</li> </ul>																		
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<p><b>Limitations on Use:</b></p> <ul style="list-style-type: none"> <li>a) Where a parcel is 0.8 ha or less in area, the parcel coverage, setbacks and height requirements of the SH3 designation will apply</li> </ul>																			

## Watershed Resource Area (WRA) Zone

The purpose of the Watershed Resource Area (WRA) Zone is to give effect to the strategic direction outlined in the OCP regarding the importance of water resources in the Electoral Area and to protect these for future generations. The 2010 Sustainable Similkameen Strategy included a strong emphasis on water and water quality, as does the on-going work of the Okanagan Basin Water Board. There are seen to be approximately nine (9) formally Designated Community Watersheds within Electoral Area 'H' and these are seen to occur almost exclusively on Crown land. The exception to this is the Trout Community Watershed, which is found at the north-east corner of the Electoral Area and incorporates a number of privately held parcels situated along the Princeton-Summerland Road.

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<b>RESOURCE AREA ZONE (RA)</b>	<b>WATERSHED RESOURCE AREA ZONE (WRA)</b>																		
<b>Permitted Uses:</b> a) forestry; b) agriculture, subject to Section 7.22; c) intensive agriculture, subject to Section 7.22; d) guest ranches; e) stables, subject to Section 7.22; f) guide camps; g) kennels (commercial or hobby), subject to Section 7.22; h) animal hospitals; i) golf courses; j) natural resource extraction; k) government airports; l) regional district sanitary landfills; m) single family dwellings, or mobile homes, or travel trailers; n) accessory dwellings or manufactured homes, subject to Section 7.11 and 7.15; o) secondary suite, subject to Section 7.12; p) public reserves, tourist camp sites, community recreation services and open land recreation; q) cemeteries; r) home occupation, subject to Section 7.17; s) home industry, subject to Section 7.18; t) resort; u) fruit and vegetable stand; v) processing and sale of farm products; w) accessory buildings and structures, subject to Section 7.13, including roof shelters over travel trailers	<b>Permitted Uses:</b> <u>Principal Uses:</u> a) agriculture; b) forest based outdoor recreation; c) outdoor natural science education or research; d) fish and wildlife habitat management and enhancement facilities; e) meteorological towers, subject to Section 7.29;  <u>Secondary Uses:</u> f) accessory buildings and structures, subject to Section 7.13;																		
<b>Minimum Parcel Size:</b> a) 8 ha, subject to servicing requirements	<b>Minimum Parcel Size:</b> a) 120 ha, subject to servicing requirements																		
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## Rural Resource Area (RRA) Zone

The Rural Resource Area (RRA) Zone is to be applied to those privately held parcels not within the Agricultural Land Reserve (ALR) and is considered to be a continuation of the Resource Area (RA) Zone that existed under Zoning Bylaw No. 2464, 2008. The most notable change between the former RA Zone and the proposed RRA Zone involves the list of permitted uses, which has seen the removal of the “resort” use (which is being removed from the Zoning Bylaw entirely), “forestry” & “natural resource extraction” (which the Regional District cannot regulate), “government airports”, “Regional District sanitary landfills”, and “public reserves, tourist camp sites, community recreation services” (which are generally seen to be permitted in all zones under Section 7.2 of the Bylaw), and the expansion of the “open land recreation” definition to include “guest camps” and “guide ranches”.

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<p><b>Permitted Uses:</b></p> <ul style="list-style-type: none"> <li>a) forestry;</li> <li>b) agriculture, subject to Section 7.22;</li> <li>c) intensive agriculture, subject to Section 7.22;</li> <li>d) guest ranches;</li> <li>e) stables, subject to Section 7.22;</li> <li>f) guide camps;</li> <li>g) kennels (commercial or hobby), subject to Section 7.22;</li> <li>h) animal hospitals;</li> <li>i) golf courses;</li> <li>j) natural resource extraction;</li> <li>k) government airports;</li> <li>l) regional district sanitary landfills;</li> <li>m) single family dwellings, or mobile homes, or travel trailers;</li> <li>n) accessory dwellings or manufactured homes, subject to Section 7.11 and 7.15;</li> <li>o) secondary suite, subject to Section 7.12;</li> <li>p) public reserves, tourist camp sites, community recreation services and open land recreation;</li> <li>q) cemeteries;</li> <li>r) home occupation, subject to Section 7.17;</li> <li>s) home industry, subject to Section 7.18;</li> <li>t) resort;</li> <li>u) fruit and vegetable stand;</li> <li>v) processing and sale of farm products;</li> <li>w) accessory buildings and structures, subject to Section 7.13, including roof shelters over travel trailers</li> </ul>	<p><b>Permitted Uses:</b></p> <p><u>Principal Uses:</u></p> <ul style="list-style-type: none"> <li>a) agriculture, subject to Sections 7.22, 7.23, including sales, subject to Section 7.24;</li> <li>b) agriculture, intensive, subject to Section 7.22;</li> <li>c) processing of farm and off-farm products, including sales, subject to Section 7.24;</li> <li>d) single detached dwellings or mobile homes, or travel trailers;</li> <li>e) veterinary establishments;</li> <li>f) equestrian centres, subject to Section 7.22;</li> <li>g) cemeteries;</li> <li>h) open land recreation;</li> </ul> <p><u>Secondary Uses:</u></p> <ul style="list-style-type: none"> <li>i) accessory dwellings, subject to Section 7.11;</li> <li>j) secondary suite, subject to Section 7.12;</li> <li>k) home occupation, subject to Section 7.17;</li> <li>l) home industry, subject to Section 7.18;</li> <li>m) bed and breakfast operations, subject to Section 7.19;</li> <li>n) kennel, subject to Section 7.22;</li> <li>o) accessory buildings and structures, subject to Section 7.13.</li> </ul>																																							
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## Agriculture Three (AG3) Zone

The proposed boundaries of the AG3 Zone generally mirrors that of the Agricultural Land Reserve (ALR), and is consistent with the zoning the Regional District has applied to similar range and grazing lands in Electoral Areas 'D' (Kaleden-Apex) and 'F' (Rural Summerland). The most notable change is that of minimum parcel size. There are a number of reasons that this is being proposed, not least of which has been the concern expressed by the current Board about subdivision proposals from Electoral Area 'H' which seek to subdivide large agricultural parcels in the ALR in accordance with the 8 ha limit established by the current Zoning Bylaw. A 20 ha minimum parcel size is also consistent with approach adopted to the ranching and grazing lands in Electoral Areas 'D' & 'F', and is consistent with the results of the 2009 Resident Survey where over 60% of respondents favoured large parcels for agricultural land (e.g. 20 ha). A larger minimum parcel size requirement for ALR lands is also seen to support the Draft OCP Broad Goals of Managed Growth and Rural Communities. Under the Climate Action Charter, the Regional District has further undertaken to "adopt zoning practices that encourage land use patterns that increase density and reduce [rural] sprawl".

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<b>Minimum Parcel Size:</b> a) 8 ha, subject to servicing requirements	<b>Minimum Parcel Size:</b> a) 20 ha, subject to servicing requirements; b) where the Agricultural Land Commission permits a subdivision under the homesite severance policy, there shall be no minimum parcel size, subject to servicing requirements.																																							
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<b>Maximum Number of Dwellings Permitted Per Parcel:</b> a) one (1) dwelling unit, or mobile home or travel trailer is permitted per parcel, while the number of accessory dwellings permitted per parcel shall be as follows: <table border="1" data-bbox="453 2076 917 2253"> <thead> <tr> <th>Parcel Size</th> <th>Maximum Number of Accessory Dwellings</th> <th>Maximum Number of Principal Dwellings</th> </tr> </thead> <tbody> <tr> <td>Less than 2.0 ha</td> <td>0</td> <td>1</td> </tr> <tr> <td>2.0 ha to 7.9 ha</td> <td>1</td> <td>1</td> </tr> <tr> <td>8.0 ha to 11.9 ha</td> <td>2</td> <td>1</td> </tr> <tr> <td>12.0 ha to 15.9 ha</td> <td>3</td> <td>1</td> </tr> <tr> <td>Greater than 16.0 ha</td> <td>4</td> <td>1</td> </tr> </tbody> </table>	Parcel Size	Maximum Number of Accessory Dwellings	Maximum Number of Principal Dwellings	Less than 2.0 ha	0	1	2.0 ha to 7.9 ha	1	1	8.0 ha to 11.9 ha	2	1	12.0 ha to 15.9 ha	3	1	Greater than 16.0 ha	4	1	<b>Maximum Number of Dwellings Permitted Per Parcel:</b> a) the number of principal dwelling units and the number of accessory dwellings permitted per parcel shall be as follows: <table border="1" data-bbox="1064 2076 1528 2275"> <thead> <tr> <th>Parcel Size</th> <th>Maximum Number of Accessory Dwellings</th> <th>Maximum Number of Principal Dwellings</th> </tr> </thead> <tbody> <tr> <td>Less than 3.5 ha</td> <td>0</td> <td>1</td> </tr> <tr> <td>3.5 ha to 7.9 ha</td> <td>1</td> <td>1</td> </tr> <tr> <td>8.0 ha to 11.9 ha</td> <td>2</td> <td>1</td> </tr> <tr> <td>12.0 ha to 15.9 ha</td> <td>3</td> <td>1</td> </tr> <tr> <td>Greater than 16.0 ha</td> <td>4</td> <td>1</td> </tr> <tr> <td>Greater than 8.0 ha</td> <td>0</td> <td>2</td> </tr> </tbody> </table>	Parcel Size	Maximum Number of Accessory Dwellings	Maximum Number of Principal Dwellings	Less than 3.5 ha	0	1	3.5 ha to 7.9 ha	1	1	8.0 ha to 11.9 ha	2	1	12.0 ha to 15.9 ha	3	1	Greater than 16.0 ha	4	1	Greater than 8.0 ha	0	2
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	<ul style="list-style-type: none"> <li>v) where there is no rear lane, no building or structure or part thereof shall be located within 3.0 metres of one side parcel line.</li> <li>d) Accessory buildings and structures, subject to Section 7.22, on parcels less than 2,020 m<sup>2</sup>: <ul style="list-style-type: none"> <li>i) Front parcel line: 7.5 metres</li> <li>ii) Rear parcel line: 1.0 metres</li> <li>iii) Exterior side parcel line: 4.5 metres</li> <li>iv) Interior side parcel line: 1.0 metres</li> <li>v) where there is no rear lane, no building or structure or part thereof shall be located within 3.0 metres of one side parcel line.</li> </ul> </li> </ul>
<p><b>Maximum Height:</b></p> <ul style="list-style-type: none"> <li>a) No Principal Building shall exceed a height of 10.0 metres;</li> <li>b) No Accessory Building or Structure shall exceed a height of 8.0 metres;</li> <li>c) No Farm or Livestock Building shall exceed a height of 15.0 metres.</li> </ul>	<p><b>Maximum Height:</b></p> <ul style="list-style-type: none"> <li>a) No building, accessory building or structure shall exceed a height of 10.0 metres.</li> </ul>
<p><b>Maximum Parcel Coverage:</b></p> <ul style="list-style-type: none"> <li>a) 20%</li> </ul>	<p><b>Maximum Parcel Coverage:</b></p> <ul style="list-style-type: none"> <li>a) 15% for parcels 2,000 m<sup>2</sup> or greater in area;</li> <li>b) 35% for parcels less than 2,000 m<sup>2</sup> in area.</li> </ul>
<p><b>Limitations on Use:</b></p> <ul style="list-style-type: none"> <li>a) Where a parcel is 0.8 ha or less in area, the parcel coverage, setbacks and height requirements of the SH3 designation will apply</li> </ul>	

## Large Holdings (LH) Zone

There are not seen to be any significant changes proposed to this zoning, apart from changes to the maximum number of dwellings permitted per parcel.

ZONING BYLAW NO. 2464, 2008	DRAFT ZONING BYLAW NO. 2498, 2011																																							
<b>LARGE HOLDINGS ZONE (LH)</b>	<b>LARGE HOLDINGS ZONE (LH)</b>																																							
<b>Permitted Uses:</b> a) agriculture, subject to Section 7.22; b) intensive agriculture, subject to Section 7.22; c) forestry; d) stables, subject to Section 7.22; e) commercial or private kennels, subject to Section 7.22; f) animal hospitals; g) mineral and aggregate exploration; h) single family dwellings, or mobile homes, or travel trailers; i) cemeteries; j) home occupation, subject to Section 7.17; k) home industry, subject to Section 7.18; l) accessory dwellings or mobile homes, subject to Section 7.11 and 7.15; m) secondary suite, subject to Section 7.12; n) fruit and vegetable stand; o) guest ranch, guide camp; p) accessory buildings and structures, subject to Section 7.13, including roof shelters over travel trailers.	<b>Permitted Uses:</b> <u>Principal Uses:</u> a) agriculture, subject to Section 7.22, including sales, subject to Section 7.24; b) forestry; c) veterinary establishments; d) equestrian centres, subject to Section 7.22; e) single detached dwellings, or mobile homes, or travel trailers; <u>Secondary Uses:</u> f) accessory dwellings or mobile homes, subject to Section 7.11 and 7.15; g) secondary suite, subject to Section 7.12; h) home occupations in a principal dwelling or accessory building, subject to Section 7.17; i) home industry, subject to Section 7.18; j) bed and breakfast operations, subject to Section 7.19; k) kennels, commercial, subject to Section 7.22; and l) accessory buildings and structures, subject to Section 7.13, including roof shelters over travel trailers.																																							
<b>Minimum Parcel Size:</b> a) 4 ha, subject to servicing requirements	<b>Minimum Parcel Size:</b> a) 4 ha, subject to servicing requirements;																																							
<b>Minimum Parcel Width:</b> a) Not less than 25% of the parcel depth	<b>Minimum Parcel Width:</b> a) Not less than 25% of the parcel depth																																							
<b>Maximum Number of Dwellings Permitted Per Parcel:</b> a) one (1) dwelling unit, or mobile home or travel trailer is permitted per parcel, while the number of accessory dwellings permitted per parcel shall be as follows: <table border="1" data-bbox="453 1367 917 1538"> <thead> <tr> <th>Parcel Size</th> <th>Maximum Number of Accessory Dwellings</th> <th>Maximum Number of Principal Dwellings</th> </tr> </thead> <tbody> <tr> <td>Less than 2.0 ha</td> <td>0</td> <td>1</td> </tr> <tr> <td>2.0 ha to 7.9 ha</td> <td>1</td> <td>1</td> </tr> <tr> <td>8.0 ha to 11.9 ha</td> <td>2</td> <td>1</td> </tr> <tr> <td>12.0 ha to 15.9 ha</td> <td>3</td> <td>1</td> </tr> <tr> <td>Greater than 16.0 ha</td> <td>4</td> <td>1</td> </tr> </tbody> </table>	Parcel Size	Maximum Number of Accessory Dwellings	Maximum Number of Principal Dwellings	Less than 2.0 ha	0	1	2.0 ha to 7.9 ha	1	1	8.0 ha to 11.9 ha	2	1	12.0 ha to 15.9 ha	3	1	Greater than 16.0 ha	4	1	<b>Maximum Number of Dwellings Permitted Per Parcel:</b> a) the number of principal dwelling units and the number of accessory dwellings permitted per parcel shall be as follows: <table border="1" data-bbox="1058 1367 1522 1569"> <thead> <tr> <th>Parcel Size</th> <th>Maximum Number of Accessory Dwellings</th> <th>Maximum Number of Principal Dwellings</th> </tr> </thead> <tbody> <tr> <td>Less than 3.5 ha</td> <td>0</td> <td>1</td> </tr> <tr> <td>3.5 ha to 7.9 ha</td> <td>1</td> <td>1</td> </tr> <tr> <td>8.0 ha to 11.9 ha</td> <td>2</td> <td>1</td> </tr> <tr> <td>12.0 ha to 15.9 ha</td> <td>3</td> <td>1</td> </tr> <tr> <td>Greater than 16.0 ha</td> <td>4</td> <td>1</td> </tr> <tr> <td>Greater than 8.0 ha</td> <td>0</td> <td>2</td> </tr> </tbody> </table>	Parcel Size	Maximum Number of Accessory Dwellings	Maximum Number of Principal Dwellings	Less than 3.5 ha	0	1	3.5 ha to 7.9 ha	1	1	8.0 ha to 11.9 ha	2	1	12.0 ha to 15.9 ha	3	1	Greater than 16.0 ha	4	1	Greater than 8.0 ha	0	2
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<b>Minimum Setbacks:</b> a) Principal buildings, subject to Section 7.22: i) Front parcel line                      9.0 metres ii) Rear parcel line                       9.0 metres iii) Interior side parcel line           4.5 metres iv) Exterior side parcel line           4.5 metres b) Accessory Buildings or Structures, subject to Section 7.22: i) Front parcel line                       9.0 metres ii) Rear parcel line                       3.0 metres iii) Interior side parcel line           3.0 metres iv) Exterior side parcel line           4.5 metres c) Farm and Livestock Buildings, subject to Section 7.22	<b>Minimum Setbacks:</b> a) Principal buildings, principal dwellings, accessory dwellings, accessory buildings and structures, or agri-tourism accommodation, subject to Section 7.22, on parcels 2,000 m <sup>2</sup> or greater: i) Front parcel line                       7.5 metres ii) Rear parcel line                       7.5 metres iii) Exterior side parcel line           4.5 metres iv) Interior side parcel line           4.5 metres b) Principal buildings or principal dwellings, subject to Section 7.22, on parcels less than 2,000 m <sup>2</sup> : i) Front parcel line:                       7.5 metres ii) Rear parcel line:                       7.5 metres iii) Exterior side parcel line:           4.5 metres iv) Interior side parcel line:           1.5 metres v) where there is no rear lane, no building or structure or part thereof shall be located within 3.0 metres of one side parcel line. c) Accessory buildings and structures, subject to Section 7.22, on parcels less than 2,000 m <sup>2</sup> : i) Front parcel line:                       7.5 metres ii) Rear parcel line:                       1.0 metres iii) Exterior side parcel line:           4.5 metres iv) Interior side parcel line:           1.0 metres v) where there is no rear lane, no building or structure or part thereof shall be located within 3.0 metres of one side parcel line.																																							
<b>Maximum Height:</b> a) No Principal Building shall exceed a height of 10.0 metres; b) No Accessory Building or Structure shall exceed a height of 8.0 metres; c) No Farm or Livestock Building shall exceed a height of 15.0 metres.	<b>Maximum Height:</b> a) No building, accessory building or structure shall exceed a height of 10.0 metres.																																							
<b>Maximum Parcel Coverage:</b> a) 20%	<b>Maximum Parcel Coverage:</b> a) 15% for parcels 2,000 m <sup>2</sup> or greater in area; b) 35% for parcels less than 2,000 m <sup>2</sup> in area.																																							
<b>Limitations on Use:</b> a) Where a parcel is 0.8 ha or less in area, the parcel coverage, setbacks and height requirements of the SH2 designation will apply.																																								

## Small Holdings Two (SH2) Zone

There are not seen to be any significant changes proposed to this zoning, apart from the maximum number of dwellings permitted per parcel. The provision for accessory dwelling units has been removed as the minimum parcel size of the zone is the same minimum parcel size that is required to qualify for a single accessory dwelling unit. It is considered that the Bylaw should be encouraging the subdivision of larger SH2 zoned parcels as opposed to their development with multiple accessory dwelling units.

ZONING BYLAW NO. 2464, 2008	DRAFT ZONING BYLAW NO. 2498, 2011																		
<b>SMALL HOLDINGS TWO ZONE (SH2)</b>	<b>SMALL HOLDINGS TWO ZONE (SH2)</b>																		
<b>Permitted Uses:</b> a) agriculture, subject to Section 7.22 and 7.23; b) forestry; c) stables, subject to Section 7.22; d) kennels (commercial or hobby) , subject to Section 7.22; e) animal hospitals; f) single family dwellings, or mobile homes, or travel trailers; g) home occupation, subject to Section 7.17; h) home industry, subject to Section 7.18; i) accessory dwellings, subject to Section 7.11; j) secondary suite, subject to Section 7.12; k) care centre, minor; l) public parks; m) fruit and vegetable stand; n) processing and sale of farm products; and o) accessory buildings and structures, subject to Section 7.13, including roof shelters over travel trailers.	<b>Permitted Uses:</b> <u>Principal Uses:</u> a) agriculture, subject to Section 7.22 and 7.23, including sales, subject to Section 7.24; b) veterinary establishments; c) single detached dwellings, or mobile homes, or travel trailers; <u>Secondary Uses:</u> d) secondary suite, subject to Section 7.12; e) home occupation, subject to Section 7.17; f) home industry, subject to Section 7.18; g) bed and breakfast operations, subject to Section 7.19; h) kennel, subject to Section 7.22; i) accessory buildings and structures, subject to Section 7.13, including roof shelters over travel trailers.																		
<b>Minimum Parcel Size:</b> a) 2 ha, subject to servicing requirements	<b>Minimum Parcel Size:</b> a) 2 ha, subject to servicing requirements;																		
<b>Minimum Parcel Width:</b> a) Not less than 25% of the parcel depth	<b>Minimum Parcel Width:</b> a) Not less than 25% of the parcel depth																		
<b>Maximum Number of Dwellings Permitted Per Parcel:</b> a) one (1) dwelling unit, or mobile home or travel trailer is permitted per parcel, while the number of accessory dwellings permitted per parcel shall be as follows: <table border="1" data-bbox="453 1407 917 1578"> <thead> <tr> <th>Parcel Size</th> <th>Maximum Number of Accessory Dwellings</th> <th>Maximum Number of Principal Dwellings</th> </tr> </thead> <tbody> <tr> <td>Less than 2.0 ha</td> <td>0</td> <td>1</td> </tr> <tr> <td>2.0 ha to 7.9 ha</td> <td>1</td> <td>1</td> </tr> <tr> <td>8.0 ha to 11.9 ha</td> <td>2</td> <td>1</td> </tr> <tr> <td>12.0 ha to 15.9 ha</td> <td>3</td> <td>1</td> </tr> <tr> <td>Greater than 16.0 ha</td> <td>4</td> <td>1</td> </tr> </tbody> </table>	Parcel Size	Maximum Number of Accessory Dwellings	Maximum Number of Principal Dwellings	Less than 2.0 ha	0	1	2.0 ha to 7.9 ha	1	1	8.0 ha to 11.9 ha	2	1	12.0 ha to 15.9 ha	3	1	Greater than 16.0 ha	4	1	<b>Maximum Number of Dwellings Permitted Per Parcel:</b> a) one (1) principal dwelling unit.
Parcel Size	Maximum Number of Accessory Dwellings	Maximum Number of Principal Dwellings																	
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Greater than 16.0 ha	4	1																	
<b>Minimum Setbacks:</b> a) Principal buildings, subject to Section 7.22: i) Front parcel line                   7.5 metres ii) Rear parcel line                    7.5 metres iii) Interior side parcel line        3.0 metres iv) Exterior side parcel line         4.5 metres b) Accessory Buildings or Structures, subject to Section 7.22: i) Front parcel line                    7.5 metres ii) Rear parcel line                    7.5 metres iii) Interior side parcel line         3.0 metres iv) Exterior side parcel line         4.5 metres c) Farm and Livestock Buildings, subject to Section 7.22: i) Any parcel line                     9.0 metres ii) Any watercourse or lake         15.0 metres	<b>Minimum Setbacks:</b> a) Buildings and structures, subject to Section 7.22: i) Front parcel line                    7.5 metres ii) Rear parcel line                    7.5 metres iii) Exterior side parcel line         4.5 metres iv) Interior side parcel line         4.5 metres b) Accessory buildings or structures, subject to Section 7.22, and despite Section 11.6.6(a): i) Front parcel line:                   7.5 metres ii) Rear parcel line:                  4.5 metres iii) Exterior side parcel line:       4.5 metres iv) Interior side parcel line:        4.5 metres																		
<b>Maximum Height:</b> a) No Principal Building shall exceed a height of 10.0 metres; b) No Accessory Building or Structure shall exceed a height of 8.0 metres; c) No Farm or Livestock Building shall exceed a height of 15.0 metres.	<b>Maximum Height:</b> a) No building, accessory building or structure shall exceed a height of 10.0 metres.																		
<b>Maximum Parcel Coverage:</b> a) 20%	<b>Maximum Parcel Coverage:</b> a) 15%																		

## Small Holdings Three (SH3) Zone

There are not seen to be any significant changes proposed to this zoning, apart from the maximum number of dwellings permitted per parcel. The provision for accessory dwelling units has been removed as the minimum parcel size of the zone is twice the minimum parcel size that is required to qualify for a single accessory dwelling unit. It is considered that the Bylaw should be encouraging the subdivision of larger SH2 zoned parcels as opposed to their development with multiple accessory dwelling units. The permitted minimum parcel size is being increased from 0.8 ha to 1 ha. This is being done in response to the introduction of the 1ha Policy in 2008 and the need for a 1 ha Zone that would remove the need for site specific amendments to facilitate subdivisions seeking to comply with the 1 ha Policy.

ZONING BYLAW NO. 2464, 2008	DRAFT ZONING BYLAW NO. 2498, 2011																		
<b>SMALL HOLDINGS THREE ZONE (SH3)</b>	<b>SMALL HOLDINGS THREE ZONE (SH3)</b>																		
<b>Permitted Uses:</b> a) agriculture, subject to Section 7.22 and 7.23; b) single family dwellings, or mobile homes, or travel trailers; c) home occupation, subject to Section 7.17; d) care centre, minor; e) public parks; and f) accessory buildings and structures, subject to Section 7.13, including roof shelters over travel trailers.	<b>Permitted Uses:</b> <u>Principal Uses:</u> a) agriculture, subject to Section 7.22 and 7.23; b) single detached dwellings, or mobile homes, or travel trailers; <u>Secondary Uses:</u> c) secondary suite, subject to Section 7.12 d) home occupations, subject to Section 7.17; e) bed and breakfast operations, subject to Section 7.19; f) accessory buildings and structures, subject to Section 7.13, including roof shelters over travel trailers.																		
<b>Minimum Parcel Size:</b> a) 0.8 ha, subject to servicing requirements	<b>Minimum Parcel Size:</b> a) 1 ha, subject to servicing requirements																		
<b>Minimum Parcel Width:</b> a) Not less than 25% of the parcel depth	<b>Minimum Parcel Width:</b> a) Not less than 25% of the parcel depth																		
<b>Maximum Number of Dwellings Permitted Per Parcel:</b> a) one (1) dwelling unit, or mobile home or travel trailer is permitted per parcel, while the number of accessory dwellings permitted per parcel shall be as follows: <table border="1" data-bbox="453 1280 917 1454"> <thead> <tr> <th>Parcel Size</th> <th>Maximum Number of Accessory Dwellings</th> <th>Maximum Number of Principal Dwellings</th> </tr> </thead> <tbody> <tr> <td>Less than 2.0 ha</td> <td>0</td> <td>1</td> </tr> <tr> <td>2.0 ha to 7.9 ha</td> <td>1</td> <td>1</td> </tr> <tr> <td>8.0 ha to 11.9 ha</td> <td>2</td> <td>1</td> </tr> <tr> <td>12.0 ha to 15.9 ha</td> <td>3</td> <td>1</td> </tr> <tr> <td>Greater than 16.0 ha</td> <td>4</td> <td>1</td> </tr> </tbody> </table>	Parcel Size	Maximum Number of Accessory Dwellings	Maximum Number of Principal Dwellings	Less than 2.0 ha	0	1	2.0 ha to 7.9 ha	1	1	8.0 ha to 11.9 ha	2	1	12.0 ha to 15.9 ha	3	1	Greater than 16.0 ha	4	1	<b>Maximum Number of Dwellings Permitted Per Parcel:</b> a) one (1) principal dwelling unit.
Parcel Size	Maximum Number of Accessory Dwellings	Maximum Number of Principal Dwellings																	
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Greater than 16.0 ha	4	1																	
<b>Minimum Setbacks:</b> a) Principal buildings, subject to Section 7.22: i) Front parcel line                      7.5 metres ii) Rear parcel line                        7.5 metres iii) Interior side parcel line            3.0 metres iv) Exterior side parcel line            4.5 metres b) Accessory Buildings or Structures, subject to Section 7.22: i) Front parcel line                        7.5 metres ii) Rear parcel line                        7.5 metres iii) Interior side parcel line            3.0 metres iv) Exterior side parcel line            4.5 metres c) Farm and Livestock Buildings, subject to Section 7.22: i) Any parcel line                         9.0 metres ii) Any watercourse or lake            15.0 metres	<b>Minimum Setbacks:</b> a) Buildings and structures, subject to Section 7.22: i) Front parcel line                        7.5 metres ii) Rear parcel line                        7.5 metres iii) Exterior side parcel line            4.5 metres iv) Interior side parcel line            4.5 metres b) Accessory buildings or structures, subject to Section 7.22, and despite Section 11.6.6(a): i) Front parcel line:                        7.5 metres ii) Rear parcel line:                        4.5 metres iii) Exterior side parcel line:            4.5 metres iv) Interior side parcel line:            4.5 metres																		
<b>Maximum Height:</b> a) No Principal Building shall exceed a height of 10.0 metres; b) No Accessory Building or Structure shall exceed a height of 8.0 metres; c) No Farm or Livestock Building shall exceed a height of 15.0 metres.	<b>Maximum Height:</b> a) No building, accessory building or structure shall exceed a height of 10.0 metres.																		
<b>Maximum Parcel Coverage:</b> a) 20%	<b>Maximum Parcel Coverage:</b> a) 20%																		

## Small Holdings Four (SH4) Zone

There are not seen to be any significant changes proposed to this zoning, apart from the maximum number of dwellings permitted per parcel. The provision for accessory dwelling units has been removed as the minimum parcel size of the zone is four times the minimum parcel size that is required to qualify for a single accessory dwelling unit.

ZONING BYLAW NO. 2464, 2008	DRAFT ZONING BYLAW NO. 2498, 2011																		
<b>SMALL HOLDINGS FOUR ZONE (SH4)</b>	<b>SMALL HOLDINGS FOUR ZONE (SH4)</b>																		
<p><b>Permitted Uses:</b></p> <ul style="list-style-type: none"> <li>a) agriculture, subject to Section 7.22 and 7.23;</li> <li>b) single family dwellings, or mobile homes, or travel trailers;</li> <li>c) home occupation, subject to Section 7.17;</li> <li>d) care centre, minor;</li> <li>e) public parks; and</li> <li>f) accessory buildings and structures, subject to Section 7.13, including roof shelters over travel trailers.</li> </ul>	<p><b>Permitted Uses:</b></p> <p><u>Principal Uses:</u></p> <ul style="list-style-type: none"> <li>a) agriculture, subject to Section 7.22 and 7.23;</li> <li>b) single detached dwellings, or mobile homes, or travel trailers;</li> </ul> <p><u>Secondary Uses:</u></p> <ul style="list-style-type: none"> <li>c) secondary suite, subject to Section 7.12</li> <li>d) home occupations, subject to Section 7.17;</li> <li>e) bed and breakfast operations, subject to Section 7.19;</li> <li>f) accessory buildings and structures, subject to Section 7.13, including roof shelters over travel trailers.</li> </ul>																		
<p><b>Minimum Parcel Size:</b></p> <ul style="list-style-type: none"> <li>a) 4,040 m<sup>2</sup>, subject to servicing requirements</li> </ul>	<p><b>Minimum Parcel Size:</b></p> <ul style="list-style-type: none"> <li>a) 0.5 ha, subject to servicing requirements</li> </ul>																		
<p><b>Minimum Parcel Width:</b></p> <ul style="list-style-type: none"> <li>a) Not less than 25% of the parcel depth</li> </ul>	<p><b>Minimum Parcel Width:</b></p> <ul style="list-style-type: none"> <li>a) Not less than 25% of the parcel depth</li> </ul>																		
<p><b>Maximum Number of Dwellings Permitted Per Parcel:</b></p> <ul style="list-style-type: none"> <li>a) one (1) dwelling unit, or mobile home or travel trailer is permitted per parcel, while the number of accessory dwellings permitted per parcel shall be as follows:</li> </ul> <table border="1" data-bbox="453 1125 897 1292"> <thead> <tr> <th>Parcel Size</th> <th>Maximum Number of Accessory Dwellings</th> <th>Maximum Number of Principal Dwellings</th> </tr> </thead> <tbody> <tr> <td>Less than 2.0 ha</td> <td>0</td> <td>1</td> </tr> <tr> <td>2.0 ha to 7.9 ha</td> <td>1</td> <td>1</td> </tr> <tr> <td>8.0 ha to 11.9 ha</td> <td>2</td> <td>1</td> </tr> <tr> <td>12.0 ha to 15.9 ha</td> <td>3</td> <td>1</td> </tr> <tr> <td>Greater than 16.0 ha</td> <td>4</td> <td>1</td> </tr> </tbody> </table>	Parcel Size	Maximum Number of Accessory Dwellings	Maximum Number of Principal Dwellings	Less than 2.0 ha	0	1	2.0 ha to 7.9 ha	1	1	8.0 ha to 11.9 ha	2	1	12.0 ha to 15.9 ha	3	1	Greater than 16.0 ha	4	1	<p><b>Maximum Number of Dwellings Permitted Per Parcel:</b></p> <ul style="list-style-type: none"> <li>a) one (1) principal dwelling unit.</li> </ul>
Parcel Size	Maximum Number of Accessory Dwellings	Maximum Number of Principal Dwellings																	
Less than 2.0 ha	0	1																	
2.0 ha to 7.9 ha	1	1																	
8.0 ha to 11.9 ha	2	1																	
12.0 ha to 15.9 ha	3	1																	
Greater than 16.0 ha	4	1																	
<p><b>Minimum Setbacks:</b></p> <ul style="list-style-type: none"> <li>a) Principal buildings, subject to Section 7.22: <ul style="list-style-type: none"> <li>i) Front parcel line 7.5 metres</li> <li>ii) Rear parcel line 7.5 metres</li> <li>iii) Interior side parcel line 3.0 metres</li> <li>iv) Exterior side parcel line 4.5 metres</li> </ul> </li> <li>b) Accessory Buildings or Structures, subject to Section 7.22: <ul style="list-style-type: none"> <li>i) Front parcel line 7.5 metres</li> <li>ii) Rear parcel line 7.5 metres</li> <li>iii) Interior side parcel line 3.0 metres</li> <li>iv) Exterior side parcel line 4.5 metres</li> </ul> </li> <li>c) Farm and Livestock Buildings, subject to Section 7.22: <ul style="list-style-type: none"> <li>i) Any parcel line 9.0 metres</li> <li>ii) Any watercourse or lake 15.0 metres</li> </ul> </li> </ul>	<p><b>Minimum Setbacks:</b></p> <ul style="list-style-type: none"> <li>a) Buildings and structures, subject to Section 7.22: <ul style="list-style-type: none"> <li>i) Front parcel line 7.5 metres</li> <li>ii) Rear parcel line 7.5 metres</li> <li>iii) Exterior side parcel line 4.5 metres</li> <li>iv) Interior side parcel line 4.5 metres</li> </ul> </li> <li>b) Accessory buildings or structures, subject to Section 7.22, and despite Section 11.6.6(a): <ul style="list-style-type: none"> <li>i) Front parcel line: 7.5 metres</li> <li>ii) Rear parcel line: 3.0 metres</li> <li>iii) Exterior side parcel line: 4.5 metres</li> <li>iv) Interior side parcel line: 4.5 metres</li> </ul> </li> </ul>																		
<p><b>Maximum Height:</b></p> <ul style="list-style-type: none"> <li>a) No Principal Building shall exceed a height of 10.0 metres;</li> <li>b) No Accessory Building or Structure shall exceed a height of 8.0 metres;</li> <li>c) No Farm or Livestock Building shall exceed a height of 15.0 metres.</li> </ul>	<p><b>Maximum Height:</b></p> <ul style="list-style-type: none"> <li>a) No building, accessory building or structure shall exceed a height of 10.0 metres.</li> </ul>																		
<p><b>Maximum Parcel Coverage:</b></p> <ul style="list-style-type: none"> <li>a) 20%</li> </ul>	<p><b>Maximum Parcel Coverage:</b></p> <ul style="list-style-type: none"> <li>a) 25%</li> </ul>																		

## Residential Single Family One (RS1) Zone

No substantive changes are proposed for this Zone.

ZONING BYLAW NO. 2464, 2008	DRAFT ZONING BYLAW NO. 2498, 2011
<b>RESIDENTIAL SINGLE FAMILY ONE ZONE (RS1)</b>	<b>RESIDENTIAL SINGLE FAMILY ONE ZONE (RS1)</b>
<b>Permitted Uses:</b> a) single family dwellings or mobile homes; b) home occupation, subject to Section 7.17, but excluding fruit and vegetable stands; c) care centre, minor; d) public park; and e) accessory buildings and structures, subject to Section 7.13, including roof shelters over travel trailers.	<b>Permitted Uses:</b> <u>Principal Uses:</u> a) single detached dwellings or mobile homes; <u>Secondary Uses:</u> b) secondary suite, subject to Section 7.12 c) home occupations, subject to Section 7.17; d) bed and breakfast operations, subject to Section 7.19; e) accessory buildings and structures, subject to Section 7.13.
<b>Minimum Parcel Size:</b> a) 505 m <sup>2</sup> , subject to servicing requirements	<b>Minimum Parcel Size:</b> a) 500 m <sup>2</sup> , subject to servicing requirements
<b>Minimum Parcel Width:</b> a) 18.0 metres, subject to servicing requirements	<b>Minimum Parcel Width:</b> a) 16.0 metres
<b>Maximum Number of Dwellings Permitted Per Parcel:</b> a) one (1) dwelling unit or mobile home	<b>Maximum Number of Dwellings Permitted Per Parcel:</b> a) one (1) principal dwelling unit or mobile home.
<b>Minimum Setbacks:</b> 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 c) Where there is no rear land, no building or structure or part thereof shall be located within 3.0 metres of one side parcel line:	<b>Minimum Setbacks:</b> 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
<b>Maximum Height:</b> a) No Principal Building shall exceed a height of 10.0 metres; b) No Accessory Building or Structure shall exceed a height of 4.5 metres.	<b>Maximum Height:</b> 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.
<b>Maximum Parcel Coverage:</b> a) 30%	<b>Maximum Parcel Coverage:</b> a) 35%

## Residential Single Family Two (RS2) Zone

No substantive changes are proposed for this Zone.

ZONING BYLAW NO. 2464, 2008	DRAFT ZONING BYLAW NO. 2498, 2011
<b>RESIDENTIAL SINGLE FAMILY TWO ZONE (RS2)</b>	<b>RESIDENTIAL SINGLE FAMILY TWO ZONE (RS2)</b>
<b>Permitted Uses:</b> a) single family dwellings; b) home occupation, subject to Section 7.17, but excluding fruit and vegetable stands; c) care centre, minor; d) public park; and e) accessory buildings and structures, subject to Section 7.13, including roof shelters over travel trailers.	<b>Permitted Uses:</b> <u>Principal Uses:</u> a) single detached dwellings; <u>Secondary Uses:</u> b) secondary suite, subject to Section 7.12 c) home occupations, subject to Section 7.17; d) bed and breakfast operations, subject to Section 7.19; e) accessory buildings and structures, subject to Section 7.13.
<b>Minimum Parcel Size:</b> a) 505 m <sup>2</sup> , subject to servicing requirements	<b>Minimum Parcel Size:</b> a) 500 m <sup>2</sup> , subject to servicing requirements
<b>Minimum Parcel Width:</b> a) 18.0 metres, subject to servicing requirements	<b>Minimum Parcel Width:</b> a) 14.0 metres
<b>Maximum Number of Dwellings Permitted Per Parcel:</b> a) one (1) dwelling unit or mobile home	<b>Maximum Number of Dwellings Permitted Per Parcel:</b> a) one (1) principal dwelling unit or mobile home
<b>Minimum Setbacks:</b> 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 c) Where there is no rear land, no building or structure or part thereof shall be located within 3.0 metres of one side parcel line:	<b>Minimum Setbacks:</b> 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
<b>Maximum Height:</b> a) No Principal Building shall exceed a height of 10.0 metres; b) No Accessory Building or Structure shall exceed a height of 4.5 metres.	<b>Maximum Height:</b> 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.
<b>Maximum Parcel Coverage:</b> a) 30%	<b>Maximum Parcel Coverage:</b> a) 35%

## Manufacture Home One (RSM1) Zone

Regulations relating to minimum parcel widths and minimum separations have been introduced, while the number of dwellings permitted per parcel has been updated to more accurately reflect the permitted uses. The minimum prescribed setbacks and amenity / open space requirements have also been expanded upon.

ZONING BYLAW NO. 2464, 2008	DRAFT ZONING BYLAW NO. 2498, 2011
<b>MANUFACTURED HOME ONE ZONE (RSM1)</b>	<b>MANUFACTURED HOME ONE ZONE (RSM1)</b>
<b>Permitted Uses:</b> a) manufactured home park not to exceed a density of 25 units per hectare; b) home occupation, subject to Section 7.17, excluding fruit and vegetable stands; c) care centre, minor; d) public park; e) accessory buildings and structures, subject to Section 7.13, and including one dwelling or mobile home for the owner or caretaker of the mobile home park and a convenience store.	<b>Permitted Uses:</b> <u>Principal Uses:</u> a) manufactured homes, subject to Section 7.15; b) single detached dwellings, subject to Section 7.15; <u>Secondary Uses:</u> c) one (1) accessory dwelling, subject to Section 7.11 and 7.15; d) one (1) retail store, convenience, provided that it does not occupy more than 3 percent of the gross area of the park, or does not exceed 250 m <sup>2</sup> gross floor area, whichever is less; e) home occupations, subject to Section 7.17; and f) accessory buildings and structures, subject to Section 7.13.
<b>Minimum Parcel Size:</b> a) 1 ha, subject to servicing requirements	<b>Minimum Parcel Size:</b> a) 0.5 ha, subject to servicing requirements, and within which a minimum of 350 m <sup>2</sup> is provided for each manufactured home site.
	<b>Minimum Parcel Width:</b> a) 35.0 metres, within which: i) a minimum of 12.0 metres should be provided for each manufactured home site abutting an internal road; and ii) a minimum of 6.0 metres should be provided for each manufactured home site abutting a cul-de-sac
<b>Maximum Number of Dwellings Permitted Per Parcel:</b> a) 1 dwelling unit or mobile home	<b>Maximum Number of Dwellings Permitted Per Parcel:</b> a) 25 dwellings per hectare; b) one (1) manufactured home, or one (1) single detached dwelling, or one (1) accessory dwelling permitted per manufactured home site.
	<b>Minimum Separation:</b> a) No manufactured homes and any additions, dwellings, accessory dwellings, or accessory buildings and structures may be located less than 3.0 metres from any other manufactured homes and any additions, dwellings, accessory dwellings, or accessory buildings and structures.
<b>Minimum Setbacks:</b> a) Where there is no rear lane, no building or structure or part thereof shall be located within 3.0 metres of one side parcel line.	<b>Minimum Setbacks:</b> a) Setbacks for manufactured homes and any additions, dwellings, accessory dwellings, or accessory buildings and structures: i) 4.5 metres from all parcel lines, except 7.5 metres from a highway; ii) 4.5 metres from an internal road right of way, recreation area, common parking area, or service building or area; b) Setbacks within each manufactured home site boundary for manufactured homes and any additions, dwellings, or accessory buildings and structures: i) 3.0 metres from a front home site boundary; ii) 1.5 metres from a rear home site boundary; iii) 1.5 metres from interior side home site boundary, except for 3.0 metres from one interior home site boundary; iv) 3.0 metres from an exterior home site boundary.
<b>Maximum Height:</b> a) No Principal Building shall exceed a height of 10.0 metres; b) No Accessory Building or Structure shall exceed a height of 4.0 metres.	<b>Maximum Height:</b> a) No building, accessory building or structure shall exceed a height of 5.5 metres.
<b>Maximum Parcel Coverage:</b> a) 40%	<b>Maximum Parcel Coverage:</b> a) 40%
<b>Amenity Area:</b> a) 5% of total mobile park area.	<b>Requirement for Amenity and Open Space Area:</b> a) The amenity and open space area for manufactured home parks is subject to Section 7.15, and as required by the Regional District of Okanagan-Similkameen Campsite and Mobile Home Park Bylaw No. 713, 1982, and any amendments thereto.
	<b>General Provisions:</b> a) Manufactured home parks are subject to Section 7.15 of this Bylaw, and the provisions of the "Regional District of Okanagan-Similkameen Campsite and Mobile Home Park Bylaw No. 713, 1982", and any amendments thereto. b) Where there is a conflict between Similkameen Valley Zoning Bylaw No. 2498 and Bylaw No. 713, the regulations of the Similkameen Valley Zoning Bylaw No. 2498 shall apply.

## General Commercial (C1) Zone

The intent of the General Commercial (C1) Zone is to permit commercial areas for the sale of convenience goods and services. The principal change proposed to this zone is the deletion of the “hotel” and “motel” uses (which are being carried forward in the Commercial Tourist One Zone), while there are some minor adjusts proposed to the development regulations of the zone – such as a simplification of building heights and setbacks.

ZONING BYLAW NO. 2464, 2008	DRAFT ZONING BYLAW NO. 2498, 2011
<b>GENERAL COMMERCIAL ZONE (C1)</b>	<b>GENERAL COMMERCIAL ZONE (C1)</b>
<p><b>Permitted Uses:</b></p> <ul style="list-style-type: none"> <li>a) hotels;</li> <li>b) motels;</li> <li>c) indoor retail trade including general store, liquor store, food store, clothing store, drug store;</li> <li>d) commercial and professional business offices including government, finance, insurance, real estate, dentist, lawyer, medical centre, and optical offices;</li> <li>e) personal and business services including barbershop, beauty parlour, laundromat, shoe repair shop, electrical and appliance sales and repair shop, dry cleaning, photography supplies, art galleries, and printing, publishing and other similar production facilities;</li> <li>f) gas bar and convenience stores;</li> <li>g) eating and drinking establishments;</li> <li>h) public park and community recreation services;</li> <li>i) care centres, minor and major;</li> <li>j) farmers market;</li> <li>k) clubs and lodges;</li> <li>l) post office;</li> <li>m) accessory buildings and structures, subject to Section 7.13, including living quarters for the proprietor of the permitted commercial use. The living quarters may be a dwelling or mobile home located to the rear of the principal building or alternatively may be attached to the rear of the principal building or above the first floor providing there is a separate entrance to the living quarters from ground level.</li> </ul>	<p><b>Permitted Uses:</b></p> <p><u>Principal Uses:</u></p> <ul style="list-style-type: none"> <li>a) eating and drinking establishments;</li> <li>b) service stations;</li> <li>c) vehicle sales and service establishments;</li> <li>d) retail (outdoor), sales area not to exceed 200 m<sup>2</sup>;</li> <li>e) retail stores (general), not to exceed 250 m<sup>2</sup> in gross floor area;</li> <li>f) veterinary establishment;</li> <li>g) recreation and farm equipment sales, service, rentals and repairs;</li> <li>h) indoor commercial warehousing, not to exceed 250 m<sup>2</sup> in gross floor area;</li> </ul> <p><u>Secondary Uses:</u></p> <ul style="list-style-type: none"> <li>i) one (1) accessory dwelling, subject to Section 7.11;</li> <li>j) offices;</li> <li>k) car wash accessory to a vehicle service establishment;</li> <li>l) accessory buildings and structures, subject to Section 7.13.</li> </ul>
<p><b>Minimum Parcel Size:</b></p> <ul style="list-style-type: none"> <li>a) 505 m<sup>2</sup>, subject to servicing requirements</li> </ul>	<p><b>Minimum Parcel Size:</b></p> <ul style="list-style-type: none"> <li>a) 500 m<sup>2</sup>, subject to servicing requirements</li> </ul>
<p><b>Minimum Parcel Width:</b></p> <ul style="list-style-type: none"> <li>a) Not less than 25% of parcel depth</li> </ul>	<p><b>Minimum Parcel Width:</b></p> <ul style="list-style-type: none"> <li>a) Not less than 25% of parcel depth</li> </ul>
<p><b>Maximum Number of Dwellings Permitted Per Parcel:</b></p> <ul style="list-style-type: none"> <li>a) one (1) dwelling unit or mobile home</li> </ul>	
<p><b>Minimum Setbacks:</b></p> <ul style="list-style-type: none"> <li>a) All Buildings: <ul style="list-style-type: none"> <li>i) Front parcel line 0.0 metres</li> <li>ii) Front parcel line (Gas Bar) 7.5 metres</li> <li>iii) Rear parcel line 6.0 metres</li> <li>iv) Interior side parcel line 0.0 metres</li> <li>v) Exterior side parcel line 4.5 metres</li> </ul> </li> <li>b) Where there is no rear lane, no building or structure or part thereof shall be located within 3.0 metres of one side parcel line.</li> <li>c) Notwithstanding Section 12.1.6(a), where a parcel borders any parcel designated RS1, RS2 or RSM1, the setback, where the residentially designated parcel abuts the side interior parcel line, shall be a minimum of 3.0 metres.</li> </ul>	<p><b>Minimum Setbacks:</b></p> <ul style="list-style-type: none"> <li>a) Principal buildings: <ul style="list-style-type: none"> <li>i) Front parcel line 7.5 metres</li> <li>ii) Rear parcel line 4.5 metres</li> <li>iii) Interior side parcel line 4.5 metres</li> <li>iv) Exterior side parcel line 4.5 metres</li> </ul> </li> </ul>
<p><b>Maximum Height:</b></p> <ul style="list-style-type: none"> <li>a) No Principal Building shall exceed a height of 15.0 metres;</li> <li>b) No Dwelling or Manufactured Home shall exceed a height of 10.0 metres;</li> <li>c) No Accessory Building or Structure shall exceed a height of 4.5 metres.</li> </ul>	<p><b>Maximum Height:</b></p> <ul style="list-style-type: none"> <li>a) No building or structure shall exceed a height of 10.0 metres</li> </ul>
<p><b>Maximum Parcel Coverage:</b></p> <ul style="list-style-type: none"> <li>a) 80%, subject to servicing requirements</li> </ul>	<p><b>Maximum Parcel Coverage:</b></p> <ul style="list-style-type: none"> <li>a) 80%</li> </ul>

## Tourist Commercial (CT1) Zone

The Tourist Commercial One (CT1) Zone is intended to provide for accommodation and facilities serving tourists, the motoring public and other travelers and to provide basic services for permanent and seasonal residents. The principal change envisioned by the Draft Zoning Bylaw is the deletion of “lodges & resorts”, “gas bars”, “antique, curio and souvenir shops”, “tourist information booths”, “single family dwellings and mobile homes” and “marina in association with the principal use” as permitted uses, and the inclusion of “recreational vehicle park” and “open land recreation” as a principal permitted uses.

ZONING BYLAW NO. 2464, 2008	DRAFT ZONING BYLAW NO. 2498, 2011
<b>TOURIST COMMERCIAL ZONE (CT1)</b>	<b>TOURIST COMMERCIAL ZONE (CT1)</b>
<b>Permitted Uses:</b> a) motels; b) hotels; c) campground, subject to <i>Campsite and Mobile Home Park Bylaw</i> ; d) lodges and resorts; e) concession stand, office, laundry, gift shop or recreation and amusement facilities in association with a campground, motel, lodge or resort; f) antique, curio and souvenir shops; g) tourist information booths; h) eating and drinking establishments; i) gas bars; j) convenience stores; k) single family dwellings, or mobile homes; l) home occupation, subject to Section 7.17; m) community recreation services; n) marina in association with the principal use; o) accessory buildings and structures, subject to Section 7.13.	<b>Permitted Uses:</b> <u>Principal Uses:</u> a) motels; b) hotels; c) recreational vehicle park d) eating and drinking establishments; e) recreation services (indoor and outdoor); f) amusement establishments (indoor and outdoor); g) retail (outdoor), sales area not to exceed 200 m <sup>2</sup> ; h) retail stores (general), not to exceed 250 m <sup>2</sup> in gross floor area; i) open land recreation; j) campgrounds, subject to <i>Campsite and Mobile Home Park Bylaw</i> ; <u>Secondary Uses:</u> k) one (1) accessory dwelling, subject to Section 7.11 l) recreation equipment sales, service, rentals and indoor repairs in conjunction with a motel or resort use; m) accessory offices; n) accessory buildings and structures, subject to Section 7.13.
<b>Minimum Parcel Size:</b> a) 1,125 m <sup>2</sup> , subject to servicing requirements	<b>Minimum Parcel Size:</b> a) 1,000 m <sup>2</sup> , subject to servicing requirements
<b>Minimum Parcel Width:</b> a) Not less than 25% of parcel depth	<b>Minimum Parcel Width:</b> a) Not less than 25% of parcel depth
<b>Maximum Density:</b> a) 50 campground units per ha	
<b>Maximum Number of Dwellings Permitted Per Parcel:</b> a) one (1) dwelling unit or mobile home	
<b>Minimum Setbacks:</b> a) All 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) Where there is no rear lane, no building or structure or part thereof shall be located within 3.0 metres of one side parcel line. c) Notwithstanding Section 12.2.7(a), where a parcel borders any parcel designated RS1, RS2 or RSM1, the setback, where the residentially designated parcel abuts the side interior parcel line, shall be a minimum of 3.0 metres.	<b>Minimum Setbacks:</b> a) All Buildings: i) Front parcel line                      7.5 metres ii) Rear parcel line                       7.5 metres iii) Interior side parcel line            3.0 metres iv) Exterior side parcel line             4.5 metres
<b>Maximum Height:</b> a) No Principal Building shall exceed a height of 15.0 metres; b) No Dwelling or Manufactured Home shall exceed a height of 10.0 metres; c) No Accessory Building or Structure shall exceed a height of 4.5 metres.	<b>Maximum Height:</b> a) No building or structure shall exceed a height of 12.0 metres.
<b>Maximum Parcel Coverage:</b> a) 35%, subject to servicing requirements	<b>Maximum Parcel Coverage:</b> a) 35%; b) despite section (a), 3% for accessory uses to campgrounds.

## Commercial Recreation (CR) Zone

The Commercial Recreation (CR) Zone is intended to allow commercial uses which are oriented to recreation-related activities and services; are conducted outdoors; and are characterised by potentially moderate impacts on the natural environment (i.e. golf course and driving range, athletic fields, paintball, orienteering and horse riding stables).

Under the current Zoning Bylaw, the CR Zone is seen to be unfocused as it permits a number of non-recreational uses — such as agriculture, forestry and residential — in addition to more traditional tourist commercial uses such as lodges, resorts, and campgrounds. The Draft Zoning Bylaw proposes to refocus the range of permitted uses in the CR Zone, while increasing the minimum parcel size will be increased to 2.0 ha (in order to reflect the extensive nature of these uses).

ZONING BYLAW NO. 2464, 2008	DRAFT ZONING BYLAW NO. 2498, 2011
<b>COMMERCIAL RECREATION ZONE (CR)</b>	<b>COMMERCIAL RECREATION ZONE (CR)</b>
<b>Permitted Uses:</b> a) agriculture, including horse riding and boarding stables, subject to Section 7.22; b) forestry; c) golf courses, fishing and hunting camps, ski facilities, guest ranches, health spas and heritage attractions; d) lodges, resorts, campgrounds (subject to <i>Campsite and Mobil Home Park Bylaw</i> ) and eating and drinking facilities in association with the uses permitted under Section 12.3.1(c); e) recreational and institutional camps; f) single family dwellings, or mobile homes; g) home occupation, subject to Section 7.17; h) community recreation services; i) marina in association with the principal use; j) accessory buildings and structures, subject to Section 7.13.	<b>Permitted Uses:</b> <u>Principal Uses:</u> a) open land recreation; b) recreational and institutional camps; c) equestrian centre, subject to Section 7.22; <u>Secondary Uses:</u> d) one (1) accessory dwelling per parcel; e) retail stores (general), not to exceed 250 m <sup>2</sup> in gross floor area; f) recreational vehicle park; g) marinas; and h) accessory buildings and structures, subject to Section 7.13.
<b>Minimum Parcel Size:</b> a) 1,672 m <sup>2</sup> , subject to servicing requirements	<b>Minimum Parcel Size:</b> a) 2.0 ha
<b>Minimum Parcel Width:</b> a) Not less than 25% of parcel depth	<b>Minimum Parcel Width:</b> a) Not less than 25% of parcel depth
<b>Maximum Density:</b> a) 50 campground units / ha	
<b>Maximum Number of Dwellings Permitted Per Parcel:</b> a) one (1) dwelling unit or mobile home	
<b>Minimum Setbacks:</b> a) All Buildings: i) Front parcel line                      9.0 metres ii) Rear parcel line                        9.0 metres iii) Interior side parcel line            4.5 metres iv) Exterior side parcel line            4.5 metres b) Notwithstanding Section 12.3.7(a), where a parcel borders any parcel designated RS1, RS2 or RSM1, the setback, where the residentially designated parcel abuts the side interior parcel line, shall be a minimum of 3.0 metres.	<b>Minimum Setbacks:</b> a) All Buildings: i) Front parcel line                      9.0 metres ii) Rear parcel line                        9.0 metres iii) Interior side parcel line            4.5 metres iv) Exterior side parcel line            4.5 metres
<b>Maximum Height:</b> a) No Principal Building shall exceed a height of 15.0 metres; b) No Dwelling or Manufactured Home shall exceed a height of 10.0 metres; c) No Accessory Building or Structure shall exceed a height of 4.5 metres.	<b>Maximum Height:</b> a) No Principal Building shall exceed a height of 10.0 metres; b) No accessory building or structure shall exceed a height of 4.5 metres
<b>Maximum Parcel Coverage:</b> a) 20%	<b>Maximum Parcel Coverage:</b> a) 35%

## Kennedy Lake Resort (KLR) Zone

Proposed KLR Zone is site specific and is to be applied to the District Lot that comprises the “Kennedy Lake Resort” and represents a re-visitation of the 2005 decision to amend the designation of the property from Commercial (C) to Resource Area (RA) with a site specific zoning sought to manage further development of the site. The proposed KLR Zone would re-establish the Commercial designation, while restructuring the current Resource Area Site Specific (RAs) zoning as the KLR Zone.

ZONING BYLAW NO. 2464, 2008	DRAFT ZONING BYLAW NO. 2498, 2011																		
<b>RESOURCE AREA ZONE (RA)</b>	<b>KENNEDY LAKE RESORT ZONE (KLR)</b>																		
<b>Permitted Uses:</b> a) forestry; b) agriculture, subject to Section 7.22; c) intensive agriculture, subject to Section 7.22; d) guest ranches; e) stables, subject to Section 7.22; f) guide camps; g) kennels (commercial or hobby), subject to Section 7.22; h) animal hospitals; i) golf courses; j) natural resource extraction; k) government airports; l) regional district sanitary landfills; m) single family dwellings, or mobile homes, or travel trailers; n) accessory dwellings or manufactured homes, subject to Section 7.11 and 7.15; o) secondary suite, subject to Section 7.12; p) public reserves, tourist camp sites, community recreation services and open land recreation; q) cemeteries; r) home occupation, subject to Section 7.17; s) home industry, subject to Section 7.18; t) resort; u) fruit and vegetable stand; v) processing and sale of farm products; w) accessory buildings and structures, subject to Section 7.13, including roof shelters over travel trailers	<b>Permitted Uses:</b> <u>Principal Uses:</u> a) single detached dwellings, or mobile homes, or travel trailers; b) campgrounds, subject to <i>Campsite and Mobile Home Park Bylaw</i> ; <u>Secondary Uses:</u> c) one (1) accessory dwelling, subject to Section 7.11; d) retail stores (general), not to exceed 250 m <sup>2</sup> in gross floor area; e) recreation services, indoor and outdoor; f) accessory offices; and g) accessory buildings and structures, subject to Section 7.13.																		
<b>Minimum Parcel Size:</b> a) 8 ha, subject to servicing requirements	<b>Minimum Parcel Size:</b> a) 130 ha																		
<b>Minimum Parcel Width:</b> a) Not less than 25% of the parcel depth	<b>Minimum Parcel Width:</b> a) Not less than 25% of parcel depth																		
	<b>Maximum Density for Campground:</b> a) 50 campground spaces per hectare																		
<b>Maximum Number of Dwellings Permitted Per Parcel:</b> a) one (1) dwelling unit, or mobile home or travel trailer is permitted per parcel, while the number of accessory dwellings permitted per parcel shall be as follows: <table border="1" data-bbox="459 1765 923 1942"> <thead> <tr> <th>Parcel Size</th> <th>Maximum Number of Accessory Dwellings</th> <th>Maximum Number of Principal Dwellings</th> </tr> </thead> <tbody> <tr> <td>Less than 2.0 ha</td> <td>0</td> <td>1</td> </tr> <tr> <td>2.0 ha to 7.9 ha</td> <td>1</td> <td>1</td> </tr> <tr> <td>8.0 ha to 11.9 ha</td> <td>2</td> <td>1</td> </tr> <tr> <td>12.0 ha to 15.9 ha</td> <td>3</td> <td>1</td> </tr> <tr> <td>Greater than 16.0 ha</td> <td>4</td> <td>1</td> </tr> </tbody> </table>	Parcel Size	Maximum Number of Accessory Dwellings	Maximum Number of Principal Dwellings	Less than 2.0 ha	0	1	2.0 ha to 7.9 ha	1	1	8.0 ha to 11.9 ha	2	1	12.0 ha to 15.9 ha	3	1	Greater than 16.0 ha	4	1	<b>Maximum Number of Dwellings Permitted Per Parcel:</b> a) 145 single detached dwelling units, or mobile home or travel trailers
Parcel Size	Maximum Number of Accessory Dwellings	Maximum Number of Principal Dwellings																	
Less than 2.0 ha	0	1																	
2.0 ha to 7.9 ha	1	1																	
8.0 ha to 11.9 ha	2	1																	
12.0 ha to 15.9 ha	3	1																	
Greater than 16.0 ha	4	1																	
<b>Minimum Setbacks:</b> a) Principal buildings, subject to Section 7.22: i) Front parcel line           9.0 metres ii) Rear parcel line            9.0 metres iii) Interior side parcel line   4.5 metres iv) Exterior side parcel line   4.5 metres b) Accessory Buildings or Structures, subject to Section 7.22: i) Front parcel line            9.0 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) Farm and Livestock Buildings, subject to Section 7.22	<b>Minimum Setbacks:</b> a) Principal buildings or principal dwellings, subject to Section 7.22: 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, subject to Section 7.22, and despite Section 13.4.6(a): 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>Maximum Height:</b> a) No Principal Building shall exceed a height of 10.0 metres; b) No Accessory Building or Structure shall exceed a height of 8.0 metres; c) No Farm or Livestock Building shall exceed a height of 15.0 metres.	<b>Maximum Height:</b> 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.																		
<b>Maximum Parcel Coverage:</b> a) 20%	<b>Maximum Parcel Coverage:</b> a) 10%																		
<b>Limitations on Use:</b> a) Where a parcel is 0.8 ha or less in area, the parcel coverage, setbacks and height requirements of the SH3 designation will apply	<b>General Provisions:</b> a) Campgrounds are subject to the provisions of the Regional District of Okanagan-Similkameen Campsite and Mobile Home Park Bylaw No. 713, 1982, and any amendments thereto. Where there is a conflict between Similkameen Valley Zoning Bylaw No. 2498 and Bylaw No. 713, the regulations of the Similkameen Valley Zoning Bylaw No. 2498 shall apply.																		

## Industrial (Light) One (I1) Zone

The intent of the I1 Zone is generally considered to be the provision of a number of light manufacturing, wholesale, warehousing and services uses that do not depend upon frequent personal visits from customers or clients and do not include residence, apartments or commercial uses which are primarily retail in nature. Most notable change envisioned by the Draft Zoning Bylaw involves the treatment of dwelling units. Both bylaws require that a dwelling unit be accessory to a principal permitted use of the site, however, the Draft Zoning Bylaw refines this by limiting the dwelling unit to an “accessory dwelling” in accordance with Section 7.11, whereas the current Zoning Bylaw allows for a single detached dwelling or mobile home.

ZONING BYLAW NO. 2464, 2008	DRAFT ZONING BYLAW NO. 2498, 2011
<b>INDUSTRIAL (LIGHT) ONE ZONE (I1)</b>	<b>INDUSTRIAL (LIGHT) ONE ZONE (I1)</b>
<p><b>Permitted Uses:</b></p> <ul style="list-style-type: none"> <li>a) buildings &amp; structures necessary for public service including but not limited to highway works yards &amp; repair shops;</li> <li>b) service industries including, rental, repair, sales and servicing of vehicles, machinery, and equipment including auto body repairs; electronic equipment and components manufacturing and repair, plumbing, heating, air conditioning and refrigeration shops; wood working shops, tool and die shops; tire and wheel sales and repairs; sign painting and fabricating shops; upholstery shops; window and glass shops; automobile and truck washes;</li> <li>c) bulk fuel depots;</li> <li>d) warehouse sales;</li> <li>e) service station in conjunction with auto repair shop;</li> <li>f) passenger and freight terminals, depots and distribution facilities;</li> <li>g) buildings and structures necessary for public utilities including electrical substations;</li> <li>h) recycling depots;</li> <li>i) retail sales and offices auxiliary to manufacturing, processing, or major repair operations;</li> <li>j) building supplies and lumber yards;</li> <li>k) garden centres and farm supplies outlets;</li> <li>l) greenhouses and plant nurseries;</li> <li>m) office buildings and structures accessory to the uses permitted under Section 13.1.1 including one single family dwelling or mobile home for the proprietor of the permitted use or one, residential security / operator unit per parcel.</li> </ul>	<p><b>Permitted Uses:</b></p> <p><u>Principal Uses:</u></p> <ul style="list-style-type: none"> <li>a) manufacturing, processing, assembling, wholesaling, warehousing, storing, distributing, testing, repair and fabricating provided that the use is entirely contained within a building;</li> <li>b) service industries;</li> <li>c) log home manufacturing;</li> <li>d) packing storage and processing of food products;</li> <li>e) building supply centres;</li> <li>f) wholesale and distribution facilities and warehouses;</li> <li>g) veterinary establishments;</li> </ul> <p><u>Secondary Uses:</u></p> <ul style="list-style-type: none"> <li>h) one (1) accessory dwelling, subject to Section 7.11;</li> <li>i) accessory sales;</li> <li>j) accessory buildings and structures, subject to Section 7.13.</li> </ul>
<p><b>Minimum Parcel Size:</b></p> <ul style="list-style-type: none"> <li>a) 1,125 m<sup>2</sup>, subject to servicing requirements</li> </ul>	<p><b>Minimum Parcel Size:</b></p> <ul style="list-style-type: none"> <li>a) 1,000 m<sup>2</sup>, subject to servicing requirements</li> </ul>
<p><b>Minimum Parcel Width:</b></p> <ul style="list-style-type: none"> <li>a) Not less than 25% of parcel depth</li> </ul>	<p><b>Minimum Parcel Width:</b></p> <ul style="list-style-type: none"> <li>a) 30.0 metres</li> </ul>
<p><b>Minimum Setbacks:</b></p> <ul style="list-style-type: none"> <li>a) All Buildings: <ul style="list-style-type: none"> <li>i) Front parcel line 7.5 metres</li> <li>ii) Rear parcel line 3.0 metres</li> <li>iii) Interior side parcel line 1.5 metres</li> <li>iv) Exterior side parcel line 4.5 metres</li> </ul> </li> <li>b) Where there is no rear lane, no building, structure or part thereof shall be located within 3.0 metres of one side parcel line;</li> <li>c) Notwithstanding Section 13.1.5(a), where a parcel abuts any zoning other than Industrial, the minimum setback on all parcel lines shall be 7.5 metres.</li> </ul>	<p><b>Minimum Setbacks:</b></p> <ul style="list-style-type: none"> <li>a) Principal buildings: <ul style="list-style-type: none"> <li>i) Front parcel line 10.0 metres</li> <li>ii) Rear parcel line 15.0 metres</li> <li>iii) Interior side parcel line 15.0 metres</li> <li>iv) Exterior side parcel line 10.0 metres</li> </ul> </li> <li>b) Accessory buildings and structures: <ul style="list-style-type: none"> <li>i) Front parcel line 10.0 metres</li> <li>ii) Rear parcel line 3.0 metres</li> <li>iii) Interior side parcel line 3.0 metres</li> <li>iv) Exterior side parcel line 4.5 metres</li> </ul> </li> </ul>
<p><b>Maximum Building Height:</b></p> <ul style="list-style-type: none"> <li>a) 25% of parcel depth or 15.0 metres, whichever is less</li> </ul>	<p><b>Maximum Building Height:</b></p> <ul style="list-style-type: none"> <li>a) No building or structure shall exceed a height of 15.0 m;</li> <li>b) No auxiliary building shall exceed a height of 7.0 metres.</li> </ul>
<p><b>Maximum Parcel Coverage:</b></p> <ul style="list-style-type: none"> <li>a) 50%</li> </ul>	<p><b>Maximum Parcel Coverage:</b></p> <ul style="list-style-type: none"> <li>a) 40%</li> </ul>

## Industrial (Heavy) Two (I2) Zone

The intent of the Heavy Industrial Zone under the OCP is to allow for manufacturing, assembly, processing, machining, fabricating, service and repair of equipment, as well as gravel processing and associated operations, salvage operations, stockyards and abattoirs, sanitary landfills, and sewage treatment plants. Most notable change envisioned by the Draft Zoning Bylaw involves the treatment of dwelling units. Both bylaws require that a dwelling unit be accessory to a principal permitted use of the site, however, the Draft Zoning Bylaw refines this by limiting the dwelling unit to an “accessory dwelling” in accordance with Section 7.11, whereas the current Zoning Bylaw allows for a single detached dwelling or mobile home. Minimum parcel size requirement has also been increased given the more intensive industrial nature of the zoning.

ZONING BYLAW NO. 2464, 2008	DRAFT ZONING BYLAW NO. 2498, 2011
<b>INDUSTRIAL (HEAVY) TWO ZONE (I2)</b>	<b>INDUSTRIAL (HEAVY) TWO ZONE (I2)</b>
<p><b>Permitted Uses:</b></p> <ul style="list-style-type: none"> <li>a) processing, manufacturing, fabricating, assembling, storing, transporting, distributing, wholesaling, testing, servicing, repairing or salvaging goods, materials including mining;</li> <li>b) service industries including, rental, repair, sales and servicing of vehicles, machinery, and equipment including auto body repairs; electronic equipment and components manufacturing and repair, plumbing, heating, air conditioning and refrigeration shops; wood working shops, tool and die shops; tire and wheel sales and repairs; sign painting and fabricating shops; upholstery shops; laundry and dry cleaning facilities; window and glass shops; wood preserving; automobile and truck washes;</li> <li>c) bulk fuel depot;</li> <li>d) recycling depots;</li> <li>e) passenger and freight terminals, depots and distribution facilities;</li> <li>f) wrecking and salvage yards; and</li> <li>g) accessory office buildings and structures to the uses permitted under Section 13.2.1, including one (1) single family dwelling or mobile home for the proprietor of the permitted use or one (1) residential security / operator unit per parcel.</li> </ul>	<p>Permitted Uses:</p> <p><b>Principal Uses:</b></p> <ul style="list-style-type: none"> <li>a) manufacturing, processing, assembling, wholesaling, warehousing, storing, distributing, testing, repair and fabricating;</li> <li>b) gravel processing and associated operations such as asphalt mixing and ready-mix concrete plants, including the manufacturing of concrete products;</li> <li>c) salvage operations;</li> <li>d) stockyards and abattoirs;</li> <li>e) auctioneering establishments;</li> <li>f) electrical and natural gas substations, including generating plants;</li> <li>g) sanitary landfills;</li> <li>h) sewage treatment plants;</li> </ul> <p><b>Secondary Uses:</b></p> <ul style="list-style-type: none"> <li>i) one (1) accessory dwelling, subject to Section 7.11;</li> <li>j) accessory buildings and structures, subject to Section 7.13.</li> </ul>
<p><b>Minimum Parcel Size:</b></p> <ul style="list-style-type: none"> <li>a) 1,125 m<sup>2</sup>, subject to servicing requirements</li> </ul>	<p><b>Minimum Parcel Size:</b></p> <ul style="list-style-type: none"> <li>a) 2,000 m<sup>2</sup>, subject to servicing requirements</li> </ul>
<p><b>Minimum Parcel Width:</b></p> <ul style="list-style-type: none"> <li>a) Not less than 25% of parcel depth</li> </ul>	<p><b>Minimum Parcel Width:</b></p> <ul style="list-style-type: none"> <li>a) 30.0 metres</li> </ul>
<p><b>Minimum Setbacks:</b></p> <ul style="list-style-type: none"> <li>a) All Buildings: <ul style="list-style-type: none"> <li>i) Front parcel line 7.5 metres</li> <li>ii) Rear parcel line 3.0 metres</li> <li>iii) Interior side parcel line 1.5 metres</li> <li>iv) Exterior side parcel line 4.5 metres</li> </ul> </li> <li>b) Where there is no rear lane, no building, structure or part thereof shall be located within 3.0 metres of one side parcel line;</li> <li>c) Notwithstanding Section 13.2.5(a), where a parcel abuts any zoning other than Industrial, the minimum setback on all parcel lines shall be 7.5 metres.</li> </ul>	<p><b>Minimum Setbacks:</b></p> <ul style="list-style-type: none"> <li>a) Principal buildings: <ul style="list-style-type: none"> <li>i) Front parcel line 10.0 metres</li> <li>ii) Rear parcel line 15.0 metres</li> <li>iii) Interior side parcel line 15.0 metres</li> <li>iv) Exterior side parcel line 10.0 metres</li> </ul> </li> <li>b) Accessory buildings and structures: <ul style="list-style-type: none"> <li>i) Front parcel line 10.0 metres</li> <li>ii) Rear parcel line 3.0 metres</li> <li>iii) Interior side parcel line 3.0 metres</li> <li>iv) Exterior side parcel line 4.5 metres</li> </ul> </li> </ul>
<p><b>Maximum Building Height:</b></p> <ul style="list-style-type: none"> <li>a) 25% of parcel depth or 15.0 metres, whichever is less</li> </ul>	<p><b>Maximum Building Height:</b></p> <ul style="list-style-type: none"> <li>a) No building or structure shall exceed a height of 15.0 metres</li> </ul>
<p><b>Maximum Parcel Coverage:</b></p> <ul style="list-style-type: none"> <li>a) 50%</li> </ul>	<p><b>Maximum Parcel Coverage:</b></p> <ul style="list-style-type: none"> <li>a) 60%</li> </ul>

## Industrial (Specialised) Three (I3) Zone

This Zone was created in 2001 when the Board approved an amendment bylaw intended to facilitate the development of a slaughterhouse (for the processing of deer meat) on the property at 725 Highway 5A north of the Town of Princeton. In the intervening 10 years, the slaughterhouse use has never been acted upon and it is proposed to remove this zoning from the Bylaw.

ZONING BYLAW NO. 2464, 2008	DRAFT ZONING BYLAW NO. 2498, 2011
<b>INDUSTRIAL (SPECIALISED) THREE ZONE (I3)</b>	
<b>Permitted Uses:</b> a) meat processing, storage, packing and canning, including slaughterhouse facilities b) accessory office buildings and structures to the uses permitted in Section 13.3.1, including one single family dwelling unit or manufactured home.	
<b>Minimum Parcel Size:</b> a) 1,125 m <sup>2</sup> , subject to servicing requirements	
<b>Minimum Parcel Width:</b> a) Not less than 25% of parcel depth	
<b>Minimum Setbacks:</b> a) All Buildings: i) Front parcel line                      7.5 metres ii) Rear parcel line                        3.0 metres iii) Interior side parcel line            1.5 metres iv) Exterior side parcel line            4.5 metres b) Where there is no rear lane, no building, structure or part thereof shall be located within 3.0 metres of one side parcel line; c) Notwithstanding Section (a), where a parcel abuts any zoning other than Industrial, the minimum setback on all parcel lines shall be 7.5 metres.	
<b>Maximum Building Height:</b> a) 25% of parcel depth or 15.0 metres, whichever is less	
<b>Maximum Parcel Coverage:</b> a) 50%	

## Administrative & Institutional (AI) Zone

No substantive changes are proposed to this zoning, other than a general update of the permitted uses and other regulations (which now include provisions for minimum parcel size and parcel width, and maximum building height). The AI Zone is currently applied to the former school sites in Tulameen and Coalmont, the Tulameen Fire Hall (132 First Street); Tulameen Community Club (2597 Otter Avenue); and the Eastgate Fire Hall (140 Airstrip Road), and is proposed for the fire hall site at Hayes Creek and potential future fire hall site at Erris (both along the Princeton-Summerland Corridor).

ZONING BYLAW NO. 2464, 2008	DRAFT ZONING BYLAW NO. 2498, 2011
<b>ADMINISTRATIVE AND INSTITUTIONAL ZONE (AI)</b>	<b>ADMINISTRATIVE AND INSTITUTIONAL ZONE (AI)</b>
<b>Permitted Uses:</b> a) schools; b) community recreation services; c) community halls; d) fire halls, ambulance services and other emergency services; e) hospitals, nursing homes, congregate care, senior citizen housing or other patient care facilities; f) churches and one dwelling unit per parcel in association with a church; g) libraries, museums, public art galleries; h) government buildings; i) care centres, minor and major; j) cemeteries; and k) accessory office buildings and structures to the uses permitted under Section 14.1.1.	<b>Permitted Uses:</b> <u>Principal Uses:</u> a) churches; b) cemeteries; c) community halls; d) fire halls, police stations, ambulance service uses and similar emergency services; e) community care or social care facilities; f) funeral homes; g) government buildings; h) hospitals; i) libraries, museums, art galleries; j) schools, colleges or other educational centres; k) multi-dwelling units for special needs and affordable housing; l) charitable, fraternal or philanthropic institutions; <u>Secondary Uses:</u> m) one (1) accessory dwelling per parcel for churches, attached or detached, subject to Section 7.11; n) accessory offices; o) accessory buildings and structures, subject to Section 7.13.
	<b>Minimum Parcel Size:</b> a) 500 m <sup>2</sup> , subject to servicing requirements
	<b>Minimum Parcel Width:</b> a) Not less than 25% of parcel depth
<b>Minimum Setbacks:</b> a) All 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) Where there is no rear lane, no building, structure or part thereof shall be located within 3.0 metres of one side parcel line; c) Notwithstanding Section (a), where a parcel abuts any zoning other than Industrial, the minimum setback on all parcel lines shall be 7.5 metres.	<b>Minimum Setbacks:</b> 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>Maximum Building Height:</b> a) No building or structure shall exceed a height of 15.0 metres
<b>Maximum Parcel Coverage:</b> a) 40%	<b>Maximum Parcel Coverage:</b> a) 40%

## Parks & Recreation (PR) Zone

Proposed that PR Zone be applied to areas predominantly used for low intensity, generally non-commercial uses such as Provincial Parks, Recreation Sites and other similar community parks. Commercial uses currently zoned PR will be redesignated.

ZONING BYLAW NO. 2464, 2008	DRAFT ZONING BYLAW NO. 2498, 2011
<b>PARKS AND RECREATION ZONE (PR)</b>	<b>PARKS AND RECREATION ZONE (PR)</b>
<b>Permitted Uses:</b> a) parks, playgrounds, public recreation facilities including tennis courts, skating rink, and swimming pool; b) community recreation services; c) provincial parks, forest recreation sites, public recreation reserves, tourist campsites; d) cemeteries; e) golf courses; f) open land recreation; g) resort; h) one residential/security-operator unit per parcel; i) accessory office buildings and structures.	Permitted Uses: <u>Principal Uses:</u> a) parks; b) recreation services, outdoors; c) cemeteries; <u>Secondary Uses:</u> d) interpretation centres; e) community buildings and associated structures; f) carnivals, circuses and fairs; g) amusement establishments, indoor; h) recreation services, indoor; i) public moorage and marina; j) one (1) accessory dwelling, subject to Section 7.11; k) accessory buildings and structures, subject to Section 7.13
	<b>Minimum Parcel Size:</b> a) Not applicable
	<b>Minimum Parcel Width:</b> a) Not applicable
<b>Minimum Setbacks:</b> a) All 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) Where there is no rear lane, no building, structure or part thereof shall be located within 3.0 metres of one side parcel line; c) Notwithstanding Section (a), where a parcel abuts any zoning other than Industrial, the minimum setback on all parcel lines shall be 7.5 metres.	<b>Minimum Setbacks:</b> a) All Buildings: 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>Maximum Building Height:</b> a) No building or structure shall exceed a height of 15.0 metres
<b>Maximum Parcel Coverage:</b> a) 25%	<b>Maximum Parcel Coverage:</b> a) 25%

## Conservation Area (CA) Zone

Proposed to apply the CA Zone to the Whipsaw Creek Ecological Reserve which is situated on District Lot 964 west of Highway 3 near the former Similco mine site. The Reserve is approximately 32 ha in area was created by the Provincial Government in 1971 on Crown land with the intent of maintaining “representative stands of ponderosa pine and Douglas-fir in the Interior Douglas-fir Zone.”

ZONING BYLAW NO. 2464, 2008	ZONING BYLAW NO. 2498, 2011
	<b>CONSERVATION AREA ZONE (CA)</b>
	<b>Permitted Uses:</b> <u>Principal Uses:</u> a) conservation areas; <u>Secondary Uses:</u> b) interpretation centres; c) one (1) accessory dwelling, subject to Section 7.11; d) accessory buildings and structures, subject to Section 7.13
	<b>Minimum Parcel Size:</b> a) Not applicable
	<b>Minimum Parcel Width:</b> a) Not applicable
	<b>Minimum Setbacks:</b> a) All Buildings: 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>Maximum Building Height:</b> a) Not applicable
	<b>Maximum Parcel Coverage:</b> a) 5%