

8 Agricultural Zones

8.1 A1 Agricultural Small Acreage Zone

A1

8.1.1 Purpose

To provide a zone to accommodate existing small *Lot* Agricultural *Uses*. Lands must be designated as Agriculture under the *District's* Official Community Plan.

8.1.2 Principal Uses

The following *Uses* and no other *Uses* shall be the permitted *Principal Uses* in this zone subject to all applicable regulations of this Bylaw:

- (a) *Agriculture, General*;
- (b) *Agriculture, Intensive*;
- (c) *Greenhouses and Plant Nurseries*;
- (d) *Manufactured Housing - Type 1 or 2*; and
- (e) *Single Detached Housing*.

8.1.3 Accessory Uses

The following *Uses* and no other *Uses* shall be the permitted *Accessory Uses* in this zone subject to all applicable regulations of this Bylaw:

- (a) *Accessory Buildings and Structures*;
- (b) *Agri-Tourism Accommodation*, subject to Section 7.16¹⁷¹;
- (c) *Animal Shelter, Major* on Lots having a minimum Lot Area of 2.0 ha, subject to Section 7.14¹⁷²;
- (d) *Carriage House* subject to Section 7.4^{173 174};
- (e) *Craft Brewery & Distilling*¹⁷⁵;
- (f) *Child Care Centre, Minor*, subject to Section 7.7¹⁷⁶;
- (g) *Commercial Kennel* on Lots having a minimum Lot Area of 4.0 ha, subject to Section 7.14;
- (h) *Fruit Stand*¹⁷⁷

¹⁷¹ Amendment Bylaw No. 2021-020 (July 19, 2021)

¹⁷² Amendment Bylaw 2000-459 (November 14, 2011)

¹⁷³ Amendment Bylaw No. 2021-048 (February 28, 2022)

¹⁷⁴ Amendment Bylaw No. 2022-023 (August 22, 2022)

¹⁷⁵ Amendment Bylaw 2015-024 (November 9, 2015)

¹⁷⁶ Amendment Bylaw 2016-031 (September 12, 2016)

¹⁷⁷ Amendment Bylaw 2020-028 (January 25, 2020)

- (i) **deleted**¹⁷⁸;
- (j) *Home Occupation - Type 1,2 or 3*, subject to Section 7.6;
- (k) *Secondary Suite*, subject to Section 7.3¹⁷⁹;
- (l) *Short-Term Rental*, subject to Section 7.2;¹⁸⁰
- (m) stable;
- (n) *Temporary Farm Worker Accommodation*, subject to Section 7.13; and
- (o) *Winery & Cidery*

8.1.4 Subdivision Regulations

- (a) Minimum *Lot Area* 2.0 ha
- (b) Minimum *Lot Width* 60.0 m
- (c) Notwithstanding 8.1.4 (a) and (b), where the *District Council* has supported and the *Agricultural Land Commission* has granted an application for subdivision to accommodate¹⁸¹:
 - (i) a homesite severance in accordance with *Agricultural Land Commission* policy #025/78 as amended from time to time; or
 - (ii) the consolidation of legal *Lots* which does not result in an increase in the total number of *Lots*;
 - (iii) the *Lot Area* shall in no case be less than 1,400 m²;
 - (iv) the Minimum *Lot Width* shall in no case be less than 20.0 m; and

8.1.5 Development Regulations

- (a) Maximum *Farm Home Plate* 905 m²
- (b) **deleted**¹⁸²
- (c) **deleted**¹⁸³

¹⁷⁸ Amendment Bylaw No. 2022-023 (August 22, 2022)

¹⁷⁹ Amendment Bylaw No. 2017-032 (November 27, 2017)

¹⁸¹ Amendment Bylaw No. 2012-017 (July 23, 2012)

¹⁸¹ Amendment Bylaw No. 2012-017 (July 23, 2012)

¹⁸² Amendment Bylaw No. 2022-023 (August 22, 2022)

¹⁸³ Amendment Bylaw No. 2022-023 (August 22, 2022)

- | | | |
|-----|--|---|
| (d) | Maximum coverage for all <i>Buildings</i> and <i>Structures</i> outside the <i>Farm Home Plate</i> | 10 percent of the <i>Lot</i> |
| (e) | Notwithstanding Section 8.1.5(d) Maximum coverage for all <i>Buildings</i> and <i>Structures</i> where a <i>Lot</i> is 2.0ha or greater in size on which the <i>Principal Use</i> is greenhouses or plant nurseries ¹⁸⁴ | 65 percent of the <i>Lot</i> |
| (f) | Maximum Height for Principal <i>Buildings</i> and <i>Structures</i> ¹⁸⁵ | The lesser of 9.5 m or 2 <i>Storeys</i> |
| (g) | Maximum Height for Accessory <i>Building</i> and <i>Structures</i> ¹⁸⁶¹⁸⁷ | The lesser of 11 m or 2 <i>Storeys</i> |
| (h) | Maximum <i>Height</i> for agricultural <i>Buildings</i> and <i>Structures</i> identified in 8.1.6 (b) ¹⁸⁸ | 12.0 m |

8.1.6 Siting Regulations¹⁸⁹

- | | | |
|-------|---|--|
| (a) | Principal and Accessory <i>Buildings</i> and <i>Structures</i> : | |
| (i) | Minimum <i>Front Yard Setback</i> | 7.0 m |
| (ii) | Minimum <i>Rear Yard Setback</i> | 7.0 m |
| (iii) | Minimum <i>Side Yard Setback (Interior)</i> | 4.0 m |
| (iv) | Minimum <i>Side Yard Setback (Exterior)</i> | 4.5 m, except where a garage door faces a <i>Street</i> , the minimum <i>Exterior Side Yard Setback</i> shall be 6.0 m |
| (b) | <i>Greenhouses and Plant Nurseries; Buildings and Structures</i> housing animals, livestock or poultry; livestock feeding stations; mushrooming growing facilities; <i>Commercial Kennels; Animal Shelters; Cannabis Production Facilities</i> and all other <i>Agriculture, Intensive Uses</i> : | |
| (i) | Minimum <i>Front Yard Setback</i> | 15.0 m |
| (ii) | Minimum <i>Rear Yard Setback</i> | 15.0 m |

¹⁸⁴ Amendment Bylaw No. 2012-017 (July 23, 2012)

¹⁸⁵ Amendment Bylaw No. 2020-025 (December 14, 2020)

¹⁸⁶ Amendment Bylaw No. 2020-025 (December 14, 2020)

¹⁸⁷ Amendment Bylaw No. 2022-009 (April 25, 2022)

¹⁸⁸ Amendment Bylaw No. 2020-025 (December 14, 2020)

¹⁸⁹ Amendment Bylaw No. 2020-025 (December 14, 2020)

- (iii) Minimum *Side Yard Setback (Interior)* 15.0 m
- (iv) Minimum *Side Yard Setback (Exterior)* 15.0 m
- (c) Notwithstanding Section 8.1.6. (b), a 30.0 m minimum setback for *Rear Yards* and *Side Yards (interior)* is required for the *Uses* identified in Section 8.1.6. (b) where an Agricultural Zoned property line directly *Abuts* a parcel with an Urban Residential Zone.

8.1.7 Other Regulations

- (a) Only one (1) principal *Dwelling* shall be permitted per *Lot*¹⁹⁰.
- (b) ***deleted***¹⁹¹.
- (c) Parking and loading areas and access driveways for *Greenhouses and Plant Nurseries* located within 30.0m of a residential *Property Line* shall provide a 6.0m wide *Landscaped Strip* along that affected *Property Line*.
- (d) In addition to the regulations listed above, other regulations may apply. These include Section 4: General Regulations, Section 5: Landscaping and Screening Regulations, Section 6: Parking and Loading Regulations, and Section 7: Specific Use Regulations.

8.1.8 Site-Specific Provisions

- (a) automotive and boat repair shop as a Type 3 *Home Occupation Use* is an *Accessory Use* on the property at 19555 Matsu Drive (Lot 7, DL 2194, ODYD, Plan 267 Except Plans 34018, 41387, H577 and B3577) subject to the following limitations:
 - i. for the purposes of this *Use* only, located in an *Accessory Building*;
 - ii. for the purposes of this *Use* only, the *Home Occupation* portion of the *Accessory Building* is in addition to the area permitted under Section 8.1.9(b);
 - iii. limited to no more than one person other than the residents of the principal *Dwelling* being engaged in the *Home Occupation*; and
 - iv. a landscape hedge is to be maintained.
- (b) *Campground*, is permitted as a site specific *Accessory Use* on Lot A, DL 472, ODYD, Plan 3128, located at 11208 Sanborn Street subject to the following regulations:
 - i. Compliance with the Agricultural Land Reserve Use, Subdivision and Procedure Regulation.
 - ii. Compliance with Sections 63 and 64 of the Provincial Integrated Pest Management Regulation with respect to posting notification to spray and ensuring the campground is unoccupied in accordance with these sections

¹⁹⁰ Amendment Bylaw No. 2022-009 (April 25, 2022)

¹⁹¹ Amendment Bylaw No. 2022-023 (August 22, 2022)

- due to spraying.
- iii. Seasonal operation between April 1st and October 30th of any given year.
- iv. Daily quiet time from 10:00pm to 6:00am.
- v. Campsites setbacks:
 - a. Front yard setback – 15.0 meters
 - b. Side yard and rear yard setback – 30.0 meters
 - c. Campsites are no closer than 60.0 meters to any neighbouring residential dwellings.
- vi. Campfires are only permitted in one centrally located campfire pit as approved by the District of Summerland's Fire Department.
- vii. Camping units are limited to recreational vehicles with self-contained water and septic disposal systems unless the campground has washroom facilities meeting the minimum requirements of the Provincial Health Authority.
- viii. No camping unit can be located on a campsite any longer than 30 consecutive days.
- (c) Notwithstanding 8.1.4 (a) and (b), the minimum Lot Area for Lot 4, DL 475, ODYD, except Plans B6849 and 410) 12914 Prairie Valley Road, is 1.4 ha.
- (d) In the case of the land at 11507 Blair Street, legally described as Lot 2 District Lot 3640, Osoyoos Division Yale District Plan 8287 the following provisions shall apply:
 - a) Eleven modular units may be configured as a *Building* to be used as a Temporary Farm Worker Accommodation with the follow provisions:
 - i. The *Building* including space for cooking, sanitary, living and sleeping shall be used specifically to accommodate Temporary Farm Worker(s), employed on the Farm.
 - b) The following requirements must be met in order for this *Use* to be conforming:
 - i. Farm Classification for the parcel, as determined by the *BC Assessment Act*.
 - ii. The subject property remains part of a "Farm Unit" defined as "one or more contiguous or non-contiguous parcels, that may be owned, rented or leased, within the District limits, which forms and is managed as a single farm".
 - iii. The use remains accessory to a principal agricultural use.
 - iv. Minimum Farm Unit Size is 2.0 ha.
 - c) The Building shall include a communal kitchen.
 - d) Temporary Farm Worker Housing shall be occupied only during the harvesting and pruning periods of the Farm Unit.

- e) A statutory declaration must be filed with the District of Summerland annually, by January 31st of each year, stating that the building will be used only for Temporary Farm Worker Housing and specify the duration of year when the Temporary Farm Worker Housing will be occupied. The specified duration period may be no greater than ten months of that calendar year.
 - f) If the Temporary Farm Worker Housing is vacant for two consecutive growing seasons, the owner will remove, at their expense, any temporary structures for Temporary Farm Worker Housing, and remove or decommission the *Building* that has been repurposed for Temporary Farm Worker Housing purposes, by December 31st of the second year of vacancy.
- (e) In the case of the land at 26405 Garnet Valley Road, legally described as District Lot 3195, Osoyoos Division Yale District Except Plan 30384 the following provisions shall apply¹⁹²:
- a) The structure shown on Figure 8.1.10.2 may be used as a Temporary Farm Worker Accommodation with the follow provisions:
 - a. The *Building* including space for cooking, sanitary, living and sleeping shall be used specifically to accommodate Temporary Farm Worker(s), employed on the Farm.
 - b) The following requirements must be met in order for this *Use* to be conforming:
 - a. Farm Classification for the parcel, as determined by the *BC Assessment Act*.
 - b. The use remains accessory to a principal agricultural use.
 - c. Minimum Parcel Size is 2.0 ha.
 - c) The Building shall include a communal kitchen.
 - d) Temporary Farm Worker Housing shall be occupied only during the harvesting and pruning periods of the Farm Unit.
 - e) A statutory declaration must be filed with the District of Summerland annually, by January 31st of each year, stating that the building will be used only for Temporary Farm Worker Housing and specify the duration of year when the Temporary Farm Worker Housing will be occupied. The specified duration period may be no greater than ten months of that calendar year.
 - f) If the Temporary Farm Worker Housing is vacant for two consecutive growing seasons, the owner will remove, at their expense, any temporary structures for Temporary Farm Worker Housing, and remove or decommission the *Building* that has been repurposed for Temporary Farm Worker Housing purposes, by December 31st of the second year of vacancy.

¹⁹² Amendment Bylaw No. 2019-045 (February 10, 2020)

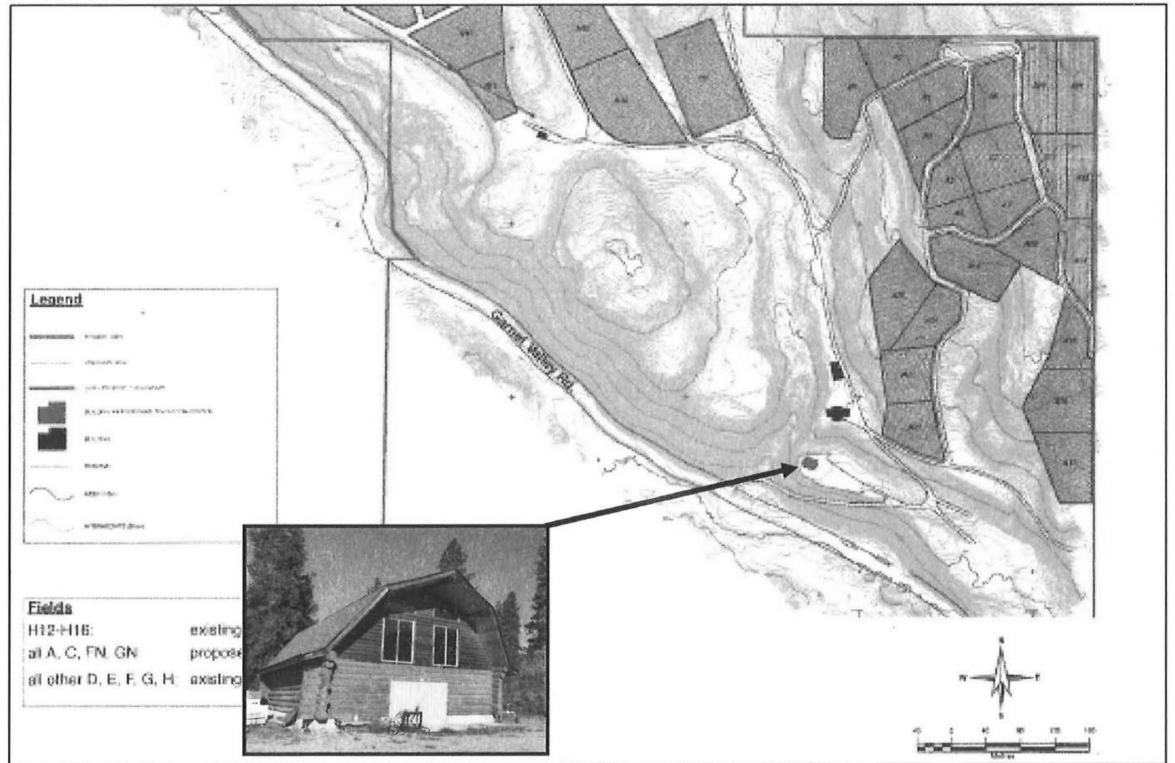


Figure 8.1.10.2

(f) In the case of land located at 11510 Blair Street, legally described as Lot 21 District Lot 3640 Osoyoos Division Yale District Plan 287A, the following provisions shall apply¹⁹³:

- a) An additional *Dwelling* that is a *Manufactured Housing – Type 2* for the use of a family member of the owner of the subject property shall be permitted as an *Accessory Use*.
- b) Notwithstanding the definition of *Farm Home Plate*, that the *Accessory Use of Manufactured Housing – Type 2* be permitted to be sited outside the *Farm Home Plate*.

¹⁹³ Bylaw Amendment No. 2021-022 (January 24, 2022)

8.2 A2 Agricultural Large Acreage Zone

A2

8.2.1 Purpose

To provide a zone to accommodate Agricultural *Uses*. Lands must be designated as Agriculture under the *District's* Official Community Plan.

8.2.2 Principal Uses

The following *Uses* and no other *Uses* shall be the permitted *Principal Uses* in this zone subject to all applicable regulations of this Bylaw:

- (a) *Agriculture, General*;
- (b) *Agriculture, Intensive*;
- (c) *Greenhouses and Plant Nurseries*;
- (d) *Manufactured Housing - Type 1 or 2; and*
- (e) *Single Detached Housing*.

8.2.3 Accessory Uses¹⁹⁴

The following *Uses* and no other *Uses* shall be the permitted *Accessory Uses* in this zone subject to all applicable regulations of this Bylaw:

- (a) *Accessory Buildings and Structures*;
- (b) *Agri-Tourism Accommodation*, subject to Section 7.16¹⁹⁵;
- (c) *Animal Shelter, Major* on Lots having a minimum Lot Area of 2.0 ha, subject to Section 7.14¹⁹⁶;
- (d) *Carriage house*, subject to Section 7.4¹⁹⁷
- (e) *Craft Brewery & Distilling*¹⁹⁸;
- (f) *Child Care Centre, Minor*, subject to Section 7.7¹⁹⁹;
- (g) *Commercial Kennel* on Lots having a minimum Lot Area of 4.0 ha, subject to Section 7.14;
- (h) *Fruit Stand*²⁰⁰
- (i) **deleted**²⁰¹;

¹⁹⁴ Amendment Bylaw No. 2012-017 (July 23, 2012)

¹⁹⁵ Amendment Bylaw No. 2021-020 (July 19, 2021)

¹⁹⁶ Amendment Bylaw No. 2000-459 (November 14, 2011)

¹⁹⁷ Amendment Bylaw No. 2021-048 (February 28, 2022)

¹⁹⁸ Amendment Bylaw No. 2015-024 (November 9, 2015)

¹⁹⁹ Amendment Bylaw No. 2016-031 (September 12, 2016)

²⁰⁰ Amendment Bylaw No. 2020-028 (January 25, 2020)

²⁰¹ Amendment Bylaw No. 2022-023 (August 22, 2022)

- (j) *Home Occupation - Type 1,2 or 3*, subject to Section 7.6;
- (k) *Secondary Suite*, subject to Section 7.3²⁰²;
- (l) *Short-Term Rental*, subject to Section 7.2,²⁰³
- (m) stable;
- (n) *Temporary Farm Worker Accommodation*, subject to Section 7.13; and
- (o) *Winery & Cidery*

8.2.4 Subdivision Regulations²⁰⁴

- (a) Minimum *Lot Area* 8.0 ha
- (b) Minimum *Lot Width* 60 m
- (c) Notwithstanding Section 8.2.4 (a), where the *District Council* has supported and the *Agricultural Land Commission* has granted an application for subdivision to accommodate:
 - (i) a home-site severance in accordance with *Agricultural Land Commission* policy #025/78 as amended from time to time; or
 - (ii) the consolidation of legal *Lots* which does not result in an increase in the total number of *Lots*;
 - (iii) a subdivision to acquire road right-of-way where and existing travelled road exists and no more than one additional *Lot* is created;
 - (iv) the *Lot Area* shall in no case be less than 1,400m²; and
 - (v) the Minimum *Lot Width* shall in no case be less than 20.0m.

8.2.5 Development Regulations

- (a) Maximum *Farm Home Plate* 1,200 m²
- (b) **deleted**²⁰⁵

²⁰² Amendment Bylaw No. 2017-032 (November 27, 2017)

²⁰³ Amendment Bylaw No. 2021-048 (February 28, 2022)

²⁰⁴ Amendment Bylaw No. 2012-017 (July 23, 2012)

²⁰⁵ Amendment Bylaw No. 2022-023 (August 22, 2022)

- (c) **deleted**²⁰⁶
- (d) Maximum coverage for all *Buildings and Structures* outside the *Farm Home Plate* 10 percent of the *Lot*
- (e) Notwithstanding Section 8.2.5(d) Maximum *Lot Coverage* for all *Buildings and Structures* where the Principal Use is *Greenhouses or Plant nurseries*²⁰⁷ 65 percent of the *Lot*
- (f) Maximum *Height* for Principal *Buildings and Structures* The lesser of 9.5 m or 2 Storeys
- (g) Maximum *Height* for Accessory *Buildings and Structures* The lesser of 11 m or 2 Storeys
- (h) Maximum *Height* for Agricultural *Buildings and Structures* identified in Section 8.2.6 (b) 12.0 m

8.2.6 Siting Regulations²⁰⁸

- (a) Principal and Accessory *Buildings and Structures*:
- (i) Minimum *Front Yard Setback* 7.0 m
 - (ii) Minimum *Rear Yard Setback* 7.0 m
 - (iii) Minimum *Side Yard Setback (Interior)* 4.0 m
 - (iv) Minimum *Side Yard Setback (Exterior)* 4.5 m, except where a garage door faces a *Street*, the minimum *Exterior Side Yard Setback* shall be 6.0 m
- (b) *Greenhouses and Plant Nurseries; Buildings and Structures* housing animals, livestock or poultry; livestock feeding stations; mushrooming growing facilities; *Commercial Kennels; Animal Shelters; Cannabis Production Facilities* and all other *Agriculture, Intensive Uses*:
- (i) Minimum *Front Yard Setback* 15.0 m
 - (ii) Minimum *Rear Yard Setback* 15.0 m
 - (iii) Minimum *Side Yard Setback (Interior)* 15.0 m
 - (iv) Minimum *Side Yard Setback (Exterior)* 15.0 m

²⁰⁶ Amendment Bylaw No. 2022-023 (August 22, 2022)

²⁰⁷ Amendment Bylaw No. 2012-017 (July 23, 2012)

²⁰⁸ Amendment Bylaw No. 2020-025 (December 14, 2020)

- (c) Notwithstanding Section 8.1.6. (b), a 30.0 m minimum setback for *Rear Yards* and *Side Yards (interior)* is required for the *Uses* identified in Section 8.1.6. (b) where an Agricultural Zoned property line directly *Abuts* a parcel with an Urban Residential Zone.

8.2.7 Other Regulations

- (a) Only one (1) principal *Dwelling* shall be permitted per *Lot*²⁰⁹.
- (b) ~~deleted~~²¹⁰.**
- (c) Parking and loading areas and access driveways for *Greenhouse and Plant Nurseries* located within 30.0 m of a residential *Property Line* shall provide a 6.0 m wide *Landscaped Strip* along that affected *Property Line*.
- (d) In addition to the regulations listed above, other regulations may apply. These include Section 4: General Regulations, Section 5: Landscaping and Screening Regulations, Section 6: Parking and Loading Regulations, and Section 7: Specific Use Regulations.

8.2.8 Site Specific Provisions

- (a) In the case of land located at 18420 Garnet Valley Road and legally described as Lot 2 District Lot 1178 ODYD Plan 9237, Except Plan EPP69723, despite sections 7.16.3 (a) and (b) and 7.16.4 (a) and (b), Agri-Tourism Accommodation is permitted, but only²¹¹:

- i. in a *Recreational Vehicle* located as follows:

i. Minimum <i>Front Setback</i>	120
ii. Minimum <i>Side Setback</i> (South <i>Property Line</i>)	26 m
iii. Minimum <i>Side Setback</i> (North <i>Property Line</i>)	40 m
iv. Minimum <i>Rear Setback</i>	53 m

and,

- ii. in a tent-only *Campground* area located as follows:

i. Minimum <i>Front Setback</i>	75 m
ii. Minimum <i>Side Setback</i> (South <i>Property Line</i>)	10 m
iii. Minimum <i>Side Setback</i> (North <i>Property Line</i>)	48 m
iv. Minimum <i>Rear Setback</i>	68 m

- (b) For certainty, except as specifically indicated in section 8.2.8 (a), an *Agri-Tourism Accommodation* use authorized by that section is subject to every other provision in this bylaw, including without limitation sections 7.16.1 through 7.16.4, and the siting relaxation provisions in 7.16.3 (b) and 7.16.4 (b) do not apply.

²⁰⁹ Amendment Bylaw No. 2022-009 (April 25, 2022)

²¹⁰ Amendment Bylaw No. 2022-023 (August 22, 2022)

²¹¹ Amendment Bylaw No. 2025-008 (March 4, 2025)

9 Rural Residential Zones

9.1 CR1 Country Residential Zone

CR1

9.1.1 Purpose

To provide a zone to accommodate residential *Developments* on larger *Lots* employing conventional subdivision designs in rural areas where sanitary sewer services are unavailable. Lands must be designated as Rural Residential under the *District's* Official Community Plan.

9.1.2 Principal Uses

The following *Uses* and no other *Uses* shall be the permitted *Principal Uses* in this zone subject to all applicable regulations of this Bylaw:

- (a) *Manufactured Housing – Type 1; and*
- (b) *Single Detached Housing.*

9.1.3 Accessory Uses

The following *Uses* and no other *Uses* shall be the permitted *Accessory Uses* in this zone subject to all applicable regulations of this Bylaw:

- (c) *Accessory Building and Structures;*
- (d) *Agriculture, General, for Lots having a minimum Lot Area of 1.0 ha;*
- (e) **deleted**²¹²
- (f) *Carriage House, subject to Section 7.4*²¹³;
- (g) *Child Care Centre, Minor, subject to Section 7.7;*
- (h) *Group Home, Minor, subject to Section 7.8;*
- (i) *Home Occupation – Type 1, 2 or 3, subject to Section 7.6;*
- (j) *Secondary Suite, subject to Section 7.3; and*
- (k) *Short-Term Rental, subject to Section 7.2*²¹⁴.

9.1.4 Subdivision Regulations

- | | | |
|-----|--------------------------|--------|
| (a) | Minimum <i>Lot Area</i> | 1.0 ha |
| (b) | Minimum <i>Lot Width</i> | 45.0 m |

9.1.5 Development Regulations

²¹² Amendment Bylaw No. 2021-048 (February 28, 2022)

²¹³ Amendment Bylaw No. 2019-002 (February 11, 2019)

²¹⁴ Amendment Bylaw No. 2021-048 (February 28, 2022)

- | | | |
|-----|--|--|
| (a) | Maximum <i>Lot Coverage</i> for lot areas up to and including 2,050m ² | 30 percent |
| (b) | Maximum <i>Lot Coverage</i> for lot areas above 2,050m ² up to and including 4,000m ² | 20 percent |
| (c) | Maximum <i>Lot Coverage</i> for lot areas above 4,000m ² | 10 percent |
| (d) | Notwithstanding Section 9.1.5 (c), a <i>Lot</i> having agricultural <i>Buildings</i> or <i>Structures</i> associated with an <i>Accessory Use of General Agriculture</i> may increase the maximum <i>Lot Coverage</i> to 30 percent. | |
| (e) | Maximum <i>Height</i> | The lesser of 9.5m or 2 <i>Storeys</i> |

9.1.6 Siting Regulations

(a) Principal *Buildings* and *Structures*:

- | | | |
|-------|---|--|
| (i) | Minimum <i>Front Setback</i> | 7.0m |
| (ii) | Minimum <i>Rear Setback</i> | 7.5m |
| (iii) | Minimum <i>Side Setback (Interior)</i> ²¹⁵ | 1.5m (see vi) |
| (iv) | Minimum <i>Side Setback (Exterior)</i> | 4.5m |
| (v) | Maximum <i>Height</i> | The lesser of 9.5m or 2 <i>Storeys</i> |
| (vi) | Notwithstanding Section 9.1.6(a)(iii), a <i>Lot</i> having no direct vehicular access to the <i>Rear Yard</i> shall maintain one <i>Side Yard Setback</i> of at least 3.0m. | |
| (vii) | Notwithstanding Section 9.1.6 (a) (iv), where a garage door is facing a <i>Street</i> the minimum <i>Setback</i> shall be 6.0 m ²¹⁶ . | |

(c) *Accessory Buildings* and *Structures*:

- | | | |
|-------|--|---------------------------------------|
| (i) | Minimum <i>Front Setback</i> | 7.0m |
| (ii) | Minimum <i>Rear Setback</i> | 1.5m |
| (iii) | Minimum <i>Side Setback (Interior)</i> | 1.5m |
| (iv) | Minimum <i>Side Setback (Exterior)</i> | 4.5m |
| (v) | Maximum <i>Height</i> | The lesser of 4.5m or 1 <i>Storey</i> |

²¹⁵ Amendment Bylaw No. 2012-017 (July 23, 2012)

²¹⁶ Amendment Bylaw No. 2020-025 (December 14, 2020)

- (vi) Notwithstanding Section 9.1.6 (b) (i), (ii), (iii), and (iv), *Accessory Buildings* and *Structures* Housing animals shall be located no closer than 15.0 m to any neighbouring residential *Dwelling* or *Abutting Property Line*.
- (vii) Notwithstanding Section 9.1.6 (b) (ii) and (iv), where a garage door is facing a *Street* the minimum *Setback* shall be 6.0 m. In the case of garage door facing a rear lane, the *Setback* required shall be 1.5 m or greater than 6.0 m²¹⁷.

9.1.7 Other Regulations

- (a) Only one (1) principal *Dwelling* will be permitted per *Lot*.
- (b) *Accessory Buildings* or *Structures* will be limited to a maximum of²¹⁸:
 - (i) 100m² in area or 25% of the allowable *Lot Coverage*, whichever is greater, where the *Lot Area* is equal to or exceeds 1.0ha or,
 - (ii) 75m² or 25% of the allowable *Lot Coverage*, whichever is greater, where the *Lot Area* does not exceed 1.0ha.
- (c) In addition to the regulations listed above, other regulations may apply. These include Section 4: General Regulations, Section 5: Landscaping and Screening Regulations, Section 6: Parking and Loading Regulations, and Section 7: Specific Use Regulations.

9.1.8 Site Specific Provisions

- (a) That a site specific *Accessory Use* is permitted for a *Home Occupation* - Type 1, 2 or 3 - to board up to 5 canines on Lot B, District Lot 488, Plan 26797, located at 2705 Johnson Street.
- (b) For Lot 1, District Lot 1178, Osoyoos Division Yale District, Plan KAP91886 (18654 Garnet Valley Road) and that Part District Lot 1178 Outlined in Red on Plan B1755, Osoyoos Division Yale District, Except Parts Outlined Red on Plans B5590, B3577 and B7646 and except Plan KAP91886 (19013 Bentley Road); to accommodate the comprehensive cluster development of single detached housing in a bare land strata format or conventional fee simple subdivision format:
 - i. Minimum Lot Size 1,300 sq. m
 - ii. Minimum Lot Width 20.0 m
 - iii. Minimum Lot Depth 35.0

²¹⁷ Amendment Bylaw 2020-025 (December 14, 2020)

²¹⁸ Amendment Bylaw No. 2012-028 (January 14, 2013)

- (c) For Lot A District Lot 472 Osoyoos Division Yale District Plan EPP87870, the following provisions shall apply²¹⁹:
- i. Notwithstanding Section 9.1.3, Accessory uses will include Agriculture, General, for Lots less than 1.0ha in size;
 - ii. Notwithstanding Section 9.1.4, the minimum lot area is 2,100 sq. m (0.21 ha);
 - iii. Development on a Lot having a lot area less 10,000 sq. m (1.0 ha) must be connected to sewer servicing.

²¹⁹ Amendment Bylaw No. 2026-003 (March 3, 2026)

10 Urban Residential Zones

10.1 RU1 Residential Urban Infill Zone

RU1²²⁰

10.1.1 Purpose

To provide a zone to accommodate the Development of *Single Detached Housing, Multi-Unit Housing, and Duplex Housing* on compact, narrow urban Lots having *Full Urban Services*, preferably with access to a rear lane. Lands must be designated as Low Density Residential under the District’s Official Community Plan.

10.1.2 Principal Uses

The following *Uses* and no other *Uses* shall be the permitted *Principal Uses* in this zone subject to all applicable regulations of this Bylaw:

- (a) *Manufactured Housing - Type 1;*
- (b) *Single Detached Housing;*
- (c) *Multi-Unit Housing; and*
- (d) *Duplex Housing*

10.1.3 Accessory Uses

The following *Uses* and no other *Uses* shall be the permitted *Accessory Uses* in this zone subject to all applicable regulations of this Bylaw:

- (a) *Accessory Buildings and Structures;*
- (b) *Carriage House, subject to Section 7.4;*
- (c) *Child Care Centre, Minor, subject to Section 7.7;*
- (d) *Group Home, Minor, subject to Section 7.8;*
- (e) *Home Occupation - Type 1 or 2, subject to Section 7.6;*
- (f) *Secondary Suite, subject to Section 7.3;*
- (g) *Short-Term Rental, subject to Section 7.2.*

10.1.4 Subdivision Regulations

- | | | |
|-----|--------------------------|--------------------|
| (a) | Minimum <i>Lot Area</i> | 260 m ² |
| (b) | Minimum <i>Lot Width</i> | |
| | (i) With lane access | 7.5 m |

²²⁰ Amendment Bylaw No. 2024-011 (June 11, 2024)

- | | | | |
|-----|---|---------------------|--------|
| | (ii) | Without lane access | 11.0 m |
| (c) | Minimum <i>Lot Depth</i> | | |
| | (i) | With lane access | 30.0 m |
| | (ii) | Without lane access | 20.0 m |
| (d) | Notwithstanding Section 10.1.4(c), the <i>Lot Depth</i> may be reduced to 20.0 m for the purposes of subdividing <i>Corner Lots</i> . | | |

10.1.5 Development Regulations

- | | | |
|-----|---|--------------------|
| (a) | Maximum <i>Lot Coverage</i> | 50 percent |
| (b) | Maximum <i>Dwelling Units per Lot</i> | 4 <i>Dwellings</i> |
| (c) | Maximum <i>Single Detached Housing Floor Area</i> | 200 m ² |

10.1.6 Siting Regulations

(a) Principal *Buildings* and *Structures*:

- | | | |
|-------|---|---|
| (i) | Minimum <i>Front Setback</i> | 3.0 m |
| (ii) | Minimum <i>Rear Setback</i> | 3.0 m |
| (iii) | Minimum <i>Side Setback (Interior)</i> | 1.2 m (see vi) |
| (iv) | Minimum <i>Side Setback (Exterior)</i> | 3.0 m |
| (v) | Maximum <i>Height</i> | The lesser of 11.0m or 3 <i>Storeys</i> |
| (vi) | Notwithstanding Section 10.1.6(a) (iii), a <i>Lot</i> having no direct vehicular access to the <i>Rear Yard</i> without an attached garage or <i>Carport</i> shall maintain one <i>Side Yard Setback</i> of at least 3.0m. In the case of a side-by-side duplex or multi-unit housing subdivided for the purpose of creating individual ownership, the <i>Interior Side Setback</i> between the <i>Dwelling</i> units shall not be required provided the <i>Property Line</i> follows the centre line of the common party wall. | |
| (vii) | Notwithstanding Section 10.1.6 (a) (i), (ii) and (iv), where a garage door is facing a <i>Street</i> the minimum <i>Setback</i> shall be 6.0 m. In the case of garage door facing a rear lane, the <i>Setback</i> required shall be 1.5 m or greater than 6.0 m. | |

(b) Accessory *Buildings* and *Structures*

- | | | |
|-----|------------------------------|------|
| (i) | Minimum <i>Front Setback</i> | 3.0m |
|-----|------------------------------|------|

- (ii) Minimum *Rear Setback* 1.5m (see vii)
- (iii) Minimum *Side Setback (Interior)* 1.5m (see vi)
- (iv) Minimum *Side Setback (Exterior)* 3.0m (see vii)
- (v) Maximum *Height* The lesser of 7.5m or 2
Storeys
- (vi) Notwithstanding Section 10.1.6(b) (iii), a *Lot* having no direct vehicular access to the *Rear Yard* without an attached garage or *Carport* shall maintain one *Side Yard Setback* of at least 3.0m.
- (vii) Notwithstanding Section 10.1.6 (b) (ii) and (iv), where a garage door is facing a *Street* the minimum *Front Setback* shall be 6.0 m. In the case of garage door facing a rear lane, the *Setback* required shall be 1.5 m or greater than 6.0 m.

10.1.7 Other Regulations

- (a) In addition to the regulations listed above, other regulations may apply. These include Section 4: General Regulations, Section 5: Landscaping and Screening Regulations, Section 6: Parking and Loading Regulations, and Section 7: Specific Use Regulations.

10.1.8 Site Specific Provisions

- (a) In the case of land located at 12210 Lakeshore Drive, legally described as Lot 27 Block 55, District Lot 455 Osoyoos Division Yale District Plan 157 and Lot 28 Block 55, District Lot 455 Osoyoos Division Yale District Plan 157, the following provisions shall apply:
 - a. Notwithstanding Section 10.1.4(b), the Minimum Lot Area – shall be 524 m².
 - b. Notwithstanding Section 10.1.4(d) the Minimum Lot Width – shall be 15.2 m.
 - c. Where a *Lot* is created for individual ownership of side-by-side *Duplex Dwelling* units, the new Lots so created shall contain not less than one half (1/2) the minimum *Lot Width* or *Lot Area* required for *Duplex Housing*.
 - d. Notwithstanding Section 10.1.5(b), the *Maximum Floor Area Ratio* shall be 0.93.
 - e. Notwithstanding Section 10.1.6(a)(v), the *Maximum Height* shall be 11.05 m and 3 storeys.
 - f. *Duplex Housing Suite* shall be permitted as an *Accessory Use*,

subject the same regulations as if it were a *Secondary Suite* under Section 7.3.1.

- (d) In the case of land located at 10919 Ward Street, legally described as Lot 6 District Lot 474, Osoyoos Division Yale District Plan 11935, the following provisions shall apply²²¹:
 - a. Notwithstanding Section 10.5.4(b), Minimum Lot Area will be 490.6m².
 - b. Notwithstanding Section 10.5.4(d), Minimum Lot Width will be 11.15m
 - c. Notwithstanding Section 10.5.6(ii), Minimum *Rear Setback* will be 6.0 m

²²¹ Amendment Bylaw No. 2024-024 (April 9, 2024)

10.2 RU2 Residential Urban Zone

RU2²²²

10.2.1 Purpose

To provide a zone to accommodate the Development of *Single Detached Housing, Multi-Unit Housing, and Duplex Housing* on urban Lots having *Full Urban Services*. Lands must be designated as Low Density Residential under the District’s Official Community Plan.

10.2.2 Principal Uses

The following *Uses* and no other *Uses* shall be the permitted *Principal Uses* in this zone subject to all applicable regulations of this Bylaw:

- (a) *Manufactured Housing - Type 1;*
- (b) *Single Detached Housing;*
- (c) *Multi-Unit Housing; and*
- (d) *Duplex Housing*

10.2.3 Accessory Uses

The following *Uses* and no other *Uses* shall be the permitted *Accessory Uses* in this zone subject to all applicable regulations of this Bylaw:

- (a) *Accessory Buildings and Structures;*
- (b) *Carriage House, subject to Section 7.4;*
- (c) *Child Care Centre, Minor, subject to Section 7.7;*
- (d) *Group Home, Minor, subject to Section 7.8;*
- (e) *Home Occupation - Type 1 or 2, subject to Section 7.6;*
- (f) *Secondary Suite, subject to Section 7.3;*
- (g) *Short-Term Rental, subject to Section 7.2.*

10.2.4 Subdivision Regulations

- (a) Minimum *Lot Area* 460 m²
- (b) Minimum *Lot Width* 12.0 m
- (c) Minimum *Lot Depth* 30.0 m
- (d) Notwithstanding Section 10.2.4(c), the *Lot Depth* may be reduced to 20.0 m for the purposes of subdividing *Corner Lots*.
- (e) Pursuant to Section 10.2.4 (a) and (b), where a *Lot* is to be subdivided for

²²² Amendment Bylaw No. 2024-011 (June 11, 2024)

the purpose of creating individual ownership of side-by-side *Duplex Dwelling or Multi-Unit Housing* units, the new *Lots* so created shall contain not less than one half (1/2) the minimum required *Lot Area* and minimum required *Lot Width*.

10.2.5 Development Regulations

- | | | |
|-----|---------------------------------------|--------------------|
| (a) | Maximum <i>Lot Coverage</i> | 40 percent |
| (b) | Maximum <i>Dwelling Units per Lot</i> | 4 <i>Dwellings</i> |

10.2.6 Siting Regulations

(a) Principal *Buildings and Structures*:

- | | | |
|-------|---|---|
| (i) | Minimum <i>Front Setback</i> | 3.0 m |
| (ii) | Minimum <i>Rear Setback</i> | 3.0 m (see vii) |
| (iii) | Minimum <i>Side Setback (Interior)</i> | 1.5 m (see vi) |
| (iv) | Minimum <i>Side Setback (Exterior)</i> | 3.0 m (see vii) |
| (v) | Maximum <i>Height</i> | The lesser of 11.0m or 3 <i>Storeys</i> |
| (vi) | Notwithstanding Section 10.2.6(a) (iii), a <i>Lot</i> having no direct vehicular access to the <i>Rear Yard</i> without an attached garage or <i>Carport</i> shall maintain one <i>Side Yard Setback</i> of at least 3.0m. In the case of a side-by-side duplex or multi-unit housing subdivided for the purpose of creating individual ownership, the <i>Interior Side Setback</i> between the <i>Dwelling</i> units shall not be required provided the <i>Property Line</i> follows the centre line of the common party wall. | |
| (vii) | Notwithstanding Section 10.2.6 (a) (ii) and (iv), where a garage door is facing a <i>Street</i> the minimum <i>Front Setback</i> shall be 6.0 m. In the case of garage door facing a rear lane, the <i>Setback</i> required shall be 1.5 m or greater than 6.0 m. | |

(b) Accessory *Buildings and Structures*

- | | | |
|-------|--|---------------|
| (i) | Minimum <i>Front Setback</i> | 3.0m |
| (ii) | Minimum <i>Rear Setback</i> | 1.5m |
| (iii) | Minimum <i>Side Setback (Interior)</i> | 1.5m (see vi) |
| (iv) | Minimum <i>Side Setback (Exterior)</i> | 3.0m |

- (v) Maximum *Height* The lesser of 7.5m or 2 *Storeys (see vii)*
- (vi) Notwithstanding Section 10.2.6(b) (iii), a *Lot* having no direct vehicular access to the *Rear Yard* without an attached garage or *Carport* shall maintain one *Side Yard Setback* of at least 3.0m.
- (vii) Notwithstanding Section 10.2.6 (b) (ii) and (iv), where a garage door is facing a *Street* the minimum *Setback* shall be 6.0 m. In the case of garage door facing a rear lane, the *Setback* required shall be 1.5 m or greater than 6.0 m.

10.2.7 Other Regulations

- (a) In addition to the regulations listed above, other regulations may apply. These include Section 4: General Regulations, Section 5: Landscaping and Screening Regulations, Section 6: Parking and Loading Regulations, and Section 7: Specific Use Regulations.

10.2.8 Site Specific Provisions

- (a) In the case of land located at 8108 Purves Road, legally described as Lot 4 District Lot 473 and 1348 Osoyoos District KAP24877, the following provisions shall apply:
 - a. Notwithstanding Section 10.2.4 (b) the Minimum Lot Area – will be 640 m².
 - b. Notwithstanding Section 10.2.4(d) the Minimum Lot Width – will be 11.8 m.
- (b) In the case of land located at 11612 Victoria Road South, legally described as Lot 1, District Lot 474, Osoyoos Division Yale District Plan 2679, the following provisions shall apply²⁴⁶:
 - a. Notwithstanding Section 10.2.4(b), the Minimum Lot Area – shall be 383.0 m².
 - b. Notwithstanding Section 10.2.4(d) the Minimum Lot Width – shall be 10.6 m.
 - c. Notwithstanding Section 10.2.6(a)(ii) the Minimum Rear Setback shall be 6.0 m.
- (c) In the case of a portion the land at 5010 Croil Avenue, legally described as Lot B, District Lot 488, Osoyoos Division Yale District, Plan 14446; shown

on figure 10.1.9.1 labeled “Proposed Lot 2”, the following provisions shall apply²²³:

- a. Notwithstanding Section 10.1.6(a) “Siting Regulations: Principal Buildings and Structures” the structure labeled “deck” shown on figure 10.1.8.1 may be sited 4.63 metres from the rear property line.
- (c) In the case of a portion the land at 5010 Croil Avenue, legally described as Lot B, District Lot 488, Osoyoos Division Yale District, Plan 14446; shown on figure 10.1.9.2 labeled “Proposed Lot 3”, the following provisions shall apply:
 - a. Notwithstanding Section 10.1.6(a)(iv) and 10.1.6 (b)(iv) the Minimum Side Setback (Exterior) is 1.5 metres.

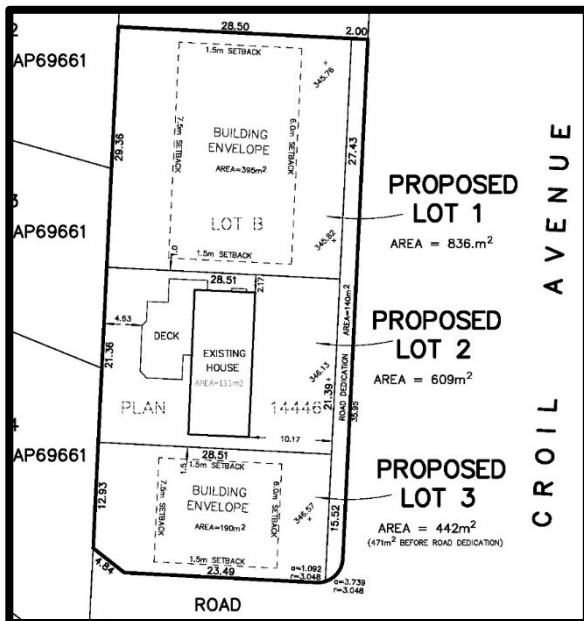


Figure 10.1.9.1

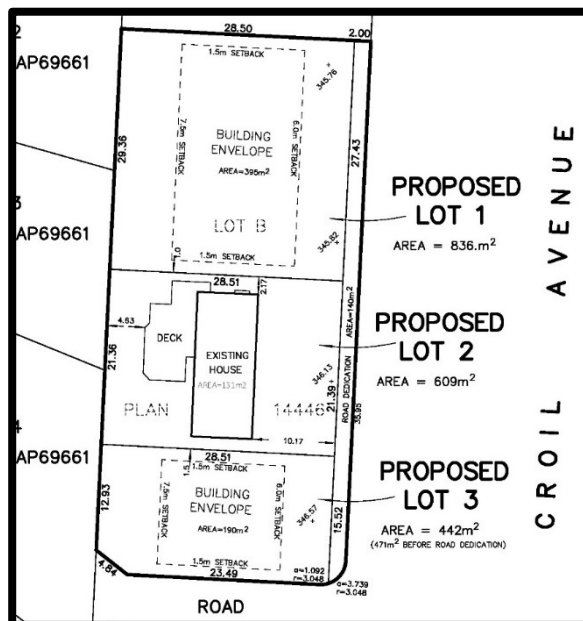


Figure 10.1.9.2

²²³ Amendment Bylaw No. 2019-026 (September 27, 2021)

10.3.1 Purpose

To provide a zone to accommodate the Development of *Single Detached Housing*, and *Duplex Housing* on urban *Lots* having *Full Urban Services* and located within, or for existing established neighbourhoods located outside of, the *Urban Containment Boundary*. Lands must be designated as Low Density Residential under the District’s Official Community Plan.

10.3.2 Principal Uses

The following *Uses* and no other *Uses* shall be the permitted *Principal Uses* in this zone subject to all applicable regulations of this Bylaw:

- (a) *Manufactured Housing - Type 1;*
- (b) *Single Detached Housing;* and
- (c) *Duplex Housing*

10.3.3 Accessory Uses

The following *Uses* and no other *Uses* shall be the permitted *Accessory Uses* in this zone subject to all applicable regulations of this Bylaw:

- (a) *Accessory Buildings and Structures;*
- (b) *Carriage House*, subject to Section 7.4;
- (c) *Child Care Centre, Minor*, subject to Section 7.7;
- (d) *Group Home, Minor*, subject to Section 7.8;
- (e) *Home Occupation - Type 1 or 2*, subject to Section 7.6;
- (f) *Secondary Suite*, subject to Section 7.3;
- (g) *Short-Term Rental*, subject to Section 7.2.

10.3.4 Subdivision Regulations

- (a) Minimum *Lot Area* 800 m²
- (b) Minimum *Lot Width* 18.0 m
- (c) Minimum *Lot Depth* 30.0 m
- (d) Pursuant to Section 10.3.4 (a) and (b), where a *Lot* is to be subdivided for the purpose of creating individual ownership of side-by-side *Duplex Dwelling units*, the new *Lots* so created shall contain not less than one half

²²⁴ Amendment Bylaw No. 2024-011 (June 11, 2024)

(1/2) the minimum required *Lot Area* and minimum required *Lot Width* for *Duplex Housing*.

10.3.5 Development Regulations

- | | | |
|-----|---------------------------------------|--|
| (a) | Maximum <i>Lot Coverage</i> | 40 percent |
| (b) | Maximum <i>Floor Area Ratio</i> | 0.8 |
| (c) | Maximum <i>Dwelling Units per Lot</i> | 4 <i>Dwelling</i> units within <i>Urban Containment Boundary</i>
3 <i>Dwelling</i> units outside of <i>Urban Containment Boundary</i> |

10.3.6 Siting Regulations

(a) *Principal Buildings and Structures:*

- | | | |
|-------|---|--|
| (i) | Minimum <i>Front Setback</i> | 6.0 m |
| (ii) | Minimum <i>Rear Setback</i> | 6.0 m (see vii) |
| (iii) | Minimum <i>Side Setback (Interior)</i> | 1.5 m (see vi) |
| (iv) | Minimum <i>Side Setback (Exterior)</i> | 4.5 m (see vii) |
| (v) | Maximum <i>Height</i> | The lesser of 9.5m or 2 <i>Storeys</i> |
| (vi) | Notwithstanding Section 10.2.6(a) (iii), a <i>Lot</i> having no direct vehicular access to the <i>Rear Yard</i> without an attached garage or <i>Carport</i> shall maintain one <i>Side Yard Setback</i> of at least 3.0m. In the case of a side-by-side duplex units subdivided for the purpose of creating individual ownership, the <i>Interior Side Setback</i> between the <i>Dwelling</i> units shall not be required provided the <i>Property Line</i> follows the centre line of the common party wall. | |
| (vii) | Notwithstanding Section 10.2.6 (a) (iv) and (ii), where a garage door is facing a <i>Street</i> the minimum <i>Setback</i> shall be 6.0 m. In the case of garage door facing a rear lane, the <i>Setback</i> required shall be 1.5 m or greater than 6.0 m. | |

(b) *Accessory Buildings and Structures*

- | | | |
|------|------------------------------|----------------|
| (i) | Minimum <i>Front Setback</i> | 6.0m |
| (ii) | Minimum <i>Rear Setback</i> | 1.5m (see vii) |

- (iii) Minimum *Side Setback (Interior)* 1.5m (see vi)
- (iv) Minimum *Side Setback (Exterior)* 4.5m (see vii)
- (v) Maximum *Height* The lesser of 4.5m or 1 *Storey*
- (vi) Notwithstanding Section 10.3.6(b) (iii), a *Lot* having no direct vehicular access to the *Rear Yard* without an attached garage or *Carport* shall maintain one *Side Yard Setback* of at least 3.0m.
- (vii) Notwithstanding Section 10.3.6 (b) (ii) and (iv), where a garage door is facing a *Street* the minimum *Setback* shall be 6.0 m. In the case of garage door facing a rear lane, the *Setback* required shall be 1.5 m or greater than 6.0 m.
- (viii) Notwithstanding Section 10.3.6 (b) (ii), the minimum *Rear Setback* shall be 6.0 m when the *Front Property Line Abuts* the high water mark of a lake

10.3.7 Other Regulations

- (a) No greater than two (2) principal *Dwellings* may be permitted per *Lot* provided that both principal *Dwellings* must be located in one (1) residential *Building*.
- (b) *Accessory Buildings* or *Structures* will be limited to a maximum of 90m² or 25% of the allowable *Lot* coverage, whichever is greater.
- (c) In addition to the regulations listed above, other regulations may apply. These include Section 4: General Regulations, Section 5: Landscaping and Screening Regulations, Section 6: Parking and Loading Regulations, and Section 7: Specific Use Regulations.

10.3.8 Site Specific Provisions:

- (a) In the case of land at 919 Wharf Street, legally described as Lot 4, District Lot 488, Osoyoos Division Yale District, Plan 2647 the following provisions shall apply²²⁵:
 - a. Notwithstanding Section 10.1.7 (a), two (2) principal *Single Detached Housing Dwellings* will be permitted on lots greater than 4000 m².
 - b. Where the lot has two (2) principal *Single Detached Housing Dwellings*, *Carriage Houses* will not be permitted.

²²⁵ Amendment Bylaw No. 2019-014 (April 23, 2019)

(b) In the case of land located at 19223 Lakeshore Drive North, legally described as Lot B District Lot 673 and 1348 Osoyoos District Plan KAP75272, the following provisions shall apply²²⁶:

- a. Notwithstanding Section 10.1.7(a) up to three (3) principal *Single Detached Housing Dwellings* will be permitted.
- b. Notwithstanding Section 10.1.5(a) the Maximum *Lot Coverage* will be 30 percent.
- c. Notwithstanding Section 10.1.5(b) the Maximum *Floor Area Ratio* will be 0.35.
- d. Notwithstanding Section 10.1.6(a)(iii) the Minimum *Side Setback (Interior)* will be 1.15 m.
- e. Where the lot has three (3) principal *Single Detached Housing Dwellings, Carriage Houses* and/or *Secondary Suites* will not be permitted.

1. In the case of land located at 19265 Lakeshore Drive, legally described as Lot 11 District Lot 673 Osoyoos Division Yale District Plan KAP33284, and 19267 Lakeshore Drive, legally described as Lot 10 District Lot 673 Osoyoos Division Yale District Plan KAP33284 the following provisions shall apply²²⁷:

- a. Notwithstanding Section 10.1.4(a) the Minimum Lot Area will be 364.5 m².
- b. Notwithstanding Section 10.1.4(b) the Minimum Lot Width will be 11.18 m.
- c. Notwithstanding Section 10.1.6(a)(ii) and 10.1.6(viii) the Minimum Rear Setback will be 4.16 m.

²²⁶ Amendment Bylaw No. 2020-029 (Adopted January 11, 2021)

²²⁷ Amendment Bylaw No. 2022-006 (February 14, 2022).