

15.0 SMALL HOLDINGS ZONES

15.1 SMALL HOLDINGS ONE (SH1) ZONE

15.1.1 Permitted Uses:

Principal Uses:

- a) *single detached dwelling;*

Accessory Uses:

- b) *accessory building or structure*, subject to Section 7.1;
- c) *accessory dwelling*, subject to Section 7.2;
- d) *bed and breakfast operation*, subject to Section 7.4;
- e) *home occupation*, subject to Section 7.7; and
- f) *secondary suite*, subject to Section 7.10.

15.1.2 Minimum Parcel Size for Subdivision:

- b) 0.25 ha, subject to Section 8.0.

15.1.3 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the *parcel depth*, subject to Section 8.0.

15.1.4 Maximum Number of Dwellings Permitted Per Parcel:

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

15.1.5 Minimum Setbacks:

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

iv) *Exterior side parcel line*

4.5 metres

15.1.6 Maximum Height:

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

15.1.7 Maximum Parcel Coverage:

- a) 35%

15.1.8 Minimum Building Width:

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

15.1.9 Small Holdings One Site Specific (SH1s) Regulations:

a) **Electoral Area “A”**

- i) Not applicable

b) **Electoral Area “C”**

- i) Not applicable

c) **Electoral Area “D”**

- i) in the case of land shown shaded yellow on Figure 15.1.9(c)(i):

.1 despite Section 7.23, the keeping of *livestock, small livestock* and honeybees is prohibited.

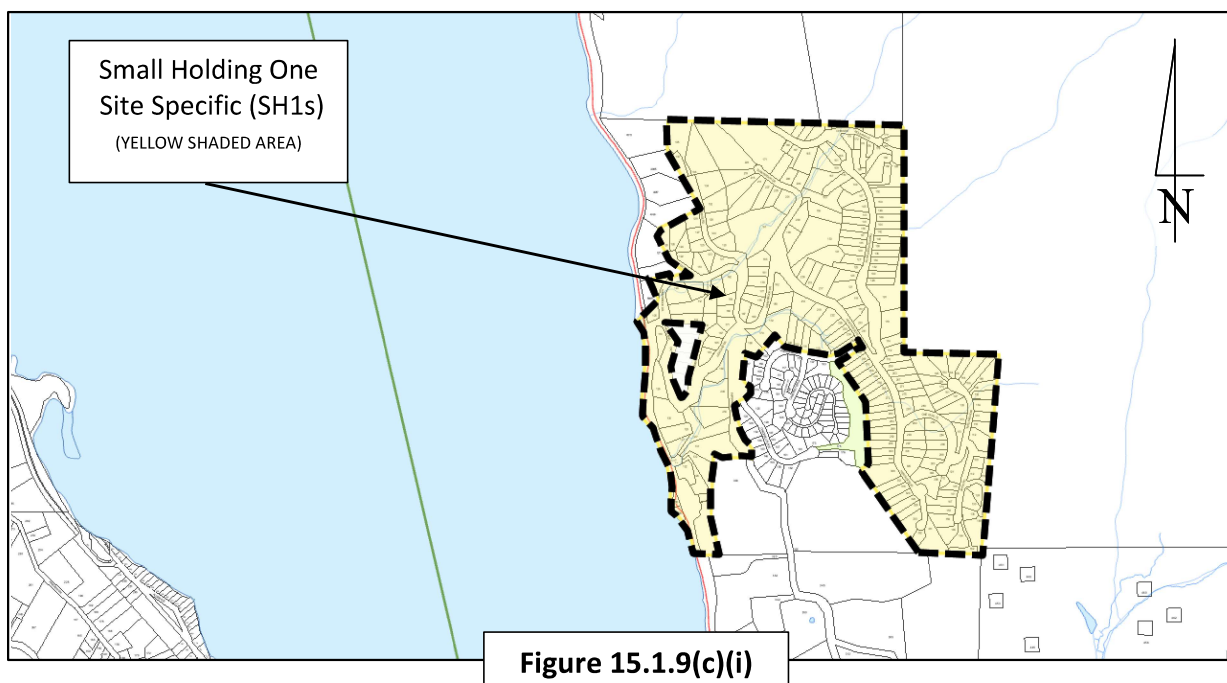
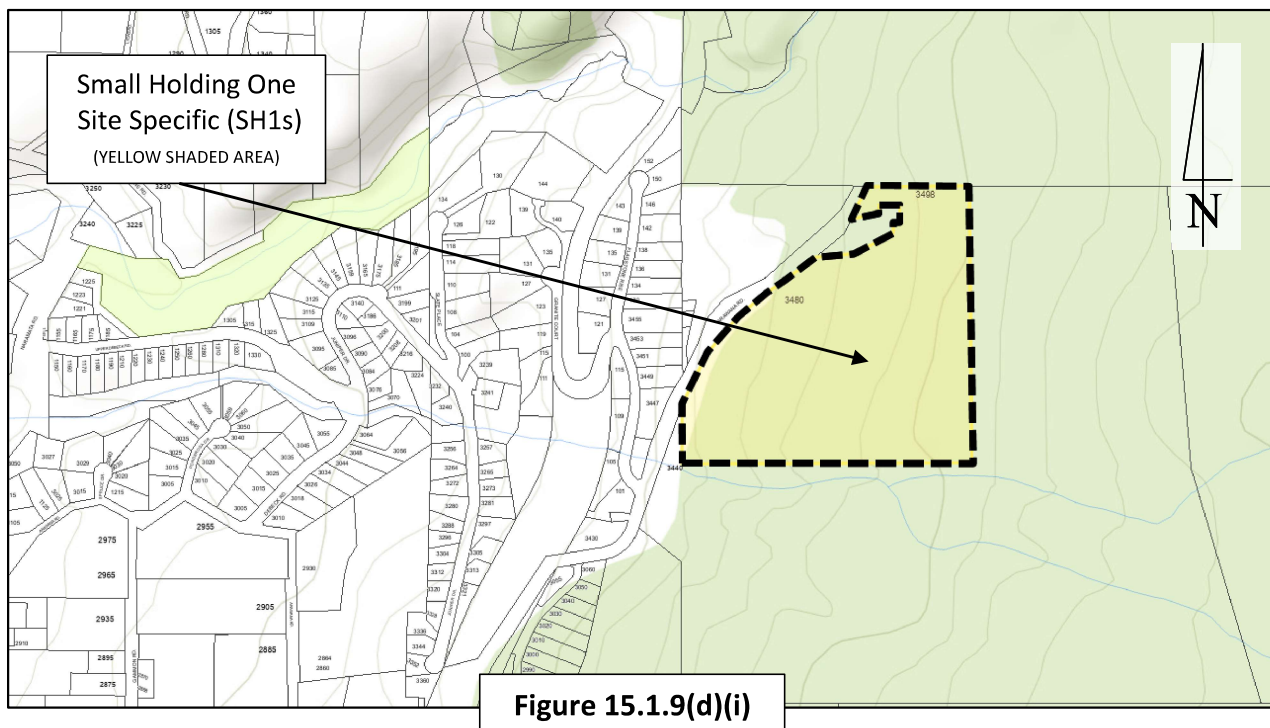


Figure 15.1.9(c)(i)

d) Electoral Area “E”

- i) in the case of the land described as Lot 3, Plan EPP60812, District Lot 3474, SDYD (3498 Arawana Forestry Road) and shown shaded yellow on Figure 15.1.9(d)(i):
 - .1 despite Section 15.1.6(b), no *accessory building or structure* shall exceed a *height* of 7.5 metres.
 - .2 the following principal use shall be permitted on the land in addition to the permitted uses listed in Section 15.1.1:
 - a) *agriculture*.
 - .3 the total number of *parcels* shall not exceed forty-one (41); and
 - .4 despite Section 15.1.2, the *minimum parcel size* for subdivision shall be:
 - a) 2,000 m², subject to servicing requirements; and
 - b) despite sub-section a), not more than eight (8) *parcels* may have a *minimum parcel size* between 1,500 m² and 2,000 m², subject to servicing requirements.



e) Electoral Area “F”

- i) Not applicable

f) Electoral Area “I”

- i) Not applicable

15.2 SMALL HOLDINGS TWO (SH2) ZONE

15.2.1 Permitted Uses:

Principal Uses:

- a) *single detached dwelling;*

Accessory Uses:

- b) *accessory building or structure*, subject to Section 7.1;
- c) *accessory dwelling*, subject to Section 7.2;
- d) *agriculture;*
- e) *bed and breakfast operation*, subject to Section 7.4;
- f) *home occupation*, subject to Section 7.7; and
- g) *secondary suite*, subject to Section 7.10.

15.2.2 Minimum Parcel Size for Subdivision:

- a) 0.5 ha, subject to Section 8.0.

15.2.3 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the *parcel depth*, subject to Section 8.0.

15.2.4 Maximum Number of Dwellings Permitted Per Parcel:

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

15.2.5 Minimum Setbacks:

- a) *Buildings and structures:*

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

- b) *Accessory building or structure:*

- 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