

Relevant Excerpts from
Ranchero/Deep Creek Official Community Plan Bylaw No. 750
Ranchero/Deep Creek Zoning Bylaw No. 751

(See [Bylaw No. 750](#) and [Bylaw No. 751](#) for all policies and land use regulations)

Bylaw No. 750

1.4 COMMUNITY VALUES

Ranchero/Deep Creek is made up of distinct neighbourhoods that have a diverse range of activities and interests but share many common values. The combination of temperate climate, spectacular natural environment, outdoor recreation opportunities, water resources, entrepreneurial spirit, and the progressive attitude of residents has resulted in a highly desirable and vibrant community. The area accommodates a broad mix of: agricultural, rural, residential, recreational, limited tourism, small scale commercial, small scale industrial, home businesses and resource uses with an emphasis on mutual respect and diversity.

The residents of Ranchero/Deep Creek recognize that there will be pressure for change and development in their neighbourhoods. Residents are seeking to define a level of compatible development, while at the same time maintaining the values that are fundamental to the health and prosperity of the community.

These following values have been generated from the input and priorities of the residents who make up the neighbourhoods of Ranchero/Deep Creek and will be used to help guide future decisions on development proposals, environmental protection initiatives, and infrastructure development for the community, by the CSRD and senior government agencies. These values include:

1. Protection of the Plan Area's rural character and containment of urban development;
2. Identification and protection of watersheds and aquifers from degradation, inappropriate development and pollution to ensure a continued safe water supply;
3. Recognition that the sustainable development of the Plan Area must be linked to groundwater quality and quantity for all residents;
4. Protection of environmentally sensitive areas, natural hazard lands, aquifer recharge areas and natural, environmental and geographic features;
5. Recognition that a comprehensive approach to managing sewage is required;
6. Recognition of the benefits afforded to the community through the continued existence of agriculture and rural lifestyles;
7. Recognition of the importance of agriculture in the local economy;

8. Support for economic diversity in new and existing small scale developments that complement the rural integrity of Rancho/Deep Creek;
9. Recognition of the importance of small scale commercial and home-site or home-based businesses in the growth and diversification of the Plan Area;
10. Consultation with First Nations, in accordance with statutory requirements, to develop approaches to issues of mutual interest;
11. Protection of resource lands for suitable resource uses;
12. Minimization of encroachment of land uses that are incompatible with these community values;
13. Recognition of Gardom Lake as a unique environmental resource;
14. Recognition of Gardom Lake area parks and the Benches identified on Schedule 'E' as the primary recreational resources in the Plan Area;
15. Support for environmentally responsible recreational and silvicultural uses;
16. Preservation and enhancement of green space, access to public lands and integrated trails;
17. Recognition of the need and continued support for local schools and community centres;
18. Support for bylaw recognition of existing and legal manufactured home parks, multiple housing units, and suites;
19. Support for more affordable housing;
20. Recognition and support for efficient and safe rural local transportation;
21. Recognition that storm water management should be initiated;
22. A requirement for comprehensive public consultation with respect to decisions about the future development of all lands, including Crown land and services within our communities.

2.2 SETTLEMENT AREAS

Rancho-Deep Creek consists of a large agricultural base and a number of unique neighbourhoods. The compositions of these neighbourhoods differ in terms of geographic characteristics, relationship to adjacent municipalities and parcel sizes, but share a similar history and socio-economic profile.

The identification of neighbourhoods has been provided by participants in the planning process, and it is understood that these areas are only generally defined. These neighbourhoods, as shown on Schedule 'E', within the Plan Area are:

- Rancho
- Shaw Road
- Deep Creek Valley Floor
- Mountain Benches

- Gardom Lake
- Mallory Road
- Wolfgang and Pyott Roads

Ranchero

In Ranchero, land uses are a mix of residential and commercial properties. The residential component consists mainly of 0.4 ha lots, four manufactured home parks, and some multi-family dwellings. The residents enjoy a suburban/rural lifestyle.

Home occupations are common and accepted. Residential properties are serviced by on-site sewer and water systems.

The highway commercial area is along Mellor Frontage Road between Hudson Road and Hurst Road. The services offered here include a variety of neighbourhood commercial operations including a restaurant and small vehicle repair service. Note: at the time of writing, the Ministry of Transportation and Infrastructure (MoTI) is considering changing the name of Mellor's Frontage Rd to Mayfair Rd.

Ranchero Elementary School provides for approximately 150 students. There are also some small parcels of land designated for park purposes.

SECTION 3 – THE DEVELOPMENT STRATEGY

The Development Strategy is a key component of the Ranchero/Deep Creek OCP and sets the parameters for development within the plan area. The development strategy provides a framework for directing development to appropriate locations within the Plan Area or to adjacent municipalities in order to minimize urban sprawl.

The strategy for this Plan is driven by the Community Values Statement. The Development Strategy is illustrated through mapped 'Land Use Designations' that match the written objectives and policies to land uses, densities and parcel sizes. The designations reflect both current and future land uses. These Land Use Designations are shown on Schedule 'B'.

Taking into consideration the other values identified in this OCP, this plan supports the provision of affordable housing, rental housing and special needs housing in any land use designation that allows residential uses.

3.1 DEVELOPMENT CRITERIA

In the Ranchero/Deep Creek plan area, when considering an application to amend the OCP, rezone or subdivide land to accommodate a development, an applicant must show that the proposal:

1. reflects the Community Values Statement (Section 1.4) and objectives and policies of the Official Community Plan;

2. preserves and protects the rural character of the area and directs higher density development to the Rancho and Shaw Road areas;
3. protects watersheds and aquifers from degradation and pollution;
4. protects and promotes natural, environmental, and geographic features;
5. preserves, enhances, and provides useable parkland that provides access and linkages to public lands where appropriate;
6. proposes a comprehensive approach to the management and disposal of sewage and septage;
7. proposes a comprehensive approach to drainage including management of storm water, and prevention of slope instability – in accordance with Provincial best management practices;
8. preserves archaeological areas through adherence to the Provincial Heritage and Conservation Act, and;
9. includes best practice interface forest fire mitigation techniques for building and landscaping.

3.2 GENERAL PLANNING POLICIES

1. Prior to supporting any OCP redesignation or rezoning that will increase water use on a property, the CSRD may require a hydro-geological impact review and assessment on the quantity and quality of water resources as specified in the CSRD Development Approval Information Bylaw. A qualified professional engineer or geoscientist with proven knowledge and experience in groundwater management must provide a written statement, through a hydro-geological impact assessment, verifying the long-term reliability of the water supply for the proposed development. The assessment must also verify that there will be no significant negative impacts on other water supplies and properties.
3. All development will be strongly encouraged to use best practice interface forest fire mitigation techniques for building and landscaping.
4. All new development will be required to include provisions for surface water runoff management and the collection and treatment of domestic wastewater in accordance with all Provincial requirements and best management practices.
7. One dwelling unit shall be permitted per lot and one secondary dwelling unit may be considered in the Rural Holdings, Agriculture, Medium Holdings, and Rural Residential designations subject to zoning. The size of the parcel and size of the secondary dwelling unit will be subject to zoning restrictions. The secondary dwelling unit will be subject to special provisions, including but not limited to: (a) setbacks from buildings and property lines; (b) the provision of required parking and access; and (c) the provision of adequate servicing that meets Provincial water and sewer regulations.

3.5 AGRICULTURE (AG)

This land use designation applies to lands that are used and valued for agriculture. All lands within the ALR are in this land use designation. The objectives and policies relating to these matters are intended to serve as indicators of community preference and assist senior levels of government in planning and decision making.

OBJECTIVES

1. Maintain the agricultural land base and protect it from activities that may diminish agricultural value and potential.
3. Support development that is compatible with the Community Values (Section 1.4) and Development Criteria (Section 3.1).

POLICIES

1. Lands within the Agriculture designation are shown as parcels of at least 60 ha.
2. Lands within the Agriculture designation shall be maintained as parcels of at least 60 ha.
4. For lands within the ALR, the regulations and policies of the Agricultural Land Commission (ALC) apply. Approval must first be obtained from the ALC where land in the ALR is proposed for subdivision, a second dwelling unit, or a non-farm use.

3.7 RURAL RESIDENTIAL LANDS (RR)

This land use designation recognises the existing pattern of smaller lots distributed throughout the Plan Area and the relatively higher density lots located primarily in Rancho, Shaw Road and around Gardom Lake. Neighbourhood agricultural pursuits are supported in these areas provided that they are consistent with adjacent densities and land use. Additional higher density development will be supported in the Shaw Rd and Rancho areas for affordable housing units only. Affordable market housing refers to less costly housing that is produced at the low to moderate price range of the market for the Rancho and Shaw Road areas.

It is essential that further infilling be in compliance with Provincial health regulations. The 1 ha minimum permitted parcel size is the smallest parcel generally allowed under current health policies for parcels with on-site water and sewage disposal. This does not mean that all properties are suitable for on-site water supply and sewage disposal.

OBJECTIVES

1. Support efforts to enhance the aesthetic appeal of rural residential neighbourhoods.
2. Ensure that the rural residential areas with natural hazards are identified and guidelines are provided to protect properties and lives from these hazards.
3. Support development that is compatible with the Community Values (Section 1.4) and Development Criteria (Section 3.1).
4. Encourage affordable and subsidized housing opportunities.

POLICIES

1. Lands within the Rural Residential designation are shown as “RR” on Schedule ‘B’.
2. Zoning regulations shall provide for a mix of residential lot sizes based upon the level of servicing available and character of the neighbourhood.
3. Lands within the Rural Residential designation shall have a minimum permitted parcel size of at least 1 ha.
4. Residential development in the Rural Residential designation shall be permitted at a maximum density of 1 principal dwelling unit per ha. One secondary dwelling unit may be considered in the Rural Residential designation, subject to zoning and proof of adequate water and sewer services that meet Provincial regulations.
5. Existing higher density residential uses including: manufactured home parks, duplexes, and townhouses shall be recognized in the implementing bylaws.
6. Notwithstanding Policy 4, higher density residential uses may only be considered in the Rancho and Shaw Road areas (shown on Schedule ‘E’), to provide affordable market housing and subsidized housing. These units include, but are not limited to: duplexes, triplexes, four-plexes, townhouses and manufactured home parks. Higher densities will not be considered for units other than affordable housing.

These affordable housing developments will be small scale and the maximum density will not exceed 15 dwelling units per ha with adequate water and sewer services that meet current Ministry of Environment Municipal Sewage Regulation Requirements. The above density is inclusive of secondary dwelling units. Further details are established in the zoning bylaw.

7. When connecting to a local water facility, any OCP redesignation, rezoning or subdivision applicant must have written confirmation from the local water facility that sufficient quantity and quality of potable water is available for the development before the CSRD Board will positively consider the application.

5.1 Natural Resource Management – Agriculture

GOAL

To protect agricultural land both within and outside the ALR for agricultural based activities.

OBJECTIVES

1. Protect the agricultural land resources of the Plan Area for present and future food production and other agricultural purposes.
2. Recognize and protect the needs and activities of agricultural operations when considering development on adjacent lands.
3. Support farming practices that protect soil and water resources.

4. Encourage protection of the quantity and quality of the water supply, seek to improve water availability for irrigation purposes, and encourage the use of current best practices with respect to irrigation.
5. Encourage non-agricultural development away from agricultural lands.
6. Support development that is compatible with the Community Values (Section 1.4) and Development Guideline Criteria Statements (Section 3.1).
7. Encourage farmers in the Plan Area to follow the measures described in the British Columbia Farm Practices Guidelines as outlined by the Ministry of Agriculture.

POLICIES

1. This Plan supports the Agricultural Land Commission's mandate of preserving and encouraging the development of lands for agricultural purposes.
2. The CSRD encourages the retention of large land holdings within the Plan Area, including the ALR, to maintain future opportunities for farm use.
3. The CSRD discourages encroachment and fragmentation of farmland by non-farm related uses.
4. The location and construction of new roads, trails, utility or communication rights-of-way should be sited to avoid Agricultural lands wherever possible. Where unavoidable, these rights-of-way should be sited in a manner that will cause minimal impact on agricultural operations. Alignments should be established in consultation with affected landowners and the ALC.
5. Encourage adjacent property owners to cooperate in the establishment of fencing or buffers.
6. In the case of new developments adjacent to Agriculture lands, the CSRD strongly encourages the provision of adequate vegetative buffers to protect agricultural values and prevent encroachment.

6.1 PARKS AND PROTECTED AREAS

The CSRD currently has only a few small undeveloped community parks dispersed throughout the rural residential areas in the Plan Area which are designated on Schedule 'B' as "PK". These parks were established as part of the requirements of property subdivision pursuant to Section 510 of the *Local Government Act*. Future parks obtained through subdivision or by other means are permitted in any land use designation without amendment to this OCP. A park acquisition reserve fund is also supported when cash-in-lieu of park dedication is chosen. The 13 park sites in the plan area, including present and proposed, are identified on Schedule 'B'.

Through the development of an Electoral Area 'D' Parks Plan and through the Parks Advisory Commission, residents have had the opportunity to identify additional park land that should be developed for the:

- (a) identification and protection of known streams, wetlands, natural areas, and wildlife corridors;
- (b) provision of access to lakes and streams for recreation purposes;
- (c) provision of linear walking trails and greenway alternatives beside roadways;
- (d) protection of historical features, and;
- (e) pursuit of outdoor recreational and leisure activities.

A more detailed description of the Park Classification System and Implementation Strategy is found in Schedule 'F.' This Official Community Plan seeks to implement the Parks Plan, and therefore the relevant excerpts in Schedule F have been updated and modified slightly for consistency with this plan and statutory requirements.

GOAL

To ensure suitable land is available to meet the active and passive recreational needs of the resident population and visitors to the area, as well as to protect significant natural and historical features of the area.

OBJECTIVES

1. Support the Electoral Area 'D' Parks Plan as it pertains to the Plan Area, including the Park Classification System and Implementation Strategy (Schedule 'F').
2. Ensure that parks and recreational uses form an integral part of the community infrastructure.
3. Support public open space opportunities on Provincial, Federal, CSRD and private lands.
4. Establish and improve public access to lakes and linear recreational connections along creeks and river corridors in appropriate non-environmentally sensitive locations.
5. Improve paths and walkway alternatives which link roadways to provide safe walking, bicycling, horseback riding, and other non-motorized transportation opportunities.
6. Encourage the availability of the area's Crown lands for recreational enjoyment and education.
7. Advise and inform the public that park land can be voluntarily donated to many levels of government and that park land and the development of parks can be funded through donations and tax appropriations. The public will also be informed that conservation covenants, nature trusts and pathway statutory right of ways and easements can be established on private land.
8. Support development that is compatible with the Community Values (Section 1.4) and Development Guideline Criteria Statements (Section 3.1).

POLICIES

1. Lands within the Parks and Protected Areas designation are shown as "PK" on Schedule 'B'. Note that both existing and proposed park sites have been identified. For a complete list of existing and proposed sites refer to Schedule 'F'.
2. For the purposes of Section 510 of the *Local Government Act*, the entirety of the Electoral Area covered by this OCP is designated as having future park potential. Schedule 'F' of this Plan generally determines the provision of parkland within the Plan Area. In addition, the CSRD will consider the following policies, designations, locational attributes and type of parks when determining a potential park land dedication, or the Board's decision to require cash-in-lieu, under Section 191 of the *Local Government Act*:
 - Close proximity to settlement areas, other parks & trails, and bodies of water;
 - Safe distance from environmental hazard areas;
 - Average slope should be 20% or less;
 - Adequate accessibility:
 - (a) vehicular ingress and egress should meet or exceed Ministry of Transportation standards;
 - (b) in the case of trails and pedestrian-access only parks, there should be various linkages to and from the trail or park, with at least one linkage wide enough to allow for maintenance vehicle access;
 - Cultural or natural features of significance, including beaches, waterfalls, wetlands/marshes, viewsapes and heritage sites;
 - Potential for additional dedication of park land from subdivision applications of surrounding parcels;
 - Potential for recreation (active park), conservation (passive park) or enhancement of public access; and,
 - Compatibility with the strategic directions and sites identified in Schedule 'F' and the remaining policies of this section.
3. The CSRD shall endeavour to obtain parkland for community recreation, nature preservation, linear connections, or other parkland uses including the monitoring of alienation of Crown land and subdivisions to meet these objectives.
4. The CSRD shall encourage the Province and forest companies to protect the natural woodlands and landscape features of the area and provide opportunities for controlled use of industrial logging roads during non-operation periods for outdoor recreation.
5. The CSRD shall encourage and support volunteer assistance in the development and management of community parks, stream keeper projects and trails.

6. Through the implementation of the OCP and the Area 'D' Parks Plan, the CSRD will strive to achieve the above objectives providing a better parkland and open space service, including trails, protected areas, access to lakes and streams, and developed recreational areas.
7. Consult with the public, Parks Advisory Commission, volunteer groups, service organizations and other local governments including the City of Salmon Arm, the North Okanagan Regional District and the District Municipality of Spallumcheen for inter-municipal park and open space initiatives.
8. CSRD parks will be managed in a manner respectful of First Nation's cultural heritage resources.

SECTION 7- RIPARIAN AREAS REGULATION (RAR) DEVELOPMENT PERMIT AREA

PURPOSE

The Riparian Areas Regulation Development Permit Area (RAR DPA) is designated under the *Local Government Act* for the protection of the natural environment, its ecosystems and biological diversity.

AREA

The RAR DPA is comprised of Riparian assessment areas for fish habitat, which include all watercourses and adjacent lands shown on Provincial TRIM map series at 1:20,000, as well as unmapped watercourses.

As illustrated in Figure 7.1, the area comprises land:

- Within 30 m of the high water mark of the watercourse;
- Within 30 m of the top of the ravine bank in the case of a ravine less than 60 m wide; and
- Within 10 m of the top of a ravine bank for ravines 60 m or greater in width that link aquatic and terrestrial ecosystems that exert an influence on the watercourse.

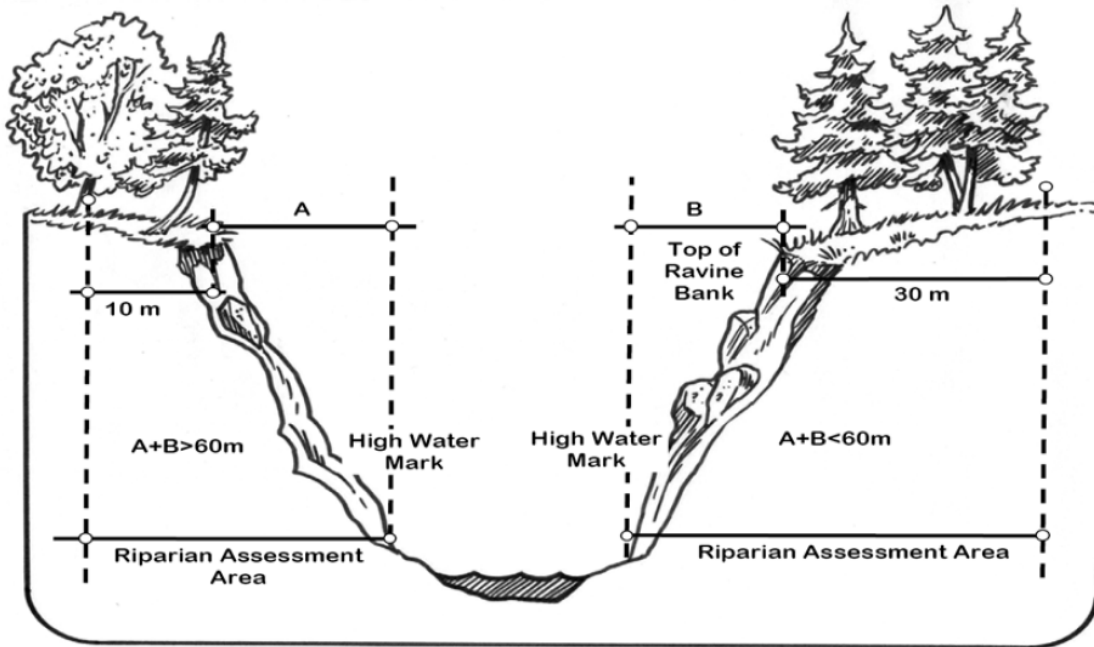


Figure 7.1

Unless the proposed development is clearly outside the riparian assessment area the location of the development shall be determined accurately by survey in relation to the RAR DPA to determine whether a development permit application is required.

The CSRD shall consider creating a policy to address information requirements for proposed developments that are not clearly shown to be outside of the Riparian Assessment Area.

JUSTIFICATION

The primary objective of the RAR DPA designation is to regulate development activities in watercourses and their riparian areas in order to preserve natural features, functions and conditions that support fish life processes (spawning, nursery, rearing, food supply and migration). Development impact on watercourses can be minimized by careful project examination and implementation of appropriate measures to preserve environmentally sensitive riparian areas.

GUIDELINES

A Development Permit must be obtained from the CSRD for any development on land or subdivision identified as a riparian assessment area within the RAR DPA except where exempted. Development requiring a Development Permit shall include, but may not be limited to, any of the following activities associated with or resulting from residential, commercial or industrial activities or ancillary activities, subject to local government powers under the *Local Government Act*:

- Removal, alteration, disruption or destruction of vegetation within 30m of a watercourse.
- Disturbance of soils, within 30 m of a watercourse;
- Construction or erection of buildings and structures within 30m of a watercourse;

- Creation of nonstructural impervious or semi-impervious surfaces within 30m of a watercourse.
- Flood protection works within 30 m of a watercourse;
- Construction of roads, trails, docks, wharves and bridges within 30m of a watercourse;
- Provision and maintenance of sewer and water services within 30m of a watercourse;
- Development of drainage systems within 30 m of a watercourse;
- Development of utility corridors within 30 m of a watercourse; and
- Subdivision as defined in the Land Title Act, and including the division of land into two or more parcels any part of which is within 30 m of a watercourse.

A Development Permit may be issued once the following guidelines have been met:

- Assessment by a Qualified Environmental Professional (QEP) in accordance with the Riparian Areas Regulation established by the Provincial and Federal Governments; and
- Provincial notification that a QEP has submitted a report certifying that he or she is qualified to carry out the assessment, that the assessment methods have been followed, and provides in their professional opinion that a lesser setback will not negatively affect the functioning of a watercourse or riparian area and that the criteria listed in the Riparian Areas Regulation has been fulfilled;

Exemptions: The RAR DPA does not apply to the following:

- Construction, alteration, addition, repair, demolition and maintenance of farm buildings;
- Farming activities;
- Institutional development containing no residential, commercial or industrial aspect;
- Reconstruction, renovation or repair of a legal permanent structure if the structure remains on its existing foundation in accordance with provisions of the relevant section of the *Local Government Act*. Only if the existing foundation is moved or extended into a riparian assessment area would a RAR DPA be required;
- An area where the applicant can demonstrate that the conditions of the RAR DPA have already been satisfied, or a Development Permit for the same area has already been issued in the past and the conditions in the Development Permit have all been met, or the conditions addressed in the previous Development Permit will not be affected;
- A letter is provided by a QEP confirming that there is no visible channel or a water course to be identified:
- Mining activities, hydroelectric facilities and forestry (logging) activities; and
- Land classified as Private Managed Forest Land

Bylaw No. 751

GENERAL REGULATIONS

3.18 Agricultural Land Reserve Land

- .1 In addition to the regulations established in this *Bylaw*, all lands within the Agricultural Land Reserve are also subject to the provisions of the Agricultural Land Commission Act, regulations and orders of the Agricultural Land Commission (thereby not permitting the *subdivision* of land or the development of non-farm *uses* unless approved by the Agricultural Land Commission).
- .2 Screening vegetation, fencing and *building setbacks* on the non ALR side of the residential/ALR interface shall be provided in accordance with the "Landscaped Buffer Specifications" prepared by the Agricultural Land Commission in 1993. Buffering requirements shall be considered as a condition of *subdivision* approval.

4.6 AG1 Agriculture 1 Zone

Intent

To accommodate agricultural uses and agri-tourism on large parcels which are primarily located in the Agricultural Land Reserve. All uses on ALR land are subject to the ALC Act policies and regulations.

Principal Uses

The *uses* stated in this subsection and no others are permitted in the AG1 *zone* as *principal uses*, except as stated in Part 3: General Regulations:

agriculture
cannabis production facility (only permitted in the ALR)
forestry
single detached dwelling

Secondary Uses

The *uses* stated in this subsection and no others are permitted in the AG1 *zone* as *secondary uses*, except as stated in Part 3: General Regulations:

accessory use
agri-tourism
bed and breakfast
childcare facility, in-home
guest ranch
home occupation
secondary dwelling unit

Regulations

On a *parcel* zoned AG1, no land shall be *used*; no *building* or *structure* shall be constructed, located or altered; and no plan of *subdivision* approved; that contravenes the regulations stated in this subsection, except as stated in Part 3: General Regulations and Part 5: Parking and Loading Regulations.

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) Minimum <i>parcel size</i> created by <i>subdivision</i>	60 ha
(b) Minimum <i>parcel width</i> created by <i>subdivision</i>	100 m
(c) Maximum <i>parcel coverage</i>	25%
(d) Maximum number of <i>single detached dwellings</i> per <i>parcel</i>	<ul style="list-style-type: none"> ▪ On parcels less than 8 ha (19.76 ac):1 ▪ On parcels equal to or greater than 8 ha (19.76 ac);2
(e) Maximum number of <i>secondary dwelling units</i> per <i>parcel</i>	Subject to Section 3.16 of this bylaw
(f) Maximum <i>height</i> for: <ul style="list-style-type: none"> ▪ principal <i>buildings</i> and <i>structures</i> ▪ <i>accessory buildings</i> 	<ul style="list-style-type: none"> ▪ 11.5 m ▪ 10 m
(g) DELETED	DELETED
(h) Maximum <i>floor area, gross</i> of a <i>home occupation</i>	Shall be in accordance with Section 3.17
(i) Minimum <i>setback</i> from all <i>parcel boundaries</i> :	<ul style="list-style-type: none"> ▪ 5 m

4.8 RR1

Rural Residential 1 Zone

Intent

To accommodate single detached dwellings on smaller parcels.

Principal Uses

The *uses* stated in this subsection and no others are permitted in the RR1 *zone* as *principal uses*, except as stated in Part 3: General Regulations:

single detached dwelling

Secondary Uses

The *uses* stated in this subsection and no others are permitted in the RR 1 *zone* as *secondary uses*, except as stated in Part 3: General Regulations:

accessory use
agriculture, limited
bed and breakfast
childcare facility, in-home
home occupation
secondary dwelling unit

Regulations

On a *parcel* zoned RR 1, no land shall be *used*; no *building* or *structure* shall be constructed, located or altered; and no plan of *subdivision* approved; that contravenes the regulations stated in this subsection, except as stated in Part 3: General Regulations and Part 5: Parking and Loading Regulations. All agricultural *uses* must have a *setback* of at least 5 m from any *parcel boundary* and be contained by a *fence*.

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) Minimum <i>parcel</i> size created by <i>subdivision</i>	1 ha
Minimum <i>parcel width</i> created by <i>subdivision</i>	20 m
Maximum <i>parcel coverage</i>	25%
Maximum number of <i>single detached dwellings</i> per <i>parcel</i>	One
Maximum number of <i>secondary dwelling units</i> per <i>parcel</i>	Subject to Section 3.16 of this bylaw
Maximum height for: <ul style="list-style-type: none"> • <i>Principal buildings and structures</i> • <i>Accessory buildings</i> containing a <i>dwelling unit</i> • <i>All other Accessory building and structures</i> 	<ul style="list-style-type: none"> • 11.5 m • 10 m • 8.5 m
Deleted	Deleted
Maximum <i>floor area, gross</i> of an accessory building <ul style="list-style-type: none"> • On a <i>parcel</i> less than .04 ha <ul style="list-style-type: none"> ○ <i>Accessory buildings</i> containing a <i>dwelling unit</i> ○ <i>All other Accessory buildings and structures</i> • On a <i>parcel</i> equal to or greater than 0.40 ha and less than 2.0 ha 	<ul style="list-style-type: none"> • 250 m² • 150 m² • 250 m²
<i>Maximum floor area, gross</i> of a <i>home occupation</i>	Shall be in accordance with Section 3.17

Minimum <i>setback</i> from:	
<i>front parcel boundary</i>	4.5 m
<i>rear parcel boundary</i>	5 m
<i>rear parcel boundary for an accessory building or structure (excluding secondary dwelling unit or home occupation)</i>	3 m
<i>interior side parcel boundary</i>	2 m
<i>exterior side parcel boundary</i>	5 m