

CITY OF SALMON ARM
NOTICE OF PUBLIC HEARING

Notice is hereby given that the Council of the City of Salmon Arm will hold a Public Hearing virtually and in the **Council Chambers at City Hall**, 500 – 2 Avenue NE, Salmon Arm, British Columbia, on **Monday, March 9, 2026 at 7:00 p.m.**

Proposed Amendments to Zoning Bylaw No 2303:

1) To add Section 65 – CD-27 – Comprehensive Development Zone - 27

and;

2) Proposed Rezoning of the South ½ of the Southwest ¼ of Section 11, Township 20, Range 10, W6M, KDYD Except Plan 12279 from A-2 (Rural Holding Zone) to CD-27 (Comprehensive Development Zone – CD-27)

Civic Address: 2550 10 Street SW

Location: South of Foothill Road SW and 25 Avenue SW
on the Southeast side of 10 Street SW

Present Use: Single Family Dwelling with accessory buildings

Proposed Use: To permit an accessory dwelling unit

Owner / Agent: J. & S. Thomson

Reference: ZON-1312/ Bylaw No. 4744 & Bylaw No. 4745



The staff report for the proposal is available for viewing on the City of Salmon Arm website at <https://www.salmonarm.ca/431/Public-Hearing-Notices>, from February 26, 2026 to March 9, 2026 inclusive. If you are interested or affected by the proposed bylaws and wish to review the additional information, contact the Planning Department at 250.803.4010 or planning@salmonarm.ca prior to the hearing.

Meetings are being held in person and virtually. If you wish to attend virtually, a link to the virtual meeting is available in the Agenda section on our website at www.salmonarm.ca.

The City encourages the continued use of the city's website to stay informed on current Development applications and Council Agendas.

Rhonda West, Corporate Officer

SA Observer Feb. 26 and Mar 5



February 26, 2026

NOTICE TO PROPERTY OWNERS/OCCUPIERS

Proposed Amendment to Zoning Bylaw No. 2303:

Rezone from A-2 (Rural Holding Zone) to CD-27 (Comprehensive Development Zone - 27), attached as Schedule "A"; and

Amend Zoning Bylaw No. 2303 to add Section 65 - CD-27 - Comprehensive Development Zone - 27

Civic Address: 2550 10 Street SW
Legal Description: The South ½ of the Southwest ¼ of Section 11, Township 20, Range 10, W6M, KDYD, Except Plan 12279
Location: South of Foothill Road SW and 25 Avenue SW on the Southeast side of 10 Street SW
Present Use: Single Family Dwelling with accessory buildings
Proposed Use: To permit an accessory dwelling unit
Owner/Agent: J. & S. Thomson
Reference: ZON-1312/ Bylaw No. 4744 and Bylaw No. 4745

A Public Hearing has been scheduled for **Monday, March 9, 2026, at 7:00 p.m.** to consider a rezoning application for the above property and the addition of Section 65 - CD-27 (Comprehensive Development Zone - 27).

Meetings are being held in person and virtually.

If you wish to appear electronically, a link to the virtual meeting is available in the Agenda section on our website at www.salmonarm.ca. Electronic participation can be accommodated through computer with internet access or telephone.

The staff report for the proposed rezoning is available for viewing on the City of Salmon Arm website at <https://www.salmonarm.ca/431/Public-Hearing-Notices> from February 26, 2026 to March 9, 2026 inclusive. If you are interested or affected by the proposed bylaws and wish to review additional information, contact the Planning Department at 250.803.4010 or planning@salmonarm.ca prior to the hearing.

All persons who wish to register an opinion to Council for consideration on the proposed bylaws may do so either by:

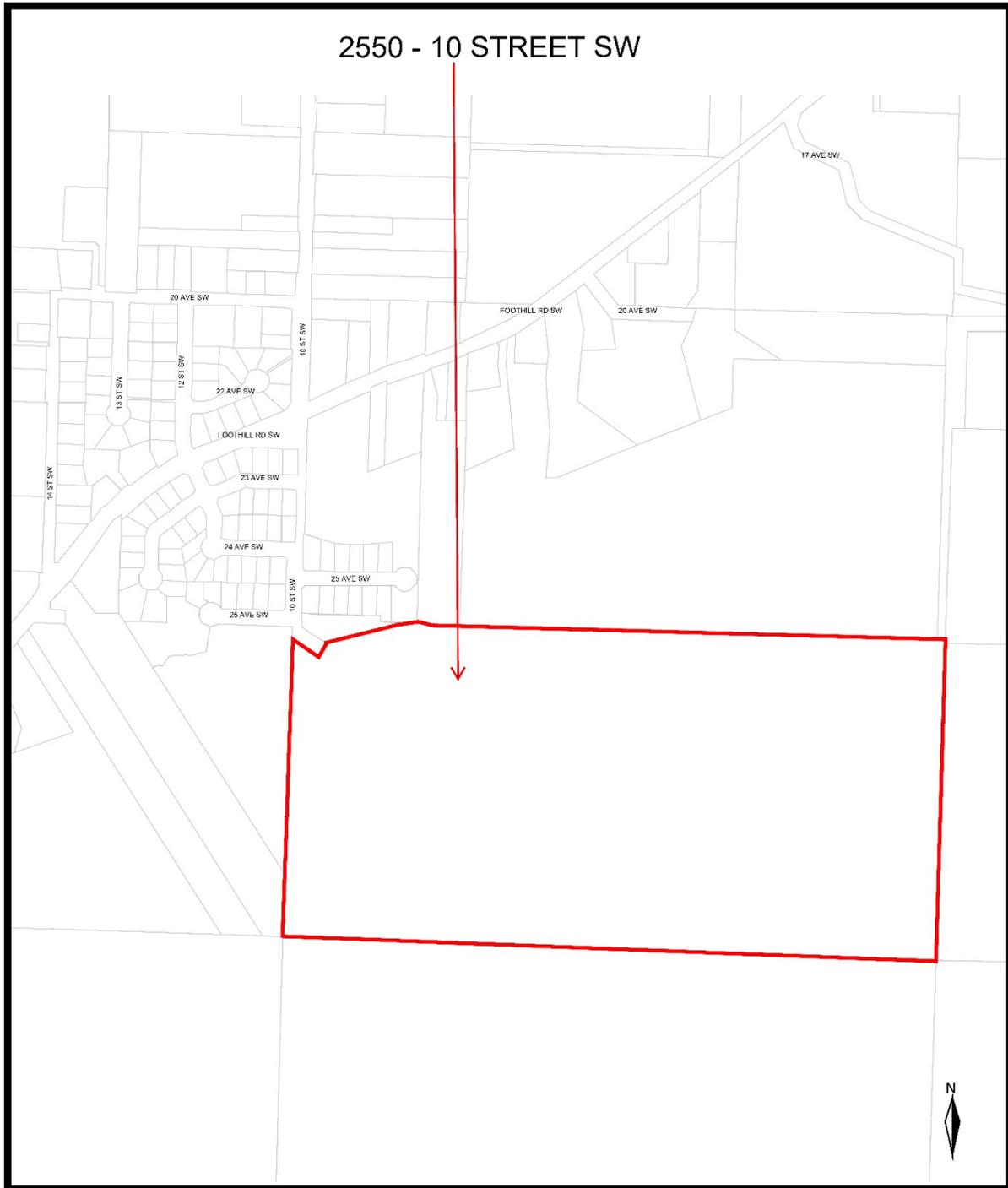
- a) Written submission, that may be dropped off at City Hall in the drop box to the left of the main entrance;
- b) Email submission to cityhall@salmonarm.ca;
- c) Appearing in person or electronically, or being represented by an agent, at the Public Hearing on March 9, 2026.

Please note that written and/or email submissions must be presented to the Administration Department no later than **10:00 am on Monday, March 9, 2026.**

Yours truly,

Rhonda West
Corporate Officer

Schedule "A"



CITY OF SALMON ARM

BYLAW NO. 4744

A bylaw to amend "District of Salmon Arm Zoning Bylaw No. 2303"

The Council of the City of Salmon Arm, in open meeting assembled, enacts as follows:

1. "District of Salmon Arm Zoning Bylaw No. 2303" is hereby amended to add the following:

SECTION 65 - CD-27 - COMPREHENSIVE DEVELOPMENT ZONE-27

Purpose

- 65.1 The CD-27 Zone is intended to provide predominantly residential parcels with accessory dwelling units and small-scale agriculture in a rural setting outside of the Agricultural Land Reserve.

Regulations

- 65.2 On a parcel zoned CD-27, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the CD-27 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

- 65.3 The following uses and no others are permitted in the CD-27 Zone:
 - .1 agriculture;
 - .2 single family dwelling;
 - .3 one secondary suite or one accessory dwelling unit;
 - .4 bed and breakfast, limited to three let rooms;
 - .5 boarders, limited to two;
 - .6 equestrian facility;
 - .7 equestrian facility campsite
 - .8 family childcare facility;
 - .9 group childcare;
 - .10 home occupation;
 - .11 kennel;
 - .12 outdoor recreation;
 - .13 silviculture;
 - .14 accessory use, including the retail sale of agricultural products produced on the parcel.

Maximum Number of Dwelling Units

65.4 The maximum number of dwelling units shall be two per parcel comprising of the principal use dwelling and one secondary suite or one accessory dwelling unit.

Maximum Residential Building Area

65.5 The maximum combined gross floor area of the principal use single family dwelling with or without a secondary suite or an accessory dwelling unit shall be no greater than 500 square metres (5,382ft²).

Maximum Height of Principal Residential Buildings

65.6 The maximum height of a residential building shall be 10 metres (32.8 feet).

Maximum Height of Non-Residential Buildings

65.7 The maximum height of accessory buildings, with or without an accessory dwelling unit, shall be 12 metres (39.4 feet).

Minimum Parcel Size

65.8 The minimum parcel size shall be 4 hectares (9.9 acres).

Minimum Parcel Width

65.9 The minimum parcel width shall be 100 metres (328.1 feet).

Minimum Setback of Non-Agricultural Use Principal and Accessory Buildings

65.10 The minimum setback of principal and accessory buildings intended to accommodate non-agricultural uses from the:

- | | | |
|----|------------------------------------|------------------------|
| .1 | Front parcel line shall be | 6.0 metres (19.7 feet) |
| .2 | Rear parcel line shall be | 6.0 metres (19.7 feet) |
| .3 | Interior side parcel line shall be | 3.0 metres (9.8 feet) |
| .4 | Exterior side parcel line shall be | 6.0 metres (19.7 feet) |

Refer to Section 4.9 for "Special Building Setbacks" which may apply.

Minimum Setback of Accessory Dwelling Units

65.11 The minimum setback of an accessory dwelling unit from all parcel lines shall be 6.0 metres (19.7 feet).

Minimum Setback of Agricultural Use Buildings or Structures

65.12 The minimum setback of buildings and structures intended to accommodate agricultural uses from the:

- | | | |
|----|------------------------------------|-------------------------|
| .1 | Front parcel line shall be | 30.0 metres (98.4 feet) |
| .2 | Rear parcel line shall be | 15.0 metres (49.2 feet) |
| .3 | Interior side parcel line shall be | 15.0 metres (49.2 feet) |
| .4 | Exterior side parcel line shall be | 30.0 metres (98.4 feet) |

.5 Any single family dwelling shall be 15.0 metres (49.2 feet)

.6 Any watercourse or body of water shall be 30.0 metres (98.4 feet)

Refer to "Pound and Animal Control Bylaw" for special setbacks which may apply.

Minimum Setback of Kennels

65.13 The minimum setback of kennels from all parcel lines shall be 30 metres (98.4 feet).

Sale of Agricultural Products

65.14 The retail sale of agricultural products produced on the parcel is permitted provided the maximum floor area of the retail sale stand is 40 square metres (430.5 square feet).

Parking

65.15 Required off-street parking shall be as prescribed in Appendix I.

SEVERABILITY

2. If any part, section, sub-section, clause of this bylaw for any reason is held to be invalid by the decisions of a Court of competent jurisdiction, the invalid portion shall be severed and the decisions that it is invalid shall not affect the validity of the remaining portions of this bylaw.

ENACTMENT

3. Any enactment referred to herein is a reference to an enactment of British Columbia and regulations thereto as amended, revised, consolidated or replaced from time to time.

EFFECTIVE DATE

4. This bylaw shall come into full force and effect upon adoption of same.

CITATION

5. This bylaw may be cited as “**City of Salmon Arm Zoning Amendment Bylaw No. 4744**”

READ A FIRST TIME THIS DAY OF 2026

READ A SECOND TIME THIS DAY OF 2026

READ A THIRD TIME THIS DAY OF 2026

ADOPTED BY COUNCIL THIS DAY OF , 2026.

MAYOR

CORPORATE OFFICER

CITY OF SALMON ARM

BYLAW NO. 4745

A bylaw to amend "District of Salmon Arm Zoning Bylaw No. 2303"

WHEREAS notice of a Public Hearing to be held by the Council of the City of Salmon Arm in the Council Chambers at City Hall, 500 - 2 Avenue NE, Salmon Arm, British Columbia and by electronic means, on March 9, 2026 at the hour of 7:00 p.m. was published in the _____ and _____, 2026 issues of the Salmon Arm Observer;

AND WHEREAS the said Public Hearing was duly held at the time and place above mentioned;

NOW THEREFORE the Council of the City of Salmon Arm in open meeting assembled enacts as follows:

1. "District of Salmon Arm Zoning Bylaw No. 2303" is hereby amended by rezoning The South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 11, Township 20, Range 10, W6M, KDYD, Except Plan 12279 from A-2 (Rural Holding Zone) to CD-27 (Comprehensive Development Zone - 27) attached as Schedule "A".

SEVERABILITY

2. If any part, section, sub-section, clause of this bylaw for any reason is held to be invalid by the decisions of a Court of competent jurisdiction, the invalid portion shall be severed and the decisions that it is invalid shall not affect the validity of the remaining portions of this bylaw.

ENACTMENT

3. Any enactment referred to herein is a reference to an enactment of British Columbia and regulations thereto as amended, revised, consolidated or replaced from time to time.

EFFECTIVE DATE

4. This bylaw shall come into full force and effect upon adoption of same.

CITATION

5. This bylaw may be cited as **“City of Salmon Arm Zoning Amendment Bylaw No. 4745”**

READ A FIRST TIME THIS DAY OF 2026

READ A SECOND TIME THIS DAY OF 2026

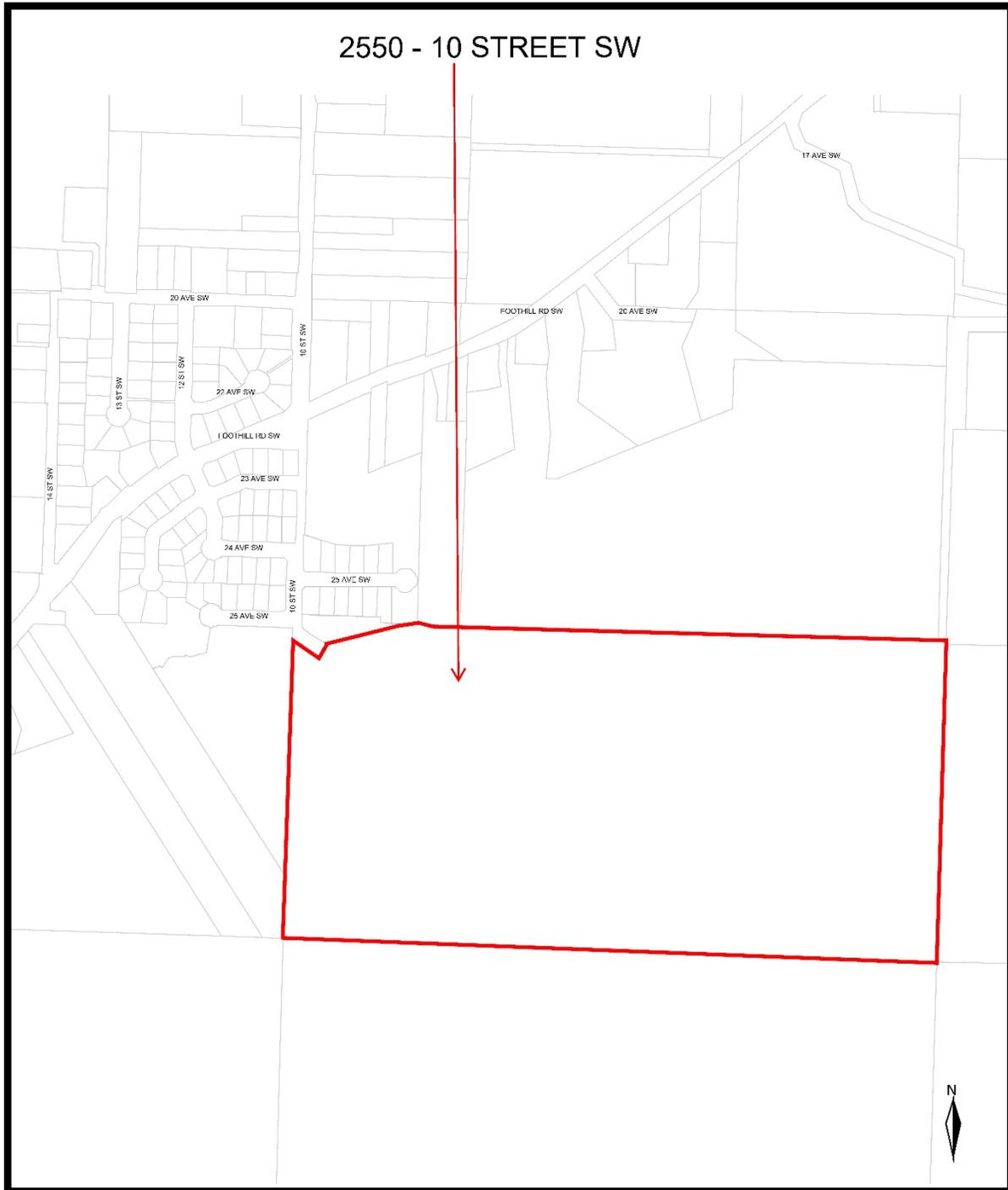
READ A THIRD TIME THIS DAY OF 2026

ADOPTED BY COUNCIL THIS DAY OF 2026

MAYOR

CORPORATE OFFICER

Schedule "A"





REQUEST FOR DECISION

To: Development & Planning Services Committee

Title: Zoning Amendment Application No. ZON-1312

Legal: The South ½ of the South West ¼ of Section 11, Township 20, Range 10, W6M, KDYD, Except Plan 12279
Civic: 2550 – 10 Street SW
Owner: Thomson, J & S (Owners)
Agent: Thomson, J & S

Date: February 17, 2026

Executive Summary/Purpose:

This proposal is requesting a zoning amendment from A-2 to CD-27 to allow development of a single family dwelling and an accessory dwelling unit.

Motion for Consideration:

THAT: the Committee recommends to Council that a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by adding the CD-27 (Comprehensive Development Zone);

AND THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning the South ½ of the South West ¼ of Section 11, Township 20, Range 10, W6M, KDYD, Plan 12279 from A-2 (Rural Holding) to CD-27 (Comprehensive Development Zone).

Staff Recommendation:

That the motion for consideration be adopted.

Proposal:

This proposal is requesting a zoning amendment from A-2 Rural Holding Zone to CD-27 Comprehensive Development Zone – 27 to allow the development of a single family dwelling and an accessory dwelling unit.

Background:

The large subject property is just under 33 hectares (80 acres) in area and is located south of The Ridge subdivision, on the forested rural north slopes of Mt Ida (Appendix 1 & 2). It is designated as Acreage Reserve in the City's Official Community Plan (OCP) and in Zoning Bylaw No. 2303, the subject property is zoned A-2 Rural Holding Zone (Appendix 3 & 4). The A-2 zoning permits

agricultural use and residential development including a *single family dwelling* and a *rural accessory dwelling unit*. The subject parcel is not within the Agricultural Land Reserve (ALR).

Adjacent land uses include the following:

North: A2 (Rural Holding Zone) & R10 (Residential Zone) – Single family residences
South: A2 (Rural Holding Zone) – Rural undeveloped crown land
East: A2 (Rural Holding Zone) – Rural undeveloped land and single family residence
West: A2 (Rural Holding Zone) & A3 (Small Holding Zone) – Rural single family residences

In June 2021, a building permit was submitted for the development of what fits the City's definition of a *single family dwelling* on the subject property. Subsequently, the owners reached out to the City regarding a building permit for a second home in the summer of 2025. The applicants have provided details demonstrating their development plans (Appendix 5). Site Photos are attached (Appendix 6).

Staff note that it is a relatively common approach for a property owner of a vacant parcel to construct a primary dwelling that meets the definition and restrictions of an accessory dwelling unit, and at a later date build a larger *single family dwelling* on their property (and potentially renovate the accessory dwelling to meet bylaw requirements). In these scenarios, the initial primary building can become the secondary or accessory dwelling unit. Developers are responsible to ensure that their buildings meet all applicable regulations at each stage.

Accessory dwelling units (or detached suites) within rural areas have a limited and restricted history relative to secondary suites in general, linked to concerns around building area and residential use in rural areas and the ALR. Prior to 2021, the use of various forms of detached suites were not widely permitted in rural areas. In 2021, provisions in the Zoning Bylaw were expanded to be more permissive towards detached suites in the City's rural areas, aligned with updated ALR regulations. A new defined *Rural Accessory Dwelling Unit (Rural Detached Suite)* use was added to the Zoning Bylaw at that time as such:

RURAL ACCESSORY DWELLING UNIT means a dwelling unit that consists of a Z240 mobile home, A277 modular home or a stick built structure and shall not include a travel trailer, recreational vehicle or a storage container. A Rural Accessory Dwelling Unit is subject to the Agricultural Land Commission Act and Regulations.

The Agricultural Land Commission Act and Regulations permit only one secondary residence with a total floor area of 90 square meters or less. The use of 90 square meters as a restrictive size limit for secondary and detached suites was widely applied in residential areas throughout the province (and in Salmon Arm) until changes through provincial housing initiatives in early 2025, when that limit on size was removed. Previous to this change, there were no provisions for any form of secondary suite within the City to exceed a maximum size of 90 square meters.

While the regulations have recently become more permissive for suites and accessory dwellings over time, limitations still exist through the regulations applicable to the City's rural zones aligned with the regulations of the provincial ALR. Given the extent of rural land in Salmon Arm which is affected by the ALR, the City's approach to the regulation of rural land both in and out of the ALR has been to apply consistent standards, limiting the size of accessory dwellings as per the ALC regulations, rather than applying two different regulatory standards to rural lands.

The proposed CD-27 Zone is a relatively simple variation to the existing A-2 Zone, adding the *accessory dwelling unit* use and removing the ALR restriction relative to the size of the accessory dwelling unit, and clarifying that this is applicable only to rural lands outside of the ALR. The proposed regulations are attached (Appendix 7).

Accessory Dwelling Unit means a *dwelling unit* constructed in accordance with the BC Building Code that is contained within an accessory *building* or a part of a *building*, that is accessory to a *principal use dwelling*, and shall not include a *mobile home*, *manufactured home*, travel trailer, recreational vehicle, or a storage container.

The purpose of this application is to rezone the subject parcel, which is not within the ALR, to allow for potential future development of another dwelling without the 90 square meter restriction. The proposed building area regulations match the maximum residential building area from the A2 Zone, which limit the combined area of the primary and accessory dwelling to a combined 500 square metres.

Subsequent to this change, the applicant could construct an additional larger dwelling. With the proposed regulations, and considering the existing ~145 square meter dwelling, an additional ~355 square metre dwelling could be added to the parcel. Only a total of two dwellings would be permitted: one principal dwelling and one accessory dwelling unit. No additional secondary or “basement” suites would be permitted, a restriction which is in alignment with the permitted uses in all other rural zones.

Relevant Policy(ies):

The subject parcel is within the Acreage Reserve designated area of the OCP and the proposed zoning amendment aligns with this designation. Accessory dwelling units are supported in the Acreage Reserve area. Considering the size of this parcel, this amendment would fit the Rural and Agriculture Objectives and Policies listed in OCP, which include supporting rural and agricultural character of these lands while helping to create housing opportunities.

Referral Comments:

Fire Department

No comments.

Building Department

No concerns.

Engineering Department

No concerns. This rural parcel is serviced with City water and sanitary sewer.

Other

NA

Planning Department

The purpose of this application is to rezone the subject parcel which is not within the ALR to allow for potential future development of an additional dwelling without the 90 square meter restriction. The proposed CD-27 Zone is a relatively simple variation to the existing rural A-2 Zone, adding the *accessory dwelling unit* use to the A-2 Zone and removing ALR references. As the parcel is

outside of the Urban Containment Boundary and within the rural area of the City, rezoning to R10 or some similar residential zone is not a supported option under OCP policy.

Staff note that residential development within the City's rural and agricultural lands can reduce the amount of potentially productive agricultural and forested land. Further to this, on a sloping hillside parcel, residential development would likely occur on some of the only relatively flat portions of land that are possibly suited to agricultural use. However, staff feel that maintaining the 500 square meter building area restriction as proposed limits this potential impact in alignment with what is currently permitted on rural and agricultural lands.

The proposed CD-27 Zone would only be applicable to the subject parcel. The subject parcel is considered by staff to be well-suited for the proposed CD-27 Zone, considering the size of the parcel and that it is unaffected by the ALR. The proposed CD-27 zoning of the subject property aligns with the OCP and is therefore supported by staff.

Financial Considerations:

NA

Committee Recommendations:

NA

Public Consultation:

Pursuant to the *Local Government Act* bylaw amendment notices are mailed and hand delivered to occupiers and land owners within a 30m radius of the application. Newspaper ads are placed in two editions of the local paper and the applicant is required to post a Notice of Development Sign on the subject property in advance of the Public Hearing. The notices outline the proposal and advise those with an interest in the proposal to provide written submission prior to the Statutory Public Hearing and information regarding attending the Hearing. It is expected that the Hearing for this application will be March 9, 2026.

Alternatives & Implications:

Council may wish to defeat the motion or offer support to an alternative regulation including adding or removing components of the proposed zone.

Prepared by: Senior Planner

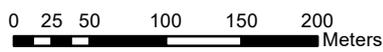
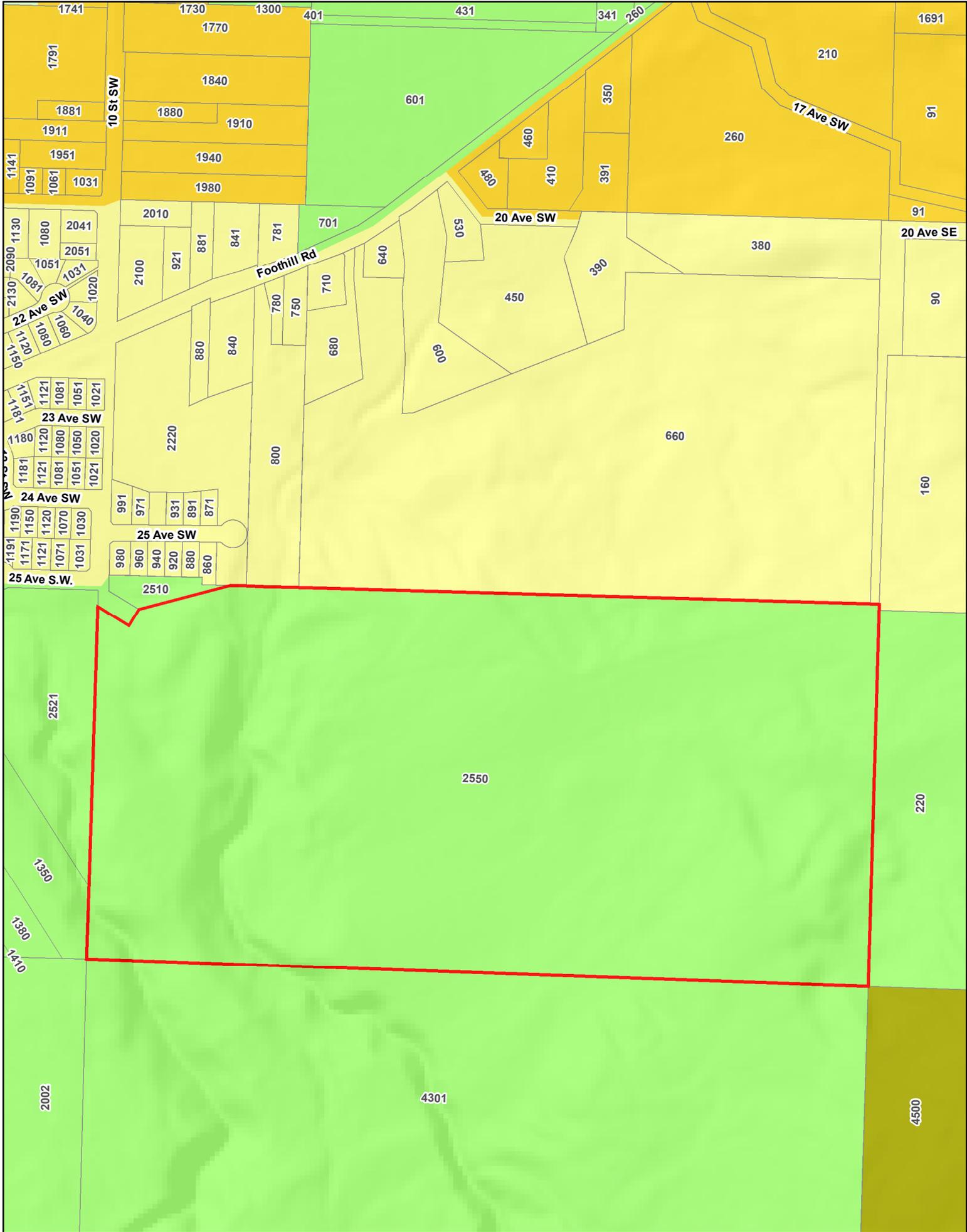
Reviewed by: Manager of Planning and Building

Approved by: Chief Administrative Officer

Attachments:

- Appendix 1 - Location Map
- Appendix 2 - Ortho Map
- Appendix 3 - OCP Map
- Appendix 4 - Zoning Map
- Appendix 5 - Site and Elevation Plans
- Appendix 6 - Site Photos
- Appendix 7 – CD-27 Zone Draft

OCP Map

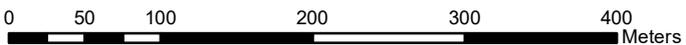
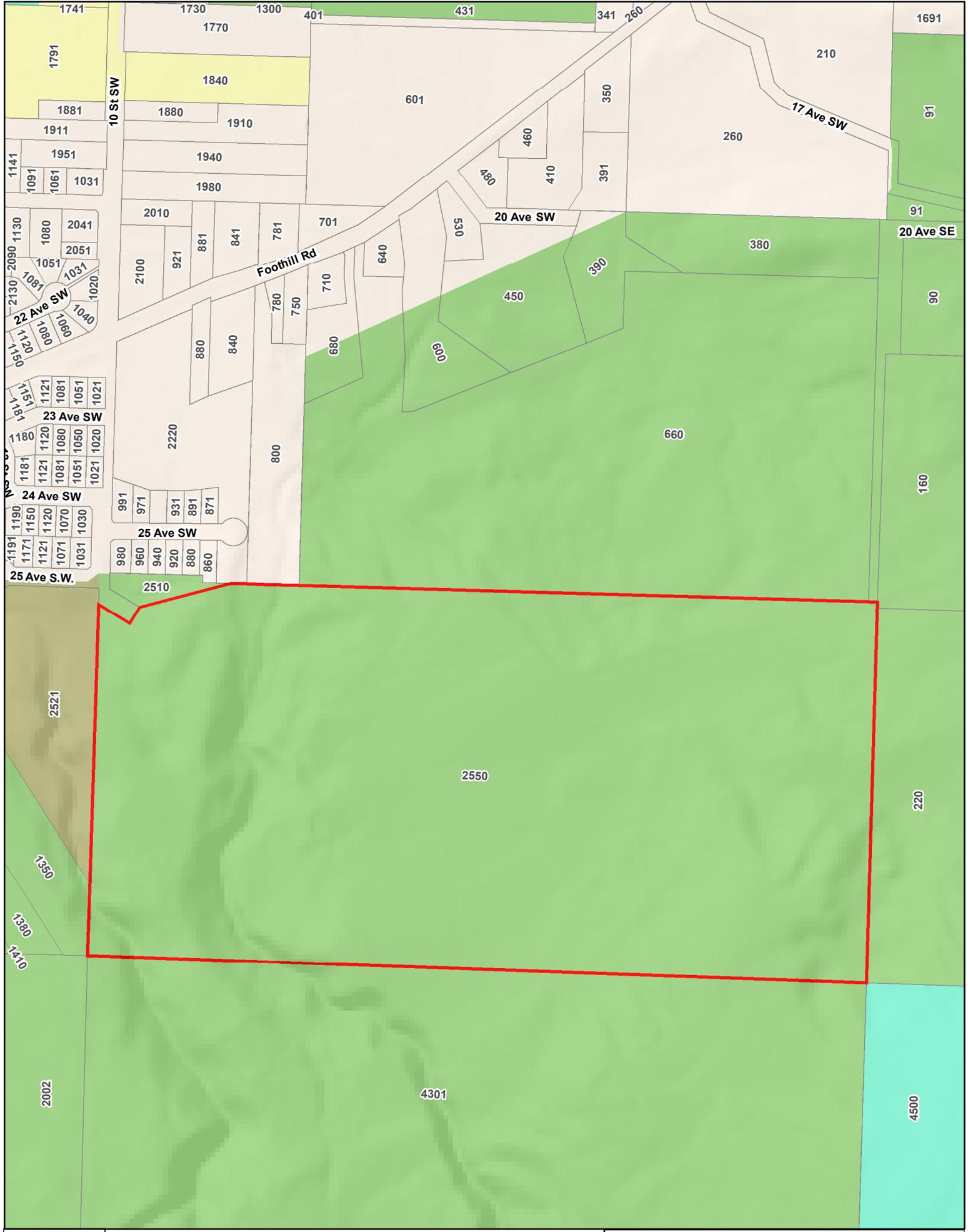


Legend

- Subject Property
- Salmon Valley Agriculture
- Acreage Reserve
- Forest Reserve
- Residential - Low Density
- Residential - Medium Density

Parcels

Zoning Map



Legend			
	Subject Property		A-1
	Parcels		A-3
	R-11		A-2
	R-10		

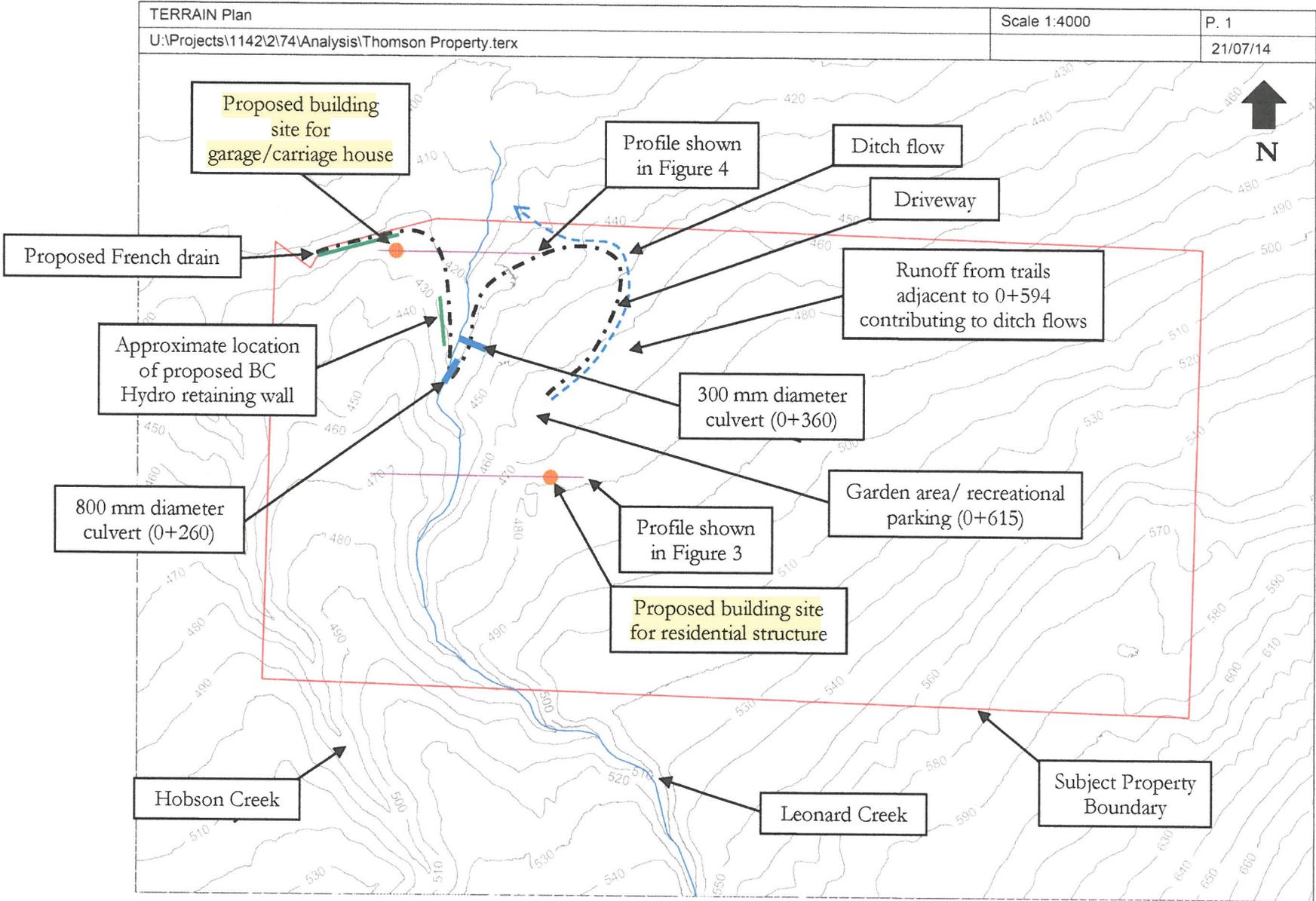
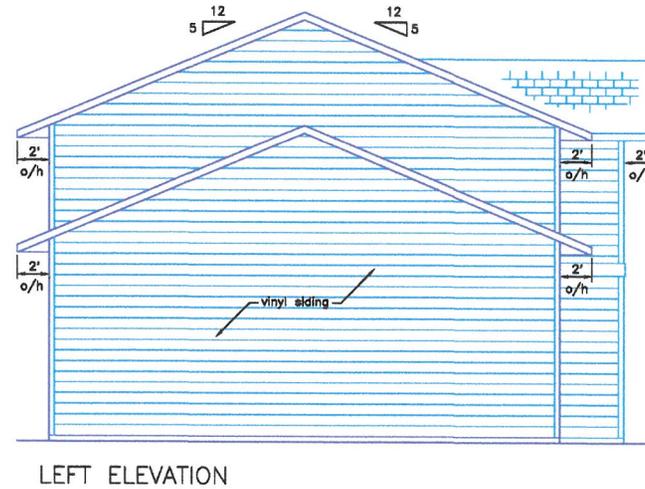
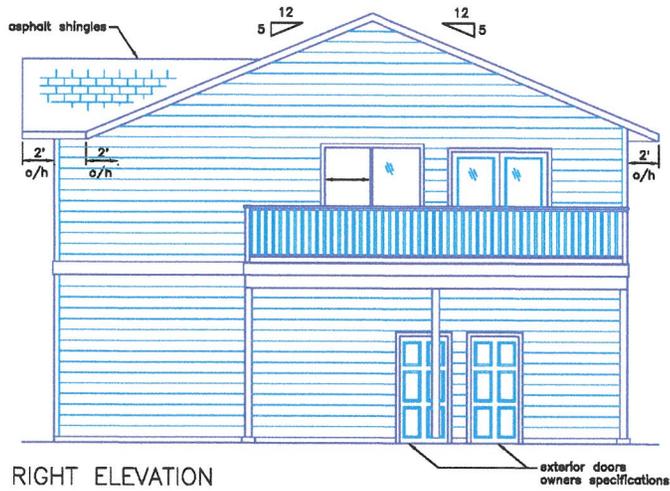
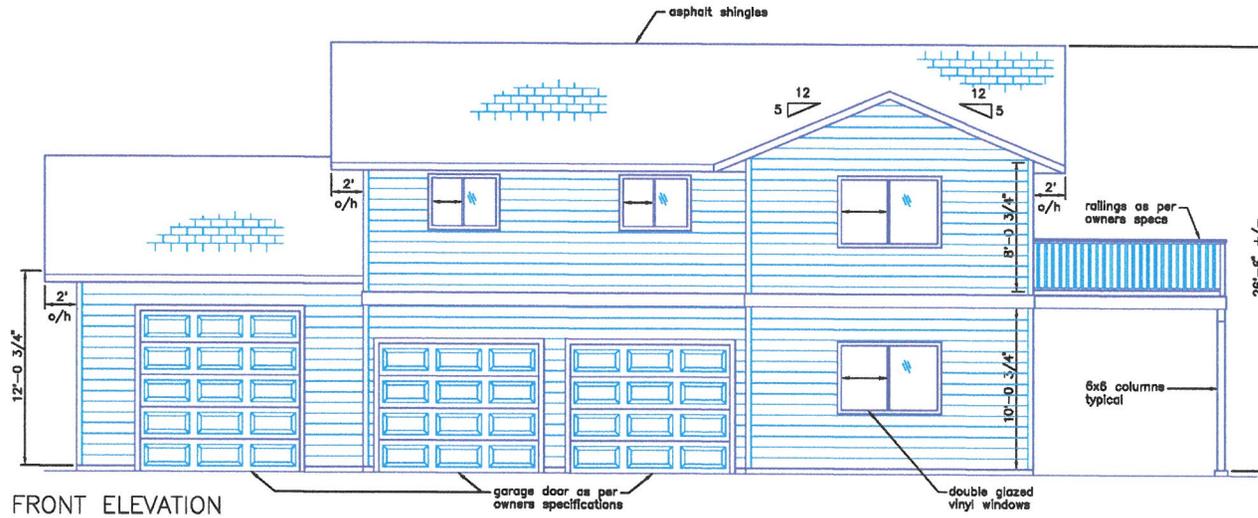


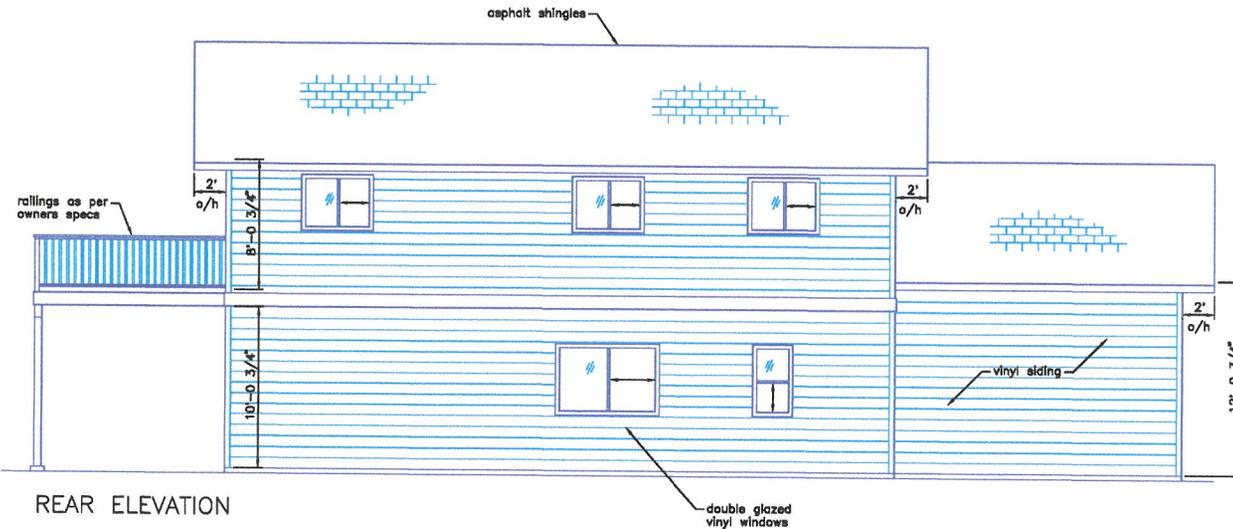
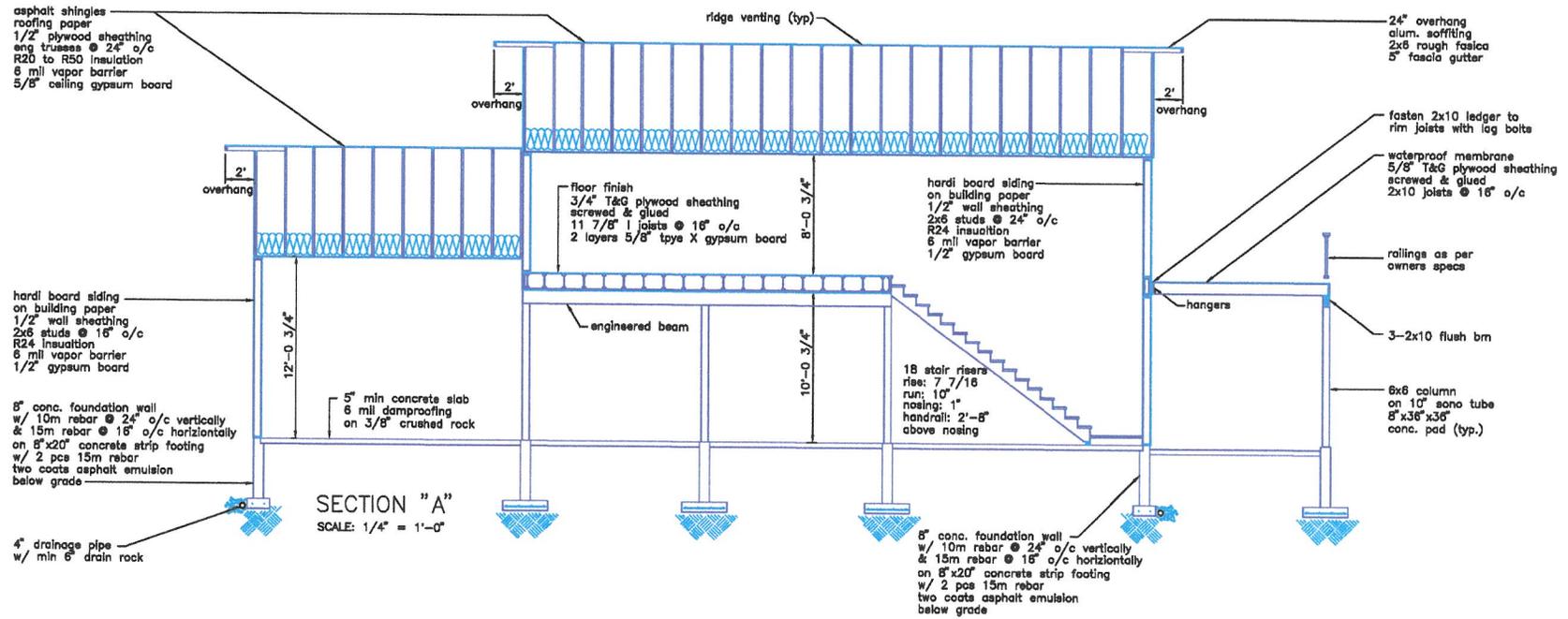
Figure 3 2m Contour Map of the Subject Property generated using LiDAR data.

Existing dwelling.



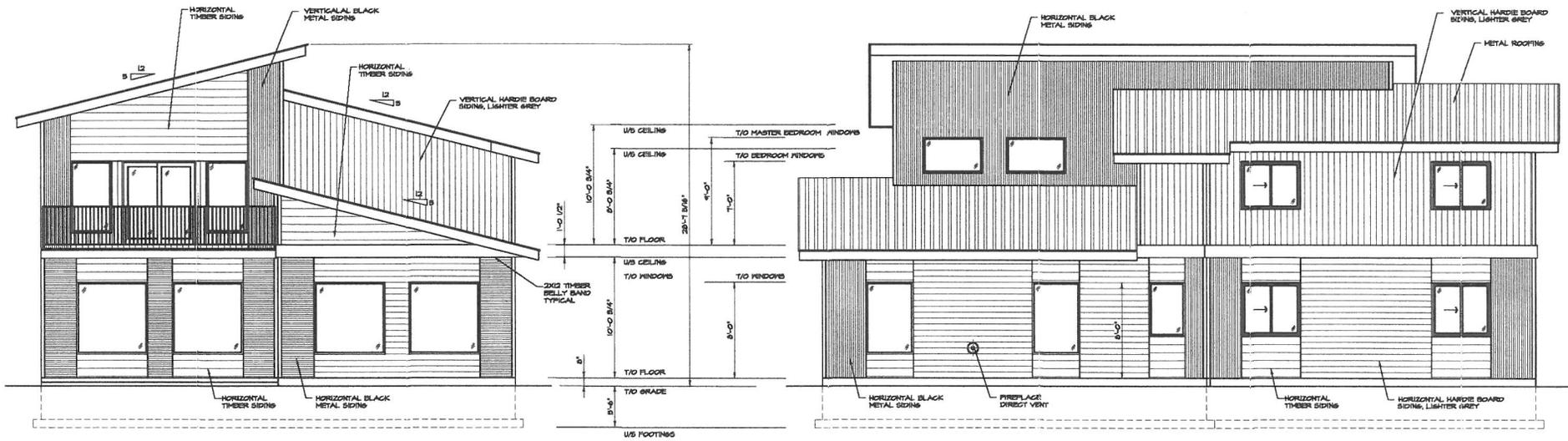
1081 - 1st Street S.E. Sutton Arm British Columbia		Thomson Carriage House			
		Elevations			
OWNER	A.A.				
DATE	Jan 25 2021				
DRAWN		SCALE	1/4" = 1'-0"	DWG. No.	A3
APPROVED					REV. 01

Existing dwelling.



1081 - 1st Street S.E. Sulmon Area British Columbia		Thomson Carriage House			
Building Section & Elevation					
DESIGN	A.A.	DATE	Jan 25 2021	SCALE	1/4" = 1'-0"
CHECKED		BY		REV. No.	A3
APPVED				REV.	01

Proposed dwelling.

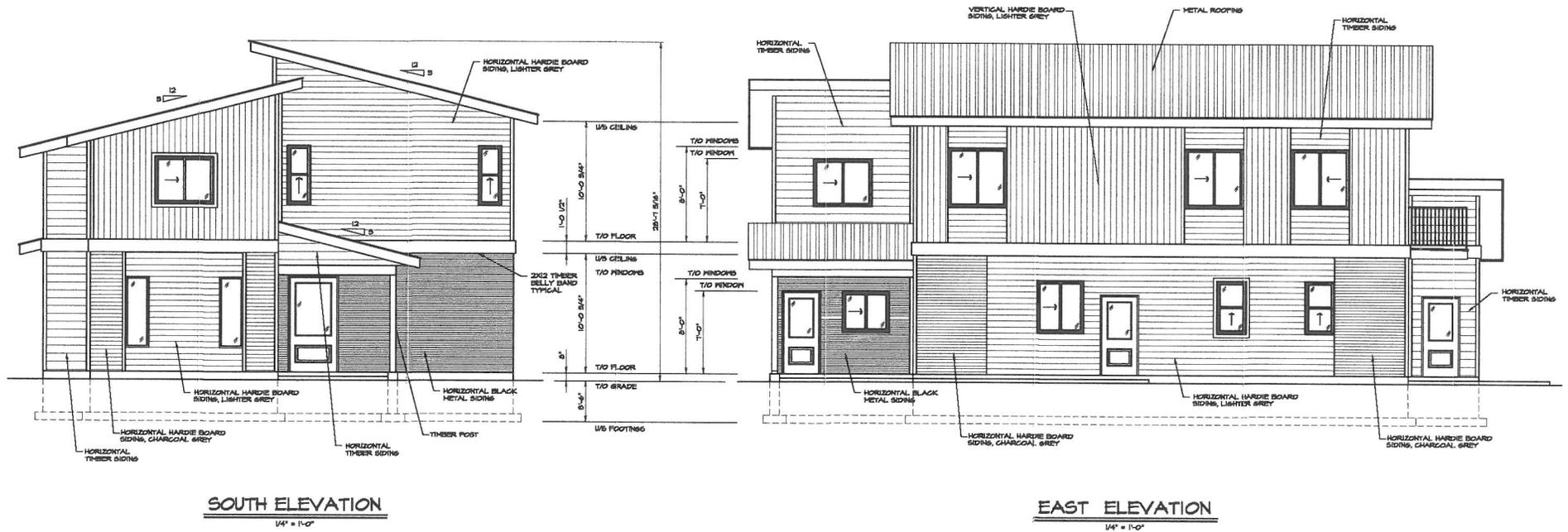


NORTH ELEVATION
1/4" = 1'-0"

WEST ELEVATION
1/4" = 1'-0"

		<p>PEDERSON DRAFTING & DESIGN LTD.</p>	CLIENT: JAMES & STEPHANIE THOMSON 2820 - 9TH STREET SW, SALMON ARM, B.C.	
			SCALE: 1/4" = 1'-0" DATE: JULY 24/2025	DRAWN BY: R.P. REVISION NO.
			PROJECT: NEW RESIDENCE	
			DRAWING DESCRIPTION: NORTH & WEST ELEVATION	DRAWING NO: 25-020-02
REVISION NO.	DATE	DESCRIPTION	THESE DRAWINGS, INFORMATION AND SUBJECT MATTER HERE OF ARE THE CONFIDENTIAL, SOLE AND EXCLUSIVE PROPERTY OF PEDERSON DRAFTING & DESIGN LTD. AND ARE NOT TO BE REPRODUCED, COPIED OR USED IN ANY MANNER FOR ANY PURPOSE WITHOUT OUR WRITTEN CONSENT. 2820 - 9TH AVE. N.E. SALMON ARM, B.C. V1E 2K4 250.823.0488 PH: 250-823-0488 FAX: 250-823-0488 WWW.PEDERSONDRAFTING.COM	

Proposed dwelling.



			<p>PEDERSON DRAFTING & DESIGN LTD.</p>	CLIENT: JAMES & STEPHANIE THOMSON 2550 - 10TH STREET SW, SALMON ARM, B. C.	
				SCALE: 1/4" = 1'-0" DATE: JULY 24/2023	DRAWN BY: RJP REVISION NO.
REVISION NO. DATE DESCRIPTION				PROJECT: NEW RESIDENCE	
THESE DRAWINGS, INFORMATION AND SUBJECT MATTER, HERE OF ARE THE CONFIDENTIAL SOLE AND EXCLUSIVE PROPERTY OF PEDERSON DRAFTING & DESIGN LTD. AND ARE NOT TO BE REPRODUCED, COPIED OR USED IN ANY MANNER FOR ANY PURPOSE THAT IS IN DIRECT CONTRAST WITH OUR COMPANY.			2800 - 37th AVE. N.E. SALMON ARM B.C. V2E 2K4 2504 - rjpederson@gmail.com		
			PH: 250-453-0498 WEB: 915.rjpederson.com		
				DRAWING NO. 25-020-01	



View southeast of subject parcel from 25 Avenue SW



View south of subject parcel from 25 Avenue SW

CD-27 – COMPREHENSIVE DEVELOPMENT ZONE - 27

Purpose

The CD-27 Zone is intended to provide predominantly residential parcels with accessory dwelling units and small-scale agriculture in a rural setting outside of the Agricultural Land Reserve.

Regulations

On a parcel zoned CD-27, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the CD-27 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

The following uses and no others are permitted in the CD-27 Zone:

- .1 agriculture;
- .2 single family dwelling;
- .3 one secondary suite or one accessory dwelling unit;
- .4 bed and breakfast, limited to three let rooms;
- .5 boarders, limited to two;
- .6 equestrian facility;
- .7 equestrian facility campsite
- .8 family childcare facility;
- .9 group childcare;
- .10 home occupation;
- .11 kennel;
- .12 outdoor recreation;
- .13 silviculture;
- .14 accessory use, including the retail sale of agricultural products produced on the parcel.

Maximum Number of Dwelling Units

The maximum number of dwelling units shall be two per parcel comprising of the principal use dwelling and one secondary suite or one accessory dwelling unit.

Maximum Residential Building Area

The maximum combined gross floor area of the principal use single family dwelling with or without a secondary suite or an accessory dwelling unit shall be no greater than 500 square metres (5,382 square feet).

Maximum Height of Principal Residential Buildings

The maximum height of a residential building shall be 10 metres (32.8 feet).

Maximum Height of Non-Residential Buildings

The maximum height of accessory buildings, with or without an accessory dwelling unit, shall be 12 metres (39.4 feet).

Minimum Parcel Size

The minimum parcel size shall be 4 hectares (9.9 acres).

Minimum Parcel Width

The minimum parcel width shall be 100 metres (328.1 feet).

Minimum Setback of Non-Agricultural Use Principal and Accessory Buildings

The minimum setback of principal and rural accessory dwelling unit buildings intended to accommodate non-agricultural uses from the:

- .1 Front parcel line shall be 6.0 metres (19.7 feet)
- .2 Rear parcel line shall be 6.0 metres (19.7 feet)
- .3 Interior side parcel line shall be 3.0 metres (9.8 feet)
- .4 Exterior side parcel line shall be 6.0 metres (19.7 feet)

Refer to Section 4.9 for “Special Building Setbacks” which may apply.

Minimum Setback of Accessory Dwelling Unit

The minimum setback of an accessory dwelling unit from all parcel lines shall be 6.0 metres (19.7 feet).

Minimum Setback of Agricultural Use Buildings or Structures

The minimum setback of buildings and structures intended to accommodate agricultural uses from the:

- .1 Front parcel line shall be 30.0 metres (98.4 feet)
- .2 Rear parcel line shall be 15.0 metres (49.2 feet)
- .3 Interior side parcel line shall be 15.0 metres (49.2 feet)
- .4 Exterior side parcel line shall be 30.0 metres (98.4 feet)
- .5 Any single family dwelling shall be 15.0 metres (49.2 feet)
- .6 Any watercourse or body of water shall be 30.0 metres (98.4 feet)

Refer to “Pound and Animal Control Bylaw” for special setbacks which may apply.

Minimum Setback of Kennels

The minimum setback of kennels from all parcel lines shall be 30 metres (98.4 feet).

Sale of Agricultural Products

The retail sale of agricultural products produced on the parcel is permitted provided the maximum floor area of the retail sale stand is 40 square metres (430.5 square feet).

Parking

Required off-street parking shall be as prescribed in Appendix I.