

## 13.0 AGRICULTURE ZONES

---

### 13.1 AGRICULTURE ONE (AG1) ZONE

#### 13.1.1 Permitted Uses:

##### Principal Uses:

- a) *agriculture*;
- b) *alcohol production facility*, subject to Section 7.8;
- c) *equestrian centre*;
- d) *packing, processing, and storage of farm products*;
- e) *single detached dwelling or mobile home*;

##### Accessory Uses:

- f) *accessory building or structure*, subject to Section 7.1;
- g) *accessory dwelling or mobile home*, subject to Section 7.2;
- h) *agri-tourism accommodation*, subject to Section 7.3;
- i) *bed and breakfast operation*, subject to Section 7.4;
- j) *home industry*, subject to Section 7.5;
- k) *home occupation*, subject to Section 7.6;
- l) *kennel*, subject to Section 7.7;
- m) *retail sales of farm products*, subject to Section 7.8;
- n) *secondary suite*, subject to Section 7.9; and
- o) *veterinary establishment*.

#### 13.1.2 Minimum Parcel Size for Subdivision:

- a) 4.0 ha, subject to Section 8.0.

#### 13.1.3 Minimum Parcel Width for Subdivision:

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

#### 13.1.4 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) *principal dwelling unit*.
- b) the maximum number of *secondary suites* or *accessory dwellings* permitted per *parcel*, to a maximum of one (1) *secondary suite* permitted per *parcel*, and the total *gross floor area* of all *secondary suites* and *accessory dwellings* permitted per *parcel* shall not exceed the following:

PARCEL AREA	MAXIMUM NUMBER OF SECONDARY SUITES OR ACCESSORY DWELLINGS	MAXIMUM GROSS FLOOR AREA OF ALL SECONDARY SUITES AND ACCESSORY DWELLINGS PER PARCEL
Less than 8.0 ha	1	125.0 m <sup>2</sup>
8.0 ha to 11.9 ha	2	250.0 m <sup>2</sup>
12.0 ha to 15.9 ha	3	375.0 m <sup>2</sup>
Greater than 16.0 ha	4	500.0 m <sup>2</sup>

- c) despite Section 13.1.4(b), for *parcels* situated within the Agricultural Land Reserve (ALR), the maximum number of *secondary suites* or *accessory dwellings* permitted per *parcel* under Section 13.1.4(b) in excess of one (1) *secondary suite* or *accessory dwelling* per *parcel* are permitted only to the extent that a “non-adhering residential use” approval from the Agricultural Land Commission (ALC) has been granted for such *secondary suites* or *accessory dwellings*.
- d) despite Sections 13.1.4(b)&(c), for *parcels* situated within the “Radio Frequency Interference Area” as shown on Schedule ‘4’ to this bylaw, the maximum number of all *secondary suites*, *accessory dwellings* or *mobile homes* shall not exceed one (1).

### 13.1.5 Minimum Setbacks:

- a) *Buildings and structures on parcels 2,500 m<sup>2</sup> or greater:*
- i) *Front parcel line* 7.5 metres
  - ii) *Rear parcel line* 7.5 metres
  - iii) *Interior side parcel line* 4.5 metres
  - iv) *Exterior side parcel line* 7.5 metres
- b) *Buildings or structures on parcels less than 2,500 m<sup>2</sup>:*
- i) *Front parcel line* 7.5 metres
  - ii) *Rear parcel line* 7.5 metres
  - iii) *Interior side parcel line* 1.5 metres
  - iv) *Exterior side parcel line* 4.5 metres
- c) *Accessory building or structure on parcels less than 2,500 m<sup>2</sup>:*
- i) *Front parcel line* 7.5 metres
  - ii) *Rear parcel line* 1.0 metres
  - iii) *Interior side parcel line* 1.0 metres
  - iv) *Exterior side parcel line* 4.5 metres
- d) Despite Section 14.1.5(a), *livestock shelters, equestrian centres, generator sheds, boilers or walls with fans, greenhouses and cannabis production, indoor:*
- i) *Front parcel line* 15.0 metres

- ii) *Rear parcel line* 15.0 metres
  - iii) *Interior side parcel line* 15.0 metres
  - iv) *Exterior side parcel line* 15.0 metres
- e) Despite Section 14.1.5(a), incinerator or *composting facilities*:
  - i) *Front parcel line* 30.0 metres
  - ii) *Rear parcel line* 30.0 metres
  - iii) *Interior side parcel line* 30.0 metres
  - iv) *Exterior side parcel line* 30.0 metres

#### 13.1.6 Maximum Height:

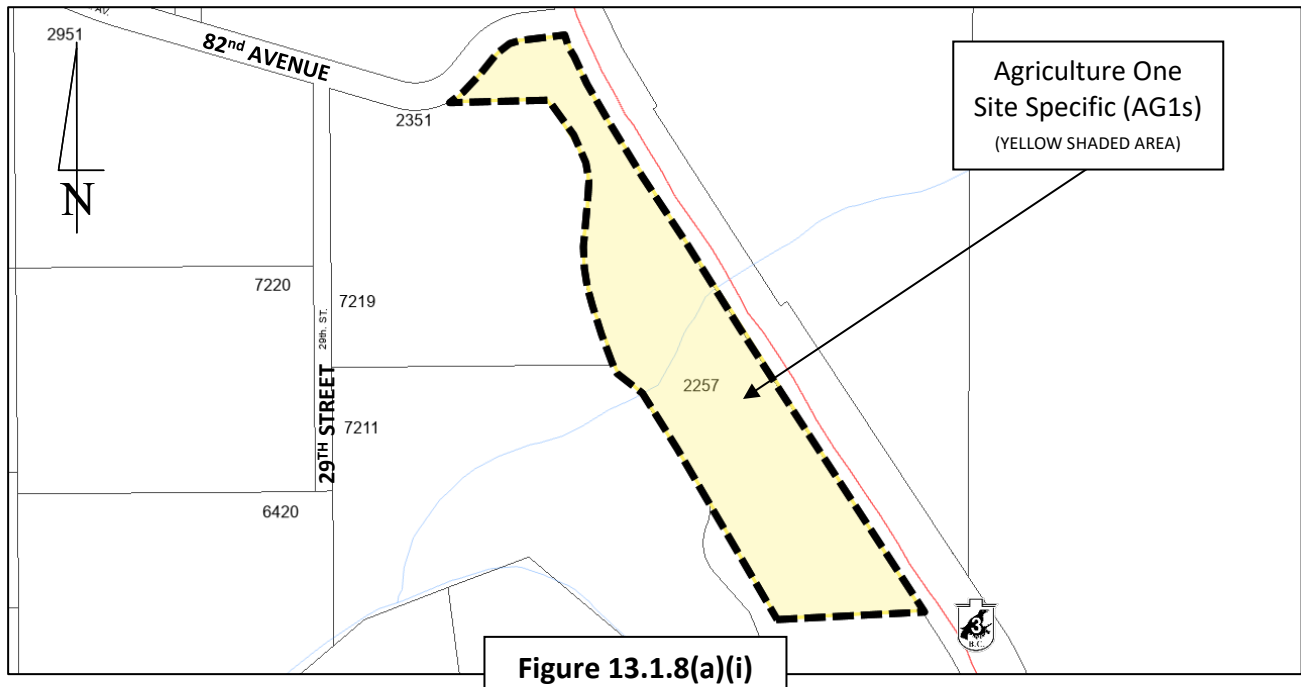
- a) No *building* or *structure* shall exceed a *height* of 10.0 metres;
- b) despite Section 13.1.6(a), on *parcels* less than 2,500 m<sup>2</sup> in area, no *accessory building* or *structure* shall exceed a *height* of 4.5 metres.

#### 13.1.7 Maximum Parcel Coverage:

- a) 35% for *parcels* less than 2,500 m<sup>2</sup> in area;
- b) 20% for *parcels* between 2,500 m<sup>2</sup> and 2.0 ha in area;
- c) for *parcels* greater than 2.0 ha in area:
  - i) 10%; and
  - ii) 75% for a *greenhouse*.

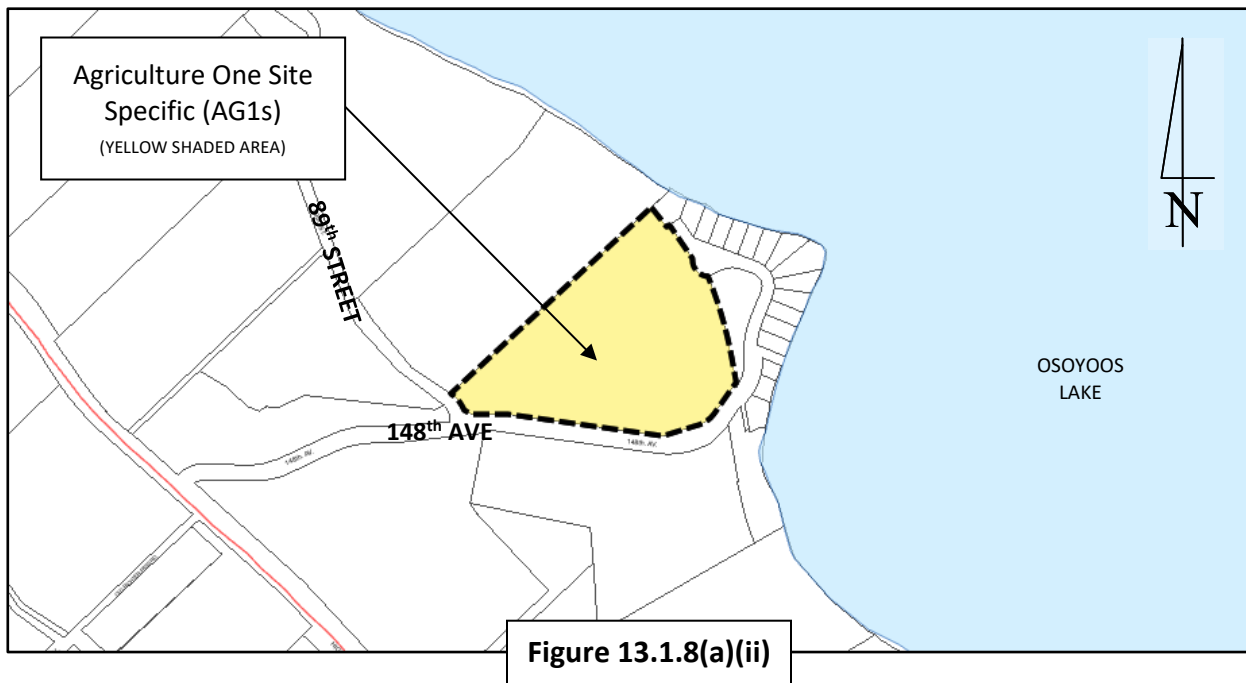
#### 13.1.8 Agriculture One Site Specific (AG1s) Regulations:

- a) **Electoral Area “A”**
  - i) in the case of land described as Lot A, Plan KAP92472, District Lot 223, SDYD (2257 82<sup>nd</sup> Avenue), and shaded yellow on Figure 13.1.8(a)(i):
    - .1 despite section 13.1.2(a), the *minimum parcel size* shall be 3.7 ha.



ii) in the case of land described as Lot 1, Plan KAP59513, District Lot 2450S, SDYD (8223 148<sup>th</sup> Avenue), and shown shaded yellow on Figure 13.1.8(a)(ii):<sup>xxii</sup>

- .1 despite Section 7.3.3, the maximum number of agri-tourism accommodation sleeping units permitted is ten (10).



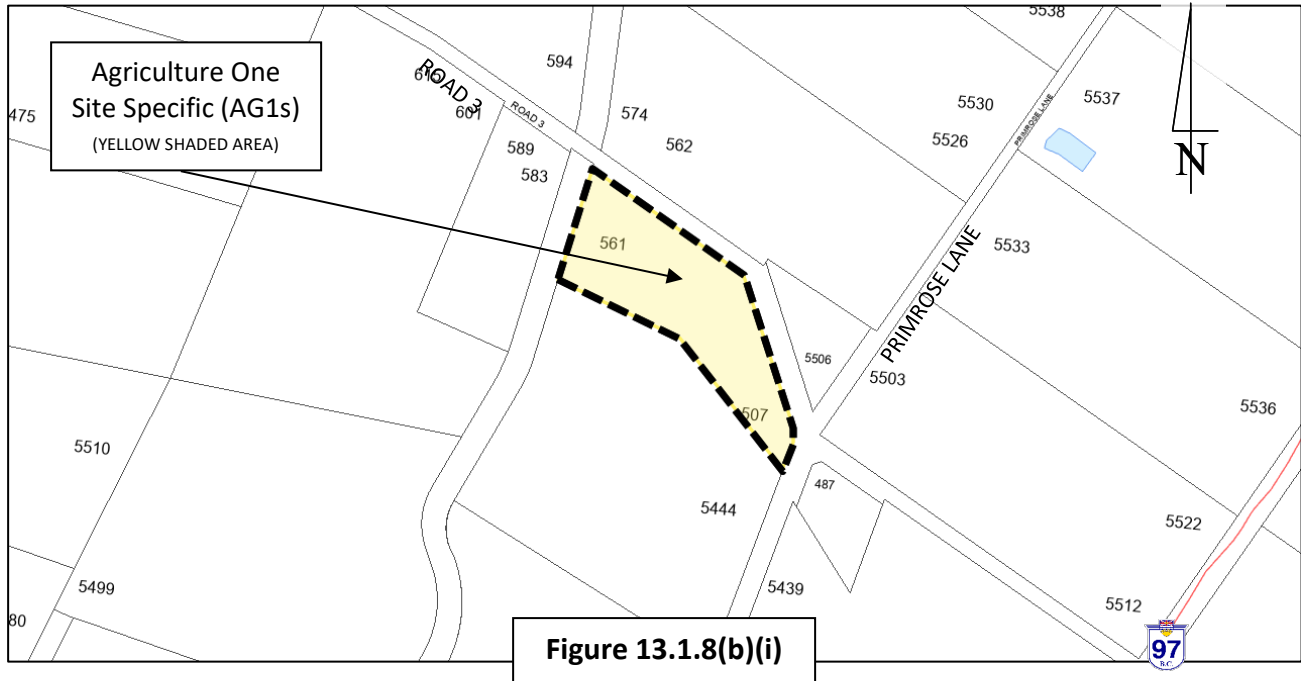
<sup>xxii</sup> Amendment Bylaw No. 2800.07, 2022 – adopted January 5, 2023.

**b) Electoral Area “C”**

- i) in the case of land described as Lot A, Plan KAP91732, District Lot 2450S, SDYD (561 Road 3), and shown shaded yellow on Figure 13.1.8(b)(i):

.1 the following accessory use shall be permitted on the land in addition to the permitted uses listed in Section 13.1.1:

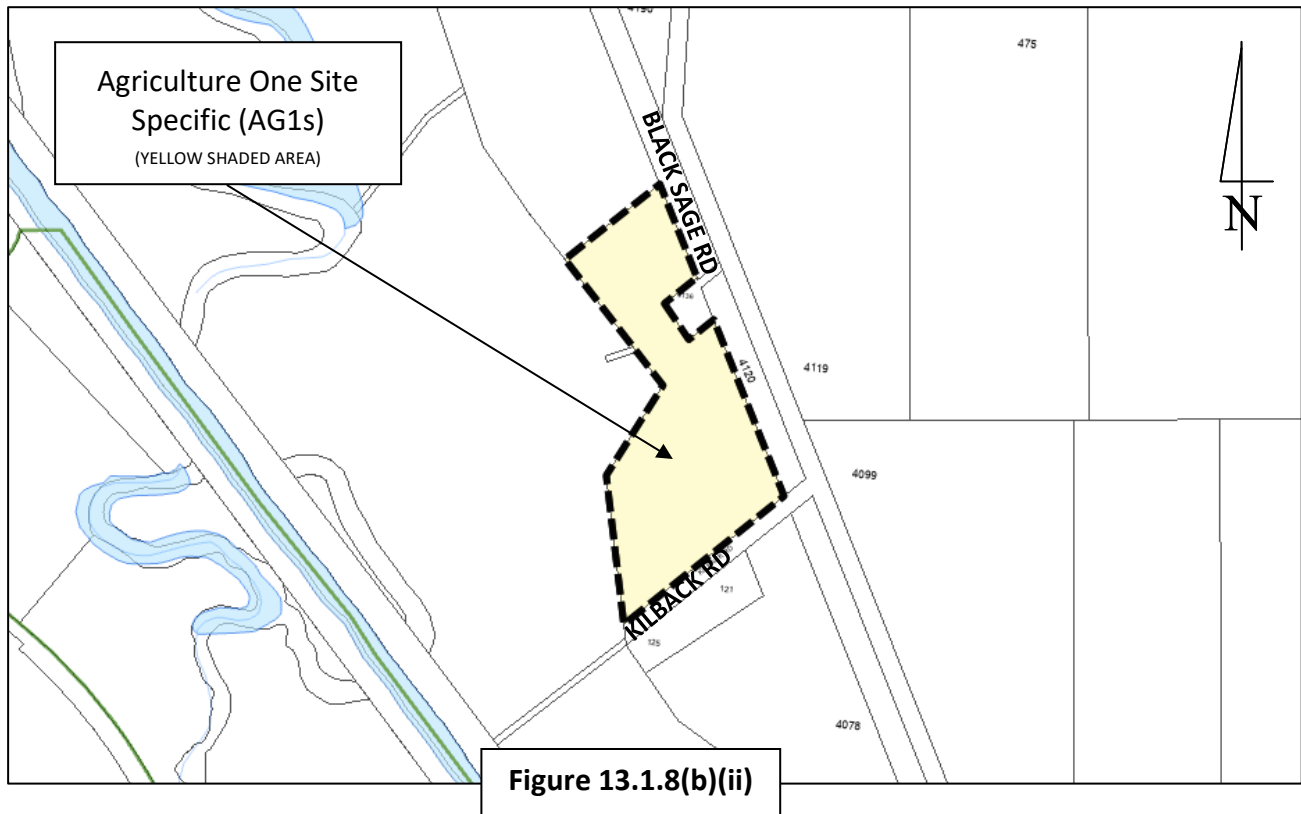
- a) *recreational vehicle park*, to a maximum of 12 recreational vehicle sites.



- ii) in the case of land described as Lot 2, District Lot 2450S, SDYD, Plan KAP30096, Except Plan 37902 (4120 Black Sage Road), and shown shaded yellow on Figure 13.1.8(b)(ii):<sup>xxiii</sup>

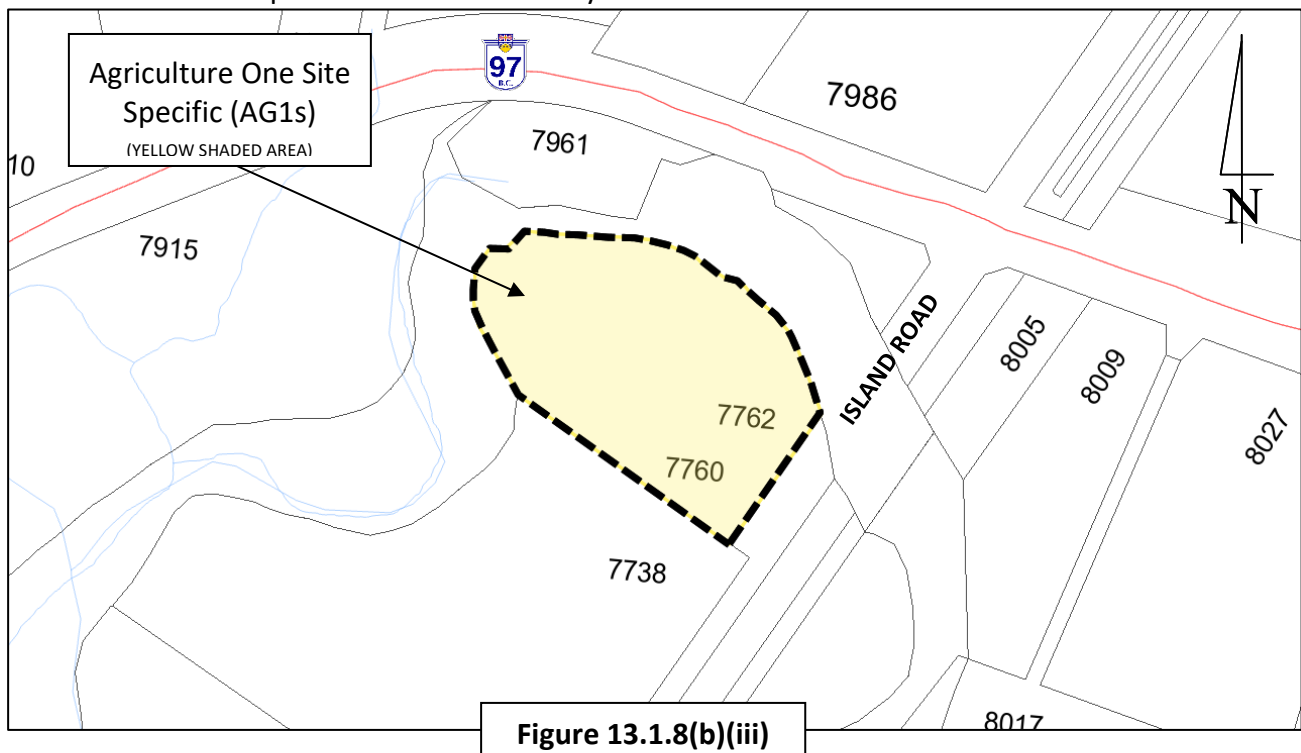
.1 despite Section 13.1.4(b), the maximum permitted floor area for an accessory dwelling is 271 m<sup>2</sup>.

<sup>xxiii</sup> Amendment Bylaw No. 2800.15, 2022 – adopted September 1, 2022.



iii) In the case of land described as Lot 1, District Lot 2450S, SDYD, Plan 12996, and shown shaded yellow on Figure 13.1.8(b)(iii):<sup>xxiv</sup>

.1 despite Section 7.2.7, an *accessory dwelling* in the form of a *mobile home* is permitted as an accessory use.



<sup>xxiv</sup> Amendment Bylaw No. 2800.21, 2023 – adopted February 2, 2023.

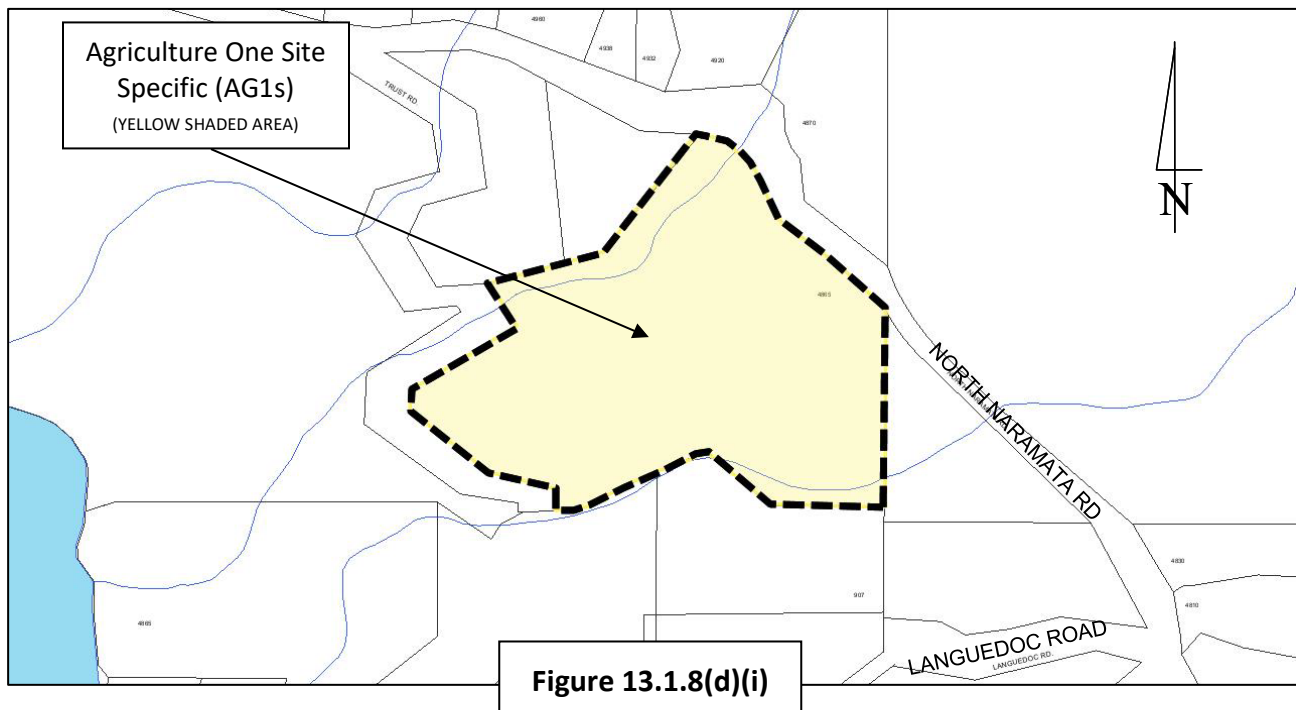
c) **Electoral Area “D”**

- i) Not applicable

d) **Electoral Area “E”**

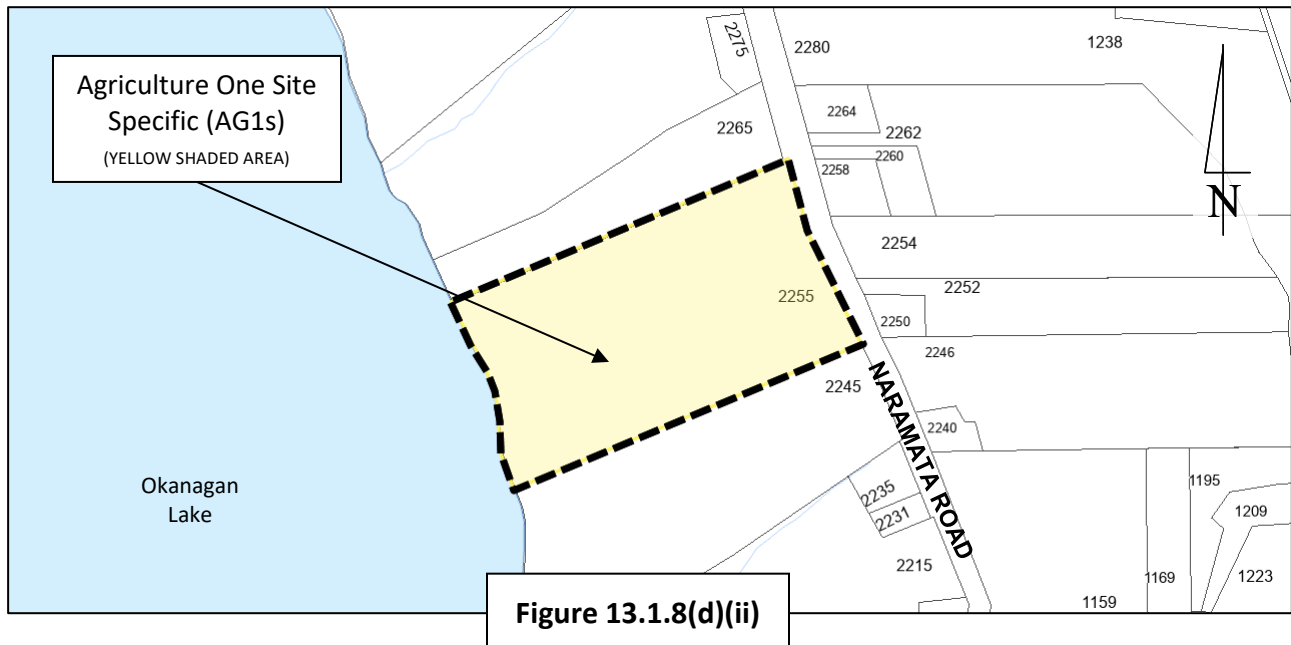
- i) in the case of land described as Plan KAP1364B, District Lot 286, SDYD, Except Plan 29967 A11020 (4865 North Naramata Road), and shown shaded yellow on Figure 13.1.8(d)(i):

- .1 despite Section 13.1.4(b) the maximum floor area of an *accessory dwelling* shall not exceed 210.0 m<sup>2</sup>.

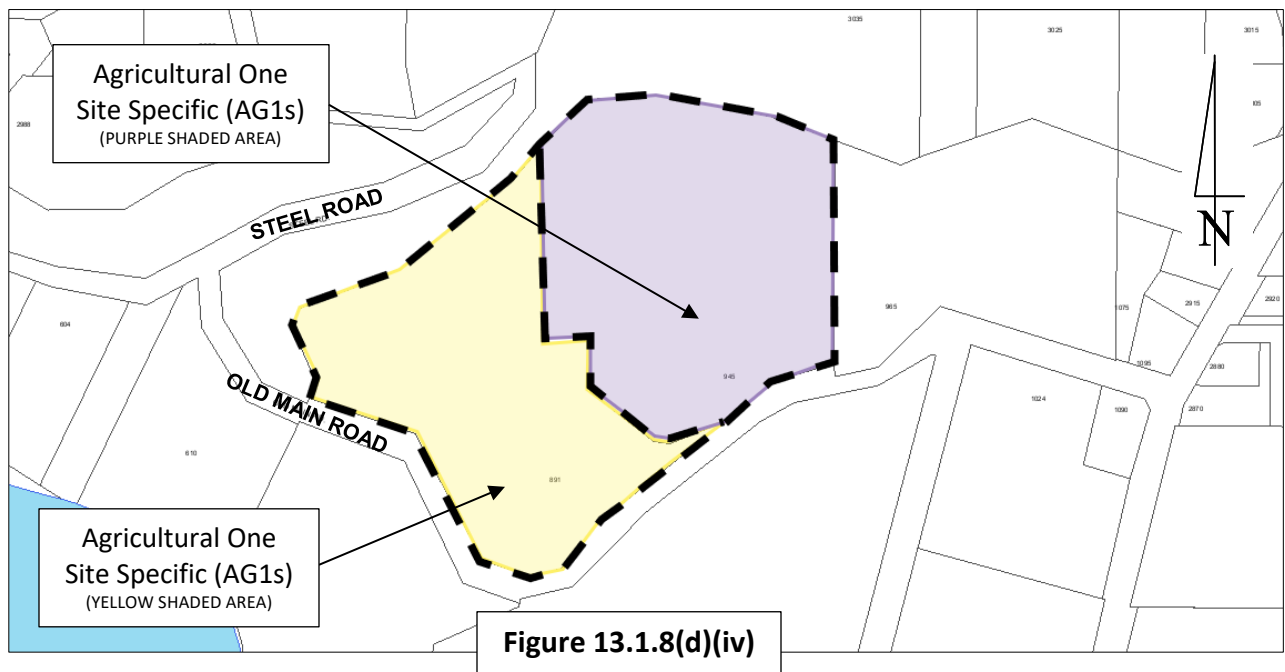


- ii) in the case of land described as Lot 21, District Lot 206, SDYD, Plan 576 Except Plan H17800 (2255 Naramata Road), and shown shaded yellow on Figure 13.1.8(d)(ii):

- .1 despite Section 13.1.4(b) the maximum floor area of an *accessory dwelling* shall not exceed 184.0 m<sup>2</sup>.

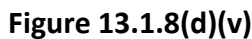


- iii) in the case of land described as Lot A, Plan KAP52428, District Lot 209, SDYD (891 Old Main Road), and shown shaded yellow on Figure 13.1.8(d)(iv):
  - .1 despite Section 13.1.1(g), Section 13.1.1(o), and Section 13.1.4(b), an *accessory dwelling, mobile home, or secondary suite* shall not be permitted on the land.
- iv) in the case of lands described as Lot B, Plan KAP52428, District Lot 209, SDYD (945 Old Main Road), and shown shaded purple on Figure 13.1.8(d)(iv):
  - .1 despite Section 10.2.1(g) and Section 13.1.4(b), one (1) *accessory dwelling* may have a floor area not greater than 140.0 m<sup>2</sup>.





- a) Despite Section 7.3.3, the maximum number of agri-tourism accommodation sleeping units permitted is six (6).



- i) in the case of land described as Lot 1, Plan EPP87092, District Lot 105S, SDYD (313 Linden Avenue), Lot B, Plan KAP67465, District Lot 104S, SDYD (315 Linden Avenue) and Lot 2, Plan EPP87092, District Lot 105S, SDYD (317 Linden Avenue) and shown shaded yellow on Figure 13.1.8(f)(i):

*Okanagan Valley Zoning Bylaw No. 2800, 2022*



## 13.2 AGRICULTURE TWO (AG2) ZONE

### 13.2.1 Permitted Uses:

#### Principal Uses:

- a) *agriculture*;
- b) *alcohol production facility*, subject to Section 7.8;
- c) *equestrian centre*;
- d) *packing, processing, and storage of farm products*;
- e) *single detached dwelling or mobile home*;

#### Accessory Uses:

- f) *accessory building or structure*, subject to Section 7.1;
- g) *accessory dwelling or mobile home*, subject to Section 7.2;
- h) *agri-tourism accommodation*, subject to Section 7.3;
- i) *bed and breakfast operation*, subject to Section 7.4;
- j) *home industry*, subject to Section 7.5;
- k) *home occupation*, subject to Section 7.6;
- l) *kennel*, subject to Section 7.7;
- m) *retail sales of farm products*, subject to Section 7.8;
- n) *secondary suite*, subject to Section 7.9; and
- o) *veterinary establishment*;

### 13.2.2 Minimum Parcel Size for Subdivision:

- a) 10.0 ha, subject to Section 8.0.

### 13.2.3 Minimum Parcel Width for Subdivision:

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

### 13.2.4 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) *principal dwelling unit*.
- b) the maximum number of *secondary suites* or *accessory dwellings* permitted per *parcel*, to a maximum of one (1) *secondary suite* permitted per *parcel*, and the total *gross floor area* of all *secondary suites* and *accessory dwellings* permitted per *parcel* shall not exceed the following:

PARCEL AREA	MAXIMUM NUMBER OF SECONDARY SUITES OR ACCESSORY DWELLINGS	MAXIMUM GROSS FLOOR AREA OF ALL SECONDARY SUITES AND ACCESSORY DWELLINGS PER PARCEL
Less than 8.0 ha	1	125.0 m <sup>2</sup>
8.0 ha to 11.9 ha	2	250.0 m <sup>2</sup>
12.0 ha to 15.9 ha	3	375.0 m <sup>2</sup>
Greater than 16.0 ha	4	500.0 m <sup>2</sup>

- c) despite Section 13.1.4(b), for *parcels* situated within the Agricultural Land Reserve (ALR), the maximum number of *secondary suites* or *accessory dwellings* permitted per *parcel* under Section 13.1.4(b) in excess of one (1) *secondary suite* or *accessory dwelling* per *parcel* are permitted only to the extent that a “non-adhering residential use” approval from the Agricultural Land Commission (ALC) has been granted for such *secondary suites* or *accessory dwellings*.
- d) despite Sections 13.2.4(b)&(c), for *parcels* situated within the “Radio Frequency Interference Area” as shown on Schedule ‘4’ to this bylaw, the maximum number of all *secondary suites*, *accessory dwellings* or *mobile homes* shall not exceed one (1).

### 13.2.5 Minimum Setbacks:

- a) *Buildings and structures on parcels 2,500 m<sup>2</sup> or greater:*
- i) *Front parcel line* 7.5 metres
  - ii) *Rear parcel line* 7.5 metres
  - iii) *Interior side parcel line* 4.5 metres
  - iv) *Exterior side parcel line* 7.5 metres
- b) *Buildings or structures on parcels less than 2,500 m<sup>2</sup>:*
- i) *Front parcel line* 7.5 metres
  - ii) *Rear parcel line* 7.5 metres
  - iii) *Interior side parcel line* 1.5 metres
  - iv) *Exterior side parcel line* 4.5 metres
- c) *Accessory building or structure on parcels less than 2,500 m<sup>2</sup>:*
- i) *Front parcel line* 7.5 metres
  - ii) *Rear parcel line* 1.0 metres
  - iii) *Interior side parcel line* 1.0 metres
  - iv) *Exterior side parcel line* 4.5 metres
- d) Despite Section 13.2.5(a), *livestock shelters, equestrian centres, generator sheds, boilers or walls with fans, greenhouses and cannabis production, indoor:*
- i) *Front parcel line* 15.0 metres

- ii) *Rear parcel line* 15.0 metres
- iii) *Interior side parcel line* 15.0 metres
- iv) *Exterior side parcel line* 15.0 metres
- e) Despite Section 13.2.5(a), incinerator or *composting operation*:
  - i) *Front parcel line* 30.0 metres
  - ii) *Rear parcel line* 30.0 metres
  - iii) *Interior side parcel line* 30.0 metres
  - iv) *Exterior side parcel line* 30.0 metres

### 13.2.6 Maximum Height:

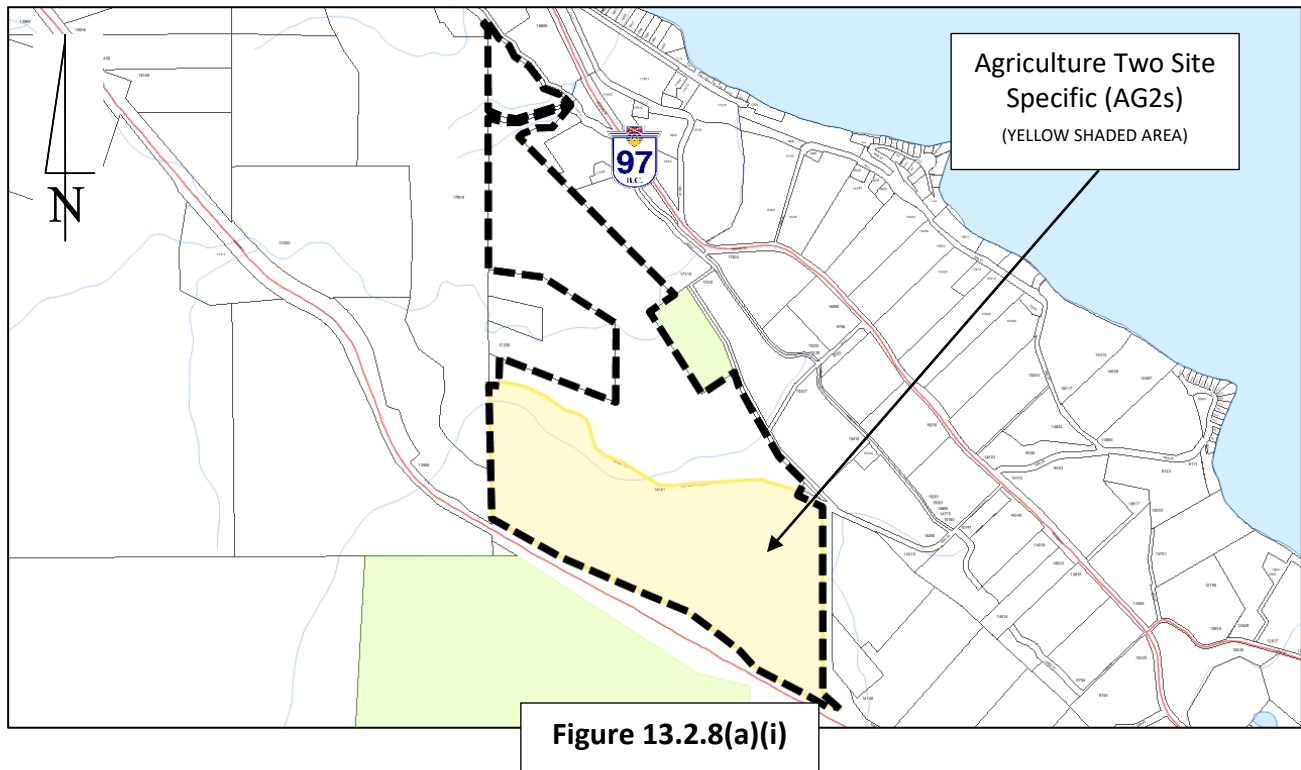
- b) No *building, accessory building or structure* shall exceed a *height* of 10.0 metres;
- c) despite sub-section 13.2.6(a), on *parcels* less than 2,500 m<sup>2</sup> in area, no *accessory building or structure* shall exceed a *height* of 4.5 metres.

### 13.2.7 Maximum Parcel Coverage:

- a) 35% for *parcels* less than 2,500 m<sup>2</sup> in area;
- b) 20% for *parcels* between 2,500 m<sup>2</sup> and 2.0 ha in area;
- c) for *parcels* greater than 2.0 ha in area:
  - i) 10%; and
  - ii) 75% for a *greenhouse*.

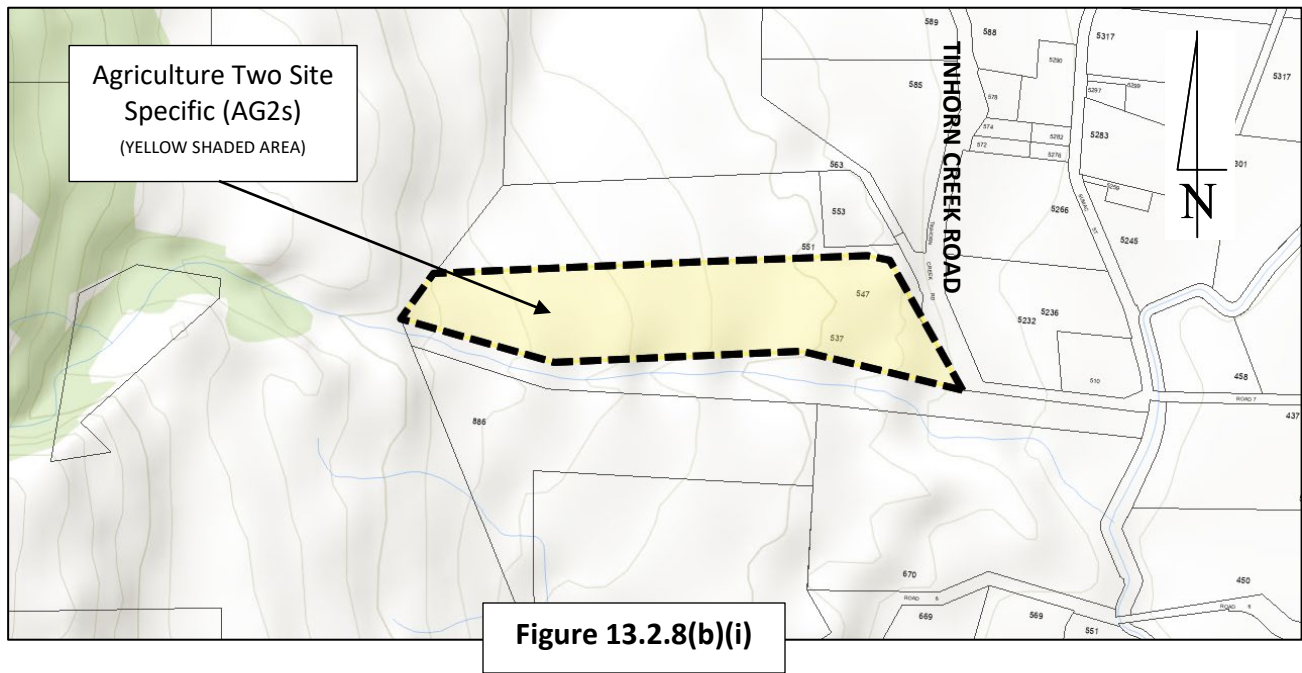
### 13.2.8 Agriculture Two Site Specific (AG2s) Regulations:

- a) **Electoral Area “A”**
  - i) in the case of an approximately 47.0 ha area of land on the *parcel* described as Block AB, District Lot 2450S, SDYD (14580 Un-named Road), and shown shaded yellow on Figure 13.2.8(a):
    - .1 the following *principal use* shall be permitted on the land in addition to the permitted uses listed in Section 13.2.1:
      - a) *interpretive centre*.



**b) Electoral Area “C”**

- i) in the case of the land legally described as Lot B, Plan KAP87895, District Lot 2450s, SDYD (537 Tinhorn Creek Road), and shown shaded yellow on Figure 13.2.8(b)(i):
  - .1 the following *accessory use* shall be permitted on the land in addition to the permitted uses listed in Section 13.2.1:
    - a) “special events”, which is defined as meaning occasional outdoor commercial entertainment that may include seating up to a maximum of 400 persons.
  - .2 despite Section 7.8, the *retail sales of farm products* shall not exceed 400.0 m<sup>2</sup>.



- ii) in the case of approximately 5.2 ha of Crown land, including the land described as Block A, Plan KAP1729, District Lot 2450S, SDYD (500 Secrest Hill Road), and a portion of surrounding Crown land, and shown shaded yellow on Figure 13.2.8(b)(ii):
- .1 the following *principal uses* shall be permitted on the land in addition to the permitted uses listed in Section 13.2.1:
    - a) *campground*.

