

TA23-0006 Schedule A – Proposed A1 Text Amendments

Changes to Zoning Bylaw No. 12375

No.	Section	Current Wording	Proposed Wording	Reason for Change
1.	Section 10.3.11 – Permitted Land Uses	Lots with carriage houses in the A1 zone must have a minimum lot area of 20,000 m ² . Mobile homes may be used as carriage houses in the A1 zone.	Lots with carriage houses in the A1 zone must have a minimum lot area of <u>10,000</u> m ² . Mobile homes may be used as carriage houses in the A1 zone.	Reduce to minimum property size from 2.0ha to 1.0ha. The ALC does not have a minimum property size requirement. The 1 ha minimum is to maintain the Okanagan Basin Water Board requirements.
2.	Section 10.3 – Permitted Land Uses (Carriage House Row & A1 Column)	S ^{-.2, .11}	S ^{.11}	The deletion of this footnote allows more than one secondary use to exist on the property (i.e. one secondary suite and one carriage house) To remove the restriction of the number of secondary dwellings and align with the provincial ALC regulations.
3.	Section 10.5.1 – A1 Agricultural and Development Regulations	For any lot 8,000 m ² or greater in lot area, a residential footprint must be registered on title for any residential development triggered by a Farm Protection Development Permit. The maximum residential footprint is 2,000 m ² . A second residential footprint up to 1,000 m ² may	For any lot 8,000 m ² or greater in lot area, a residential footprint must be registered on title for any residential development triggered by a Farm Protection Development Permit. The maximum residential footprint is 2,000 m ² . A second residential footprint up to 1,000 m ² may	To allow for larger carriage houses on properties over 40 ha in size and align the with provincial ALC regulations.

No.	Section	Current Wording	Proposed Wording	Reason for Change
		be registered for carriage houses.	be registered for carriage houses. <u>The maximum gross floor area for a carriage house on any lot 40,000 m² or larger is 186 m².</u>	
4.	Section 10.5 - A1 Agricultural and Development Regulations (Single Detached Housing Row & Max. Gross Floor Area Column)	n/a ^{.1}	500 m ² ^{.1}	The maximum size for a Single Detached House in the ALR is 500 m ² as required by ALC regulation.