

Zoning Bylaw 561, 2007 CONSOLIDATED 2025-04-15

*Section 13.2 added by Bylaw 784***13.2. RLPO – Rural Large Parcel Oyama Road****13.2.1 Purpose**

The purpose is to provide a zone for rural properties along Oyama Road to allow predetermined subdivisions of new lots.

13.2.2 Principal Uses

- a) agriculture, extensive
- b) aquaculture
- c) greenhouses and plant nurseries
- d) group homes, minor
- e) mobile homes
- f) single dwelling housing

13.2.3 Secondary Uses

- a) animal clinics, major
- b) animal clinics, minor
- c) bed and breakfast homes
- d) care centres, minor
- e) forestry
- f) home occupations
- g) kennels and stables
- h) secondary or accessory suite
- i) short term vacation rental
- j) tourist campsites
- k) utility services, minor impact
- l) Zipline Course on Lot 2 Section 31 Township 21 ODYD Plan KAP84855

Added by Bylaw 1053



Added by Bylaw 882

**13.2.4 Buildings and Structures Permitted**

- a) one single detached house (which may contain a secondary suite) or one mobile home (as a principal use)
- b) accessory buildings or structures (which may contain an accessory suite).
- c) A mobile or manufactured home as an accessory suite

13.2.5 Subdivision Regulations

- a) Subdivisions may only occur as indicated by the map 13.1., and must have a minimum size of 4.0 ha.

13.2.6 Development Regulations**a) SITE COVERAGE**

The maximum site coverage is 2500 m² for residential development, and it is 35% for agricultural buildings and structures except it may be increased to 75% for greenhouses with closed wastewater and storm water management systems.

b) HEIGHT

The maximum height is the lesser of 9.5 m or 2½ storeys, except it is 13.0 m for accessory buildings and 16.0 m for agricultural structures.

c) FRONT YARD

The minimum front yard is 6.0 m.

d) SIDE YARD

The minimum side yard is 3.0 m, except it is 4.0 m from a flanking street.

e) REAR YARD

The minimum rear yard is 10.0 m, except it is 3.0 m for accessory buildings.

f) FARM BUILDINGS

Notwithstanding subsections 13.1.6(c) to (e), buildings housing more than 4 animals, or used for the processing of animal products or for agricultural and garden stands, shall not be located any closer than 15.0 m from any lot line, except where the lot line borders a residential zone, in which case the area, building or stand shall not be located any closer than 30.0 m from the lot line.

13.2.7 Other Regulations

a) KENNELS/STABLES

Kennels and stables must be located a minimum of 50.0 m from all property lines.

b) FLOOR AREA

The maximum gross floor area of stands selling agricultural products shall be 50.0 m².

c) TOURIST CAMPSITES

Seasonal use for recreational purposes not to exceed 240 days in one year. Tourist campsites are allowed at a rate of 10 sleeping units/60 ha.

d) SECONDARY SUITE

A secondary suite, in accordance with Section 10.7, may only be located within a single detached dwelling.

e) ACCESSORY SUITE

(i) An accessory suite, in accordance with Section 10.8, may only be located within an accessory building to a single detached dwelling which is no closer than 5.0 m to the principal building.

(ii) A mobile or manufactured home may be considered an accessory suite in the RLPO zone.

(iii) One secondary suite or accessory suite is permitted per parcel.

f) ADDITIONAL REGULATIONS

In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 7 (accessory development, yards, projections into yards, lighting, agricultural setbacks, etc.), the landscaping and fencing provisions of Section 8, the parking and loading regulations of Section 9, the specific use regulations of Section 10, and the sign regulations of Section 11.

Schedule A to RLPO

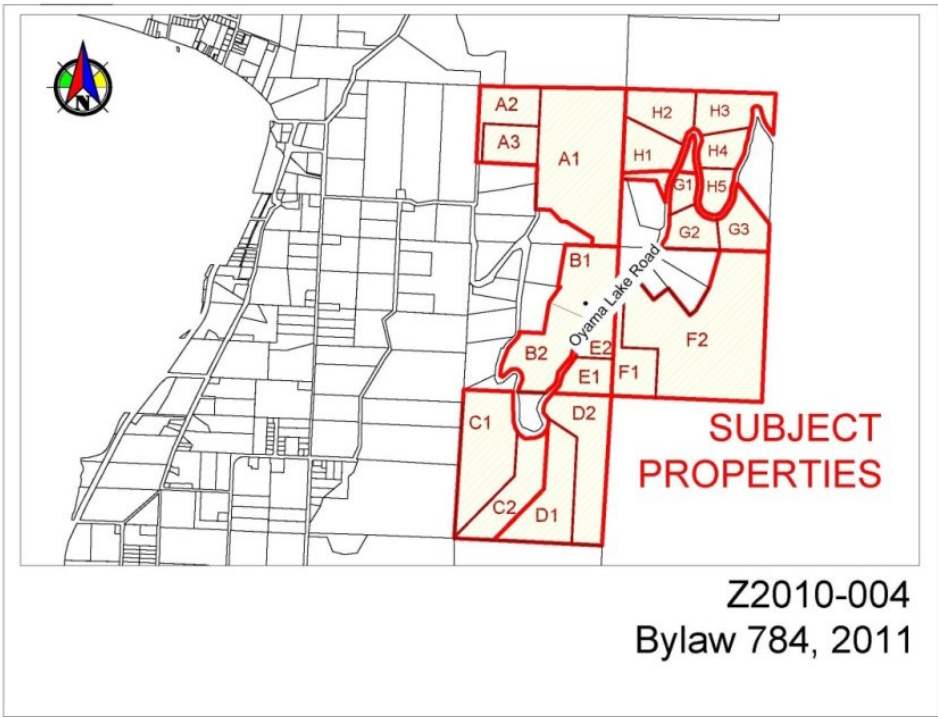
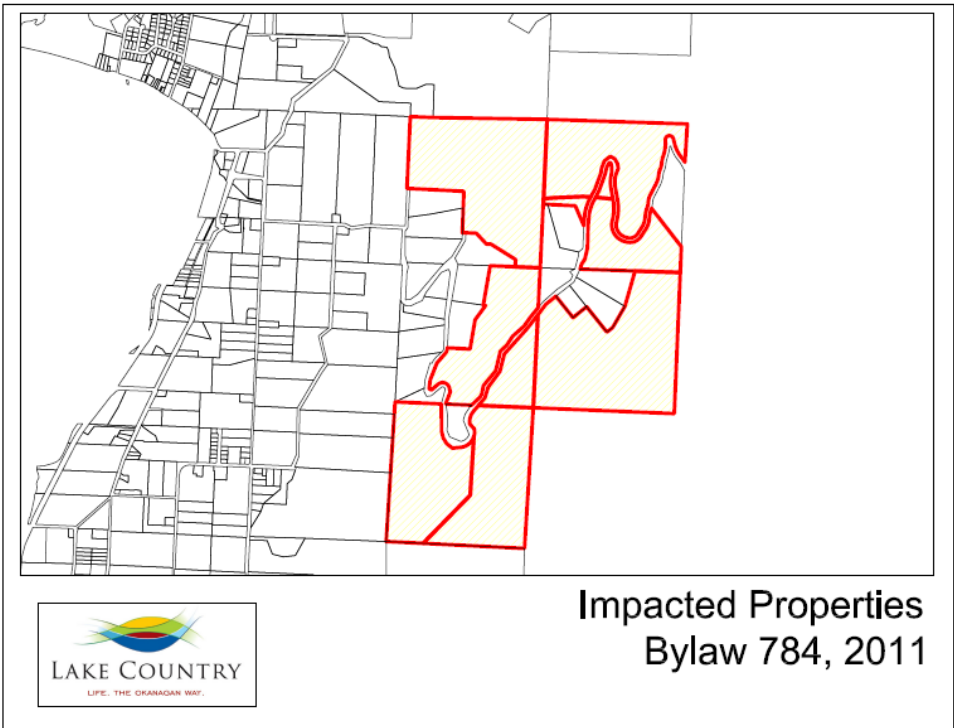


Figure 13.1 - Permitted Lot Configurations in RLPO zones

Schedule B to RLPO



Impacted Properties
Bylaw 784, 2011

