

15.5 SMALL HOLDINGS WEST BENCH (SH5) ZONE

15.5.1 Permitted Uses:

Permitted Uses:

a) *single detached dwelling;*

Accessory Uses:

b) *accessory building or structure*, subject to Section 7.1;

c) *agriculture;*

d) *bed and breakfast operation*, subject to Section 7.4; and

e) *home occupation*, subject to Section 7.7.

15.5.2 Minimum Parcel Size for Subdivision:^{xxxiv}

a) 2.0 ha, unless the proposed densification is serviced by a community sewer and stormwater management system, and subject to Section 8.0.

15.5.3 Minimum Parcel Width for Subdivision:

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

15.5.4 Maximum Number of Dwellings Permitted Per Parcel:

a) one (1) *principal dwelling unit*.

15.5.5 Minimum Setbacks:

a) *Buildings and structures:*

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* 4.5 metres

b) *Accessory building or structure:*

i) *Front parcel line* 9.0 metres

ii) *Rear parcel line* 3.0 metres

iii) *Interior side parcel line* 1.5 metres

iv) *Exterior side parcel line* 4.5 metres

c) Despite Section 15.5.5(a) and (b), *livestock shelters, generator sheds, boilers or walls with fans, greenhouses and cannabis production, indoor:*

^{xxxiv} Amendment Bylaw No. 2461.21, 2022 – adopted May 19, 2022.

- 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
- d) Despite Section 15.5.5(a) and (b), 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

15.5.6 Maximum Height:

- a) No *building or structure* shall exceed a *height* of 10.0 metres;
- b) No *accessory building or structure* shall exceed a *height* of 4.5 metres.

15.5.7 Maximum Parcel Coverage:

- a) 30%

15.5.8 Minimum Building Width:

- a) *Principal Dwelling Unit*: 5.0 metres, as originally designed and constructed.

15.5.9 Small Holdings West Bench Site Specific (SH5s) Regulations:

- a) in the case of land shown described as Lot 146, Plan KAP8166, District Lot 5076, ODYD, Except Plan 21461 KAP64111, except part north of Lot 1 & E of road all on Plan 21461 (1400 Spartan Drive) and shown shaded yellow on Figure 15.5.9(a), the following provisions shall apply:
 - i) the following *principal use* shall be permitted on the land in addition to the permitted uses listed in Section 15.5.1:
 - .1 *alcohol production facility*;
 - ii) the maximum floor area of a *alcohol production facility* shall not exceed 55.0 m².