

Comparison of the Agriculture (AG) vs. Agriculture (AG) zones

Zoning Bylaw No. 1085, 1998 – AG Zone	Draft Zoning Bylaw No. 1395 – AG Zone
<p>Permitted Uses:</p> <ul style="list-style-type: none"> • agricultural use; • single family dwelling; • temporary accommodation for seasonal farm employees; • home occupation; • accessory buildings; • public utility; • roadside stand. 	<p>Permitted Uses (Principal):</p> <ul style="list-style-type: none"> • agriculture; • alcohol production facility; • equestrian centre; • packing, processing, and storage of farm products; • single detached dwelling or mobile home; <p>Permitted Uses (Accessory):</p> <ul style="list-style-type: none"> • accessory building or structure; • accessory dwelling; • bed and breakfast operation; • home occupation; • retail sales of farm products; • secondary suite; and • veterinary establishment.
<p>Maximum Parcel Size: [Not specified]</p>	<p>Maximum Parcel Size: 4.0 ha</p>
<p>Minimum Lot Width: [Not specified]</p>	<p>Minimum Lot Width: Not less than 25% of the parcel depth</p>
<p>Maximum Density: 1 dwelling unit plus 1 additional dwelling unit for each 2 hectares of a lot area in excess of 1 hectare.</p>	<p>Maximum Density:</p> <ul style="list-style-type: none"> • one (1) principal dwelling unit; and • one (1) secondary suite or accessory dwelling.
<p>Maximum Setbacks (principal):</p> <p>Front: 9.0 metres Rear: 9.0 metres Interior: 3.0 metres Exterior: 9.0 metres</p>	<p>Maximum Setbacks (principal by parcel size):</p> <p>Front: 7.5 metres Rear: 7.5 metres Interior: 3.0 m (>2,500 m²) / 1.5 m (<2,500 m²) Exterior: 7.5 m (>2,500 m²) / 4.5 m (<2,500 m²)</p>
<p>Maximum Setbacks (accessory – see s. 4.4):</p> <p>Front: not permitted in front yard Rear: 1.2 metres Interior: 1.2 metres Exterior: 3.0 metres</p>	<p>Maximum Setbacks (accessory):</p> <p>Front: 7.5 metres Rear: 7.5 m (>2,500 m²) / 1.0 m (<2,500 m²) Interior: 3.0 m (>2,500 m²) / 1.0 m (<2,500 m²) Exterior: 7.5 m (>2,500 m²) / 4.5 m (<2,500 m²)</p>
<p>Maximum Building Height: 9.0 metres</p>	<p>Maximum Building Height: 10.0 metres (principal) 4.5 metres (accessory on parcels <2,500 m²)</p>
<p>Maximum Parcel Coverage: [Not specified]</p>	<p>Maximum Parcel Coverage:</p> <p>a) 35% for <i>parcels</i> less than 2,500 m² in area; b) 20% for <i>parcels</i> between 2,500 m² and 2.0 ha in area;</p>

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	c) for <i>parcels</i> greater than 2.0 ha in area: <ul style="list-style-type: none"> i) 10%; and ii) 75% for a <i>greenhouse</i>.
<p>Conditions of Use: In an AG zone, an accessory building used to shelter domestic animals or poultry shall have a minimum setback of 25 metres from the front lot line, 10 metres from the side lot line and rear lot line, and 12 metres from any dwelling unit.</p>	<p>Conditions of Use: [Not applicable]</p>

Notes:

The information provided in this table is a summary of current and proposed zoning regulations. Please refer to the current Zoning Bylaw No. 1085 as well as the most recent version of Draft Zoning Bylaw No. 1395 for actual and proposed regulations.

To see which parcels the Ag Zone is to be applied under Zoning Bylaw No. 1395, please refer to the most recent copy of Schedule '2' (Zoning Map) of the bylaw on the Zoning Bylaw Update webpage: <https://www.osoyoos.ca/council/zoning-bylaw-update>

Not all parcels currently zoned AG under Zoning Bylaw No. 1085, 1998, *may* be proposed for transition to the new AG Zone.

