

ATTACHMENT C

ZONE COMPARISON (AR1 AND PROPOSED SITE-SPECIFIC I4)

A comparison between the existing AR1 zone and the proposed site-specific I4 zone is shown in the table below:

^ denotes Site-specific uses and regulations

** denotes uses prohibited in limited industrial uses area

	Existing AR1 Zone	Proposed I4 Zone
Permitted Principal Uses	<ul style="list-style-type: none"> • Agriculture • Animal Shelter • Animal Training • Boarding Kennels • Campgrounds • Golf Course • Horse Stable • Mobile Home • Pet Daycare • Single Residential Dwelling 	<ul style="list-style-type: none"> • Agriculture[^] • Automobile Salvage & Wrecking Yard^{**} • Boat Construction & Repair • Cannabis Production & Processing • Chemical Plant^{**} • Composting Facility^{**} • Concrete Asphalt Plant^{**} • Crematorium • Food & Beverage Processing • Industry • Light Industry • Livestock Processing^{**} • Log Sorting & Storage • Petroleum Processing^{**} • Railway & Railway Station • Railway Yard • Recycling Depot • Recycling Plant^{**} • Seafood Processing^{**} • Storage Yard • Storage of Flammable & Combustible Materials^{**} • Topsoil Processing • Truck Terminal • Tow Truck Dispatch & Storage Yard^{**} • Veterinary Clinic • Warehouse • Waste Transfer^{**} • Wholesale • Wood & Paper Processing^{**}
Permitted Accessory Uses	<ul style="list-style-type: none"> • Boarding & Lodging • Convenience Store • Daycare • Home Based Business • Office • Restaurant • Secondary Suite • Short-Term Rental 	<ul style="list-style-type: none"> • Daycare • Dwelling Unit • Office • Temporary Farm Worker Housing[^]
Density	<p>One single dwelling or mobile home.</p> <p>One additional dwelling unit may be permitted where the lot area is greater than 0.4 hectares.</p> <p>No more than 30 camping spaces per hectare of land.</p>	<p>N/A – see “Lot Coverage”</p> <p>Accessory Temporary Farm Worker Housing where an Agriculture use exists on the same lot: 1 temporary farm worker per 500m² of Gross Floor Area of Farm Buildings used for a Farm Operation, to a maximum of 320 temporary farm workers[^]</p>
Lot Size & Dimensions	<p>Min. Lot Size: 2 ha</p> <p>Min. Lot Frontage: 15m</p> <p>Min. Lot Depth: 45m</p>	<p>Min. Lot Size: 2 ha[^]</p> <p>Min. Lot Frontage: 15m</p> <p>Min. Lot Depth: 45m</p>
Setbacks	<p>Front Yard: 7.5m</p> <p>Side Yard: 3m</p> <p>Flanking Side Yard: 4.5m</p> <p>Rear Yard: 7.5m</p> <p>Campgrounds: all 7.5m</p> <p>Watercourse: 15m</p>	<p>Front Yard: 7.5m</p> <p>Side Yard #1: 6m</p> <p>Side Yard #2: 3m</p> <p>Flanking Side Yard: 4.5m</p> <p>Rear Yard: 6m</p> <p>Abutting a residential or corridor zoned property: 7.5m</p> <p>Watercourse: 15m</p>
Lot Coverage	Maximum 20% (excluding farm buildings)	50% (One Schedule D Category: +15%) Maximum Lot Coverage of 75% for Farm Buildings [^]
Principal Building Height	9m (not including farm buildings)	18m