

APPENDIX C: TA18-00xx DRAFT PACKAGE 2

Amendments to Zoning Bylaw No. 8000 (*Housekeeping and Agriculture Plan Investigate*)

(Note: several of the proposed amendments assume TA18-00xx Draft Package 1 is approved)

| No. | Section | Existing | Proposed | Explanation |
|-----|---|---|--|--|
| | Replace in Section 1.8.3 | Where a lot is created with Agricultural Land Commission approval for severance of a home-site or a lot to be used in lieu, then the regulations of the RR2 zone will apply. | Where a lot is created with Agricultural Land Commission approval for severance of a home-site or a lot to be used in lieu, then the regulations of the RR3 zone will apply. | <p>This proposed policy amendment assumes that the Agriculture Plan Recommendation 1.2a “Adopt Residential Footprint policies of 2,000 m²” was approved in TA18-00xx is approved, and changes proposed build on that amendment.</p> <p>As part of Agriculture Plan Recommendation 1.2a “Adopt Residential Footprint Policies of 2,000m² (0.2ha) within the ALR/A1 zone” properties less than 0.4 ha are proposed to use maximum site coverage of 30%, by updating section 1.8.3 to use RR3 regulations for home site severance properties would then site coverages would be consistent to other A1 properties less than 0.4ha</p> |
| | Replace in Section 2.3.3 Interpretation | AGRICULTURE means development or use for the primary production of farm products such as dairy products, poultry products, cattle, hogs, sheep or other animals, wheat or other grains, and vegetables, orchards or other field crops. This use is limited to one dwelling , and the processing and marketing of the products of the farm and those off-farm products permitted by the Agricultural Land Commission . | AGRICULTURE means development or use for the primary production of farm products such as dairy products, poultry products, apiculture, cattle, hogs, sheep or other animals, wheat or other grains, and vegetables, fruits, or other field crops. | <p>Housekeeping – revising definition for clarification as:</p> <ul style="list-style-type: none"> • Dwelling use is listed as a principal use • Under 11.1.4 Building and Structures Permitted, clarifies the number of dwellings allowed. • Processing and retail sales marketing are proposed as permitted secondary uses specified in the A1 Zone |

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| No. | Section | Existing | Proposed | Explanation |
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| | Remove in Section 2.3.3 Interpretation | AGRICULTURAL AND GARDEN STANDS means those accessory buildings and structures for retailing agricultural products on a farm. | | Housekeeping / Agriculture Plan Recommendation 1.3a "Review and amend the A1 zone to ensure compliance with Provincial standards and objectives of the Agriculture Plan update." Agricultural and Garden Stands is not a term used in ALR/ALC regulation. Propose to update term to Farm Retail Sales Stands Sales Stands to match the term used in the ALR Regulation. |
| | Replace in Section 2.3.3 Interpretation | AGRICULTURAL STRUCTURES are those buildings or structures used for agriculture or intensive impact agriculture . | AGRICULTURAL STRUCTURES are those buildings or structures used for agriculture or intensive impact agriculture , but does not include buildings or structures for wineries and cideries, breweries and distilleries, meaderies, home based business (rural), kennels or farm retail sales stands . | Housekeeping: Providing clarification to what is included as an "agricultural structure" but excludes other specific definitions. |
| | Add to section 2.3.3 Interpretation | | FARM RETAIL SALES STANDS, means those accessory buildings and structures for retailing agricultural products on a farm as permitted by the ALR Regulation, as it may change from time to time. | Housekeeping / Agriculture Plan Recommendation 1.3a "Review and amend the A1 zone to ensure compliance with Provincial standards and objectives of the Agriculture Plan update." Agricultural and Garden Stands is not a term used in ALR/ALC regulation. Propose to update term to Farm Retail Sales Stands Sales Stands to match the term used in the ALR Regulation. |

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| | Replace all instances in the Zoning Bylaw | Agricultural and Garden Stands | Farm Retail Sales Stands | Housekeeping / Agriculture Plan Recommendation 1.3a "Review and amend the A1 zone to ensure compliance with Provincial standards and objectives of the Agriculture Plan update." Agricultural and Garden Stands is not a term used in ALR/ALC regulation. Propose to update term to Farm Retail Sales Stands Sales Stands to match the term used in the ALR Regulation. |
| | Replace in Section 2.3.3 Interpretation | GREENHOUSES AND PLANT NURSERIES means development used primarily for the cultivation, storage and sale of produce, bedding, household and ornamental plants, trees, bushes, sod and related materials and may include the accessory sale of landscaping and gardening products and materials such as tools, soil, and fertilizers, provided that this accessory use is limited to 400 m ² on the lot . This use does not include landscaping, excavating or soil processing businesses or operations. | GREENHOUSES AND PLANT NURSERIES means development used primarily for the cultivation, storage and sale of produce, bedding, household and ornamental plants, trees, bushes, sod and related materials and may include the accessory sale of landscaping and gardening products and materials such as tools, soil, and fertilizers. This use does not include landscaping, excavating or soil processing businesses or operations. | Housekeeping / Agriculture Plan Recommendation 1.3a "Review and amend the A1 zone to ensure compliance with Provincial standards and objectives of the Agriculture Plan update." Removed the "provided that this accessory use is limited to 400 m2 on the lot" from the definition and updated the number to conform with the ALR regulation of 150 m2 and proposed to include as part of 11.1.7 other regulations. |
| | Addition in Section 2.3.3 Interpretation | | IMMEDIATE FAMILY means, with respect to an owner, the owner's (a) parents, grandparents and great grandparents, | Housekeeping: Addition of definition for clarification and consistency with requirements of |

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| | | | (b) spouse, parents of spouse and stepparents of spouse, (c) brothers and sisters, and (d) children or stepchildren, grandchildren and great grandchildren. | the ALC Regulation with respect to family use for mobile homes on ALR properties. |
| | Addition to Section 2.3.3 Interpretation | | MEADERIES means a meadery, as applicable, that is licensed under the <i>Liquor Control and Licensing Act</i> to produce mead. | Housekeeping / Agriculture Plan Recommendation 1.3a "Review and amend the A1 zone to ensure compliance with Provincial standards and objectives of the Agriculture Plan update." To create a definition to meaderies and add as permitted farm use in the ALR per Order in Council 771/2015 Amendments to BC Regulation 171/2002 (June 15, 2015) |
| | Remove from Section 2.3.3 Interpretation | KENNELS AND STABLES means premises used for the breeding, buying, selling or overnight boarding of animals including individual dogs, cats, horses or other domesticated animals excluding livestock other than horses. | | Housekeeping / Agriculture Plan Recommendation 1.3a "Review and amend the A1 zone to ensure compliance with Provincial standards and objectives of the Agriculture Plan update." Separating kennels and stables as two separate definitions as stables are a permitted farm use in the ALR Regulation, but kennels are a permitted non-farm use. |
| | Addition to Section 2.3.3 Interpretation | | KENNELS means building used for the breeding, buying, selling or overnight boarding of animals | Housekeeping / Agriculture Plan Recommendation 1.3a "Review and amend the A1 zone to ensure |

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| | | | including individual dogs, cats, or other domesticated animals excluding livestock and horses. | <p>compliance with Provincial standards and objectives of the Agriculture Plan update.”</p> <p>Separating kennels and stables as two separate definitions as stables are a permitted farm use in the ALR Regulation, but kennels are a permitted non-farm use.</p> |
| | Addition in Section 2.3.3. Interpretation | | STABLES means building with a maximum of 40 permanent stalls used for horse riding, training and boarding. | <p>Housekeeping / Agriculture Plan Recommendation 1.3a “Review and amend the A1 zone to ensure compliance with Provincial standards and objectives of the Agriculture Plan update.”</p> <p>Separating kennels and stables as two separate definitions as stables are a permitted farm use in the ALR Regulation, but kennels are a permitted non-farm use.</p> |
| | Replace 7.6.(b) | Level 2: a minimum 3.0m landscape buffer is required to separate uses from adjacent properties and will consist of a vegetative buffer where no continuous opaque barrier is required. | Level 2: a minimum 3.0m landscape buffer is required to separate uses from adjacent properties and will consist of a vegetative buffer where no continuous opaque barrier is required. For properties zoned agriculture only, the Level 2 buffer is required for those portions of the lot used for residential and non-farm uses , between those | <p>Agriculture Plan recommendation 1.3f “Update the Zoning Bylaw to reflect the vegetative buffer specifications as outlined in Edge Planning White Paper”.</p> <p>To require a 3m vegetated buffer between residential and other non-farm uses and adjacent properties zoned for agriculture.</p> |

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| | | | uses and adjacent properties zoned for agriculture. | |
| | Replace 7.6.1(e) | Level 5: a landscape buffer is required for all land abutting ALR land where non-farm uses exist. The minimum buffer shall be 3.0m wide and include an opaque barrier immediately adjacent to the boundary(s) abutting the ALR on the urban side of the property. This standard may be replaced or modified as a result of conditions of a decision by the Agricultural Land Commission . The buffer area shall be in addition to the required setback for Rural and Urban Residential zones. | Level 5: A landscape buffer is required for all land abutting ALR , as outlined in Table 7.2. This standard may be replaced or modified as a result of conditions of a decision by the Agricultural Land Commission . The landscape buffer area shall be in addition to the required setback specified for the zone. | Agriculture Plan recommendation 1.3f "Update the Zoning Bylaw to reflect the vegetative buffer specifications as outlined in Edge Planning White Paper". A new table (7.2) is proposed below for Section 7 and outlines the specific requirements for buffers adjacent to agricultural land. |
| | Replace Table 7.1 Row 1 | All properties abutting Agricultural Land Commission | All lots abutting the Agricultural Land Reserve excluding those zoned for agriculture. | Agriculture Plan recommendation 1.3f "Update the Zoning Bylaw to reflect the vegetative buffer specifications as outlined in Edge Planning White Paper". A new table (7.2) is proposed below for Section 7 and outlines the specific requirements for buffers abutting agricultural land. |
| | Replace Table 7.1 Row 3 | A1, A1s | A1 | Housekeeping: A1s is no longer used in the Zoning Bylaw. |
| | Replace Table 7.1 Row 3 | Front: 1/ Rear Yard: 1/ Side Yard: 1 | Front: 2/ Rear Yard: 2/ Side Yard: 2 | Agriculture Plan recommendation 1.3f "Update the Zoning Bylaw to reflect the vegetative buffer specifications as |

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| | | | | <p>outlined in Edge Planning White Paper".</p> <p>To accommodate a 3m landscape buffer around residential and non-farm uses as a minimum in the A1 zone.</p> |
| | Insert Table 7.2 | | <p>Table 7.2 Minimum buffers for non-ALR lots abutting the ALR^a</p> | <p>Agriculture Plan recommendation 1.3f "Update the Zoning Bylaw to reflect the vegetative buffer specifications as outlined in Edge Planning White Paper".</p> <p>The recommended buffers in the table have been updated from the Agriculture Plan to more accurately align with the Ministry of Agriculture Guide for Bylaw Development in Farming Areas.</p> |

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Table 7.2

Minimum buffers for non-ALR lots abutting the ALR^a

| | AREA A Minimum setback (on and off-site from adjacent agricultural parcel to on-site structures) ^a | AREA B Minimum on-site landscape buffer | AREA C Minimum on-site setback from landscape buffer |
|--|--|--|---|
| Existing Urban Residential Lot < 0.4ha | N/A | 3m | As per zone |
| New Residential Subdivision | 20m | 15m ^b | As per zone |
| Multi-Unit Residential | 20m | 15m ^b | As per zone |
| Commercial | 15m | 8m ^b | As per zone |
| Institutional | 90m | 15m ^b | As per zone |
| Industrial | 15m | 8m ^b | As per zone |

a) Refer to Diagram 7.6 Buffer Plan and Diagram 7.7 Buffer Section

b) Exception to Level 1 Residential Urban-side Buffer requirements:

Residential parcels that are separated from the agricultural area by a road allowance can reduce the size of the Level 1 buffer, provided new driveway accesses from these parcels onto the subject road allowance are avoided. The siting of the structure should still be as noted but the vegetative buffer can be reduced to 7.5 metre width and located as near and parallel to the agricultural area boundary as possible.

Notes:

- All minimums must be achieved.
- The Area B Minimum On-Site Landscape Buffer is required in addition to the required setback of the zone.
- Fencing along Agriculture Buffer to be minimum 1.8 m height and maximum 2.4 m (where permitted).
- Required plantings within Area B are in addition to those required trees for parking lot spaces or other required landscaping according to the zone.
- Existing vegetation that meets the specifications of required Area B Minimum On-site Landscape Buffer may be accepted as required buffer if 50% canopy permeability / closure is attained.

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| | Replace Diagram 7.6 | Minimum Landscape Buffer Treatment – ALR – Level 5 Diagram 7.6 | Replace with Diagram 7.6 and Diagram 7.7 | <p>Agriculture Plan recommendation 1.3f "Update the Zoning Bylaw to reflect the vegetative buffer specifications as outlined in Edge Planning White Paper".</p> <p>A new table (7.2) is proposed for Section 7 and outlines the specific requirements for buffers adjacent to agricultural land as well as new diagrams are proposed to complement the table.</p> |
| | Section 11.1.2 Principal Uses Add stable as a principal use | | 11.1.2 Principal Uses (f) stables | <p>Housekeeping / Agriculture Plan Recommendation 1.3a "Review and amend the A1 zone to ensure compliance with Provincial standards and objectives of the Agriculture Plan update."</p> <p>Added Stables as a principal use as they are permitted farm use in the ALR Regulation.</p> |
| | Section 11.1.2 Principal Uses – Remove animal clinics, major and renumber the section | (b) animal clinics, major where in existence prior to July 1st, 1998 | | <p>Housekeeping / Agriculture Plan Recommendation 1.3a "Review and amend the A1 zone to ensure compliance with Provincial standards and objectives of the Agriculture Plan update."</p> <p>Remove animal clinics, as they are not a permitted use in the ALR. They have been specified as a secondary use in non-ALR/A1 properties, below.</p> |

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| | Replace in Section 11.1.3 Agricultural Zones – Secondary Uses | <p>The secondary uses in this zone are:</p> <p>(a) agricultural dwelling(s) additional</p> <p>(b) agri-tourism</p> <p>(c) agri-tourist accommodation use prohibited except for operations approved and in conformance prior to August 8, 2016.</p> <p>(d) animal clinics, major</p> <p>(e) animal clinics, minor</p> <p>(f) bed and breakfast homes</p> <p>(g) child care centre, minor</p> <p>(h) carriage house (A1c only)</p> <p>(i) food primary establishment – *Only applies to Lot A, Section 24, Township 26, ODYD, Plan EPP7145 located at 700 Hwy 33 E also known as the “Hillcrest Farm Market Cafe”. This existing cafe is subject to the Agricultural Land Commission (ALC) Resolution #101/2014 for application #53542 (City of Kelowna File A13-0007) and which conditionally approved this non farm use on the subject property subject to the following condition:</p> <p>i) The Cafe facility is limited to current size being 25.3m² (272ft²) indoor and 34.6m² (372ft²) outdoor and that there be submission of notification or an application to the ALC should there be plans in the future for any significant</p> | <p>The secondary uses in this zone for lots within the Agriculture Land Reserve are:</p> <p>(a) agri-tourism</p> <p>(b) agri-tourist accommodation use prohibited except for operations approved and in conformance prior to August 8, 2016.</p> <p>(c) bed and breakfast homes</p> <p>(d) breweries and distilleries, major</p> <p>(e) breweries and distilleries, minor</p> <p>(f) child care centre, minor</p> <p>(g) food primary establishment - *Only applies to Lot A, Section 24, Township 26, ODYD, Plan EPP7145 located at 700 Hwy 33 E also known as the “Hillcrest Farm Market Cafe”.</p> <p>(h) farm retail sales stands</p> <p>(i) forestry</p> <p>(j) group homes, minor</p> <p>(k) home based businesses, major</p> <p>(l) home based businesses, minor</p> <p>(o) home based businesses, rural</p> <p>(m) kennels</p> <p>(n) meadery</p> <p>(o) mobile home for immediate family</p> | <p>This proposed policy amendment assumes that the Agriculture Plan Recommendation 1.3d “remove carriage house as a permitted use in the A1 zone” was approved in TA18-00xx is approved, and changes proposed build on that amendment.</p> <p>Housekeeping / Agriculture Plan Recommendation 1.3a “Review and amend the A1 zone to ensure compliance with Provincial standards and objectives of the Agriculture Plan update.”</p> <p>Propose to separate out secondary uses for ALR properties to align with ALR regulations. If an ALR use is on a non-ALR property, the City doesn't have the regulation to back up the requirements for ALR properties (e.g. ALC has conditions for approval such as minimum growing on site for breweries and distilleries, farm retail sales stands, forestry, meadery, on-farm processing, and wineries and cideries)</p> <p>For A1 within the ALR:</p> <ul style="list-style-type: none"> Agricultural dwelling(s) additional removed and replaced with types of dwellings allowed (i.e. mobile home for immediate family and temporary farm worker housing) |

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| | | <p>changes or plans to expand the current footprint.</p> <p>(j) forestry</p> <p>(k) group homes, minor</p> <p>(l) home based businesses, major</p> <p>(m) home based businesses, minor</p> <p>(n) home based businesses, rural</p> <p>(o) kennels and stables</p> <p>(p) secondary suite</p> <p>(q) wineries and cideries</p> | <p>(p) on-farm processing</p> <p>(q) secondary suite</p> <p>(r) temporary farm worker housing</p> <p>(s) wineries and cideries</p> <p>The secondary uses in this zone for lots outside of the Agriculture Land Reserve are:</p> <p>(a) agri-tourism</p> <p>(b) animal clinics, major</p> <p>(c) animal clinics, minor</p> <p>(d) bed and breakfast homes</p> <p>(f) child care centre, minor</p> <p>(g) group homes, minor</p> <p>(h) home based businesses, major</p> <p>(i) home based businesses, minor</p> <p>(j) home based businesses, rural</p> <p>(k) kennels</p> <p>(l) secondary suite</p> <p>(m) temporary farm worker housing</p> | <p>Secondary suite already was included.</p> <ul style="list-style-type: none"> • removed animal clinics major and animal clinics minor as secondary use as they are not a permitted non-farm use under the ALR Regulation, however are proposed for A1 lots outside the ALR • Added breweries and distilleries, on-farm processing, farm retail sales stands, and meaderies to secondary uses for ALR properties as they are an approved use by the Agriculture Land Commission. • Kennels and stables have been separated, and stables have been included as a principal use as it is a farm use under the ALR Regulation. <p>For A1 lots outside of the ALR:</p> <ul style="list-style-type: none"> • Agricultural dwelling(s) additional removed and replaced with types of dwellings allowed (temporary farm worker housing). (Note: secondary suite already included). • Removed breweries and distilleries, on-farm processing, farm retail sales stands, and meaderies to secondary uses for ALR properties as they are an approved use by the Agriculture Land Commission and City does |

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| | | | | <p>not have the additional regulation that the ALC has for these uses.</p> <ul style="list-style-type: none"> • Kennels and stables have been separated, and stables have been included as a principal use as it is a farm use under the ALR Regulation. |
| | 11.1.6 Development Regulations | <p>(a) The maximum site coverage is 10% for residential development (inclusive of agri-tourist accommodation), and it is 35% for agricultural structures except it may be increased to 75% for greenhouses with closed wastewater and storm water management systems. Site coverage of accessory buildings or structures and carriage house shall not exceed a combined 14%. The maximum floor area of a carriage house shall be 90 m² or 75% of the total floor area of the principal building. The maximum floor area of a carriage house may increase to a maximum of 100 m² only if the carriage house is limited to one (1) storey in height and is less than 75% of the total floor area of the principal building.</p> | <p>(a) Development regulations vary depending upon the use as indicated in Table 11.1.</p> <p>(b) For lots 0.4 ha and greater, a maximum residential footprint applies. The maximum residential footprint is 2,000 m². The residential footprint size may be increased by up to 1,000 m² for each mobile home for immediate family where permitted.</p> <p>(c) Notwithstanding subsections 11.1.6(a) to (b), confined livestock areas and/or buildings housing more than 4 animals, or used for the processing of animal products, 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 it shall not be located any closer than 30.0 m from the lot line.</p> | <p>This proposed policy amendment assumes that the Agriculture Plan Recommendation 1.2a "Adopt Residential Footprint policies of 2,000 m²" was approved in TA18-00xx is approved, and changes proposed build on that amendment.</p> <p>Table 11.1 introduced to provide easy reference for development regulations. Some of the regulations were already included as text in the zoning bylaw, others have been updated and those are circled in blue.</p> <p>On Table 11.1: Gross Floor Area Size for residence:</p> <ul style="list-style-type: none"> • Agriculture Plan recommendation 1.3b states "Investigate adopting a maximum home (principal dwelling) total floor area within the A1 zone based on Ministry of Agriculture guidelines, and other zones that may also be in the ALR." |

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| | | <p>(b) The maximum height is the lesser of 9.5 m or 2½ storeys, except it is 16.0m for agricultural structures and 6.0m for accessory buildings or carriage house.</p> <p>(c) The minimum front yard is 6.0 m.</p> <p>(d) The minimum side yard is 3.0 m, except it is 4.0 m from a flanking street.</p> <p>(e) The minimum rear yard is 10.0 m, except it is 3.0 m for accessory buildings and a carriage house. A carriage house must be located no closer than 4.5 m to the principal dwelling and no further than 10m from the principal dwelling.</p> <p>(f) Notwithstanding subsections 11.1.6(c) to (e), confined livestock areas and/or 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</p> | | <ul style="list-style-type: none"> • Ministry of Agriculture Guide for Bylaw Development in Farming Areas recommends 500 m² maximum for principal farm residence and 300 m² for additional farm residence where permitted (in this case mobile home for immediate family on ALR land). • Agriculture Land Use Inventory shows that of the 1887 residences surveyed, 93% are within the 500 m² proposed maximum. <p>Other changes on Table 11.1</p> <ul style="list-style-type: none"> • Housekeeping / Agriculture Plan Recommendation 1.3a "Review and amend the A1 zone to ensure compliance with Provincial standards and objectives of the Agriculture Plan update." • Agriculture Plan Appendix G: Non-Farm Uses on ALR White Paper – Establish a building envelope from front and side lot lines and height restrictions, using BC Ministry of Agriculture standards. • Regulations that have been added or updated to comply with the Ministry of Agriculture Guide for Bylaw Development in Farming Areas are: |

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| | | stand shall not be located any closer than 30.0 m from the lot line. | | <ul style="list-style-type: none"> • Addition of Single detached housing Gross Floor Area (GFA) of 500 m² • Addition of Mobile Home for Immediate Family GFA of 300 m² • Replace Agricultural Structures setback from <ul style="list-style-type: none"> - Front yard 6.0 m to 4.5 m • Replace Farm Retail Sales Stands from 50 m² (outside the ALR) and non-farm product area not to exceed 100 m², to 300 m², with 50% not to exceed non-farm products. • Farm Retail Sales Stands setbacks from: <ul style="list-style-type: none"> - Front yard 15.0 m to 6.0 m - Side yard 15.0 m to 3.0 m - Rear yard 15.0 m to 3.0 m • Addition of Stables of: <ul style="list-style-type: none"> - Front yard 15.0 m - Side yard 15.0 m - Rear yard 15.0 m • Addition of Site Coverage of Single detached housing for lots < 0.4 ha of 30% to correspond to similar sized lot coverage in the RR3 zone; • Addition of GFA for Accessory Buildings or Structures (residential use) of 130 m² to adequately accommodate a home based business and garage; |

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| | | | | <ul style="list-style-type: none">• Addition of Mobile Home for Immediate Family height of 4.8 m• Addition of a Kennel maximum GFA of 500 m² and a maximum Building Envelope of 250 m²• Replace the Kennel setback from: - Side yard 3.0 m to 6.0 m |

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Table 11.1 to accompany section 11.1.6 Development Regulations

| Use | Gross Floor Area | Front Yard and Flanking Street | Side Yard | Rear Yard | Site Coverage | Height |
|--|---------------------------------------|--------------------------------|-----------|-----------|--|--------|
| Single detached housing on lots less than 0.4 ha, unless section 1.7.1 applies | N/A | 6.0 m | 3.0 m | 10.0 m | 30% | 9.5 m |
| Single detached housing on lots 0.4 ha or greater ^a | 500 m ² | 6.0 m | 3.0 m | 10.0 m | Must be included in Farm Residential Footprint | 9.5 m |
| Accessory Buildings or Structures (including Garage / Carport) | 130 m ² | 6.0 m | 3.0 m | 3.0 m | Must be included in Farm Residential Footprint | 6.0 m |
| Mobile Home for Immediate Family, where permitted (ALR only) | 300 m ² , maximum 9 m wide | 6.0 m | 3.0 m | 10.0 m | Must be included in Farm Residential Footprint | 4.8 m |
| Agricultural Structures | N/A | 4.5 m | 3.0 m | 3.0 m | 35% | 16.0 m |
| Greenhouses and Plant Nurseries, with closed wastewater and storm water management systems | N/A | 6.0 m | 3.0 m | 3.0 m | 75% | 16.0 m |
| Farm Retail Sales Stands ^b | 300 m ² ^d | 6.0 m ^f | 3.0 m | 3.0 m | 35% | 6.0 m |
| Kennel | 500 m ² | 6.0 m | 6.0 m | 10.0 m | Building Footprint not to exceed 250m ² | 16.0 m |
| Stables ^b | N/A | 15.0 m | 15.0 m | 15.0 m | 35% | 16.0 m |
| Wineries and Cideries, Breweries and Distilleries, and Meaderies processing facility, ^b | b | 6.0 m | 3.0 m | 3.0 m | 35% | 9.5 m |
| Wineries and Cideries, Breweries and Distilleries, and Meaderies, tasting facility or lounge, ^b | b | 6.0 m | 6.0 m | 10.0 m | 35% | 9.5 m |

- a) The maximum **gross floor area** for a **single detached housing** is 500 sq. m. For the purpose of calculating **gross floor area** in the A1 (A1c/A1t) zone(s), **basements** less than 1.95 in height and attached carports/garages less than 42m² shall be excluded as per the Ministry of Agriculture Guide for Bylaw Development in Farming Areas.¹
- b) In addition to the regulations listed above, other regulations may apply, including, but not limited to, other sections of this Zoning Bylaw, and any applicable regulations or requirements of the **Agricultural Land Commission**.
- c) Maximum combined **site coverage** not to exceed 35% excluding the **residential footprint**. The maximum combined **site coverage** may be increased to 75% for **greenhouses and plant nurseries** with closed wastewater and storm water management systems.
- d) **Farm Retail Sales Stands**, selling only produce grown on the **site** or another **site** operated by the same producer do not have a maximum area. If non-farm products are being sold, then the total area, both indoors and outdoors, used for retail sales of all products must not exceed 300m² and at least 50 per cent of the that retail sales area must be for the sale of farm products produced on the farm.

APPENDIX C: TA18-00xx DRAFT PACKAGE 2

Amendments to Zoning Bylaw No. 8000 (*Housekeeping and Agriculture Plan Investigate*)

(Note: several of the proposed amendments assume TA18-00xx Draft Package 1 is approved)

| No. | Section | Existing | Proposed | Explanation |
|-----|----------------------------------|---|---|---|
| | Replace 11.1.7 Other Regulations | <p>(a) Notwithstanding subsection 11.1.4(b), when a home based business, rural involves the cutting and wrapping of wild game or any meat, the lot must have a minimum lot area greater than 0.33 ha.</p> <p>(b) Major animal clinics or kennels and stables shall not be located on parcels less than 2.0 ha.</p> <p>(c) Agricultural and garden stands selling only produce grown on the site or another site operated by the same producer do not have a maximum area. The maximum gross floor area of stands selling produce that is produced off-site shall be 50.0 m². For sites within the Agricultural Land Reserve, the maximum gross floor area of agricultural and garden sales for produce produced off-site or off-farm products shall be the lesser of one-third of the total floor area of the agricultural and garden sales stand or 100.0 m².</p> | <p>(a) When a home based business, rural involves the cutting and wrapping of wild game or any meat, the lot must have a minimum lot area greater than 0.33 ha.</p> <p>(b) Major animal clinics, where permitted, kennels and stables shall not be located on parcels less than 2.0 ha.</p> <p>(c) In addition to the regulations listed above, other regulations may apply, including, but not limited to, other sections of this Zoning Bylaw, and any applicable regulations or requirements of the Agriculture Land Commission.</p> <p>(e) Outside storage of recreational vehicles is not permitted, other than two (2) recreational vehicles that are registered to the property owner.</p> <p>(g) Intensive Agriculture uses shall be located only within those areas designated for Intensive Agricultural Use in accordance</p> | <p>This proposed policy amendment assumes that the Agriculture Plan Recommendation 1.3d "remove carriage house as a permitted use in the A1 zone" and Agriculture Plan Recommendation 1.3c "Require that mobile homes on farmland be occupied by the owner's immediate family, be located on a non-permanent foundation..." was approved in TA18-00xx is approved, and changes proposed build on that amendment</p> <p>Housekeeping / Agriculture Plan Recommendation 1.3a "Review and amend the A1 zone to ensure compliance with Provincial standards and objectives of the Agriculture Plan update."</p> <ul style="list-style-type: none"> • In (a) the notwithstanding subsection 11.1.4(b) reference is no longer applicable. • Major animal clinics only permitted on non-ALR A1 properties due to ALC regulation, so "where permitted" was added, as well kennels and stables are separated as two definitions. • Agricultural and garden stands (now called Farm Retail Sales Stands) moved to 11.6 table and modified for clarification to match |

APPENDIX C: TA18-00xx DRAFT PACKAGE 2

Amendments to Zoning Bylaw No. 8000 (*Housekeeping and Agriculture Plan Investigate*)

(Note: several of the proposed amendments assume TA18-00xx Draft Package 1 is approved)

| No. | Section | Existing | Proposed | Explanation |
|-----|---------|--|---|--|
| | | <p>(d) In addition to the regulations listed above, other regulations may apply, including, but not limited to, other sections of this Zoning Bylaw, and any applicable regulations or requirements of the Land Reserve Commission.</p> <p>(e) A "c" notation shown on Schedule "A" as part of the identified zone classification indicates that a secondary use in the form of a carriage house is permitted on the properties so designated, subject to meeting the conditions of use of the zone. A "c" zoning classification on a property shall be established by rezoning the subject property to the "c" version of parent zone.</p> <p>(f) Outside storage of recreational vehicles is not permitted, other than two (2) recreational vehicles that are registered to the property owner.</p> <p>(g) A carriage house must not be closer than 3.0m to an existing principal building.</p> | <p>with Schedule "A" attached to this Bylaw.</p> <p>(j) Bed and breakfast homes or group homes, minor in combination with a secondary suite shall not be located on parcels less than 2.0 ha in size.</p> <p>(h) Mobile home for immediate family, where permitted, must be located on a non-permanent foundation without basement excavation. When no longer occupied, the mobile home must be removed from the lot within 90 days and the site must be restored to a condition suitable for agricultural use.</p> <p>(i) Greenhouses and Plant Nurseries may include the accessory sale of landscaping and gardening products and materials such as tools, soil, and fertilizers, provided that this accessory use is limited to 150 m² on the lot.</p> <p>(j) For Lot A, Section 24, Township 26, ODYD, Plan EPP7145 located at 700 Hwy 33 E also known as the "Hillcrest Farm Market Cafe".</p> | <p>the ALC Farm Retail Sales Policy No. L-02 (Feb. 2016)</p> <ul style="list-style-type: none"> • Replace Land Reserve Commission with Agriculture Land Commission to be current. • Greenhouse and Plant Nursery sale accessory sale information removed from definition and placed in the regulation. • Hillcrest Market Café specific use information moved from Section 11.1.3 |

APPENDIX C: TA18-00xx DRAFT PACKAGE 2

Amendments to Zoning Bylaw No. 8000 (*Housekeeping and Agriculture Plan Investigate*)

(Note: several of the proposed amendments assume TA18-00xx Draft Package 1 is approved)

| No. | Section | Existing | Proposed | Explanation |
|-----|---------|--|---|-------------|
| | | <p>(h) Intensive Agriculture uses shall be located only within those areas designated for Intensive Agricultural Use in accordance with Schedule "A" attached to this Bylaw.</p> <p>(i) A mobile home may be considered a carriage house only in an A1c – Agricultural 1 with Carriage House zone.</p> <p>(j) Bed and breakfast homes or group homes, minor in combination with a secondary suite shall not be located on parcels less than 2.0 ha in size.</p> | <p>This existing cafe is subject to the Agricultural Land Commission (ALC) Resolution #101/2014 for application #53542 (City of Kelowna File A13-0007) and which conditionally approved this non farm use on the subject property subject to the following condition:</p> <p style="padding-left: 40px;">i) The Cafe facility is limited to current size being 25.3m² (272ft²) indoor and 34.6m² (372ft²) outdoor and that there be submission of notification or an application to the ALC should there be plans in the future for any significant changes or plans to expand the current footprint.</p> | |