



Agriculture Plan Implementation – Policy Amendments PACKAGE 2

June 4, 2018

Agricultural Plan Implementation

- ▶ Package 2 (this package)
 - ▶ Amendments required “further investigation”
 - ▶ Addresses 2 Agriculture Plan actions
 - ▶ Clarification of current regulations
 - ▶ Further engagement required

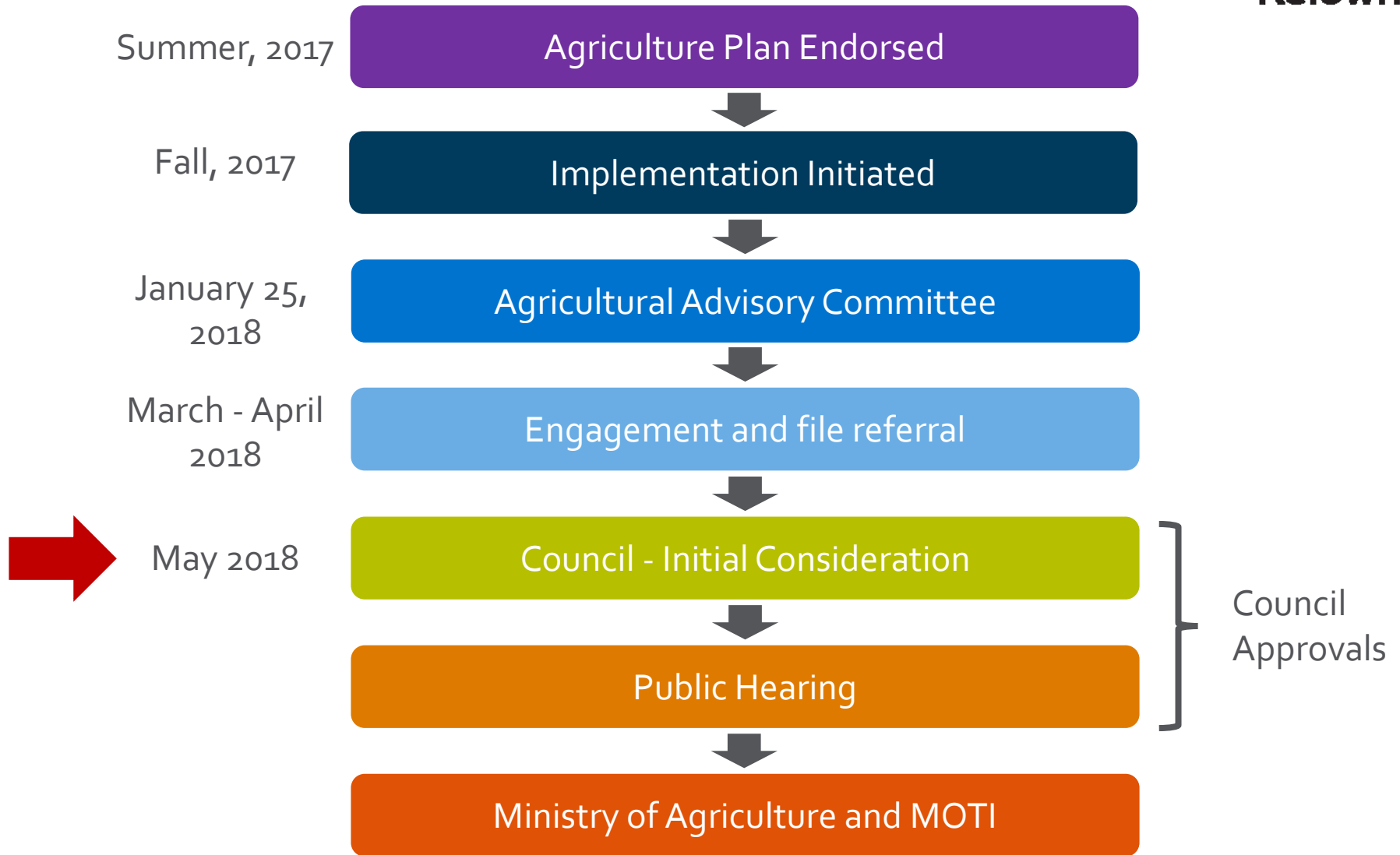


Goals

- ▶ Ensure compliance between A1 zone and provincial standards
- ▶ Provide clarity on existing regulations
- ▶ Limit conflicts with agriculture
- ▶ Ensure consistency
- ▶ Reduced bylaw infractions



Process



Engagement

- ▶ File circulation to
 - ▶ Ministry of Agriculture
 - ▶ Agriculture Land Commission
 - ▶ Ministry of Transportation
 - ▶ BC Fruit Growers Association
 - ▶ Irrigation / Improvement Districts
 - ▶ Interior Health
 - ▶ Central Okanagan Food Policy Council
 - ▶ Urban Development Institute
- ▶ Agriculture Industry Group Workshop
- ▶ On-line engagement
- ▶ Open House w/ Water Rate Design



Farm Protection DP Guidelines Amendments

Farm DP Amendments

- ▶ Clarification on:
 - ▶ When a Farm DP is required
 - ▶ Buffers to align with Zoning Bylaw



Zoning Bylaw Amendments

- ▶ Definitions
- ▶ Secondary Uses
- ▶ Urban Side Buffers
- ▶ Development Regulations
- ▶ Home size

Zoning Bylaw Amendments

DEFINITIONS

Zoning Amendments – New Definitions

- ▶ Agri-tourism
- ▶ Alcohol production facilities
- ▶ Farm retail sales Stands
 - ▶ replaces Agricultural and Garden Stands
- ▶ Immediate family
- ▶ Meaderies



Zoning Amendments – Revised Definitions

- ▶ Agriculture
- ▶ Agricultural structures
- ▶ Greenhouses and Plant Nurseries
- ▶ Kennels
- ▶ On-farm processing
- ▶ Stables
- ▶ Wineries and cideries



Zoning Bylaw Amendments

SECONDARY USES

Zoning Amendments - Secondary Uses

- ▶ Separated into two:
 - ▶ Secondary uses on ALR lots
 - ▶ Secondary uses on non ALR lots
- ▶ Uses on ALR lots have additional ALC supporting legislation



Zoning Amendments - Secondary Uses



The secondary uses for lots **within the ALR** are:

- a) agri-tourism
- b) **alcohol production facilities**
- c) bed and breakfast homes
- d) child care centre, minor
- e) farm retail sales stands
- f) forestry
- g) group homes, minor
- h) home based businesses, major
- i) **kennels**
- j) home based businesses, minor
- k) home based businesses, rural
- l) **mobile home for immediate family**
- m) **on-farm processing**
- n) secondary suite
- o) **temporary farm worker housing**
- p) **temporary farm worker housing**

Zoning Amendments - Secondary Uses

The secondary uses for **non ALR lots** are:

- a) agri-tourism
- ~~b) alcohol production facilities~~
- c) animal clinics, major
- d) animal clinics, minor
- e) bed and breakfast homes
- f) child care centre, minor
- ~~g) farm retail sales stands~~
- ~~h) Forestry~~
- i) group homes, minor
- j) home based businesses, major
- j) home based businesses, minor
- k) home based businesses, rural
- l) kennels
- ~~m) mobile home for immediate family~~
- ~~n) on-farm processing~~
- o) secondary suite
- p) temporary farm worker housing

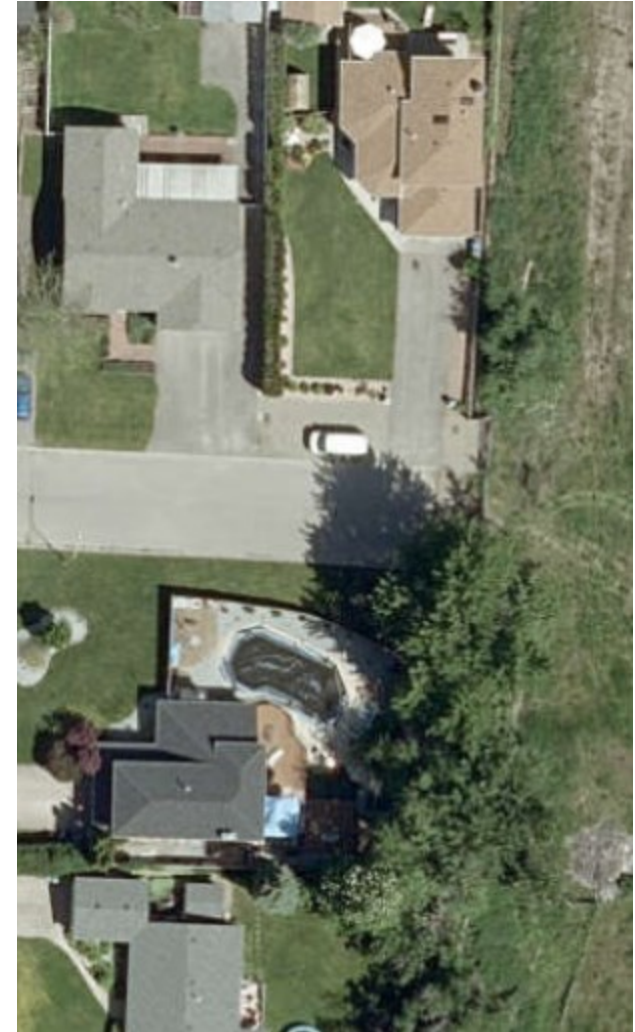
Zoning Bylaw Amendments

URBAN SIDE BUFFERS

Zoning Amendments – Urban Side Buffers

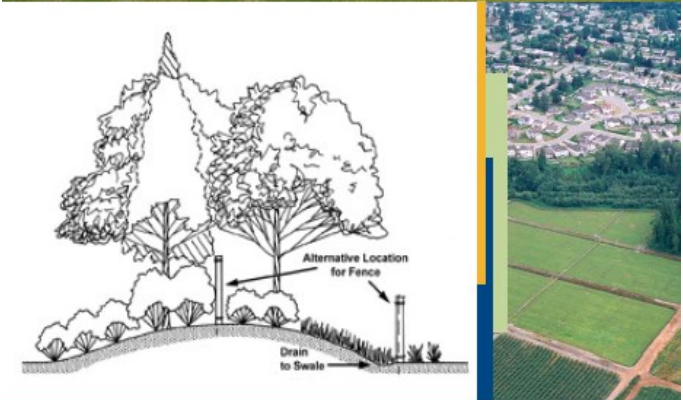
A landscape buffer can:

1. Minimize the effects of normal farm practices on urban activities
2. Visual and noise protection for urban lots
3. Protects from sprays & dust
4. Provide a transition
5. Protects farming from nuisance



Zoning Amendments - Urban Side Buffers

- ▶ Current regulations require a Level 5 landscape buffer (3.0 m) abutting the ALR
- ▶ Based on Ministry revised to:
 - ▶ Wider buffers
 - ▶ Minimum setback distance to structure



*Promoting Compatibility Along
Agricultural - Urban Edges*

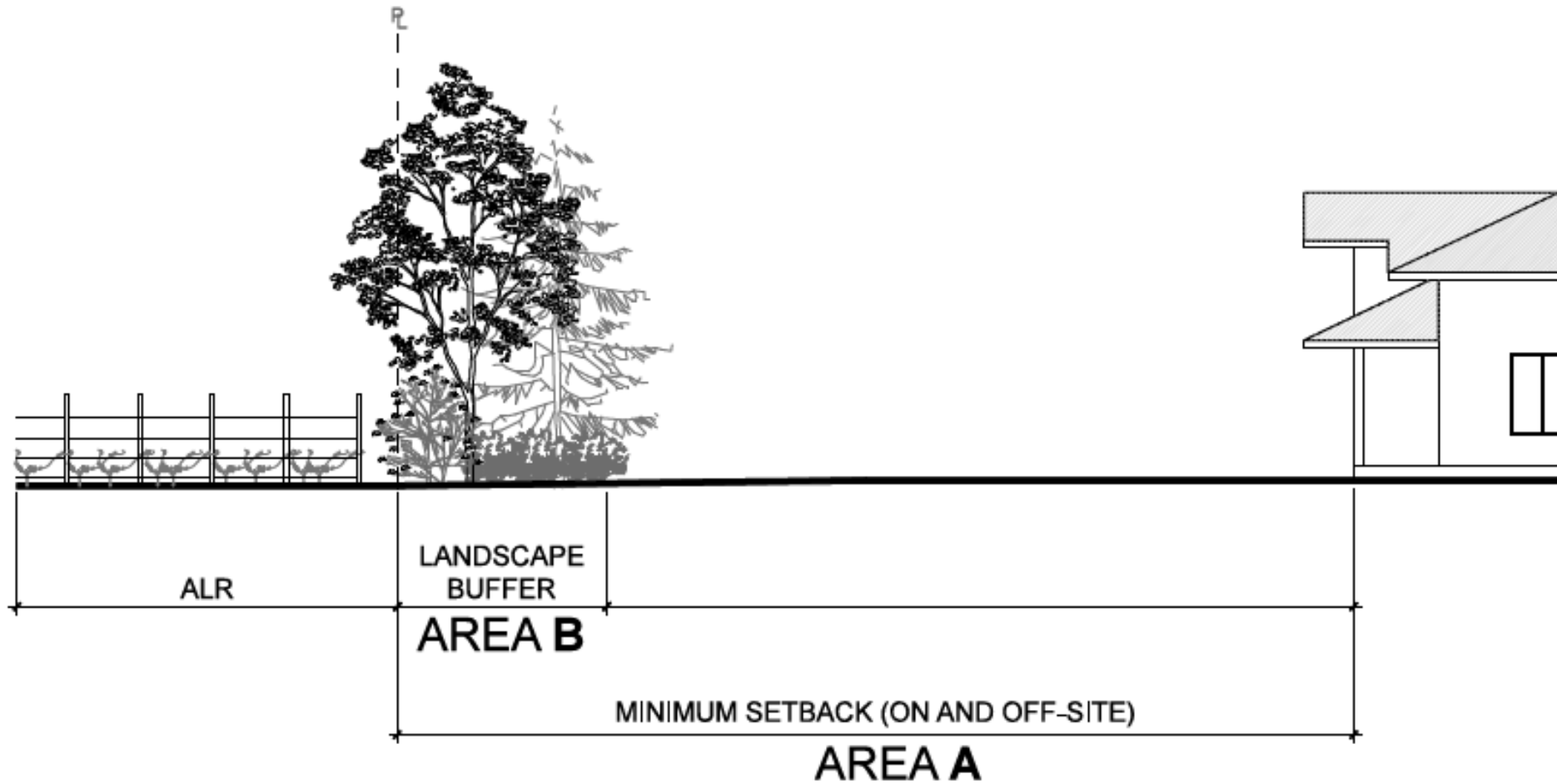


Zoning Amendment – Urban Side Buffers



	AREA A Minimum setback from adjacent agricultural parcel to on-site structures	AREA B Minimum on-site landscape buffer
Existing Urban Residential < 0.4ha	N/A	3m
Existing urban residential >0.4 ha	20 m	8m
New Residential Subdivision	20m	15m
Multi-Unit Residential	20m	15m
Commercial	15m	8m
Institutional	90m	15m
Industrial	15m	8m

Zoning Amendments – Urban Side Buffers



Zoning Bylaw Amendments

DEVELOPMENT

REGULATIONS

Zoning Amendments Development Regulations

- ▶ Introduced a table for clarity and ease of use
- ▶ Update development regulations to align with Ministry requirements, reducing conflict



Use	Gross Floor Area	Front Yard / Flanking	Side Yard	Rear Yard	Height
Single detached housing lots <0.4 ha	11.1.6 (c)	6.0 m	3.0 m	10.0 m	9.5 m or 2.5 storeys
Single detached housing lots >0.4 ha	11.1.6 (b)	6.0 m	3.0 m	10.0 m	9.5 m or 2.5 storeys
Accessory Buildings or Structures	130 m ²	6.0 m	3.0 m	3.0 m	6.0 m
Mobile Home for Immediate Family	300 m ²	6.0 m	3.0 m	10.0 m	4.8 m
Agricultural Structures	11.1.6 (d)	4.5 m	3.0 m	3.0 m	16.0 m
Greenhouses and Plant Nurseries	11.1.6 (d)	6.0 m	3.0 m	3.0 m	16.0 m
Farm Retail Sales Stands	300 m ²	6.0 m	3.0 m	3.0 m	
Kennels	500 m ²	15.0 m	15.0 m	15.0 m	9.5 m or 2.5 storeys
Stables	See 11.1.6	15.0 m	15.0 m	15.0 m	16.0 m
On Farm Processing	See 11.1.6	6.0 m	3.0 m	3.0 m	16.0 m
Alcohol Production Facilities (processing)	Per ALC	6.0 m	3.0 m	3.0 m	9.5m or 2.5 storeys
Alcohol Production Facilities (tasting facility / lounge)	Per ALC	6.0 m	6.0 m	10.0 m	9.5 m or 2.5 storeys

Deferred Amendment

HOME SIZE

Deferred Amendment – Maximum Home Size

- ▶ Trend shows more homes built to “estate” size
- ▶ “investigate maximum home floor area policy based on Ministry Guidelines”
- ▶ Engagement showed mixed reception for proposed policy
- ▶ Postpone pending outcome of ALR Revitalization Process



Next Steps

Process





Questions?

