

Schedule A - TA16-0006
List of Amendments to Zoning Bylaw No. 8000 (A1t - Agriculture 1 with Agri-tourist Accommodation Zone)

Zoning Bylaw No. 8000				
No.	Section	Existing	Proposed	Explanatory Note
1.	Replace 11.1.3 (c) Secondary Uses	(c) agri-tourist accommodation (A1t only)	(c) agri-tourist accommodation use prohibited except for operations existing and in conformance prior to prior to July 25, 2016.	The prohibition of the use will apply going forward.
2.	Delete 11.6.7 (f) Other Regulations	(f) A "t" notation shown on Schedule "A" as part of the identified zone classification indicates that a secondary use in the form of agri-tourist accommodation is permitted on the properties so designated, subject to meeting the conditions of use of the zone. A "t" zoning classification on a property shall be established by rezoning the subject property to the "t" version of parent zone.		
3.	Delete 11.1.8 Other Regulations - Agri-tourist accommodation	<p>a) Purpose</p> <p>Agri-tourist accommodation shall be accessory and subordinate to a legitimate agriculture operation. The intent is to augment or subsidize and not to replace or compete with farm income.</p> <p>b) Farm status</p> <p>As per Agricultural Land Commission regulation, all or part of the lot on which the use is located must be classified as a farm under the Assessment Act.</p> <p>c) Site coverage</p>		

	<p>Site coverage for agri-tourist accommodation shall not exceed 5% inclusive of buildings, landscaping, access, and servicing/sanitary facilities.</p> <p>d) Minimum lot size</p> <p>Agri-tourist accommodation shall not be located on lots smaller than 4.0 ha in size.</p> <p>e) Maximum number of agri-tourist accommodation units permitted</p> <p>For lots larger than or equal to 4.0 ha in size, agri-tourist accommodation shall be permitted according to the following table:</p> <table><tr><td>Lot size (hectares)</td><td>< 4.0</td><td>4.00 to 5.99</td><td>6.00 to 6.99</td><td>7.00 to 7.99</td></tr><tr><td>Agri-tourist accommodation units *</td><td>✖</td><td>5 units</td><td>6 units</td><td>7 units</td></tr></table> <p>* See Section 11.1.8(g)</p> <p>g) Bed & breakfasts</p> <p>When a bed and breakfast is present on the lot, the number of agri-tourist accommodation units permitted shall include the number of the sleeping units of the bed and breakfast use.</p> <p>h) Location</p> <p>Agri-tourist accommodation shall be located so as to minimize the impacts on arable land, recognizing that the use is intended to support agriculture and not replace it. All agri-tourist accommodation units shall be located within 30.0 m of the road frontage of the lot, or within 30.0 m of the principal dwelling, or a location acceptable to the Director of Land Use Management. No agri-tourist accommodation shall be permitted within 10.0 m of any lot line other than the front lot line.</p> <p>i) Access, buffering and landscaping</p> <p>Access driveways for agri-tourist accommodation shall be water permeable (i.e. not asphalt or concrete) and a Level 5 Landscape Buffer (incl. fencing) is required around the</p>	Lot size (hectares)	< 4.0	4.00 to 5.99	6.00 to 6.99	7.00 to 7.99	Agri-tourist accommodation units *	✖	5 units	6 units	7 units		
Lot size (hectares)	< 4.0	4.00 to 5.99	6.00 to 6.99	7.00 to 7.99									
Agri-tourist accommodation units *	✖	5 units	6 units	7 units									

		<p>perimeter of the agri-tourist accommodation, and at an affected property line to mitigate the impact of agri-tourist accommodation on abutting properties.</p> <p>j) Servicing</p> <p>Agri-tourist accommodation shall be serviced according to the requirements and approval where applicable of the City of Kelowna, the Health Authority, and the water purveyor or Irrigation District having authority, including but not limited to the following:</p> <p>i. If the agri-tourist accommodation includes recreational vehicles and where individual water and sewer connections are not provided a sanitary dump facility is to be provided on the property.</p> <p>ii. Adequate bathroom facilities with hot and cold running water are required for agri-tourist accommodation campsites.</p>		
4	Relocate and Amend Section 11.1.8 (f)	<p>f) Recreational vehicles</p> <p>Outside storage of recreational vehicles is not permitted, other than recreational vehicles that are registered to the property owner. Storage of recreational vehicles is not permitted on the recreational vehicle site. No structures are permitted at recreational vehicle sites or at campsites.</p>	<p>Relocate to Section 11.1.7 Other Regulations</p> <p>(f) Recreational vehicles</p> <p>Outside storage of recreational vehicles is not permitted, other than two recreational vehicles that are registered to the property owner.</p>	<p>Amend the restriction of RV storage in the A1 - Agriculture 1 zone to the whole zone.</p>