CITY OF KELOWNA

BYLAW NO. 11265
TA16-0006 – Amendments to the A1t – Agriculture 1 with Agri-Tourist Accommodation

---

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts as follows:

1. THAT **Section 11 – Agricultural Zones, 11.1 A1-Agriculture 1/A1c – Agriculture 1 with Carriage House/A1t – Agriculture 1 with Agri-tourist Accommodation** be amended by:

   a) Deleting in 11.1.3 **Secondary Uses**, sub-paragraph "(c) **agri-tourist accommodation** (A1t only)" and replacing with "(c) **agri-tourist accommodation** use prohibited except for operations approved and in conformance prior to August 8, 2016."

   b) Deleting in its entirety, from 11.1.7 **Other Regulations** (f) the following:

      "(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."

      And replace with:

      "(f) Outside storage of recreational vehicles is not permitted, other than two (2) recreational vehicles that are registered to the property owner."

   c) Deleting in its entirety, from **11.1.8 Other Regulations - Agri-tourist accommodation** be deleted in its entirety that reads:

      "a) Purpose

      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.

      b) Farm status

      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.

      c) Site coverage

      Site coverage for **agri-tourist accommodation** shall not exceed 5% inclusive of **buildings**, landscaping, access, and servicing/sanitary facilities.

      d) Minimum lot size

      Agri-tourist accommodation shall not be located on **lots** smaller than 4.0 ha in size.

e) Maximum number of **agri-tourist accommodation** units permitted

For **lots** larger than or equal to 4.0 ha in size, **agri-tourist accommodation** shall be permitted according to the following table:

Lot size (hectares)	< 4.0	4.00 to 5.99	6.00 to 6.99	7.00 to 7.99	8.00 to 8.99	9.00 to 9.99	≥ 10.00
Agri-tourist accommodation units *	✖	5 units	6 units	7 units	8 units	9 units	10 units
* See Section 11.1.8(g)							

f) Recreational vehicles

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.

g) Bed & breakfasts

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.

h) Location

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.

i) Access, buffering and landscaping

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 perimeter of the agri-tourist accommodation, and at an affected property line to mitigate the impact of agri-tourist accommodation on abutting properties.

j) Servicing

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:

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.

ii. Adequate bathroom facilities with hot and cold running water are required for **agri-tourist accommodation** campsites."

2. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this August 8, 2016.

Considered at a Public Hearing on the 23rd day of August, 2016.

Read a second and third time by the Municipal Council this 23rd day of August, 2016.

Approved under the Transportation Act this 14th day of October, 2016.

Blaine Garrison
(Approving Officer-Ministry of Transportation)

Adopted by the Municipal Council of the City of Kelowna this

Mayor

City Clerk