

SCHEDULE A - OCP16-0022

OCP16-0022 - DRAFT				
List of Amendments to Official Community Plan Bylaw No. 10500 for Temporary Farm Worker Housing				
Note: yellow highlights indicate revised text since May 2 Public Hearing				
No.	Section	Existing	Proposed	Explanation
1	Chapter 5 – Development Processes Revise policy 5.34.2 to replace the words agricultural parcel with farm unit.	<p>Farm Help Housing. Accommodation for farm help on the same agricultural parcel will be considered only where:</p> <ul style="list-style-type: none"> • agriculture is the principal use on the parcel, and • the applicant demonstrates that the additional housing is necessary to accommodate farm employee(s) whose residence on the farm property is considered critical to the overall operation of the farm. The primary consideration is whether the scale of the farm operation is large enough that permanent help is deemed necessary. <p>Temporary farm worker housing (e.g. bunkhouse accommodation on non-permanent foundations) is the preferred solution where the need for farm worker housing is justified.</p>	<p>Farm Help Housing. As a first option, farm help housing should be located within the Permanent Growth Boundary providing access to amenities for workers. Accommodation for farm help on the same farm unit will be considered only where:</p> <ul style="list-style-type: none"> • agriculture is the principal use on the parcel, and • the applicant demonstrates that the additional housing is necessary to accommodate farm employee(s) whose residence on the farm property is considered critical to the overall operation of the farm. The primary consideration is whether the scale of the farm operation is large enough that permanent help is deemed necessary. <p>Temporary farm worker housing (e.g. bunkhouse accommodation on non-permanent foundations) is the preferred solution where the need for farm worker housing is justified.</p>	<p>Replace the words 'agricultural parcel' with 'farm unit' to be consistent with Zoning Bylaw. Add statement to encourage farm help housing to be within Permanent Growth Boundary.</p>

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2	<p>Chapter 15 – Farm Protection Development Permit Guidelines</p> <p>Remove agri-tourist accommodation under Properties Affected 1. b. ii.</p>	<p>1) Any development located on Agricultural Lands before:</p> <p>a. Subdivision of land;</p> <p>b. A Building Permit, Soil Permit, or alteration of land associated with the following uses:</p> <p>i. agri-tourism;</p> <p>ii. agri-tourist accommodation;</p> <p>iii. agricultural dwellings, additional;</p> <p>iv. secondary suite (within an accessory building or structure);</p> <p>v. utility services, minor impact;</p> <p>vi. wineries and cideries;</p> <p>vii. greenhouses and plant nurseries;</p> <p>viii. agricultural and garden stands;</p> <p>ix. temporary farm worker housing.</p>	<p>1) Any development located on Agricultural Lands before:</p> <p>a. Subdivision of land;</p> <p>b. A Building Permit, Soil Permit, or alteration of land associated with the following uses:</p> <p>i. agri-tourism;</p> <p>ii. agricultural dwellings, additional;</p> <p>iii. secondary suite (within an accessory building or structure);</p> <p>iv. utility services, minor impact;</p> <p>v. wineries and cideries;</p> <p>vi. greenhouses and plant nurseries;</p> <p>vii. agricultural and garden stands;</p> <p>viii. temporary farm worker housing.</p>	<p>Remove agri-tourist accommodation to be consistent with Zoning Bylaw amendment to prohibit the use of Agri-tourist accommodation within the A1 zone. (received third reading at August 23, 2016 Council meeting).</p>
3	<p>Chapter 15 – Farm Protection Development Permit Guidelines</p> <p>Add new guideline under 1.7 and label it 1.8</p>		<p>Design temporary farm worker housing such that:</p> <ul style="list-style-type: none"> • Temporary farm worker housing should use all existing dwellings within the farm unit, prior to building new temporary farm worker housing, unless the existing dwellings are used for a use consistent with the Agriculture Land Commission Act. Alternatively, the existing dwellings on the farm unit must be removed, decommissioned to an approved use or demolished, including decommissioning the existing 	<p>Addition of policy on where temporary farm worker housing should be located, the type of buffer required as well as using existing dwellings first prior to construction of new temporary farm worker housing.</p>

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			<p>septic system, prior to the authorization of a new temporary farm worker housing structure.</p> <ul style="list-style-type: none">• Temporary farm worker housing footprint should be contiguous with the residential footprint (i.e. homeplate) and / or within 50 metres of the road and/or located to maximize agricultural potential and limit negative impacts on the farm parcel.• Temporary farm worker housing should have a minimum 3 metre wide vegetated buffer for screening to adjacent property lines and between the temporary farm worker housing and active farming areas.	
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