



FAQ

Electoral Area C Zoning Amendment Bylaw No. 1549-2017

WHAT is the Electoral Area C Zoning Amendment Bylaw 1549-2017?

- A bylaw to update the existing Electoral Area C Zoning Bylaw No. 765, 2002.
- It focuses on land in the Agricultural Land Reserve (ALR) in order to implement key actions from the Pemberton Valley Agricultural Area Plan ("the Ag Plan") and incorporate new provincial ALR regulations in a new AGR1 (Agriculture 1) zone.

AGR1 Zone Key Aspects

Will Bed & Breakfasts be allowed in the new AGR1 zone?

- Yes, based on community input, SLRD staff is proposing a new "agricultural bed and breakfast" use for the AGR1 zone.
- This would allow for 4 bedrooms and 8 guests, which is an increase from the current B&B regulations of 3 bedrooms and 6 guests.
- Note that B&Bs do not include short term rentals or turnkey operations (e.g. Airbnb, VRBO, etc.).

Can I have Accessory Buildings in the new AGR1 zone?

- Yes, the ability to construct accessory buildings in the AGR1 zone is not being removed.

Can I still have a Home Based Business in the new AGR1 zone?

- Yes, based on community input, SLRD staff is proposing a new "agricultural home based business" use for the AGR1 zone.
- This would mirror the key regulations of the current home based business use with new additions including up to 10 m2 of retail/gallery space, and an increase in the number of non-family employees from 1 to 2.
- The AGR1 zone retains the existing maximum gross floor area of 100 m2 for a home based business, which would include the newly proposed 10 m2 of retail/gallery space.

What other key changes are proposed in the new AGR1 zone?

- "Gathering for an Event" provisions from the recent provincial ALR regulation changes have been added as local governments are required to permit this use.
- Temporary farm worker housing is now allowed through a streamlined application process
- The minimum parcel size for new subdivisions has been increased from 2 ha to 20 ha based on the recommendations of the AAC, the ALC, and the Ministry of Agriculture. The ALC, Ministry of Agriculture, and SLRD do not support small lot subdivision in the ALR.

DID YOU KNOW?

The Pemberton Valley Ag Plan was adopted by the SLRD Board in 2012 and the Electoral Area C Agricultural Advisory Committee (AAC) extensively reviewed of all the recommended actions in the plan in 2014 and 2015. Read the Ag Plan: <https://www.slrd.bc.ca/planning-building/planning-development-services/policies-plans/agriculture-planning/agricultural-area-plans/area-c-and-pemberton-agricultural-area-plan>

FARM RESIDENTIAL FOOTPRINT:

What is the Farm Residential Footprint and How does it work?

- It is a tool to control the siting of residential uses and limit residential sprawl on agriculture land.
- This tool is applicable to both small and large lots in order to prevent turning agricultural parcels of any size into non-farm rural estates.
- It was identified by the AAC as the highest priority action to implement from the Ag Plan, and endorsed by the SLRD Board.
- The Farm Residential Footprint does not apply to farm buildings, and has little impact on existing built properties.
- It only applies to new construction.

How do I relocate the Farm Residential Footprint if the default location does not work on the property?

- A Development Variance Permit can be applied for in cases where the farm residential footprint requires adjustment.
- The Development Variance Permit (DVP) process has a reduced fee and streamlined (fast, easy and inexpensive) process for bona fide farmers.
- The DVP process offers the necessary flexibility to adapt the footprint based on site specific conditions while ensuring farmland is protected.

Why is the AGRPF subzone being removed?

The current AGR zone includes a subzone known as the AGRPF (Agriculture Pemberton Fringe). This subzone allows for additional uses that have now been made redundant by provincial regulatory changes. As this subzone is no longer relevant, the AGR1 zone will include the AGR and the land formerly in the AGRPF. The following table outlines those changes:

AGRPF (Current Subzone) Additional Uses	AGR1 (Proposed Zone for All Properties in the ALR)
Garden nursery and horse riding academy, boarding stable, and indoor riding arena	these farm uses remain allowed in the AGR1 zone.
Bed and breakfast inn (5 bedrooms)	the bed and breakfast inn use is not allowed under the provincial ALR regulations or BC Building Code and is being removed. Agricultural Bed and Breakfast will be allowed (see above for details)
The potential for a second single family dwelling, where authorized by the ALC	a second dwelling for farm help will be an option on parcels 4 ha or larger only if proven necessary for farm help through an application process. The Ministry of Agriculture and the ALC recommend 4 ha or larger parcel size as the minimum since there is no justification for a second dwelling for farm help on a parcel smaller than 4 ha.

PUBLIC INFORMATION MEETING

A public information meeting on Electoral Area C Zoning Amendment Bylaw No. 1549-2017 that updates the existing Electoral Area C Zoning Bylaw No. 765, 2002 will be held on **Wednesday April 11, 2018 from 6:30 pm – 9:00 pm in the Great Hall at the Pemberton and District Community Centre, 7390 Cottonwood Street, Pemberton, BC**

If you have questions, please contact the SLRD Planning Department:
planning@slrd.bc.ca
 604-894-6371 ext 224

Want to learn more about the Area C Official Community Plan and Zoning Review? Check out the current projects page: <https://www.slrd.bc.ca/inside-slrd/current-projects-initiatives/area-c-ocp-zoning-pemberton-valley-agricultural-area-plan-implementation>