

**ISSUES RAISED REGARDING THE PROPOSED ZONING AMENDMENT BYLAW NO. 1549-2017**  
(UPDATING ELECTORAL AREA C ZONING BYLAW NO. 765)

ISSUE	STAFF COMMENT/CLARIFICATION									
<b>Farm Residential Footprint</b>	<ul style="list-style-type: none"> <li>The purpose of the Farm Residential Footprint is to regulate the siting of residential uses on agricultural land in order to:               <ul style="list-style-type: none"> <li>Not restrict agricultural activities (existing or potential)</li> <li>Direct the largest residential uses in a community to non-farming areas</li> <li>Minimize the negative effect of residential uses on farm practices and farming potential in farming areas</li> <li>Minimize the loss and/or fragmentation of farmland due to residential uses</li> <li>Minimize the impact of residential uses on increasing costs of farmland</li> <li>Require residential development to be located adjacent to the road frontage, which in most cases provides the greatest protection for agricultural areas. This is done by reducing potential conflicts between farm and non-farm/residential uses, thereby improving farm efficiency. Residential development can make the use of farm equipment and farm management more difficult and inefficient on that lot.</li> </ul> </li> <li>The Farm Residential Footprint regulations are a key action of the Pemberton Valley Agricultural Area Plan, the development of which involved extensive community input over a period of several years.</li> <li>This concept is supported by the Area C Agricultural Advisory Committee, and is a recommended best practice with the Ministry of Agriculture and the Agricultural Land Commission (ALC).</li> <li>As many farms in the agricultural areas already have established houses and other uses, there should be little impact on existing built properties. Approximately 70% of the properties already comply with the proposed farm residential footprint regulations.</li> <li>This tool is intended to limit the sprawl of residential uses and locate residential development closer to the road to reduce residential driveways and roads from occupying farmland, and is meant to address new development (not existing homes). This has the positive effect of greatly reducing the potential for creating conflicts between farm and non-farm uses, not only on the same lot, but especially on adjacent lots.</li> <li>This tool is applicable both to small and large lots, and is particularly applicable to rural areas to prevent turning large agricultural parcels into non-farm rural estates. This issue has caused many problems across BC, and not just in the lower mainland, with large estate home owners creating conflict with farm owners, and with associated farm land price increases.</li> <li>A Development Variance Permit can be applied for in cases where the farm residential footprint requires adjustment (with a reduced application fee for bona fide farmers).</li> <li>The Development Variance Permit process is meant to be a reasonable, fair, inexpensive and easy process. It is a public process that will have agricultural decision criteria written into the Area C Official Community Plan to outline to the SLRD Board, staff, and public the criteria that will be used to evaluate such applications.</li> </ul>									
<b>Non-Farm Use Footprint</b>	<ul style="list-style-type: none"> <li>A new “Non-Farm Use” footprint has been included in Zoning Amendment Bylaw 1549-5017 in addition to the Farm Residential Footprint in order to include agritourism, gathering for an event and other non-farm uses.</li> <li>This is being added to address concerns about how non-farm uses and associated parking will be accommodated on the parcel.</li> <li>Like the Farm Residential Footprint, a Development Variance Permit can be applied for in cases where the footprint requires adjustment (with a reduced application fee for bona fide farmers).</li> </ul>									
<b>Replacing the AGR (Agriculture) zone and AGR<sub>PF</sub> (Agriculture Pemberton Fringe) subzone with the new AGR1 (Agriculture 1) zone</b>	<ul style="list-style-type: none"> <li>The existing AGR zone, and AGR<sub>PF</sub> subzone within it, in the current Electoral Area C Zoning Bylaw No. 765, 2002 apply to land within the Provincial Agricultural Land Reserve (ALR).</li> <li>The proposed AGR1 zone would replace both the zone and subzone as it is all ALR land and there needs to be consistent zoning across the ALR.</li> <li>Parcels in the AGR<sub>PF</sub> subzone, while generally smaller properties, are still within the ALR and are therefore required by law to comply with ALR and local government regulations.</li> <li>It is important to be aware and understand that all land within the ALR is regulated to protect farmland. In the ALR agriculture is the priority use, and land uses are restricted.</li> <li>The land in the Pemberton Valley, regardless of parcel size, is highly productive and capable land, much of which already is, or could be improved to, the highest agricultural capability (Class 1 and 2).</li> <li>The agricultural capability and potential for agriculture need to be protected on parcels of all sizes in the ALR in order to support and encourage the agricultural industry and protect the food security of the region.</li> <li>No change is proposed to house sizes in the AGR zone. The SLRD proposes to retain the original house size maximum from the current Electoral Area C Zoning Bylaw 765, 2002 in Zoning Amendment Bylaw 1549-2017.</li> <li>The AGR<sub>PF</sub> subzone currently has no maximum house size. Under the proposed AGR1 zone that would replace the AGR<sub>PF</sub> subzone, the current AGR zone maximum dwelling size of 350 m<sup>2</sup> would apply. Note that with the proposed basement and garage gross floor area exclusions, there is an additional 90 m<sup>2</sup> for a basement and 60 m<sup>2</sup> for a garage that would count as free space on top of that maximum house size.</li> <li>Protecting farmland from so-called “mega homes” is a best practice with the Ministry of Agriculture and the ALC as it helps to keep farmland affordable in order to encourage farming and the farm economy in general.</li> <li>Table 1 highlights the actual proposed changes from the AGR<sub>PF</sub> subzone to the AGR1 zone.</li> </ul> <p><b>TABLE 1</b></p> <table border="1"> <thead> <tr> <th data-bbox="364 2334 983 2442">Zoning Bylaw No. 765 Existing AGR<sub>PF</sub> subzone (The Current Electoral Area C Zoning Bylaw)</th> <th data-bbox="983 2334 1130 2952"></th> <th data-bbox="1130 2334 1874 2442">Amendment Bylaw No. 1549 Proposed AGR1 zone (The Proposed Electoral Area C Zoning Amendments)</th> </tr> </thead> <tbody> <tr> <td data-bbox="364 2442 983 2529">PERMITTED USES</td> <td data-bbox="983 2442 1130 2529"></td> <td data-bbox="1130 2442 1874 2529">PERMITTED USES</td> </tr> <tr> <td data-bbox="364 2529 983 2952"> <ul style="list-style-type: none"> <li>garden nursery</li> <li>horse riding academy, boarding stable and indoor riding arena</li> <li>the potential for a second single family dwelling on parcels 2 ha or larger               <ul style="list-style-type: none"> <li>only if proven necessary for farm help with an application to the SLRD or with a non-farm use application to the ALC/SLRD</li> </ul> </li> </ul> </td> <td data-bbox="983 2529 1130 2952"> <p align="center"><b>Changed to:</b></p>  </td> <td data-bbox="1130 2529 1874 2952"> <ul style="list-style-type: none"> <li>garden nursery               <ul style="list-style-type: none"> <li><i>this use remains allowed in the AGR1 zone.</i></li> </ul> </li> <li><i>this use falls within the agriculture use and definition in the AGR1 zone in accordance with provincial ALR regulations</i></li> <li>the potential for a second single family dwelling on parcels 4 ha or larger               <ul style="list-style-type: none"> <li>only if proven necessary for farm help with an application to the SLRD</li> <li><i>The Ministry of Agriculture and the ALC recommend 4 ha or larger parcel size as the</i></li> </ul> </li> </ul> </td> </tr> </tbody> </table>	Zoning Bylaw No. 765 Existing AGR <sub>PF</sub> subzone (The Current Electoral Area C Zoning Bylaw)		Amendment Bylaw No. 1549 Proposed AGR1 zone (The Proposed Electoral Area C Zoning Amendments)	PERMITTED USES		PERMITTED USES	<ul style="list-style-type: none"> <li>garden nursery</li> <li>horse riding academy, boarding stable and indoor riding arena</li> <li>the potential for a second single family dwelling on parcels 2 ha or larger               <ul style="list-style-type: none"> <li>only if proven necessary for farm help with an application to the SLRD or with a non-farm use application to the ALC/SLRD</li> </ul> </li> </ul>	<p align="center"><b>Changed to:</b></p> 	<ul style="list-style-type: none"> <li>garden nursery               <ul style="list-style-type: none"> <li><i>this use remains allowed in the AGR1 zone.</i></li> </ul> </li> <li><i>this use falls within the agriculture use and definition in the AGR1 zone in accordance with provincial ALR regulations</i></li> <li>the potential for a second single family dwelling on parcels 4 ha or larger               <ul style="list-style-type: none"> <li>only if proven necessary for farm help with an application to the SLRD</li> <li><i>The Ministry of Agriculture and the ALC recommend 4 ha or larger parcel size as the</i></li> </ul> </li> </ul>
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<p>In summary, there is no actual loss of permitted uses in the change from the AGR<sub>PF</sub> subzone to the AGR1 zone except for those uses (bed and breakfast inn, the limited possibility of an additional dwelling on less than 4 ha) that the SLRD cannot actually allow in accordance with Ministry of Agriculture, ALC, and BC Building Code requirements. All land in the newly proposed AGR1 zone is in the ALR. There is no reason to have various zones within the ALR as they are all subject to the same ALC regulations. The AGR<sub>PF</sub> subzone was only slightly different than the main AGR zone, and those differences have now been rendered redundant based on changes in legislation. Therefore, everything captured in the AGR1 zone is applicable to all land in the ALR.</p>			
<p><b>Home based business</b></p>	<ul style="list-style-type: none"> <li>Based on community input, SLRD staff is proposing a new Agricultural Home Based Business use that will retain the main component of the current home based business definition with revisions to clarify the key aspects of the existing regulations, remove non-farm uses that are prohibited under ALR regulations, and add the new potential for a small retail/gallery space and one additional non-family employee. Full details are provided below.</li> <li>Note that the home based business use and definition will remain the same for all non-AGR zones.</li> <li>The existing home based business use and the new agricultural home based business use are accessory to the residential use of the property. Home based businesses and agricultural home based businesses are not intended to be primary commercial or industrial uses. That would be a violation of ALR regulations and SLRD zoning, as well as inappropriate use for valuable agriculture land.</li> <li>Agricultural land is taxed at a farm rate and commercial and industrial uses have much higher tax rates. The Village of Pemberton currently has a number of properties in the Industrial park and elsewhere in the Village boundaries where commercial and industrial uses can be carried out.</li> <li>The SLRD Regional Growth Strategy directs commercial and industrial growth to member municipalities, including the Village of Pemberton. This helps to preserve the Village of Pemberton’s commercial and industrial tax base.</li> <li>In accordance with ALR regulations, home occupation types uses must be accessory and incidental to the primary use of the property which is either agriculture or residential.</li> <li><b>Note that the existing home based business use is limited to 100 m<sup>2</sup> which is in line with the ALR regulation limit of 100 m<sup>2</sup> for a home occupation use.</b></li> <li><b>The proposed agricultural home based business use would retain that maximum gross floor area of 100 m<sup>2</sup>.</b></li> <li>The existing home based business regulations do not include industrial uses. The proposed agricultural home based business regulations do not include industrial uses.</li> <li>Table 2 describes in more detail the change from home based business definition in the AGR zone and AGR<sub>PF</sub> subzone to the agricultural home based business definition in the AGR1 zone.</li> </ul>		
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<p><b>Zoning Bylaw No. 765</b> <b>Existing AGR zone and AGR<sub>PF</sub> zone</b> (The Current Electoral Area C Zoning Bylaw)</p>		<p><b>Amendment Bylaw No. 1549</b> <b>Proposed AGR1 zone</b> (The Proposed Electoral Area C Zoning Amendments)</p>	
<p>PERMITTED USES</p>		<p>PERMITTED USES (with proposed revised definitions)</p>	
<p><b>Home Based Business</b> “an auxiliary use of a parcel in conjunction with a dwelling for business purposes such as home offices; studios; woodworking; upholstery and other home workshops; <i>personal services</i> except dry cleaners and laundromats.”</p>	<p><b>Changed to:</b> </p>	<p><b>Agricultural Home Based Business</b> “a use that is <i>accessory</i> to the residential <i>use</i> of a property where a resident carries on a profession or occupation that is clearly incidental to the residential or agricultural use of the land. The <i>agricultural home based business use</i> is a limited and small scale <i>craft</i> carried on for remuneration, and may include a home office. <i>Agricultural home based business</i> may include limited sales in an associated retail and/or gallery space of up to 10 m<sup>2</sup>, only of <i>agricultural home based business</i> products produced from the parcel where the <i>agricultural home based business use</i> is located. <i>Agricultural home based business</i> does not include <i>industrial uses</i>, commercial production and/or retail of marijuana or cannabinoids, any kind of food or drink service establishment, or vehicle or equipment repair.”</p>	
<p><i>Personal service</i> “a barbershop, beauty shop, dry cleaner, laundromat, or shoe repair shop including sale of goods auxiliary to the personal service.”</p>	<p><b>Craft</b> (in the context of Agricultural Home Based Business) means an occupation or trade requiring manual dexterity or artistic skill.</p>		
<ul style="list-style-type: none"> <li>As can be seen in the above table, the home based business definition is proposed to be replaced by the agricultural home based business definition in the AGR1 zone, in order to mirror the existing regulations, improve the clarity, and offer new additions over and above the existing regulations.</li> <li>The “personal service” definition includes uses that are not considered home occupation uses in the ALR and would be non-farm commercial uses. Such uses are intended to be located within the Village of Pemberton in commercially zoned areas. The proposed agricultural home based business definition therefore does not include barbershops, beauty shops, or shoe repair shops.</li> <li><b>The primary restrictions are the maximum gross floor area of 100 m<sup>2</sup>, that all activities associated with the home craft must be entirely contained within a completely enclosed building, and that no outdoor storage is allowed, which is exactly the same as the current home based business regulations and the requirements of the provincial ALR regulations.</b></li> <li>Table 3 below describes in more detail the change from the existing home based business regulations in the AGR zone and AGR<sub>PF</sub> subzone to the proposed agricultural home based business regulations in the AGR1 zone.</li> </ul>			

**TABLE 3**

<b>Zoning Bylaw No. 765</b> <b>Existing AGR zone and AGR<sub>PF</sub> zone</b> (The Current Electoral Area C Zoning Bylaw)		<b>Amendment Bylaw No. 1549</b> <b>Proposed AGR1 zone</b> (The Proposed Electoral Area C Zoning Amendments)
REGULATION		REGULATION
<p><b>Home Based Business</b></p> <p>X.XX A home based business shall be subject to the following regulations:</p> <ul style="list-style-type: none"> <li>.1 no external indication shall exist that a building is used for any purpose other than that normally associated with a dwelling except for a single sign not exceeding 3500 cm<sup>2</sup>.</li> <li>.2 all activities associated with the home based business shall be entirely conducted within a completely enclosed building.</li> <li>.3 there shall be no outdoor storage of materials, equipment, containers or finished products.</li> <li>.4 the floor area used for a home based business shall not exceed 100 m<sup>2</sup>.</li> <li>.5 employees of a home based business shall be members of a family residing on the parcel plus one other person.</li> <li>.6 notwithstanding the definition of a dwelling unit, a home based business may include a commercial kitchen involving a second set of cooking facilities within a dwelling where the Squamish-Lillooet Regional District has issued a building permit for it, and the Vancouver Coastal Health Authority has issued a permit for the same.</li> <li>.7 the owners of any business involved in the production, storage, sale, or service of food must have the appropriate approvals and permits from the Vancouver Coastal Health Authority.</li> </ul>	<p>Changed to:</p> 	<p><b>Agricultural Home Based Business</b></p> <p>X.XX Where expressly permitted within a zone, an <i>agricultural home based business</i> shall comply with the following regulations:</p> <p><u>Agricultural Land Reserve (ALR) Requirements</u></p> <ul style="list-style-type: none"> <li>.1 The <i>agricultural home based business use</i> shall be accessory to the <i>residential or agricultural use</i> on the same <i>lot</i>.</li> <li>.2 The <i>agricultural home based business use</i> shall not exceed a maximum <i>gross floor area</i> of 100 m<sup>2</sup> on a parcel. The 100 m<sup>2</sup> includes the up to 10 m<sup>2</sup> of associated <i>agricultural home based business</i> retail and/or gallery space.</li> <li>.3 An <i>agricultural home based business use</i> within the ALR shall not be detrimental to any existing or potential <i>agriculture</i> or <i>farm use</i> on the property, or on adjacent properties.</li> <li>.4 An <i>agricultural home based business use</i> within the ALR shall be limited to the <i>farm residence</i>, and/or an <i>accessory building</i>, and cannot be located in the <i>farm employee residence</i>, if one is permitted on a <i>parcel</i> in accordance with this Bylaw.</li> <li>.5 All activities associated with the <i>agricultural home based business use</i> shall be entirely conducted within a completely enclosed building.</li> <li>.6 There shall be no outdoor storage of materials, equipment, containers or finished products.</li> <li>.7 On a <i>parcel</i> within the ALR, an <i>accessory building</i> and/or off-street parking used for and in relation to an <i>agricultural home based business</i> must be located within an established <i>farm residential footprint area</i>.</li> </ul> <p><u>General Requirements</u></p> <ul style="list-style-type: none"> <li>.8 An <i>agricultural home based business use</i> must be located within a building that has a valid building permit from the SLRD for the <i>agricultural home based business use</i>.</li> <li>.9 An <i>agricultural home based business use</i> shall only be permitted when the owner of the property is a registered owner of the <i>agricultural home based business</i>.</li> <li>.10 An <i>agricultural home based business</i> shall not include <i>uses</i> that produce excessive noise, toxic or noxious matter, vibrations, smoke, dust, odour, litter, heat, glare, radiation, fire hazard, or electrical interference other than that normally associated with <i>residential use</i> of a <i>dwelling</i> and/or <i>accessory building</i>.</li> <li>.11 No external indication shall exist that a building is used for any purpose other than that normally associated with a residential dwelling or accessory building except for a single sign not exceeding 3,500 cm<sup>2</sup>.</li> <li>.12 Employees of an <i>agricultural home based business use</i> shall be restricted to members of a family residing on the <i>parcel</i> and may include two other people.</li> <li>.13 The owners of any <i>agricultural home based business use</i> involved in the production and/or storage of food must have the appropriate approvals and permits from the SLRD and the Vancouver Coastal Health Authority.</li> <li>.14 An <i>agricultural home based business use</i> shall not involve the sale and service of food or drink.</li> <li>.15 Motor vehicle and bicycle parking and loading for an <i>agricultural home based business use</i> shall comply with the requirements of Section 4 of this Bylaw.</li> <li>.16 An <i>agricultural home based business use</i> is not a <i>farm retail sales use</i> and may be conducted in association with a <i>farm retail sales use</i>.</li> </ul>

<p><b>Home industry use</b></p>	<ul style="list-style-type: none"> <li>• <b>Bylaw 1549 does not remove home industry as a permitted use from the AGR zone or AGR<sub>PF</sub> subzone as home industry has never been a permitted use in the AGR zone or AGR<sub>PF</sub> subzone.</b></li> <li>• Only the home based business use is currently permitted in the AGR zone and AGR<sub>PF</sub> subzone.</li> <li>• The home industry use is only permitted in rural <i>non-agricultural</i> zones (e.g. RR1 zone) and is not permitted on land within the ALR (including the AGR zone or AGR<sub>PF</sub> subzone).</li> <li>• Home industry uses are considered non-farm uses and would require a non-farm use application to the ALC in addition to a rezoning application from the SLRD.</li> <li>• Those who have been operating home industry uses in the AGR zone or AGR<sub>PF</sub> subzone up until this point are operating in violation of the current SLRD zoning and provincial ALR regulations.</li> <li>• In the current Zoning Bylaw No. 765 a home industry is defined as: “an auxiliary use of a parcel in conjunction with a dwelling for manufacturing, processing, fabricating, assembling, storing, distributing, testing, servicing, or repairing of goods or materials including vehicle repair, maintenance and auto body shops but excluding auto wrecking, manufacture of concrete products, bulk fuel or chemical storage or refining depots, animal or agriculture products processing, and the production of animal feeds and a medical marihuana production facility.”</li> <li>• Where permitted in a zone (e.g. in the RR1 zone), the home industry use must still be accessory to the residential use of a property, and not a primary industrial use.</li> </ul>
<p><b>Bed and Breakfasts</b></p>	<ul style="list-style-type: none"> <li>• Bed and breakfasts are a currently permitted use in the AGR zone and AGR<sub>PF</sub> subzone, however, in the new AGR1 zone, <b>bed and breakfast was initially removed as a permitted use</b> due to the lack of legitimate B&amp;B operations occurring and permitted (i.e. less than 5), and the rise of short term rentals and turnkey operations.</li> <li>• As noted previously, short term rentals (e.g. AirBnB, VRBO etc.) are not permitted in the AGR zone or AGR<sub>PF</sub> subzone or AGR1 zone. Short term rentals and turnkey operations are non-farm uses and create conflict and noise and negatively effect agricultural activity and the potential for that activity in the area.</li> <li>• <b>Based on community input</b>, SLRD staff is proposing to add a new agricultural bed and breakfast use into the proposed AGR1 zone. The agricultural bed and breakfast use would be distinct from though similar to the bed and breakfast use allowed in non-agricultural zones. The proposed regulations would allow for 4 bedrooms and 8 guests, which is an increase over the 3 bedrooms and 6 guests permitted now. As is the case currently a valid building permit or a change of use permit is required for the dwelling in which the B&amp;B is to be located.</li> <li>• Proposed Agricultural Bed and Breakfast definition and regulations:   <b>“BED AND BREAKFAST, AGRICULTURAL</b> means an <i>accessory use of a single family dwelling</i> in an agricultural zone as a transient accommodation business for overnight accommodation of travellers, providing at least breakfast to those being accommodated. See the AGR1 zone for details.”</li> </ul> <p><b>Agricultural Bed and Breakfast</b></p> <p>X.XX The <i>agricultural bed and breakfast use</i> shall be in accordance with the <i>Agricultural Land Commission Act</i> and Regulation, and the provisions of this section X.XX.</p> <ol style="list-style-type: none"> <li>.1 A person must apply for an <i>agricultural bed and breakfast</i> by completing a building permit application or change of use permit application for the dwelling.</li> <li>.2 the <i>agricultural bed and breakfast use</i> shall be located within, and be <i>accessory to a single family dwelling use</i>.</li> <li>.5 the maximum number of let bedrooms shall be 4, serving a maximum of 8 persons in total;</li> <li>.6 one additional off-street <i>parking space</i> shall be provided for each let room;</li> <li>.7 signage for an <i>agricultural bed and breakfast use</i> shall be in accordance with SLRD Sign Bylaw No. 681, 1998, as amended from time to time.</li> <li>.8 the <i>agricultural bed and breakfast</i> establishment shall be operated by a person or persons whose ordinary and principal residence is within such <i>single family dwelling</i>.</li> <li>.9 no meal shall be served in the <i>agricultural bed and breakfast</i>, other than breakfast, which may only be served to registered overnight guests.</li> <li>.10 where an <i>agricultural bed and breakfast use</i> is proposed for land within the Agricultural Land Reserve, the <i>use</i> shall comply with the <i>Agricultural Land Commission Act</i>, and all regulations and orders of the Agricultural Land Commission.</li> <li>.11 Where the property on which an <i>agricultural bed and breakfast use</i> is to be located is not served by an approved sewer system, the method by which sewage is to be disposed of shall be approved by the Vancouver Coastal Health Authority.</li> <li>.12 An <i>agricultural bed and breakfast use</i> shall be established and maintained in accordance with all applicable regulations and requirements of the BC Building Code, Fire Code, and all other pertinent health and safety regulations, and all subsequent amendments and revisions thereof.</li> <li>.13 An <i>agricultural bed and breakfast use</i> may include a separate commonly accessible kitchen for <i>use</i> by all the guests.</li> <li>.14 <i>Commercial assembly uses</i> are not permitted to be held in conjunction with an <i>agricultural bed and breakfast use</i>.</li> </ol>
<p><b>Accessory buildings and uses</b></p>	<ul style="list-style-type: none"> <li>• <b>The SLRD is not removing the ability to construct accessory buildings from the AGR1 zone.</b></li> <li>• This use is written into the AGR1 zone in the permitted uses section. The AGR1 zone and general regulations sections are structured in a manner that ensures that accessory buildings and uses are definitely permitted in the AGR1 zone.</li> <li>• There are updates being made to the ‘uses permitted in all zones’ section of the general regulations section of the Bylaw 1549.</li> <li>• Those changes are required in order to allow existing uses currently permitted in non-agricultural zones to continue. It is for clarification purposes only.</li> </ul>
<p><b>Accessory building gross floor area regulations</b></p>	<ul style="list-style-type: none"> <li>• The proposed Zoning Amendment Bylaw No. 1549-2017 initially removed the combined maximum gross floor area of 350 m<sup>2</sup> for accessory buildings on parcels over 4 ha.</li> <li>• <b>Based on community input</b>, SLRD staff is proposing to add this provision back into the bylaw so the table of accessory building gross floor areas would remain the same as what is currently in Zoning Bylaw No. 765, except properties that are &gt;1 ha and ≤ 4 ha have a combined maximum of 300 m<sup>2</sup> instead of the current 275 m<sup>2</sup>.</li> </ul>
<p><b>Parking regulations</b></p>	<ul style="list-style-type: none"> <li>• The regulations regarding the maximum number of parking spaces for various farm and non-farm uses is to prevent precious farmland from becoming a parking lot. <b>The number of parking spaces in the AGR1 zone is proposed to be scaled to the size of the parcel (four size categories) so that larger properties would be able to have a higher maximum number of parking spaces than a smaller lot.</b> In this way, small properties are not required to provide the same amount of parking as larger properties, thus preserving valuable agricultural land for agricultural purposes rather than parking.</li> <li>• The proposed number of required parking spaces have been revised in Zoning Amendment Bylaw No. 1549-2017 to address concerns over the different uses as well as the cumulative effects of increased parking from multiple</li> </ul>

uses. Table 4 below outlines the parking regulations for agricultural uses. Note that there is a combined maximum for different uses where a farm may be operating some combination of uses e.g. farm retail sales and gathering for an event. Where a farm is only operating one of those uses then the parking regulations are different as outlined in Table 4.

**TABLE 4**

Any combination of <i>Agritourism Activity, Brewery, Cidery, Distillery, Meadery, Winery, Farm Retail Sales, and/or Gathering for an Event</i> uses	20 spaces maximum combined 40 spaces maximum combined 60 spaces maximum combined 80 spaces maximum combined
<ul style="list-style-type: none"> <li>on parcels less than 4 ha</li> <li>on parcels that are 4 ha or greater but less than 8 ha</li> <li>on parcels that are 8 ha or larger but less than 16 ha</li> <li>on parcels that are 16 ha or greater</li> </ul>	
<i>Agritourism Activity</i>	
<ul style="list-style-type: none"> <li>on parcels less than 4 ha</li> <li>on parcels that are 4 ha or greater but less than 8 ha</li> <li>on parcels that are 8 ha or larger but less than 16 ha</li> <li>on parcels that are 16 ha or greater</li> </ul>	10 spaces maximum 20 spaces maximum 30 spaces maximum 40 spaces maximum
<i>Brewery, Cidery, Distillery, Meadery, Winery</i>	
<ul style="list-style-type: none"> <li>on parcels less than 4 ha</li> <li>on parcels that are 4 ha or greater but less than 8 ha</li> <li>on parcels that are 8 ha or larger but less than 16 ha</li> <li>on parcels that are 16 ha or greater</li> </ul>	10 spaces maximum 20 spaces maximum 30 spaces maximum 40 spaces maximum
<i>Farm Retail Sales</i>	
<ul style="list-style-type: none"> <li>on parcels less than 4 ha</li> <li>on parcels that are 4 ha or greater but less than 8 ha</li> <li>on parcels that are 8 ha or larger but less than 16 ha</li> <li>on parcels that are 16 ha or greater</li> </ul>	10 spaces maximum 20 spaces maximum 30 spaces maximum 40 spaces maximum
<i>Gathering for an Event</i>	
<ul style="list-style-type: none"> <li>on parcels less than 4 ha</li> <li>on parcels that are 4 ha or greater but less than 8 ha</li> <li>on parcels that are 8 ha or larger but less than 16 ha</li> <li>on parcels that are 16 ha or greater</li> </ul>	10 spaces maximum 20 spaces maximum 30 spaces maximum 40 spaces maximum
Temporary Farm Worker Housing	1 per 40 m <sup>2</sup> of Gross Floor Area

- On parcels that are less than 2 ha there is a maximum number of two large vehicles (recreational vehicles, boats, trailers, semi-trailers, buses, etc.) that may be parked on a lot at any one time. This provision is intended to ensure that these rural properties are not used as vehicle storage or commercial parking uses.
- With the proposed changes to the home office and home craft uses, the applicable parking regulations in the table of section 4.3.6 subsection 1 must be changed to require a minimum of one parking space for a home office use and a minimum of two parking spaces for a home craft use. This is an increase from 0 and 1 respectively.

**SLRD access to properties for bylaw enforcement**

- No change is being proposed to this regulation.**
- In the current Zoning Bylaw No. 765, as with every zoning bylaw in the SLRD and most every other local government zoning bylaw in the Province of British Columbia, there are provisions that allow local government staff to access properties at a reasonable time (e.g. during office hours) for the purposes of bylaw enforcement and investigation.
- The ability to access properties in the SLRD is necessary in order to investigate alleged bylaw infractions and talk to the property owners/occupants in a timely fashion, as the SLRD does not have access to emails and/or phone numbers for all residents.
- SLRD staff does not and will not be accessing a property at an unreasonable time, and unless in an emergency situation, will only enter a property during daytime, working hours.

**Short term nightly rentals**

- No change is being proposed with respect to short term nightly rentals (i.e. AirBnB's, VRBO, etc)**
- Short term nightly rentals are not allowed in the current AGR zone or AGR<sub>PF</sub> subzone, nor are short term nightly rentals proposed to be allowed in the proposed AGR1 zone.
- Short term nightly rentals are not allowed under the provincial ALR regulations.