

# NOTICE OF PUBLIC HEARING

MONDAY, JULY 25, 2022 AT 6:00 PM

## IN-PERSON OR ELECTRONIC PUBLIC HEARING

### **Public Hearing - Housing on Agricultural Lands – Official Community Plan & Zoning Bylaw Amendments (Z22-002):**

#### **Official Community Plan (OCP) Amendment Bylaw No. 2022-022**

The purpose of the proposed OCP amendment bylaw is to change policies under the Agricultural designation to broaden supported residential uses, encourage siting on lower capability lands and/or within a farm home plate and encourage use of higher capability lands for farming.

#### **District-wide Text Amendments Bylaw No. 2022-023**

The purpose of the proposed bylaw is to change regulations for additional dwellings on Agricultural lands and remove user restrictions. The bylaw also proposes to amend the farm home plate regulations applicable to all residential uses on Agricultural lands. These changes affect all properties in the Agricultural Small Acreage A1 zone and Agricultural Large Acreage A2 zone.

#### **Allow “carriage house” as a permitted accessory use in the A1 and A2 zone**

- Replace “additional dwelling for farm help” use with “carriage house”
- Require “carriage houses” to be within the “farm home plate”
- Align maximum floor area with current carriage house regulations (lesser of 90m<sup>2</sup> or 75% floor area of principal dwelling) and floor area calculations with Agricultural Land Commission permissions

#### **Amend “farm home plate” regulations**

- Redefine the “farm home plate” and contain all residential areas within the “farm home plate”
- Require siting of new “farm home plates” to be abutting a road or on land not suitable for farming
- Allow for existing “farm home plates” to be used even if they don’t meet the new siting or size requirements
- Have one maximum size of a “farm home plate” regardless of what is sited within it (905 m<sup>2</sup> in A1 and 1,200 m<sup>2</sup> in A2)
- Increase allowable “farm home plate” coverage from 35% to 45%
- Exclude temporary farm worker accommodation from the farm home plate and allow siting within or abutting the farm home plate or on land not suitable for farming
- Remove the gross floor area maximum for residential accessory buildings

#### **Get more information:**

- View copies of the proposed bylaws and relevant documents at Municipal Hall from 8:30 a.m. to 4:00 p.m. Monday through Friday, excluding holidays, or online with the Public Hearing agenda package at <https://www.summerland.ca/your-city-hall/council-meetings>
- **Opportunity to be heard or to present written submissions:**
- Any person who believes their interest in property may be affected by these proposals may speak to the matter at the Public Hearing or provide written submission in advance of the Public Hearing.
- We encourage members of the public to preregister on the speakers list in advance of the Public Hearing. To register to speak, email [corporateofficer@summerland.ca](mailto:corporateofficer@summerland.ca) and provide your name, civic address, and cite the application number and whether you wish to attend via Zoom or in-person at Municipal Hall. After everyone from the speaker’s list has been given opportunity for comment, the floor will be opened to those who did not register to speak.
- Comments may be made through written correspondence up until 12:00 noon on Monday, July 25, 2022. Written comments can be sent by email to the Corporate Officer at [corporateofficer@summerland.ca](mailto:corporateofficer@summerland.ca) or by letter to District of Summerland Municipal Hall.