
Housing on Agricultural Lands Review

Purpose:

To present Council with background information on housing on agricultural lands with an aim to update housing regulations for agricultural zones.



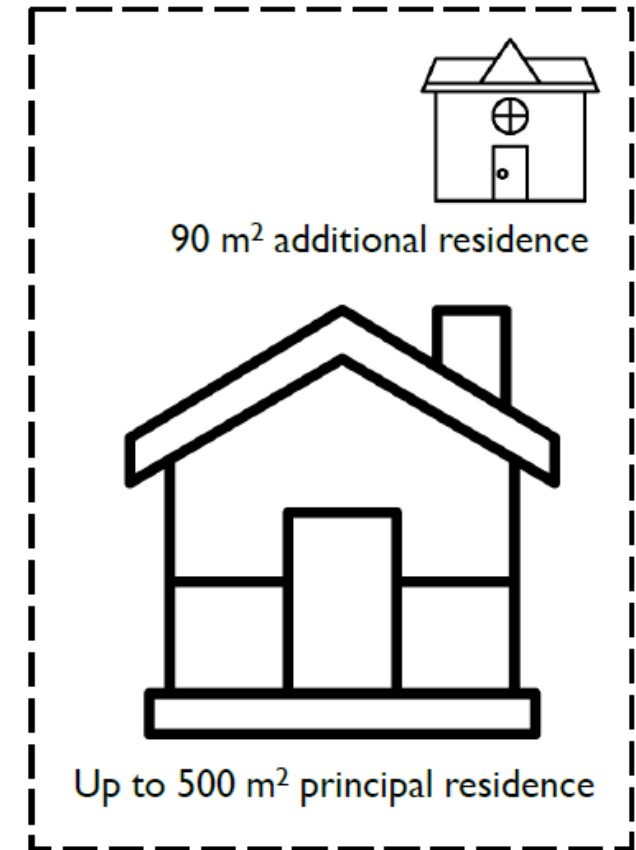
Regulatory Context

- Provincial Regulations
 - Agricultural Land Reserve (ALR) under “ALCA”
 - BC Building Code
- Regional Planning
 - South Okanagan Regional Growth Strategy
 - Housing Needs Assessment
- Municipal Land Use Bylaws
 - Official Community Plan
 - Zoning



ALR Regulation 30/2019

- **ALR Use Regulation changed on December 31, 2021 to allow for an additional residence**
- **ALC establishes and governs land use on ALR lands**
- **District Offices receiving inquiries since amendments announced**

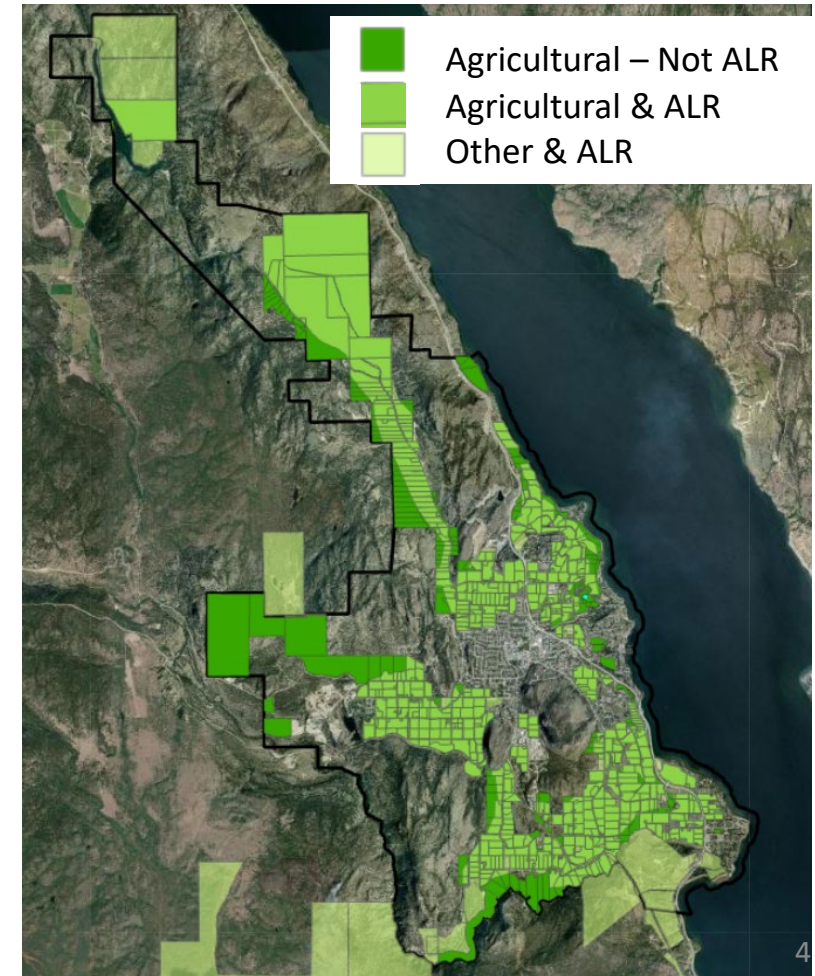


Parcels **less than 40 ha**



Official Community Plan – Agriculture & ALR

**Most ALR lands in Summerland are
designated as Agricultural in our OCP**



OCP Policies for Housing on Agricultural Lands

- Confine residential development in ALR to farm residences
- Farm residential “home plate” to minimize impacts of non-farm uses on farms
- Provide adequate buffers for new urban development



Agricultural Plan



DISTRICT OF SUMMERLAND

AGRICULTURAL PLAN

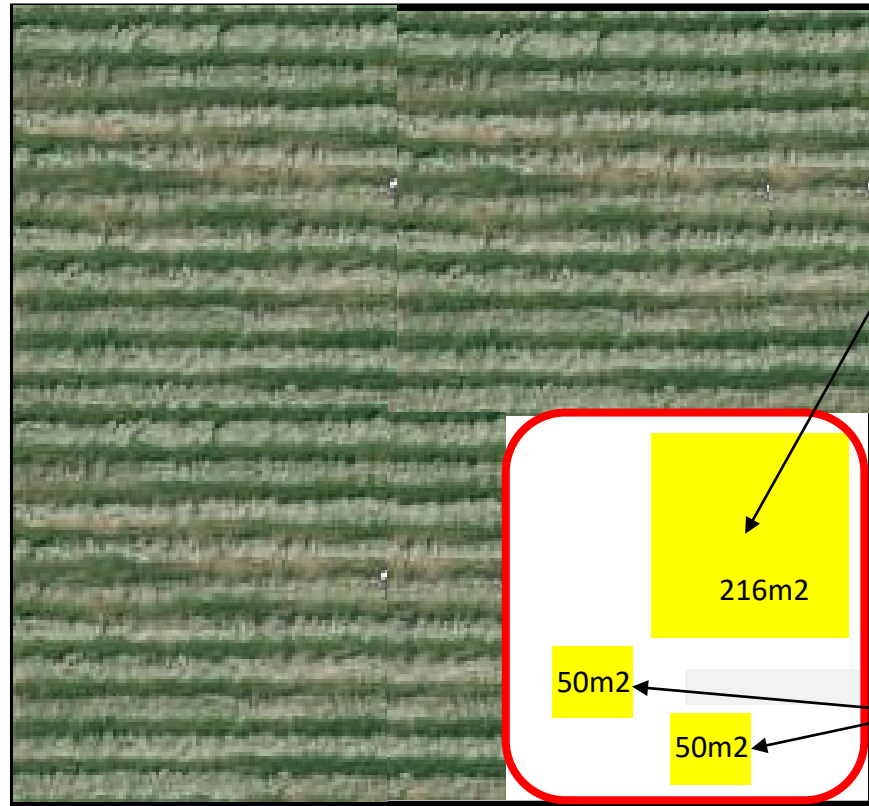
(JULY 6, 2008)



Time to Decide

- Farm residential footprints to reduce degradation of farmland
- Encourage residential development immediately next to road, or on piece of property not conducive to agriculture
- Protect farmland from urban growth expansion

One dwelling



- Principal dwelling
- Accessory buildings related to dwelling
- 35% coverage of a 905 sq m area
- 316.75 sq m footprint (3,409 sq ft)

Zoning Bylaw - Current

One dwelling plus additional



- 35% of a 1,500 sq m area
- 525 sq m footprint (5,651 sq ft)

Workshop – April 12

Information Sharing

- Housing – OneSky Community Resources
- Agriculture – Ministry of Agriculture
- Sustainability – District’s Sustainability Coordinator

“Big Ideas” Thinking / Discussion

- SWOT Analysis
- Balancing Interests
- Farm Home Plate
- Use of Residences by Type
- Suite Sizes

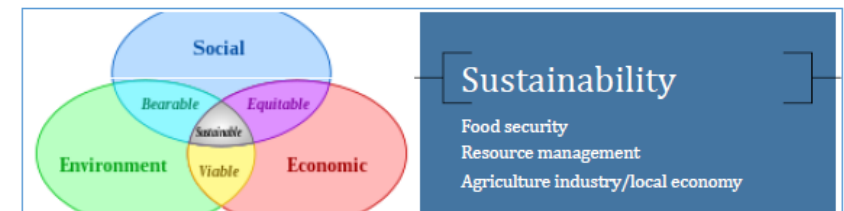
Allowing **housing** to promote housing choices, affordability and healthy places



Protecting **agricultural lands** and **rural character**



Managing new development towards an environmentally, socially, and financially **sustainable** community



Workshop – April 12

Principles/Themes:

- Strong agricultural community
- Sense of community identity from agriculture
- Desire to protect arable lands
- Pressure of outside factors
- Focus on sustainability to support food security
- Lack of information on current conditions
- Focus on housing for bona-fide farmers and farming operations
- Identification of urban areas for densification and additional housing

Sustainability Pillar (4 participants ranked highest)	<ul style="list-style-type: none"> • Food security a major concern • Allowing development on non-arable lands • Guide development in a sustainable way • Agriculture and housing subsidiary
Agriculture Pillar (7 participants ranked highest)	<ul style="list-style-type: none"> • Focus on food production • Protect and preserve agricultural lands • Protect rural character • Housing needs based on 'bona-fide' farm operations
Housing Pillar (4 participants ranked highest)	<ul style="list-style-type: none"> • People need a roof over their heads • For 'bona-fide' farmers and others • Housing should be focused in City Centre/Downtown • Challenges with affordable housing • Housing is a true crisis

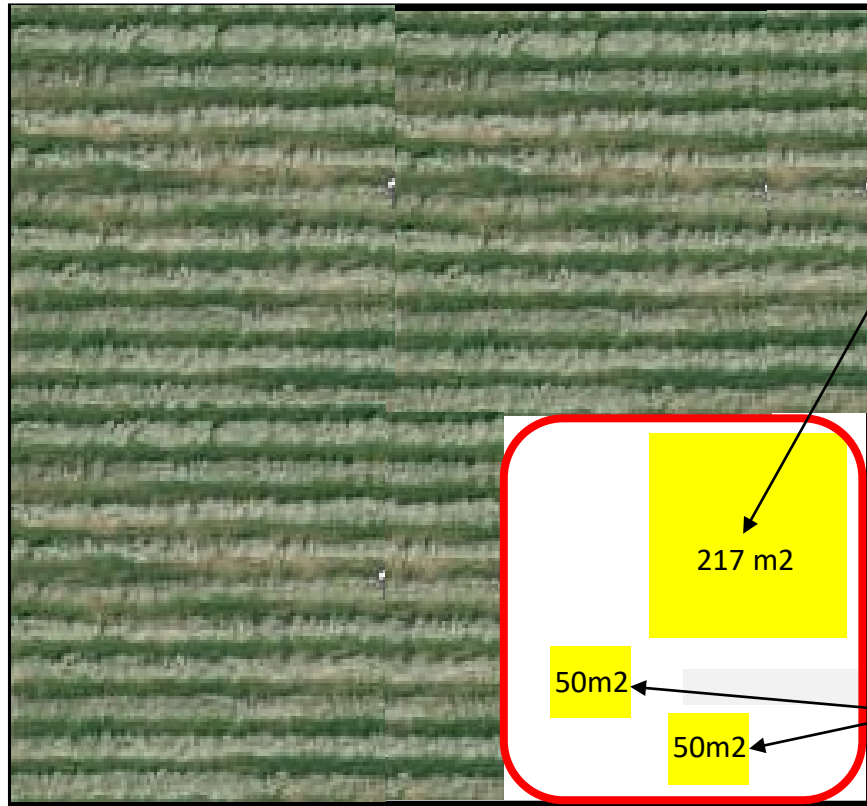


Discussion Topics

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- **Workshop themes generally in conformance with OCP/AG Plan**
 - **District office receiving inquiries from local agricultural landowners/owners to place second residence**
 - **Protection of agricultural land important for cultural identity of Summerland**
 - **Alignment with ALC is best practice considering need for both jurisdictions to approve new development**
 - **Provide additional flexibility for farm community specifically**

Zoning Bylaw – Proposed Approach

Current Farm Home Plate



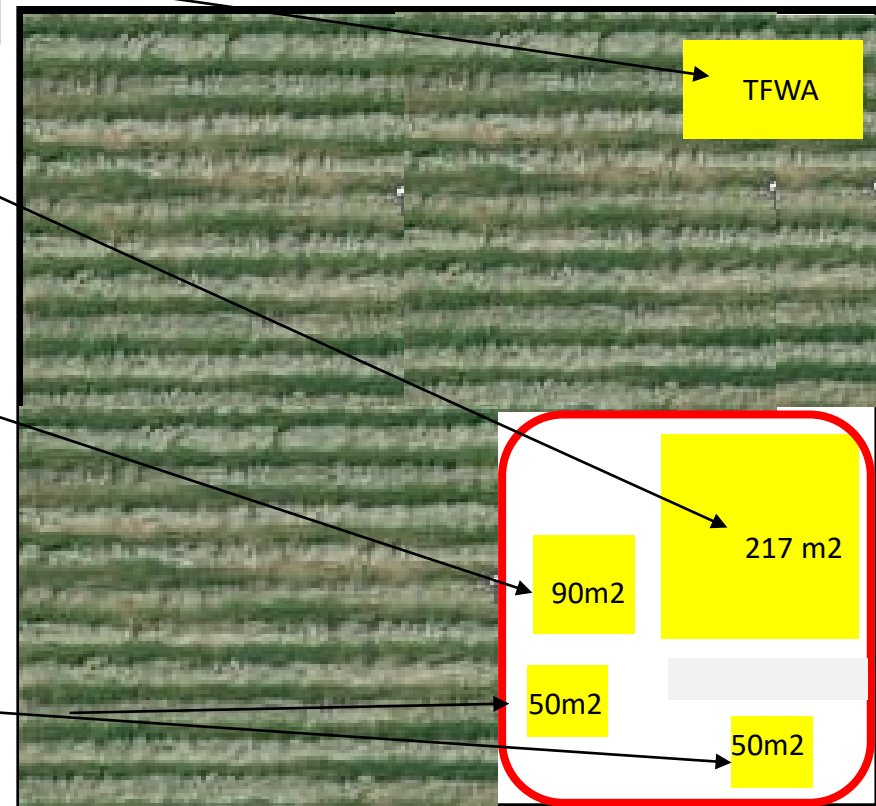
Farm Worker
Accommodation

Principal
dwelling

Carriage
House

Accessory
building

Proposed Farm Home Plate



- Principal dwelling
- Accessory buildings related to dwelling
- 35% coverage of a 905 sq m area
- 317 sq m footprint (3,409 sq ft)

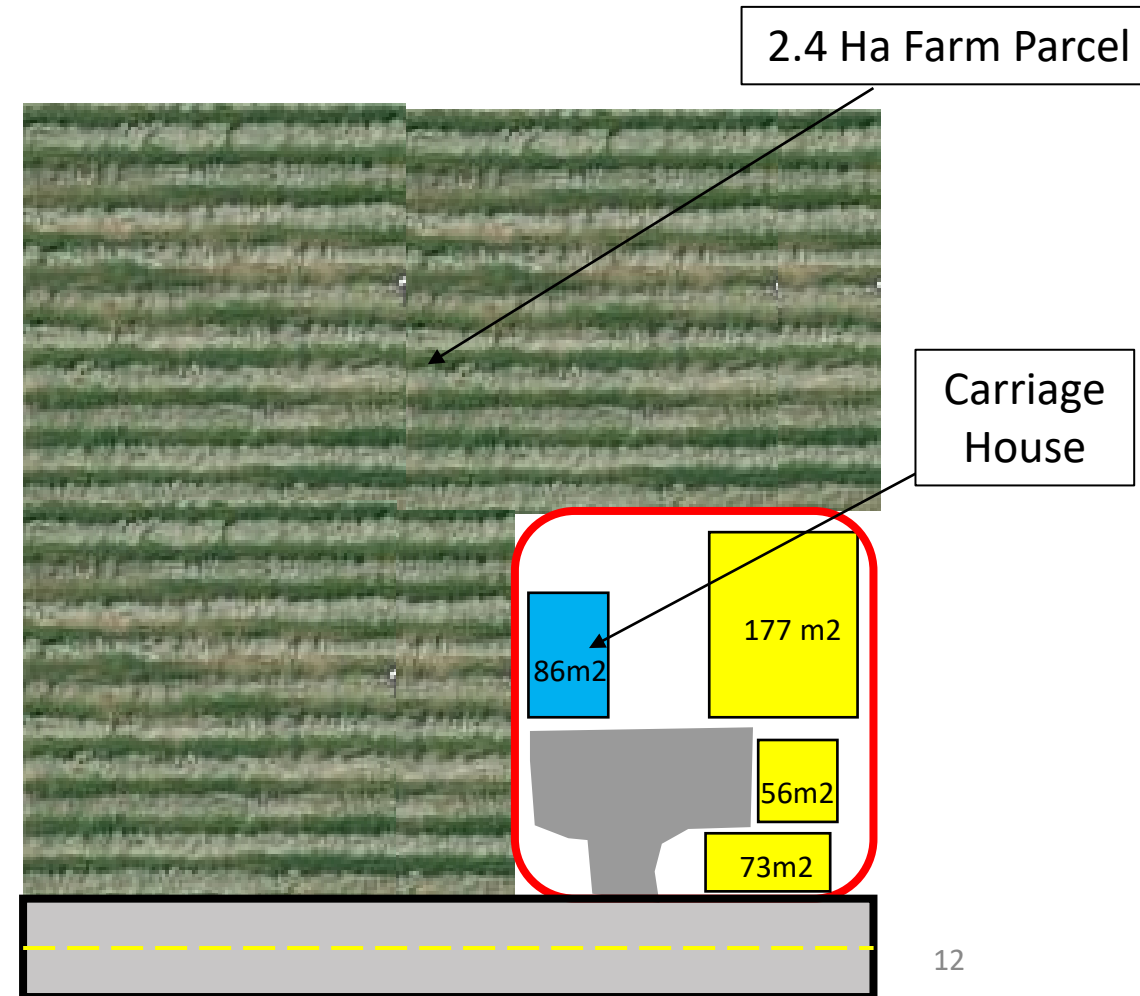
- Principal dwelling
- Carriage house (up to 90 m2)
- Accessory buildings related to dwelling(s)
- 45% of a 905 sq m area
- 407 sq m footprint (4,381 sq ft)

Scenario Example

- Mr. Smith farms 2.4 hectares (5.9 acres) of land in apple orchard
- Has existing house 1,900 sq ft (177 m²)
- One existing garage 600 sq ft (56 m²)
- One shop building 800 sq ft (73 m²)
- Farm Home plate next to road

PROPOSAL

- Mr. Smith proposes a 925 sq ft carriage house (86 m²) within farm home plate
- Total home plate coverage is 392m² which is less than 407 m² maximum



Benefits of Proposed Approach

- **Aligns with ALC regulation**
 - District's zoning bylaw limits "carriage house" size to 90 m²
 - No limitations to additional residence usage
- **Further limits encroachment of residential uses onto farmland**
 - Farm Home Plate to be sited either next to road or on non-arable land
 - Farm Home Plate remains same as for principal residence w/o additional dwelling, reduces by 595 m² for inclusion of additional dwelling.
- **Provides flexibility to 'bona-fide' farm operators**
 - Temporary Farm Work Accommodation can be placed anywhere outside Farm Home Plate (previously required to be within and subject to max site coverage)
 - Farmers can place "carriage house" as an income supplement
 - Farm Home Plate can be moved to areas not productive for farmland

Summary Recommendation

THAT staff be directed to draft Official Community Plan and Zoning Bylaw amendments for housing on agricultural lands to:

- ***Allow flexibility of residential uses by allowing carriage houses up to 90 m² on agricultural lands***
- ***Limit residential encroachment by siting carriage houses within the existing farm home plate***
- ***Discourage the use of arable lands for residential purposes further by specifying siting conditions for the farm home plate to be located near roads or on non-arable land (land not suitable for agricultural production).***

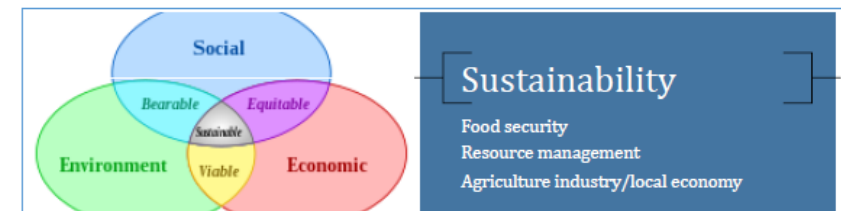
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Project Next Steps

1. Staff to draft bylaw amendments – OCP and Zoning Bylaw (May, 2022)
2. Council Committee Presentation (May – June, 2022)
 - Agricultural Advisory Committee
 - Development Process Improvement Advisory Committee
 - Advisory Planning Commission
3. Council Presentation of draft amendments (June, early July 2022).
Consideration of first and second reading
4. Public review and comment period of draft amendments. Public hearing in August.
5. Adoption process, including MOTI approval (September)