

THE CORPORATION OF THE DISTRICT OF SUMMERLAND

BYLAW NUMBER 2022-023

A BYLAW TO AMEND 'ZONING BYLAW NUMBER 2000-450' (Housing On Agricultural Lands)

The Municipal Council of the Corporation of the District of Summerland, in open meeting assembled, enacts as follows:

1. Schedule "A" of "District of Summerland Zoning Bylaw Number 2000-450", as amended, is hereby further amended as follows:
 - a. That Section 2 Definitions be amended by replacing the following definitions in its entirety with the following, in alphabetical order:

Farm Home Plate means a contiguous residential footprint area within a defined perimeter on a *Lot* that contains all *Principal and Accessory Uses, Building and Structures* associated with residential *Use*, but excludes *Temporary Farm Worker Accommodation*.
 - b. That Section 2 Definitions be amended by deleting the following definitions in its entirety:

Dwelling, Additional for Farm Help means a second *Dwelling* on an agricultural zoned property that is used to house full-time permanent farm workers employed on the same site as the agricultural operation only. This may include but is not limited to *Single Detached Housing, Manufactured Housing*, or bunkhouses. Specific Use regulations for *Dwelling, Additional for Farm Help* are in Section 7.12
 - c. That Section 4.5 Accessory Buildings and Structures be amended by deleting 4.5.3 in its entirety and replace with the following:

4.5.3 Accessory Buildings and Structures may not contain *Bedrooms, Kitchen*, or sleeping facilities unless they are a *Carriage House*, or *Temporary Farm Worker Accommodation*, except as expressly permitted in this Bylaw.
 - d. That Section 4.0 General Regulations be amended by adding the following:

4.11 Farm Home Plate

4.11.1 A *Farm Home Plate*, where required in this Bylaw, shall comply with the following regulations:

- a) Only one (1) *Farm Home Plate* is permitted on a *Lot*.
 - b) A *Farm Home Plate* shall immediately abut a *Highway*.
 - c) Notwithstanding 4.11.1(b), a *Farm Home Plate* may be located on lands assessed by an agrologist as containing soil conditions not suitable for farming.
 - d) Notwithstanding 4.11.1(b), an existing *Farm Home Plate* established for a *Dwelling* or *Dwellings* previously constructed on a *Lot*, shall be permitted to be used so that it remains the *Farm Home Plate*.
 - e) No portion of a *Dwelling*, *Accessory Building*, *Structure*, and/or area for residential *Use*, including but not limited to, lawns, patios, landscaping, parking areas and storage areas, shall extend beyond the *Farm Home Plate*, except a driveway.
 - f) The maximum lot coverage for all *Buildings* and *Structures* within the *Farm Home Plate* is 45%.
 - g) A *Farm Home Plate* shall include four sides to create a shape typical of a residential *Lot*.
- e. That Table 6.1 Parking & Loading Schedule be amended by deleting the following as a Category of Use under Column 1:
- Additional Dwelling for Farm Help*
- f. That Section 7.12 Additional Dwelling for Farm Help be amended by deleting Section 7.12 in its entirety.
- g. That Section 7.13 Temporary Farm Worker Accommodation be amended by deleting 7.13.1(c) and replace with the following:
- 7.13.1 (c) The *Temporary Farm Worker Accommodation* shall be sited in an area within or abutting the *Farm Home Plate*, in an area immediately abutting a *Highway*, or on lands assessed by an agrologist as containing soil conditions not suitable for farming.
- h. That Section 7.4. Carriage Houses (Secondary Dwelling with an Accessory Building) be amended by deleting 7.4.1(b) in its entirety and replacing as follows:
- 7.4 (b) A *Carriage House* shall only be considered an *Accessory Use* to the *Single Detached Housing*, *Manufactured Housing -Type 1*, or *Manufactured Housing – Type 2 Use*.
- i. That Section 7.4. Carriage Houses (Secondary Dwelling with an Accessory Building) be amended by deleting 7.4.1(f) in its entirety.
- j. That Section 8.1 A1 Agricultural Small Acreage Zone be amended by deleting 8.1.3(i) in its entirety.
- k. That Section 8.1 A1 Agricultural Small Acreage Zone be amended by adding 8.1.3 Accessory Uses as follows:

8.1.3 (d) *Carriage House*, subject to Section 7.4

- l. That Section 8.1.5 Development Regulations be amended by deleting 8.1.5(b) in its entirety.
- m. That Section 8.1.5 Development Regulations be amended by deleting 8.1.5(c) in its entirety.
- n. That Section 8.1.7 Other Regulations be amended by deleting 8.1.7(b) in its entirety.
- o. That Section 8.2 A2 Agricultural Large Acreage Zone be amended by deleting 8.2.3(i) in its entirety.
- p. That Section 8.2 A2 Agricultural Large Acreage Zone be amended by adding 8.2.3 Accessory Uses as follows:

8.2.3 (d) *Carriage House*, subject to Section 7.4

- q. That Section 8.2.5 Development Regulations be amended by deleting 8.2.5(b) in its entirety.
 - r. That Section 8.2.5 Development Regulations be amended by deleting 8.2.5(c) in its entirety.
 - s. That Section 8.1.7 Other Regulations be amended by deleting 8.2.7(b) in its entirety
2. This bylaw may be cited as "Zoning Bylaw Amendment (Housing on Agricultural Lands) Bylaw No. 2022-009"

Read a first and second time this 27th day of June, 2022.

Public Hearing held this ___ day of ___, 2022.

Read a third time this ___ day of ___, 2022.

Approved pursuant to section 52(3)(a) of the *Transportation Act* this ___ day of ___, 2022.

for Minister of Transportation and Infrastructure

Adopted by the Municipal Council of the Corporation of the District of Summerland this day of , 2022.

Mayor

Corporate Officer