



# Small Acreage Agriculture Proposed Zoning INFORMATION SHEET

This info sheet is in response to the proposed zoning changes for small acreages and as a follow-up to the “**Landowner Survey for Proposed Zoning Bylaw Amendments**” covering agriculture, livestock and Agricultural Land Reserve (ALR) concordance in 2016. Amending Bylaw 2951 enabling the proposed changes has completed 1<sup>st</sup> and 2<sup>nd</sup> Readings and will go to Public Hearing on June 15<sup>th</sup>. Based upon the input we received, the proposed changes have been stepped back (e.g. livestock limits are now proposed for parcels 1ha/ 2.5 acres or less).



## *What zoning changes were initially forwarded?*

In response to Board direction and changes to BC legislation, the following changes were contemplated:

- Livestock limits on non-ALR land based on a ratio of parcel area to livestock numbers and types;
- Dwellings per parcel for ALR lands based on changes to the Agricultural Land Commission (ALC) regulations;
- Limits to accessory buildings size/area on parcels less than 2ha/ 5acres (except ALR farm bldgs);

## *What did the residents and survey respondents have to say?*

We reviewed all survey responses and landowners input along with comments from our advisory commissions, the ALC, and other Provincial referral agencies. Detailed and at times, animated survey responses helped form the Bylaw currently before the TNRD Board of Directors. The topics that garnered the most commentary follow:

- Opposition to livestock limits on larger (5 or 10 acre) non-ALR properties (noting no limits were ever contemplated for ALR land or larger parcels);
- Input on parcel area to animal ratio numbers/types and qualitative livestock keeping issues; and
- Accessory building limitations on small acreage zones.

In reviewing the submissions, we noted that a large proportion of respondents were unaware of their given parcel size, the property zoning, and whether it was all or part within the ALR.

## *What zoning changes are proposed in Amendment Bylaw 2951?*

- Originally livestock limits were contemplated for parcels up to 5 or 7 acres. Respondents opposed limits for mid-sized parcels but accepted that some limits for smaller properties seemed reasonable. In response, the keeping of livestock section was amended to reflect livestock limitations on non-ALR parcels **less than 1 ha (~ 2.5 acres)**. See the examples on the next page.
- The initial proposal suggested one large livestock be permitted for every 4000 sqm. Respondents stated that herd animals should never be alone thus the number of large livestock for every 4000 sqm of land was increased to two large livestock.
- Due to noise complaints and following the bylaws enacted by other regions, roosters were initially not allowed on small residential acreages. We learned that hobby farmers love their roosters and don't want them regulated at all. Roosters are not specifically regulated in the bylaw amendment.

- Our initial proposal suggested limitations on the maximum gross floor area for accessory buildings on *all* parcels that allowed agricultural and horticultural uses (but no caps on farm buildings in the ALR). Respondents said it was too onerous so this section was amended to establish maximum gross floor area restrictions on properties zoned SH-1 and CR-1 **that are less than 2 ha (5 acres) and excludes accessory buildings used for agriculture in the ALR.**

The maximum lot coverage is 25% of parcel area and the maximum building height is proposed to be 8 metres (26 ft). The overall combined area of all accessory buildings is limited by parcel area on a progressive basis with 1 sqm of accessory building allowed for every 20 sqm of land. The cap for parcels smaller than an acre is 130 sqm. Note that this does not include the primary dwelling.

## Livestock & build-out limits on sample acreages

<h3 style="color: #8B4513;">1 acre or 0.4 ha</h3> <ul style="list-style-type: none"> <li>• 2 cows and 2 goats; <u>or</u></li> <li>• 6 sheep; <u>and</u></li> <li>• 20 poultry</li> <li>• 200 m<sup>2</sup> (2150 ft<sup>2</sup>) accessory bldg total (not inc. the main dwelling)</li> </ul> 	<h3 style="color: #8B4513;">2 acres or 0.8 ha</h3> <ul style="list-style-type: none"> <li>• 4 horses and 4 sheep; <u>or</u></li> <li>• 2 pigs and 8 goats; <u>and</u></li> <li>• 40 chickens, ducks, or turkeys</li> <li>• 400 m<sup>2</sup> (4300 ft<sup>2</sup>) accessory bldg total</li> </ul> 
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### *Where do we go from here?*

The zoning bylaw amendments are anticipated to be considered at a public hearing on the afternoon of June 15, 2017 prior to the Board of Directors regular meeting. If you have any questions regarding the proposed bylaw amendment, please contact the Planning Department at the TNRD or go to our website.