

To: Colin Martin  
Planner

From: Bruce Lang and Catherine Lang

27 March 2025

BOARD MEETING: APRIL 3, 2025  
PUBLIC HEARING & AGENDA ITEM D.3  
Additional Representation  
C2024.016-ZONE (S+B PHAUWAL ENT.)

PROPOSED AGRI-TOURISM ACCOMMODATION AMENDMENT BYLAW No. 280049.49, 2025

We do not approve of the proposed Amendment Bylaw for the following reasons:

What prevents the accommodation unit from becoming an annual rental? Who monitors this?

Proposed Restrictive Covenant applies to the land, but it can be changed with ownership. As it is, the footprint of the property is extreme.

The current bylaw for agri-tourism accommodation exists allowing 5 units on each parcel of land and the owner wants to increase one land parcel to ten units leave the other land parcel at zero which can allow subsequent owners to apply to change covenant. Is the purpose of the bylaw to allow the doubling of the current ceiling?

Are we talking about eventually changing the bylaw to allow ten agri-tourism units for all farm properties? If permission is granted these units are permanent.

Legal access to the highway is on Highway 97 or Road 20? The tempo of traffic volume is always increasing and with a restricted view to access the highway, which is on a curve, along with the increase of activity from this business will result in more accidents here as access to the highway is already compromised.

The tranquility of this neighbourhood already must put up with noise into the wee hours of the morning.

This appeal for a variance that already exists means the rule maker becomes the rule breaker.