



RATIONALE FOR PROPOSED SITE-SPECIFIC ZONING

As the owner of the Subject Property also owns the adjacent to the northern west corner of the property across Highway 97 (4114 Highway 97), the owner could construct a 5-unit agri-tourist accommodation building on both the subject property and the 4114 Highway 97 property to provide the desired 10 units, however it is much more cost effective and much better for agriculture to construct one 10-unit building. To ensure that the provision of one 10-unit agri-tourist accommodation on the subject property would not result in an increase in the number of the agri-tourist accommodation units in the neighbourhood, if the zoning is approved to allow the proposed 10-unit agri-tourist accommodation building, the owner is prepared to have a section 219 (Land Title Act) restrictive covenant placed on the title of the adjacent 4114 Highway 97 property that would prohibit the construction any agri-tourist accommodation units on that property. This rezoning proposal with the proposed covenant will allowed the property owner to provide five additional agri-tourist accommodation sleeping units on the subject property while forfeiting the ability to construct agri-tourist accommodation units on their adjacent 5+ ha. 4114 Highway 97 farm parcel. This would ensure that the maximum number of agri-tourism accommodation units in the area would not exceed the current zoning bylaw allowance. This could simply be viewed as a geographic adjustment in the allowable number of agri-tourist accommodation units. Wording of a sample restrictive covenant is provided in Appendix A.

The transfer of agri-tourist accommodation development rights from one parcel to an adjacent parcel does not conflict with the Area 'C' Official Community Plan.

This type of zoning amendment was approved for a property in Area 'A' in 2021 to allow a ten-unit agri-tourist accommodation building on a ± 5 ha. farm parcel in the ALR. A condition of the rezoning approval to allow the 5 addition agri-tourist accommodation sleeping units was the requirement that a restrictive covenant be registered on an adjacent 4+ ha. ALR parcel that was owned by the same owner of the benefitting property, restricting the property from being able to provide agri-tourism accommodation. Rather than the owner constructing two five-unit agri-tourist accommodation buildings on two separate properties, the RDOS Board felt it would be better for agriculture, and more efficient if the owner constructed one ten-unit agri-tourist accommodation building on one property.

If one 10-unit agri-tourist accommodation building is not approved, the alternative is to construct two 5-unit agri-tourist accommodation buildings, one on each of their adjacent farm agricultural parcels. This would result in the use of more agricultural land than would be needed to construct one ten-unit agri-tourist accommodation building.

RATIONALE AND JUSTIFICATION

The following information is provided as a rationale and justification for the proposed site-specific zoning amendment to allow ten agri-tourist accommodation units on the subject property.

- The proposed zoning will not conflict with the Area 'C' Official Community Plan.
- No increase the number of agri-tourist accommodation units will occur in the area beyond what is presently allowed in the Zoning Bylaw.
- The proposed restrictive covenant being offered by the owner will preclude their adjacent farm parcel at 4114 Highway 97 from having an agri-tourist accommodation building, therefore the maximum number of agri-tourist accommodation units in the area will not be increased from what is presently allowed.
- Due to economies of scale, the construction of a 10-unit agritourist accommodation building will cost considerably less than constructing two 5-unit buildings constructed.
- There will be site efficiencies in constructing one 10-unit agri-tourist accommodation building as opposed to building two 5-unit buildings and the site efficiencies will mean less agricultural land will be needed to construct one 10-unit agri-tourist accommodation building.

