



Road 7
Country Fruit Market
- Farming for you -

SUPPLEMENTARY INFORMATION

Application for Zoning Variance/Amendment and Site-Specific Zoning Amendment to allow 5 Agritourism Accommodation Units on the Subject Property with accommodation sleeping unit area of 42.0 m². These units will be above the currently operating fruit market: *Road 7 Country Fruit Market*.

Address: 437 Road 7, Oliver BC

PID: 011-313-081

Legal: Lot 260 Plan KAP1790 District Lot 2450S Simlk-Div of Yale Land District

Roll: 17-714-05681.000

Zoning Request

Currently under Section 7.3.5 of Zoning bylaw 2800.2022, agri-tourism accommodation shall not be greater than 30.0 m². The submitted 5 unit Plan design for the agri-tourism application are approximately 42.0m². As discussed with RDOS, This request does not change the intent or the agricultural spirit of the zoning on the property but allows agri-tourism accommodation units to be developed within the BC ALR Use Regulations. Surrounding RDOS Electoral “areas” and other communities in BC have varied Agri-tourism unit size options. Some communities have no specific **sqft** limits outlined but emphasis that rental can not be more than 30 days and that no kitchen design be in the room. Other communities do not incorporate the washroom and common area in the **sqft** calculation. Some community's have higher **sqft** limits in comparison. It seems that each geographic area had different allowable limits, but main intent was to preserve agriculture land.

Agri-tourism offers a range of benefits. It is a valuable and growing sector that supports sustainable agriculture, promotes rural communities, and enhances the connection between urban consumers and the agricultural landscape. Such interaction provides visitors with opportunities for outdoor activities, such as farm walks, agricultural workshops and hands-on experience. These experiences promote physical activity, reconnect people with nature, and give better understanding of farm-to-table experience. Majority of the people that have visited and wanted this type of experience at my farm have been families with young children. Many of the families have come back and shared their previous experience, and have said that our farm was the highlight of their children's vacation. With family oriented visitors, larger room space is needed to enhance a family agri-tourist experience.

Over the last few years, building design and space has been important factor in the well being of peoples stays. Also during this time, furniture and electronics has changed. Modern rooms are now furnished with larger flat screen televisions, larger framed wall art, and slightly larger furnishings. In relationship to these 'social space' changes, Families/Visitors today value these spacious rooms for aesthetic, practical, and most importantly health benefits of open space.



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Summary

The proposed application be supported by RDOS to allow for 5 Agri-tourist accommodation units with approximately 42.0 m² space calculation. This adjustment:

- Does not conflict with ALR/ALC agri-tourism regulations.
- Does not increase the number of agri-tourist accommodation units.
- Provides better adjustment to 'Covid' like situation and other Health benefits
- Modernization to current furnishing expectations by visitors
- Will have no loss of agricultural land.
- Does not change overall room setup, just more common space
- Adds no traffic congestion: Road 7 is frequented by visitors patronizing businesses along the Golden Mile route.
- Is one of the few mixed fruits orchards left in the South Okanagan, which showcases 19 varieties of fruits, and various vegetables.