

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2956, 2022

**A Bylaw to amend the Electoral Area “A”, “C”, “D”, “E”, “F”, “H” & “I”
Official Community Plan Bylaws**

The REGIONAL BOARD of the Regional District of Okanagan-Similkameen in open meeting assembled, ENACTS as follows:

1. This Bylaw may be cited for all purposes as the “Farm Labour Accommodation TUP Policies Amendment Bylaw No. 2956, 2022.”

Electoral Area “A”:

2. The Electoral Area “A” Official Community Plan Bylaw No. 2905, 2021, is amended by
 - i) adding a new sub-section .17 under Section 9.3 (Agriculture - Policies) to read as follows:

.17 Supports additional dwellings within the Agricultural (AG) designation where they are used to support agricultural activities and purposes (e.g., workers’ housing).
 - ii) adding a new sub-section .18 under Section 9.3 (Agriculture - Policies) to read as follows:

.18 Supports the temporary siting of a dwelling unit for farm labour that does not comply with zoning regulations where permitted by a Temporary Use Permit. The Regional Board may use the following criteria to assess applications:

 - a) the accommodation is to be installed on a temporary foundation with no basement.
 - b) the size of the current farm unit (i.e., total size of all parcels under the farm operation).
 - c) whether other farm unit parcels contain existing dwellings suitable for use as farm worker accommodation.
 - d) the size of the accommodation and total residential footprint.

- e) the number of proposed persons to be housed in the accommodation structure.
 - f) the parcel has been classified as “farm” under the *BC Assessment Act*.
 - g) the location of the accommodation on a parcel, specifically:
 - i) is it to be sited on the least arable soils on a property or within an existing “farm home plate” (i.e. that portion of a property where all residential and related buildings, structures and activities are clustered, thereby leaving the balance of the property for agricultural use);
 - ii) if new driveways and vehicle parking areas are required and will result in the alienation of cultivated land.
- iii) adding a new sub-section .7 under Section 22.0 (Temporary Use Permits - Policies) to read as follows and renumbering all subsequent sections accordingly:
- .7 In issuing a Temporary Use Permit for a dwelling unit for farm labour, the Regional Board may specify conditions, in addition to those listed under sub-section 22.3.5, including, but not limited to:
- a) the use of the accommodation be restricted to farm labour only;
 - b) the structure be removed from the property when the permit lapses, if the renewal of that permit has not been approved by the Regional Board;
 - c) the structure be constructed or manufactured in a manner that makes it easily moveable from one location to another; and
 - d) the foundation be temporary in nature (i.e. not concrete)

Electoral Area “C”:

3. The Electoral Area “C” Official Community Plan Bylaw No. 2452, 2008, is amended by:
- i) replacing sub-section .20 under Section 9.3 (Agriculture - Policies) to read as follows:

.20 Supports additional dwellings within the Agricultural (AG) designation where they are used to support agricultural activities and purposes (e.g., workers’ housing).
 - ii) adding a new sub-section .28 under Section 9.3 (Agriculture - Policies) to read as follows:

.28 Supports the temporary siting of a dwelling unit for farm labour that does not comply with zoning regulations where permitted by a Temporary Use Permit. The Regional Board may use the following criteria to assess applications:

 - a) the accommodation is to be installed on a temporary foundation with no basement.

- b) the size of the current farm unit (i.e., total size of all parcels under the farm operation).
 - c) whether other farm unit parcels contain existing dwellings suitable for use as farm worker accommodation.
 - d) the size of the accommodation and total residential footprint.
 - e) the number of proposed persons to be housed in the accommodation structure.
 - f) the parcel has been classified as “farm” under the *BC Assessment Act*.
 - g) the location of the accommodation on a parcel, specifically:
 - i) is it to be sited on the least arable soils on a property of within an existing “farm home plate” (i.e. that portion of a property where all residential and related buildings, structures and activities are clustered, thereby leaving the balance of the property for agricultural use);
 - ii) if new driveways and vehicle parking areas are required and will result in the alienation of cultivated land.
- iii) adding a new sub-section .7 under Section 20.3 (Temporary Use Permits – Policies) to read as follows and renumbering all subsequent sections accordingly:
- .7 In issuing a Temporary Use Permit for a dwelling unit for farm labour, the Regional Board may specify conditions, in addition to those listed under sub-section 20.3.5, including, but not limited to:
- e) the use of the accommodation be restricted to farm labour only;
 - f) the structure be removed from the property when the permit lapses, if the renewal of that permit has not been approved by the Regional Board;
 - g) the structure be constructed or manufactured in a manner that makes it easily moveable from one location to another; and
 - h) the foundation be temporary in nature (i.e. not concrete)

Electoral Area “D”:

4. The Electoral Area “D” Official Community Plan Bylaw No. 2603, 2013, is amended by:
- i) replacing sub-section .12 under Section 9.2 (Agricultural - Policies) to read as follows:

.12 Supports additional dwellings within the Agricultural (AG) designation where they are used to support agricultural activities and purposes (e.g., workers’ housing).
 - ii) adding a new sub-section .27 under Section 9.2 (Agricultural - Policies) to read as follows:

- .27 Supports the temporary siting of a dwelling unit for farm labour that does not comply with zoning regulations where permitted by a Temporary Use Permit. The Regional Board may use the following criteria to assess applications:
- a) the accommodation is to be installed on a temporary foundation with no basement.
 - b) the size of the current farm unit (i.e., total size of all parcels under the farm operation).
 - c) whether other farm unit parcels contain existing dwellings suitable for use as farm worker accommodation.
 - d) the size of the accommodation and total residential footprint.
 - e) the number of proposed persons to be housed in the accommodation structure.
 - f) the parcel has been classified as “farm” under the *BC Assessment Act*.
 - g) the location of the accommodation on a parcel, specifically:
 - i) is it to be sited on the least arable soils on a property or within an existing “farm home plate” (i.e. that portion of a property where all residential and related buildings, structures and activities are clustered, thereby leaving the balance of the property for agricultural use);
 - ii) if new driveways and vehicle parking areas are required and will result in the alienation of cultivated land.
- iii) adding a new sub-section .7 under Section 23.2 (Temporary Use Permits - Policies) to read as follows and renumbering all subsequent sections accordingly:
- .7 In issuing a Temporary Use Permit for a dwelling unit for farm labour, the Regional Board may specify conditions, in addition to those listed under sub-section 23.2.5, including, but not limited to:
- a) the use of the accommodation be restricted to farm labour only;
 - b) the structure be removed from the property when the permit lapses, if the renewal of that permit has not been approved by the Regional Board;
 - c) the structure be constructed or manufactured in a manner that makes it easily moveable from one location to another; and
 - d) the foundation be temporary in nature (i.e. not concrete)

Electoral Area “E”:

5. The Electoral Area “E” Official Community Plan Bylaw No. 2458, 2008, is amended by:
- i) replacing sub-section .14 under Section 9.3 (Agriculture - Policies) to read as follows:

- .14 Supports additional dwellings within the Agricultural (AG) designation where they are used to support agricultural activities and purposes (e.g., workers' housing).
- ii) adding a new sub-section .20 under Section 9.3 (Agriculture - Policies) to read as follows:
- .20 Supports the temporary siting of a dwelling unit for farm labour that does not comply with zoning regulations where permitted by a Temporary Use Permit. The Regional Board may use the following criteria to assess applications:
- a) the accommodation is to be installed on a temporary foundation with no basement.
 - b) the size of the current farm unit (i.e., total size of all parcels under the farm operation).
 - c) whether other farm unit parcels contain existing dwellings suitable for use as farm worker accommodation.
 - d) the size of the accommodation and total residential footprint.
 - e) the number of proposed persons to be housed in the accommodation structure.
 - f) the parcel has been classified as "farm" under the *BC Assessment Act*.
 - g) the location of the accommodation on a parcel, specifically:
 - i) is it to be sited on the least arable soils on a property or within an existing "farm home plate" (i.e. that portion of a property where all residential and related buildings, structures and activities are clustered, thereby leaving the balance of the property for agricultural use);
 - ii) if new driveways and vehicle parking areas are required and will result in the alienation of cultivated land.
- iii) adding a new sub-section .7 under Section 22.3 (Temporary Use Permits - Policies) to read as follows and renumbering all subsequent sections accordingly:
- .7 In issuing a Temporary Use Permit for a dwelling unit for farm labour, the Regional Board may specify conditions, in addition to those listed under sub-section 22.3.5, including, but not limited to:
- a) the use of the accommodation be restricted to farm labour only;
 - b) the structure be removed from the property when the permit lapses, if the renewal of that permit has not been approved by the Regional Board;
 - c) the structure be constructed or manufactured in a manner that makes it easily moveable from one location to another; and
 - d) the foundation be temporary in nature (i.e. not concrete)

Electoral Area “F”:

6. The Electoral Area “F” Official Community Plan Bylaw No. 2790, 2018, is amended by:

i) replacing sub-section .7 under Section 9.3 (Agriculture - Policies) to read as follows:

.7 Supports additional dwellings within the Agricultural (AG) designation where they are used to support agricultural activities and purposes (e.g., workers’ housing).

ii) adding a new sub-section .21 under Section 9.3 (Agriculture - Policies) to read as follows:

.21 Supports the temporary siting of a dwelling unit for farm labour that does not comply with zoning regulations where permitted by a Temporary Use Permit. The Regional Board may use the following criteria to assess applications:

a) the accommodation is to be installed on a temporary foundation with no basement.

b) the size of the current farm unit (i.e., total size of all parcels under the farm operation).

c) whether other farm unit parcels contain existing dwellings suitable for use as farm worker accommodation.

d) the size of the accommodation and total residential footprint.

e) the number of proposed persons to be housed in the accommodation structure.

f) the parcel has been classified as “farm” under the *BC Assessment Act*.

g) the location of the accommodation on a parcel, specifically:

i) is it to be sited on the least arable soils on a property or within an existing “farm home plate” (i.e. that portion of a property where all residential and related buildings, structures and activities are clustered, thereby leaving the balance of the property for agricultural use);

ii) if new driveways and vehicle parking areas are required and will result in the alienation of cultivated land.

iii) adding a new sub-section .7 under Section 22.0 (Temporary Use Permits - Policies) to read as follows and renumbering all subsequent sections accordingly:

.7 In issuing a Temporary Use Permit for a dwelling unit for farm labour, the Regional Board may specify conditions, in addition to those listed under sub-section 22.3.5, including, but not limited to:

a) the use of the accommodation be restricted to farm labour only;

- b) the structure be removed from the property when the permit lapses, if the renewal of that permit has not been approved by the Regional Board;
- c) the structure be constructed or manufactured in a manner that makes it easily moveable from one location to another; and
- d) the foundation be temporary in nature (i.e. not concrete)

Electoral Area “H”:

7. The Electoral Area “H” Official Community Plan Bylaw No. 2497, 2012, is amended by:

- i) adding a new sub-section .20 under Section 10.3 (Agriculture - Policies) to read as follows:
 - .20 Supports additional dwellings within the Agricultural (AG) designation where they are used to support agricultural activities and purposes (e.g., workers’ housing).
- ii) adding a new sub-section .21 under Section 10.3 (Agriculture - Policies) to read as follows:
 - .21 Supports the temporary siting of a dwelling unit for farm labour that does not comply with zoning regulations where permitted by a Temporary Use Permit. The Regional Board may use the following criteria to assess applications:
 - a) the accommodation is to be installed on a temporary foundation with no basement.
 - b) the size of the current farm unit (i.e., total size of all parcels under the farm operation).
 - c) whether other farm unit parcels contain existing dwellings suitable for use as farm worker accommodation.
 - d) the size of the accommodation and total residential footprint.
 - e) the number of proposed persons to be housed in the accommodation structure.
 - f) the parcel has been classified as “farm” under the *BC Assessment Act*.
 - g) the location of the accommodation on a parcel, specifically:
 - i) is it to be sited on the least arable soils on a property or within an existing “farm home plate” (i.e. that portion of a property where all residential and related buildings, structures and activities are clustered, thereby leaving the balance of the property for agricultural use);
 - ii) if new driveways and vehicle parking areas are required and will result in the alienation of cultivated land.
- iii) adding a new sub-section .6 under Section 21.0 (Temporary Use Permits - Policies) to read as follows and renumbering all subsequent sections accordingly:

- .6 In issuing a Temporary Use Permit for a dwelling unit for farm labour, the Regional Board may specify conditions, in addition to those listed under sub-section 21.3.5, including, but not limited to:
- a) the use of the accommodation be restricted to farm labour only;
 - b) the structure be removed from the property when the permit lapses, if the renewal of that permit has not been approved by the Regional Board;
 - c) the structure be constructed or manufactured in a manner that makes it easily moveable from one location to another; and
 - d) the foundation be temporary in nature (i.e. not concrete)

Electoral Area "I":

8. The Electoral Area "I" Official Community Plan Bylaw No. 2683, 2016, is amended by:
- i) replacing sub-section .6 under Section 9.3 (Agriculture - Policies) to read as follows:
 - .6 Supports additional dwellings within the Agricultural (AG) designation where they are used to support agricultural activities and purposes (e.g., workers' housing).
 - ii) adding a new sub-section .18 under Section 9.3 (Agriculture - Policies) to read as follows:
 - .18 Supports the temporary siting of a dwelling unit for farm labour that does not comply with zoning regulations where permitted by a Temporary Use Permit. The Regional Board may use the following criteria to assess applications:
 - a) the accommodation is to be installed on a temporary foundation with no basement.
 - b) the size of the current farm unit (i.e., total size of all parcels under the farm operation).
 - c) whether other farm unit parcels contain existing dwellings suitable for use as farm worker accommodation.
 - d) the size of the accommodation and total residential footprint.
 - e) the number of proposed persons to be housed in the accommodation structure.
 - f) the parcel has been classified as "farm" under the *BC Assessment Act*.
 - g) the location of the accommodation on a parcel, specifically:
 - i) is it to be sited on the least arable soils on a property or within an existing "farm home plate" (i.e. that portion of a property where all residential and related buildings, structures and activities are clustered, thereby leaving the balance of the property for agricultural use);

- ii) if new driveways and vehicle parking areas are required and will result in the alienation of cultivated land.
- iii) adding a new sub-section .7 under Section 23.0 (Temporary Use Permits - Policies) to read as follows and renumbering all subsequent sections accordingly:
 - .7 In issuing a Temporary Use Permit for a dwelling unit for farm labour, the Regional Board may specify conditions, in addition to those listed under sub-section 23.3.5, including, but not limited to:
 - a) the use of the accommodation be restricted to farm labour only;
 - b) the structure be removed from the property when the permit lapses, if the renewal of that permit has not been approved by the Regional Board;
 - c) the structure be constructed or manufactured in a manner that makes it easily moveable from one location to another; and
 - d) the foundation be temporary in nature (i.e. not concrete)

READ A FIRST AND SECOND TIME this 7th day of April, 2022.

PUBLIC HEARING held on this 5th day of May, 2022.

READ A THIRD TIME this _____ day of _____, 2022.

ADOPTED this this _____ day of _____, 2022.

Board Chair

Corporate Officer