

## A-1 Agriculture and Resource Management (401)

### INTENT

- This is a zone intended to support a diversity of agricultural and resource extraction uses.
  - Where land is in the Provincial Agricultural Land Reserve, all uses and regulations of this zone are permitted only if they are also permitted by the Agricultural Land Commission, in accordance with associated Regulations and Acts.

### PERMITTED USES

.1	<b>Principal Uses</b>	The following uses shall be permitted in the A-1 zone:	
		<ul style="list-style-type: none"><li>• Agriculture</li><li>• Aquaculture</li><li>• Farm Use</li><li>• Forestry</li><li>• Mobile Home</li></ul>	<ul style="list-style-type: none"><li>• Natural Resource Processing</li><li>• Single-Unit Dwelling</li><li>• Two-Unit Dwelling</li></ul>
.2	<b>Accessory Uses</b>	<ul style="list-style-type: none"><li>• Agricultural Worker Accommodation</li><li>• Agri-tourism Activity</li><li>• Agri-tourism Accommodation</li><li>• Bed &amp; Breakfast</li><li>• Brewery, Distillery, Cidery, Meadery and Winery</li><li>• Coach House</li><li>• Eating Establishment</li></ul>	<ul style="list-style-type: none"><li>• Farm Product Processing</li><li>• Farm Retail Sales</li><li>• Garden Suite</li><li>• Home Based Business</li><li>• Kennel</li><li>• Nature Centre</li><li>• Secondary Suite</li><li>• Short-Term Rental</li></ul>

### DEVELOPMENT REGULATIONS

.3	<b>Density</b>	Maximum Number of Dwelling Units per Parcel:	<ul style="list-style-type: none"><li>• 2</li></ul>
		Maximum Number of Sleeping Units per Parcel:	<ul style="list-style-type: none"><li>• 5</li></ul>
		Maximum Number of Camping Spaces per Parcel:	<ul style="list-style-type: none"><li>• 10</li></ul>
.4	<b>Parcel Coverage</b>	The maximum parcel coverage is	<ul style="list-style-type: none"><li>• 35% for all buildings except greenhouses.</li><li>• 40% for all buildings when not in provincial Agricultural Land Reserve</li><li>• 85% for greenhouses</li></ul>

	The maximum impermeable surface is:	<ul style="list-style-type: none"> <li>• 60% for all other buildings and structures</li> </ul>
.5	<b>Maximum Height</b>	<ul style="list-style-type: none"> <li>• Farm Use and Agricultural buildings and structures</li> <li>• Residential buildings</li> <li>• Accessory buildings and structures</li> </ul> <ul style="list-style-type: none"> <li>• 15 m</li> <li>• 10 m</li> <li>• 8 m</li> </ul>

.6	<b>Setbacks</b>	The minimum setbacks for all buildings and structures are:			
		Exterior Parcel Lines	Interior Parcel Lines	Residential Buildings	Wells
	Agricultural uses enclosed within a building involving silage, manure, mushroom, animal, or cannabis storage:	30 m	20 m	15 m	30 m
	Other agricultural uses:	9 m	3 m	3 m	15 m
	Residential uses and non-agricultural accessory buildings and structures:	6m	3 m	3.0m	0.0m

**SUBDIVISION REGULATIONS**

.7	<b>Parcel Area</b>	Minimum Parcel Area created by Subdivision:	8.0 ha, except: <ul style="list-style-type: none"> <li>i. Where ALR regulations or approvals have created an alternative sized Parcel.</li> </ul>
.8	<b>Parcel dimensions</b>	Minimum Parcel Frontage	30 m

**PARKING**

.9	Off-street parking shall be provided in accordance with the Sicamous Zoning Bylaw – Schedule D.
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## REGULATIONS AND CONDITIONS OF USE

- .10 The following regulations and conditions of use shall apply:
- .a **Agricultural Land Reserve**
    - Where land is in the Provincial Agricultural Land Reserve, all uses and regulations of this zone are permitted only if they are also permitted by the Agricultural Land Commission.
  - .b **Accessory Uses**
    - Buildings and structures housing accessory commercial and recreational uses including Nature Centre and Eating Establishment, may not exceed 1,000 m<sup>2</sup> in total.
  - .c **Agricultural Worker Accommodation**
    - Shall be limited to one permanent Dwelling Unit and up to five temporary (less than 8 months of occupancy) sleeping units.
  - .d **Agri-tourism Activity**
    - Buildings and structures for Agri-tourism:
      - Shall be limited to 700 m<sup>2</sup> excluding exterior activity areas.
  - .e **Agri-tourism Accommodation**
    - Agri-tourism Accommodation:
      - Shall be limited to 10 Camping Spaces; and
      - Where a Bed And Breakfast is present on the Parcel, each bedroom used for the Bed And Breakfast will count as one Camping Space.
  - .f **Farm Product Processing Uses**
    - A farm product processing use shall only be permitted where:
      - Approved by the Agricultural Land Commission;
      - Where the building and structures for this use do not exceed 2,000 m<sup>2</sup> in floor area; and
      - Where associated unenclosed storage supporting does not cover a Parcel area exceeding the floor area of this use.
  - .g **General Regulations**
    - See the General Regulations section of this bylaw for additional regulations that apply to this zone.
  - .h **Site Specific Regulations**
    - Lot A Section 6 Township 22 Range 7 West of the 6th Meridian Kamloops Division Yale District Plan 9146 and That Part Of Legal Subdivisions 15 and 16 Lying South of the Eagle River Section 6 Township 22 Range 7 West of the 6th Meridian Kamloops Division of Yale District and Legal Subdivision 9 Lying South of the Eagle River Section 6 Township 22 Range 7 West of the 6th Meridian Kamloops Division Of Yale District, Except Parts Included In Plans 4309, 5062, 5428, 6830 And 9146 a Golf Course/Driving Range is a permitted use.