

Snapshot of **Proposed Changes** to Area C Zoning Bylaw
as they Relate to Residential Use in the ALR.
~ January 2023 ~

- Secondary Farm Residence: A new term that will essentially replace 'farm employee residence' since a secondary residence in the ALR is no longer required to be specifically for employees. This use will no longer require an application, provided it meets the following stipulations:
 - The property must have farm class under the BC Assessment Act;
 - The property must be 4ha or greater;
 - An existing farm residence on the property must be 500m² or under;
 - not more than one secondary farm residence is permitted with a maximum size of 90m² on parcels 40ha or less, or 186m² on parcels over 40ha; and

Where a proposed secondary farm residence does not meet ALC regulations, a Non-Adhering Residential Use application must be made to the ALC. Examples would include a proposal where:

- A proposed new farm residence on a property is over 500m² and a secondary farm residence is proposed;
 - An existing farm residence on the property is over 500m² and a secondary farm residence is proposed (regardless of the secondary farm residence's size);
 - a proposed secondary farm residence is over the maximum permitted size (over 90m² for parcels 40ha and under, and over 186m² for parcels over 40ha);
 - There is an existing farm residence and a secondary farm residence on the property, and another additional residence is being proposed.
- Temporary Farm Worker Housing: Under the current bylaw, applications for temporary farm worker housing were to be made to the SLRD. This use now requires a Non-Adhering Use Application to the ALC instead. In addition to requirements the ALC sets out in [Policy L-26](#), we are proposing the following be enforced by SLRD staff:
 - As part of the building permit process, staff are proposing to require the following conditions are met:
 - Temporary farm worker housing must meet the BC Public Health Act standards, the BC Building Code, and the "Guidelines for the Provision of Seasonal Housing for Migrant Farm Workers in BC." Inspections are required before initial occupancy, as per the above-noted guidelines.
 - A qualified professional's geotechnical report must be submitted in order to determine the Flood Construction Level (FCL) for the temporary farm worker housing.
 - Temporary farm worker housing must be sited within the farm residential footprint area.
 - In addition to the conditions above, staff also propose that property owners be required to file a statutory declaration with the SLRD annually to confirm that the housing building(s) will be used only for temporary farm worker housing for a specified period of time.