

COMPARISON TABLE: “RURAL HOLDINGS DESIGNATION” SECTION

Current Electoral Area Official Community Plan (OCP) Bylaw No. 2450, 2008	Proposed Electoral Area Official Community Plan (OCP) Bylaw No. 2905, 2021
<p>7.0 RURAL HOLDINGS</p> <p>7.1 Background</p> <p>Rural holdings include land use designations for Large Holdings and Small Holdings, and range from large to medium sized parcels.</p> <p>The Large Holdings designation, typically smaller than resource area parcels, includes large parcels of land generally used for ranching, grazing, general resource management, outdoor recreation, fish and wildlife habitat, and other uses that fit with the character of this area. Large Holdings areas are generally undeveloped except for limited utility and access corridors, as well as one principal single detached dwelling per parcel.</p> <p>The Small Holdings designation includes medium sized parcels of land generally used for rural residential, part time farming, limited agriculture, limited resource management, home industry uses and other uses that fit with the character of the area.</p>	<p>10.0 RURAL HOLDINGS</p> <p>10.1 Background</p> <p>The Plan Area’s rural character and lifestyles are some of the most valued aspects to area residents. Within the Plan Area, Rural Holdings are generally grouped into two categories, Large Holdings (LH) and Small Holdings (SH).</p> <p>The LH designation typically applies to large privately held properties between 4.0 ha and 8.0 ha in area and includes parcels of land generally used for acreages, hobby farms, limited agriculture, ranching, grazing, and other uses that fit with the character of this area. An LH designated parcel should have a range of parcel sizes but not less than of 4.0 ha. There are 150 parcels designated as LH in the Plan area with 59 parcels currently (2020) considered vacant or with building values less than \$10,000.</p> <p>The SH designation includes parcels of land generally used for rural residential, part time farming, limited agriculture, home industry and other uses that fit with the character of the area. As with Large Holdings, SH designations are largely located outside the ALR. There are 398 parcels designated SH of which 241 are currently (2020) considered vacant or with building values less than \$10,000.</p>
<p>7.2 Objectives</p> <ul style="list-style-type: none"> .1 To retain and enhance the rural character of rural holdings. .2 To retain land designated Large Holdings in as natural a state and at a low density of development to the greatest extent possible. .3 To preserve and protect areas with environmentally sensitive values and encourage conservation stewardship within the Large and Small Holdings designation. .4 To minimize the effects from wildfires from the interface area where residential development adjoins forested areas and where there is an identified wildfire hazard. 	<p>10.2 Objectives</p> <ul style="list-style-type: none"> .1 Retain and enhance the rural character of lands designated for Large Holdings and Small Holdings. .2 Prevent rural sprawl by limiting the re-designation of Large Holdings and Small Holdings properties to allow subdivision or higher residential densities. .3 Reduce potential conflicts between rural residential developments and agricultural operations on Rural Holdings. .4 Reduce the wildfire hazard threat to residential areas located within the Small and Large Holdings designations.
<p>7.3 Policies</p> <p>The Regional Board:</p> <ul style="list-style-type: none"> .1 Directs that Large Holdings parcel sizes should not be less than 4 hectares to ensure that large parcels of land in these areas are protected. .2 Has established a range of densities and parcel sizes for areas designated as Small Holdings to provide for a rural or semi-rural, country residential lifestyle ranging in minimum parcel size from 2 hectares to 0.4 ha, subject to servicing requirements. .3 Considers that a proposal to create additional land designated Rural Holdings should clearly demonstrate and articulate the need for it in the context of its impact on the community, and will use the following criteria to assess future applications: 	<p>10.3 Policies - General</p> <p>The Regional Board:</p> <ul style="list-style-type: none"> .1 Supports home occupations on lands designated Small Holdings (SH) and Large Holdings (LH), provided the uses are compatible with the surrounding rural character. .2 Supports home industry uses (e.g., vehicle repair, machine shops) only on lands that are larger than 2.0 ha in size, provided the uses are compatible with the surrounding rural character. .3 Will evaluate new Rural Holdings developments against the implications and impacts on the agricultural uses in the area. .4 Requires any proposal to create additional land designated or zoned either Large Holdings (LH) or Small Holdings (SH) to:

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<ul style="list-style-type: none"> a) capability of the natural environment to support the proposed development; b) capability of accommodating on-site domestic water and sewage disposal; c) impact on the natural environment; d) susceptibility to natural hazards including but not limited to flooding, slope instability or wildfire risk; e) compatibility with adjacent land uses and designations, and the character of the existing area; f) proximity and access to existing roads and other community and essential services; g) consideration of visual impacts where development is proposed on hillsides and other visually sensitive areas; and h) type, timing and staging of the development. <p>.4 Encourages voluntary environmental stewardship on private land within rural holdings designations.</p> <p>.5 Encourages the Regional Subdivision Approving Authority to ensure that development or subdivision located within Rural Holdings areas allow for public access to Crown land.</p> <p>.6 Encourages cluster housing development based on examination of the criteria set out under Section 4.0 (Growth Management).</p> <p>.7 Supports the wild fire hazard prevention policies set out in Section 13.0 (Hazard Lands) for any proposed residential uses.</p> <p>.8 Provides for property owners or occupiers to diversify and enhance uses secondary to rural holdings with home industry, home occupation, or bed and breakfast establishment business opportunities, and including affordable housing in the form of secondary suites, provided that these developments are compatible with the rural character of the area.</p> <p>.9 Does not support the use of lands designated Large Holdings (LH) or Small Holdings (SH) for indoor cannabis production as the large-scale, industrial-style facilities required to accommodate this type of production are not considered an appropriate use.</p> <p>.10 Supports secondary suites and accessory dwellings in the Large Holdings (LH) and Small Holdings (SH) designations, subject to accessory dwellings on parcels less than 1.0 ha in area being connected to a community sewer system.</p> <p>.11 Will consider “micro cannabis production facility” proposals on a case-by-case basis through a site specific zoning amendment process, and may use the following criteria to assess an application:</p> <ul style="list-style-type: none"> i) the parcel under application has an area not less than 2.0 hectares; ii) the maximum size of the plant surface cultivation area is 200.0 m²; iii) confirmation is provided that adequate water and servicing is available to the site; and iv) if the parcel of land that is the subject of an application adjoins a Low or Medium Density Residential zone, the micro cannabis production facility will be setback 60.0 metres from that zone boundary. 	<ul style="list-style-type: none"> a) Clearly demonstrate and articulate the need for it in the context of its impact on the community and the objectives of this OCP; and b) Provide an assessment of the proposal against the following criteria: <ul style="list-style-type: none"> i) availability of vacant land currently designated as either Large Holdings (LH) or Small Holdings (SH); ii) capability of the natural environment to support the proposed development; iii) impact on environmentally sensitive areas, as illustrated on Schedule ‘H’ (Environmentally Sensitive Development Permit Areas); iv) capability of accommodating on-site domestic water and sewage disposal, or availability of community water or sewer, and submission of an assessment from a qualified professional in accordance with applicable Regional District requirements; v) proximity to existing roads and other community and essential services; vi) susceptibility to natural hazards including but not limited to flooding, slope instability or wildfire risk; vii) compatibility with adjacent land uses and designations, and the character of the existing area; viii) consideration of visual impacts where development is proposed on hillsides and other visually sensitive areas; and ix) type, timing and staging of the development. <p>.5 Encourages the protection and conservation of agriculturally productive land, and environmentally sensitive areas within designated Small Holdings (SH) and Large Holdings (LH) areas.</p> <p>.6 Encourages the Subdivision Approving Authority to ensure that rural developments and subdivisions allow for public access to Crown land.</p> <p>.7 Encourages voluntary environmental stewardship on private lands within Small and Large Holdings areas.</p> <p>.8 Encourages new developments that abut agricultural land or livestock grazing land to provide perimeter fencing.</p> <p>.9 Does not support the use of lands designated Large Holdings (LH) or Small Holdings (SH) for indoor cannabis production as the large-scale, industrial-style facilities required to accommodate this type of production is not considered an appropriate use of farmland</p> <p>.10 Will consider proposals for a micro cannabis production facility on a case-by-case basis through a site-specific zoning amendment process, and may use the following criteria to assess an application:</p> <ul style="list-style-type: none"> a) the facility is approved by Health Canada under its micro cultivation license; b) the parcel under application has an area not less than 2 hectares; c) the maximum size of the plant surface cultivation area is 200 m²;
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	<p>d) confirmation is provided that adequate water and servicing is available to the site; and</p> <p>e) if the parcel of land that is the subject of an application adjoins a Low or Medium Density Residential zone, the micro cannabis production facility will be setback 60 metres from that zone boundary.</p>
	<p>10.4 Policies – Large Holdings</p> <p>The Regional Board:</p> <p>.1 Supports the use of lands designated Large Holdings identified in Schedule ‘B’ (Official Community Plan Map) for ranching, grazing, equestrian centres, open space, limited residential use and other uses that will have minimal environmental impact and preserve the lands in a largely undeveloped state.</p> <p>.2 Will establish a range of densities and parcel sizes, to be no less than 4.0 ha in area, for land designated Large Holdings (LH) in the Plan area through the Zoning Bylaw.</p> <p>.3 Supports secondary suites or accessory dwellings and may consider additional accessory dwellings based on the size of parcel.</p> <p>.4 Discourages changes in land designation or zoning that will allow for incompatible land uses or the subdivision of Large Holdings (LH) parcels to less than 4.0 ha in size.</p>
	<p>10.5 Policies – Small Holdings</p> <p>The Regional Board:</p> <p>.1 Supports a range of uses on the lands designated Small Holdings (SH) in Schedule ‘B’ (Official Community Plan Map), including rural residential, hobby farming, limited agriculture, and others uses that fit within the rural character of the surrounding area.</p> <p>.2 Will establish a range of densities and parcel sizes from 0.2 ha to 2.0 ha, for lands designated Small Holdings (SH) in the Plan Area through the Zoning Bylaw.</p> <p>.3 Supports a minimum parcel size of one hectare for lands without community sewer within the Small Holdings (SH) designation.</p> <p>.4 Supports secondary suites and accessory dwellings, subject to accessory dwellings on parcels less than 1.0 ha in area being connected to a community sewer system.</p>