

DIVISION FOUR - AF-1 AGRICULTURAL/FORESTRY ZONE

PURPOSE

The purpose of this zone is to permit activities associated with a broad range of agricultural, forestry, recreational, and resource uses and to preserve land from premature or inappropriate development.

4.1 PERMITTED USES

The use of any parcel of land in this zone shall be in accordance with the provisions herein and any use of buildings, structures, or land not in accordance with these provisions shall be prohibited:

- (a) Single family dwellings, two family dwellings, mobile homes, holiday homes or recreational cottages;
- (b) Professional practice, homecraft, or occupation;
- (c) Agricultural and horticultural uses including the storage, sale, and processing of agricultural products produced on the individual farm on which the storage, sale, and processing is taking place;
- (d) Intensive agricultural uses, including stockyards and slaughterhouses;
- (e) Fishing and hunting resorts and rustic guest ranches including riding stables;
- (f) Forestry practice including silviculture, logging and the processing of timber grown on the property on which the processing is taking place supplemented by the processing of a maximum of 500 cubic metres of timber annually grown elsewhere;
- (g) Processing of aggregate materials, including screening, crushing, watering, concrete and asphalt production using materials extracted from the site only;
- (h) The storage of explosives;
- (i) Open land recreation, including archery and firearm ranges, ski hills, golf courses, rodeo grounds, equestrian centres, and camps for service or non-profit organizations;
- (j) Aircraft landing fields;
- (k) Pet boarding and breeding kennels;
- (l) Accessory buildings;

- (m) Public service or utility buildings and structures, including towers, transmitters, and utility lines;
- (n) Parks, playgrounds, cemeteries, public schools, firehalls, community halls, and refuse disposal sites;
- (o) Extraction, processing and packaging of water, using water extracted from the site only; and
- (p) Wineries, involving the manufacture, packaging, storage and sales of grape or fruit-based wines licenced under the Liquor Control and Licensing Act. Wineries may include a small bistro and gift shop operating in conjunction with the wineries.

4.1.1 PERMITTED USES – SITE SPECIFIC

In the AF-1 zone, the following uses are permitted on a site specific basis only:

- (a) Fruit stand in the case of That Part of District Lot 228 shown on Plan E15708, Kamloops Division Yale District except Plan KAP46259 (2640 Trans Canada Highway, east of Monte Creek, BC).
- (b) Custom meat cutting and retail meat and produce sales in the case of the Southwest ¼ of Section 4, Township 22, Range 15, W6M, Kamloops Division Yale District except Plan H13323 (6224 Heffley Louis Creek Road, east of Heffley Creek, BC).
- (c) Monastery in the case of the E ½ of the SE ¼ of Section 18, Township 17, Range 16, W6M, Kamloops Division Yale District (south of Smith Lake, BC).
- (d) Storage and animal remains (including associated effects) crematorium in the case of the South ½ of L.S. 14, Section 10, Township 18, Range 17, W6M, Kamloops Division Yale District as shown on the Plan of the SE ¼ of said Township dated at Ottawa the 10th Day of May 1921 except Plan KAP57792 and KAP57834 and lying north of the Princeton-Kamloops Highway No. 5A (Shumway Lake, BC).
- (e) A Health Resort including spa and personal health services with guest accommodation in the case of Lot 1, Section 11, Township 22, Range 15, W6M, Kamloops Division Yale District, Plan 34648 (7046 Upper Louis Creek Road, Whitecroft, BC).

4.2 MINIMUM PARCEL SIZE

The minimum parcel size shall be 8 hectares except for the uses permitted under Sections 4.1 (m) and 4.1 (n) where no minimum parcel size shall be required.

4.3 SETBACKS

(a) **Front**

The front setback shall be 6 metres.

(b) **Side**

The side setback shall be 1.5 metres, unless the side lot abuts a street where it shall be 4.5 metres, except where varied in accordance with the Highway Act.

(c) **Rear**

The rear setback shall be 6 metres, except in the case of accessory buildings where it shall be 1.5 metres.

(d) Notwithstanding Section 4.3 (a), (b), and (c) buildings or structures required for intensive agricultural uses permitted under Section 4.1 (d) shall be set back a minimum of:

- i) 300 metres from an established residence on a parcel not in the AF-1, RL-1, or C-6 Zone;
- ii) 30 metres from a public road; and
- iii) 15 metres from any lot line.

(e) Notwithstanding Section 4.3 (a), (b), and (c) livestock pens and containment basins used for intensive agricultural uses permitted under Section 4.1 (d) shall be set back a minimum of 90 metres from the natural boundary of a lake, river, stream, or other body of water.

(f) Notwithstanding Section 4.3 (a), (b), and (c) buildings, structures or equipment permitted under Section 4.1(f) shall be setback a minimum of:

- i) 300 metres from an established residence; and
- ii) 60 metres from a public road.

(g) Notwithstanding Section 4.3 (a), (b), and (c) buildings, structures, or equipment permitted under Section 4.1 (g) shall be set back a minimum of 300 metres from an established residence.

4.4 DWELLINGS PER PARCEL

(a) There shall be no more than one single family dwelling, two family dwelling or mobile home on any parcel, unless such parcel is used exclusively for agricultural or horticultural practice.

- (b) Notwithstanding Section 4.4 (a), where a parcel is used exclusively for agricultural or horticultural uses, and is classified as a farm by the British Columbia Assessment Authority, additional single family dwellings or mobile homes in conjunction with the agricultural or horticultural use may be permitted.

4.5 CONDITIONS OF USE

- (a) Mobile homes permitted under Section 4.1 (a) shall be subject to the following conditions:
 - i) The mobile home shall be placed on a foundation complying with the provisions of the current edition of the British Columbia Building Code; and
 - ii) The mobile home shall be protected by skirting.
- (b) Professional practice, homecraft, or occupation uses permitted under Section 4.1 (b) shall be carried out primarily by residents on the property and confined to the interior of the single family dwelling, two family dwelling, mobile home, or in an accessory structure with a maximum height of 5 metres, provided that the floor area of the professional practice, homecraft, or occupation does not exceed 65 square metres, and shall not:
 - i) create a nuisance;
 - ii) involve exterior storage of any materials used directly or indirectly in the processing or resulting from the processing of any product of such craft or occupation;
 - iii) involve materials or products that produce flammable or explosive vapours or gases under ordinary temperatures; and
 - iv) involve advertising or identification signs exceeding 0.3 square metres in area.
- (c) All livestock pens used in intensive agricultural uses permitted under Section 4.1 (d) shall be designed to allow shallow ditching to collect runoff from each pen and shall slope to an impervious containment basin, and shall be designed so that runoff water from areas surrounding the pens shall be diverted away from the pens.
- (d) Rustic guest ranches permitted under Section 4.1(e) shall be subject to the following conditions:
 - i) The parcel on which the use is to be located shall be classified as a farm by the British Columbia Assessment Authority and shall be

contiguous and ancillary to the principal bona-fide horse and/or cattle ranching use;

- ii) That the use shall not be permitted on a parcel which is contiguous to a rural residential development of two or more parcels having a minimum parcel size of 4 hectares or less.
- (e) The processing of timber permitted under Section 4.1(f) and the processing of aggregate materials permitted under Section 4.1(g) shall be permitted only where the use shall not create a nuisance.
- (f) The storage of explosives permitted under Section 4.1 (h) is subject to the provisions of the federal Explosives Act and Regulations thereto.
- (g) Parcels used for open recreation uses permitted under Section 4.1 (i) and parks and playgrounds permitted under Section 4.1 (n) shall be kept in their natural state except where modifications are necessary to facilitate outdoor recreation. Without limiting the generality of the foregoing, site modifications may include earthworks required for the construction and development of fairways, greens, traps, or playing fields, or the removal of trees for ski runs.
- (h) Boarding and breeding kennels permitted under Section 4.1 (k) shall be subject to the following:
 - i) the kennel shall be sited so that there shall be a minimum setback of 30 metres from all property lines;
 - ii) outdoor runs are effectively contained and screened from adjacent parcels by a solid fence or wall not less than 2 metres in height nor more than 2.5 metres in height; and
 - iii) kennels are maintained in a clean, dry, and well ventilated condition and shall not create a nuisance.
- (i) For uses permitted under Section 4.1 (m), no exterior storage of any kind and no garages for the repair and maintenance of equipment shall be permitted.

4.6 OFF-STREET PARKING

- (a) Off-street parking shall be provided in accordance with the provisions of Section 3.7 of this Bylaw.
- (b) The number of parking spaces required shall be as follows:

<u>Use</u>	<u>Parking Required</u>
Single family dwellings, two family dwellings or mobile homes	2 parking spaces per dwelling unit
Extraction of aggregate materials	1 parking space per 2 employees
Ski hills	0.5 parking space per person hourly lift capacity
Golf courses	150 parking spaces
Pet boarding and breeding kennels	1 parking space per 2 employees
Elementary schools	1 parking space per employee
Secondary schools	1 parking space per employee, plus 1 parking space per 10 students
Wineries	1 parking space per 2 employees, plus 1 parking space per 200 square metres of gross floor area