



Proposed housing size policy

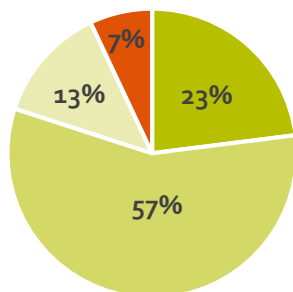
For homes on properties zoned A1 (Agricultural)

What we heard

During engagement for Kelowna's Agriculture Plan we heard:

- Concerns regarding accessing farm land due to high cost, due to speculation and capital inputs
- Competing non-farm uses (including estate homes) are a challenge and prevalent
- Farmland tax relief for estate homes needs to be addressed
- Strong support for policies preserving farmland

Kelowna agricultural dwelling size on ALR lands (2014)



- Small < 140m²
- Medium 140-325m²
- Large 325-465 m²
- Estate > 465m²

Policy and Planning

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Why?

The farm house is essential to supporting agriculture in Kelowna, however the increasing pressure for non-farm residential uses (e.g. estate homes) can increase the per acre value of farmland, increasing costs for farmers.

Currently, Kelowna's agricultural zoning does not regulate house size. The Agriculture Plan, endorsed in 2017, recommended to "investigate adopting a maximum home floor area based on Ministry of Agriculture guidelines".

A provincial survey showed that 93% of residences on ALR parcels in Kelowna are within the 500m² (5,382ft²) maximum. However, the survey showed that 30% of homes built between 2007 and 2014 on farmland exceeded this size.



Example 1 – parcel 14.6 acres:
10,000 ft² home (929 m²)
2018 BC Assessment \$3.5 million
\$240,000 / acre



Example 2 – parcel 10 acres:
3,200 ft² home (297 m²)
2018 BC Assessment \$630,000
\$63,000 / acre

The Proposal

Staff are proposing to adopt the policies into the zoning bylaw based on Ministry of Agriculture's guidelines. This policy would have multiple benefits including:

- Reducing speculation;
- Stabilizing agricultural land values;
- Minimize the impacts of residential uses on farming potential; and
- Clarifying development regulations for properties zoned A1.

Proposed housing size policy for A1 properties

Properties less than 1 acre (0.4 ha)

- Housing size does not apply

Properties 1 acre (0.4 ha) or more

- Maximum house size of 500m² (5,382ft²)
 - Additional 42m² (452 ft²) allowed for garage or carport
 - Basements less than 1.95m in height excluded
- Additional 300m² (3,229ft²) allowed for mobile home for immediate family (where permitted)

To satisfy some of the desire to build an estate type home in a pastoral setting, it is being proposed that the house size policy would not apply for properties less than 1 acre. A provincial survey found that for ALR properties less than one acre only seven percent were farmed. Further, after taking into account allowances for site coverage, very little of the property would remain that could be used for farming.

