

# Bulletin: A1 - Agriculture Zone Housing Allowances

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*This information is summarized for convenience. Please refer to the applicable bylaw for the complete regulation.*

*Properties must satisfy all applicable Bylaws/ Regulations of the City of Kelowna and conform to the B.C. Building Code.*

## Purpose

To reference the types of primary and secondary housing allowances permitted within the A1 - Agriculture zone under Zoning Bylaw No. 12375 with guiding regulation from the Agricultural Land Commission.

## What Types of Secondary Housing Options are Permitted?

Zoning Bylaw No. 12375 permits a single detached dwelling with the option to add one of three types of secondary residential uses within the A1 zone. These secondary uses include either a secondary suite, a mobile home, or a carriage house. Previous restrictions stated that secondary uses were limited to family members or temporary farm workers. These restrictions have been removed in the adoption of Zoning Bylaw No. 12375.

## How to Determine the Size of Primary and Secondary Housing Types?

The maximum size of dwellings within the A1 zone was established by the Agricultural Land Commission and the City of Kelowna's Zoning Bylaw No. 12375 has subsequently adopted the following size restrictions.

Residential dwelling types are categorized as primary and secondary dwellings. Primary dwellings allow for a maximum height of 10m and a gross floor area of 500m<sup>2</sup>, and are permitted in the form of single detached housing within the A1 zone. Secondary dwellings allow for a maximum height of 5.4m and a gross floor area of 90m<sup>2</sup>, and are permitted in the form of secondary suites, mobile homes, and carriage houses within the A1 zone.

If a secondary suite is constructed within the primary dwelling, the maximum gross floor area of 90m<sup>2</sup> would need to be included within the maximum gross floor area of 500m<sup>2</sup> for the primary dwelling. Detached secondary dwellings such as carriage houses and mobile homes would be exempt from being included within the primary dwelling's gross floor area.

### Development Planning

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## Which Restrictions would Prevent the Development of a Secondary Dwelling?

Secondary dwellings are permitted in the A1 zone, although Zoning Bylaw No. 12375 presents several conditions that must be satisfied prior to development.

Carriage houses and mobile homes are interchangeable in the A1 zone if they meet current British Columbia Building Code. In order to develop a carriage house or mobile home in the A1 zone, the subject lot must have a minimum lot area of 20,000m<sup>2</sup> (4.94 acres). A mobile home can be a primary dwelling or a secondary dwelling however, only one mobile home is permitted per lot.

Secondary suites are permitted in the A1 zone if the subject lot is serviced with community water.

## When is a Farm Residential Footprint Covenant Required?

Farm residential footprint covenants are required for the development of any newly constructed primary dwelling or secondary detached dwelling. Farm residential footprint covenants also apply to the addition of any existing primary dwelling or secondary dwelling. The purpose of this covenant is to maximize farming potential in agricultural areas, while limiting the impact of residential uses on farming and agricultural land.

The maximum area of a farm residential footprint covenant for a primary dwelling is 2000m<sup>2</sup>. The maximum area of a farm residential footprint covenant for secondary dwellings is a reduced size which is meant to reflect the secondary nature of these types of dwellings. The maximum area for a secondary detached dwelling such as a carriage house or mobile home is 1000m<sup>2</sup>. When a secondary footprint covenant is pursued, it is suggested that the secondary covenant be attached or adjacent to the existing primary covenant to reduce the residential impact on an agricultural lot.

The farm residential footprint covenant would encompass the entire building footprint of the dwelling as well as any driveway accesses, landscaping, parking, secondary suites, and non-dwelling residential accessory structures.

Additional information for farm residential footprint covenants can be accessed below:

[bulletin\\_18-01 - farm\\_residential\\_footprint.pdf\(kelowna.ca\)](#)