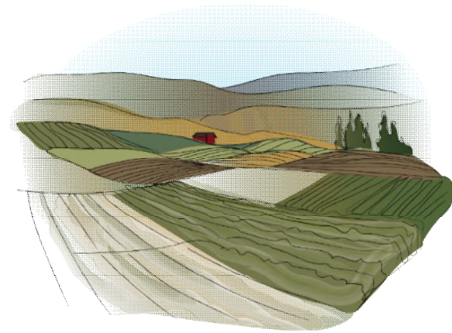


## ▲ 8.1 ALR – Agricultural Land Reserve (ALR)

### 8.1.1 Purpose

To preserve and promote agricultural practices in accordance with the *Agricultural Land Commission Act* and all other relevant legislation. The ALR zone is designed to encourage and facilitate the continuation and growth of agriculture in Vernon while protecting the City's valuable agricultural resources for future generations. Matters not regulated in this zone may be subject to the *Agricultural Land Commission Act*, *Agricultural Land Reserve Use Regulation*, *Agricultural Land Reserve General Regulation*, and orders of the Agricultural Land Commission.



### 8.1.2 Permitted Uses

No municipal regulations (*Bylaw 6012*)

### 8.1.3 Density of Housing Use

The number and type of **Dwelling Units** on a **Lot** with an area indicated in the left-hand column of the following table must not exceed the number indicated in the right-hand column of the table.

<b>Lot Area</b>	<b>Community Sewer System</b>	<b>Maximum Density</b>
> 1 ha (2.47 ac)	No	No municipal regulations ( <i>Bylaw 6012</i> )
< 1 ha (2.47 ac)	No	1 <b>Dwelling Unit</b> , plus 1 <b>Secondary Suite</b>
Any <b>Lot Area</b>	Yes	No municipal regulations ( <i>Bylaw 6012</i> )

### 8.1.4 Subdivision Lot Area and Dimensions

Minimum **Lot Width**: 40 m

Minimum **Lot Area**: 12 ha (29.65 ac)

## 8.1.5 Size and Siting of Buildings

**Uses, Buildings** and **Structures** must be sited at least the distance indicated in the following table from an abutting **Street, Lot, Laneway** or **Alley**, according to the character of the **Building** or **Structure** described in the left-hand column of the table, and **Buildings** and **Structures** must not exceed the **Height** indicated in the right-hand column of the table.

Uses, Buildings & Structures	Minimum Setback Abutting a:			Max. Height
	Street	Lot	Laneway or Alley	
Dwelling Units & seasonal accommodation for farm workers	6.0 m	3.0 m	6.0 m	11.0 m
Accessory Buildings & Structures	6.0 m	3.0 m	3.0 m	8.0 m
Accessory Dwelling Units	6.0 m	3.0 m	3.0 m	8.0 m
Agri-tourism Accommodation	6.0 m	10.0 m	6.0 m	8.0 m
Agricultural Buildings & Structures	6.0 m	3.0 m	3.0 m	16.0 m
Confined livestock areas & Buildings or Structures housing animals	15.0 m Abutting a housing zone: 30.0 m	15.0 m Abutting a housing zone: 30.0 m	15.0 m Abutting a housing zone: 30.0 m	16.0 m
Kennels and stables	15.0 m	15.0 m	15.0 m	16.0 m

## 8.1.6 Development Regulations

- .1 Kennels and stables are not permitted on **Lots** with areas of less than 2.0 ha.
- .2 **Buildings** and **Structures** for housing **Use** must conform with ALC regulations.
- .3 The maximum number of **Agri-tourism** accommodation **Sleeping Units** per farm is:

	Lot Area (ha)			
	< 2.0	2.0 – 3.5	3.6 – 4.9	> 5.0
<b>Sleeping Units</b>	0	5	7	10

For clarity, the total number of **Agri-tourism** accommodation **Sleeping Units** permitted includes any number of **Sleeping Units** used for **Short-term Rental Accommodation**.

- .4 Maximum **Site Coverage**:

Use	Maximum Site Coverage
Housing <b>Uses</b> including <b>Accessory Buildings &amp; Structures</b>	10%
<b>Agricultural Buildings &amp; Structures</b>	35%
<b>Agri-tourism Accommodation</b>	No regulations
<b>Greenhouses and nurseries with closed wastewater &amp; stormwater management systems</b>	75%