

SECTION 8: Agricultural & Rural

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 regulations

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.

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

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
Sleeping Units	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 Uses including Accessory Buildings & Structures	10%
Agricultural Buildings & Structures	35%
Agri-tourism Accommodation	No regulations
Greenhouses and nurseries with closed wastewater & stormwater management systems	75%