

## Part 6: 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.

### 6.1 Permitted Uses

In the AF-1 zone, subject to s.6.1.1, the following uses are permitted on a *parcel* and all others are prohibited:

#### Principal Uses

- (a) *one single family dwelling, one two family dwelling, or one manufactured home;*
- (b) *agricultural and horticultural use* subject to livestock limitations set out in s. 3.24 of this Bylaw;
- (c) *intensive agricultural use on parcels 16 ha or larger;*
- (d) *forestry practice use;*
- (e) *processing of aggregate materials;*
- (f) storage of explosives;
- (g) *open land recreation;*
- (h) aircraft landing field;
- (i) *golf course;*
- (j) cemetery, school, and community hall; and
- (k) *winery, cidery and microbrewery.*

#### Accessory Uses

The following uses are only permitted subject to a principal use existing on the *parcel*:

- (l) *home based business;*
- (m) *rustic guest ranch;*
- (n) riding stable;
- (o) *pet breeding and kennel use;*
- (p) *accessory building; and*
- (q) *bed and breakfast.*

Notwithstanding the preceding permitted uses, any use of a *parcel* in the ALR is subject to the provisions of the Agricultural Land Commission Act, the regulations thereto and the Orders of the Commission and may or may not be permitted on a *parcel*.

### 6.1.1 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 10<sup>th</sup> 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);
- (f) a sawmill and planer operation and ancillary log and lumber storage for wood not grown on the property in the case of that portion of Lot 3, Block 1, District Lot 458 and of Section 30, Township 17, Range 13, W6M, Kamloops Division Yale District, Plan 4063 except Plans 18871 and 19616 consisting of 7.0 ha (4924 Kamloops-Vernon Highway, Highway 97, Westwold, BC); and
- (g) Two additional manufactured homes in the case of Parcel A (Plan B6698) of the South West ¼ of Section 3, Township 20, Range 19, W6M, KDYD, except Plan 29853 (1490 Greenstone Rd, Cherry Creek, BC)

### 6.2 Parcel Size

The minimum *parcel* size shall be 8 hectares except for uses permitted under:

- (a) s.6.1 (c) where the minimum *parcel* size shall be 16 hectares; and
- (b) s.6.1 (j) where no minimum *parcel* size shall be required.

### 6.3 **Setbacks**

- 6.3.1 The *front setback* shall be 6 metres.
- 6.3.2 The *side setback* shall be 1.5 metres, unless the side lot abuts a road where it shall be 4.5 metres.
- 6.3.3 The *rear setback* shall be 6 metres, except in the case of an *accessory building* where it shall be 1.5 metres.
- 6.3.4 Notwithstanding s. 6.3.1, 6.3.2, and 6.3.3, a *building*, *livestock* pen, containment basin or the composting of organic matter involved with any *intensive agricultural use* shall be set back a minimum of:
- 300 metres from an established residence on a *parcel* not in the AF-1, RL-1 or C-6 Zones; and
  - 15 metres from a public road.
- 6.3.5 Notwithstanding s. 6.3.1, 6.3.2, and 6.3.3, a *livestock* pen and containment basin used for *intensive agricultural use* shall be set back a minimum of 90 metres from the *natural boundary* of a lake, river, stream, or other body of water.
- 6.3.6 Notwithstanding s. 6.3.1, 6.3.2, and 6.3.3, industrial equipment used for *forestry practice use* that has the potential to create noise, dust, vibration, odours or nuisance shall be set back a minimum of:
- 300 metres from an established residence in any zone; and
  - 60 metres from a public road.
- 6.3.7 Notwithstanding s. 6.3.1, 6.3.2, and 6.3.3, a *building* or equipment used for the *processing of aggregate materials* shall be set back a minimum of 300 metres from an established residence in any zone.

### 6.4 **Conditions of Use**

- 6.4.1 All *livestock* pens used in *intensive agricultural use* must:
- be designed to allow shallow ditching to collect runoff from each pen;
  - slope to an impervious containment basin, and
  - be designed so that runoff water from areas surrounding the pens shall be diverted away from the pens.
- 6.4.2 A *rustic guest ranch* permitted as an *accessory use* is subject to the following conditions:
- the *parcel* on which the use is located shall be classified as a 'Farm' under the Assessment Act and shall be contiguous and ancillary to the principal bona-fide horse, cattle or other animal ranching use operated on 64 or more hectares of land;

- b) 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; and
- c) accommodation is limited to a maximum of 10 *sleeping units* and shall not include a *campground* or *recreational vehicle* use.

6.4.3 Storage of explosives shall be subject to the provisions of the federal Explosives Act and regulations thereto.

6.4.4 *Parcels* used for *open land recreation* and parks and playgrounds shall be kept in their natural state except where modifications are necessary to facilitate outdoor recreation.