



INFORMATION ONLY

To: Mayor & Members of Council

Title: Director of Planning & Community Service - Dwelling Units Allowed on Parcels in the ALR

Date: March 3, 2025

Background:

At the recent Council meeting on February 24, there was discussion related to an item of correspondence regarding a request to consider the number of dwelling units allowed on parcels within the Agricultural Land Reserve (ALR). At the meeting, staff stated that there was a limit of 2 dwelling units allowed on parcels within the ALR.

Staff would like to provide a correction and update to the conversation. The Agricultural Land Commission (ALC) does allow for three (3) units per property, at the discretion of a municipality. The ALC allows for a principal building of no more than 500 square metres that can also contain a suite, and an additional Accessory Dwelling Unit (ADU) or dwelling that is no more than 90 square metres. The principal house, plus a suite, plus ADU results in the possibility for three units per parcel.

This issue was broached during the Small Scale Multi Unit Housing (SSMUH) rezonings undertaken last year. Council decided at that time to leave the A-2 zoning relatively unchanged, and allow only two (2) units. The two (2) units per parcel limit was retained for the following reasons:

- The current OCP limits residential development in rural areas (7.3.1 and 7.3.15) to two dwellings and less than urban densities. Three (3) units per lot would be equal to densities allowed in the R-10 zone and be inconsistent with 7.3.15 in the OCP.
- The vast majority of acreage reserve is located outside of the UCB.
- A desire to focus residential development within the UCB and outside the ALR.
- The vast majority of the acreage reserve is partially serviced or un-serviced.
- The majority of acreage reserve parcels are of sufficient size to allow for agriculture.
- A desire to protect agricultural lands from further residential development.

To allow three (3) units per rural / acreage reserve parcel would require an amendment to the OCP (both the current and the new draft). There is a definite policy direction in the OCP to protect agricultural lands from continued or extended residential development, and so the OCP caps the density at 2 units per parcel quite deliberately for that reason. Should an owner wish to address this issue, then an amendment to the OCP would be required.

Legislative authority / plans / reports:

X	Official Community Plan		Master Plan
	Community Charter/LGA		Other
	Bylaw/Policy		Corporate Strategic Plan
X	Zoning Bylaw		2025-2029 Financial Plan
			Long Term Financial Plan

Financial Considerations:

N/A

Alternatives & Implications:

1. Information Only – No Motion Required.

Communication:

N/A

Prepared by: Director of Planning & Community Services

Approved by: Chief Administrative Officer

Attachments:

- None