



To: Mayor and Councillors
From: Barry Konkin
Manager, Policy Planning
Date: October 31, 2018
File: 08-4050-10/2018-Vol 01
Re: **Single Family Building Permit Activity in the AG1 Zone – 2018 Year to Date**

This memorandum is provided in response to inquiries from some members of Council. The purpose of the memorandum is two-fold:

- to provide Council with an update on single family building permit activity for lands zoned “Agriculture – AG1” for the calendar year of 2018; and
- to provide preliminary analysis of the implications of further regulation of single family houses on lots zoned “Agriculture – AG1” which are **less** than 0.5 ac (0.2 ha).

Building Permit Activity

For the calendar year 2018, there have been a total of 30 building permits (BPs) submitted for properties zoned “Agriculture – AG1”. As a comparison, a total of 43 building permit applications were submitted in 2017.

In addition, there was a clear correlation between the number of BP applications submitted and when Council was considering bylaw amendments for the AG1 zone. Specifically, there was a ‘spike’ in building permit applications, each time that restrictions on single family house size for properties zoned “Agriculture – AG1” were discussed by Council. For this reason, staff is of the opinion that a withholding resolution under Section 463 of the *Local Government Act* should be passed, if there is to be further discussion or review of house size limits for agricultural properties.

For the period between March 3rd and April 3rd, 2017 – the period between initial discussions of establishing limits to maximum permitted house size, and the date when building permits were withheld pending the adoption of bylaw amendments to the Official Community Plan and Zoning Bylaw – 18 building permits were submitted which equates to 42% of the total yearly building applications for the AG1 zone.

A similar increase in the number of building permit applications was experienced in March of 2018 correlating to the date staff reported back to Council the results of the public consultation undertaken in February of 2018. During the month of March 2018, 14 single family building permit applications were submitted which accounts for 47% of the 2018 single family BPs on land zoned AG1 to date.

Should there be direction from Council for staff to re-visit the maximum permitted house size in the AG1 Zone, it is likely that we will experience a similar increase in the number of single family building permit applications for lands zoned “Agriculture – AG1”.

Further Regulation of House Footprint, Maximum Number of Storeys, and Septic Field Location for Lots Less Than 0.2 ha (0.5 ac) in Size

This section of the memorandum provides a summary of possible implications of applying additional regulations to limit house footprint, reduce the number of storeys to 2, and regulate the septic field locations for all lots zoned "Agriculture – AG1" less than 0.2 ha (0.5 ac). There are a total of 1,274 properties under this zone, broken out by lot size as follows:

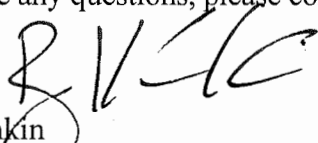
- 263 parcels (21 %) are less than 0.2 ha (0.5 ac)
- 490 parcels (38 %) are between 0.2 ha (0.5 ac) and 1.0 ha (2.5 ac)
- 521 parcels (41%) are greater than 1.0 ha (2.5 ac)

In March 2018, staff outlined a range of house size options, house footprint and septic field locations that would allow construction of a home, associated recreational spaces, and septic field area, which would typically occupy no more than 50% of the total farm home plate area. In the staff report to Planning Committee dated March 13, 2018, a number of options were presented including an option (Option 1) for a maximum farm home plate area of 1,000 m², a maximum house size of 500 m², a maximum house footprint of 60% of the maximum house size, and the septic field located within the farm home plate. These proposed regulations focussed on lots of 0.2 ha (0.5 ac) or larger.

Since that time, staff have been requested to analyze the potential to further regulate the maximum permitted house footprint, the maximum number of storeys, and the septic field location, for lots of less than 0.2 ha (0.5 ac). In staff's assessment, it is feasible to regulate the maximum house footprint to 60% of the maximum permitted house size, limit the number of storeys to 2, and require the septic field to be located within the farm home plate for lots less than 0.2 ha (0.5 ac).

For a modest number of very small lots some flexibility around use of a house footprint less than 60% of the maximum permitted house size, and / or use of an alternative septic system, which can reduce the size of the septic field required. There is also the option that the property owner could apply for a Development Variance Permit, to vary setbacks, or to locate the septic field in a location outside of the farm home plate, in rare or unique situations. Staff anticipate that there will be very few instances where a property owner of a lot less than 0.2 ha (0.5 ac) in size, would not be able to build a new single family dwelling on a property zoned "Agriculture – AG1", and not be able to accommodate the house and septic field within the permitted farm home plate.

If you have any questions, please contact me at 604.276.4139.



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