

**DISTRICT OF COLDSTREAM  
BYLAW NO. 1830, 2023**

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**A BYLAW TO AMEND DISTRICT OF COLDSTREAM  
OFFICIAL COMMUNITY PLAN BYLAW NO. 1673, 2015**

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The Council of the District of Coldstream, in open meeting assembled, enacts that the District of Coldstream Official Community Plan Bylaw No. 1673, 2015, be amended as follows:

**TITLE**

1. This Bylaw may be cited as “DISTRICT OF COLDSTREAM OFFICIAL COMMUNITY PLAN BYLAW NO. 1673, 2015, AMENDMENT BYLAW NO. 1830, 2022, AMENDMENT NO. 3”.

**INTERPRETATION**

2. Unless otherwise provided in this Bylaw, words and phrases used herein have the same meanings as in the *Community Charter*, *Local Government Act* and the *Interpretation Act* as the context and circumstances may require.
3. A reference to an Act in this Bylaw refers to a statute of British Columbia, and a reference to any statute, regulation, bylaw or other enactment refers to that enactment as it may be amended or replaced from time to time.
4. Words in the singular include the plural, and words in the plural include the singular.
5. Headings are for convenience only and must not be construed as defining or limiting the scope or intent of the provisions.

**SEVERABILITY**

6. If any part of this Bylaw is held to be invalid by a court of competent jurisdiction, the invalid part is severed and the remainder of the Bylaw continues to be valid.

**AMENDMENT**

7. Add **Section 20.14 – Farmland Residential Development Permit Area** following **Section 20.13 Urban Infill Development Permit Area** to the Official Community Plan Bylaw No. 1673, 2015, shown as Schedule ‘A’ of this bylaw.
8. **Farmland Residential Development Permit Area Map** is added to the Official Community Plan Bylaw No. 1673, 2015, shown as Schedule ‘B’.

9. The Table of Contents and subsequent sections are updated accordingly to reflect the addition of Section 20.14 and the Farmland Residential Development Permit Area Map.

READ A FIRST TIME this	24 <sup>th</sup>	day of	July	2023
READ A SECOND TIME this	24 <sup>th</sup>	day of	July	2023
A PUBLIC HEARING was held this		day of		2023
RESCIND SECOND READING this		day of		2023
READ A SECOND TIME AS AMENDED this		day of		2023
READ A THIRD TIME this		day of		2023
ADOPTED this		day of		2023

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Corporate Officer

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Mayor

Attachment: Schedule 'A' – Section 20.14 Farmland Residential Development Permit Area

Attachment: Schedule 'B' – Farmland Residential Development Permit Area Map

*Notice of the Public Hearing was posted on the bulletin board at the District of Coldstream Municipal Office from August 1, 2023 to XXXXXXXX.*

*Notice of the Public Hearing was published in the XXXXXXXX and XXXXXXXX issues of the Vernon Morning Star and distributed in the District of Coldstream.*

## Schedule 'A' to Bylaw No. 1830, 2023

## 20.14 Farmland Residential Development Permit Area

### Area

- 20.14.1 The Farmland Residential Development Permit Areas are those Lands within the District of Coldstream identified as being subject to the jurisdiction of the Provincial **Agricultural Land Commission** (ALC) and located on lands within the **Agricultural Land Reserve** (ALR).

### Designation

- 20.14.2 The Farmland Residential Development Permit Area is designated in accordance with Section 488(1)(c) of the Provincial *Local Government Act* (LGA) for establishment of objectives for the protection of farming.

### Justification

- 20.14.3 The Farmland Residential Development Permit is intended to ensure that a second dwelling on agricultural properties are located on properties to minimize the loss of potential farmland, limit the possibility of future subdivisions in the ALR, and minimize impacts on neighbouring agricultural or residential parcels.

### Objective

- 20.14.4 The Farmland Residential Development Permit Guidelines are established to achieve the following:



- .1 Protect farm land and farm operations;
- .2 Reduce ALC Homesite Severances or future subdivision of land within the ALR;
- .3 To ensure that visual impacts to adjacent lots are properly managed and mitigated with adequate landscaping, screening, and design elements; and
- .4 To ensure the second dwelling is consistent with retaining agricultural character, rural character, and preserving "*Rural Living at it's Best.*"

### Adjacent Use Consideration

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- 20.14.5 .1 The architectural design must be compatible with the agricultural and rural character of Coldstream, and consider the following:
- (a) building scale and massing;
  - (b) privacy of residents on adjacent lots; and
  - (c) landscaping.
- .2 Avoid upper storey decks that overlook into neighbouring rear yards and the abutting interior side yard.
- .3 Integrate adequate exterior lighting while avoiding any spillover effect by focusing lighting fixtures downwards. Use soft or warm lighting as opposed to daylight.

### Site Planning

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- 20.14.6 .1 Ensure separation between the Principal Building and the Accessory Residential Use is a minimum of 3 m in distance.
- .2 Ensure separation between the Principal Building and the Accessory Residential Use is not greater than 15 m in distance, where site conditions allow.
- .3 An Accessory Residential Use located within an area with a slope greater than 20% is strongly discouraged.
- .4 An at-grade patio space or upper storey deck is not permitted to be partially or wholly enclosed.



- .5 Encourage all Buildings and Structures to incorporate a contiguous farm home plate, for the preservation of the agricultural and rural landscapes of Coldstream, and for the protection of farmland located within the Agricultural Land Reserve.
- .6 On sloping sites, views from adjacent properties should be respected by adapting the scale, massing, and location of the Accessory Residential Use to match or follow the topography and natural features of the site.

- .7 The Accessory Residential Use should be clearly visible from the road frontage, where site conditions allow.
- .8 A basement for the Carriage House or Garden Suite is permitted, but will count towards the total allowable floor area of 90 m<sup>2</sup>.
- .9 Evaluate site servicing requirements for the entire lot, including water and sanitary.
- .10 The total floor area of the Principal Building and Accessory Residential Use shall not exceed 500 m<sup>2</sup>, excluding a maximum of 42 m<sup>2</sup> for an attached garage and/or carport for the Principal Building.

### Architectural Elements

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- 20.14.7 .1 The Carriage House or Garden Suite should match or complement the Principal Building. Whereas the architectural style need not be identical, the buildings should complement one another, and where possible, share some common elements or architectural themes.



- .2 The Accessory Residential Use should be clearly identified as the Accessory Building, in terms of scale, massing, and height.
- .3 Design facades with varied depths and architectural interest, and avoiding wide, flat, uninterrupted building faces.
- .4 Avoid blank walls and unarticulated facades.
- .5 Design and locate windows to maximize light penetration into the interior of the Accessory Residential Use, including the use of a skylight or dome light, where feasible.

### **Building Materials**

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- 20.14.8 .1 Buildings should have high-quality architectural design and detailing, and finished with materials that complement the agricultural and rural character of Coldstream. This includes high-quality siding, trim, cladding, and detail.
- .2 The garage doors the Accessory Residential Use should be of a high-quality design and coordinated with the Principal Building.
- .3 Encourage the use of non-combustible building materials and design, including:
- (a) screened or ASTM fire-rated roof vents and vent flashing;
  - (b) Class A or B roofing materials;
  - (c) 15 cm of ground-to-siding clearance;
  - (d) multi-pane, tempered glass windows;
  - (e) stucco, brick, fibre cement board/panel or poured concrete siding;
  - (f) gutters and downspouts constructed from galvanized steel, copper and aluminum with a non-combustible leaf or gutter guard;
  - (g) metal or tempered glass railings; and
  - (h) ensure a wood fence is located a minimum distance of 1.5 m from the Accessory Residential Use.

### **Parking**

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- 20.14.9 .1 Driveway access is to be shared with the Principal Building, where site conditions allow.
- .2 Where an attached carport is added to the Carriage House or Garden Suite, it will be counted as part of the permitted floor area of the Accessory Residential Use.

### **Landscaping**

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- 20.14.10 .1 Landscaping and screening should be designed and implement to ensure the privacy for neighbouring or adjacent lots, and to minimize visual impact and massing.
- .2 The planting of a minimum of one deciduous yard tree to support and retain the agricultural and rural character of Coldstream, and to minimize the visual impact of infill residential development on the surrounding agricultural and rural landscape. The deciduous yard(s) tree must:
- (a) a drought resistant and non-invasive;
  - (b) be planted a minimum of 1.5 m from any building or structure;
  - (c) be planted a minimum of 2.5 m from any other tree(s) on the lot;
  - (d) be planted a minimum of 3.0 m from the accessory building(s); and
  - (e) be a minimum of 6 cm in caliper or 3.5 m in height at the time of planting.
- .3 Avoid landscaping with evergreen and bark mulch.






# Schedule B

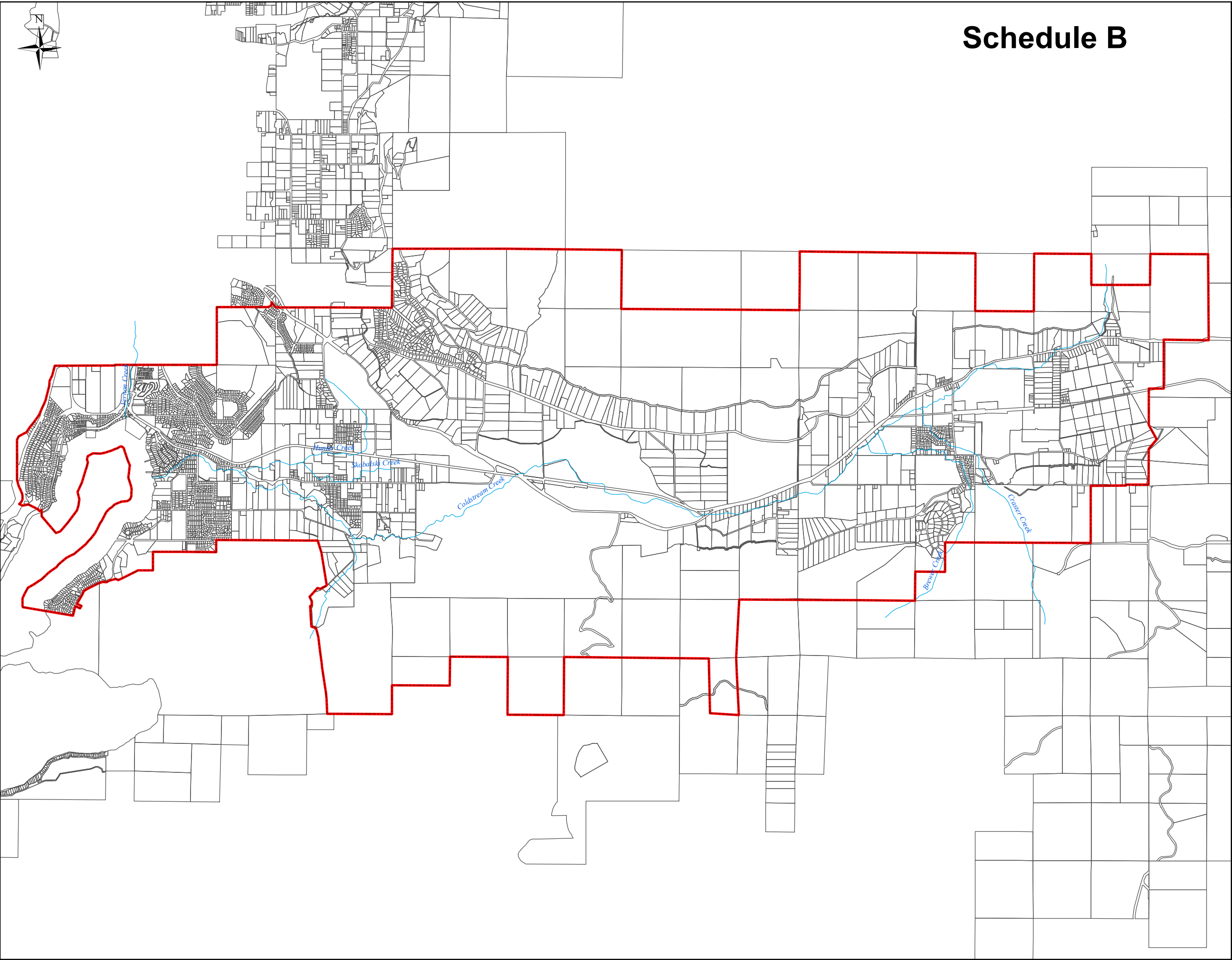


District of Coldstream  
Official Community Plan

Farmland Residential  
Development Permit Area

## Legend

 Farmland Residential  
Development Permit Area



0 1 2 Kilometers