

REQUEST FOR DECISION

TO: Council **MEETING DATE:** April 16, 2025
FROM: Ian Holl, Development Planning Manager
SUBJECT: Rezoning for Agritourism Accommodation at 1785 Tyson Road
FILE NO: 3360-2023-04

RECOMMENDATION

1. That Zoning Amendment Bylaw No. 580-09, 2023 be adopted.

PURPOSE

To present Council with the zoning amendment bylaw for 1785 Tyson Road for adoption, recognizing that all rezoning conditions established at third reading have been met.

DISCUSSION

Council endorsed the two rezoning conditions as follows:

- a. Removal of the existing sauna and spa structures from the property, or relocation to the Farm Residential Footprint area (close to the main dwelling).
- b. Confirmation of zoning compliance regarding the removal or decommissioning of unauthorized long-term and short-term accommodation units.

The sauna and spa structures have been relocated close to the main dwelling within the farm residential footprint as described in Zoning Bylaw 580. The trailer used for farm worker housing has been decommissioned and will be sold. The cottage that was used for short term rentals is now being used for long term rental (potentially farm worker housing).

There are other review conditions to be confirmed at the business licence application stage and staff will continue to work with the applicants.

POLICY AND BYLAW IMPLICATIONS

See December 2024 report.

SUSTAINABILITY PLAN IMPLICATIONS

See December 2024 report.

STRATEGIC PLAN IMPLICATIONS

See December 2024 report.

FINANCIAL IMPLICATIONS

None.

COMMUNICATIONS

None.

Respectfully submitted,

Ian Holl, MCIP, RPP

Development Planning Manager

Associated Bylaw:

1. Zoning Amendment Bylaw No. 580-09, 2023