

# AgRefresh

## DRAFT STAGE 3 REPORT **APPENDICES**



# Appendix A

## Draft OCP Amendments

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Executive Committee AgRefresh Stage 3 Report - September 27, 2021

*This section outlines proposed Official Community Plan updates. Key changes are shown in black. Unchanged provisions or existing wording is shaded grey.*

# 2

## Land Use Designations

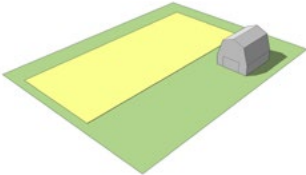
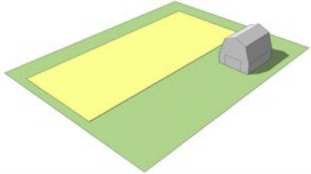
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**Proposed OCP amendments to Part II - Section 2:**

- Table II.1 - replace the Agriculture Land Use and Rural Centre rows with the following
- move all Section 2 content following Table II.1 to a new Section 3 Land Use Regulations

## Land Use Designations

### Employment Lands

| Name   | Purpose and Description  | Building Type and Height       | Uses  | Density (min and max)   |
|--|--|--------------------------------|---|---|
| <b>Agriculture 1 - Uplands</b><br>    | <ul style="list-style-type: none"> <li>• Large lots with rural character and active agricultural activity.</li> <li>• In unique and limited circumstances, consider non-agricultural uses that support the agriculture industry and/or agricultural innovation.</li> </ul> | Farming with rural residential | Agriculture<br>Residential with accessory units<br>Non-farm uses approved by the Agricultural Land Commission | 8 ha minimum subdivision, except where a smaller lot size is supported in this Plan.  |
| <b>Agriculture 2 - Lowlands</b><br> | <ul style="list-style-type: none"> <li>• Large lots with rural character and active agricultural activity.</li> <li>• In unique and limited circumstances, consider non-agricultural uses that support the agriculture industry and/or agricultural innovation.</li> </ul> | Farming with rural residential | Agriculture<br>Residential with accessory units<br>Non-farm uses approved by the Agricultural Land Commission | 16 ha minimum subdivision, except where a smaller lot size is supported in this Plan. |

### Supporting Lands

| Name                | Purpose and Description  | Building Type and Height    | Uses   | Density (min and max) |
|---------------------|--|-----------------------------|--|-----------------------|
| <b>Rural Centre</b> | <ul style="list-style-type: none"> <li>• Preserve and enhance existing services in rural agricultural areas</li> <li>• Provide opportunities for civic and institutional uses to support the agricultural community</li> </ul> | Varies depending on the use | Mix of existing residential, commercial, industrial, and institutional | Variable              |

# 3

## Land Use Regulations

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## Density and Development Calculations

The following policies apply when calculating density for development.

Bylaw No.  
2721-2018

Decimals when determining residential units per hectare will be ignored: 1.1 is rounded down to 1; 1.9 is also rounded down to 1. Decimals when determining floor space ratios are rounded to one decimal place: 0.15 and greater is rounded up to 0.2; 0.149 and lower is rounded down to 0.1.

### Net or Gross

Unless otherwise stated in a neighbourhood plan, density within the Urban Development Boundary is determined based on net land area, except for the following land use designations:

- Urban Large Lot
- Suburban

Density outside the Urban Development Boundary is determined based on gross land area.

### Net Land Area

The following land is removed to determine net land area when calculating density:

- Land with slopes 30% and greater, based on conditions shown in Map 14
- Streams (centre line of stream to top-of-bank, or high water mark when there is not a top-of-bank)
- Utility right-of-way's such as power lines and pipe lines

Bylaw No.  
2721-2018

Except when land is removed as described above, the following land is included in the net land area when calculating density:

- Public road dedications
- Park land dedications
- Tree stands not included in the land areas removed above

For further clarity, on land that is included in the net land area but is provided as public road, park land, or tree stands as described above, density credit is calculated as follows:

- Using the minimum density provided in the land use designation
- When no minimum density is provided, using the maximum density

For example, a public road dedicated in the 'Urban 4 – Detached' land use designation would receive a 25 uph credit, while a public road dedicated in the 'Urban 1 – Midrise' or 'Urban Centre' land use designations would receive a 1.0 FSR credit.

## Calculating Slope

Slope is calculated based on a 15m grid using conditions from the City's 2013 contour data, and is shown on Map 14 with the following intervals:

- 20-29%
- 30% and greater

Development applications may provide an alternate slope analysis, to the satisfaction of the City.

## Accessory Units

Accessory units, including secondary suites and detached suites, are not considered units when calculating density.

## New Neighbourhoods

In the New Neighbourhoods area shown on Maps 1 and 2, development will be phased in a manner to ensure details relating to infrastructure, environment, and land uses can be coordinated and implemented in a cost efficient manner. Development may occur in accordance with existing zoning.

Rezoning proposals that are consistent with the building type and density of an existing zone may be supported. New rezoning proposals that are not consistent with the building type and density of an existing zone will only be considered following the adoption of a neighbourhood plan.

Neighbourhood plans for these areas will be developed following the Neighbourhood Planning Framework described in Part IV.

Within this same area on Maps 1 and 2, approximate developable area is shown for illustration purposes. Detailed stream, steep slope, and environmental area mapping will be completed through the neighbourhood plan, thereby determining specific net developable areas.

## Accessory Units

Bylaw No.  
2923-2019

## Secondary Suites

Secondary suites are supported in all single detached dwellings subject to the following criteria:

- Not be on a cul-de-sac bulb
- Not be in a bare land strata (except where road infrastructure meets City bylaw standards)
- Have a minimum front lot line length of 12 m
- Have a minimum lot size of 400 m<sup>2</sup>
- Be located on a Collector or Local road, as shown on Maps 4 and 5

## Garden Suites

In the 'Urban 3 – Infill' land use designation, the accessory unit may be a detached garden suite instead of a secondary suite, subject to the secondary suite criteria above and the following additional criteria. Where the criteria below conflict with the secondary suite criteria, the criteria below will prevail.

- Have a minimum lot size of 540 m<sup>2</sup>
- Have a maximum height of one storey

## Coach Houses

In the 'Urban 3 – Infill' and 'Urban 4-Detached' land use designations where a lot has municipal lane access, the accessory unit may be a detached coach house instead of a secondary suite, subject to the following criteria:

- Have a minimum front lot line length of 9 m
- Have a minimum lot size of 300 m<sup>2</sup>

## Infill Guidelines

Bylaw No.  
2923-2019

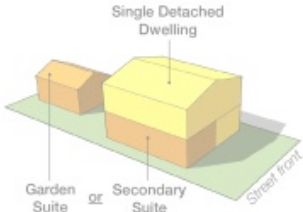
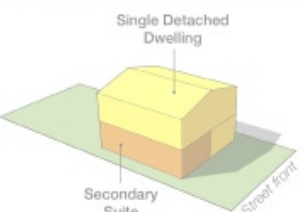
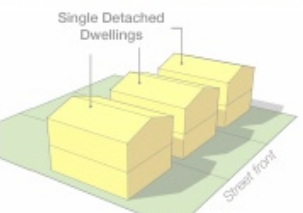
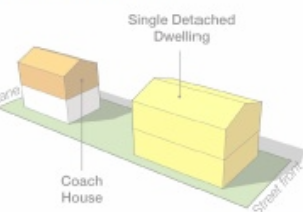
Within the 'Urban 3 – Infill' land use designation, infill redevelopment is supported based on the following guidelines in Table II.2. The same criteria provided above for accessory units also apply in the 'Urban 3 – Infill' designation.



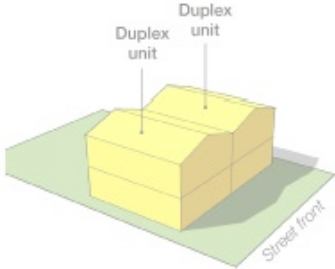
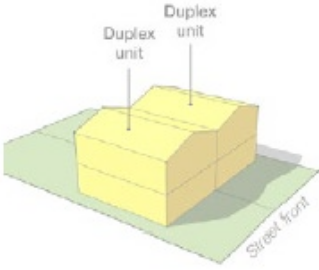


Table III.1: Urban 3 - Infill Guidelines

### Single Detached

| Use   | Front lot line length (min) | Accessory unit (subject to Accessory Units criteria)   | Density            |                                     |
|---|-----------------------------|--|--------------------|-------------------------------------|
|   |                             |  | Lot size (min)     | FSR guide                           |
|  <p>a. Single detached dwelling with garden suite or secondary suite</p> | 12 m                        | 1 unit:<br>Garden Suite (55 m <sup>2</sup> max)<br>or<br>Secondary Suite (90 m <sup>2</sup> max)       | 540 m <sup>2</sup> | 0.5<br><br>(not incl. Garden Suite) |
|  <p>b. Single detached dwelling with secondary suite</p>                | 12 m                        | *1 unit:<br>Secondary Suite (90 m <sup>2</sup> max)<br><br>*only on lots 400 m <sup>2</sup> or greater | 300 m <sup>2</sup> | 0.5                                 |
|  <p>c. Single detached dwelling</p>                                    | 10 m-11.99 m                | Not permitted  | 300 m <sup>2</sup> | 0.5                                 |
|  <p>d. Single detached dwelling with coach house</p>                   | 9 m                         | 1 unit:<br>Coach House (55 m <sup>2</sup> max)   | 300 m <sup>2</sup> | 0.5<br><br>(not incl. Coach House)  |
| Municipal lane access required  |                             |  |                    |                                     |

## Duplex

| Use  | Front lot line length (min) | Accessory unit | Density  |           |
|--|-----------------------------|----------------|--|-----------|
|  |                             |                | Lot size (min)   | FSR guide |
|  <p>a. Two attached duplex units on one lot</p>   | 18 m                        | Not permitted  | 540 m <sup>2</sup>                                       | 0.5       |
|  <p>b. Two attached duplex units on two lots</p> | 9 m per lot<br>(18 m total) | Not permitted  | 270 m <sup>2</sup> per lot<br>(540 m <sup>2</sup> total) | 0.5       |

## Subdivision

In the case of subdivision within the 'Urban 3 - Infill' land use designation, conventional subdivision is preferred given that the built form of the area is predominantly street-facing. Panhandle and strata subdivisions are generally incompatible with 'Urban 3 - Infill' neighbourhoods, and therefore may only be supported in unique circumstances, to be assessed and considered on a case-by-case basis where the neighbourhood character is maintained.

## Corner Stores

Within the 'Urban 3 – Infill' and 'Urban 4 – Detached' land use designations, small scale accessory commercial uses are permitted, based on the following criteria:

- Must be a minimum of 400m from the nearest Neighbourhood Centre as shown on Map 1
- Must be a minimum of 400m from other Corner Store uses
- Must be on a corner when located on a Local road, as shown on Map 4
- Limited to 400m<sup>2</sup> total commercial floor area (200m<sup>2</sup> when on a Local road only)

Bylaw No.  
2727-2018

Notwithstanding the "Building Height and Type" description of "Urban 3 – Infill" and "Urban 4 – Detached" in *Table II.1 Land Use Designations*, where a Corner Store is enabled the residential units may be located above the commercial space.

## Institutional Uses and Places of Worship

The following criteria apply when Institutional uses change to other uses, or new places of worship are developed.

### Institutional Change of Use

Land shown as Institutional on Maps 1 and 2 is eligible for using any land use designation that abuts the existing Institutional land use (not including land use designations separated by a public road right of way). Such a change in land use requires an OCP amendment application and be reviewed by the City to determine the best fit for the area and the objectives in this Plan.

### New Places of Worship

The following criteria will be used when considering the location of new places of worship:

- Must be within the Urban Development Boundary
- Must be within the following land use designations as described in Table II.1:
  - City Centre
  - Urban Centre
  - Neighbourhood Centre
  - Urban 1 – Midrise
  - Urban 2 – Ground Oriented
  - Urban 3 – Infill
  - Urban 4 – Detached
  - Secondary Commercial
- Must not be in the Agriculture land use designation as shown on Maps 1 and 2
- Must be along an Arterial or Collector road, as shown on Map 4
- Have enough land to meet off-street parking requirements in the Zoning Bylaw
- Have sufficient water supply and sanitary capacity to meet City bylaw requirements
- Be compatible with adjacent properties in terms of size and scale of activity

# Agriculture

## Agricultural Enhancement Endowment Fund - Net Lot Area

When determining Agricultural Enhancement Endowment Fund contributions, the calculation of net lot area excludes environmental features requiring protection and the associated setbacks (e.g., watercourse setbacks).

For clarity, the following land is included in the net lot area when determining Agricultural Enhancement Endowment Fund contributions:

- Public road dedications
- Utility rights-of-way, such as powerlines/pipelines, not included in the area removed above

## Lot Size in Agricultural Areas

Rezoning and site specific Zoning Bylaw amendments within the Agricultural 1 - Uplands and Agricultural 2 - Lowlands land use designations to permit a lot size below the thresholds of Table II.1 may be considered in the following circumstances:

- Provision of transportation or utility infrastructure serving public interests
- Subdividing off the portion of a split-designated lot that is not designated for Agriculture
- New public civic and public institutional uses in Rural Centres
- Properties with existing Agricultural Land Commission subdivision approvals
- A remnant agricultural parcel created through the above scenarios

## Home Site Severances

Minimize the size of a home site severance parcel to maximize the agricultural potential of the remaining farm operation parcel.

## Rural Centres: ALR Properties

### **New Civic and Institutional Uses**

For properties generally identified within a Rural Centre on Map 2, proposals for public civic and public institutional uses necessary to support the surrounding agricultural community (e.g., parks, public schools, post offices, fire halls, etc.) will be considered on a case-by-case basis.

Where required to minimize the impact on agricultural land, subdivision below the Agricultural - 1 and Agricultural - 2 land use designation minimums will be considered.

Proposals for new public civic and public institutional uses will be considered in the context of, but not limited to, the following:

- Compliance with the *ALC Act*, policies, and regulations, or ALC approval;
- Transportation infrastructure can adequately support the traffic generated by the use, and/or proposed improvements will adequately mitigate issues;
- Water supply and wastewater can be adequately addressed; and
- Buildings and structures are generally compatible with the local scale and character.

## Special Study Areas

As outlined in Part I of this Plan, Abbotsford can grow to a population of 200,000 people while maintaining the Urban Development Boundary. Therefore, this Plan does not support expansion of the Urban Development Boundary for residential growth. While this approach enables smart and responsible growth of the city, building a complete and diverse community is equally important. Accordingly, a number of Special Study Areas are highlighted for further planning and analysis for industrial and park uses.

The following describes the intent of the Special Study Areas shown on Maps 1 and 2.

### Areas A & B

In 2004, the City of Abbotsford completed a detailed study of the industrial land inventory and explored opportunities to add additional industrial land to ensure a long term supply. This resulted in approximately 180 hectares (445 acres) of industrial designated land added to the 2005 Official Community Plan. Much of that industrial land is now used for industrial purposes and will be fully absorbed within the life of this Plan. Special Study Areas A and B are highlighted for future industrial growth because of proximity and access to:

- Highway No. 1
- Abbotsford International Airport – YXX
- Rail
- Other industrial uses

While these areas have been highlighted for future industrial growth, they reside within the Agricultural Land Reserve and must be approved by the Provincial Agricultural Land Commission. They will only be considered for industrial uses through a comprehensive planning process led by the City, taking into account existing industrial land inventory and technical aspects such as servicing, traffic and buffering. Until this planning process is completed and approved, all properties must comply with existing zoning.

### Areas C & D

The City of Abbotsford strives to provide an adequate and diverse supply of parks and open space for residents. As Abbotsford grows to a population of 200,000 people, acquiring and maintaining parks and open space will be a key component to the quality of life in the community.

New neighbourhood parks and trails will be established where growth is occurring in existing neighbourhoods, like the City Centre, and in New Neighbourhoods located on Sumas Mountain. However, there is a need for large, city wide active park space to serve the broader community. This requires sites with a significant amount of land and specific conditions to work, which are not available and cannot be accommodated within existing or New Neighbourhoods.

Special Study Areas C and D are highlighted for future large format, city wide active park space because of their lot configurations, ideal topography, and proximity to:

- Existing neighbourhoods
- Growth areas
- Existing parks
- University of the Fraser Valley (UFV)

In addition to future active park space, these two areas are conducive to agricultural related uses that are more accessible to the public, community groups and students; and for agricultural exhibition, research and development, and education. In particular, these areas would support further expansion and growth of UFV's agricultural programs in conjunction with community agricultural programs.

The special study areas reside within the Agricultural Land Reserve and must be approved by the Provincial Agricultural Land Commission. They will be considered for development through a comprehensive planning process led by the City, taking into account existing park inventory and future needs. Until this planning process is completed and approved, all properties must comply with existing zoning.

## Temporary Use Permits

### Authority

In accordance with the *Local Government Act*, an Official Community Plan may designate areas where temporary uses may occur, and may specify general conditions regarding the issuance of Temporary Use Permits in those areas.

### Area

The entire City is designated as an area where a Temporary Use Permit may be considered. The temporary use designation is intended to apply to operations that are temporary in nature and the designation does not in itself permit specific uses on the designated sites.

### Conditions

The following conditions apply to Temporary Use Permits:

- A Temporary Use Permit may specify the conditions under which the temporary use be carried on.
- All Temporary Use Permits should address other policy directions in this OCP, including the compatibility with the character of the neighbourhood and surrounding uses. Appropriate landscaping, screening and buffering may be included as conditions of the permit to protect adjacent land uses.
- All sites on which a Temporary Use Permit is issued must generally be able to service the requested temporary uses within existing servicing capacity, and not require significant upgrades.
- The applicant or owner may be required to remove buildings, and restore property to a specific condition when the use ends.
- Upon expiration of a Temporary Use Permit, the permitted uses revert to those outlined in the City of Abbotsford Zoning Bylaw No. 2400, as amended.

# 6

## Enhance Agricultural Integrity

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## Vision

*Abbotsford's agricultural areas – which comprise a longstanding pillar of the local economy and form a vital part of Abbotsford's character – will be protected and maintained as places for agricultural growing, production and processing, and a place for thriving livelihoods.*

*This rich agricultural identity will also be felt more strongly within urban areas, where community gardens and other forms of agriculture take root, and where local markets and food culture flourish.*

## Big Picture

### Agriculture in the Country

Ensure Abbotsford is surrounded and sustained by a thriving and diverse agricultural sector through maintaining agricultural uses in viable agricultural areas, and encouraging public support for agriculture.

### Food in the City

Support the establishment of urban agriculture, such as community gardens, edible landscaping, and permanent markets.





## Policies

The policies in this Chapter apply across the city, and will support the regulation of Abbotsford's agricultural lands in coordination with senior levels of government.

### AGRICULTURE IN THE COUNTRY

#### 6.1 Partnerships Supporting Agriculture [revised]

Continue to work with senior levels of government (e.g., Ministry of Agriculture and ALC), agricultural stakeholders, and the broader community to develop and maintain up-to-date regulations that enable agriculture to grow and thrive.

#### 6.2 Consistency in Agricultural Zoning [new policy]

To improve regulatory consistency throughout the ALR, the Agricultural One (A1) and Agricultural Two (A2) zones will serve as the primary zones for regulating agriculture in Abbotsford. Other existing zones, such as A4, A5, A6, have been used previously to regulate non-farm uses within the ALR and scenarios for their future use should be minimized.

#### 6.3 Capacity of Existing Agricultural Lands [new policy]

Preserve viable agricultural land within the context of the Official Community Plan growth vision and support steps to increase the productive capacity of existing farm land. Explore and support opportunities to encourage the use of fallow or underutilized properties.

#### 6.4 Value Added Opportunities [revised]

Support appropriately scaled value-added agri-business opportunities in suitable locations, including practices such as farm product processing, agricultural waste management, enhanced on-farm vertical integration, and activities that connect consumers with Abbotsford farms and agricultural products.

#### 6.5 Permanent Buildings for Temporary Farm Worker Housing [new policy]

While permanent on-farm buildings and structures for temporary farm worker housing are strongly discouraged in agricultural areas, site-specific rezoning applications for permanent housing may be considered in unique circumstances where temporary manufactured buildings will not meet the operational needs of the farm.

#### 6.6 Support Agricultural Innovation and Agri-tech [new policy]

Foster agricultural innovation by exploring strategic land use opportunities for agri-industrial within the Agricultural Land Reserve to develop, demonstrate and deploy emerging agri-technologies, facilitate advanced agri-education, and research, increase farm commodity processing capacity, and effectively manage agricultural by-products.

Advance this policy in collaboration and coordination with the senior government agencies to identify strategic opportunities and locations for this use in Abbotsford.

## 6.7 Food Culture on the Farm [revised]

Support the agricultural sector through local and regional initiatives to promote and further develop the local food industry and culture. Consider opportunities to improve community visibility and the celebration of agriculture through enhanced branding, signage, and wayfinding in Abbotsford's ALR.

## 6.8 Holistic Food Systems [no change]

Support a thriving food system throughout the city, including local production, processing, distribution, celebration, consumption, nutrient recovery, and waste to energy.

## 6.9 Environment [new policy]

Ensure agricultural activities support and respect human health, natural environments and groundwater resources in farming areas, particularly in relation to agricultural waste management, composting, anaerobic digestion, and incineration on farms.

## 6.10 Rural Centres [revised]

Recognize the important role Abbotsford's seven historical rural centres play in serving the needs of the local and surrounding agricultural communities by:

- Supporting opportunities for new public civic and public institutional uses (e.g., public schools, parks, fire halls, post offices); and
- Preserving and enhancing existing services in consideration of local context and community needs.

## 6.11 Agricultural Enhancement Endowment Fund [revised]

Implement the Agricultural Enhancement Endowment Fund ("Ag Trust Fund") by requiring a \$20,000 per acre contribution, calculated on the net lot area, for land that is rezoned in the area identified on Map 16.

Consider opportunities to expand the Ag Trust Fund program to further support agricultural research, innovation, and farm practices. Consider revisiting the per acre contribution requirement if new lands are added to the endowment fund contribution area in the future.

## 6.12 Legal Non-Conforming Uses in Agriculture Land Use Designations [revised title]

For properties designated "Agriculture" in the City's Official Community Plan, which have existing non-agricultural zoning, Council may consider Zoning Bylaw amendments to recognize the historical uses on the property, provided:

- the use is compatible with surrounding properties or supports the agricultural industry; and
- the property is not located within the Agricultural Land Reserve, or is deemed by the Agricultural Land Commission to be exempt from the *Agricultural Land Commission Act*, *Agricultural Land Reserve General Regulation*, and *Agricultural Land Reserve Use Regulation*, in accordance with Section 23(1) of the *Agricultural Land Commission Act*, as amended.

## FOOD IN THE CITY

### 6.13 Food Culture in the City [new policy]

Support initiatives to bring agriculture to the city through branding, marketing, programs and events, (e.g., Taste of Abbotsford).

### 6.14 Production and Sale [no change]

Enable the production and sale of food throughout the urban area by developing urban agriculture guidelines and permitting small scale, commercial urban food gardens.

### 6.15 Add Bees [no change]

Consider supporting additional urban agriculture activities that encourage self-sufficiency such as keeping bees in the urban area.

### 6.16 Community Gardens [no change]

Encourage and establish non-commercial community and demonstration gardens where feasible and appropriate in parks, right-of-ways, boulevards, vacant lots, and mixed use developments.

### 6.17 Farmers Market [no change]

Support establishing a permanent farmers market facility to create a year-round local agricultural presence in the urban area.

# 5

## Protection of Agriculture Development Permit Guidelines

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## Area

All lands wholly or partially within the Urban Development Boundary that are adjacent to lands in the Agricultural Land Reserve (ALR) are subject to these Protection of Agriculture Development Permit Guidelines, **unless designated Airport or Open Space**. Lands that are separated from the ALR by a public right of way are deemed to be adjacent to lands in the ALR for the purposes of this designation.

## Justification

The urban-ALR interface is the site of potential land use conflict. Issues of trespass and vandalism to farm crops and operations, nuisance complaints related to odour, noise and dust, parking and traffic issues and urban impacts, such as increased light and noise, can strain the relationship between urban and agricultural uses. Although the urban-ALR interface is mostly “built out”, there are areas along this interface that are either developing or redeveloping. As these areas transition to higher intensity urban uses, it is important to ensure the urban-ALR interface is designed in a manner that **maximizes the compatibility** between urban and agricultural land uses, helps to protect the viability of agricultural operations, and considers the liveability of adjacent urban areas.

## Objectives

The following guidelines are intended to protect farmland from impacts associated with urban development, reduce conflicts between farm operations and urban land uses, define a stable and clearly understood boundary between urban areas and the ALR, and encourage urban development along the urban-ALR interface that supports the viability of agriculture.

## Exemptions

1. Interior Renovations
2. Façade renovations limited to repainting or recladding without changing the roofline, footprint or number of openings into the building
3. Development of agricultural buildings or structures on a lot zoned to permit agricultural use
4. Development interfacing with the ALR across Highway 1
5. Development of lands designated Urban 3 - Infill
6. Development involving the rezoning or subdivision of lands designated Urban 4 - Detached that will result in less than four lots when complete
7. Building Permits for single detached dwellings or buildings accessory to a single detached dwelling
8. Building additions or alterations for:
  - a. commercial or multifamily residential development, to a maximum of 50m<sup>2</sup>
  - b. industrial or institutional development, to a maximum of 100m<sup>2</sup>
9. Construction or alteration of institutional buildings or structures:
  - a. sited 90 m or greater from the ALR boundary, or
  - b. sited less than 90 m from the ALR and buffered from the ALR by an existing building
10. Construction or alteration of buildings or structures on a lot that interfaces with ALR lands that are not designated Agriculture in the OCP
11. Emergency circumstances to remove any immediate danger

12. Buildings that have been destroyed by fire and/or natural disaster less than 75%, as determined by the building inspector provided the building massing, siting and general appearance are as prior to destruction and the use conforms to the City's Zoning Bylaw, 2014
13. For urban developments that abut the Agricultural Land Reserve and require a Form and Character, Natural Environment or Steep Slope Development Permit, provided the Protection of Agriculture Development Permit requirements are illustrated and fulfilled in the Development Permit submission, to the written acceptance of the City
14. Where a proponent provides satisfactory information to the City clearly demonstrating that the existing urban-ALR interface conditions will satisfy the intent of the Development Permit Guidelines for the full extent of the interface

## Guidelines

The following guidelines may be applied when setting Development Permit conditions:

### SITE PLANNING

To guide the design of development sites with suitable urban-ALR interfaces.

#### AG1 Orientation of High Intensity Uses

Orient buildings, structures, streets, vehicle accessways and outdoor amenity areas in a manner that directs high intensity uses, characterized by high levels of vehicle and pedestrian traffic and noise generators, away from adjacent agricultural lands.

#### AG2 Orientation of Low Intensity Uses

Orient low intensity uses, such as low activity service areas, residential rear yards and passive open space, in a manner that forms a buffer between higher intensity uses and adjacent agricultural lands.

#### AG3 Street Layout

Avoid locating new roads along the ALR boundary, wherever possible. Streets and vehicle accessways that 'dead end' adjacent to the ALR are strongly discouraged, except as may be necessary for access by farm vehicles into ALR properties.

#### AG4 Lighting Impacts

Design development sites, buildings and signage in a manner that minimizes lighting impacts on residential dwellings located on adjacent agricultural lands.

#### AG5 Rainwater Management

Design development sites to manage rainwater runoff onsite, as required by the Development Bylaw and the Natural Environment and Steep Slope Development Permit Guidelines.

Along or near property lines adjacent to agricultural lands, landscape areas with the capacity to infiltrate or detain rainwater, such as rain gardens, planting beds, grassed areas and water features. Wherever possible, these features should be incorporated into the design of landscape buffers.

#### AG6 Mature Trees

Wherever possible, preserve mature trees in areas along or near property lines adjacent to agricultural lands and incorporate them into landscape buffers.

## AG7 Existing Fences

Wherever possible, utilize existing fencing (located along property lines between urban and ALR lands) and incorporate into landscape buffers, provided it is in good condition and meets landscape buffer fencing requirement.

## LANDSCAPE BUFFERS

To guide the design of landscape buffers that are adapted to specific urban-ALR interface conditions.

## AG8 Landscape Buffering Requirements

Include landscape buffers along urban-ALR interfaces that meet the following requirements:

- a. Landscape buffers shall be located entirely on the urban side of the ALR interface.
- b. Landscape buffers shall be designed to include setbacks, fencing and landscaping features that aim to minimize conflicts between urban and agricultural uses.
- c. Buildings, structures, streets, vehicle accessways, parking areas and paved areas are prohibited within landscape buffer areas, except in circumstances where site access cannot be provided in an alternative location.
- d. Vegetation within landscape buffer areas should be designed to filter dust, airborne particles, and crop spray from adjacent ALR land, and generally meet the following parameters:
  - i. mature height of 6.0 metres and minimum crown density of 60%
  - ii. minimum 60% conifers; street trees within the public right-of-way should reflect City standards;
  - iii. whenever possible, use species native to the region, or as recommended in the Ministry of Agriculture Guide to Edge Planning, subject to alternatives specified by the City; and
  - iv. implemented as per the specifications of Development Bylaw, 2011, as applicable.
- e. A restrictive covenant shall be registered on title:
  - i. identifying the area of the lot protected for implementation and maintenance of the buffer, according to the approved landscape plan; and
  - ii. noting that the property is adjacent to an agricultural area where normal farming practices can be expected.
- f. Required landscape buffer widths do not supersede setbacks prescribed by environmental legislation.
- g. Measure Zoning Bylaw rear and interior lot line building setbacks from the urban edge of the landscape buffer. Where the prescribed distance cannot be achieved due to unique site conditions, a reduction may be considered if the intent of the guidelines is maintained.
- h. Install signage on all buffer encroachment protection fencing and at dead-end roads to inform residents and prospective purchasers of adjacent farm operations (see AG14).
- i. Where existing wooded, natural, or environmentally sensitive areas separate development from the ALR, buffer design may incorporate and enhance (where necessary) the existing vegetation to satisfy the Protection of Agriculture Development Permit Guideline objectives.
- j. Where a proposed development is directly adjacent to an existing lot with an established ALR landscape buffer that is shallower than the standards set out in these guidelines, consideration may be given to a reduced buffer depth, or a portion thereof, to improve buffer design, transition, and continuity.

## AG9 Interior Lot Line Interface Buffer

The following provisions apply to development interfacing with the ALR across an interior lot line or where the ALR interface is mid-parcel:

- minimum 10 m on-site landscape buffer
- minimum of two contiguous and coordinated rows of coniferous and deciduous trees; provide at least 60% coniferous species
- 3-5 rows of continuous screening and trespass inhibiting shrubs;
- a pathway may be required on the urban side of the buffer, at the discretion of the City; this space shall be planted with understory shrubs if a pathway is not provided
- 1.2 m buffer encroachment protection fencing with signage
- 1.8 m ALR boundary/property line fence
- measure building setbacks from the buffer, not lot line, where space permits

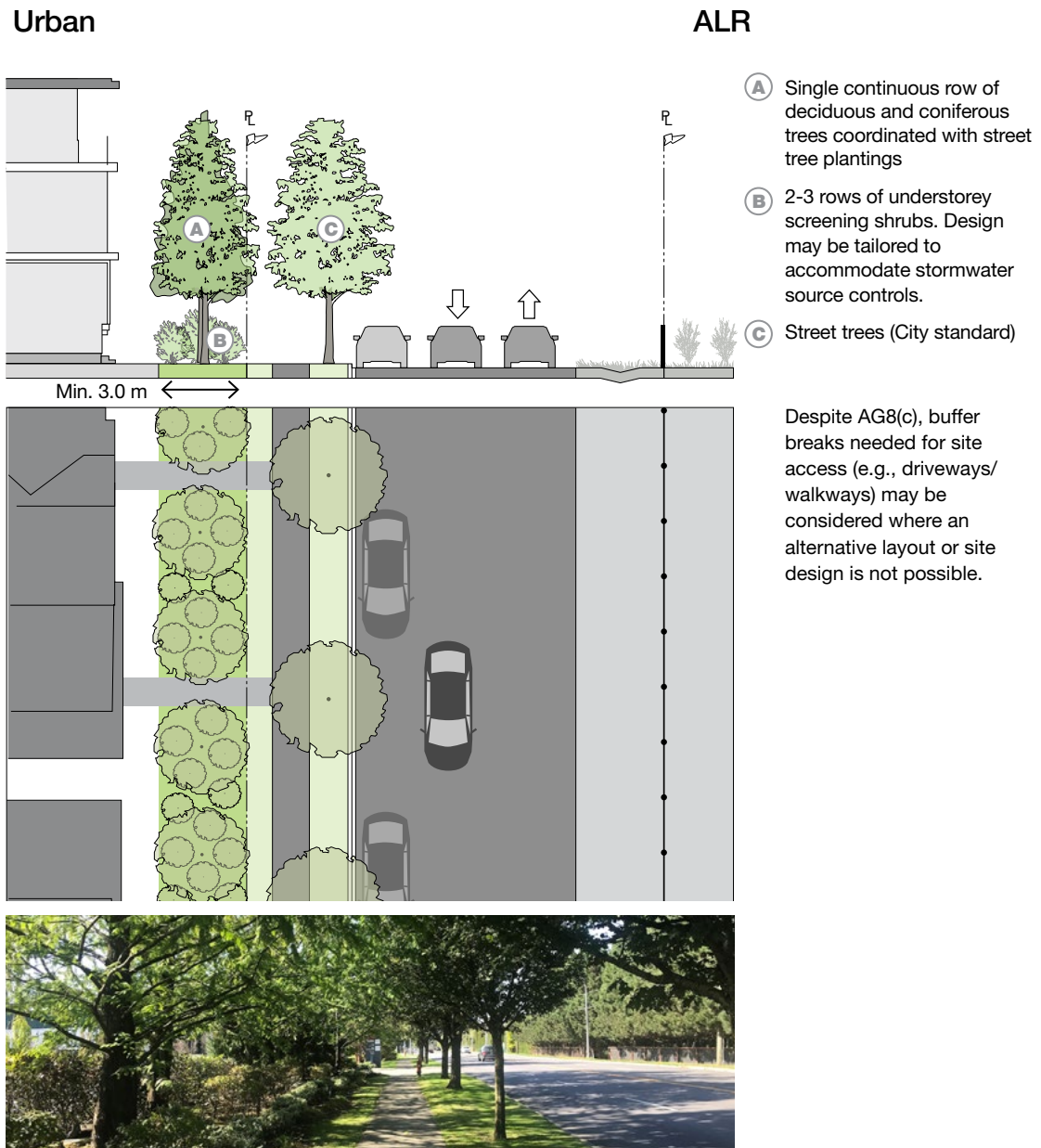




## AG10 Existing Road Edge Buffer 1 - Urban (with street trees)

The following provisions apply to development, other than single detached dwelling development, that fronts, flanks, or backs onto the ALR across an existing road developed to an urban frontage standard, with street trees:

- minimum 3.0 m on-site landscape buffer; a reduction may be considered for shallow, highly constrained sites
- single contiguous row of deciduous and coniferous trees spaced in coordination with street trees; at least 60% coniferous. Provide a higher proportion of coniferous species where the buffer depth is constrained.
- 3 rows of screening shrubs; 2 rows of dense evergreen species in constrained circumstances



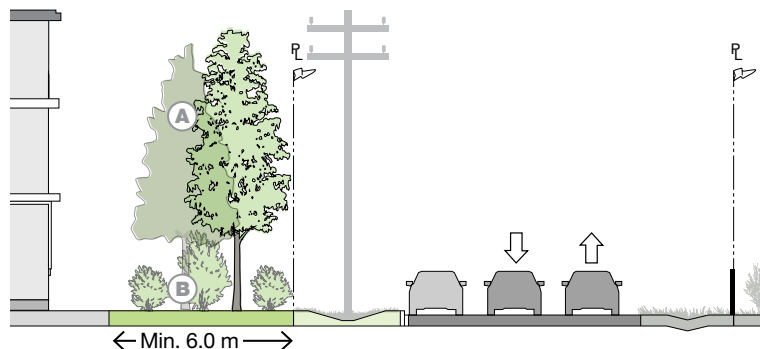
## AG11 Existing Road Edge Buffer 2 - Rural (no street trees)

The following provisions apply to development, other than single detached dwelling development, that fronts, flanks, or backs onto the ALR across an existing road designated “rural” or a road without street trees:

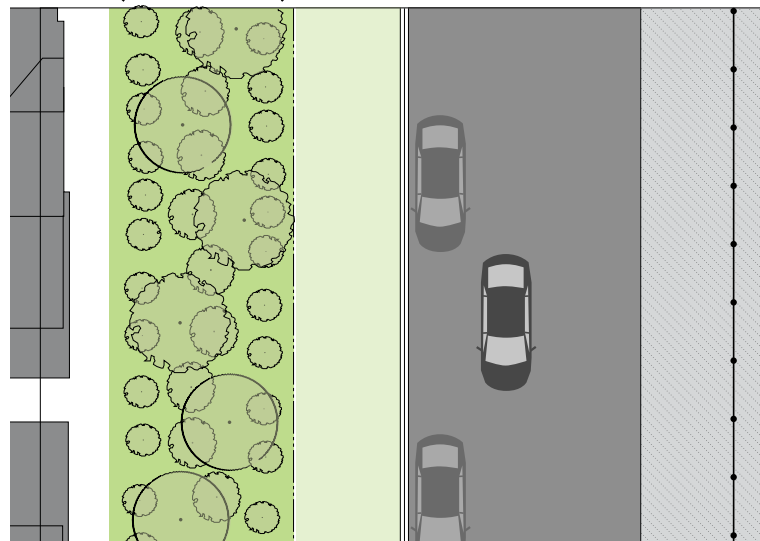
- minimum 6.0 m on-site landscape buffer with a staggered and contiguous double row of trees; at least 60% coniferous species.
- where 6.0 m cannot be achieved, a reduction to 4.0 m may be considered with a higher proportion of coniferous species (over 60%). Special consideration may be given for further reductions in highly constrained locations.
- minimum 3 rows of understorey screening shrubs

Urban

ALR



- (A) two contiguous and staggered rows of trees
- (B) 3 rows of understorey screening shrubs. Design may be tailored to accommodate stormwater source controls.



Despite AG8(c), buffer breaks needed for site access (e.g., driveways/walkways) may be considered where an alternative layout or site design is not possible.

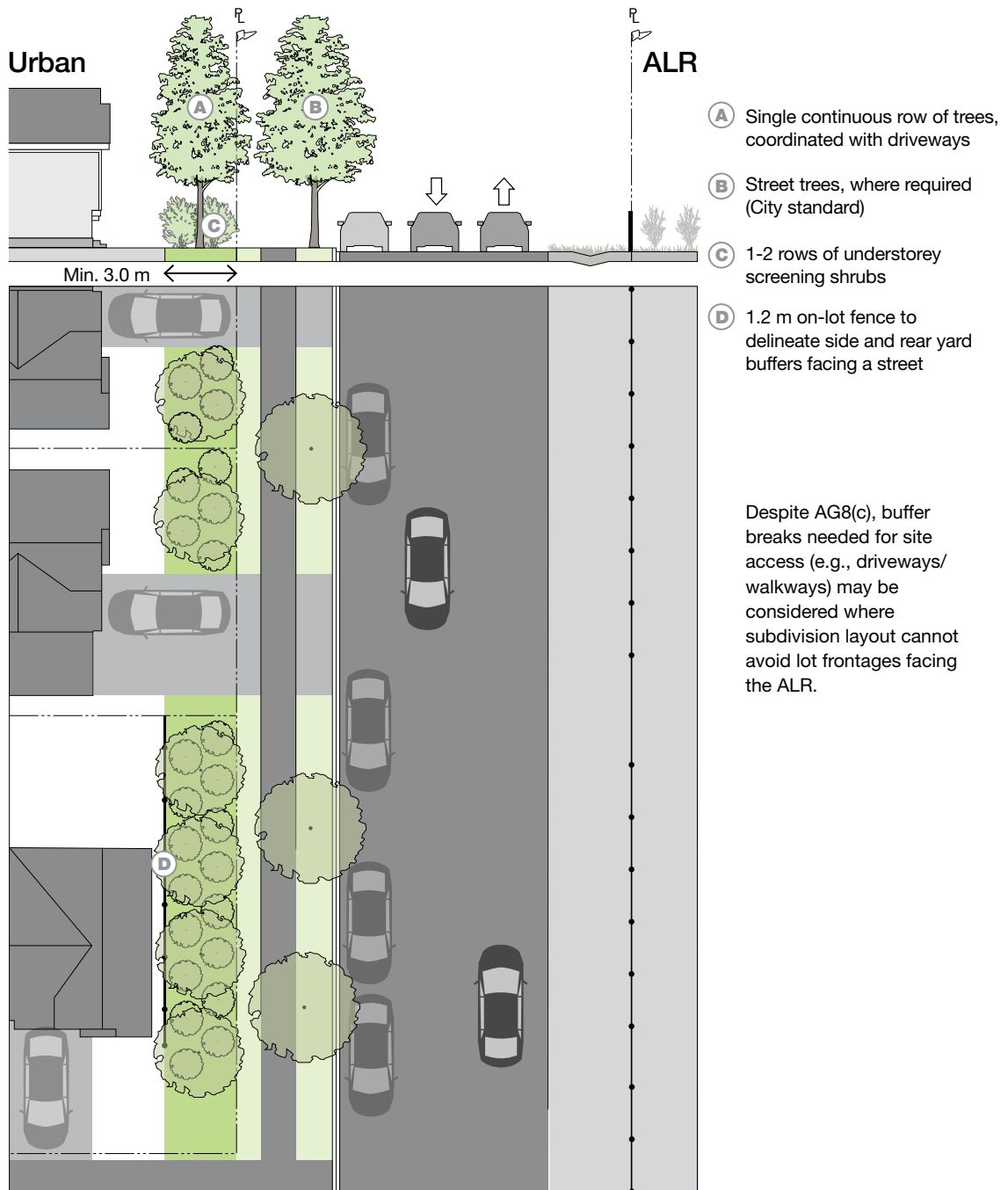


Fig. 10: Road edge landscape buffer without street trees

## AG12 Existing Road Edge Buffer 3 - Single Detached Dwellings

The following provisions apply to single-detached dwelling development that fronts, flanks, or backs onto the ALR across an existing road (with or without street trees):

- minimum 3.0 m on-site buffer with a single contiguous row of trees spaced in coordination with adjacent street trees, where provided; provide at least 50% coniferous tree species.
- provide a higher proportion of coniferous tree species where a rear yard buffer interfaces with the ALR across a road without street trees.
- 2 rows of screening shrubs; 1 row of dense evergreen shrubs in constrained circumstances



## AG13 New Road Edge Buffer

The following provisions apply to development fronting the ALR across a new street constructed as part of the development:

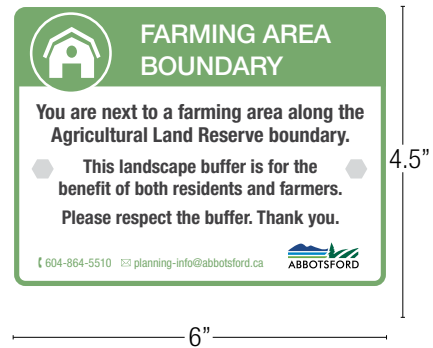
- wherever possible, avoid new roads adjacent to the Agricultural Land Reserve that require this buffer type
- in circumstances where this interface type cannot be avoided, a maintenance/funding plan and financial security may be required and determined through the application process
- minimum 6.0 m road right-of-way buffer
- minimum of two contiguous and coordinated rows of coniferous and deciduous trees; providing at least 60% coniferous species
- 3 rows of continuous screening and trespass inhibiting shrubs
- 1.8 m ALR boundary fencing (page wire, existing, or as per AG14)



## AG14 Fencing and Signage

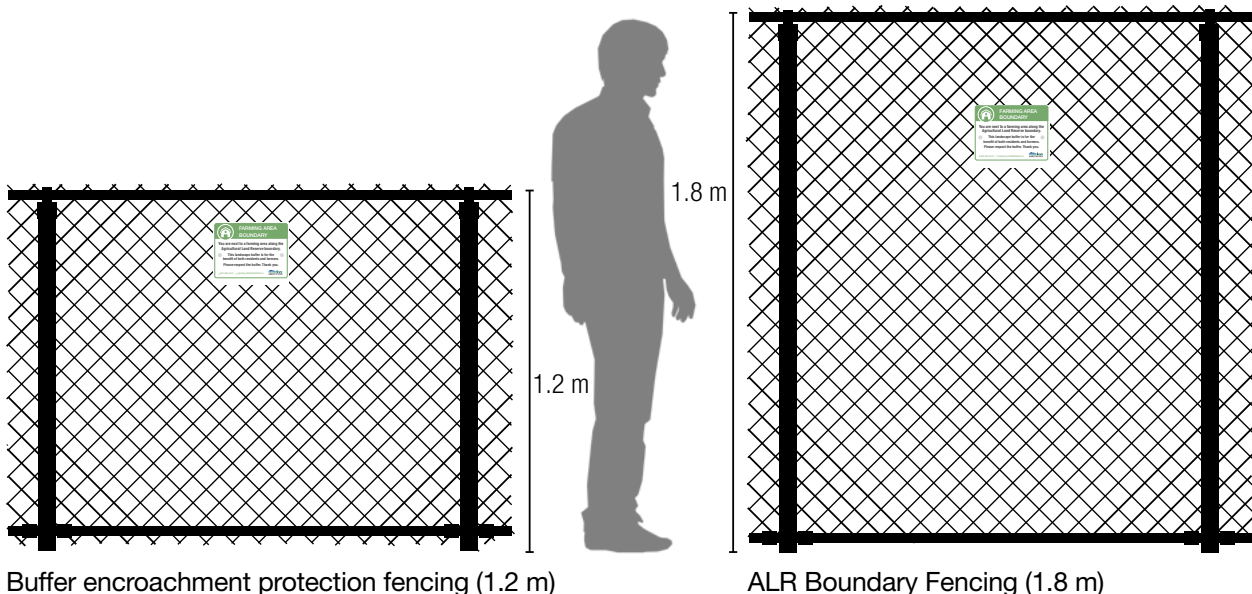
### Signage

- 6" x 4.5" (15 cm x 11.5 cm) designed as shown.
- Sign grade aluminium with white surface; no sharp corners.
- Green or black 7 year 2 mil vinyl text, or screen printed.
- One sign every 15.0 m, or at the back of each lot (closer of)
- Mount to buffer encroachment fencing or ALR property line fence for street applications. Mount with galvanized hardware in a position that will not impede text.



### Fencing

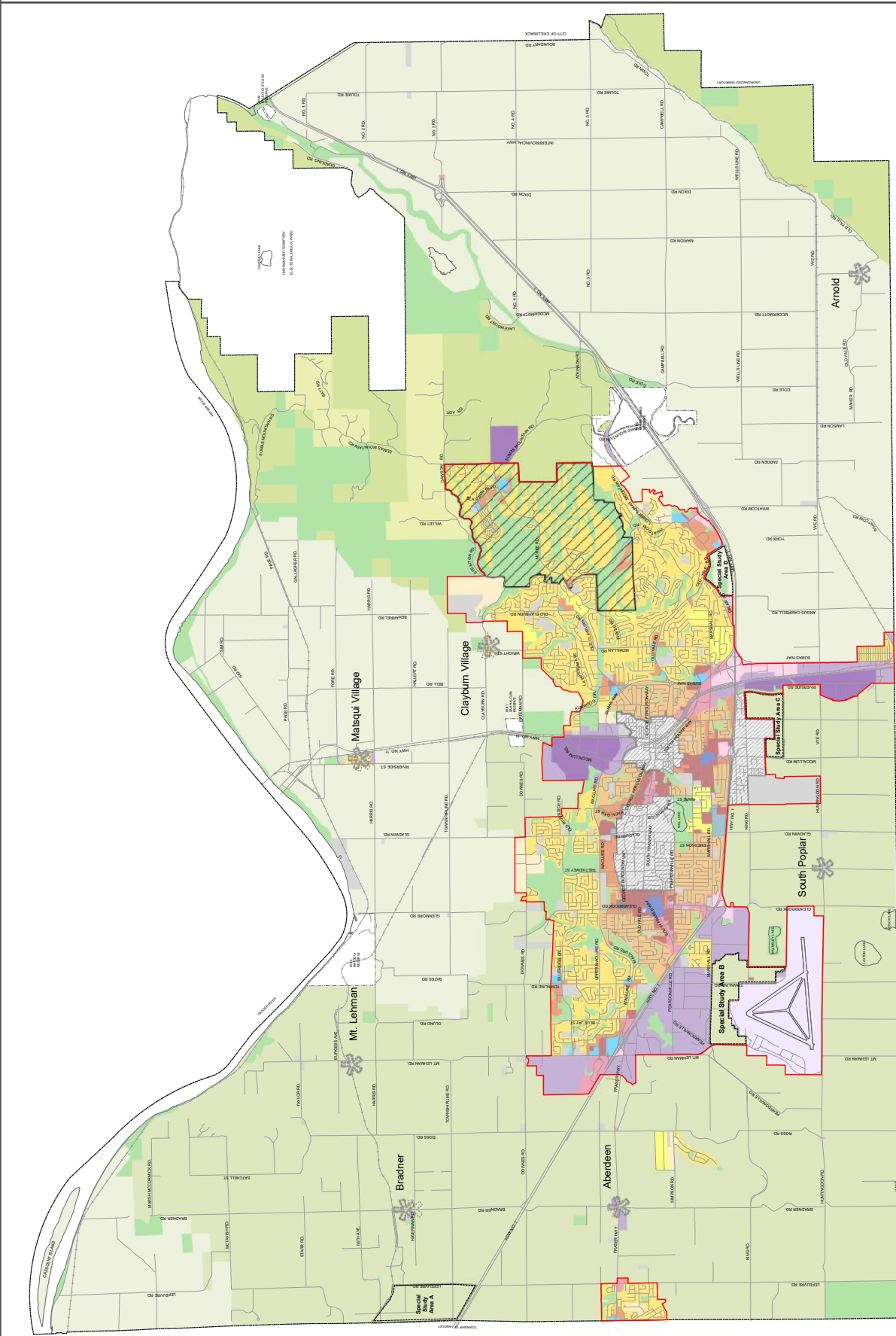
- Chainlink Mesh: galvanized, vinyl-coated black 3.5 mm steel wire, woven in 50 mm mesh
  - Top and bottom edges should be knuckled (bent interlocking)
  - Fasteners and fittings to be hot dipped galvanized, black
- Posts: galvanized powder-coated black steel:
  - 75 mm outside diameter end, corner and straining posts
  - 60 mm outside diameter line posts
  - concrete footings
  - black powder coated end caps, welded in place
- Top/Bottom Rail: galvanized powder-coated black steel (41 mm outside diameter)
- Gate: provide at least one buffer maintenance access gate for each lot with a rear or side yard buffer that cannot otherwise be accessed by the lot owner. Materials and construction shall be consistent with the fencing.
- ALR boundary fencing (1.8 m) may be chainlink (as specified), page wire, or solid wood. Reuse of existing fencing that meets the intent and general size specifications of the guidelines is encouraged.





# City of Abbotsford Map 2 - Rural Land Use

- Legend**
- Urban Development Boundary
  - Agriculture 1 - Uplands
  - Agriculture 2 - Lowlands
  - City Centre
  - Urban Centre
  - Neighbourhood Centre
  - Urban 1 - Midrise
  - Urban 2 - Ground Oriented
  - Urban 3 - Infill
  - Urban 4 - Detached
  - Urban Large Lot
  - Station
  - Secondary Commercial
  - General Commercial
  - Regional Industrial
  - High Impact Industrial
  - Airport
  - Health Campus
  - Institutional Complex
  - Institutional
  - Country
  - Rural
  - Open Space
  - Neighbourhood Plan
  - New Neighbourhoods
  - Rail Corridor
  - Special Study Area
  - City Boundary
  - Abbotsford Boundary
  - Abbotsford Station
  - Railway
  - Lake
  - Shore



DRAFT - Working Document



## Draft Zoning Bylaw Amendments

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Executive Committee AgRefresh Stage 3 Report - September 27, 2021

*This section outlines proposed Zoning Bylaw updates. Key changes are shown in black. Unchanged provisions or existing wording is shaded grey.*

**“Accessory Cannabis Processing”** means a Use Accessory to Cannabis Production on a Lot and includes the activities of drying, trimming, sorting, milling, packaging, storing, testing, destruction, or other processing of Cannabis, as permitted under the *Agricultural Land Reserve Use Regulation*, BC Reg. 30/2019. Accessory Cannabis Processing excludes a Cannabis Store.

**“Accessory Farm Dwelling Unit”** means a non-stratified Dwelling Unit that is Accessory to a Single Detached Dwelling on the same Lot, and is:

- (1) a Building without any other Use; or
- (2) a Coach House; or
- (3) located within a Building or Structure:
  - a. for Agricultural Use; or
  - b. Accessory to an Agricultural Use on the same Lot.

**“Agricultural Land Commission”** has the same meaning as “commission” in the *Agricultural Land Commission Act*, S.B.C. 2002, c. 36.

**“Agricultural Land Reserve”** has the same meaning as in the *Agricultural Land Commission Act*, S.B.C. 2002, c. 36.

**“Agricultural Use”** means the Use of land, Buildings, and Structures for any of the following:

- (1) growing, producing, raising, or keeping animals, plants, or truffles, including:
  - a. cattle, sheep, goats, poultry, fowl, pigeon, doves, apiculture, rabbits, or other domestic livestock;
  - b. Cannabis Production, on Lots zoned A1, A2, A3, A4, A5, and A6, and in accordance with the provisions set out in section 210.8.1;
  - c. horses for riding, training and boarding, only when kept in accordance with the provisions set out in section 210.8.2;
  - d. mushrooms and On-Farm Mushroom Composting, in accordance with the provisions set out in section 210.8.3;
  - e. swine, only when kept in accordance with the provisions set out in section 210.8.4; and the primary products of those plants or animals;
- (2) cultivation in plantations of any specialty wood crops or specialty fibre crops prescribed in the *Specialty Farm Operations Regulation*, B.C. Reg. 53/99;
- (3) aquaculture, as prescribed in the *Specialty Farm Operations Regulation*, B.C. Reg. 53/99;
- (4) turf production with approval of the Agricultural Land Commission, if required;
- (5) raising or keeping of farmed game by a person licensed to do so under the *Animal Health Act [Game Farm Regulation]*, B.C. Reg. 5/2015;
- (6) raising or keeping of furbearing animals by a person licensed to do so under the *Animal Health Act [Fur Farm Regulation]*, B.C. Reg. 8/2015;
- (7) the following activities to enable uses (1) to (6) above on a Farm Operation, in accordance with the *Farm Practices Protection (Right to Farm) Act*, R.S.B.C. 1996, c. 131 and *Agricultural Land Reserve Use Regulation*, B.C. Reg. 30/2019:
  - a. clearing, draining, irrigating, or cultivating land;
  - b. using farm machinery, equipment, devices, materials, and structures;
  - c. On-Farm Composting in accordance with the provisions set out in section 210.9.7;
  - d. applying fertilizers, manure, pesticides, biological control agents, including by ground or aerial spraying;
  - e. storing of Agricultural Products produced on the Farm Operation;

And for greater certainty, Agricultural Use does not include the following:

- (1) a Feedlot for animals not specifically included in this definition;
- (2) an activity, other than grazing or hay cutting, that constitutes a forest practice as defined by the *Forest and Range Practices Act*, S.B.C. 2002, c. 69;
- (3) a Breeding and Boarding Kennel;
- (4) growing, producing, raising or keeping exotic animals, except exotic animals prescribed under the *Farm Practices Protection Act [Specialty Farm Operations Regulation]*, B.C. Reg. 53/99].



**“Agricultural Products”** means products derived from activities numbered (1) to (6) in the definition of Agricultural Use and Farm Product Processing, excluding agricultural solid waste, agricultural liquid waste, and mushroom growing medium.

**“Agri-Support Use”** means a Use that supports agriculture through value-added or support services, and is specifically limited to non-farm uses approved by the Agricultural Land Commission, under the *Agricultural Land Reserve Use Regulation*, B.C. Reg. 30/2019.

**“Agri-Tourism”** has the same meaning as in the *Agricultural Land Reserve Use Regulation*, B.C. Reg. 30/2019, but excludes accommodation for Agri-Tourism on a farm.

**Explanatory note:** As outlined in the *ALR Use Regulation*, B.C. Reg. 30/2019, and Agricultural Land Commission Policy L-04, ‘Agri-Tourism’ generally means an activity to which members of the public are ordinarily invited, with or without fee, that displays, demonstrates, promotes, or holds events to promote or market products or operations of the farm.

**“Ancillary”** means a Use on the same Lot with, and of a nature that is incidental and subordinate to an Accessory Use.

**“Breeding and Boarding Kennel”** means the Use of a property, Building, Structure, compound, or group of pens or cages, for the boarding or breeding of four or more dogs or cats, and where located outside the Agricultural Land Reserve may provide Accessory training, grooming, Retail sales, and Pet Daycare facilities.

**“Building”** means a structure, wholly or partially enclosed by a roof or roofs, and supported by walls, columns or posts.

**“Cannabis”** has the same meaning as in the *Cannabis Control and Licensing Act*, S.B.C. 2018, c. 29.

**“Cannabis Production”** means the Use of a Lot for growing and cultivating Cannabis, including the related activities of wet trimming, drying, and bulk packing of Cannabis grown on the Lot, but does not include:

- (1) a Cannabis Store;
- (2) Accessory Cannabis Processing; or
- (3) the propagation, cultivation, or harvesting of Cannabis in a manner authorized by Part 5, Division 2 of the *Cannabis Control and Licensing Act*, S.B.C. 2018, c. 29.

**“Cannabis Store”** means retail premises licensed under the *Cannabis Control and Licensing Act*, S.B.C. 2018, c. 29, to sell Cannabis.

**“Cogeneration Facility”** means the combined heat and power engine and all associated components needed to achieve the production and transfer of heat and electricity from the engine to a greenhouse or interconnection site.

**“Farm Alcohol Production Facility”** has the same meaning as “alcohol production facility” in the *Agricultural Land Reserve Use Regulation*, B.C. Reg. 30/2019, and includes ancillary uses as defined in that regulation.

**Explanatory note:** As outlined in the *ALR Use Regulation*, an Alcohol Production Facility in the ALR includes a brewery, cidery, distillery, meadery or winery, and the following ancillary uses: processing, storing and retail sales of alcohol products produced on the farm, operation of a food and beverage service lounge, product sampling, cooking classes, events, picnicking, and tours, provided all required Provincial licensing is in place.

**“Farm Alcohol Production Facility Floor Area”** means the floor area of all Buildings and Structures, or portions thereof, for Farm Alcohol Production Facility Use on a Lot, as measured to the outside of the exterior walls of a Building and to the outside of the support posts of a Structure, and includes Basements.

**“Farm Operation”** means the Use of land for agricultural purposes, consisting of one or more Lots within the City which are classified as farm under the *Assessment Act*, R.S.B.C 1996, c. 20, and which form and are managed as a single enterprise.

**“Farm Product Processing Floor Area”** means the cumulative floor area of all Buildings and permanently covered Structures housing Farm Product Processing - Level 1, Farm Product Processing Level 2, or Farm Product Processing - Intensive on a Lot, as measured to the outside of the exterior walls of a Building and to the outside of the support posts of a permanently covered Structure, noting that:

- (1) the following are excluded from the calculation:
  - a. the portion of the Building or Structure used for activities (1) to (6) in the definition of Agricultural Use;
  - b. up to 250 m<sup>2</sup> or an area equal to 10% of the Farm Product Processing Floor Area, whichever is less, for office, washrooms, staff rooms; and
- (2) the following additional areas are included in the calculation:
  - a. the Lot area covered by outdoor equipment, facilities, or Structures for storing or processing animal feed, such as a feed mill or silo.

**“Farm Product Processing - Level 1”** means the Use of up to 2,500 m<sup>2</sup> of Farm Product Processing Floor Area per Lot for cleaning, sorting, separating, grading, packing, or the undertaking of processes including, but not limited to, mixing, drying, canning, smoking, size reduction, fermentation, or treatment by heat, cold, chemical, or biological means, to:

- (1) prepare Agricultural Products to increase the market value or convenience to the consumer; or
- (2) prepare feed for livestock, poultry, farmed game, aquaculture, or furbearing animals located on the Farm Operation; including on-farm feed mills;

And for greater clarity, Farm Product Processing - Level 1:

- (1) includes:
  - a. cold storage of Agricultural Products, except within Farm Retail Sales areas;
  - b. storage and distribution areas for farm product processing outputs; and
  - c. storage of containers and equipment associated with farm product processing activities; and
- (2) excludes livestock meat, poultry meat, or aquaculture processing activities occupying more than 500 m<sup>2</sup>, Farm Alcohol Production Facilities, hatcheries, On-Farm Composting, Soil-less Medium production, and Accessory Cannabis Processing.

**“Farm Product Processing - Level 2”** means a Use involving the same activities as Farm Product Processing - Level 1 with a Farm Product Processing Floor Area exceeding 2,500 m<sup>2</sup> per Lot.

**“Farm Product Processing - Intensive”** means a Use involving the same activities as Farm Product Processing - Level 1 and where the Farm Product Processing Floor Area used for livestock meat, poultry meat, or aquaculture processing activities exceeds 500 m<sup>2</sup>, irrespective of overall Farm Product Processing Floor Area.

**“Farm Retail Sales”** means Retail sale to the general public of Agricultural Products grown, produced, or raised on a Farm Operation, or the combined farms of a cooperative association to which the farm owner belongs, and may include the sale of Agricultural Products and non-agricultural products to the extent permitted by the Agricultural Land Commission. Farm Retail Sales excludes a Cannabis Store.

**“Farm Retail Sales Area”** means the cumulative indoor and outdoor Retail sale and display areas of all Buildings and Structures dedicated to a Farm Retail Sales Use, but does not include areas for Ancillary Uses specifically excluded by the Agricultural Land Commission for such Use.

**Explanatory note:** In accordance with ALC Policy L-02, Farm Retail Sales Area excludes parking, driveways, office space, washrooms, and areas for processing or farm product storage.

**“Feed Lot”** means a confined area, structure, pen or corral where livestock, poultry, or farmed game are confined solely for the purpose of growing or finishing, and are sustained by means other than grazing.

**“Finished Grade”** means:

- (1) the rough grading elevation as identified on a lot grading plan, where such a plan has been approved by the City at the time of subdivision when the lot was created; or
- (2) where there is no lot grading plan that was approved by the City at the time of subdivision when the lot was created, existing grade, as illustrated in Figure 1; or
- (3) the finished grading elevation, as identified on a lot grading plan approved through the issuance of a Building Permit addressing flood proofing provisions, for dwelling units and closed-sided animal enclosures in the A1, A2, A3, A4, A5, and A6 Zones.

*[retain existing Figure 1 - Finished Grade]*

**“Full-Time Farm Worker Residence”** means a Dwelling Unit used solely for the purpose of housing permanent employees paid to work full time on a Farm Operation, as necessary for the agricultural labour needs of the Farm Operation.

**“Gathering For An Event”** has the same meaning as in the *Agricultural Land Reserve Use Regulation*, B.C. Reg. 30/2019.

**Explanatory note:** As outlined in the *ALR Use Regulation*, BC Reg. 30/2019, and ALC Policy L-22, “Gathering for an Event” generally includes activities such as weddings, music festivals, and events not considered to be Agri-Tourism. It excludes celebration, by the residents of the farm and those persons whom they invite, of a family event for which no fee or other charge is payable in connection with the event by invitees.

**“Growing Medium Manufacturer Use”** means the processing and preparation of non-composting materials as a root base medium for the growing of plants in greenhouses and other related controlled environments.

**“On-Farm Composting”** means composting associated with Agricultural Use on a Farm Operation, involving the controlled biological oxidation and decomposition of organic waste in accordance with the *Agricultural Land Reserve Use Regulation*, B.C. Reg. 30/2019, the *Code of Practice for Agricultural Environmental Management*, B.C. Reg. 8/2019, and the *Organic Matter Recycling Regulation*, B.C. Reg. 18/2002, as applicable. It may include composting of materials such as manure, straw, vegetative waste, clean wood waste, ground paper, other sources of carbon and nitrogen, necessary bulking agents, and other materials permitted under Provincial regulation, but it does not include production of mushroom compost.

**“On-Farm Mushroom Composting”** means the production of fresh growing medium for mushrooms where a minimum of 20% of the finished compost is used on the same Lot where the compost is produced.

**“Soil-less Medium”** means a material that is manufactured for the growing of plants and may contain natural Soils or organic compounds such as peat and bark, but excludes mushroom growing medium.

**“Structure”** means any construction fixed to, supported by, or sunk into land or water; excludes concrete and asphalt paving or similar surfacing of a lot, and retaining walls less than 1.2m or any retaining wall that is included on an approved lot grading plan.

**“Temporary Farm Worker”** means an individual who carries out agricultural work on a Farm Operation for a minimum of 35 hours per week and is housed on the Farm Operation for a maximum of 10 months in a calendar year.

**“Temporary Farm Worker Housing”** means one or more Buildings Used exclusively for the accommodation of Temporary Farm Workers, in which cooking, sleeping, sanitary, and common living areas are provided.

**“Temporary Farm Worker Housing Space”** means the area for housing one Temporary Farm Worker.

**“Temporary Farm Worker Housing Floor Area”** means the total area of all Storeys and Basements used for Temporary Farm Worker Housing in a Building, or Buildings, as measured to the outside of the exterior walls, excluding open balconies, decks, terraces, and exterior steps.

**130 ADMINISTRATION****130.1 Zone Regulations**

- .1 No land, Building, or Structure may be used for a Use, and no Building or Structure may be placed, constructed, sunk into, erected, moved, sited, located, altered, or enlarged for any Use, other than a Use specifically permitted:
  - a. in a Zone, as listed in the Permitted Uses Table of each Zone;
  - b. throughout the City in all Zones, as listed in Section 140.1; and
  - c. on lands located within the Agricultural Land Reserve, as listed Section 200.1;

all subject to the definitions and such further provisions contained within this Bylaw applicable to that Use, Building, or Structure.
- .2 For greater certainty,
  - a. the provisions identified in the Definitions or General Regulations are applicable to permitted Uses wherever located in the City;
  - b. the further provisions identified in a Zone are applicable to permitted Uses only in that Zone, except that the further provisions identified in the Agricultural One (A1) Zone are applicable to the Uses so identified wherever those Uses are permitted within the City, whether on Agricultural Land Reserve land or not;
  - c. all other Uses, Buildings, and Structures are prohibited.
- .3 In each zone, the Development Regulations Table and the Setbacks Table sets out the development regulations that apply to the zone referred to in the title of the table.
- .4 In each zone, the Subdivision Regulations Table sets out the subdivision regulations that apply to the zone referred to in the title of the table.
- .5 Within the Development and Subdivision Regulations Tables, Column 1 sets out the matter to be regulated and Column 2 set out the regulations.
- .6 On a parcel in an area within the zone referred to in the title of the Subdivision Regulations Table, ~~and~~ the Development Regulations Table, ~~and the Setbacks Table~~, no land shall be subdivided and no building, structure or use shall be placed, constructed, sunk into, erected, moved, sited, located, altered or enlarged in contravention of the regulations set out in the Subdivision Regulations Table, ~~and~~ the Development Regulations Table, ~~and the Setbacks Table~~ respectively.
- .7 Site specific permitted uses specified in this Bylaw are permitted only on the land whose legal description, as of the date of coming into force of this Bylaw, is that specified for the permitted Use.

**130.2 Measurement and Calculations**

*No changes proposed to this section*

**130.3 Bylaw Administration**

*No changes proposed to this section*

#### 130.4 Replacement and Conversion of Dwellings

- .1 An existing Single Detached Dwelling in the RR, CR, SR, A1, A2, A3, A4, A5, and A6 zones may remain on a lot upon which a replacement Dwelling Unit is to be constructed, during the period of construction, provided that:
  - a. on a Lot within the Agricultural Land Reserve that is subject to the restrictions of the *Agricultural Land Commission Act*, S.B.C. 2002, c. 36, the Agricultural Land Commission has authorized temporary retention of the Building or conversion to an alternative Use; or
  - b. on any other Lot:
    - i. the existing dwelling unit shall be removed, demolished or converted to a non-residential use within 60 days of the earlier of occupancy or final inspection of the replacement dwelling unit; and
    - ii. a Section 219 covenant pursuant to the Land Title Act, in favour of the City, shall be registered against the title of the lot requiring the owner to remove kitchen cabinetry, showers, bathtubs and 220V electrical wiring back to the main panel.

#### 130.5 Temporary Buildings and Structures

- .1 A temporary Building or Structure may be placed:
  - a. on a Lot zoned P2, P3 or P7 for purposes of providing classroom space;
  - b. on a Lot zoned I1, I2, I3 or I4 for storage;
  - c. on a Lot zoned C as a Commercial Retail Unit (CRU);
  - d. on a Lot zoned A1, A2, A3, A4, A5, or A6 for Temporary Farm Worker Housing; and
  - e. on a Lot on which a permanent Building is being constructed, for purposes related to the construction only and for a period not to exceed the duration of such construction. (B/L 2454-2015)

**140 GENERAL REGULATIONS****140.1 Uses Permitted in All Zones**

- .1 The following uses may be located in any zone:
  - a. Public service;
  - b. Parks and associated structures and equipment;
  - c. Seasonal sale of Christmas trees;
  - d. Soil extraction subject to the lot being located within the Soil Removal Eligibility Area as identified in the Official Community Plan and subject to the Soil Removal and Deposit Bylaw, 2003; and
  - e. Emergency shelter on a lot that does not about a lot with an existing principal residential use, subject to a Housing Agreement that specifies the terms and conditions regarding eligibility, occupancy and other provisions as set out in the *Local Government Act*.

**140.2 Uses Permitted in Specific Zones****.1 Accessory Emergency Shelter (Extreme Weather Response)**

*No revisions proposed*

**.2 Bed and Breakfasts**

- a. In the A1, A2, A3, RR, CR and SR zones, a bed and breakfast shall:
  - i. be contained within the principal dwelling unit;
  - i. be limited to not more than eight guests at one time within one dwelling unit;
  - i. be limited to not more than four sleeping units for guests;
  - i. provide on the lot, one parking space for each guest sleeping unit; and
  - i. not be operated on a lot where there is a boarding use, secondary suite, **Coach House, or Accessory Farm Dwelling Unit**.
- b. In the RS1, RS3 and RS3-A, RS3-i, RS3-ig zones, a bed and breakfast shall:
  - i. be contained within the principal dwelling unit;
  - ii. be limited to not more than six guests at one time within one dwelling unit;
  - iii. be limited to not more than three sleeping units for guests;
  - iv. provide on the lot, one parking space for each guest sleeping unit; and
  - v. not be operated on a lot where there is a boarding use, secondary suite, or garden suite.

**.3 Boarding**

Where permitted, a boarding use shall:

- a. be contained within the principal dwelling unit;
- b. be limited to no more than four boarders at one time within the dwelling unit;
- c. be limited to no more than two sleeping units;
- d. provide on the lot, one parking space for each sleeping unit; and
- e. not be operated on a lot where there is a bed and breakfast, secondary suite, garden suite.

**.4 Cannabis Production Facilities**

- a. Subject to the *Agricultural Land Commission Act, S.B.C. 2002, c. 36*, growing, producing, storing, packing, processing, selling, or distributing Cannabis are not permitted in any zone unless specifically provided for in this Bylaw.

**.5 Cannabis Stores**

*No revisions proposed*

**.6 Home Occupation**

- a. Where permitted, all Home Occupation Level - 1 Uses shall:
- i. not produce offensive noise, vibration, traffic, smoke, dust, odours, heat, glare, electrical or radio disturbance;
  - ii. not involve exterior alterations that are inconsistent with the residential character of the Buildings and property;
  - iii. not have outside storage of materials, commodities, or finished products;
  - iv. be contained wholly within the principal Dwelling Unit;
  - v. be carried out exclusively by a resident of the principal Dwelling Unit in which the Home Occupation is located;
  - vi. not generate customer visits;
  - vii. not have signs advertising a the Home Occupation ~~— level 1.~~
- b. Where permitted, all Home Occupation Level - 2 Uses shall:
- i. not produce offensive noise, vibration, traffic, smoke, dust, odours, heat, glare, electrical or radio disturbance;
  - ii. not involve exterior alterations that are inconsistent with the residential character of the Buildings and property;
  - iii. not have outside storage of materials, commodities, or finished products;
  - iv. be contained wholly within the principal Dwelling Unit or Accessory Building, or combination;
  - v. limit the size to a floor area of 50 m<sup>2</sup>, except for a family day care licensed under the Community Care and Assisted Living Act, S.B.C. 2002, c. 75;
  - vi. be carried out exclusively by a resident of the principal Dwelling Unit in which the Home Occupation - Level 2 Use is located, and by not more than one non-resident employee;
  - vii. not generate significant vehicular traffic impacts within the neighbourhood;
  - viii. have off-street parking in accordance with section 150;
  - ix. have a maximum of one sign, with a maximum area of 0.4 m<sup>2</sup>.
- c. Where permitted, all Home Occupation - Level 3 Uses shall:
- i. not produce offensive noise, vibration, traffic, smoke, dust, odours, heat, glare, electrical or radio disturbance;
  - ii. not involve exterior alterations that are inconsistent with the residential character of the Buildings and property;
  - iii. not have outside storage of materials, commodities, or finished products;
  - iv. be contained wholly within the principal Dwelling Unit or Accessory Building, or combination;
  - v. limit the size to a floor area of 112 m<sup>2</sup>, except for a family day care licensed under the Community Care and Assisted Living Act, S.B.C. 2002, c. 75;
  - vi. be carried out exclusively by a Resident of the principal Dwelling Unit in which the Home Occupation - Level 3 Use is located, and by not more than two non-resident employees;
  - vii. not generate significant vehicular traffic impacts within the neighbourhood;
  - viii. have off-street parking in accordance with section 150;
  - ix. have a maximum of one sign, with a maximum area of 1.2 m<sup>2</sup>.



- d. Where permitted, all Home Occupation – Level 4 Uses shall:
- i. not produce offensive noise, vibration, traffic, smoke, dust, odours, heat, glare, electrical or radio disturbance;
  - ii. not involve exterior alterations that are inconsistent with the residential character of the Buildings and property;
  - iii. not have outside storage of materials, commodities, or finished products;
  - iv. not have outside storage of customer equipment or vehicles related to any service provided;
  - v. be contained wholly within the principal Dwelling Unit or an Accessory Building, or combination;
  - vi. limit the size to a floor area of 112 m<sup>2</sup>, except for a family day care licensed under the *Community Care and Assisted Living Act, S.B.C. 2002, c. 75*;
  - vii. only be permitted within an Accessory Building if the floor area for the Use is designed to be entirely separate from any portion of the Building exceeding the 112 m<sup>2</sup> floor area limit, except as permitted for family day care in (vi);
  - viii. not include the dispatch of automobiles or Commercial Vehicles;
  - ix. not include the repair or maintenance of automobiles, Recreational Vehicles, or Commercial Vehicles, except for farm motor vehicles, farm equipment, and trucks licensed as farm vehicles under the *Commercial Transport Act, R.S.B.C. 1996, c. 58*;
  - x. not generate significant vehicular traffic impacts within the neighbourhood;
  - xi. be carried out exclusively by a Resident of the principal Dwelling Unit in which the Home Occupation - Level 4 is located and not more than two non-resident employees;
  - xii. have off-street parking in accordance with section 150; and
  - xiii. have a maximum of one sign, with a maximum area of 1.2 m<sup>2</sup>.

**.7 Mobile Food Vendors**

*No revisions proposed*

**.8 Non-Permanent Commercial**

*No revisions proposed*

**.9 Supportive Recovery**

*No revisions proposed*

**.10 Wrecked Vehicles**

*No revisions proposed*

**.11 Single Detached Dwelling Size in the Agricultural Land Reserve**

- a. Where permitted, a Single Detached Dwelling on a Lot within the Agricultural Land Reserve:
- i. shall only be permitted in accordance with *Agricultural Land Commission Act, S.B.C. 2002, c. 36*, the *Agricultural Land Reserve Use Regulation, B.C. Reg. 30/2019*, or as approved by the Agricultural Land Commission; and
  - ii. shall not have Accessory Buildings or Structures with a combined total floor area exceeding the Gross Floor Area of the Single Detached Dwelling.

**Explanatory note:** *Agricultural Land Commission Act, S.B.C. 2002, c. 36*, section 20.1(1)(b) limits the total floor area of a principal residence to 500 m<sup>2</sup> or less, unless a larger residence is approved by the *Agricultural Land Commission*. ALC Information Bulletin 05 - Residences in the ALR, defines “total floor area” for the purpose of the *ALC Act, S.B.C. 2002, c. 36*, and *ALR Use Regulation, B.C. Reg 30/2019*.

**.12 Breeding and Boarding Kennel Use**

- a. Where a Breeding and Boarding Kennel Use is permitted, the outside perimeter of all fenced animals runs, pens, and enclosures shall be screened to a minimum Height of 1.8 m by continuous dense hedging or similar landscaping.

**140.3 Uses Prohibited in All Zones**

*No AgRefresh revisions proposed*

**140.4 Regulations Applicable to All Zones**

*No changes proposed to this section*

**140.5 Regulations Applicable to Specific Zones****.1 Secondary Suites, Coach Houses and Garden Suites Exempt from Unit Density****.2 Shipping Containers as Storage on Residential Lots****.3 Density Bonus****.4 Fences****.5 Vehicles and Habitable Area****.6 Parking and Storage of Vehicles**

- a. a-c remain unchanged
- d. No vehicle, commercial vehicle, Recreational Vehicle or utility trailer is to be parked or stored on a lawn or Landscaped Area, except as specifically permitted in the A1, A2, A3, A4, A5, and A6 zones.

150 OFF-STREET PARKING AND LOADING REGULATIONS

150.9 Parking Area Design

- .1 Except in the A1, A2, A3, A4, A5, and A6 zones, an off-street parking area, including driveways, with four or more Parking Spaces shall:
  - a. be paved;
  - b. have each Parking Space location clearly marked by a painted line which shall be maintained at all times; and
  - c. have all lighting used to illuminate the parking areas so arranged as to prevent direct rays of light from shining onto an adjacent Lot.

150.11 Required Off-Street Parking

- .1 The minimum number of off-street parking spaces required for any use shall be calculated in accordance with the standards in Table 4. In case of a use not specifically mentioned, the required number of off-street parking spaces shall be the same as for the most similar listed use.
- .2 Where off-street parking facilities are provided when not required, the facility shall comply with the regulations of section 150.

Table 4 - Required Off-Street Parking  
(only a portion of existing table shown)

| Use                              | Parking Requirements   |
|----------------------------------|--|
| Agricultural                     |  |
| Accessory Farm Dwelling Unit     | 1 space  |
| Farm Retail Sales                | <ul style="list-style-type: none"> <li>a. 1 space per 20 m<sup>2</sup> of Farm Retail Sales Area;</li> <li>b. Notwithstanding (a), all parking demand generated by a Farm Retail Sales Use must be located on a Lot that is part of the subject Farm Operation.</li> </ul>   |
| Farm Alcohol Production Facility | <ul style="list-style-type: none"> <li>a. 1 space per 20 m<sup>2</sup> of Farm Alcohol Production Facility Floor Area used for product sampling, retail sales, indoor food and beverage service lounges, and outdoor food and beverage service lounges; and</li> <li>b. Permanent purpose-built parking for Special Event Areas is not permitted.</li> </ul> |
| Home Occupation                  | Level 3 and 4 - 2 additional parking spaces for non-resident employees   |

## REGULATING AGRICULTURAL USES | Explanatory Note

### Alignment with the *Agricultural Land Commission Act, S.B.C. 2002, c. 36*

Notwithstanding any other provisions of this Zoning Bylaw, all lands within the Agricultural Land Reserve (ALR) are subject to the *Agricultural Land Commission Act, S.B.C. 2002, c. 36*, (ALCA), *Agricultural Land Reserve General Regulation, B.C. Reg. 57/2020*, *Agricultural Land Reserve Use Regulation, B.C. Reg. 30/2019*, and any Orders of the Agricultural Land Commission (ALC). The ALCA, S.B.C. 2002, c. 36, the *ALR General Regulation, B.C. Reg. 57/2020*, and *ALR Use Regulation, B.C. Reg. 30/2019*, generally prohibit or restrict non-farm use and subdivision of ALR lands, unless otherwise permitted or exempted.

### ALR 'Regulations' and Permitted Uses

Part 2 and Part 3, Division 1 of the *ALR Use Regulation, B.C. Reg. 30/2019*, identify activities that must be permitted by a local government on lands within the ALR, unless the activity is prohibited or restricted, with approval of the Minister responsible for the *Farm Practices Protection Act, R.S.B.C. 1996, c. 131*, by a community 'designated' under the *Right to Farm Regulation, B.C. Reg. 261/1997*.

The City of Abbotsford is a 'designated' community under Section 553 of the *Local Government Act*, providing the authority to prohibit or restrict activities specified under Part 2 and Part 3, Division 1 of the *ALR Use Regulation, B.C. Reg. 30/2019*, with approval of the Minister. In addition, Part 3, Division 2 of the *ALR Use Regulation, B.C. Reg. 30/2019*, identifies a range of non-farm uses that are permitted in the ALR unless prohibited by a local government.

### Minister Approval of Bylaws

As a 'Designated' community, bylaws affecting farming areas in Abbotsford are reviewed and must be approved by the Provincial Minister responsible for the *Farm Practices Protection Act, R.S.B.C. 1996, c. 131*. These bylaws form a significant portion of the regulations set out in Abbotsford's Agricultural Zones, as well as supporting sections of the Zoning Bylaw.

The bylaws listed below, in their entirety, were approved by the Minister responsible for the *Farm Practices Protection Act, R.S.B.C. 1996, c. 131*, on the approval date specified, and therefore authorize all regulations, restrictions, and prohibitions contained therein.

| Abbotsford Bylaw No. | Minister Approval Date | Additional Information  |
|----------------------|------------------------|---|
| 698-98               | December 8, 1999       | Farm (Mushroom Growing Operation Storm water and Waste Management and Composting) Bylaw, 1998 |
| 2210-2013            | March 22, 2015         | Audible Bird Scare Device Bylaw   |
| 2959-2019            | July 15, 2019          | Amendment to ALR Cannabis Production Regulations  |
| 0000-202X            | xx, xxxxx, xxxx        | AgRefresh Zoning Bylaw Update   |

**200.1 Agricultural Land Commission ‘Farm’ and ‘Non-Farm Uses’ in the Agricultural Land Reserve**

- .1 Subject to regulations, restrictions, or prohibitions set out in this Bylaw, the following Uses are permitted on Lots within the Agricultural Land Reserve, as listed in the *Agricultural Land Reserve Use Regulation*, B.C. Reg. 30/2019:
  - a. “Farm Uses” that may not be prohibited, as identified in and in accordance with the conditions of Part 2 of the *Agricultural Land Reserve Use Regulation*, B.C. Reg. 30/2019, as amended; and
  - b. “Permitted Non-Farm Uses That May Not be Prohibited”, as identified in and in accordance with the conditions of Part 3, Division 1 of the *Agricultural Land Reserve Use Regulation*, B.C. Reg. 30/2019, as amended.
- .2 “Permitted Non-Farm Uses That May Be Prohibited”, as identified in Part 3, Division 2 of the *Agricultural Land Reserve Use Regulation*, B.C. Reg. 30/2019, are prohibited on Lots within the Agricultural Land Reserve, except for:
  - i. a Use specifically permitted by this Bylaw;
  - ii. the Uses identified in and conducted in accordance with the conditions of the following sections of the *Agricultural Land Reserve Use Regulation*, B.C. Reg. 30/2019, as amended to the point in time this provision is adopted [*add date to unofficial consolidation*], and if the Lot is Zoned for Agricultural Use:
    - (A) Section 21 - Necessary structures and ancillary services
    - (B) Section 22 - Parks and similar areas
    - (C) Section 23 (b) and (c) - Keeping animals
    - (D) Section 25 - Infrastructure
    - (E) Section 26 - Aggregate Removal, if within the “Soil Removal Eligible Areas” identified in City of Abbotsford Official Community Plan, 2016; and
    - (F) Section 27 - Other permitted non-farm uses.
- .3 Where a Use, Building, or Structure is enabled by Sections 200.1.1 or 200.1.2 and the Zoning on the Lot does not specifically address the Use, Building, or Structure type, the regulations for the most similar Use in Sections 210.3 [Development Regulations], 210.4 [Setbacks], and 210.7 to 210.9 [Additional Regulations by Use] of the Agricultural One Zone (A1) shall nevertheless apply.

**Explanatory Note:** Part 3, Division 2, of the *Agricultural Land Reserve Use Regulation*, B.C. Reg. 30/2019, at the time of adoption of 200.1.2 is provided as Schedule F of this Bylaw for convenient reference.

# 210 - Agricultural One Zone (A1)

**A1** draft

**Intent:** To accommodate Agricultural Uses and complementary activities suitable in the Agricultural Land Use Designation and in a manner consistent with the *Agricultural Land Commission Act*, S.B.C. 2002, c.36.

## 210.1 Permitted Uses

| Permitted Uses Table for A1 Zone*  |
|--|
| <p><b>.1 Principal Uses</b></p> <ul style="list-style-type: none"><li>a. Agricultural Use</li><li>b. Single Detached Dwelling</li></ul>  |
| <p><b>.2 Accessory to an Agricultural Use</b></p> <ul style="list-style-type: none"><li>a. Accessory Cannabis Processing</li><li>b. Agri-Tourism</li><li>c. Farm Alcohol Production Facility</li><li>d. Farm Product Processing - Level 1</li><li>e. Farm Retail Sales</li><li>f. Full-Time Farm Worker Residence</li><li>g. Gathering For An Event</li><li>h. Office</li><li>i. Temporary Farm Worker Housing</li></ul> |
| <p><b>.3 Accessory to a Single Detached Dwelling</b></p> <ul style="list-style-type: none"><li>a. Accessory Farm Dwelling Unit</li><li>b. Bed and Breakfast</li><li>c. Breeding and Boarding Kennel</li><li>d. Home Occupation - Level 3, on a Lot outside the Agricultural Land Reserve</li><li>e. Home Occupation - Level 4, on a Lot within the Agricultural Land Reserve</li><li>f. Secondary Suite</li></ul>        |
| <p>*Permitted Uses are subject to conditions set out in sections 140 and 210.7 to 210.9</p>  |

## 210.2 Site Specific Permitted Uses and Regulations

- .1 Refer to section 210.10.

# 210 - Agricultural One Zone (A1)

## 210.3 Development Regulations

| Development Regulations Table for the A1 Zone |   |
|---|---|
| Column I                                      | Column II   |
| .1 Density                                    | a. See sections 210.7 to 210.10   |
| .2 Size and dimensions                        | <p>a. Height - Buildings and Structures (maximum)</p> <ul style="list-style-type: none"> <li>i. Agricultural Use                             <ul style="list-style-type: none"> <li>(1) grain bins - 46.0 m</li> <li>(2) silos - 34.0 m</li> <li>(3) Shipping Containers - 6.0 m</li> <li>(4) All other Buildings and Structures - 15.0 m</li> </ul> </li> <li>ii. Accessory to an Agricultural Use                             <ul style="list-style-type: none"> <li>(1) Full-Time Farm Worker Residence - three Storeys</li> <li>(2) Temporary Farm Worker Housing in a:                                     <ul style="list-style-type: none"> <li>a. permanent Building - three Storeys</li> <li>b. pre-fabricated manufactured Building - two storeys</li> </ul> </li> <li>(3) All other Buildings and Structures - 15.0 m</li> </ul> </li> <li>iii. Single Detached Dwelling - three Storeys</li> <li>iv. Accessory Farm Dwelling Unit:                             <ul style="list-style-type: none"> <li>(1) in a Building with no other Uses - 7.5 m or two Storeys, whichever is less.</li> <li>(2) in a Building with an Agricultural Use or a Use Accessory to Agricultural Use - 15.0 m</li> </ul> </li> <li>v. all other non-agricultural Accessory Buildings or Structures - 7.5 m</li> </ul> |
|   | <p>b. Lot Coverage (maximum)</p> <ul style="list-style-type: none"> <li>i. 35%;</li> <li>ii. notwithstanding (i):                             <ul style="list-style-type: none"> <li>(1) an additional 25% Lot Coverage, to a maximum of 60%, is permitted for greenhouse Structures; or</li> <li>(2) an additional 40% Lot Coverage, to a maximum of 75%, is permitted for greenhouse Structures that provide an irrigation water recirculation system for the entire greenhouse operation;</li> </ul> </li> </ul>   |
|   | <p>c. Other size provisions:</p> <ul style="list-style-type: none"> <li>i. See sections 140.2.8 and 210.7 to 210.10</li> </ul>  |

# 210 - Agricultural One Zone (A1)

**A1** draft

## 210.4 Setback Regulations

The following minimum Setbacks apply in the A1 Zone. In the A1 Zone, where a Building or Structure contains more than one Use, the largest required Setback shall apply to the entire Building or Structure.

| Agricultural Buildings, Structures, and Uses   |                   |                   |                          |       |                                     |
|--|-------------------|-------------------|--------------------------|-------|-------------------------------------|
| Column I   | Exterior Lot Line | Interior Lot Line | Single Detached Dwelling | Wells | Watercourses                        |
| .1 Agricultural Buildings, Structures, outdoor storage areas, and facilities, except as specified in 210.4.2 to 210.4.17     | 7.5 m             | 3.0 m             | 3.0 m                    | 15 m  | See 140.7.7                         |
| .2 Confined outdoor grazing areas for livestock, poultry, and farmed game  | 0.0 m             | 0.0 m             | 0.0 m                    | n/a   | Per Federal/ Provincial Legislation |
| .3 Confined outdoor non-grazing areas containing:  |                   |                   |                          |       |                                     |
| a. animals other than swine, or fur-bearing animals  | 15.0 m            | 15.0 m            | 15.0 m                   | 30 m  | See 140.7.7                         |
| b. swine or fur-bearing animals  | 30.0 m            | 30.0 m            | 15.0 m                   | 30 m  | See 140.7.7                         |
| .4 Buildings and Structures containing animals other than swine or fur-bearing animals; includes hatcheries and aquaculture: |                   |                   |                          |       |                                     |
| a. any portion of a Building or Structure without an exhaust fan   | 15.0 m            | 15.0 m            | 15.0 m                   | 30 m  | See 140.7.7                         |
| b. any portion of a Building or Structure with an exhaust fan  | 30.0 m            | 30.0 m            | 15.0 m                   | 30 m  | See 140.7.7                         |
| .5 Buildings and Structures containing swine or fur-bearing animals  | 30.0 m            | 30.0 m            | 15.0 m                   | 30 m  | See 140.7.7                         |
| .6 Horse corrals, riding rings or exercise yards where no feeding occurs   | 4.5 m             | 4.5 m             | 3.0 m                    | n/a   | See 140.7.7                         |
| .7 Silo, storage of silage   | 30.0 m            | 30.0 m            | 15.0 m                   | 30 m  | See 140.7.7                         |
| .8 Incinerator, if permitted as Agricultural Use   | 30.0 m            | 30.0 m            | 30.0 m                   | 30 m  | See 140.7.7                         |
| .9 Generator shed or Cogeneration Facility   | 15.0 m            | 15.0 m            | 30.0 m                   | 30 m  | See 140.7.7                         |

### Watercourse Setbacks

Watercourse references in section 210.4 largely relate to floodproofing.

Landowners are responsible for ensuring compliance with Provincial and Federal regulations, including setbacks in the *BC Code of Practice for Agricultural Environmental Management*, under the *Environmental Management Act*.

**See Section 210.8.4** for additional restrictions applicable to the keeping of swine as an Agricultural Use

**See Section 210.8.4** for additional restrictions applicable to the keeping of swine as an Agricultural Use



# 210 - Agricultural One Zone (A1)

**A1** draft

| Agricultural Buildings, Structures, and Uses  |   |                   |  |       |  |
|---|---|-------------------|--|-------|--|
| Column I  | Exterior Lot Line                       | Interior Lot Line | Single Detached Dwelling                       | Wells | Watercourses   |
| .10 Soil-less Medium production   | 15.0 m                                  | 15.0 m            | 15.0 m   | 30 m  | See 140.7.7  |
| .11 Buildings, structures, and outdoor areas used for:<br>a. manure storage, agricultural waste storage, and On-Farm composting, except as specified in (b) | 30.0 m                                  | 30.0 m            | 15.0 m   | 30 m  | See 140.7.7  |
|   | 30.0 m                                  | 15.0 m            | 15.0 m   | 30 m  | See 140.7.7  |
| .12 Buildings and Structures for Cannabis Production or Accessory Cannabis Processing   | 30.0 m                                  | 30.0 m            | 3.0 m  | 30 m  | 30.0 m from top of bank, or as per 140.7.7, whichever is greater |
| .13 Buildings, structures, and outdoor areas used for:<br>a. Farm Product Processing - Level 1  | 7.5 m                                   | 7.5 m             | 3.0 m  | 30 m  | See 140.7.7  |
|   | 30.0 m                                  | 30.0 m            | 3.0 m  | 30 m  | See 140.7.7  |
| .14 Buildings and structures for Farm Retail Sales  | 7.5 m                                   | 4.5 m             | 3.0 m  | 30 m  | See 140.7.7  |
| .15 Farm Alcohol Production Facility:<br>a. Buildings and Structures  | 7.5 m                                   | 4.5 m             | 3.0 m  | 30 m  | See 140.7.7  |
|   | 7.5 m                                   | 15.0 m            | 30.0 m from a Dwelling Unit on an adjacent Lot | 30 m  | See 140.7.7  |
| .16 Areas used for Gathering For An Event   | 7.5 m                                   | 15.0 m            | 30.0 m from a Dwelling Unit on an adjacent Lot | n/a   | See 140.7.7  |
| .17 Mushroom growing operations and On-Farm Mushroom Composting   | See Farm Bylaw, 1998 (Bylaw No. 698-98) |                   |  |       | Per Bylaw No. 698-98 or 140.7.7, whichever is greater            |

See section 210.8.4 for additional restrictions applicable to the keeping of swine manure as an Agricultural Use

See sections 210.8.1 and 210.9.3 for additional requirements related to cannabis.

#### Audible Bird Scare Devices

Specific setbacks applicable to the use of Audible Bird Scare Devices are set out in City of Abbotsford Farm Bylaw No. 2210-2013

# 210 - Agricultural One Zone (A1)

**A1** draft

| Non-Agricultural Buildings, Structures, and facilities                                   |                   |                   |                          |       |
|--|-------------------|-------------------|--------------------------|-------|
| Column I   | Exterior Lot Line | Interior Lot Line | Single Detached Dwelling | Wells |
| .18 Buildings, Structures, fenced runs and enclosures for a Breeding and Boarding Kennel | 30.0 m            | 15.0 m            | 15.0 m                   | 30 m  |
| .19 Resource Use   | 30.0 m            | 3.0 m             | 3.0 m                    | 0.0 m |
| .20 All other Non-Agricultural Buildings and Structures                                  | 9.0 m             | 3.0 m             | 3.0 m                    | 0.0 m |

**Minimum Watercourse Setbacks**  
See 140.7.7 and City of Abbotsford Streamside Protection Bylaw, 2005

| Residential Buildings and Accessory Structures                                 |   |
|--|---|
| Column I   | Column II   |
| .21 Minimum setbacks from Exterior Lot line                                    | <ul style="list-style-type: none"> <li>a. Single Detached Dwelling - 7.5 m</li> <li>b. Accessory Farm Dwelling Unit - 7.5 m</li> <li>c. Full Time Farm Worker Residence - 7.5 m</li> <li>d. Temporary Farm Worker Housing - 7.5 m</li> <li>e. Building or Structure Accessory to a Single Detached Dwelling - 7.5 m</li> </ul>  |
| .22 Minimum setbacks from Interior Lot line                                    | <ul style="list-style-type: none"> <li>a. Single Detached Dwelling - 3.0 m</li> <li>b. Accessory Farm Dwelling Unit - 3.0 m</li> <li>c. Full Time Farm Worker Residence - 3.0 m</li> <li>d. Temporary Farm Worker Housing - 3.0 m</li> <li>e. Building or Structure Accessory to a Single Detached Dwelling - 3.0 m</li> </ul>  |
| .23 Minimum setbacks between Buildings, Structures, and confined outdoor areas | <ul style="list-style-type: none"> <li>a. Between a Single Detached Dwelling and an Accessory Building or Structure - 1.5 m</li> <li>b. Between two Buildings or Structures Accessory to a residential Use - 1.5 m</li> <li>c. The following Uses shall be a minimum of 30 m from any Building, Structure, or confined outdoor area containing livestock, aquaculture, manure, compost, or agricultural waste:                             <ul style="list-style-type: none"> <li>i. Accessory Farm Dwelling Unit</li> <li>ii. Full Time Farm Worker Residence</li> <li>iii. Temporary Farm Worker Housing</li> </ul> </li> <li>d. Temporary Farm Worker Housing shall be a minimum of 30 m from a Dwelling Unit on an adjacent Lot.</li> </ul> |
| .24 Minimum setbacks from watercourses   | <ul style="list-style-type: none"> <li>a. See 140.7.7 and City of Abbotsford Streamside Protection Bylaw, 2005, as amended.</li> </ul>  |

# 210 - Agricultural One Zone (A1)

## 210.5 Subdivision Regulations

| Subdivision Regulations Table for A1 Zone |  |
|---|--|
| Column I                                  | Column II  |
| .1 Lot Area (minimum)                     | <p>a. parcels created through subdivision shall be a minimum of 8.0 ha, except the minimum Lot size shall not apply:</p> <ul style="list-style-type: none"> <li>i. where the Lot is designated for industrial use in the Official Community Plan and a portion of the Lot is zoned for an industrial Use and subdivided along the new zone boundary;</li> <li>ii. where a Lot is located within the Agricultural Land Reserve and in accordance with Part 2 of B.C. Reg. 57/2020 is either consolidated with an adjacent Lot or the subdivision involves a boundary adjustment and does not create an additional Lot;</li> <li>iii. where a Lot is not entirely within the Agricultural Land Reserve, provided that portion of the Lot outside the Agricultural Land Reserve is zoned to exclude <del>commercial</del> Agricultural Use;</li> <li>iv. where the Lot is in the Agricultural Land Reserve and the Provincial Agricultural Land Commission has approved a homesite severance <del>for an owner who has continuously owned and occupied the Lot since December 21, 1972;</del></li> <li>v. where the Lot is created as a result of a road dedication through the parent parcel; and</li> <li>vi. where a Lot is in the Agricultural Land Reserve and the Provincial Agricultural Land Commission has approved a subdivision that does not create an additional Lot.</li> </ul> |
| .2 Lot Width (minimum)                    | n/a  |
| .3 Lot Depth (minimum)                    | n/a  |

## 210.6 Off-Street Parking Regulations

- .1 Refer to section 150 for requirements pertaining to off-street parking.

# 210 - Agricultural One Zone (A1)

**A1** draft

## 210.7 Additional Regulations by Use - Residential Use

### .1 Single Detached Dwelling

| Use and Density Regulations   |
|---|
| <p>a. Density shall be limited to one Single Detached Dwelling per Lot, except as permitted in section 130.4.</p> <p>b. A Single Detached Dwelling is permitted as a permanent Building or Manufactured Home.</p> |

### .2 Secondary Suite

| Use and Density Regulations  |
|--|
| <p>a. Density shall be limited to one Secondary Suite per Lot;</p>                         |
| Other Regulations  |
| <p>b. The size of a Secondary Suite shall not exceed a floor area of 90 m<sup>2</sup>.</p> |

### .3 Accessory Farm Dwelling Unit

| Use and Density Regulations  |
|--|
| <p>a. An Accessory Farm Dwelling Unit shall:</p> <ul style="list-style-type: none"> <li>i. be limited to one such Use per Lot;</li> <li>ii. only be permitted in accordance with the <i>Agricultural Land Reserve Use Regulation</i>, B.C. Reg. 30/2019, where applicable;</li> <li>iii. only be permitted on a Lot with a minimum area of 0.4 ha;</li> <li>iv. be the only Accessory residential Use on the Lot, except for any of the following, or combination:                             <ul style="list-style-type: none"> <li>(1) Secondary Suite;</li> <li>(2) Temporary Farm Worker Housing;</li> <li>(3) Full Time Farm Worker Residence; and</li> </ul> </li> <li>v. not be permitted where there is a Residential Care Use, Supportive Recovery Use, or Boarding Use on the Lot.</li> </ul> <p>b. An Accessory Farm Dwelling Unit is permitted as a permanent Building or Manufactured Home.</p>  |
| Other Regulations  |
| <p>c. An Accessory Farm Dwelling Unit:</p> <ul style="list-style-type: none"> <li>i. shall limit floor area to the following size maximums, as measured to the outside of exterior walls and including Basement:                             <ul style="list-style-type: none"> <li>(1) 90 m<sup>2</sup> for a Lot 40 ha or less in area;</li> <li>(2) 186m<sup>2</sup> for a Lot larger than 40 ha;</li> </ul> </li> </ul> <p>d. Where an Accessory Farm Dwelling Unit is located in the same Building as any other Use:</p> <ul style="list-style-type: none"> <li>i. the cumulative floor area of all other Uses in the same Building shall not exceed 112 m<sup>2</sup>, as measured to the outside of the exterior walls and including Basement; and</li> <li>ii. the Accessory Farm Dwelling Unit shall be designed to be entirely separate from any other Use in the same Building and have all entrances and exits entirely separate from those that access all other Uses.</li> </ul> |

#### Aligning with the ALC Act and ALR Regulations

Several Additional Regulations relate to Agricultural Land Commission (ALC) Policies, the *ALC Act*, and the *Agricultural Land Reserve Use Regulation*.

Explanatory notes in the sidebar identify where a specific Zoning Bylaw item relates to an ALC Regulation or Policy.

Property owners have a responsibility to comply with ALR Regulations for a range of farm and non-farm uses. The ALC references are provided for convenience only and the ALC must be consulted directly for interpretation, clarification, and determination of any additional requirements.

#### EXPLANATORY NOTE

In accordance with section 34.3 of the *ALR Use Regulation*, ALC approval is required for any new residence where:

- a lot has more than one existing residence, including farm help housing or additional dwellings approved under current or previous ALC rules (excludes secondary suites);
- a lot is 40 ha or less and the size of the principal residence exceeds 500 m<sup>2</sup>.

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**A1** draft

## .4 Full-Time Farm Worker Residence

| Use and Density Regulations  |
|--|
| <p>a. A Full-Time Farm Worker Residence Use shall only be permitted:</p> <ul style="list-style-type: none"><li>i. on a Lot within the Agricultural Land Reserve;</li><li>ii. on a Lot classified as farm under the <i>Assessment Act</i>, R.S.B.C. 1996, c.20;</li><li>iii. on a Lot owned or leased by the farmer, Farm Operation, or corporation requiring the residence to support an Agricultural Use; and</li><li>iv. with approval of the Agricultural Land Commission or as authorized under the <i>Agricultural Land Commission Act</i>, S.B.C. 2002, c. 36.</li></ul> <p>b. Density shall be limited to one Full-Time Farm Worker Residence per Lot.</p> <p>c. A Full Time Farm Worker Residence is permitted as a permanent Building or Manufactured Home.</p> |
| Other Regulations  |
| <p>d. The size of a Full-Time Farm Worker Residence shall be limited to a maximum Gross Floor Area of 300 m<sup>2</sup>.</p>   |

### EXPLANATORY NOTE

Council Policy C000X-XX for Agricultural Areas provides guidance for considering ALC Non-Adhering Residential Use applications for Full Time Farm Worker Residences.

## .5 Temporary Farm Worker Housing

| Use and Density Regulations   |
|---|
| <p>a. Temporary Farm Worker Housing shall only be permitted:</p> <ul style="list-style-type: none"><li>i. on a Lot within the Agricultural Land Reserve;</li><li>ii. on a Lot classified as farm under the <i>Assessment Act</i>, R.S.B.C. 1996, c.20;</li><li>iii. on a Lot with a Single Detached Dwelling;</li><li>iv. on a Lot with a minimum area of 3.8 ha;</li><li>v. on a Lot owned by the farmer, Farm Operation, or corporation employing the housed Temporary Farm Workers; and</li><li>vi. with approval of the Agricultural Land Commission, or as authorized under the <i>Agricultural Land Commission Act</i>, S.B.C. 2002, c. 36.</li></ul> <p>b. Temporary Farm Worker Housing Use shall only permitted in:</p> <ul style="list-style-type: none"><li>i. pre-fabricated Buildings manufactured to the CSA A277 or equivalent standard, or CSA Z240 MH standard, on a non-permanent foundation and without basement; or</li><li>ii. an existing permanent Building converted for such Use, where:<ul style="list-style-type: none"><li>(1) the original Structure was granted authorization to occupy at least 5 years prior to application for conversion; and</li><li>(2) no more than one Structure per Lot is converted for such Use.</li></ul></li></ul> <p>c. The number of Temporary Farm Worker Housing Spaces shall be limited to the following Farm Operation maximums:</p> <ul style="list-style-type: none"><li>i. 60 for a Farm Operation with greenhouses or Farm Product Processing, subject to the following calculation:<ul style="list-style-type: none"><li>(1) a maximum of one Temporary Farm Worker Housing Space shall be permitted for every 1,000 m<sup>2</sup> of greenhouse or Farm Product Processing floor area; and</li></ul></li><li>ii. 40 for all other Farm Operations.</li></ul> |

### EXPLANATORY NOTE

#### Maximum Number of Workers

This section regulates the total number of Temporary Farm Workers permitted on a farm operation, which could be comprised of one or more parcels within Abbotsford.

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**A1** draft

## Other Regulations

- d. Temporary Farm Worker Housing Floor Area shall not exceed the following size maximums:
- i. 300 m<sup>2</sup> on a Lot less than 8 ha in area;
  - ii. 600 m<sup>2</sup> on a Lot 8 ha or larger in area; and
  - iii. notwithstanding (i) and (ii), 900 m<sup>2</sup> for a Farm Operation with greenhouses or Farm Product Processing, in accordance with the following criteria:
    - (1) a maximum of 15 m<sup>2</sup> of Temporary Farm Worker Housing Floor Area is provided for every 1,000 m<sup>2</sup> of greenhouse or Farm Product Processing Floor Area; and
    - (2) all Temporary Farm Worker Housing is located on the same Lot as the greenhouses or Farm Product Processing Floor Area used for the calculation in (1).
- e. Temporary Farm Worker Housing shall comply with the following size requirements:
- i. a maximum of 15 m<sup>2</sup> of Temporary Farm Worker Housing Floor Area shall be provided per Temporary Farm Worker Housing Space on the Lot. If the Building or Buildings exceed the maximum allowable size, the excess area must be made inaccessible to the Temporary Farm Workers; and
  - ii. a minimum of 7.4 m<sup>2</sup> of Temporary Farm Worker Housing Floor Area shall be provided per Temporary Farm Worker Housing Space on the Lot, excluding common laundry, washrooms, storage areas, and mechanical rooms from the calculation.
- f. Temporary Farm Worker Housing shall provide the following minimum amenity standards:
- i. 1.25 m<sup>2</sup> of common indoor lounge amenity area per Temporary Farm Worker Housing Space, or 50 m<sup>2</sup>, whichever is less; and
  - ii. 2 m<sup>2</sup> of common Outdoor Amenity Area per Temporary Farm Worker Housing Space.
- g. Temporary Farm Worker Housing shall only be permitted where the principal Agricultural Use on the Lot consists of a fruit, tree nut, vegetable, nursery, floriculture, or mushroom operation.
- h. Pre-fabricated manufactured Buildings for Temporary Farm Worker Housing shall be removed from the Lot at the owner's expense when no longer used as permitted in this Bylaw and as authorized by the Agricultural Land Commission.

### EXPLANATORY NOTE

#### Maximum Floor Area per Lot

This section regulates the amount of Temporary Farm Worker Housing floor area permitted on a lot, in relation to the lot size.

### EXPLANATORY NOTE

#### Building Size in Relation to Workers

This section regulates the amount of floor area permitted in relation to the number of housed workers. Combined with (c), this will determine the total permitted size of buildings.

Temporary Farm Worker Housing Spaces x 15 m<sup>2</sup> = max floor area

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**A1** draft

## 210.8 Additional Regulations by Use - Agricultural Use

### .1 Cannabis Production as an Agricultural Use

| Use and Density Regulations  |
|--|
| <p>a. Cannabis Production shall only be permitted:</p> <ul style="list-style-type: none"><li>i. on a Lot within the Agricultural Land Reserve;</li><li>ii. if conducted in accordance with the <i>Agricultural Land Reserve Use Regulation</i>, B.C. Reg. 30/2019, any other applicable laws, and only with all required federal and provincial government licences, permits, and approvals;</li></ul> <p>b. Cannabis Production shall only be permitted:</p> <ul style="list-style-type: none"><li>i. outdoors in a field, or</li><li>ii. inside a Building or Structure that has a base consisting entirely of soil, or</li><li>iii. inside a Building or Structure that meets both of the following criteria:<ul style="list-style-type: none"><li>(1) the Building or Structure was, before July 13, 2018,<ul style="list-style-type: none"><li>a. constructed for the purpose of growing crops inside it, or</li><li>b. under construction for the purpose of growing crops inside it, if that construction:<ul style="list-style-type: none"><li>(A) was being carried out in accordance with all applicable authorizations and enactments, and</li><li>(B) continues without interruption from the date it began until the date the structure is completed, other than work stoppages considered reasonable in the building industry;</li></ul></li></ul></li><li>(2) the Building or Structure has not been altered since July 13, 2018 to increase the size of its base or to change the material used as its base.</li></ul></li></ul> |
| Other Regulations  |
| <p>c. Cannabis Production shall be located a minimum of:</p> <ul style="list-style-type: none"><li>i. 100 m from the Agricultural Land Reserve Boundary;</li><li>ii. 100 m beyond and outside of the Urban Development Boundary; and</li><li>iii. 150 m from a Lot line for a Park or School; and</li></ul> <p>d. A storm water and agricultural liquid waste management plan is required where the cumulative Lot Coverage of all Buildings and Structures for Cannabis Production or Accessory Cannabis Processing exceeds 3,700 m<sup>2</sup>.</p>  |

### .2 Keeping Horses for Riding, Training or Boarding as an Agricultural Use

| Use and Density Regulations  |
|--|
| <p>a. Not applicable</p>   |
| Other Regulations  |
| <p>b. Where permitted as an Agricultural Use, the keeping of horses for riding, training, or boarding shall:</p> <ul style="list-style-type: none"><li>i. not board more than 40 horses per Farm Operation;</li><li>ii. not include a racetrack that is or must be licenced by the Gaming Policy and Enforcement Branch.</li></ul> |

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.3 Growing Mushrooms and On-Farm Mushroom Composting as an Agricultural Use

| Use and Density Regulations   |
|---|
| a. Not applicable   |
| Other Regulations   |
| b. Where permitted as an Agricultural Use, mushroom growing and On-Farm Mushroom Composting shall be conducted in accordance with: <ul style="list-style-type: none"> <li>i. the <i>Mushroom Compost Facilities Regulation</i> B.C. Reg. 413/98; and</li> <li>ii. City of Abbotsford, Bylaw no. 698-98, Farm (Mushroom Growing Operation Storm Water and Waste Management and On-Farm Composting) Bylaw, 1998, as amended.</li> </ul> |

.4 Keeping of Swine as an Agricultural Use

| Use and Density Regulations  |
|--|
| a. Not applicable  |
| Other Regulations  |
| b. Where permitted as an Agricultural Use, the keeping of swine shall: <ul style="list-style-type: none"> <li>i. have a Manure Storage Facility with sufficient capacity to contain all manure generated over a minimum period of four months;</li> <li>ii. have a mechanical ventilation system for all Buildings and Structures housing swine; and</li> <li>iii. site any new Building, Structure, facility, non-grazing confinement area, or enclosure used for the keeping of swine or swine manure a minimum of 500 m beyond and outside the Urban Development Boundary identified in the Official Community Plan.</li> </ul> |

## 210.9 Additional Regulations by Use - Accessory to Agricultural Use

.1 Farm Retail Sales

| Use and Density Regulations  |
|--|
| a. A Farm Retail Sales Use shall only be permitted: <ul style="list-style-type: none"> <li>i. if conducted in accordance with the <i>Agricultural Land Reserve Use Regulation</i>, B.C. Reg. 30/2019, whether in the Agricultural Land Reserve or not;</li> <li>ii. on a Lot classified as farm under the <i>Assessment Act</i>, R.S.B.C. 1996, c. 20; and</li> <li>iii. on one Lot per Farm Operation.</li> </ul> |
| Other Regulations  |
| b. The size of the Farm Retail Sales Area shall not exceed 300 m <sup>2</sup> per Lot.<br>c. Where a Lot includes both Farm Retail Sales and the sale of alcohol produced on the Farm Operation, the cumulative sales and display floor area within Buildings and Structures for both Uses shall not exceed 300 m <sup>2</sup> per Lot.  |

**EXPLANATORY NOTE**

The *ALR Use Regulation* and ALC Policy L-02 require at least 50% of the farm retail sales and display area be limited to products originating from that farm operation, or from a cooperative association to which the farm owner belongs.

Where less than 100% the products offered for sale originate from that farm operation, the *ALR Use Regulation* limits farm retail sales and display areas to a total maximum of 300 m<sup>2</sup>, regardless of whether the use is within a building/structure or in an open outdoor area. For example, this ALC restriction would apply to outdoor nursery sales and display areas.



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**A1** draft

## .2 Farm Product Processing - Level 1

| Use and Density Regulations   |
|---|
| <p>a. Farm Product Processing - Level 1 shall only be permitted:</p> <ul style="list-style-type: none"> <li>i. on a Lot within the Agricultural Land Reserve;</li> <li>ii. if conducted in accordance with the <i>Agricultural Land Reserve Use Regulation</i>, B.C. Reg. 30/2019; and</li> <li>iii. on a Lot classified as farm under the <i>Assessment Act</i>, R.S.B.C. 1996, c. 20;</li> </ul>  |
| Other Regulations   |
| <ul style="list-style-type: none"> <li>b. Farm Product Processing - Level 1 Use shall limit the size of the Farm Product Processing Floor Area to 2,500 m<sup>2</sup> per Lot.</li> <li>c. Where located on the same Lot, the cumulative size of all Farm Product Processing Floor Area and the Gross Floor Area of all Buildings or Structures housing Accessory Cannabis Processing shall not exceed 2,500 m<sup>2</sup> per Lot.</li> <li>d. Ancillary outdoor storage that is not covered by a permanent Structure, including storage of drums, flats, or other containers, shall not cover a Lot area greater than the Buildings or Structures housing the Farm Product Processing - Level 1 Use.</li> </ul> |

### EXPLANATORY NOTE

As per the *ALR Use Regulation* and ALC Policy L-01, the storing, packing, product preparation and processing of farm products is permitted in the ALR if at least 50% of the farm product is produced on the farm on which the storing, packing, preparing or processing takes place, or on the farms of a (cooperative) association to which the owner of the farm belongs.

In the case of feed used to raise animals or fish on a farm, farm product that originates elsewhere may be processed into feed on a farm provided that at least 50% of the feed is used for animal or fish feed on that farm.

## .3 Accessory Cannabis Processing

| Use and Density Regulations  |
|--|
| <p>a. Accessory Cannabis Processing shall only be permitted:</p> <ul style="list-style-type: none"> <li>i. on a Lot within the Agricultural Land Reserve;</li> <li>ii. if conducted in accordance with the <i>Agricultural Land Reserve Use Regulation</i>, B.C. Reg. 30/2019, any other applicable laws, and only with all required federal and provincial government licences, permits, and approvals;</li> <li>iii. on a Lot undertaking Cannabis Production as an Agricultural Use;</li> </ul>   |
| Other Regulations  |
| <ul style="list-style-type: none"> <li>b. Buildings and Structures housing an Accessory Cannabis Processing Use shall be limited to a cumulative Gross Floor Area of 2,000 m<sup>2</sup> per Lot;</li> <li>c. Where located on the same Lot, the cumulative size of all Farm Product Processing Floor Area and the Gross Floor Area of all Buildings or Structures housing Accessory Cannabis Processing shall not exceed 2,500 m<sup>2</sup> per Lot;</li> <li>d. Accessory Cannabis Processing shall be located a minimum of: <ul style="list-style-type: none"> <li>i. 100 m from the Agricultural Land Reserve Boundary;</li> <li>ii. 100 m beyond and outside of the Urban Development Boundary; and</li> <li>iii. 150 m from a Lot line for a Park or School; and</li> </ul> </li> <li>e. A storm water and agricultural liquid waste management plan is required where the cumulative Lot Coverage of all Buildings and Structures for Cannabis Production or Accessory Cannabis Processing exceeds 3,700 m<sup>2</sup>.</li> </ul> |

### EXPLANATORY NOTE

As per the *ALR Use Regulation* and ALC Policy L-01, the storing, packing, product preparation and processing of farm products is permitted in the ALR if at least 50% of the farm product is produced on the farm on which the storing, packing, preparing or processing takes place, or on the farms of a (cooperative) association to which the owner of the farm belongs.

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**A1** draft

## .4 Farm Alcohol Production Facility

| Use and Density Regulations   |   |               |                 |  |  |   |  |  |  |   |   |   |   |
|---|---|---------------|-----------------|--|--|---|--|--|--|---|---|---|---|
| <p>a. A Farm Alcohol Production Facility Use shall only be permitted:</p> <ul style="list-style-type: none"> <li>i. if conducted in accordance with the <i>Agricultural Land Reserve Use Regulation</i>, B.C. Reg. 30/2019, whether in the Agricultural Land Reserve or not;</li> <li>ii. on a Lot classified as farm under the <i>Assessment Act</i>, R.S.B.C. 1996, c. 20;</li> <li>iii. where licensed by the Province of British Columbia;</li> <li>iv. on a Lot with a minimum area of 1.5 ha; and</li> <li>v. on one Lot per Farm Operation.</li> </ul>   |   |               |                 |  |  |   |  |  |  |   |   |   |   |
| Other Regulations   |   |               |                 |  |  |   |  |  |  |   |   |   |   |
| <p>b. Farm Alcohol Production Facility Floor Area shall not exceed the following size maximums:</p> <table border="1"> <thead> <tr> <th>Lot Size</th> <th>Maximum per Lot</th> </tr> </thead> <tbody> <tr> <td>1.5 ha to 4.99 ha</td> <td>1,000 m<sup>2</sup></td> </tr> <tr> <td>5.0 ha and larger</td> <td>2,000 m<sup>2</sup></td> </tr> </tbody> </table>   |   | Lot Size      | Maximum per Lot | 1.5 ha to 4.99 ha  | 1,000 m <sup>2</sup>                   | 5.0 ha and larger   | 2,000 m <sup>2</sup>                   |  |  |   |   |   |   |
| Lot Size  | Maximum per Lot   |               |                 |  |  |   |  |  |  |   |   |   |   |
| 1.5 ha to 4.99 ha   | 1,000 m <sup>2</sup>  |               |                 |  |  |   |  |  |  |   |   |   |   |
| 5.0 ha and larger   | 2,000 m <sup>2</sup>  |               |                 |  |  |   |  |  |  |   |   |   |   |
| <p>c. Ancillary Uses listed in (d) shall not occupy more than 33% of the Farm Alcohol Production Facility Floor Area.</p>   |   |               |                 |  |  |   |  |  |  |   |   |   |   |
| <p>d. Ancillary Uses shall be limited to the following size maximums, excluding washroom facilities:</p> <table border="1"> <thead> <tr> <th>Ancillary Use</th> <th>Maximum Area</th> </tr> </thead> <tbody> <tr> <td>i. indoor or outdoor areas for alcohol product sampling or retail sales;</td> <td>125 m<sup>2</sup><br/>cumulative total</td> </tr> <tr> <td>ii. indoor food and beverage service lounge, including areas used to conduct cooking classes;</td> <td>125 m<sup>2</sup><br/>cumulative total</td> </tr> <tr> <td>iii. outdoor food and beverage service lounge;</td> <td>125 m<sup>2</sup><br/>cumulative total</td> </tr> <tr> <td>iv. food preparation and storage areas supporting food and beverage service lounges</td> <td>An additional area equal to 20% of the area provided under (ii) and (iii)</td> </tr> <tr> <td>v. areas under a special event area endorsement issued under the <i>Liquor Control and Licensing Act</i>, S.B.C. 2015, c.19.</td> <td>This Use is only permitted outdoors or within areas constructed for activities in (i), (ii), and (iii). Dedicated permanent facilities are not permitted.</td> </tr> </tbody> </table> |   | Ancillary Use | Maximum Area    | i. indoor or outdoor areas for alcohol product sampling or retail sales; | 125 m <sup>2</sup><br>cumulative total | ii. indoor food and beverage service lounge, including areas used to conduct cooking classes; | 125 m <sup>2</sup><br>cumulative total | iii. outdoor food and beverage service lounge; | 125 m <sup>2</sup><br>cumulative total | iv. food preparation and storage areas supporting food and beverage service lounges | An additional area equal to 20% of the area provided under (ii) and (iii) | v. areas under a special event area endorsement issued under the <i>Liquor Control and Licensing Act</i> , S.B.C. 2015, c.19. | This Use is only permitted outdoors or within areas constructed for activities in (i), (ii), and (iii). Dedicated permanent facilities are not permitted. |
| Ancillary Use   | Maximum Area  |               |                 |  |  |   |  |  |  |   |   |   |   |
| i. indoor or outdoor areas for alcohol product sampling or retail sales;  | 125 m <sup>2</sup><br>cumulative total  |               |                 |  |  |   |  |  |  |   |   |   |   |
| ii. indoor food and beverage service lounge, including areas used to conduct cooking classes;   | 125 m <sup>2</sup><br>cumulative total  |               |                 |  |  |   |  |  |  |   |   |   |   |
| iii. outdoor food and beverage service lounge;  | 125 m <sup>2</sup><br>cumulative total  |               |                 |  |  |   |  |  |  |   |   |   |   |
| iv. food preparation and storage areas supporting food and beverage service lounges   | An additional area equal to 20% of the area provided under (ii) and (iii)   |               |                 |  |  |   |  |  |  |   |   |   |   |
| v. areas under a special event area endorsement issued under the <i>Liquor Control and Licensing Act</i> , S.B.C. 2015, c.19.   | This Use is only permitted outdoors or within areas constructed for activities in (i), (ii), and (iii). Dedicated permanent facilities are not permitted. |               |                 |  |  |   |  |  |  |   |   |   |   |
| <p>e. Where a Lot includes both Farm Retail Sales and the Retail sale of alcohol produced on the Farm Operation, the cumulative sales and display floor area within Buildings and Structures for both Uses shall not exceed 300 m<sup>2</sup> per Lot.</p>  |   |               |                 |  |  |   |  |  |  |   |   |   |   |

### EXPLANATORY NOTE

As outlined in *ALR Use Regulation* section 13, on-farm alcohol production is only permitted subject to specific conditions. For example, the ALC sets minimum requirements related to the source of primary farm products used to make alcohol on the farm (i.e. 50% rules), which varies depending on the specifics of the farm. A portion of primary farm product for the alcohol (e.g., grapes for wine) must be harvested from the agricultural land on which the facility is located.

### EXPLANATORY NOTE

Farm Alcohol Production Facility ancillary uses related to retail sales, food and beverage service lounges (indoor and outdoor), special event areas, and picnic areas are only permitted with Provincial approval of additional endorsements on the alcohol Manufacturer licence.

The Provincial Liquor and Cannabis Regulation Branch (LCRB) "Manufacturer Terms and Conditions Handbook" notes that approval of 'endorsements' on a Manufacturer license must be obtained before construction begins (see p. 16).

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**A1** draft

| Other Regulations Continued   |
|---|
| <p>f. Subject to the individual size maximums set out in (d) for each Ancillary Use, the following outdoor Ancillary Uses shall not exceed a cumulative size of 250 m<sup>2</sup> per Lot:</p> <ul style="list-style-type: none"> <li>i. alcohol product sampling;</li> <li>ii. food and beverage service lounge; and</li> <li>iii. areas under a special event area endorsement issued under the <i>Liquor Control and Licensing Act, S.B.C. 2015, c. 19</i>.</li> </ul> <p>g. Outdoor special event areas and picnic areas shall not involve the installation of Buildings, Structures, or permanent hard surfaces, such as asphalt, concrete, or gravel.</p> |

## .5 Agri-Tourism

| Use and Density Regulations  |
|--|
| <p>a. An Agri-Tourism Use shall:</p> <ul style="list-style-type: none"> <li>i. only be permitted if conducted in accordance with the <i>Agricultural Land Reserve Use Regulation, B.C. Reg. 30/2019</i>, whether in the Agricultural Land Reserve or not;</li> <li>ii. only be permitted on a Lot classified as farm under the <i>Assessment Act, R.S.B.C. 1996, c. 20</i>; and</li> <li>iii. not include permanent kitchen facilities.</li> </ul>   |
| Other Regulations  |
| <p>b. An Agri-Tourism Use shall:</p> <ul style="list-style-type: none"> <li>i. not involve the installation, construction, or alteration of Buildings, permanent Structures or permanent hard surfaces exclusively for Agri-Tourism or Gathering for An Event Uses, unless authorized by the <i>Agricultural Land Commission Act, S.B.C. 2002, c. 36</i>, or the Agricultural Land Commission; and</li> <li>ii. provide parking on the Farm Operation for all visitors.</li> </ul> <p>c. The size of indoor areas Used for Agri-Tourism shall be limited to 300 m<sup>2</sup> per Lot, excluding Use for farm tours.</p> |

### EXPLANATORY NOTE

Outdoor food and beverage service lounges, special event areas, and picnic areas are only permitted with Provincial approval of additional endorsements on the alcohol Manufacturer licence.

### EXPLANATORY NOTE

The *ALR Use Regulation* and ALC Policy L-04, outline permitted agri-tourism activities and allowable supporting uses for the promotion or marketing of livestock or farm products. Agri-Tourism is intended to be incidental to, and compatible with, the agricultural activities of the farm.

### No Permanent Facilities or Surfaces

The *ALR Use Regulation* prohibits permanent facilities for agri-tourism. ALC Policy L-04 clarifies this to include “any permanent structure, hard surfacing such as asphalt, concrete or other hard surface paths or parking areas, concrete pads, structural foundations, retaining walls, permanent tents (erected for more than 90 days) and permanent alteration to the landscape (permanent fill, gravel, berms, hills, dugouts, amphitheaters). The conversion of existing buildings and the construction associated with bringing them up to public assembly building code is also interpreted as a permanent facility.”

### Temporary Fill

Any fill material brought in for temporary parking for agri-tourism use requires ALC approval. See ALC Information Bulletin 07 Soil or Fill Uses in the ALR.

### Building Code

Buildings and Structures used for Agri-Tourism must meet the BC Building Code for the proposed activities and occupancy level. Alterations to bring a building up to code for Agri-Tourism must be authorized by the ALC.

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.6 Gathering For An Event

| Use and Density Regulations   |
|---|
| <p>a. Gathering For An Event Use shall:</p> <ul style="list-style-type: none"> <li>i. only be permitted on a Lot within the Agricultural Land Reserve;</li> <li>ii. only be permitted if conducted in accordance with the <i>Agricultural Land Reserve Use Regulation</i>, B.C. Reg. 30/2019; and</li> <li>iii. only be permitted on a Lot classified as farm under the <i>Assessment Act</i>, R.S.B.C. 1996, c. 20; and</li> <li>iv. not include permanent kitchen facilities.</li> </ul>  |
| Other Regulations   |
| <p>b. Gathering For An Event Use shall:</p> <ul style="list-style-type: none"> <li>i. not involve the installation, construction, or alteration of Buildings, permanent Structures or permanent hard surfaces exclusively for Gathering for An Event or Agri-Tourism Uses, unless authorized by the <i>Agricultural Land Commission Act</i>, S.B.C. 2002, c. 36, or the Agricultural Land Commission; and</li> <li>ii. provide parking on the Farm Operation for all visitors.</li> </ul> <p>c. The size of indoor areas Used for Gathering For An Event shall be limited to 300 m<sup>2</sup> per Lot.</p> |

**EXPLANATORY NOTE**

The *ALR Use Regulation* and ALC Policy L-22 outline specific conditions that must be met in order host a gathering event in the ALR. Policy L-22 provides more detail on the following requirements:

- lot must be classified as “farm”
- parking must be available on the farm for all attendees
- maximum 150 attendees
- maximum 24 hours duration
- maximum 10 events per year

**No Permanent Facilities or Surfaces**

The *ALR Use Regulation* prohibits permanent facilities for gathering events. ALC Policy L-22 clarifies permanent facilities to include “... buildings or permanent structures, hard surface parking areas, concrete pads, structural foundations, retaining walls, permanent tents (erected for more than 90 days) and permanent alteration to the landscape (fill, gravel, berms, hills, dugouts, amphitheaters). The conversion of existing buildings and the construction associated with bringing them up to public assembly building code is also deemed as the construction or erection of a permanent facility.”

**Temporary Fill**

Any fill material brought in for temporary parking to support Gathering Events requires ALC approval. See ALC Information Bulletin 07 Soil or Fill Uses in ALR.

**Building Code**

Buildings and Structures used for Gathering For An Event must meet the BC Building Code for the proposed activities and occupancy level. Alterations to bring a building up to code for Gathering For An Event must be authorized by the ALC.

.7 On-Farm Composting

| Use and Density Regulations  |
|--|
| <p>a. Not applicable</p>   |
| Other Regulations  |
| <p>b. Where permitted as an Agricultural Use, the size of On-Farm Composting shall not exceed a cumulative area of 465 m<sup>2</sup> per Farm Operation.</p> |

**EXPLANATORY NOTE**

**On-Farm Composting**

*Section 7 of the ALR Use Regulation* outlines specific requirements and parameters regarding the production, storage, and use of compost on a farm. ALC rules address the origin of the materials and permitted use of the compost.

# 210 - Agricultural One Zone (A1)

## 210.10 Site Specific Permitted Uses, Building Types, Floor Space, Lot Sizes

### .1 Temporary Farm Worker Housing

- a Lots listed in Column I shall be permitted Temporary Farm Worker Housing in accordance with the table below.

| Location   | Agricultural Land Commission Resolution | Building Type   | Maximum Temporary Farm Worker Housing Spaces (Spaces) and Gross Floor Area |   |
|--|---|---|--|---|
|  |   |   | Lot  | Farm Operation  |
| Column I   | Column II                               | Column III  | Column IV  | Column V  |
| Farm Operation<br>i. PID xxx-xxx-xxx<br>Lot x Sec. xx Twp xx<br>NWD Plan xx<br>XXXXX Road  | #XXX/20XX                               | pre-fabricated CSA A277 Buildings on a non-permanent foundation | 70 Spaces  | 104 Spaces and 1,164 m <sup>2</sup> of Gross Floor Area |
|  |   |   | 775 m <sup>2</sup> of Gross Floor Area                                     |   |
|  |   |   | ii. PID xxx-xxx-xxx<br>Lot x Sec. xx Twp xx<br>NWD Plan xx<br>XXXXX Road   |   |
| iii. PID xxx-xxx-xxx<br>Lot x Sec. xx Twp xx<br>NWD Plan xx<br>XXXXX Road                  | n/a                                     | permanent Building  | 189 m <sup>2</sup> of Gross Floor Area                                     |   |
|  |   |   | 200 m <sup>2</sup> of Gross Floor Area                                     |   |
| Farm Operation<br>iv. PID xxx-xxx-xxx<br>Lot x Sec. xx Twp xx<br>NWD Plan xx<br>XXXXX Road | #xxx/20xx                               | Manufactured Home on a non-permanent foundation                 | 75 Spaces  | 75 Spaces and 1,125 m <sup>2</sup> of Gross Floor Area  |
|  |   |   | 1,125 m <sup>2</sup> of Gross Floor Area                                   |   |
| Farm Operation<br>v. PID xxx-xxx-xxx<br>Lot x Sec. xx Twp xx<br>NWD Plan xx<br>XXXXX Road  | #xxx/20xx                               | permanent Building  | 40 Spaces  | 40 Spaces and 560 m <sup>2</sup> of Gross Floor Area    |
|  |   |   | 560 m <sup>2</sup> of Gross Floor Area                                     |   |

Red text provides sample content for illustrative purposes.

# 210 - Agricultural One Zone (A1)

- .2 Farm Product Processing - Level 2 and Farm Product Processing Intensive
  - a Lots listed in Column I shall be permitted Uses in accordance with the table below. Regulations for Farm Product Processing - Level 1 shall apply to the Uses listed in Column II unless otherwise specified in this Bylaw.

| Location   | Use Permitted Accessory to Agricultural Use | Farm Product Processing Floor Area Maximum |
|--|---|--|
| Column I   | Column II                                   | Column III                                 |
| i. PID xxx-xxx-xxx<br>Lot x Sec. xx Twp xx<br>NWD Plan xx<br>Civic Address   | Farm Product Processing - Intensive         | x,xxx m <sup>2</sup>                       |
| ii. PID xxx-xxx-xxx<br>Lot x Sec. xx Twp xx<br>NWD Plan xx<br>Civic Address  | Farm Product Processing - Level 2           | x,xxx m <sup>2</sup>                       |
| iii. PID xxx-xxx-xxx<br>Lot x Sec. xx Twp xx<br>NWD Plan xx<br>Civic Address | Farm Product Processing - Intensive         | x,xxx m <sup>2</sup>                       |
| iv. PID xxx-xxx-xxx<br>Lot x Sec. xx Twp xx<br>NWD Plan xx<br>Civic Address  | Farm Product Processing - Level 2           | x,xxx m <sup>2</sup>                       |
| v. PID xxx-xxx-xxx<br>Lot x Sec. xx Twp xx<br>NWD Plan xx<br>Civic Address   | Farm Product Processing - Level 2           | x,xxx m <sup>2</sup>                       |
| vi. PID xxx-xxx-xxx<br>Lot x Sec. xx Twp xx<br>NWD Plan xx<br>Civic Address  | Farm Product Processing - Level 2           | x,xxx m <sup>2</sup>                       |

Red text provides sample content for illustrative purposes.

# 210 - Agricultural One Zone (A1)

### .3 Other Site Specific Permitted Uses and Regulations

- a Lots listed in Column I shall be permitted Uses and Lot sizes in accordance with the table below.

| Location   | Site Specific Permitted Uses and Regulations  |
|--|---|
| Column I   | Column II   |
| i. PID: 006-046-428<br>Lot 21 Section 30 Township 16 New Westminster District Plan 46266   | Accessory Residential Use, Emergency Shelter and Personal Care shall be permitted <del>uses on the following lot,</del> provided that development is limited to a 10-bed residential treatment and detoxification centre and emergency placement shelter for Aboriginal females ages 13 to 19 years, including a separate living quarters for one of the full-time staff persons. |
| ii. Lot 6, Except Part Subdivided by Plan BCP18008, Section 35 Township 13 New Westminster Plan 40525 and known municipally as 29985 Downes Road                             | <i>Restaurant</i> limited to Agricultural Land Commission Resolution #223-2006; <del>and limited to the lot described ...</del> (B/L 2341-2014)   |
| iii. PID: 026-507-285<br>Lot B Section 23<br>Township 13 NWD Plan BCP21123   | Notwithstanding section 210.5.1, all newly created lots <del>associated with the following property</del> shall have a minimum lot size of 1.9 ha.  |
| iv. PID: 013-332-597<br>South Half of the North West Quarter Section 10 Township 13 New Westminster District<br>Except: Part Dedicated Road on Plan LMP36740 (B/L 2641-2016) | Notwithstanding Section 210.5.1, all newly created lots west of Bradner Road associated with the following property in <b>Column I</b> shall have a minimum lot size of 0.5ha: (B/L 2641-2016)  |

# 220 - Agricultural Two Zone (A2)

**Intent:** To accommodate Agricultural Uses and complementary activities suitable in the Agricultural Land Use Designation and in a manner consistent with the *Agricultural Land Commission Act*, S.B.C. 2002, c.26.

## 220.1 Permitted Uses

| Permitted Uses Table for A2 Zone*  |   |
|--|---|
| <b>.1 Principal Uses</b>   | a. All Uses permitted in section 210.1.1 of the A1 Zone |
| <b>.2 Accessory to an Agricultural Use</b>   | a. All Uses permitted in section 210.1.2 of the A1 Zone |
| <b>.3 Accessory to a Single Detached Dwelling</b>                                    | a. All Uses permitted in section 210.1.3 of the A1 Zone |
| *Permitted Uses are subject to conditions set out in sections 140 and 210.7 to 210.9 |   |

## 220.2 Site Specific Permitted Uses and Regulations

- .1 Refer to section 220.8.

## 220.3 Development Regulations

| Development Regulations Table for A2 Zone |  |
|---|--|
| Column I                                  | Column II  |
| .1 Density                                | a. The provisions set out by Use in sections 210.7 to 210.9 contained in the A1 Zone shall apply;          |
| .2 Size and dimensions                    | a. Height (maximum)<br>i. The provisions of section 210.3.2(a) contained in the A1 Zone shall apply;       |
|   | b. Lot Coverage (maximum)<br>i. The provisions of section 210.3.2(b) contained in the A1 Zone shall apply; |
|   | c. Other size provisions<br>i. The provisions of section 210.3.2(c) contained in the A1 Zone shall apply.  |



# 220 - Agricultural Two Zone (A2)

## 220.4 Setback Regulations

.1 The provisions of section 210.4 contained in the A1 Zone shall apply.

## 220.5 Subdivision Regulations

| Subdivision Regulations Table for A2 Zone |  |
|---|--|
| Column I                                  | Column II  |
| .1 Lot Area (minimum)                     | <p>a. parcels created through subdivision shall be a minimum of 16.0 ha, except the minimum Lot size shall not apply:</p> <ul style="list-style-type: none"> <li>i. to the subdivision of an industrial Lot where the Lot is designated for industrial Use in the Official Community Plan and a portion of the Lot is zoned for an industrial Use and subdivided along the new zone boundary;</li> <li>ii. where a Lot is located within the Agricultural Land Reserve and in accordance with Part 2 of B.C. Reg. 57/2020 is either consolidated with an adjacent Lot or the subdivision involves a boundary adjustment and does not create an additional Lot;</li> <li>iii. where a Lot is not entirely within the Agricultural Land Reserve, provided that portion of the Lot outside the Agricultural Land Reserve is zoned to exclude <del>commercial</del> Agricultural uses;</li> <li>iv. where the Lot is in the Agricultural Land Reserve and the Provincial Agricultural Land Commission has approved a homesite severance <del>for an owner who has continuously owned and occupied the Lot since December 21, 1972;</del></li> <li>v. where the Lot is created as a result of a road dedication through the parent parcel; and</li> <li>vi. where a Lot is in the Agricultural Land Reserve and the Provincial Agricultural Land Commission has approved a subdivision that does not create an additional Lot.</li> </ul> |
| .2 Lot Width (minimum)                    | n/a  |
| .3 Lot Depth (minimum)                    | n/a  |

## 220.6 Off-Street Parking Regulations

.1 Refer to section 150 for requirements pertaining to off-street parking.

## 220.7 Additional Regulations by Use

.1 All Permitted Uses shall comply with the provisions of sections 210.7 to 210.9 contained in the A1 Zone, as applicable.

# 220 - Agricultural Two Zone (A2)

## 220.8 Site Specific Permitted Uses and Regulations

### .1 Temporary Farm Worker Housing

- a Lots listed in Column I shall be permitted Temporary Farm Worker Housing in accordance with the table below.

| Location   | Agricultural Land Commission Resolution | Building Type   | Maximum Temporary Farm Worker Housing Sleeping Spaces (Spaces) and Gross Floor Area |   |
|--|---|---|---|---|
|  |   |   | Lot   | Farm Operation  |
| Column I   | Column II                               | Column III  | Column IV   | Column V  |
| Farm Operation<br>i. PID xxx-xxx-xxx<br>Lot x Sec. xx<br>Twp xx<br>NWD Plan xx   | #xxx/xxxx                               | pre-fabricated CSA A277 Buildings on a non-permanent foundation | xx Spaces   | xxx Spaces and x,xxx m <sup>2</sup> of Gross Floor Area |
|  |   |   | xxx m <sup>2</sup> of Gross Floor Area  |   |
| Farm Operation<br>ii. PID xxx-xxx-xxx<br>Lot x Sec. xx<br>Twp xx<br>NWD Plan xx  | #xxx/xxxx                               | permanent Building  | xx Spaces   |   |
|  |   |   | xxx m <sup>2</sup> of Gross Floor Area  |   |
| Farm Operation<br>iii. PID xxx-xxx-xxx<br>Lot x Sec. xx<br>Twp xx<br>NWD Plan xx | #xxx/xxxx                               | permanent Building  | xx Spaces   | xx Spaces and xxx m <sup>2</sup> of Gross Floor Area    |
|  |   |   | xxx m <sup>2</sup> of Gross Floor Area  |   |

Red text provides sample content for illustrative purposes.

### .2 Farm Product Processing - Level 2 and Farm Product Processing Intensive

- a Lots listed in Column I shall be permitted Uses in accordance with the table below. Regulations for Farm Product Processing - Level 1 shall apply to the Uses listed in Column II unless otherwise specified in this Bylaw.

| Location   | Use Permitted Accessory to Agricultural Use | Farm Product Processing Floor Area Maximum |
|--|---|--|
| Column I   | Column II                                   | Column III                                 |
| i. PID xxx-xxx-xxx<br>Lot x Sec. xx Twp xx<br>NWD Plan xx  | Farm Product Processing - Level 2           | x,xxx m <sup>2</sup>                       |
| ii. PID xxx-xxx-xxx<br>Lot x Sec. xx Twp xx<br>NWD Plan xx | Farm Product Processing - Intensive         | xxxx m <sup>2</sup>                        |

Red text provides sample content for illustrative purposes.

# 220 - Agricultural Two Zone (A2)

.3 Other Site Specific Permitted Uses and Regulations

- .a Lots listed in Column I shall be permitted Uses and Lot sizes in accordance with the table below.

| Location  | Site Specific Permitted Uses and Regulations |
|---|--|
| Column I  | Column II                                    |
| i. PID: 010-837-906<br>Lot 79 Section 13 Township<br>19 NWD Plan 4211   | Anaerobic Digester                           |
| ii. PID: 027-956-814<br>Lot A Section 11 Township<br>16 and District Lot 355<br>Group 2 NWD Plan BCP<br>41412 | Anaerobic Digester                           |
| iii. PID: 002-346-508<br>South Half Lot 12 Section<br>4 Township 17 NWD Plan<br>649 "A"                       | Commercial Composting Facility               |

## 230 - Agricultural and Resource Processing Zone (A3)

**Intent:** To accommodate Agricultural Uses and complementary activities suitable in the Agricultural Land Use Designation and in a manner consistent with the *Agricultural Land Commission Act, S.B.C. 2002, c.26*, as well as limited Resource Processing Uses.

### 230.1 Permitted Uses

| Permitted Uses Table for A3 Zone*  |   |
|--|---|
| <b>.1 Principal Uses</b>   | <ul style="list-style-type: none"> <li>a. All Uses permitted in section 210.1.1 of the A1 Zone</li> <li>b. Resource Processing</li> </ul> |
| <b>.2 Accessory to an Agricultural Use</b>   | <ul style="list-style-type: none"> <li>a. All Uses permitted in section 210.1.2 of the A1 Zone</li> </ul>                                 |
| <b>.3 Accessory to a Single Detached Dwelling</b>                                    | <ul style="list-style-type: none"> <li>a. All Uses permitted in section 210.1.3 of the A1 Zone</li> </ul>                                 |
| *Permitted Uses are subject to conditions set out in sections 140 and 210.7 to 210.9 |   |

### 230.2 Site Specific Permitted Uses and Regulations

n/a

### 230.3 Development Regulations

| Development Regulations Table for A3 Zone |   |
|---|---|
| Column I                                  | Column II   |
| .1 Density                                | a. The provisions set out by Use in sections 210.7 to 210.9 contained in the A1 Zone shall apply;   |
| .2 Size and dimensions                    | a. Height (maximum) <ul style="list-style-type: none"> <li>i. The provisions of section 210.3.2(a) contained in the A1 Zone shall apply;</li> </ul>       |
|   | b. Lot Coverage (maximum) <ul style="list-style-type: none"> <li>i. The provisions of section 210.3.2(b) contained in the A1 Zone shall apply;</li> </ul> |
|   | c. Other size provisions <ul style="list-style-type: none"> <li>i. The provisions of section 210.3.2(c) contained in the A1 Zone shall apply.</li> </ul>  |

# 230 - Agricultural and Resource Processing Zone (A3)

## 230.4 Setback Regulations

The following minimum Setbacks apply in the A3 Zone. In the A3 Zone, where a Building or Structure contains more than one Use, the largest required Setback shall apply to the entire Building or Structure.

| Setback Regulations Table for A3 Zone                    |  |
|--|--|
| Column I   | Column II  |
| .1 Buildings and Structures Used for Resource Processing | a. 30.0 m from an Exterior Lot Line<br>b. 15.0 m from an Interior Lot Line<br>c. 30.0 m from all wells and the natural boundary of a watercourse |
| .2 All other Buildings, Structures, Uses, and Facilities | The provisions of section 210.4 contained in the A1 Zone shall apply.  |

**Watercourse Setbacks**  
Despite provisions in this Zoning Bylaw, landowners are responsible for ensuring compliance with Provincial and Federal regulations, including setbacks in the *BC Code of Practice for Agricultural Environmental Management*, under the *Environmental Management Act*.

## 230.5 Subdivision Regulations

| Subdivision Regulations Table for A3 Zone |   |
|---|---|
| Column I                                  | Column II   |
| .1 Lot Area (minimum)                     | a. The provisions of 210.5.1 contained in the A1 Zone shall apply |
| .2 Lot Width (minimum)                    | n/a   |
| .3 Lot Depth (minimum)                    | n/a   |

## 230.6 Off-Street Parking Regulations

- .1 Refer to section 150 for requirements pertaining to off-street parking.

## 230.7 Additional Regulations by Use

- .1 All Permitted Uses shall comply with the provisions of sections 210.7 to 210.9 contained in the A1 Zone, as applicable.

# 240 - Agricultural and Produce Processing Zone (A4)

**Intent:** To accommodate Agricultural Uses and complementary activities suitable in the Agricultural Land Use Designation and in a manner consistent with the *Agricultural Land Commission Act* and in a manner consistent with the *Agricultural Land Commission Act*, S.B.C. 2002, c.26, as well as limited Produce Processing Uses.

## 240.1 Permitted Uses

| Permitted Uses Table for A4 Zone*  |  |
|--|--|
| <b>.1 Principal Uses</b>   | <ul style="list-style-type: none"> <li>a. All Uses permitted in section 210.1.1 of the A1 Zone</li> <li>b. Produce Processing</li> </ul> |
| <b>.2 Accessory to an Agricultural Use</b>   | <ul style="list-style-type: none"> <li>a. All Uses permitted in section 210.1.2 of the A1 Zone</li> </ul>                                |
| <b>.3 Accessory to a Single Detached Dwelling</b>                                    | <ul style="list-style-type: none"> <li>a. All Uses permitted in section 210.1.3 of the A1 Zone</li> </ul>                                |
| *Permitted Uses are subject to conditions set out in sections 140 and 210.7 to 210.9 |  |

## 240.2 Site Specific Permitted Uses and Regulations

- .1 Lots listed in Column I shall be permitted Uses and Lot sizes in accordance with the table below.

| Location  | Site Specific Permitted Uses and Lot Sizes   |
|---|--|
| Column I  | Column II  |
| .a PID: 027-534-944<br>Lot 7 Section 15<br>Township 13 NWD Plan<br>BCP36423 | <ul style="list-style-type: none"> <li>a. Accessory Produce Sales <del>shall be a Permitted Use on the Lot</del>; and</li> <li>b. Notwithstanding 240.5.1, all newly created Lots associated with the property identified in Column I shall have a minimum Lot Area of 6,500 m<sup>2</sup>.</li> </ul> |

## 240 - Agricultural and Produce Processing Zone (A4)

### 240.3 Development Regulations

| Development Regulations Table for the A4 Zone |  |
|---|--|
| Column I                                      | Column II  |
| .1 Density                                    | a. The provisions set out by Use in sections 210.7 to 210.9 contained in the A1 Zone shall apply.  |
| .2 Size and dimensions                        | a. Height (maximum) <ul style="list-style-type: none"> <li>i. 12.2 m for Produce Processing; and</li> <li>ii. The provisions of section 210.3.2(a) contained in the A1 Zone shall otherwise apply.</li> </ul>  |
|   | b. Lot Coverage (maximum) <ul style="list-style-type: none"> <li>i. Produce Processing plus any non-agricultural Uses Accessory to Produce Processing - 0.8 ha; and</li> <li>ii. The provisions of section 210.3.2(b) contained in the A1 Zone shall otherwise apply.</li> </ul> |
|   | c. Other size provisions <ul style="list-style-type: none"> <li>i. The provisions of section 210.3.2(c) contained in the A1 Zone shall apply.</li> </ul>   |

### 240.4 Setback Regulations

The following minimum Setbacks apply in the A4 Zone. In the A4 Zone, where a Building or Structure contains more than one Use, the largest required Setback shall apply to the entire Building or Structure.

| Setback Regulations Table for A4 Zone                   |   |
|---|---|
| Column I  | Column II   |
| .1 Buildings and Structures used for Produce Processing | <ul style="list-style-type: none"> <li>a. 3.0 m from an Exterior Lot Line;</li> <li>b. 3.0 m from an Interior Lot Line; and</li> <li>c. 30.0 m from all wells and the natural boundary of a watercourse.</li> </ul> |
| .2 All other Buildings, Structures, Uses and Facilities | The provisions of section 210.4 of the A1 Zone shall apply.   |

### 240.5 Subdivision Regulations

| Subdivision Regulations Table for A4 Zone |   |
|---|---|
| Column I                                  | Column II   |
| .1 Lot Area (minimum)                     | b. The provisions of section 210.5.1 contained in the A1 Zone shall apply |
| .1 Lot Width (minimum)                    | n/a   |
| .2 Lot Depth (minimum)                    | n/a   |

#### Watercourse Setbacks

Despite provisions in this Zoning Bylaw, landowners are responsible for ensuring compliance with Provincial and Federal regulations, including setbacks in the *BC Code of Practice for Agricultural Environmental Management*, under the *Environmental Management Act*.

# 240 - Agricultural and Produce Processing Zone (A4)

## 240.6 Off-Street Parking Regulations

- .1 Refer to section 150 for requirements pertaining to off-street parking.

## 240.7 Additional Regulations by Use

- .1 Not more than 10% of the Gross Floor Area of a Produce Processing Use shall be occupied by Offices, display, or sales function.
- .2 Unenclosed storage shall be permitted subject to the following regulations:
  - a. not exceed 3.0 m in Height;
  - b. be set back no less than 6.0 m from all Lot lines;
  - c. be bounded on all sides not adjacent to a Building or Structure by a solid fence or wall of at least 1.8 m in Height;
  - d. be limited to that part of a Lot that is surfaced with asphalt paving, concrete, or another dust free material; and
  - e. not cover more than 20% of the Lot area.
- .3 All Permitted Uses shall comply with the provisions of section 210.7 to 210.9 contained in the A1 Zone, as applicable.



## 250 - Agricultural and Farm Industrial Zone (A5)

**Intent:** To accommodate Agricultural uses and complementary activities suitable in the Agricultural Land Use Designation and in a manner consistent with the *Agricultural Land Commission Act, S.B.C. 2002, c.26*, as well as limited Farm Industrial Uses.

### 250.1 Permitted Uses

| Permitted Uses Table for A5 Zone*  |   |
|--|---|
| <b>.1 Principal Uses</b>   | <ul style="list-style-type: none"> <li>a. All Uses permitted in section 210.1.1 of the A1 Zone</li> <li>b. Farm Industrial</li> <li>c. Growing Medium Manufacturer Use</li> </ul> |
| <b>.2 Accessory to an Agricultural Use</b>   | <ul style="list-style-type: none"> <li>a. All Uses permitted in section 210.1.2 of the A1 Zone</li> </ul>   |
| <b>.3 Accessory to a Single Detached Dwelling</b>                                    | <ul style="list-style-type: none"> <li>a. All Uses permitted in section 210.1.3 of the A1 Zone</li> </ul>   |
| *Permitted Uses are subject to conditions set out in sections 140 and 210.7 to 210.9 |   |

### 250.2 Site Specific Permitted Uses and Regulations

n/a

### 250.3 Development Regulations

| Development Regulations Table for A5 Zone |  |
|---|--|
| Column I                                  | Column II  |
| .1 Density                                | a. The provisions set out by Use in sections 210.7 to 210.9 contained in the A1 Zone shall apply;  |
| .2 Size and dimensions                    | a. Height (maximum) <ul style="list-style-type: none"> <li>i. 12.2 m for Farm Industrial</li> <li>ii. 12.2 m for Growing Medium Manufacturer Use; and</li> <li>iii. The provisions of section 210.3.2(a) contained in the A1 Zone shall apply for all other Uses.</li> </ul> |
|   | b. Lot Coverage (maximum) <ul style="list-style-type: none"> <li>i. The provisions of section 210.3.2(b) contained in the A1 Zone shall apply.</li> </ul>  |
|   | c. Other size provisions <ul style="list-style-type: none"> <li>i. The provisions of section 210.3.2(c) contained in the A1 Zone shall apply.</li> </ul>   |

# 250 - Agricultural and Farm Industrial Zone (A5)

**A5** draft

## 250.4 Setback Regulations

The following minimum Setbacks apply in the A5 Zone. In the A5 Zone, where a Building or Structure contains more than one Use, the largest required Setback shall apply to the entire Building or Structure.

| Setback Regulations Table for A5 Zone                   |   |
|---|---|
| Column I  | Column II   |
| .1 Buildings and Structures Used for Farm Industrial    | a. 4.5 m from an Exterior Lot Line;<br>b. 0.0 m from an Interior Lot Line; and<br>c. 30.0 m from all wells and the natural boundary of a watercourse. |
| .2 All other Buildings, Structures, Uses and Facilities | The provisions of section 210.4 of the A1 Zone shall apply.   |

## 250.5 Subdivision Regulations

| Subdivision Regulations Table for A5 Zone |  |
|---|--|
| Column I                                  | Column II  |
| .1 Lot Area (minimum)                     | a. The provisions of 210.5.1 contained in the A1 Zone shall apply. |
| .1 Lot Width (minimum)                    | n/a  |
| .2 Lot Depth (minimum)                    | n/a  |

## 250.6 Off-Street Parking Regulations

- .1 Refer to section 150 for requirements pertaining to off-street parking.

## 250.7 Additional Regulations by Use

- .1 Unenclosed storage shall be permitted subject to the following regulations:
  - a. not exceed 3.0 m in Height;
  - b. be set back no less than 6.0 m from all Lot lines;
  - c. be bounded on all sides not adjacent to a Building or Structure by a solid fence or wall of at least 1.8 m in Height;
  - d. be limited to that part of a Lot that is surfaced with asphalt paving, concrete, or another dust free material; and
  - e. not cover more than 20% of the Lot area.
- .2 All Permitted Uses shall comply with the provisions of section 210.7 to 210.9 contained in the A1 Zone, as applicable.

### Watercourse Setbacks

Despite provisions in this Zoning Bylaw, landowners are responsible for ensuring compliance with Provincial and Federal regulations, including setbacks in the *BC Code of Practice for Agricultural Environmental Management*, under the *Environmental Management Act*.

Existing min lot area = n/a

## 260 - Agricultural and Commercial Mushroom Composting Zone (A6)

**Intent:** To accommodate Agricultural Uses and complementary activities suitable in the Agricultural Land Use Designation and in a manner consistent with the *Agricultural Land Commission Act, S.B.C. 2002, c.26*, as well as limited Commercial Mushroom Composting Uses.

### 260.1 Permitted Uses

| Permitted Uses Table for A6 Zone*  |   |
|--|---|
| <b>.1 Principal Uses</b>   | <ul style="list-style-type: none"> <li>a. All Uses permitted in section 210.1.1 of the A1 Zone</li> <li>b. Commercial Mushroom Composting Facility, where approved by the Agricultural Land Commission</li> </ul> |
| <b>.2 Accessory to an Agricultural Use</b>   | <ul style="list-style-type: none"> <li>a. All Uses permitted in section 210.1.2 of the A1 Zone</li> </ul>   |
| <b>.3 Accessory to a Single Detached Dwelling</b>                                    | <ul style="list-style-type: none"> <li>a. All Uses permitted in section 210.1.3 of the A1 Zone</li> </ul>   |
| *Permitted Uses are subject to conditions set out in sections 140 and 210.7 to 210.9 |   |

### 260.2 Site Specific Permitted Uses and Regulations

n/a

### 260.3 Development Regulations

| Development Regulations Table for A6 Zone |   |
|---|---|
| Column I                                  | Column II   |
| .1 Density                                | a. The provisions set out by Use in section 210.7 to 210.9 contained in the A1 Zone shall apply;  |
| .2 Size and dimensions                    | a. Height (maximum) <ul style="list-style-type: none"> <li>i. 12.2 m for Commercial Mushroom Composting Facilities;</li> <li>ii. The provisions of section 210.3.2(a) contained in the A1 Zone shall apply for all other Uses.</li> </ul> |
|   | b. Lot Coverage (maximum) <ul style="list-style-type: none"> <li>i. The provisions of section 210.3.2(b) contained in the A1 Zone shall apply.</li> </ul>   |
|   | c. Other size provisions <ul style="list-style-type: none"> <li>i. The provisions of section 210.3.2(c) contained in the A1 Zone shall apply.</li> </ul>  |

## 260 - Agricultural and Commercial Mushroom Composting Zone (A6)

### 260.4 Setback Regulations

The following minimum Setbacks apply in the A6 Zone. In the A6 Zone, where a Building or Structure contains more than one Use, the largest required Setback shall apply to the entire Building or Structure.

| Setback Regulations Table for A6 Zone  |   |
|--|---|
| Column I   | Column II   |
| .1 Buildings and Structures Used for a Commercial Mushroom Composting Facility         | a. 30.0 m from an Exterior Lot Line;<br>b. 30.0 m from an Interior Lot Line;<br>c. 15.0 m from the natural boundary of a watercourse, or as set out in section 140.7.7, whichever is greater;<br>d. 30.0 m from a residential Use;<br>e. 30.0 m from all wells; and<br>f. 500 m from the Agricultural Land Reserve Boundary, where the boundary abuts the Urban Development Boundary as shown within the Official Community Plan. |
| .2 Non manure based raw material storage for a Commercial Mushroom Composting Facility | a. 15.0 m   |
| .3 All other Buildings, Structures, Uses, and Facilities                               | The provisions of section 210.4 of the A1 Zone shall apply.   |

#### Watercourse Setbacks

Despite provisions in this Zoning Bylaw, landowners are responsible for ensuring compliance with Provincial and Federal regulations, including setbacks in the *BC Code of Practice for Agricultural Environmental Management*, under the *Environmental Management Act*.

### 260.5 Subdivision Regulations

| Subdivision Regulations Table for A6 Zone |   |
|---|---|
| Column I                                  | Column II   |
| .1 Lot Area (minimum)                     | b. 7.3 ha for a Lot with a Commercial Mushroom Composting Facility Use<br>c. The provisions of 210.5.1 contained in the A1 Zone shall apply for all other Uses. |
| .1 Lot Width (minimum)                    | n/a   |
| .2 Lot Depth (minimum)                    | n/a   |

### 260.6 Off-Street Parking Regulations

- .1 Refer to section 150 for requirements pertaining to off-street parking.

# 260 - Agricultural and Commercial Mushroom Composting Zone (A6)

**A6** draft

## 260.7 Additional Regulations by Use

### .1 Commercial Mushroom Composting Facility

| Other Regulations   |
|---|
| <p>a. A Commercial Mushroom Composting Facility must be designed and constructed such that the facility:</p> <ul style="list-style-type: none"><li>i. is on asphalt or concrete, or other similar impermeable surface, that prevents the release of leachate into the environment;</li><li>ii. is graded to prevent the pooling of water where agricultural waste or mushroom compost is received, processed or stored;</li><li>iii. is designed to prevent run-off water from entering the areas where agricultural waste or mushroom compost is received, processed or stored;</li><li>iv. includes covered storage for organic materials, except baled straw or hay, to prevent exposure to precipitation;</li><li>v. includes an enclosed Building with an aerated floor, designed to ensure the mushroom compost is maintained in an aerobic condition, and with a negative pressure differential between the inside and outside of the Building in which the composting process occurs with air emissions directed to collection and treatment in the manner described in section 260.7.1(a)(vii);</li><li>vi. includes an enclosed facility or facilities maintained under negative pressure for all nitrogen rich leachate with air emissions directed to collection and treatment in the manner described in section 260.7.1(a)(vii); and</li><li>vii. includes an air emission collection and treatment system, designed and certified by a professional engineer registered to practice in British Columbia whose area of professional specialty includes the design of these systems, which consists of a wet scrubber and biofilter to reduce air contaminants to a concentration that will not cause pollution.</li></ul> <p>b. The operation of a Commercial Mushroom Composting Facility shall:</p> <ul style="list-style-type: none"><li>i. only conduct the pre-wetting of straw or hay on an aerated floor or in a dunk tank within an enclosed storage facility as described in section 260.7.1(a)(vi);</li><li>ii. only store pre-wetted straw or hay on an aerated floor;</li><li>iii. move the mixture of the wetted straw or hay, other organic materials and gypsum and the nitrogen rich material into the enclosed Building described in section 260.7.1(a)(v) within the same calendar day as the day of mixing;</li><li>iv. perform all other stages of the composting process, after mixing the straw or hay with the nitrogen rich material, in the enclosed Building described in section 260.7.1(a)(v);</li><li>v. only be conducted as designed; and</li><li>vi. comply with any requirements of the Ministry of Environment.</li></ul> |

## 260 - Agricultural and Commercial Mushroom Composting Zone (A6)

### .2 Growing Mushrooms and On-Farm Mushroom Composting as an Agricultural Use

#### Other Regulations

- a. Where permitted as an Agricultural Use, mushroom growing and On-Farm Mushroom Composting shall be conducted in accordance with:
  - i. the *Mushroom Compost Facilities Regulation* B.C. Reg. 413/98; and
  - ii. City of Abbotsford, Bylaw no. 698-98, Farm (Mushroom Growing Operation Storm Water and Waste Management and On-Farm Composting) Bylaw, 1998, as amended.

### .3 Unenclosed storage shall be permitted subject to the following regulations:

- a. not exceed 3.0 m in Height;
- b. be set back no less than 6.0 m from all Lot lines;
- c. be bounded on all sides not adjacent to a Building or Structure by a solid fence or wall of at least 1.8 m in Height;
- d. be limited to that part of a Lot that is surfaced with asphalt paving, concrete, or another dust free material; and
- e. not cover more than 20% of the Lot area.

### .4 All Permitted Uses shall comply with the provisions of section 210.7 to 210.9 contained in the A1 Zone, as applicable.

# 310 - Rural Residential Zone (RR)

RR

**Intent:** To accommodate Single Detached Dwellings and Agricultural Uses on large Lots in a rural setting.

## 310.1 Permitted Uses

| Permitted Uses Table for RR Zone   |
|--|
| <b>Principal Uses</b> <ul style="list-style-type: none"><li>.1 Agricultural Use</li><li>.2 Residential Care</li><li>.3 Resource Processing</li><li>.4 Single Detached Dwelling</li><li>.5 Supportive Recovery</li></ul>  |
| <b>Accessory to an Agricultural Use</b> <ul style="list-style-type: none"><li>.6 Farm Retail Sales</li></ul>   |
| <b>Accessory to a Single Detached Dwelling</b> <ul style="list-style-type: none"><li>.7 Bed and Breakfast</li><li>.8 Boarding</li><li>.9 Coach House</li><li>.10 Home Occupation - Level 3, on a Lot outside the Agricultural Land Reserve</li><li>.11 Home Occupation - Level 4, on a Lot within the Agricultural Land Reserve</li><li>.12 Breeding and Boarding Kennel</li><li>.13 Secondary Suite</li></ul> |
| * Permitted Uses are subject to conditions set out in sections 140 and 310.6   |

## 310.2 Site Specific Permitted Uses

n/a

# 310 - Rural Residential Zone (RR)

# RR

## 310.3 Development Regulations

| Development Regulations Table for RR Zone   |   |
|---|---|
| Column I  | Column II   |
| .1 Density (maximum)  | n/a   |
| .2 Minimum Setbacks (Front Lot Line)  | a. Principal Building - 7.5 m<br>b. Coach House - 7.5 m<br>c. Accessory Building or Structure - 7.5 m   |
| .3 Minimum Setbacks (Rear Lot Line)   | a. Principal Building – 7.5 m<br>b. Coach House – 7.5 m<br>c. Accessory Building or Structure – 1.0 m   |
| .4 Minimum Setbacks (Interior Side Lot Line)  | a. Principal Building – 7.5 m<br>b. Coach House – 7.5 m<br>c. Accessory Building or Structure – 1.0 m   |
| .5 Minimum Setbacks (Exterior Side Lot Line)  | a. Principal Building – 7.5 m<br>b. Coach House – 7.5 m<br>c. Accessory Building or Structure – 4.5 m   |
| .6 Minimum Setbacks between Buildings   | a. Between Principal Building and Accessory Building or Structure (other than Coach House) – 1.5 m<br>b. Between Principal Building and Coach House – 6.0 m<br>c. Between Coach House and other Accessory Building or Structure – 1.5 m<br>d. Between Two Accessory Buildings or Structures – 1.5 m |
| .7 Minimum Setbacks for Agricultural Use, Farm Retail Sales, and Breeding and Boarding Kennel | a. The provisions of section 210.4 contained in the A1 Zone shall apply   |
| .8 Height (maximum)   | a. Principal Building – 9.5 m or three Storeys, whichever is less<br>b. Coach House or Accessory Building or Structure – 7.5 m or two Storeys, whichever is less  |
| .9 Height for Agricultural Use, Farm Retail Sales, and Breeding and Boarding Kennel (maximum) | a. The provisions of section 210.3.2(a) contained in the A1 Zone shall apply  |
| .10 Lot Coverage (maximum)  | a. 10%  |

## 310.4 Subdivision Regulations

| Subdivision Regulations Table for RR Zone |                     |
|---|---------------------|
| Column I                                  | Column II           |
| .1 Lot Size (minimum)                     | a. 4.0 ha           |
| .2 Lot Width (minimum)                    | a. 25% of Lot Depth |
| .3 Lot Depth (minimum)                    | n/a                 |



# 310 - Rural Residential Zone (RR)

RR

## 310.5 Landscaping and Off-Street Parking

Refer to sections 140 and 150 for requirements pertaining to landscaping and off-street parking.

## 310.6 Conditions of Use

- .1 Agricultural Use shall comply with the provisions of section 210.8 contained in the A1 Zone, as applicable.
- .2 Farm Retail Sales shall comply with the provisions of section 210.9.1.
- .3 A Single Detached Dwelling shall:
  - a. be limited to one such Use per Lot; and
  - b. comply with section 140.2.11, as applicable.
- .4 A Coach House shall:
  - a. only be permitted on a Lot that is greater than 0.4 hectares in area; ~~and~~
  - b. ~~if located within the Agricultural Land Reserve, be subject to approval from the Agricultural Land Commission.~~
- .5 A Coach House or Secondary Suite shall:
  - a. be limited to one such Use per Lot;
  - b. be limited in size to 90 m<sup>2</sup> of floor area or 40% of the Net Floor Area of the Single Detached Dwelling to which it is Accessory, whichever is less; and
  - c. not be permitted on a Lot with a Residential Care Use, Supportive Recovery Use, or Boarding Use.

# 320 - Country Residential Zone (CR)

# CR

**Intent:** To accommodate Single Detached Dwellings and Agricultural Uses on large Lots

## 320.1 Permitted Uses

| Permitted Uses Table for RR Zone  |
|---|
| <b>Principal Uses</b> <ul style="list-style-type: none"><li>.1 Agricultural Use</li><li>.2 Residential Care</li><li>.3 Single Detached Dwelling</li><li>.4 Supportive Recovery</li></ul>  |
| <b>Accessory to an Agricultural Use</b> <ul style="list-style-type: none"><li>.5 Farm Retail Sales</li></ul>  |
| <b>Accessory to a Single Detached Dwelling</b> <ul style="list-style-type: none"><li>.6 Bed and Breakfast</li><li>.7 Boarding</li><li>.8 Coach House</li><li>.9 Home Occupation - Level 3, on a Lot outside the Agricultural Land Reserve</li><li>.10 Home Occupation - Level 4, on a Lot within the Agricultural Land Reserve</li><li>.11 Breeding and Boarding Kennel</li><li>.12 Secondary Suite</li></ul> |
| * Permitted Uses are subject to conditions set out in sections 140 and 320.6  |

## 320.2 Site Specific Permitted Uses

n/a

# 320 - Country Residential Zone (CR)

# CR

## 320.3 Development Regulations

| Development Regulations Table for RR Zone   |   |
|---|---|
| Column I  | Column II   |
| .1 Density (maximum)  | n/a   |
| .2 Minimum Setbacks (Front Lot Line)  | a. Principal Building - 7.5 m<br>b. Coach House - 7.5 m<br>c. Accessory Building or Structure - 7.5 m   |
| .3 Minimum Setbacks (Rear Lot Line)   | a. Principal Building – 7.5 m<br>b. Coach House – 7.5 m<br>c. Accessory Building or Structure – 1.0 m   |
| .4 Minimum Setbacks (Interior Side Lot Line)  | a. Principal Building – 7.5 m<br>b. Coach House – 7.5 m<br>c. Accessory Building or Structure – 1.0 m   |
| .5 Minimum Setbacks (Exterior Side Lot Line)  | a. Principal Building – 7.5 m<br>b. Coach House – 7.5 m<br>c. Accessory Building or Structure – 4.5 m   |
| .6 Minimum Setbacks between Buildings   | a. Between Principal Building and Accessory Building or Structure (other than Coach House) – 1.5 m<br>b. Between Principal Building and Coach House – 6.0 m<br>c. Between Coach House and other Accessory Building or Structure – 1.5 m<br>d. Between Two Accessory Buildings or Structures – 1.5 m |
| .7 Minimum Setbacks for Agricultural Use, Farm Retail Sales, and Breeding and Boarding Kennel | a. The Setback provisions of section 210.4 contained in the A1 zone shall apply   |
| .8 Height (maximum)   | a. Principal Building – 9.5 m or three Storeys, whichever is less<br>b. Coach House or Accessory Building or Structure – 7.5 m or two Storeys, whichever is less  |
| .9 Height for Agricultural Use, Farm Retail Sales, and Breeding and Boarding Kennel (maximum) | a. The provisions of section 210.3.2(a) contained in the A1 Zone shall apply  |
| .10 Lot Coverage (maximum)  | a. 15%  |

## 320.4 Subdivision Regulations

| Subdivision Regulations Table for RR Zone |                     |
|---|---------------------|
| Column I                                  | Column II           |
| .1 Lot Size (minimum)                     | a. 2.0 ha           |
| .2 Lot Width (minimum)                    | a. 25% of Lot Depth |
| .3 Lot Depth (minimum)                    | n/a                 |

# 320 - Country Residential Zone (CR)

CR

## 320.5 Landscaping and Off-Street Parking

Refer to sections 140 and 150 for requirements pertaining to landscaping and off-street parking.

## 320.6 Conditions of Use

- .1 Agricultural Use shall comply with the provisions of section 210.8 contained in the A1 Zone, as applicable.
- .2 Farm Retail Sales shall comply with the provisions of section 210.9.1.
- .3 A Single Detached Dwelling shall:
  - a. be limited to one such Use per Lot; and
  - b. comply with section 140.2.11, as applicable.
- .4 A Coach House shall only be permitted:
  - a. on a Lot that is greater than 0.4 hectares in area; ~~and~~
  - b. ~~if located within the Agricultural Land Reserve, subject to approval from the Agricultural Land Commission.~~
- .5 A Coach House or Secondary Suite shall:
  - a. be limited to one such Use per Lot;
  - b. be limited in size to 90 m<sup>2</sup> of floor area or 40% of the Net Floor Area of the Single Detached Dwelling to which it is Accessory, whichever is less; and
  - c. not be permitted on a Lot with a Residential Care Use, Supportive Recovery Use, or Boarding Use.

# 330 - Suburban Residential Zone (SR)

# SR

**Intent:** To accommodate Single Detached Dwellings on suburban Lots

## 330.1 Permitted Uses

| Permitted Uses Table for RR Zone  |
|---|
| <b>Principal Uses</b> <ul style="list-style-type: none"><li>.1 Residential Care</li><li>.2 Single Detached Dwelling</li><li>.3 Supportive Recovery</li></ul>  |
| <b>Accessory Uses</b> <ul style="list-style-type: none"><li>.4 Accessory Produce Sales</li><li>.5 Bed and Breakfast</li><li>.6 Boarding</li><li>.7 Coach House</li><li>.8 Home Occupation - Level 3, on a Lot outside the Agricultural Land Reserve</li><li>.9 Home Occupation - Level 4, on a Lot within the Agricultural Land Reserve</li><li>.10 Secondary Suite</li></ul> |
| * Permitted Uses are subject to conditions set out in sections 140 and 330.6  |

## 330.2 Site Specific Permitted Uses (unchanged)

## 330.3 Development Regulations (unchanged)

## 330.4 Subdivision Regulations (unchanged)

## 330.5 Landscaping and Off-Street Parking (unchanged)

## 330.6 Conditions of Use

- .1 A Single Detached Dwelling shall:
  - a. be limited to one such Use per Lot; and
  - b. comply with section 140.2.11, as applicable.
- .2 A Coach House shall only be permitted:
  - a. on a Lot that is greater than 0.4 hectares in area; ~~and~~
  - b. ~~if located within the Agricultural Land Reserve, subject to approval from the Agricultural Land Commission.~~
- .3 A Coach House or Secondary Suite shall:
  - a. be limited to one such Use per Lot;
  - b. be limited in size to 90 m<sup>2</sup> or 40% of the Net Floor Area of the Single Detached Dwelling to which it is Accessory, whichever is less; and
  - c. not be permitted on a Lot with a Residential Care Use, Supportive Recovery Use, or Boarding Use.

# 340 - Urban Estate Residential Zone (RS1)

**RS1**

## 340.6 Conditions of Use

- .1 A Single Detached Dwelling shall:
  - a. be limited to one such Use per Lot; and
  - b. comply with section 140.2.11, as applicable.
  
- .2 A Secondary Suite shall:
  - a. be limited to one such Use per Lot;
  - b. **not be permitted on a Lot** with a Residential Care Use, Supportive Recovery Use, or Boarding Use; and
  - c. be limited in size to 90 m<sup>2</sup> of floor area or 40% of the Net Floor Area of the Single Detached Dwelling to which it is Accessory, whichever is less.

# 350 - Urban Residential Zone (RS3)

**RS3**

## 350.6 Conditions of Use

- .1 A Single Detached Dwelling shall:
  - a. be limited to one such Use per Lot; and
  - b. comply with section 140.2.11, as applicable.
  
- .2 A Secondary Suite shall:
  - a. be limited to one such Use per Lot;
  - b. not be permitted on a Lot with a Residential Care Use, Supportive Recovery Use, or Boarding Use.; and
  - c. be limited in size to 90 m<sup>2</sup> of floor area or 40% of the Net Floor Area of the Single Detached Dwelling to which it is Accessory, whichever is less.
  - d. not be permitted for the property described as Lots 5 and 6 Section 15 Township 13 NWD Plan 48743, known municipally as 2355 Ross Road and 29500 Block Simpson Road, and generally located at the south west corner of Ross Road and Simpson Road.

# Zoning Bylaw 2400-2014 Schedule F

## **Agricultural Land Reserve Use Regulation Part 3, Division 2: Consolidation current to July 22, 2019**

The following excerpt is provided for convenience in relation to Zoning Bylaw s. 200.1.2. In the case of a discrepancy between this Schedule and Provincial legislation in place on **xx month, year**, the Provincial record shall prevail.

AGRICULTURAL LAND COMMISSION ACT

B.C. Reg. 30/2019

### **AGRICULTURAL LAND RESERVE USE REGULATION**

Part 3 – Permitted Non-Farm Uses

- (b) surveying, exploring and prospecting for gravel or minerals if all cuts, trenches and similar alterations are restored to the natural ground level on completing the surveying, exploring or prospecting;
- (c) constructing, upgrading and operating a railway on an existing railbed within a dedicated right of way;
- (d) widening an existing railbed within a right of way if the right of way width is 30.5 m or less.

#### **Division 2 – Permitted Non-Farm Uses That May Be Prohibited**

##### **Permitted non-farm uses that may be prohibited**

- 20** The non-farm uses permitted under this Division may be prohibited
- (a) by a local government enactment, or
  - (b) by a first nation government law, if the activity is conducted on settlement lands.

##### **Necessary structures and ancillary services**

- 21** Subject to any limits and conditions set out in this Division, the use of agricultural land to construct, maintain or operate any of the following is permitted but may be prohibited as described in section 20:
- (a) a structure, other than a residential structure, that is necessary for a non-farm use permitted under this Division;
  - (b) a driveway or utility that is necessary for a non-farm use permitted under this Division.

##### **Parks and similar areas**

- 22** (1) The following uses of agricultural land are permitted but may be prohibited as described in section 20:
- (a) an open land park established by a local government or a first nation government, other than an aboriginal governing body referred to in paragraph (b) of the definition of “first nation government” in the Act, for biodiversity conservation, passive recreation, heritage, wildlife or scenery viewing purposes;
  - (b) converting non-forested land to forested land on parcels less than 20 ha, other than for a farm use as described in section 10 [forestry].
- (2) The use of agricultural land for biodiversity conservation, passive recreation, heritage, wildlife and scenery viewing purposes, other than in a park referred to in subsection (1) (a), is permitted, but may be prohibited as described in section 20, if both of the following conditions are met:
- (a) the area occupied by any associated structures does not exceed 100 m<sup>2</sup> for each parcel;

Last amended July 4, 2019

9

Consolidation current to July 22, 2019



The following excerpt is provided for convenience in relation to Zoning Bylaw s. 200.1.2. In the case of a discrepancy between this Schedule and Provincial legislation in place on xx month, year, the Provincial record shall prevail.

**B.C. Reg. 30/2019**

*AGRICULTURAL LAND COMMISSION ACT*  
**AGRICULTURAL LAND RESERVE USE REGULATION**  
Part 3 – Permitted Non-Farm Uses

---

- (b) the purpose does not include the creation of a wetland intended to manage urban runoff or waste.

**Keeping animals**

**23** The following uses of agricultural land are permitted but may be prohibited as described in section 20:

- (a) pet breeding and boarding;
- (b) sheltering and caring for surrendered, abandoned or seized livestock;
- (c) providing a refuge for wildlife within the meaning of the *Wildlife Act*.

**Home occupation use**

**24** (1) The use of agricultural land for a commercial or similar use within a structure is permitted, but may be prohibited as described in section 20, if all of the following conditions are met:

- (a) the structure is accessory to and located on the same parcel as a residence;
  - (b) the structure occupies an area that does not exceed
    - (i) the limit specified in an applicable local government enactment or first nation government law, or
    - (ii) if subparagraph (i) does not apply, 100 m<sup>2</sup>.
- (2) The conditions set out in subsection (1) do not apply to a type of use referred to in any other provision of this regulation.

**Infrastructure**

**25** The following uses of agricultural land are permitted but may be prohibited as described in section 20:

- (a) constructing, maintaining and operating force mains, trunk sewers, gas pipelines and water lines within an existing dedicated right of way;
- (b) constructing, maintaining and operating, for the purpose of drainage or irrigation or to combat the threat of flooding,
  - (i) dikes and related pumphouses, and
  - (ii) ancillary works, including access roads and facilities.

**Aggregate removal**

**26** The use of agricultural land for the purpose of removing aggregate is permitted, but may be prohibited as described in section 20, if all of the following conditions are met:

- (a) the total volume of aggregate removed from any single parcel is less than 500 m<sup>3</sup>;
- (b) regardless of the volume of aggregate removed, the disturbed area is rehabilitated in accordance with good agricultural practice as soon as reasonably practicable after

The following excerpt is provided for convenience in relation to Zoning Bylaw s. 200.1.2. In the case of a discrepancy between this Schedule and Provincial legislation in place on xx month, year, the Provincial record shall prevail.

**AGRICULTURAL LAND RESERVE USE REGULATION**

Part 4 – Residential Uses

- (i) aggregate removal is complete, if the aggregate is removed as part of a single continuous operation, or
- (ii) each stage of aggregate removal is complete, if subparagraph (i) does not apply;
- (c) the cultivable surface layer of soil is salvaged, stored on the parcel and available for rehabilitation in accordance with paragraph (b).

**Other permitted non-farm uses**

- 27
- (1) The use of agricultural land for producing and developing biological products used in integrated pest management programs is permitted, but may be prohibited as described in section 20, if the area occupied by all structures used for the production or development does not exceed 300 m<sup>2</sup> for each parcel.
  - (2) The use of agricultural land for producing, storing and applying compost classified as Class A compost under the Organic Matter Recycling Regulation is permitted, but may be prohibited as described in section 20, if at least 50% but less than 100% of the compost produced, stored and applied is used on the agricultural land on which it was produced.
  - (3) The use of agricultural land for operating a temporary sawmill is permitted, but may be prohibited as described in section 20, if at least 50% of the volume of milled timber is harvested from the agricultural land on which the sawmill is located.
  - (4) The use of agricultural land for education and conducting research respecting a farm use or permitted non-farm use is permitted, but may be prohibited as described in section 20, if all of the following conditions are met:
    - (a) the area occupied by any structures necessary for conducting education or research does not exceed 100 m<sup>2</sup> for each parcel;
    - (b) the agricultural land is not used for a school within the meaning of the *School Act*.

**PART 4 – RESIDENTIAL USES**

**Section 20.1 (1) (a) and (b) of Act applies**

- 28
- A person who engages in a residential use that is permitted under this Part is not relieved from complying with section 20.1 (1) (a) or (b) of the Act, except as provided under section 32 [additional residences] of this regulation.

**Prescribed residential structures**

- 29
- (1) A structure used, whether permanently or temporarily, to provide or in connection with providing accommodation as described in this Part is prescribed as a residential structure for the purposes of the Act.

## Council Policy C000-00

# Agricultural Areas Policy

## Part 1 - General

### Division 1 - General

#### Policy Statement

- 1 The City will facilitate and thoughtfully evaluate Agricultural Land Commission applications and City rezoning applications necessary to support unique agricultural land use needs in farming areas.

#### Purposes of this Policy

- 2 To establish principles and guidelines that will guide City review, staff recommendations, and Council consideration of:
  - (a) large single detached dwellings in the ALR (over 500 m<sup>2</sup>)
  - (b) full time farm worker residences
  - (c) farm product processing proposals that exceed the size limit of the Zoning Bylaw
  - (d) temporary farm worker housing proposals that exceed the capacity limits of the Zoning Bylaw or involve construction of permanent buildings

#### Application

- 3 This policy applies to the following:
  - (a) Agricultural Land Commission Non-Adhering Residential Use applications for:
    - (i) single detached dwellings exceeding the 500 m<sup>2</sup> size limit of *Agricultural Land Commission Act* section 20.1;
    - (ii) Full Time Farm Worker Residences; and
  - (b) Rezoning applications for:
    - (i) Farm Product Processing - Level 2
    - (ii) Farm Product Processing - Intensive
    - (iii) Temporary Farm Worker Housing proposals that exceed the Zoning Bylaw capacity maximums
    - (iv) Permanent buildings for Temporary Farm Worker Housing

## Division 2 - Interpretation

### Definitions

4 In this policy:

“**Farm Product Processing - Level 2**” has the same meaning as in the Zoning Bylaw, 2014.

“**Farm Product Processing - Intensive**” has the same meaning as in the Zoning Bylaw, 2014.

“**Full Time Farm Worker Residence**” has the same meaning as in the Zoning Bylaw, 2014.

“**Non-Adhering Residential Use**” has the same meaning as in the *Agricultural Land Commission Act*.

“**Temporary Farm Worker Housing**” has the same meaning as in the Zoning Bylaw, 2014.

“**Temporary Farm Worker Housing Space**” has the same meaning as in the Zoning Bylaw, 2014.

## Part 2 - Guidelines for Consideration of Applications

### Division 1 - ALC Non-Adhering Residential Use: Large Single Detached Dwellings

#### Principles and Considerations

- 5 Without limiting Council's discretion in respect of any Agricultural Land Commission application, the principles and guidelines set out in this Division will generally inform the City's consideration of Agricultural Land Commission Non-Adhering Residential Use applications for:
- (a) a single detached dwelling exceeding the *Agricultural Land Commission Act* 500 m<sup>2</sup> floor area maximum.
- 6 The City may consider:
- (a) extent of proposal compliance with Zoning Bylaw, 2014;
  - (b) whether the principal residence will be the only residence on the property at time of occupancy, excluding secondary suites;
  - (c) whether the lot is 4.0 ha in area or larger;
  - (d) the extent of farmable area on the lot that is not encumbered by environmental constraints or natural areas that impede agriculture;
  - (e) whether a high proportion of the lot is being actively farmed and if the farmed commodity typically demands a high labour need;
  - (f) if the lot has been assessed as ‘farm’ under the *Assessment Act* for the last 3 years; and
  - (g) other unique circumstances relevant to the application.
- 7 Proposals are not required to meet all factors in (6).

## Division 2 - ALC Non-Adhering Residential Use: Full Time Farm Worker Residences

### Principles and Considerations

- 8 Without limiting Council's discretion in respect of any Agricultural Land Commission application, the guidelines in this Division will generally inform the City's consideration of Agricultural Land Commission Non-Adhering Residential Use applications for a:
- (a) Full Time Farm Worker Residence.
- 9 The City may consider the following minimum farm operation thresholds as an indicator of farm need for a Full Time Farm Worker Residence:

| Farm Type             |   | Minimum Level of Operation  |
|-----------------------|---|---|
| Fruit or Nut Orchards | (i) 800-1200 trees per 0.4 ha                   | 6 ha  |
|                       | (ii) 250-350 trees per 0.4 ha                   | 14 ha   |
| Beef                  | (i) cow-calf, or cattle grazing                 | 200 at one time   |
|                       | (ii) beef Feedlot                               | 500 at one time   |
|                       | (iii) veal                                      | 100 at one time   |
| Cranberry             |   | Minimum Farm Operation of 16 ha owned by the farmer and planted in cranberries. Of this 16 ha Farm Operation, at least one lot must be a minimum of 6 ha in size and upon which is located a permanent dwelling unit. |
| Dairy                 |   | 60 milking or dry   |
| Goats                 |   | 300-400 milking   |
| Greenhouses           | (i) vegetables, berries, ornamentals            | 8,000 m <sup>2</sup>  |
| Horses                | (i) breeding                                    | 2 breeding mares and/or 1 stallion  |
|                       | (ii) other than breeding or combined operations | 10 horses   |
| Mink                  |   | 2,000 breeding females at one time  |
| Mushrooms             |   | 900 m <sup>2</sup> of bed area  |
| Nurseries             | (i) propagating house                           | 1,860 m <sup>2</sup>  |
|                       | (ii) container stock                            | 2 ha  |
|                       | (iii) field growing nursery                     | 8 ha  |
| Poultry               | (i) chicken broiler                             | 56,000 birds per 8 week cycle, to equal 364,000 broilers per year   |
|                       | (ii) chicken broiler breeder                    | 12,000 birds per year   |
|                       | (iii) chicken layer                             | 20,000 laying birds at one time, plus replacement stock   |
|                       | (iv) heavy turkey                               | 40,000 birds per year   |
|                       | (v) broiler turkey                              | 80,000 birds per year   |

|            |                            |   |
|------------|----------------------------|---|
| Berries    |                            | Minimum Farm Operation of 16 ha owned by the farmer and planted in berries. Of this 16 ha Farm Operation, at least one lot must be a at least 8 ha in size and upon which is located a permanent dwelling unit. |
| Vegetables | (i) field grown potatoes   | 20 ha in production   |
|            | (i) other field vegetables | 16 ha in production   |
| Sheep      |                            | 150 ewes and 5 rams   |
| Swine      | (i) farrow to wean         | 210 sows at one time  |
|            | (ii) farrow to finish      | 150 sows at one time  |
|            | (iii) finishing            | 5,000 hogs at one time  |

- 10** Council may consider proposals that do not meet the minimum level of farm operation thresholds set-out in (9).
- 11** A restrictive covenant, in favour of the City, shall be registered on the title of all lots used to meet the farm operation thresholds set out in (9) or used to obtain Agricultural Land Commission approval, prohibiting any further Full Time Farm Worker Residences on those lots.

### Division 3 - Temporary Farm Worker Housing

#### Principles and Considerations

- 12** Without limiting Council's discretion in respect of any rezoning application, the principles and considerations set out in this Division will generally inform the City's consideration of rezoning applications for:
- (a) Temporary Farm Worker Housing applications that exceed the Temporary Farm Worker Housing Space maximums of the Zoning Bylaw, 2014; and
  - (b) the construction of new permanent buildings for Temporary Farm Worker Housing.
- 13** The City may consider:
- (a) farm operation details driving the demand or need for permanent or higher capacity housing facilities;
  - (b) if the farm has been in operation for at least 5 years;
  - (c) the proportion of required employees that will be working on the same lot as the proposed housing;
  - (d) the demand for workers driven by other lots of the farm operation that could potentially be removed from the farm operation through property sale or lease termination;
  - (e) the availability of other housing options to support the farm need;
  - (f) the extent of other residential uses on the lot and on the other lots that make up the farm operation;
  - (g) compatibility of the proposal with adjacent properties and proposed buffering or mitigation measures;
  - (h) infrastructure and servicing demands and capacity; and
  - (i) the impact of the proposed development footprint and siting on productive farmland.

## Division 4 - Farm Product Processing Facilities

### Principles and Considerations

- 14** Without limiting Council's discretion in respect of any rezoning application, the principles and guidelines set out in this Division will generally inform the City's consideration of rezoning applications for:
- (a) Farm Product Processing - Level 2; and
  - (b) Farm Product Processing - Intensive.
- 15** The City may consider:
- (a) the ability of existing transportation infrastructure, and mitigation measures proposed by the applicant, to adequately support the traffic generated by the use and minimize local impacts;
  - (b) the availability and suitability of an adequate water supply for the proposed use and intensity;
  - (c) proposed approaches for managing wastewater on-site, or through connections within the Municipal Service Area;
  - (d) the extent to which the proposal is compatible with surrounding uses and existing servicing infrastructure, incorporating mitigation measures as appropriate;
  - (e) whether associated outdoor storage exceeds 2,500 m<sup>2</sup>;
  - (f) demonstrated ability to comply with Provincial Ministry and ALC Regulations (i.e., 50% farm product rules)

### Additional Information May Be Requested

- 16** In addition to typical rezoning application requirements, the City may request the following information to support proposal review:
- (a) stormwater management plan, including on-site detention, infiltration, and run-off treatment;
  - (b) wastewater management plan, addressing solid, liquid, and odour components; Terms of Reference shall be reviewed and approved by the applicant's engineer and Provincial Ministries, as appropriate;
  - (c) water servicing/supply plan;
  - (d) traffic impact assessment;
  - (e) fire protection plan; and
  - (f) other studies or plans, as deemed necessary.

## Division 5 - Related procedures, guidelines, and publications

- 17** The following documents relate to this policy:
- (a) Official Community Plan Bylaw, 2016
  - (b) Zoning Bylaw, 2014
  - (c) *Agricultural Land Commission Act* and its Regulations

ADOPTED [Month, day, year]

