

APPENDIX B: OCP18 -00xx DRAFT PACKAGE 2
Amendments to Bylaw No. 10500 Housekeeping and Agriculture Plan Recommendations

No.	Section	Existing	Proposed	Explanation
	<p>Chapter 15: Farm Protection DP Guidelines</p> <p>Under "Properties Affected" replace 1)</p>	<p>1) Any development located on Agricultural Lands before:</p> <p>a. Subdivision of land;</p> <p>b. A Building Permit, Soil Permit, or alteration of land associated with the following uses:</p> <p>i. agri-tourism;</p> <p>ii. agri-tourist accommodation;</p> <p>iii. agricultural dwellings, additional;</p> <p>iv. secondary suite (within an accessory building or structure);</p> <p>v. utility services, minor impact;</p> <p>vi. wineries and cideries;</p> <p>vii. greenhouses and plant nurseries;</p> <p>viii. agricultural and garden stands;</p> <p>ix. temporary farm worker housing.</p>	<p>1) Any development located on Agricultural Lands before:</p> <p>a. Subdivision of land;</p> <p>b. A Building Permit, Soil Permit, or alteration of land unless listed in exemptions below.</p>	<p>Housekeeping: The revised policy ensures all non farming related development is reviewed through a Farm DP.</p>
	<p>Chapter 15: Farm Protection DP Guidelines</p> <p>Under "Exemptions" replace "Agricultural and garden stands" with "farm retail sales stands"</p>	<p>Agricultural and garden stands where all of the farm products offered for sale are produced on the farm on which the retail sales are taking place; or</p>	<p>Farm retail sales stands where all of the farm products offered for sale are produced on the farm on which the retail sales are taking place; or</p>	<p>Consistency with the name change proposed in the zoning bylaw that aligns with Agriculture Land Commission regulation.</p>
	<p>Chapter 15: Farm Protection DP Guidelines</p>		<p>Agricultural structures used exclusively for agriculture or intensive impact agriculture.</p>	<p>Provides clarity to when a Farm DP is required.</p>

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	Under "Exemptions" add a bullet			
	Chapter 15 – Farm Protection Development Permit Guidelines Replace guideline 1.3	1.3 On agricultural and non-agricultural lands, establish and maintain a landscape buffer along the agricultural and/or property boundary, except where development is for a permitted farm use that will not encourage public attendance and does not concern additional residences (including secondary suites), in accordance with the following criteria: 1.3.1 Consistent with guidelines provided by Ministry of Agriculture "Guide to Edge Planning" and the ALC report "Landscape Buffer Specifications" or its replacement; 1.3.2 Incorporate landscaping that reinforces the character of agricultural lands. A majority of plant material selected should include low maintenance, indigenous vegetation; 1.3.3 Preserve all healthy existing mature trees located within the buffer area; 1.3.4 Integrate double rows of trees, including coniferous trees, and dense vegetation into the buffer;	1.3 Establish landscape buffers around residential and non-farm uses within and adjacent to agricultural lands, using where appropriate, roads, topographic features, watercourses, ditching, no-build areas, vegetated and fenced barriers, consistent with guidelines provided by Ministry of Agriculture "Guide to Edge Planning".	Agriculture Plan recommendation 1.3f: "Update the Zoning Bylaw to reflect the vegetative buffer specifications as outlined in Edge Planning White Paper." The buffer guidelines are being removed from the Farm Protection Development Permit Guidelines so that they don't conflict with the guidelines established in the Zoning Bylaw. Removed the reference to "Landscape Buffer Specifications" as it has been incorporated in the new edition of the "Guide to Edge Planning".

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		<p>1.3.5 Install and maintain a continuous fence along the edge of agricultural land. A permeable fence which allows for the movement of wildlife (i.e. split rail) in combination with dense and continuous evergreen hedge is preferred. Impermeable fencing will not be permitted;</p> <p>1.3.6 Utilize where appropriate, roads, topographic features, watercourses, ditching, no-build areas, vegetated and fenced barriers as buffers to preserve larger farm units and areas from the gradual encroachment of non-agricultural uses. Where appropriate use statutory covenants to ensure that buffers are established and maintained.</p>		
	<p>Chapter 17 Definitions Replace Agricultural Lands definition</p>	<p>Agricultural Lands Lands considered "agriculture" shall include the following:</p> <ul style="list-style-type: none"> • lands classified as farm by the BC Assessment Authority; • lands less than 30% slope and designated Resource Protection Area in OCP Bylaw 10500 and/or zoned A1 in the Zoning Bylaw; 	<p>Agricultural Lands Lands considered "agriculture" shall include the following:</p> <ul style="list-style-type: none"> • lands classified as farm by the BC Assessment Authority; or • lands less than 30% slope and designated Resource Protection Area in OCP Bylaw 10500 and zoned A1 in the Zoning Bylaw; or 	<p>Providing clarification to the bulleted list to clarify when a Farm Protection DP is required.</p>

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		lands situated in the Agricultural Land Reserve (ALR).	<ul style="list-style-type: none">lands situated in the Agricultural Land Reserve (ALR).	