

OCP18 -0004 DRAFT PACKAGE 2
 Amendments to Bylaw No. 10500 Agricultural Recommendations

| No. | Section | Existing | Proposed | Explanation |
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| 1 | Chapter 15: Farm Protection DP Guidelines Under "Properties Affected" replace 1) | 1) Any development located on Agricultural Lands before: a. Subdivision of land; b. A Building Permit, Soil Permit, or alteration of land associated with the following uses: i. agri-tourism; ii. agri-tourist accommodation; iii. agricultural dwellings, additional; iv. secondary suite (within an accessory building or structure); v. utility services, minor impact; vi. wineries and cideries; vii. greenhouses and plant nurseries; viii. agricultural and garden stands; ix. temporary farm worker housing. | 1) Any development located on Agricultural Lands before: a. Subdivision of land; b. A Building Permit, Soil Permit, or alteration of land unless listed in exemptions below. | Clarification: The revised policy ensures all non farming related development is reviewed through a Farm DP. |
| 2 | Chapter 15: Farm Protection DP Guidelines Under "Exemptions" replace "Agricultural and garden stands" with "farm retail sales stands" | 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 | 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 | Consistency with the name change proposed in the zoning bylaw that aligns with Agriculture Land Commission regulation. |
| 3 | Chapter 15: Farm Protection DP Guidelines Under "Exemptions" add a bullet | | Agricultural structures used exclusively for agriculture or intensive impact agriculture; or | Provides clarity to when a Farm DP is required. |
| 4 | 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 | 1.3 Establish landscape buffers around residential and non-farm uses within and adjacent to agricultural lands 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." |

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| | | 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; 1.3.5 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; 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 | | The buffer guidelines are being removed from the Farm Protection Development Permit Guidelines so that they don't conflict with the policies established concurrently in the Zoning Bylaw. |

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| | | use statutory covenants to ensure that buffers are established and maintained. | | |
| 5 | Chapter 17 Definitions Replace Agricultural Lands definition | <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; lands situated in the Agricultural Land Reserve (ALR). | <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 lands situated in the Agricultural Land Reserve (ALR). | Providing clarification to the bulleted list to clarify when a Farm Protection DP is required. |