

## TA18-0003 PACKAGE 2

Amendments to Zoning Bylaw No. 8000 (*Agricultural amendments*)

(Note: several of the proposed amendments assume TA18-0002 Draft Package 1 is approved)

No.	Section	Existing	Proposed	Explanation
1	Replace in Section 1.8.3	Where a <b>lot</b> is created with Agricultural Land Commission approval for severance of a home-site or a <b>lot</b> to be used in lieu, then the regulations of the RR2 <b>zone</b> will apply.	Where a <b>lot</b> is created with Agricultural Land Commission approval for severance of a home-site or a <b>lot</b> to be used in lieu, then the regulations of the RR3 <b>zone</b> will apply.	<p>This proposed policy amendment assumes that the Agriculture Plan Recommendation 1.2a "Adopt Residential Footprint policies of 2,000 m<sup>2</sup>" in TA18-0002 is approved, and changes proposed build on that amendment.</p> <p>As part of Agriculture Plan Recommendation 1.2a "Adopt Residential Footprint Policies of 2,000m<sup>2</sup> (0.2ha) within the ALR/A1 zone" properties less than 0.4 ha are proposed to use maximum site coverage of 30%, by updating section 1.8.3 to use RR3 regulations for home site severance properties, site coverage would be consistent to other A1 properties less than 0.4ha</p>
2	Add to section 2.3.3		<b>AGRI-TOURISM</b> means any <b>agri-tourism</b> activity defined under the <i>Agricultural Land Commission Act</i> and related regulation or policy, as amended from time to time.	Introducing a definition for agri-tourism.
3	Remove in Section 2.3.3 Interpretation	<b>AGRICULTURAL AND GARDEN STANDS</b> means those accessory <b>buildings</b> and <b>structures</b> for retailing agricultural products on a farm.	<b>FARM RETAIL SALES STANDS</b> means those accessory <b>buildings</b> and <b>structures</b> for retailing agricultural products on a farm.	<p>Agriculture Plan Recommendation 1.3a "Review and amend the A1 zone to ensure compliance with Provincial standards and objectives of the Agriculture Plan update."</p> <p>Agricultural and Garden Stands is not a term used in ALR/ALC regulation. Propose to update term to Farm Retail</p>

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No.	Section	Existing	Proposed	Explanation
				Sales Stands Sales Stands to match the term used in the ALR Regulation.
4	Replace all instances in the Zoning Bylaw	<b>Agricultural and Garden Stands</b>	<b>Farm Retail Sales Stands</b>	<p>Agriculture Plan Recommendation 1.3a "Review and amend the A1 zone to ensure compliance with Provincial standards and objectives of the Agriculture Plan update."</p> <p>Agricultural and Garden Stands is not a term used in ALR/ALC regulation. Propose to update term to Farm Retail Sales Stands Sales Stands to match the term used in the ALR Regulation.</p>
5	Replace in Section 2.3.3 Interpretation	<b>AGRICULTURAL STRUCTURES</b> are those <b>buildings</b> or <b>structures</b> used for <b>agriculture</b> or <b>intensive impact agriculture</b> .	<b>AGRICULTURAL STRUCTURES</b> are those <b>buildings</b> or <b>structures</b> used for <b>agriculture</b> or <b>intensive impact agriculture</b> , but does not include <b>buildings</b> or <b>structures</b> for <b>alcohol production facilities, home based business (rural), kennels or farm retail sales stands</b> .	Providing clarification to what is included as an "agricultural structure" and excludes other specific definitions.
6	Replace in Section 2.3.3 Interpretation	<b>AGRICULTURE</b> means <b>development</b> or <b>use</b> for the primary production of farm products such as dairy products, poultry products, cattle, hogs, sheep or other animals, wheat or other grains, and vegetables, orchards or other field crops. This <b>use</b> is limited to one <b>dwelling</b> , and the processing and marketing of the products of the farm and those off-farm products permitted by the <b>Agricultural Land Commission</b> .	<b>AGRICULTURE</b> means <b>development</b> or <b>use</b> for the primary production of farm products such as dairy products, poultry products, apiculture, cattle, hogs, sheep or other animals, wheat or other grains, and vegetables, fruits, or other field crops.	<p>Clarification - revising definition for clarification as:</p> <ul style="list-style-type: none"> <li>Dwelling use is listed as a principal use</li> <li>Under 11.1.4 Building and Structures Permitted, clarifies the number of dwellings allowed.</li> </ul> <p>Processing and retail sales marketing are proposed as permitted secondary uses specified in the A1 Zone</p>

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7	Add to section 2.3.3 Interpretation		<b>ALCOHOL PRODUCTION FACILITIES</b> , means facilities as defined by <b>breweries and distilleries, wineries and cideries, or meaderies.</b>	Agriculture Plan Recommendation 1.3a "Review and amend the A1 zone to ensure compliance with provincial standards and objectives of the Agriculture Plan Update."  The ALR Regulation has been updated with the term Alcohol Production Facilities to cover multiple uses.
8	Replace in Section 2.3.3 Interpretation	<b>GREENHOUSES AND PLANT NURSERIES</b> means <b>development</b> used primarily for the raising, storage, and sale of produce, bedding, household, ornamental plants and related materials such as tools, soil, and fertilizers.	<b>GREENHOUSES AND PLANT NURSERIES</b> means <b>development</b> used primarily for the cultivation, storage and sale of produce, bedding, household and ornamental plants, trees, bushes, sod and related materials and may include the <b>accessory</b> sale of landscaping and gardening products and materials such as tools, soil, and fertilizers. This use does not include landscaping, excavating or soil processing businesses or operations.	Agriculture Plan Recommendation 1.3a "Review and amend the A1 zone to ensure compliance with Provincial standards and objectives of the Agriculture Plan update."  Removed the "provided that this accessory use is limited to 400 m <sup>2</sup> on the lot" from the definition and moved & updated the number to conform with the ALR regulation of 150 m <sup>2</sup> and proposed to include as part of 11.1.7 other regulations.
9	Remove from Section 2.3.3 Interpretation	<b>KENNELS AND STABLES</b> means <b>premises</b> used for the breeding, buying, selling or overnight boarding of animals including individual dogs, cats, horses or other domesticated animals excluding livestock other than horses.		Agriculture Plan Recommendation 1.3a "Review and amend the A1 zone to ensure compliance with Provincial standards and objectives of the Agriculture Plan update."  Separating kennels and stables as two separate definitions as stables are a permitted farm use in the ALR Regulation, but kennels are a permitted non-farm use.

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No.	Section	Existing	Proposed	Explanation
10	Addition to Section 2.3.3 Interpretation		<b>KENNELS</b> means a <b>building</b> used for the breeding, buying, selling or overnight boarding of animals including individual dogs, cats, or other domesticated animals excluding livestock and horses.	Agriculture Plan Recommendation 1.3a "Review and amend the A1 zone to ensure compliance with Provincial standards and objectives of the Agriculture Plan update."  Separating kennels and stables as two separate definitions as stables are a permitted farm use in the ALR Regulation, but kennels are a permitted non-farm use.
11	Addition to Section 2.3.3 Interpretation		<b>MEADERIES</b> means a meadery, as applicable, that is licensed under the <i>Liquor Control and Licensing Act</i> to produce mead.	Agriculture Plan Recommendation 1.3a "Review and amend the A1 zone to ensure compliance with Provincial standards and objectives of the Agriculture Plan update."  To create a definition for meaderies and add as permitted farm use in the ALR per Order in Council 771/2015 Amendments to BC Regulation 171/2002 (June 15, 2015)
12	Replace in Section 2.3.3 Interpretation	<b>ON-FARM PROCESSING</b> means the undertaking of processes, including grading, packing, mixing, drying, canning, size reduction, fermentation, heat treatments, cold treatments, chemical treatments, and biological treatments on a <b>farm unit</b> to: • Prepare value added products from farm products to sell, or • Prepare feed for livestock, poultry, farmed game, located on the farm	<b>ON-FARM PROCESSING</b> means the undertaking of processes, including grading, packing, mixing, drying, canning, size reduction, fermentation, heat treatments, cold treatments, chemical treatments, biological treatments, climate controlled storage, and storage in association with processing on a <b>farm unit</b> to: • Prepare value added products from farm products to sell, or	Clarification on definition to include types of storage allowed in association with on-farm processing.

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		But excludes on-farm composting, on-farm soil preparation, and on-farm soilless medium production.	<ul style="list-style-type: none"> <li>• Prepare feed for livestock, poultry, farmed game, located on the farm</li> </ul> But excludes on-farm composting, on-farm soil preparation, and on-farm soilless medium production.	
13	Addition in Section 2.3.3. Interpretation		<b>STABLES</b> means a <b>building</b> with a maximum of 40 permanent stalls used for horse riding, training and boarding.	Agriculture Plan Recommendation 1.3a "Review and amend the A1 zone to ensure compliance with Provincial standards and objectives of the Agriculture Plan update."  Separating 'kennels and stables' definition as two separate definitions as stables are a permitted farm use in the ALR Regulation, but kennels are a permitted non-farm use.
14	Replace in Section 2.3.3 Interpretation	<b>WINERIES AND CIDERIES</b> means a farm winery, an estate winery, or an estate cidery which is licensed under the <i>Liquor Control and Licensing Act</i> . This also includes a <b>FOOD PRIMARY ESTABLISHMENT</b> when licensed by the Liquor Control and Licensing Branch.	<b>WINERIES AND CIDERIES</b> means a winery, or a cidery which is licensed under the <i>Liquor Control and Licensing Act</i> . This also includes a <b>FOOD PRIMARY ESTABLISHMENT</b> when licensed by the Liquor Control and Licensing Branch.	Wineries and cideries in the A1 zone will fall under the <b>Alcohol Production Facilities</b> use, so the definition has been changed to remove the farm portion.
15	Replace 7.6.1(e)	<b>Level 5:</b> a landscape buffer is required for all land <b>abutting</b> ALR land where non-farm <b>uses</b> exist. The minimum buffer shall be 3.0m wide and include an opaque barrier immediately adjacent to the boundary(s) abutting the <b>ALR</b> on the urban side of the property. This standard may be replaced or modified as a result of	<b>Level 5:</b> A landscape buffer is required for all land <b>abutting</b> or <b>adjacent</b> to the <b>ALR</b> , as outlined in Table 7.2. This standard may be replaced or modified as a result of conditions of a decision by the <b>Agricultural Land Commission</b> . (i) For Table 7.2, the minimum setback and buffer requirements	Agriculture Plan recommendation 1.3f "Update the Zoning Bylaw to reflect the vegetative buffer specifications as outlined in Edge Planning White Paper".  A new table (7.2) is proposed below for Section 7 and outlines the specific

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No.	Section	Existing	Proposed	Explanation
		conditions of a decision by the <b>Agricultural Land Commission</b> . The buffer area shall be in addition to the required setback for Rural and Urban Residential zones.	<p>shall follow those regulations for the most stringent use, should multiple uses occur on the <b>lot</b>.</p> <p>(ii) For lots that are <b>adjacent</b> to the <b>ALR</b> and are separated from the <b>ALR lot</b> line by a <b>street</b>, the Table 7.2 Area B buffer may be reduced to 8 m. Where the <b>lot</b> is separated by an arterial or collector <b>street</b>, a level 3 landscape buffer is required and may not be reduced under Section 7.6.5.</p> <p>(iii) Where a <b>lot</b> has existing vegetation that is equivalent to a level 5 landscape buffer and is protected through a covenant or dedicated as public property, an additional landscape buffer is not required.</p> <p>(iv) The minimum distance between the landscape buffer and a structure is 2.0 m. Impermeable fencing is not permitted.</p> <p>(v) Fencing along the buffer to be minimum 1.8 m height and maximum 2.4 m (where permitted). Impermeable fencing is not permitted.</p> <p>(vi) The buffer must achieve a 50 per cent canopy porosity with a minimum 10 metre height at tree maturity, and planted according to Diagram 7.7.</p> <p>(vii) Required plantings in Table 7.2 are in addition to those required</p>	requirements for buffers adjacent to agricultural land.

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No.	Section	Existing	Proposed	Explanation
			plantings for parking lots or other required landscaping according to the zone.	
16	Replace Table 7.1 Row 1	All properties abutting Agricultural Land Commission	All <b>lots abutting</b> or <b>adjacent</b> to the <b>Agricultural Land Reserve</b> excluding those zoned for agriculture.	<p>Agriculture Plan recommendation 1.3f "Update the Zoning Bylaw to reflect the vegetative buffer specifications as outlined in Edge Planning White Paper".</p> <p>A new table (7.2) is proposed below for Section 7 and outlines the specific requirements for buffers abutting or adjacent to agricultural land.</p>
17	Delete in Table 1 Agricultural Zones A1, A1s	Agricultural Zones A1, A1s front 1 rear 1 side 1 Plaza No		To avoid discrepancy in requirements for buffer in the Farm Protection DP Guidelines.
18	Insert Table 7.2 following Diagram 7.5		<b>Table 7.2</b> Minimum buffers for non- <b>ALR</b> lots <b>abutting</b> or <b>adjacent</b> to the <b>ALR<sup>a</sup></b>	<p>Agriculture Plan recommendation 1.3f "Update the Zoning Bylaw to reflect the vegetative buffer specifications as outlined in Edge Planning White Paper".</p> <p>The recommended buffers in the table have been updated from the Agriculture Plan to more accurately align with the Ministry of Agriculture Guide for Bylaw Development in Farming Areas.</p>

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**Table 7.2**Minimum buffers for non-ALR lots abutting or adjacent to the ALR<sup>a</sup>

	<b>AREA A</b> Minimum setback from abutting or adjacent lot line of the ALR lot to on-site structures	<b>AREA B</b> Minimum on-site landscape buffer
Existing Residential Lot <0.4ha	N/A	3m
Existing Residential Lot >0.4ha	20m	8m
New Residential Subdivision	20m	15m
Multi-Unit Residential	20m	15m
Commercial	15m	8m
Industrial	15m	8m
Institutional	90m	15m

a) Refer to Diagrams 7.6 and 7.7 Buffer Plans and Section 7.6.1(e)



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No.	Section	Existing	Proposed	Explanation
19	Replace Diagram 7.6	Minimum Landscape Buffer Treatment – ALR – Level 5 Diagram 7.6	Replace with Diagram 7.6 and add Diagram 7.7	<p>Agriculture Plan recommendation 1.3f “Update the Zoning Bylaw to reflect the vegetative buffer specifications as outlined in Edge Planning White Paper”.</p> <p>A new table (7.2) is proposed for Section 7 and outlines the specific requirements for buffers adjacent to agricultural land as well as new diagrams are proposed to complement the table.</p>

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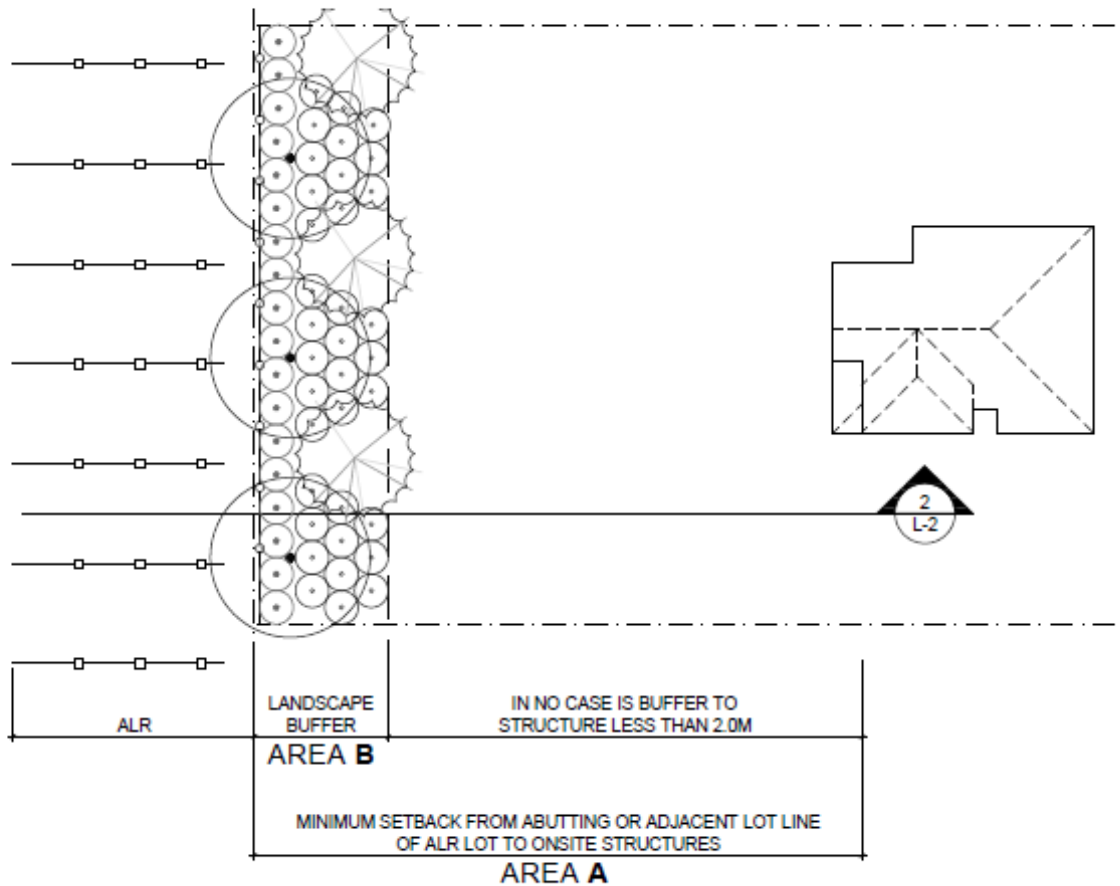


DIAGRAM 7.6 - BUFFER (ABUTTING OR ADJACENT TO THE ALR) - PLAN DETAIL

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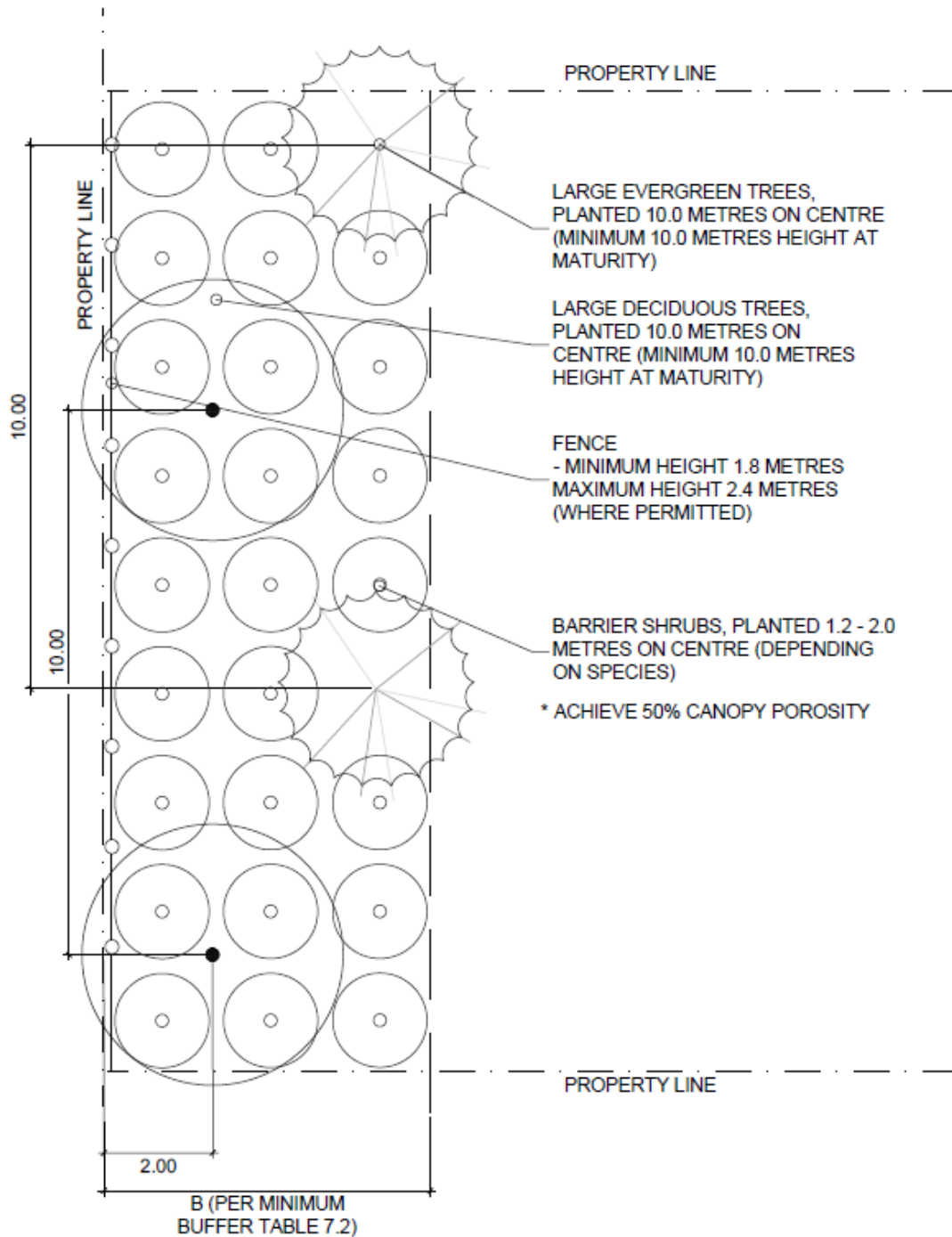


DIAGRAM 7.7 - AGRICULTURAL BUFFER (ABUTTING OR ADJACENT TO ALR) - PLAN DETAIL

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20	Section 11.1.2 Principal Uses  Add stable as a principal use and renumber section.		<b>11.1.2 Principal Uses</b> (f) <b>stables</b>	Agriculture Plan Recommendation 1.3a "Review and amend the A1 zone to ensure compliance with Provincial standards and objectives of the Agriculture Plan update."  Added Stables as a principal use as they are permitted farm use in the ALR Regulation.
21	Section 11.1.2 Principal Uses – Remove <b>animal clinics, major</b> and renumber the section	(b) <b>animal clinics, major where in existence prior to July 1st, 1998</b>	(a) <b>agriculture</b> (b) <b>aquaculture</b> (c) <b>greenhouses and plant nurseries</b> (d) <b>intensive agriculture</b> (e) <b>single dwelling housing</b> (f) <b>stables</b> (g) <b>utility services, minor impact</b>	Agriculture Plan Recommendation 1.3a "Review and amend the A1 zone to ensure compliance with Provincial standards and objectives of the Agriculture Plan update." Remove animal clinics, as they are not a permitted use in the ALR. They have been specified as a secondary use in non-ALR/A1 properties, below.
22	Replace Section 11.1.3 Agricultural Zones – Secondary Uses	The <b>secondary uses</b> in this <b>zone</b> are: (a) <b>agricultural dwelling(s) additional</b> (b) <b>agri-tourism</b> (c) <b>animal clinics, major</b> (d) <b>animal clinics, minor</b> (e) <b>bed and breakfast homes</b> (f) <b>child care centre, minor</b> (g) <b>deleted</b> (h) <b>deleted</b> (i) <b>forestry</b> (j) <b>group homes, minor</b> (k) <b>home based businesses, major</b> (l) <b>home based businesses, minor</b> (m) <b>home based businesses, rural</b> (n) <b>kennels and stables</b> (o) <b>secondary suite</b> (p) <b>wineries and cideries</b>	The <b>secondary uses</b> in this <b>zone</b> for <b>lots within the Agriculture Land Reserve</b> are: (a) <b>agri-tourism</b> (b) <b>alcohol production facilities</b> (c) <b>bed and breakfast homes</b> (d) <b>child care centre, minor</b> (e) <b>farm retail sales stands</b> (f) <b>forestry</b> (g) <b>group homes, minor</b> (h) <b>home based businesses, major</b> (i) <b>home based businesses, minor</b> (j) <b>home based businesses, rural</b> (k) <b>kennels</b> (l) <b>mobile home for immediate family</b> (m) <b>on-farm processing</b> (n) <b>secondary suite</b>	Agriculture Plan Recommendation 1.3a "Review and amend the A1 zone to ensure compliance with Provincial standards and objectives of the Agriculture Plan update." Assumes the Agriculture Plan Recommendation 1.3d "remove carriage house as a permitted use in the A1 zone" in TA18-0002 is approved, and changes proposed build on that amendment.  Propose to separate out secondary uses for ALR properties to align with ALR regulations. If an ALR use is on a non-ALR property, the City doesn't have the regulation to back up the requirements for ALR properties (e.g.

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			<p>(o) <b>temporary farm worker housing</b></p> <p>The <b>secondary uses</b> in this <b>zone</b> for <b>lots</b> outside of the <b>Agriculture Land Reserve</b> are:</p> <p>(a) <b>agri-tourism</b>  (b) <b>animal clinics, major</b>  (c) <b>animal clinics, minor</b>  (d) <b>bed and breakfast homes</b>  (f) <b>child care centre, minor</b>  (g) <b>group homes, minor</b>  (h) <b>home based businesses, major</b>  (i) <b>home based businesses, minor</b>  (j) <b>home based businesses, rural</b>  (k) <b>kennels</b>  (l) <b>secondary suite</b>  (m) <b>temporary farm worker housing</b></p>	<p>ALC has conditions for approval such as minimum growing on site for alcohol production facilities, farm retail sales stands, forestry and on-farm processing.</p> <p>For A1 within the ALR:</p> <ul style="list-style-type: none"> <li>• Agricultural dwelling(s) additional removed and replaced with types of dwellings allowed (i.e. mobile home for immediate family and temporary farm worker housing) Secondary suite already was included.</li> <li>• removed animal clinics major and animal clinics minor as secondary use as they are not a permitted non-farm use under the ALR Regulation, however are proposed for A1 lots outside the ALR</li> <li>• Added alcohol production facilities, on-farm processing, and farm retail sales stands, to secondary uses for ALR properties as they are an approved use by the Agriculture Land Commission.</li> <li>• Kennels and stables have been separated, and stables have been included as a principal use as it is a farm use under the ALR Regulation.</li> <li>• Moved "Hillcrest Market Café" to a site specific use at the end of Section 11.</li> </ul> <p>For A1 lots outside of the ALR:</p>
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				<ul style="list-style-type: none"> <li>Agricultural dwelling(s) additional removed and replaced with types of dwellings allowed (temporary farm worker housing). (Note: secondary suite already included).</li> <li>Removed alcohol production facilities, on-farm processing, and farm retail sales stands to secondary uses for ALR properties as they are an approved use by the Agriculture Land Commission and City does not have the additional regulation that the ALC has for these uses.</li> <li>Kennels and stables have been separated, and stables have been included as a principal use as it is a farm use under the ALR Regulation.</li> </ul>
23	11.1.4 Buildings and Structures Permitted Replace Section 11.1.4 (b)	(b) one <b>mobile home</b> for <b>immediate family</b> ;	(b) one <b>mobile home</b> for <b>immediate family</b> , where the <b>owner</b> lives on the same <b>lot</b> ;	To conform to ALC policy direction.
24	11.1.6 Development Regulations	<p>(a) For <b>lots</b> less than 0.4 ha, the maximum <b>site coverage</b> is 30%, unless section 1.7.1 applies.</p> <p>(b) For <b>lots</b> 0.4 ha and greater, a <b>residential footprint</b> must be registered on title for any residential development triggered by a Farm Protection Development Permit. The maximum <b>residential footprint</b> is 2,000 m<sup>2</sup>. A second <b>residential footprint</b> up to 1,000 m<sup>2</sup> may be</p>	<p>(a) Development regulations are as per the regulations below and indicated in Table 11.1.</p> <p>(b) For <b>lots</b> less than 0.4 ha, the maximum site coverage is 30%, unless section 1.7.1 applies.</p> <p>(c) For <b>lots</b> 0.4 ha and greater, a <b>residential footprint</b> must be registered on title for any residential development triggered by a Farm Protection Development Permit. The</p>	<p>Agriculture Plan Recommendation 1.3a "Review and amend the A1 zone to ensure compliance with Provincial standards and objectives of the Agriculture Plan update."</p> <p>Amendment assumes that the Agriculture Plan Recommendation 1.2a "Adopt Residential Footprint policies of 2,000 m<sup>2</sup>" in TA18-0002 is approved, and changes proposed build on that amendment.</p>

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		<p>registered for a <b>mobile home</b> for <b>immediate family</b> where permitted.</p> <p>(c) The maximum <b>site coverage</b> is 35% excluding the <b>residential footprint</b>. The maximum combined <b>site coverage</b> may be increased to 75% for <b>greenhouses and plant nurseries</b> with closed wastewater and storm water management systems.</p> <p>(d) The maximum <b>height</b> is the lesser of 9.5 m or 2½ <b>storeys</b>, except it is 16.0m for <b>agricultural structures</b> and 6.0m for <b>accessory buildings or structures</b>.</p> <p>(e) The minimum <b>front yard</b> is 6.0 m.</p> <p>(f) The minimum <b>side yard</b> is 3.0 m, except it is 4.0 m from a <b>flanking street</b>.</p> <p>(g) The minimum <b>rear yard</b> is 10.0 m, except it is 3.0 m for <b>accessory buildings</b>.</p> <p>(h) Notwithstanding subsections 11.1.6(e) to (g), <b>confined livestock areas</b> and/or <b>buildings</b> housing more than 4 animals, or used for the processing of animal products or for <b>agricultural and garden stands</b>, shall not be located any closer than 15.0 m from any <b>lot line</b>, except where the <b>lot line</b> borders a <b>residential zone</b>, in</p>	<p>maximum <b>residential footprint</b> is 2,000 m². A second <b>residential footprint</b> up to 1,000 m² may be registered for a <b>mobile home</b> for <b>immediate family</b> where permitted.</p> <p>(d) The maximum <b>site coverage</b> is 35%. <b>Site coverage</b> may be increased to 75% for <b>greenhouses and plant nurseries</b> with closed wastewater and storm water management systems.</p> <p>(e) Kennels may not exceed <b>building footprint</b> of 250m².</p> <p>(f) Notwithstanding subsections 11.1.6(a), <b>confined livestock areas</b> and/or <b>buildings</b> housing more than 4 animals, or used for the processing of animal products, shall not be located any closer than 30.0 m from the <b>lot line</b> where the <b>lot line</b> borders a <b>residential zone</b>.</p>	<p>Table 11.1 introduced to provide easy reference for development regulations. Some of the regulations were already included as text in the zoning bylaw, others have been updated and those are highlighted in grey.</p> <p>Agriculture Plan Appendix G: Non-Farm Uses on ALR White Paper – Establish a building envelope from front and side lot lines and height restrictions, using BC Ministry of Agriculture standards.</p> <p>Regulations that have been added or updated to comply with the Ministry of Agriculture Guide for Bylaw Development in Farming Areas are:</p> <ul style="list-style-type: none"> <li>• Addition of mobile Home for immediate family GFA of 300 m²</li> <li>• Replace Agricultural Structures setback from Front yard 6.0 m to 4.5 m.</li> <li>• Replace Farm Retail Sales Stands from 50 m² (outside the ALR) and for ALR parcel's non-farm product area not to exceed 100 m², to 300 m², with 50% not to exceed non-farm products.</li> <li>• Farm Retail Sales Stands setbacks from: <ul style="list-style-type: none"> <li>- Front yard 15.0 m to 6.0 m</li> <li>- Side yard 15.0 m to 3.0 m</li> <li>- Rear yard 15.0 m to 3.0 m</li> </ul> </li> </ul>
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Amendments to Zoning Bylaw No. 8000 (*Agricultural Amendments*)

(Note: several of the proposed amendments assume TA18-0002 Package 1 is approved)

		which case the area, <b>building</b> or stand shall not be located any closer than 30.0 m from the <b>lot line</b> ."		<ul style="list-style-type: none"> <li>• Addition of Stables of: <ul style="list-style-type: none"> <li>- Front yard 15.0 m</li> <li>- Side yard 15.0 m</li> <li>- Rear yard 15.0 m</li> </ul> </li> <li>• Addition of Site Coverage of Single detached housing for lots &lt; 0.4 ha of 30% to correspond to similar sized lot coverage in the RR3 zone.</li> <li>• Addition of GFA for Accessory Buildings or Structures (residential use) of 130 m<sup>2</sup> to adequately accommodate a home based business and garage.</li> <li>• Addition of Mobile Home for Immediate Family height of 4.8 m.</li> <li>• Addition of a Kennel maximum GFA of 500 m<sup>2</sup> and a maximum Building Envelope of 250 m<sup>2</sup>.</li> <li>• Replace setback from a flanking street from 4.0 m to 6.0 m.</li> </ul>
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## Amendments to Zoning Bylaw No. 8000 (Agricultural Amendments)

(Note: several of the proposed amendments assume TA18-0002 Package 1 is approved)

Table 11.1 to accompany section 11.1.6 Development Regulations

Use	Gross Floor Area	Minimum setback distances			Height
		Front Yard and Flanking Street	Side Yard	Rear Yard	
Single detached housing on lots less than 0.4 ha, unless section 1.7.1 applies	see 11.1.6 (c)	6.0 m	3.0 m	10.0 m	Lesser of 9.5 m or 2 ½ storeys
Single detached housing on lots 0.4 ha or greater <sup>a</sup>	See 11.1.6 (b)	6.0 m	3.0 m	10.0 m	Lesser of 9.5 m or 2 ½ storeys
Accessory Buildings or Structures (including Garage / Carport)	130 m <sup>2</sup>	6.0 m	3.0 m	3.0 m	6.0 m
Mobile Home for Immediate Family, where permitted (ALR only)	300 m <sup>2</sup> , maximum 9 m wide	6.0 m	3.0 m	10.0 m	4.8 m
Agricultural Structures	see 11.1.6 (d)	4.5 m	3.0 m	3.0 m	16.0 m
Greenhouses and Plant Nurseries, with closed wastewater and storm water management systems	see 11.1.6 (d)	6.0 m	3.0 m	3.0 m	16.0 m
Farm Retail Sales Stands	300 m <sup>2 a</sup>	6.0 m	3.0 m	3.0 m	6.0 m
Kennel	500 m <sup>2</sup>	15.0 m	15.0 m	15.0 m	Lesser of 9.5 m or 2 ½ storeys
Stables	see 11.1.6 (d)	15.0 m	15.0 m	15.0 m	16.0 m
On Farm Processing	see 11.1.6 (d)	6.0 m	3.0 m	3.0 m	16.0 m
Alcohol production facilities processing facility	Per ALC Regulation	6.0 m	3.0 m	3.0 m	Lesser of 9.5 m or 2 ½ storeys
Alcohol production facilities tasting facility or lounge	Per ALC Regulation	6.0 m	6.0 m	10.0 m	Lesser of 9.5 m or 2 ½ storeys

<sup>a)</sup> **Farm Retail Sales Stands**, selling only produce grown on the **site** or another **site** operated by the same producer do not have a maximum area. If non-farm products are being sold, then the total area, both indoors and outdoors, used for retail sales of all products must not exceed 300m<sup>2</sup> and at least 50 per cent of the that retail sales area must be for the sale of farm products produced on the farm.

## TA18-0003 PACKAGE 2

Amendments to Zoning Bylaw No. 8000 (*Agricultural Amendments*)

(Note: several of the proposed amendments assume TA18-0002 Package 1 is approved)

No.	Section	Existing	Proposed	Explanation
25	Replace 11.1.7 Other Regulations	<p>(a) Notwithstanding subsection 11.1.4(b), when a <b>home based business</b>, rural involves the cutting and wrapping of wild game or any meat, the lot must have a minimum <b>lot area</b> greater than 0.33 ha.</p> <p>(b) Major animal clinics or <b>kennels and stables</b> shall not be located on parcels less than 2.0 ha.</p> <p>(c) <b>Agricultural and garden stands</b> selling only produce grown on the <b>site</b> or another site operated by the same producer do not have a maximum area. The maximum <b>gross floor area</b> of stands selling produce that is produced off-site shall be 50.0 m<sup>2</sup>. For <b>sites</b> within the <b>Agricultural Land Reserve</b>, the maximum <b>gross floor area</b> of agricultural and garden sales for produce produced off-site or off-farm products shall be the lesser of one-third of the total floor area of the agricultural and garden sales stand or 100.0 m<sup>2</sup>.</p> <p>(d) In addition to the regulations listed above, other regulations may apply, including, but not limited to, other sections of this Zoning Bylaw, and any applicable regulations or requirements of the <b>Land Reserve Commission</b>.</p>	<p>(a) When a <b>home based business, rural</b> involves the cutting and wrapping of wild game or any meat, the <b>lot</b> must have a minimum <b>lot area</b> greater than 0.33 ha.</p> <p>(b) <b>Major animal clinics</b> (where permitted), <b>kennels</b> and <b>stables</b> shall not be located on parcels less than 2.0 ha.</p> <p>(c) [deleted]</p> <p>(d) In addition to the regulations listed above, other regulations may apply, including, but not limited to, other sections of this Zoning Bylaw, and any applicable regulations or requirements of the <b>Agriculture Land Commission</b>.</p> <p>(e) [deleted]</p> <p>(f) Outside storage of recreational vehicles is not permitted, other than two (2) recreational vehicles that are registered to the property owner.</p> <p>(g) [deleted]</p> <p>(h) <b>Intensive Agriculture</b> uses shall be located only within those areas designated for Intensive Agricultural Use in accordance with Schedule "A" attached to this Bylaw.</p>	<p>This proposed policy amendment assumes that the Agriculture Plan Recommendation 1.3d "remove carriage house as a permitted use in the A1 zone" and Agriculture Plan Recommendation 1.3c "Require that mobile homes on farmland be occupied by the owner's immediate family, be located on a non-permanent foundation..." in TA18-0002 is approved, and changes proposed build on that amendment</p> <p>Agriculture Plan Recommendation 1.3a "Review and amend the A1 zone to ensure compliance with Provincial standards and objectives of the Agriculture Plan update."</p> <ul style="list-style-type: none"> <li>• In (a) the notwithstanding subsection 11.1.4(b) reference is no longer applicable.</li> <li>• Major animal clinics only permitted on non-ALR A1 properties due to ALC regulation, so "where permitted" was added, as well kennels and stables are separated as two definitions.</li> <li>• Agricultural and garden stands (now called Farm Retail Sales Stands) moved to 11.6 table and modified for clarification to match the ALC Farm Retail Sales Policy No. L-02 (Feb. 2016)</li> </ul>

## TA18-0003 PACKAGE 2

Amendments to Zoning Bylaw No. 8000 (*Agricultural Amendments*)

(Note: several of the proposed amendments assume TA18-0002 Package 1 is approved)

No.	Section	Existing	Proposed	Explanation
		<p>(e) [deleted]</p> <p>(f) Outside storage of recreational vehicles is not permitted, other than two (2) recreational vehicles that are registered to the property owner.</p> <p>(g) [deleted]</p> <p>(h) <b>Intensive Agriculture</b> uses shall be located only within those areas designated for Intensive Agricultural Use in accordance with Schedule "A" attached to this Bylaw.</p> <p>(i) [deleted]</p> <p>(j) <b>Bed and breakfast homes or group homes</b>, minor in combination with a <b>secondary suite</b> shall not be located on parcels less than 2.0 ha in size.</p>	<p>(i) [deleted]</p> <p>(j) <b>Bed and breakfast homes or group homes</b>, minor in combination with a <b>secondary suite</b> shall not be located on parcels less than 2.0 ha in size.</p> <p>(k) <b>Mobile home for immediate family</b>, where permitted, must be located on a non-permanent foundation without basement excavation. When no longer occupied by <b>immediate family</b>, the <b>mobile home</b> must be removed from the <b>lot</b> within 90 days and the site must be restored to a condition suitable for agricultural use.</p> <p>(l) <b>Greenhouses and Plant Nurseries</b> may include the <b>accessory</b> sale of landscaping and gardening non-farm products provided that this accessory use is limited to 150 m<sup>2</sup> on the <b>lot</b>.</p>	<ul style="list-style-type: none"> <li>• Replace Land Reserve Commission with Agriculture Land Commission to be current.</li> <li>• Greenhouse and Plant Nursery sale accessory sale information removed from definition and placed in the regulation.</li> <li>• Hillcrest Market Café specific use information moved from Section 11.1.3 to Section 11.1.9</li> </ul>