

# 210 – Agricultural One Zone (A1)

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**Intent:** To accommodate agricultural and agri-tourism uses on lots that are 8.0 ha and larger in size

## 210.1 Permitted Uses

Permitted Uses Table for A1 Zone	
<b>Principal Uses</b>	
.1	Agricultural Use
.2	Agri-Tourism
.3	Farm Retail Sales
.4	Single Detached Dwelling
.5	Winery
<b>Accessory Uses</b>	
.6	Accessory Family Residential Use
.7	Accessory Full-Time Employee Residential Use
.8	Accessory Processing Use
.9	Accessory Seasonal Employee Residential Use
.10	Bed and Breakfast
.11	Home Occupation – Level 3
.12	Secondary Suite

## 210.2 Site Specific Permitted Uses and Lot Sizes

- .1 Accessory Residential Use, Emergency Shelter and Personal Care shall be permitted uses on the following lot, 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:
  - a. PID: 006-046-428  
Lot 21 Section 30 Township 16 New Westminster District Plan 46266
- .2 Notwithstanding section 210.5.1, all newly created lots associated with the following property shall have a minimum lot size of 1.9 ha:
  - a. PID: 026-507-285  
Lot B Section 23 Township 13 NWD Plan BCP21123

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## 210.3 Development Regulations

Development Regulations Table for A1 Zone	
Column I	Column II
.1 Density (maximum)	n/a
.2 Minimum setbacks	a. The provisions of section 210.4 shall apply
.3 Height (maximum)	n/a
.4 Lot coverage (maximum)	<p>a. 20%, except in the case of a lot where the principal farm operation is greenhouses, the maximum lot coverage may be increased as follows:</p> <ul style="list-style-type: none"> <li>i. to 60%, provided any lot coverage in excess of 20% is only for buildings and structures for greenhouses, and that full detention requirements are met as per Development Bylaw, 2011; and</li> <li>ii. to 75%, provided, in addition to section 210.3.4(a)(i), that irrigation water recirculation systems are employed in the entire greenhouse operation.</li> </ul>

## 210.4 Minimum Setbacks

- .1 Buildings and structures in the A1 zone shall be sited in accordance with the following minimum setbacks:

Use	Exterior Lot Line	Interior Lot Line	Residential Buildings	Boundary of Watercourses	Wells
Agricultural Use (except as otherwise set out below)	9.0 m	3.0 m	3.0 m	as specified in section 140.7.7	15.0 m
Growing of mushrooms and worms	15.0 m	7.5 m	15.0 m	as specified in section 140.7.7	30.0 m
Keeping of chinchillas, cage birds, worms, and other livestock not mentioned elsewhere	30.0 m	30.0 m	15.0 m	as specified in section 140.7.7	30.0 m
Storage of silage or manure other than swine manure					
Keeping of poultry and associated enclosed manure storage	30.0 m	20.0 m	15.0 m	as specified in section 140.7.7	30.0 m

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Keeping of cattle and associated manure storage	30.0 m	15.0 m	15.0 m	as specified in section 140.7.7	30.0 m
Keeping of rabbits and associated manure storage					
Keeping of swine including the storage of swine manure	60.0 m	30.0 m	15.0 m	as specified in section 140.7.7	30.0 m
Keeping of fur-bearing animals, excluding chinchillas and rabbits.					
On-Farm Mushroom Composting	30.0 m	30.0 m	30.0 m	as specified in section 140.7.7	30.0 m
Single Detached Dwelling	9.0 m	3.0 m	0.0 m	as specified in section 140.7.7	0.0 m
Accessory Full-Time Employee Residential Use					
Accessory Family Residential use					
Accessory Seasonal Employee Residential Use					
Home Occupation – Level 3	9.0 m	3.0 m	0.0 m	as specified in section 140.7.7	15.0 m
Farm Retail Sales					
Resource Use	30.0 m	15.0 m	0.0 m	as specified in section 140.7.7	0.0 m

## 210.5 Subdivision Regulations

Subdivision Regulations Table for A1 Zone	
Column I	Column II
.1 Lot size (minimum)	a. 8.0 ha, except <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 5 of B.C. Reg. 171/2002 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 commercial 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 for an owner who has continuously owned and occupied the lot since December 21, 1972;</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 Landscaping and Off-Street Parking

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

## 210.7 Conditions of Use

- .1 A Secondary Suite shall:
  - a. be limited to one such use per lot and to a maximum floor area of 90 m<sup>2</sup> or 40% of the net floor area of the building, whichever is less; and
  - b. be designed to meet the requirements of the BC Building Code.
- .2 A single-wide A277 or Z240 approved manufactured home, or a double-wide manufactured home, may be permitted as a Single Detached Dwelling, an Accessory Family Residential Use, or an Accessory Full-Time Employee Residential Use.

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## .3 An Accessory Family Residential Use:

- a. shall only be permitted on a lot with a minimum lot area of 3.8 ha;
- b. shall only be permitted on lots in the Agricultural Land Reserve;
- c. shall be located on a lot that is classified as "farm" under the B.C. Assessment Act;
- d. shall be limited to one dwelling unit for such use per farm operation, provided the total number of dwelling units, excluding Accessory Seasonal Employee Residential Use buildings, will not exceed two dwelling units per farm operation;
- e. on a farm operation consisting of one lot, may be located on the same lot as a Single Detached Dwelling;
- f. on a farm operation consisting of two or more lots, at least one of which is unoccupied and all of which are owned by the owner of the farm operation and managed as a farm operation, may be located on the same lot as a Single Detached Dwelling, subject to prior registration of a restrictive covenant in favour of the City against the titles of the unoccupied lot or lots and of the lot containing the two dwelling units agreeing that no dwelling unit shall be constructed on the unoccupied lot or lots while more than one dwelling unit remains on the other lot;
- g. where permitted in the form of a manufactured home, shall be placed on a non-permanent foundation without basement excavation;
- h. shall not be contained within, or attached to, a building or structure used for a Single Detached Dwelling;
- i. shall only be permitted:
  - i. where the owner of the farm operation is a resident on the same lot where the Accessory Family Residential Use is to be located. In the case of a corporation, the owner shall be one of the directors of the corporation;
  - ii. where a statutory declaration is deposited with the City setting out the conditions of the City's consent, subject to annual renewal prior to the anniversary date of the approval of such use;
  - iii. upon prior registration of a restrictive covenant in favour of the City against the title of the property upon which the Accessory Family Residential Use is to be placed, agreeing that the manufactured home shall be removed when no longer occupied as an Accessory Family Residential Use; and
  - iv. where an irrevocable letter of credit for \$5,000 is deposited with the City, subject to annual renewal prior to the anniversary date of the approval of such use as security for the removal of the mobile home and related costs.

## .4 An Accessory Full-Time Employee Residential Use:

- a. shall only be permitted on lots within the Agricultural Land Reserve;
- b. shall be located on a lot that is classified as "farm" under the B.C. Assessment Act;
- c. shall be limited to one dwelling unit for such use per farm operation provided the total number of dwelling units, excluding Accessory Seasonal Employee Residential Use buildings, will not exceed two dwelling units per farm operation;
- d. despite section 210.7.4(c), where the farm operation is greater than 40 ha in area, two Accessory Full-Time Employee Residential Use dwelling units may be located on the lot, provided that the total number of dwelling units,

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- excluding Accessory Seasonal Employee Residential Use buildings, will not exceed three dwelling units per farm operation;
- e. on a farm operation consisting of one lot, may be located on the same lot as a Single Detached Dwelling;
  - f. on a farm operation consisting of two or more lots, at least one of which does not contain a dwelling unit and all of which are owned by the owner of the farm operation and managed as a farm operation, may be located on the same lot as a Single Detached Dwelling, subject to prior registration of a restrictive covenant in favour of the City against the titles of the unoccupied lot or lots and of the lot containing the two dwelling units agreeing that no dwelling unit shall be constructed on the unoccupied lot or lots while more than one dwelling unit remains on the other lot;
  - g. on a farm operation consisting of two or more lots, which includes at least one leased lot secured by a lease registered in the Land Title Office that is needed to meet the level of operation required under section 210.7.4(j)(iv), and which is managed as a farm operation, may be located in the form of a single-wide manufactured home or, subject to Provincial Agricultural Land Commission approval, a double-wide manufactured home on the same lot as a Single Detached Dwelling, subject to prior registration of a restrictive covenant in favour of the City against the title of the lot on which the mobile home is to be located agreeing to remove the manufactured home once the leased lot no longer forms part of the farm operation;
  - h. where permitted in the form of a manufactured home, shall be placed on a non-permanent foundation without basement excavation;
  - i. shall not be contained within, or attached to, a building or structure used for a Single Detached Dwelling;
  - j. shall only be permitted where:
    - i. the owner of the farm operation is a resident on the same lot where the Accessory Full-Time Employee Residential Use is to be located, and an adult member of the owner's immediate family works full-time on the farm operation. In the case of a corporation, the owner shall be one of the directors of the corporation. Despite the above, where a lot line realignment or lot consolidation results in a reduction in the number of contiguous lots in a farm operation and the two dwelling units have already been legally constructed and qualify as either a Single Detached Dwelling or an Accessory Full-Time Employee Residential Use, the owner of the farm operation need not reside on the farm operation;
    - ii. a statutory declaration is deposited with the City setting out the City's conditions of consent;
    - iii. the resident employee is employed a minimum of 35 hours per week averaged over each month; and
    - iv. the minimum established level of operation on the farm operation meets or is equivalent to the following standards:

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Farm Type			Minimum Established Level of Operation
Apple 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	200 at one time not including stock under 6 months of age
	(ii)	cattle grazing, or raising of young stock over 6 months of age	200 at one time not including stock under 6 months of age
	(iii)	beef feed-lot	500 at one time
	(iv)	veal	100 at one time
Cranberry			Minimum farm operation of 12 ha owned by the farmer and planted in cranberries. Of this 12 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			100 milking or dry, including all stock over 6 months of age.
Goats			300-400 milking or dry, including all stock over 3-4 months of age.
Greenhouses	(i)	vegetables	8,000 m <sup>2</sup>
	(ii)	ornamentals	8,000 m <sup>2</sup>
Horses	(i)	breeding	10 horses and 3 standing stallions
	(ii)	other than breeding, or combined operations	20 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 at one time
	(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
Raspberry/Blueberry			Minimum farm operation of 16 ha owned by the farmer and planted in raspberries/blueberries. Of this 16 ha farm operation, at least one lot must be a minimum of 8 ha in size and upon which is located a permanent dwelling unit.
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

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- .5 An Accessory Seasonal Employee Residential Use shall:
- a. only be permitted on a lot with a minimum lot area of 3.8 ha;
  - b. only be permitted on lots within the Agricultural Land Reserve;
  - c. be located on a lot that is classified as “farm” under the B.C. Assessment Act,
  - d. be limited to a maximum floor area of 200 m<sup>2</sup> for such use per farm operation, except that where the owner of a farm operation can document by ownership records or copies of leases registered in the Land Title Office that the subject berry or vegetable farm operation is at least 40 ha in size, a maximum of 300 m<sup>2</sup> for an Accessory Seasonal Employee Residential Use per farm operation shall be permitted; and
  - e. only be permitted:
    - i. where the owner of the farm operation is a resident on the same lot where the Accessory Seasonal Employee Residential Use is to be located, and an adult member of the owner’s immediate family works full-time on the farm operation. In the case of a corporation, the owner shall be one of the directors of the corporation;
    - ii. where a statutory declaration is deposited with the City stating the dates of proposed occupancy and setting out the City’s conditions of consent;
    - iii. upon prior registration of a restrictive covenant against the title of the lot on which the building is to be located stating that the accommodation shall only be used for the accommodation of seasonal full-time employees during specified periods of time;
    - iv. the resident employee is employed a minimum of 35 hours per week; and
    - v. the principal Agricultural Use consists of a berry or vegetable operation.
- .6 An Accessory Processing Use shall only be permitted:
- a. where approved by the Provincial Agricultural Land Commission;
  - b. where the buildings and structures housing such use together do not exceed 2,000 m<sup>2</sup> in floor area; and
  - c. where associated unenclosed storage, including storage of drums, flats, and other containers, does not cover a lot area exceeding the floor area of the buildings and structures housing the accessory processing use.
- .7 Buildings and structures for Farm Retail Sales shall be:
- a. limited to one per farm operation; and
  - b. have a maximum floor area of 300 m<sup>2</sup>, including both indoor and outdoor sales and display areas.



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- .8 Buildings and structures for a winery shall:
  - a. be permitted only where licensed by the Province of British Columbia;
  - b. be permitted where:
    - i. at least 50% of that farm product is grown on the farm on which the winery is located; or
    - ii. the farm that grows the farm products used to produce wine or cider is more than 2 hectares in area, and, unless otherwise authorized with the Agricultural Land Commission, at least 50% of the total farm product for processing is provided under a minimum 3 year contract from a farm in B.C.;
  - c. be limited to a maximum area for sampling, food and beverage service, retail wine display and sales of 125 m<sup>2</sup> indoors and 125 m<sup>2</sup> outdoors, and may include picnic areas accessory to a winery use.
- .9 Buildings and structures for Agri-Tourism shall:
  - a. be limited to 300 m<sup>2</sup> in area, excluding exterior activity areas;
  - b. be limited to a catered food and beverage service where farm products from the farm operation are highlighted;
  - c. exclude permanent commercial kitchen facilities;
  - d. be limited to a total of 10 months of any calendar year;
  - e. provide within the lot, parking for all visitors; and
  - f. not exceed 100 m<sup>2</sup> in area where utilized for biodiversity conservation, passive recreation, heritage, wildlife and scenery view purposes, as long as the area occupied by associated buildings and structures do not exceed 100 m<sup>2</sup> for each parcel.
- .10 An Agricultural Use consisting of the keeping of swine:
  - a. shall only be permitted on a lot with a minimum lot area of 8.0 ha;
  - b. shall be provided with a manure storage facility with sufficient capacity to contain all manure generated from the swine operation over a minimum period of four months;
  - c. shall be provided with a mechanical ventilation system for all buildings and structures housing swine;
  - d. existing on the date of adoption of this Bylaw, may be expanded provided such expansion is in accordance with section 210.3.4; and
  - e. shall ensure that all new development maintain a minimum 500 m minimum separation distance between the nearest points of any building, structure, facility or enclosure used for the storage of swine, including manure storage facilities for the storage of swine manure and the Urban Area Boundary as shown within the Official Community Plan.
- .11 The area used for processing of livestock wastes into garden compost shall not exceed 465 m<sup>2</sup> per farm operation.