8 AGRICULTURAL

8.1 A-1 General Agricultural

8.1.1 Intent

The intent of the General Agricultural (A-1) Zone is to protect the farming areas of the municipality for the production of food and goods with regulations consistent with the provisions of the ***Agricultural Land Commission Act*** and regulations.

8.1.2 Permitted Uses

Principal Uses	Accessory Uses
▪ *Agriculture* ▪ *Farm House* ▪ *Kennel*	▪ *Additional Farm House* ▪ *Migrant Farm-Worker Housing* ▪ *Secondary Suite* ▪ *Home-Based Business* ▪ *Agri-Tourism* ▪ *Farm Retail Sales* ▪ *Bed and Breakfast* ▪ *Accessory Farm Residential Buildings and Structures* ▪ *Accessory Agricultural Buildings and Structures* ▪ *Boarding* ▪ *Licensed Winery, Brewery, Distillery, Meadery or Cidery Lounge* (Bylaw 2722, 2016) ▪ *Additional Residence in the ALR (2910, 2021)*

8.1.3 Permitted Density

a) The maximum density is one *farm house* per *lot* with a maximum gross floor area of 500 sq m. In this section, attached garages and unenclosed carports are excluded to a cumulative maximum of 42 sq m. (Bylaw 2837, 2019)

b) One *additional farm house* may be permitted for *farm operations* consisting of more than 8 ha and less than 40 ha. (Bylaw 2763, 2017)

c) Two *additional farm houses* may be permitted for *farm operations* consisting of 40 ha or more. (Bylaw 2763, 2017)

d) One *dwelling unit* for *migrant farm-worker housing* is permitted for *farm operations* consisting of more than 4.05 ha and less than 40 ha.

e) Two *dwelling units* for *migrant farm-worker housing* are permitted for *farm operations* consisting of 40 ha or more.

8.1.4 Site Requirements

a) Minimum *lot area* for the purposes of subdivision is 8 ha.

b) Minimum *lot width* for the purposes of subdivision is one-quarter the least depth of the *lot*.

8.1.5 Permitted Lot Coverage

a) The maximum *lot coverage* for *agricultural buildings and structures* is

   i. 75% for greenhouses;

   ii. 20% for apiculture;

   iii. 35% for all other *agricultural buildings and structures* on the *lot*, including *kennels*.

b) The maximum *lot coverage* for all *residential buildings* and *structures* is

   i) 5% for lots less than 4 ha;

   ii) 1% for lots 4 ha or more.

c) The maximum residential *farm house* footprint is 600 sq m. (Bylaw 2763, 2017)

d) In this section, residential *farm house* footprint means the combined area of all structures attached to the farm house building including but not limited to garages, carports, balconies, porches, decks and breezeway. (Bylaw 2763, 2017)

e) Wherever *lot coverage* and residential *farm house* footprint are in conflict, the lesser permitted shall apply. (Bylaw 2763, 2017)

8.1.6 Permitted Height

a) The maximum *height* for a *farm house* is the lesser of 2 ½ storeys and 10 m.

b) The maximum *height* for an *additional farm house* is the lesser of 2 ½ storeys and 10 m.

c) The maximum *height* for *accessory farm residential structures* is 9.0 m.

d) The maximum *height* for *agricultural buildings and structures* is 15.0 m with the exception of grain elevators and silos, which are permitted to a maximum *height* of 35 m.

e) The maximum *height* for *kennels* is 5.0 m.

8.1.7 Siting—Residential Buildings

a) All *residential buildings*, excluding *migrant farm-worker housing*, shall be sited not less than

   i. 7.5 m from front, rear, and exterior *lot lines*;

   ii. 3.0 m from *interior lot lines*;

   iii. 15.0 m from *watercourses, key ditches* and *constructed ditches;* (Bylaw 2650, 2014)

b) *Migrant farm-worker housing* shall be sited not less than

i. 9.0 m from front, rear, and exterior *lot lines*;

ii. 3.0 m from *interior lot lines*;

iii. 15.0 m from *watercourses, key ditches* and *constructed ditches*; (Bylaw 2650, 2014)

iv. 30 m from *single-family dwellings* on adjacent parcels;

v. 500 m from any other *building* used from *migrant farm-worker housing*.

c) A *farm house* and all *accessory farm residential buildings and structures* shall have the following *building* separation: (Bylaw 2763, 2017)

i. Minimum of 1.2 m

ii. Maximum of 50 m

8.1.8 Siting—Agricultural Buildings and Manure Storage

Agricultural buildings and structures shall be sited not less than:

a) For *livestock* barns, poultry brooder houses, confined *livestock* areas, fur farming sheds, milking facilities, stables, and hatcheries:

i. 30 m from front, rear, and exterior *lot lines*;

ii. 15 m from *interior lot lines*;

iii. 15.0 m from *watercourses, key ditches* and *constructed ditches*; (Bylaw 2650, 2014)

iv. 30 m from *residential buildings* on adjacent *lots*.

b) For the growing of mushrooms:

i. 15 m from front, rear, and exterior *lot lines*;

ii. 7.5 m from *interior lot lines*;

iii. 15.0 m from *watercourses, key ditches* and *constructed ditches.* (Bylaw 2650, 2014).

c) For the keeping of more than six swine and associated manure storage:

i. 60 m from front, rear, and exterior *lot lines*;

ii. 30 m from *interior lot lines*;

iii. 30.0 m from *watercourses, key ditches* and *constructed ditches*; (Bylaw 2650, 2014)

iv. 90 m from *residential buildings* on adjacent *lots*.

d) For *kennels*:

i. 30.0 m from all *lot lines*, *watercourses, key ditches* and *constructed ditches.* (Bylaw 2650, 2014)

e) Except for those buildings in existence before July 13, 2018, all buildings and structures used to cultivate cannabis shall be sited not less than:

i. 30 m for front, rear, interior and exterior lot lines;
ii. 30 m from watercourses, key ditches, and constructed ditches;
iii. 60 m from residential buildings on adjacent lots;
iv. 150 m from recreation areas and schools (Bylaw 2814, 2018)

f) For all other *agricultural buildings and structures*:

i. 9 m from front, rear, and exterior *lot lines*;

ii. 4.5 m from *interior lot lines*;

iii. 15.0 m from *watercourses and key ditches*; (Bylaw 2650, 2014)

iv. 6 m from *constructed ditches.* (Bylaw 2650, 2014)

g) Unless otherwise noted, manure storage and mushroom solid-waste storage shall be located 30 metres from all *lot lines* and 15.0 m from *watercourses, key ditches* and *constructed ditches*; (Bylaw 2650, 2014).

8.1.9 On-Site Parking and Loading

a) No *lot* in the A-1 zone shall be used for more than a total of 72 hours in a calendar week for

i. the storage or parking, other than in a garage or *carport*, of more than one unlicensed *vehicle* as defined in the ***Motor Vehicle Act,*** which is not a *farm vehicle* used in a *farm operation* of which the *lot* forms a part, and any such *vehicle* shall be stored or parked only to the rear of the wall nearest the *front lot line* of any *farm house* on the *lot*;

ii. the storage, other than in a *building*, of detached parts of motor *vehicles* except *farm* machinery and equipment used in a *farm operation* of which the *lot* forms a part.

b) Parking and storage of *farm vehicles* and *farm* machinery and equipment referred to in subsection 8.1.3 a) and not parked or stored in *farm buildings* shall be in the *rear yard* of the principal *residential dwelling unit*.

8.1.10 Conditions of Use

a) The *use* of *lots* less than 0.8 ha (2 acres) in area shall also comply with the following:

i. No *dwelling units* of any kind or *accessory residential buildings* or *structures* shall be constructed on *lots* created by subdivision prior to January 21st, 1992.

ii. The *use* of the land and erection, alteration, and maintenance of *residential buildings* and *structures* on *lots* on which a *dwelling unit* was in existence on January 21, 1992 shall conform with the following regulations:

Principal Uses	***Accessory Uses***
▪ *Single-Family Dwelling*	▪ *Secondary Suite* ▪ *Garden Suite* ▪ *Home-Based Business* ▪ *Accessory Residential Buildings and Uses* ▪ *Boarding*

- The maximum lot coverage is 30%;
- The height of a *principal building* shall not exceed

iii. 9.0 m for a *building* with a roof slope of 1:4 or more; or

iv. 7.4 for a *building* with a roof slope less than 1:4;

- *Principal buildings* shall not be sited less than

i. 7.5 m from *front and* rear lot lines

ii. 1.5 m from *interior side lot lines*

v. 4 m from *exterior side lot lines.*

b) The area used for the outdoor storage and sales of products associated with nursery operations, excluding bulk soil material, shall not exceed the lesser of 10% of the site area and 2000 sq m.

c) The area used for composting of *livestock* wastes shall not exceed 465 sq m per *farm operation.*

d) *Accessory farm residential buildings* shall

i. not contain a *kitchen* or any *habitable space*;

ii. be limited to one washroom with a maximum floor area of 10 sq m, which must not contain a bathtub and which must be located on the ground floor;

iii. if designed and used for the storage or parking of *vehicles* on the ground floor, be designed and constructed with access to

- the ground floor being limited to one door, which must provide access to and through the *vehicle* storage or parking area;

- the upper *storey* being limited to the interior of the *building*.

e) *A*gricultural *buildings* shall

i. be designed and used for agricultural purposes only;

ii. be permitted only on a *lot* that is assessed as "farm" under the ***Assessment Act.***

f) Telecommunication antenna and related equipment and *buildings* in the Agricultural Land Reserve shall not occupy more than 100 sq m of the *lot* on which they are located.

g) *Farm retail sales* are permitted provided that a minimum of 50% of the products are produced in the *farm operation* of which the *lot* on which the retail sales occur forms a part.

h) Processing and sales of *farm* and animal products are permitted, provided that a minimum of 50% of the products are produced in the *farm operation* of which the *lot* on which the processing and sales occur forms a part.

The *City* recognizes that there are *additional farm houses* in lawful existence on the date of adoption of Bylaw No. 2763, 2017 and that these *additional farm houses* are granted legal non-conforming status and may continue to be used as an *additional farm house* in the event of damage or destruction. (Bylaw 2763, 2017)

8.1.11 Site Specific Provisions (Bylaw 2860, 2020)

a) Despite any other provision of this bylaw, in the case of

i. That Portion Section 15 Block 6 North Range 1 East Lying South and East of the Dyke Ditch Shown on Reference Plan 439, Except Firstly: Part Shown on Plan with Fee Deposited 20141E, Secondly: Parcel "B" Reference Plan 6134), Thirdly: Parcel "C" (Reference Plan 6134), New Westminster District,

ii. in the farm building addressed as 18385 Old Dewdney Trunk Road, the following uses are permitted:

i. Farm retail sales area of 393 sq m;

ii. Restaurant area of 205.4 sq m; and

iii. Catering service for permitted events held on the farm operation.