

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
<ul style="list-style-type: none">▪ <i>Agriculture</i>▪ <i>Farm House</i>▪ <i>Kennel</i>	<ul style="list-style-type: none">▪ <i>Additional Farm House</i>▪ <i>Migrant Farm-Worker Housing</i>▪ <i>Secondary Suite</i>▪ <i>Home-Based Business</i>▪ <i>Agri-Tourism</i>▪ <i>Farm Retail Sales</i>▪ <i>Bed and Breakfast</i>▪ <i>Accessory Farm Residential Buildings and Structures</i>▪ <i>Accessory Agricultural Buildings and Structures</i>▪ <i>Boarding</i>▪ <i>Licensed Winery, Brewery, Distillery, Meadery or Cidery Lounge (Bylaw 2722, 2016)</i>▪ <i>Additional Residence in the ALR (2910, 2021)</i>

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:

<i>Principal Uses</i>	<i>Accessory Uses</i>
<ul style="list-style-type: none"> ▪ <i>Single-Family Dwelling</i> 	<ul style="list-style-type: none"> ▪ <i>Secondary Suite</i> ▪ <i>Garden Suite</i> ▪ <i>Home-Based Business</i> ▪ <i>Accessory Residential Buildings and Uses</i> ▪ <i>Boarding</i>

- 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) *Agricultural 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.