

14. Agriculture and Golf Zones

14.1 Agriculture (AG1; *[Bylaw 8672, Jan 24/11]*; AG3; AG4 *[Bylaw 8581, Sep 13/10]*)

14.1.1 Purpose

The **zone** provides for a wide range of farming and compatible uses consistent with the provisions of the **Agricultural Land Reserve**. The **zone** is divided into 3 sub-zones: AG1 for traditional sites zoned for agricultural purposes; *[Bylaw 8672, Jan 24/11]* AG3 for new **sites** that would permit **seasonal farm labour accommodation**; AG4 for a **site** that would permit a **cranberry processing facility**. *[Bylaw 8581, Sep 13/10]*

14.1.2 Permitted Uses

- **animal breeding and boarding**
- **animal day care**
- **animal grooming**
- **animal shelter**
- **cranberry processing facility** *[Bylaw 8581, Sep 13/10]*
- **equestrian centre**
- **farm business**
- **housing, single detached**
- **kennel, hobby dog**

14.1.3 A. Secondary Uses

- **agri-tourist accommodation**
- **agri-tourist operation**
- **boarding and lodging**
- **child care**
- **community care facility, minor**
- **home business**
- **roadside stand**
- **secondary suite**
- **winery, farm-based**
- **bed and breakfast**
- **seasonal farm labour accommodation**

14.1.3 B. Uses that require Provincial Agricultural Land Commission approval

- **utility, major**
- **veterinary clinic**

14.1.4 Permitted Density

1. The maximum **floor area ratio** is 0.6, except where greenhouses are located on the **lot**, in which case the maximum **floor area ratio** is 0.75, of which at least 0.70 **floor area ratio** must be used for greenhouses.
2. The maximum **density** is one **principal dwelling unit per lot**.
3. The following additional **dwelling units** for full-time farm workers for a **farm operation** employed on the **lot** in question are permitted provided that the need for the additional **dwelling units** is justified by a certified professional registered with the B.C. Institute of Agrologists (P.Ag) and that the **lot** has the **lot area** specified below:
 - a) 1 additional **dwelling unit** on a **lot** between 8.0 ha and 25.0 ha; or
 - b) 2 additional **dwelling units** on a **lot** between 25.0 ha and 30.0 ha; or
 - c) 3 additional **dwelling units** on a **lot** over 30.0 ha.
4. For **lots** zoned AG4, the maximum **floor area ratio** is 0.11. *[Bylaw 8581, Sep 13/10]*

14.1.5 Permitted Lot Coverage

1. The maximum **lot coverage** for **agricultural buildings and structures** is:
 - a) 75% for greenhouses; and
 - b) 35% for all other **agricultural buildings and structures**.
2. For **lots** zoned AG4, the maximum **lot coverage** is 13%. *[Bylaw 8581, Sep 13/10]*

14.1.6 Yards & Setbacks

1. No portion of a **single detached housing building**, including any additional **dwelling units**, shall be located further than 50.0 m from a constructed public **road abutting** the property. On a **corner lot** or **double fronting lot**, the 50.0 m from a constructed public **road abutting** the property shall be determined based on the location of the permitted **access** to the **single detached housing building** or additional **dwelling unit(s)**. *[Bylaw 8609, Nov 15/10]*
2. The minimum **yards** for **single detached housing**, including any additional **dwelling units** and all **accessory buildings** or **accessory structures** to the **single detached housing** are:
 - a) 6.0 m in the **front yard**;
 - b) on an **interior lot**, 1.2 m on one **interior side yard** and *[Bylaw 8684, Jan 17/11]*
 - i) 3.0 m on the other **interior side yard** for **lots** less than 0.8 ha; or
 - ii) 6.0 m on the other **interior side yard** for **lots** of 0.8 ha or more;
 - c) on a **corner lot**, 1.2 m on the **interior side yard** and 3.0 m on the **exterior side yard** regardless if the **lot** is less than 0.8 ha or is 0.8 ha or more; and *[Bylaw 8684, Jan 17/11]*
 - d) 6.0 m in the **rear yard** for **single detached housing**, including any additional **dwelling units**.
3. All **accessory buildings** or **accessory structures** to the **single detached housing** shall have the following **building separation space**:
 - a) minimum of 1.2 m; and
 - b) maximum of 50.0 m.
4. The maximum **yards** for all **agricultural buildings and structures** for:
 - a) **front yard** and **exterior side yard** is:
 - i) 15.0 m for mushroom barns, livestock barns, poultry brooder houses, confined livestock areas, fur farming sheds, livestock shelters, milking facilities, stables and hatcheries; and
 - ii) 7.5 m for all other **agricultural buildings and structures**.
 - b) **interior side yard** and **rear yard** is:
 - i) 15.0 m for livestock barns, poultry brooder houses, confined livestock areas, fur farming shelters, livestock sheds, milking facilities, stables and hatcheries;
 - ii) 7.5 m for mushroom barns, apiculture hives, honey houses and shelters; and
 - iii) 4.5 m for all other **agricultural buildings and structures**.

5. For **lots** zoned AG4, the minimum **setbacks** for **buildings and structures** are: *[Bylaw 8581, Sep 13/10]*
 - a) 20 m for west and east **setbacks**; *[Bylaw 8581, Sep 13/10]*
 - b) 18 m for south **setbacks**; and *[Bylaw 8581, Sep 13/10]*
 - c) 13 m for north **setbacks**. *[Bylaw 8581, Sep 13/10]*
6. For **lots** zoned AG4, the minimum **setbacks** for **accessory buildings and structures** is 9 m to all **property lines**. *[Bylaw 8581, Sep 13/10]*

14.1.7 Permitted Heights

1. The maximum **height** for **single detached housing**, including any additional **dwelling units**, is 2 ½ **storeys**, but shall not exceed 10.5 m.
2. The maximum **height** for **accessory buildings** to the **single detached housing** and to any additional **dwelling units** is 5.0 m or 1 ½ **storeys**.
3. The maximum **height** for **accessory structures** to the **single detached housing** and to any additional **dwelling units** is 9.0 m.
4. The maximum **height** for **agricultural buildings and structures** is 35.0 m.
5. The maximum **height** for all other **accessory structures** is 20.0 m.
6. For **lots** zoned AG4, the maximum **height** for **buildings** is 14 m. *[Bylaw 8581, Sep 13/10]*
7. For **lots** zoned AG4, the maximum **height** for **accessory structures** is 20 m. *[Bylaw 8581, Sep 13/10]*

14.1.8 Subdivision Provisions/Minimum Lot Size

1. **Subdivision** of land in the **Agricultural Land Reserve** shall not be permitted unless approved by the Provincial Agricultural Land Commission. Where the approval of the Provincial Agricultural Land Commission is not required, the minimum **lot area** shall be 2.0 ha.
2. The following minimum requirements shall apply to the **uses** listed below:
 - a) **single detached housing** shall not be built on a **lot** with a **lot area** of less than 828.0 m;
 - b) **hobby dog kennel** shall have a minimum **frontage** of 18.0 m and a minimum **lot area** of 0.4 ha;
 - c) **animal day care** shall have a minimum **frontage** of 38.0 m and the minimum **lot area** of 1.0 ha;
 - d) **animal shelter** shall have a minimum frontage of 60.0 m and a minimum **lot area** of 2.0 ha; and
 - e) **roadside stand** must be incidental to and supported by a **farm operation** of at least 0.8 ha.

14.1.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

14.1.10 On-Site Parking and Loading

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0.

14.1.11 Other Regulations

1. **Child care** is limited to a maximum of 30 children and to the following **site** only:
 - a) 7471 No. 6 Road
P.I.D. 003-916-332
Parcel "2" (J21626E) Lot "B" Section 17 Block 4 North Range 5 West
New Westminster District Plan 11667
2. For the purposes of this **zone**, the following **permitted uses** are allowed in the **Agricultural Land Reserve** as "breeding pets or operating a kennel or a boarding facility":
 - a) **animal breeding and boarding;**
 - b) **animal daycare;**
 - c) **animal grooming;**
 - d) **animal shelter;** and
 - e) **kennel, hobby dog.**
3. A **home business** shall be limited to a maximum **floor area** of 100.0 m² and must be located and carried out wholly within the **dwelling unit** and not an **accessory building**.
4. A **bed and breakfast** use may have up to four **guest** accommodation rooms and two fascia signs with maximum dimensions of 0.6 m by 1.2 m. [Bylaw 8672, Jan 24/11]
5. A **major utility** located in these **zones** shall be limited to a public sewage treatment plant.
6. **Seasonal farm labour accommodation** shall only be permitted on:
 - a) a **site** zoned AG3;
 - b) a **lot** located in the **Agricultural Land Reserve**;
 - c) a **lot** designated for 'agriculture' in the General Land Use Map contained in the **Official Community Plan**; and
 - d) a **lot** classified as 'farm' under the *BC Assessment Act*.
7. The following provisions must be met to permit **seasonal farm labour accommodation**:
 - a) minimum **farm operation** size of 8.09 ha;
 - b) the **seasonal farm labour accommodation** must be located on the same **lot** as an existing **single detached housing**;
 - c) only one **seasonal farm labour accommodation** is permitted per **farm operation**;
 - d) a **building** used for **seasonal farm labour accommodation** shall not exceed 400.0 m²;
 - e) a maximum of 40 **seasonal farm labour** occupants per **seasonal farm labour accommodation** is permitted;
 - f) minimum **floor area** per occupant is to be 10.0 m²; and

- g) a **building** used for **seasonal farm labour accommodation** shall be considered a **dwelling** with all regulations relating to **density**, minimum and maximum **yards** and **height** to apply.
8. The following limitations apply to **seasonal farm labour accommodation**:
- a) a **building** used for **seasonal farm labour accommodation** must adhere to all relevant components of the *Building Code* and the **City's** Building Regulation;
 - b) a **lot** that contains a **building** used for **seasonal farm labour accommodation** is subject to inspections by the **City** during any 12 month period to ensure that occupation is in compliance with the regulations contained in this **zone**;
 - c) a **building** used for **seasonal farm labour accommodation** does not need to be removed when not occupied by **seasonal farm labour** if the **use** is required on an ongoing, annual basis for the agricultural purpose of the **farm operation**;
 - d) if **seasonal farm labour accommodation** is no longer required for the **farm operation**, all **buildings** used for **seasonal farm labour accommodation** must be removed and the land restored to its original state; and
 - e) costs of removal of the **seasonal farm labour accommodation building** and restoration of land to its original state are to be the responsibility of the property **owner**.
9. The following provisions apply for **lots** containing two or more existing **dwelling units**:
- a) a **lot** that contains two or more existing **dwelling units** may be permitted to **use** only one **dwelling** for the purpose of **seasonal farm labour accommodation**;
 - b) rezoning approval on a site specific basis to permit an existing **dwelling** to be used for **seasonal farm labour accommodation** is required; and
 - c) an existing **dwelling** used for **seasonal farm labour accommodation** must adhere to all relevant provisions and regulations contained in this **zone**.
10. All **accessory buildings** to the **single detached housing** shall:
- a) not contain a **kitchen** or any **habitable space**;
 - b) be limited to one washroom with a maximum **floor area** of 10.0 m², which must not contain a bathtub and which must be located on the ground floor; and
 - c) be designed and used for the storage and parking of **vehicles** on the ground floor, with pedestrian **access** to:
 - i) the 1st **storey** being limited to one door which must be to and through the **vehicle** storage parking area; and
 - ii) any ½ **storey** being limited to the inside of the **accessory building** from the **vehicle** storage and parking area only.
11. **Accessory buildings** that are not accessory to the **single detached housing** shall:
- a) be designed and used for agricultural purposes; and
 - b) only be permitted on a property that is assessed as “farm” under the *BC Assessment Act*.
12. **Telecommunication antenna** shall not occupy more than 100.0 m² for equipment, **buildings** and installations for each **lot** if located in the **Agricultural Land Reserve**.

13. If a **minor community care facility** is located on the **Agricultural Land Reserve**, the facility shall be:
- a) limited to a maximum of 8 people; and
 - b) subject to the provisions in the *Agricultural Land Commission Act*.
14. A **cranberry processing facility** shall only be permitted on a **site** zoned AG4 provided that: [Bylaw 8581, Sep 13/10]
- a) **parking spaces** are provided at a ratio of 1 space per 100 m² of **gross leasable floor area of building**; [Bylaw 8581, Sep 13/10]
 - b) the **finished site grade** shall not exceed a maximum of 3.5 m GSC; and [Bylaw 8581, Sep 13/10]
 - c) **Outdoor storage** is permitted as an **ancillary use** provided that: [Bylaw 8581, Sep 13/10]
 - i) the goods or materials piled, stacked or stored in any manner do not exceed a **height** of 8m and shall be **setback** a minimum of 9 m to all **property lines**; [Bylaw 8581, Sep 13/10]
 - ii) outdoor storage areas are surfaced with asphalt, concrete or other durable hard and dust-free surface; [Bylaw 8581, Sep 13/10]
 - iii) storing wrecked or salvaged goods and materials is prohibited; [Bylaw 8581, Sep 13/10]
 - iv) storing goods or materials that are capable of being transmitted above, across or below a land or water surface due to the effects of weather is prohibited; [Bylaw 8581, Sep 13/10]
 - v) storing goods or materials that constitute a health, fire explosion or safety hazard is prohibited; [Bylaw 8581, Sep 13/10]
 - vi) producing or discharging or emitting odoriferous, toxic or noxious matter or vapours, effluents, heat glare, radiation, noise, electrical interference or vibrations is prohibited; and [Bylaw 8581, Sep 13/10]
 - vii) servicing of **vehicles** is prohibited. [Bylaw 8581, Sep 13/10]
15. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply. [Bylaw 8581, Sep 13/10]