

8.1 A1 : Agriculture within the ALR

8.1.1 Purpose

The purpose is to provide a **zone** for all agricultural **uses**, as well as other complementary **uses** suitable in an agricultural setting.

8.1.2 Primary Uses

- agriculture
- agricultural, intensive impact
- apiculture
- aquaculture
- cannabis cultivation facilities (*Bylaw 5731*)
- emergency protective services
- farmers' market
- greenhouses and plant nurseries
- parks, private
- parks, public
- stables and riding academies
- single detached housing
- utility services, minor impact

8.1.3 Secondary Uses

- agricultural or garden stands
- agricultural dwellings, additional
- agri-tourist accommodation
- animal products processing
- animal clinics, minor
- animal clinics, major
- bed and breakfast homes (in single detached housing only) (*Bylaw 5498*)
- boarding rooms (*Bylaw 5440*)
- brewing or distilling, Class A
- care centres, minor
- cultural exhibit, private
- food primary establishment
- forestry
- home based businesses, rural
- home based businesses, minor
- home based businesses, major
- kennels
- participant recreation services, outdoor
- second kitchens
- secondary suites
- wineries and cideries

8.1.4 Subdivision Regulations

- Minimum **lot width** is 100.0m
- Minimum **lot area** is 12.0ha (30 acres)

8.1.5 Development Regulations

- There shall be no more than one **single detached house** per **lot**.

- Maximum **site coverage** is 10% for residential **development**, and it is 35% for agricultural **structures** except it may be increased to 75% for **greenhouses** with closed wastewater and stormwater management systems.
- The maximum **height** is the lesser of 9.5m or 2.5 **storeys**, except it is 13.0m for **secondary buildings** and 16.0m for agricultural **structures**. The maximum **height** for grain bins is 46.0m. Silos can be up to 34.0m high and combined silo and grain storage can be up to 41.0m high.
- Minimum **front yard** is 6.0m.
- Minimum **side yard** is 3.0m, except it is 6.0m from a **flanking street**.
- Minimum **rear yard** is 10.0m, except it is 3.0m for **secondary buildings**. It is 4.5m for **greenhouses**, nurseries, crop storage, granary and **cideries**. It is 7.5m for mushroom barns and **buildings** and/or **structures** used for **apiculture**.
- **Buildings** housing more than 4 animals, used for **processing animal products** or for **agriculture** and **garden stands** shall be located no closer than 15.0m to any **lot line**, except no closer than 30.0m to a **lot** in residential **zones**. (*Bylaw 5339*)
- A **cannabis cultivation facility** shall be setback a minimum of 50.0m from lands zoned RR, R1, R2, R3, R4, R5, R5A, R6, R7, RTR, RM1, RM2, RH1, RH2, RH3, HR1, HR2, HR3, RST1 and RST2 or any other residential zones. (*Bylaw 5731*)

8.1.6 Other Regulations

- Farm and **animal products processing** is allowed provided that a minimum of 50% of the products are produced on-site.
- Single wide **mobile homes** shall not be located on **lots** smaller than 2.0ha (5 acres) and double wide **mobile homes** shall not be located on **lots** smaller than 0.8ha (2 acres).
- **Major animal clinics** or **kennels** as well as **stables** and **riding academies** shall not be located on parcels less than 2.0ha (5 acres).
- **Agricultural and garden stands** selling produce grown on the **site** or another **site** operated by the same producer do not have a maximum area. The maximum **gross floor area** of stands selling produce that is produced off-site shall be 50.0m². For **sites** within the **Agricultural Land Reserve**, the maximum **gross floor area** of **agricultural and garden sales** for produce off-site shall be lesser of 33% of the total floor area of the **agricultural or garden stand** or 50.0m².
- Retail sales and other **uses** are subject to the *BC Agricultural Land Commission Act* and regulations.
- **Agri-tourist accommodation** shall not be located on **lots** smaller than 2.0ha (5 acres) in size and shall not exceed 10 bedrooms, campsites or recreational **vehicle pads**.
- In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 4 (secondary **development**, **yards**, projections into **yards**, lighting, agricultural setbacks, etc.); the specific **use** regulations of Section 5; the **landscaping** and fencing provisions of Section 6; and, the parking and loading regulations of Section 7. Lands within the **ALR** may also be affected by additional regulations of the **Agricultural Land Commission**.
- As per Section 4.10.2 - All **buildings** and **structures, excluding perimeter fencing (garden walls and fences)** on **lots abutting** City Roads as identified on Schedule "B" shall not be sited closer to the City Road than the setback as per the appropriate zone measured from the offset Rights of Way as illustrated on Schedule "B". (*Bylaw 5440*)