

## 604. INTERIM AGRICULTURE DISTRICT (AM1)

### 604.1 Intent

The intent of this district is to provide for agricultural and other secondary and accessory uses on lands within and outside of the Agricultural Land Reserve.

Notwithstanding any other provisions of this bylaw, all lands within the Provincial Agricultural Land Reserve (ALR) are subject to the *Agricultural Land Commission Act*, associated regulations and orders of the Agricultural Land Commission (ALC).

### 604.2 Permitted Uses <sup>.1</sup>

#### 604.2.1 AM1 District

| Use                                             | Conditions  |
|-------------------------------------------------|-------------|
| <b>Principal</b>                                |             |
| Agriculture <sup>.2</sup>                       | 604.3       |
| Community Garden                                | -           |
| Park                                            | 604.3       |
| <b>Secondary</b>                                |             |
| Agri-tourism                                    | 604.3       |
| Animal Care                                     | 604.3       |
| Assembly and Entertainment                      | 604.3       |
| Retail                                          | 604.3       |
| <b>Accessory</b>                                |             |
| Agricultural Processing                         | 604.3       |
| Boarding Use                                    | -           |
| Home Occupation                                 | 6.8, 6.8A   |
| Restaurant                                      | 604.3       |
| Retail                                          | 604.3       |
| Short-Term Rental                               | 6.29, 604.3 |
| Single Family Dwelling                          | 604.3       |
| Other Accessory Buildings, Structures, and Uses | 6.6, 604.3  |

<sup>.1</sup> Permitted uses vary for ALR and non-ALR lots.

<sup>.2</sup> Agriculture is considered a principal use if it occupies at least 30% of the lot area, as demonstrated by an agriculture plan, in form and content satisfactory to the City, that: (a) identifies the type, location and dimensions of the agricultural use; (b) outlines measures for protecting the long-term agricultural viability of the lot; and (c) for an ALR lot, confirms compliance with the *Agricultural Land Commission Act*, associated regulations and orders of the ALC.

**604.3 Conditions of Use <sup>1</sup>**

| Use                       |         | Conditions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|---------------------------|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>All Permitted Uses</b> |         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| All Uses                  |         | All uses within the ALR are subject to the <i>Agricultural Land Commission Act</i> , associated regulations, and orders.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Principal Uses</b>     |         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Agriculture               |         | <ol style="list-style-type: none"> <li>1. Structures used for the housing of livestock are subject to the provisions of Section 6.18 Fraser River Flood Plain, where applicable.</li> <li>2. All hives or structures used for beekeeping: <ul style="list-style-type: none"> <li>• must meet the screening and setback requirements in Section 6.30(1)(c); and</li> <li>• on lots outside of the ALR with an area of less than 2,000 m<sup>2</sup>, not more than two beehives and two nucleus colonies are permitted, which shall be located in the rear yard.</li> </ul> </li> <li>3. Structures used for the keeping of farm animals for domestic or commercial purposes, including barns, shelters, cages, hatcheries, milking facilities, horse facilities, and aquaculture buildings but excluding structures for the keeping of pigeons or poultry for domestic purposes, shall be located no less than 10 m from all lot lines.</li> <li>4. The following agriculture uses and agricultural structures shall be located not less than 24 m from all lot lines: <ul style="list-style-type: none"> <li>• mushroom growing in a manure-based medium;</li> <li>• cannabis production facility; and</li> <li>• silos, incinerators, and storage of agricultural by-products and waste materials, including manure.</li> </ul> </li> </ol> |
| Park                      | ALR     | Park uses permitted by the <i>Agricultural Land Commission Act</i> and associated regulations.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                           | Non-ALR | No conditions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Secondary Uses</b>     |         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Agri-tourism              | ALR     | <ol style="list-style-type: none"> <li>1. Agri-tourism activities must be conducted on lots that are classified as a farm under the <i>Assessment Act</i>.</li> <li>2. No permanent facilities shall be constructed or erected in connection with an agri-tourism activity.</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

| Use                        |         | Conditions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------------------------|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                            |         | 3. Visitor accommodation in relation to agri-tourism is not a permitted use.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                            | Non-ALR | Not permitted on lots outside of the ALR.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Animal Care                | ALR     | Not permitted on lots in the ALR.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                            | Non-ALR | <ol style="list-style-type: none"> <li>Limited to kennels, wildlife refuges, and sheltering of abandoned livestock. Other animal care uses and services are permitted only when included as accessory to the operation of a kennel or other permitted principal use.</li> <li>A maximum of 5 dogs or livestock is permitted.</li> <li>Kennels, including all buildings, structures, cages, pens, or runs used for such purposes, must be located a minimum of 24 m from all lot lines and a minimum of 9 m from a dwelling on the same lot.</li> <li>Structures used for the sheltering of abandoned livestock shall be located not less than 10 m from all lot lines.</li> </ol> |
| Assembly and Entertainment | ALR     | <ol style="list-style-type: none"> <li>Limited to events, and no permanent facilities shall be constructed or erected in connection with events.</li> <li>Events must be conducted on lots that are classified as a farm under the <i>Assessment Act</i>.</li> <li>The scale, duration and frequency of Assembly and Entertainment uses are subject to the <i>Agricultural Land Commission Act</i> and associated regulations.</li> </ol>                                                                                                                                                                                                                                         |
|                            | Non-ALR | Not permitted on lots outside of the ALR.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Retail                     | ALR     | Not a permitted secondary use. See Conditions of Use – Accessory Uses.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                            | Non-ALR | <ol style="list-style-type: none"> <li>Limited to farm retail sales.</li> <li>Farm stands up to 30 m<sup>2</sup> are permitted for the sale of farm products produced on site or elsewhere in the Province.</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Accessory Uses</b>      |         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Agricultural Processing    | ALR     | <ol style="list-style-type: none"> <li>Alcohol production facilities and all other agricultural processing are subject to the <i>Agricultural Land Commission Act</i>, associated regulations and orders.</li> <li>Abattoirs shall be located not less than 150 m from a residential use on another lot.</li> <li>The maximum lot coverage of an agricultural processing use is 2000 m<sup>2</sup>, inclusive of indoor and outdoor areas.</li> </ol>                                                                                                                                                                                                                             |

| Use                                             |         | Conditions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------------------------------------------|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                 | Non-ALR | <ol style="list-style-type: none"> <li>1. Abattoirs and alcohol production facilities are not permitted on lots outside of the ALR.</li> <li>2. For all other agricultural processing, at least 10% of the agricultural product being processed must be: <ul style="list-style-type: none"> <li>• produced on the lot where it is being processed, with the remaining percentage produced elsewhere in the Province; or</li> <li>• feed required for farm use on the lot.</li> </ul> </li> </ol>                                                                                                                                                                            |
| Restaurant                                      | ALR     | Limited to the operation of a food and beverage service lounge associated with a permitted alcohol production facility on site, where the lounge must not exceed 125 m <sup>2</sup> of gross floor area and 125 m <sup>2</sup> of outdoor space.                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                                                 | Non-ALR | Not permitted on lots outside of the ALR.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Retail                                          | ALR     | <ol style="list-style-type: none"> <li>1. Limited to farm retail sales.</li> <li>2. Where 100% of retail sales consist of farm products produced on the property, the maximum lot coverage of a retail sales area is 2000 m<sup>2</sup>, inclusive of indoor and outdoor areas.</li> <li>3. If selling farm products not produced on the property, total retail floor area is restricted to 300 m<sup>2</sup>, inclusive of indoor and outdoor areas, and at least 50% of the total retail floor area must be dedicated to the sale of farm products produced either on the property or by a cooperative association to which the owner of the property belongs.</li> </ol> |
|                                                 | Non-ALR | See Conditions of Use – Secondary Uses.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Short-Term Rental                               | ALR     | Not permitted on lots in the ALR.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                                 | Non-ALR | See Section 6 Supplementary Regulations – 6.29.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Single Family Dwelling                          |         | A maximum of one single family dwelling is permitted on a lot, which may contain one secondary suite.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Other Accessory Buildings, Structures, and Uses |         | The storage, processing, and/or sale of peat is restricted to peat removed in the preparation of land for cultivation or during the construction of permitted structures.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

<sup>1</sup> Conditions vary for ALR and non-ALR lots.

## 604.4 Built Form and Siting

In addition to the below regulations, see 604.3 Conditions of Use for setback, separation, and/or lot coverage conditions for specific uses.

| Regulations                                             |                                                       | AM1                                            |
|---------------------------------------------------------|-------------------------------------------------------|------------------------------------------------|
| <b>Minimum Lot Width by Subdivision</b> <sup>.1.2</sup> |                                                       |                                                |
| Outside the Agricultural Land Reserve                   |                                                       | 37 m                                           |
| Within the Agricultural Land Reserve                    |                                                       | 114 m                                          |
| <b>Minimum Lot Size by Subdivision</b> <sup>.1.2</sup>  |                                                       |                                                |
| Outside the Agricultural Land Reserve                   |                                                       | 5,000 m <sup>2</sup>                           |
| Within the Agricultural Land Reserve                    |                                                       | 220,000 m <sup>2</sup>                         |
|                                                         | <b>Single Family Dwelling and Accessory Buildings</b> | <b>Structures Required for Farm Operations</b> |
| <b>Maximum Lot Coverage</b>                             |                                                       |                                                |
| Total of All Buildings                                  | 250 m <sup>2</sup>                                    | Unrestricted                                   |
| Total Detached Accessory Buildings                      | 60 m <sup>2</sup>                                     |                                                |
| <b>Maximum Gross Floor Area</b>                         |                                                       |                                                |
| Total of All Buildings <sup>.3</sup>                    | 500 m <sup>2</sup>                                    | Unrestricted                                   |
| <b>Maximum Height</b>                                   |                                                       |                                                |
| Principal Building                                      | 10.5 m   2.5 storeys                                  | 15 m                                           |
| Accessory Building                                      | 4.0 m   1 storey                                      |                                                |
| <b>Minimum Lot Line Setbacks</b>                        |                                                       |                                                |
| Street Yard <sup>.4.5</sup>                             | Min: 3.0 m   Max: 9.0 m                               | 3.0 m                                          |
| Lane Yard <sup>.5</sup>                                 | 1.5 m                                                 | 1.5 m                                          |
| Interior Side Yard <sup>.6</sup>                        | 1.5 m                                                 | 1.5 m                                          |
| Interior Rear Yard <sup>.6</sup>                        | 1.5 m                                                 | 1.5 m                                          |

<sup>.1</sup> Where a lot is partially within and partially outside of the ALR, the minimum lot width and lot size requirements by subdivision shall be the greater of requirements between lots outside the ALR and within the ALR.

<sup>.2</sup> Minimum lot width and lot size requirements do not apply in the case of consolidation of two or more lots.

<sup>.3</sup> Excludes crawlspaces and attics.

<sup>.4</sup> Maximum setback requirement to be determined from at least one street yard.

<sup>.5</sup> The street yard or lane yard setback may be reduced to 0.0 m subject to submission of a circulation plan, prepared by a registered professional engineer and approved by the General Manager of Planning and Development, that demonstrates there is sufficient road or lane allowance to meet pedestrian and vehicle circulation, maneuvering, vision clearance, and access needs.

<sup>.6</sup> Where the interior side yard and/or rear yard abuts a lot with a residential use that is not in the AM1 District, the setback along the shared property line shall be the lesser of the required yard setback of the abutting lot along the shared property line and 3.0 m.

**604.4.1 Setbacks: Riparian Areas**

|                                                                                                                                                                                                                                                                        | Separation Distance |                    |       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|--------------------|-------|
|                                                                                                                                                                                                                                                                        | Stream              | Channelized Stream | Ditch |
| Seasonal feeding areas, agricultural solid waste field storage facility with more than 2 weeks storage time, confined livestock area with more than 10 agricultural units <sup>.1</sup>                                                                                | 30 m                | 30 m               | 30 m  |
| Agricultural solid waste storage facility, agricultural liquid waste storage facility, chemical storage, compost storage, composting, incinerator, silo, wood waste storage, mushroom barn, confined livestock area with less than 10 agricultural units <sup>.1</sup> | 15 m                | 15 m               | 15 m  |
| All other farm buildings and structures                                                                                                                                                                                                                                | 15 m                | 10 m               | 5.0 m |

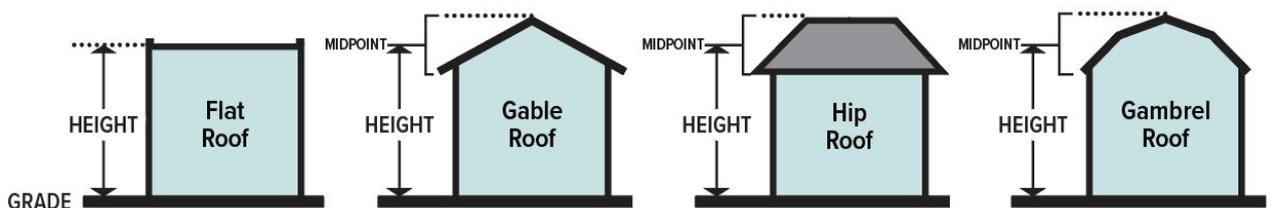
<sup>.1</sup> One (1) agricultural unit is equal to the live weight of 455 kg of livestock, poultry, or farmed game or any combination of them equaling 455 kg.

**604.5 Measurements and Calculations**

**604.5.1 Height**

The height of all buildings shall be measured from the front average elevation, as defined by the lower of the average natural grade or finished grade along the exterior of the building facing the front lot line, to the midpoint of a sloped roof or the highest point of a flat roof. The midpoint of a sloped roof is considered to be one half of the vertical distance of a sloped roof structure measured from the top plate of the uppermost storey to the highest point of the roof.

**Diagram: Height Measurement**



- (2) The height of a detached garage or carport shall be measured from the finished grade at the point used for vehicular access. If for topographical reasons a private garage or carport cannot be constructed at the side or rear of the principal building, such garage or carport may be constructed in an excavation in a front yard, provided that no part of such structure shall extend more than 1.2 m above the surface of the surrounding ground at any point other than the driveway, nor be less than 1.2 m from the front property line.

## **604.6 Additional Regulations**

Additional zoning regulations may apply, including, but not limited to, those found in:

- (a) Section 6: Supplementary Regulations
- (b) Schedule 8: Off-Street Parking
- (c) Schedule 9: Off-Street Loading
- (d) Schedule 10: Off-Street Bicycle Parking and End of Trip Facilities

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