

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 BC 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 minimum **yards** for all **agricultural buildings and structures** for: *[Bylaw 9490, Mar 21/16]*
 - 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**;
 - b) 18 m for south **setbacks**; and
 - c) 13 m for north **setbacks**.
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 m²;
 - 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 facia 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**;
 - b) the **finished site grade** shall not exceed a maximum of 3.5 m GSC; and
 - c) **Outdoor storage** is permitted as an **ancillary use** provided that:
 - 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**;
 - ii) **outdoor storage** areas are surfaced with asphalt, concrete or other durable hard and dust-free surface;
 - iii) storing wrecked or salvaged goods and materials is prohibited;
 - 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;
 - v) storing goods or materials that constitute a health, fire explosion or safety hazard is prohibited;
 - 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
 - vii) servicing of **vehicles** is prohibited.
15. The following provisions shall apply where existing **single detached housing** is added to or expanded on, but do not apply to a legal **secondary suite** which must not exceed a total **floor area** of 90.0 m² or to an addition or expansion having a **lot coverage** of 35 m² or less: ^[Bylaw 9023, Jun 17/13]
- a) if the existing **single detached housing** has:
 - i) four exterior walls, one wall of the new addition or expansion must be permanently attached to the entire wall face of one of the four exterior walls of the existing **single detached housing**;
 - ii) more than four exterior walls, one wall of the new addition or expansion must be permanently attached to the wall face of one of the exterior walls of the existing **single detached housing** and that attachment must be either at least 7.62 m (25 ft) wide or 10% of the total of all exterior walls of the existing **single detached housing**, whichever is greater;
 - b) the roof of the existing **single detached housing** must:
 - i) extend over the new addition or expansion so as to become one continuous roof with the same pitch, slope or design if the existing **single detached housing** and

- the new addition or expansion have the same number of floors (e.g., both are one **storey** or both are two **storeys**);
- ii) have a similar style pitch, slope and design if the existing **single detached housing** and the new addition or expansion have a different number of floors (e.g., one is one **storey** and the other is two **storeys**);
- c) the addition or expansion must:
- i) not be attached by a breezeway, but be integrated with the existing **single detached housing** to form one **single detached housing** unit;
 - ii) be incidental and integrated with the existing **single detached housing** so as not to externally appear or be internally laid out to be a separate unit (e.g., should add to or expand an existing **kitchen**, create a common living/family/great room or have a hallway connection with no internal doors);
- d) there must be only one door, whether an entrance door into the **dwelling** or a sliding door onto a deck or **patio**, to the **single detached housing** and the new addition or expansion facing the **road** on an **interior lot** and no additional doors facing the other **road** on a **corner lot** or a **double fronting lot**;
- e) both the primary **kitchen** and any permitted secondary **kitchen** must be located in either the existing **single detached housing** or the new addition or expansion, but not in both;
- f) there must be only one **garage** that is shared and used for both the **single detached housing** and the new addition or expansion; and
- g) the building inspector may impose additional design limitations if the effect of a proposed addition or expansion would, in the opinion of the building inspector, either give the **single detached housing** an external appearance of being two units or have the capability of being separated into two units.
16. 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.

