

1021 AG Zone (Agriculture)

1021 Permitted Uses

1021.1 The following uses are permitted in the AG zone:

- (1) agriculture;
- (2) farm or farm operation;
- (3) single family dwelling subject to section 1021.6 of this bylaw;
- (4) auxiliary dwelling unit subject to section 1021.6 of this bylaw;
- (5) agricultural product sales subject to sections 1021.7(2) and 1021.7(4) of this bylaw;
- (6) animal slaughter or processing subject to section 1021.8(1) of this bylaw;
- (7) farm research and education subject to section 1021.7(5) of this bylaw;
- (8) creamery subject to sections 1021.7(4) and 1021.8(4) of this bylaw;
- (9) winery or cidery subject to sections 1021.7(3) and 1021.8(3) of this bylaw;
- (10) brewery, distillery or meadery subject to sections 1021.7(4) and 1021.8(4) of this bylaw;
- (11) agritourism excluding tourist accommodations except as permitted under section 1021.5 of this bylaw;
- (12) food and beverage service lounge auxiliary to a brewery, cidery, distillery, meadery or winery subject to section 1021.7(3) of this bylaw;
- (13) home occupation subject to Part 502(10) of this bylaw;
- (14) bed and breakfast subject to Part 502(11) and section 1021.5(2) (c) of this bylaw;
- (15) kennel only in Electoral Areas E and F.

Additional Permitted Uses

1021.2 On a parcel exceeding 1 hectare the additional permitted uses are:

- (1) (a) one manufactured home, up to 9 metres wide, for housing:
 - (i) the parcel owner's immediate family;
 - (ii) farm workers;

or

 - (b) a second single family dwelling, where authorized by the Agricultural Land Commission in response to a non-farm use application.
- (2) Subject to section 1021.6(1) of this bylaw, one auxiliary dwelling unit may be located within:
 - (a) a single family dwelling; or
 - (b) where there is no second single family dwelling in the form of a manufactured home on a parcel, above an existing single-storey agricultural building subject to section 502(8) of this bylaw.
- (3) horse riding, training or boarding facility subject to section 1021.8(2) of this bylaw.

- 1021.3 On a parcel equal to or exceeding 8 hectares the additional permitted use is:
- (1) cannabis production facility.

Site Specific Uses

- 1021.4
- (1) A garden supply centre is permitted on Lot 17, District Lot 682, Plan 13714.
 - (2) An additional dwelling to create a duplex is permitted on Lot B, Block H, District Lot 903, Plan 1866 in place of a second single family dwelling.
 - (3) Despite Sections 1021.2 and 1021.6 only one single family dwelling is permitted on:
 - (a) Lot 12, Block E, District Lot 905, Plan EPP47776;
 - (b) Lot 13, Block E, District Lot 905, Plan EPP47776.

Despite section 1021.10(1) each single family dwelling on the two lots described within this section will have a ground floor area not exceeding 170 square metres and a total floor area not exceeding 280 square metres.

Temporary Uses

- 1021.5
- (1) The AG zone is designated as a temporary use permit area for the purpose of permitting temporary agritourism campgrounds auxiliary to agriculture or a farm operation in Electoral Areas B, D and E.
 - (2) A campground approved under a temporary use permit under this section shall:
 - (a) be situated on a parcel having an area of at least 2 hectares and classified for property tax assessment purposes as a farm;
 - (b) not exceed 5% of the parcel area;
 - (c) not exceed 10 campsites, except that where a bed and breakfast is situated on the same parcel the combined number of bed and breakfast guest rooms plus campsites shall not exceed 10;
 - (d) be either connected to a community sewer facility or have on-site sewage disposal facilities in place that are in accordance with current regulations pursuant to the *Health Act*.

Number and Size of Dwellings

- 1021.6
- (1) Subject to sections 1021.2(1) and 1021.2(2) of this bylaw no more than three dwellings shall be located on a parcel such that there are no more than two single family dwellings and one auxiliary dwelling unit.

- (2) Despite section 1021.10(1) of this bylaw, the floor area of a single family dwelling shall not exceed 350 m².

Areas of Agricultural Buildings, Structures and Uses

- 1021.7 (1) The parcel coverage of all buildings and structures used as part of a park, including biodiversity conservation, passive recreation, heritage, wildlife and scenery viewing, shall not exceed 100 m².
- (2) Agricultural product sales are permitted auxiliary to a farm if:
- (a) all of the farm product offered for sale is produced on the farm on which the retail sales are taking place, or
 - (b) the total sales area, both indoors and outdoors, for all agricultural products does not exceed 300 m² and if at least 50% of that sales area is limited to the sale of farm products produced
 - (i) on the same farm; or
 - (ii) by an association, as defined by the *Cooperative Association Act*, to which the owner of the farm on which the agricultural product sales take place belongs.
- (3) A food and beverage service lounge auxiliary to a brewery, cidery, distillery, meadery or winery:
- (a) shall neither exceed:
 - (i) a floor area of 100 m²;
 - (ii) an indoor seating capacity of 30; nor
 - (iii) an outdoor area of 50 m².
 - (b) may serve alcoholic beverages other than produced on the same farm, provided that the beverages are sold:
 - (i) as single servings for immediate consumption within an area conforming to subsection 3(a); or
 - (ii) in a special event area operated in accordance with a special event endorsement issued under the *Liquor Control and Licensing Regulation*.
- (4) A, brewery, cidery, creamery, distillery, meadery or winery may include:
- (a) preparing and storing their processed products;
 - (b) a retail sales area subject to section 1021.7(2) of this bylaw;
 - (c) on-site tours.
- (5) The parcel coverage of all buildings, structures used solely for farm education and research shall not exceed 100 m².

Conditions of Use

- 1021.8
- (1) At least 50% of animals slaughtered and farm product processed, packaged or stored by an animal slaughter or processing facility shall be reared and produced on the same farm.
 - (2) A horse riding, training or boarding facility shall not contain more than 3 horse stalls per hectare to a maximum of 40 horse stalls per parcel.
 - (3) A winery or cidery shall have:
 - (a) at least 50% of the farm products used in wine or cider products produced on the same farm, or
 - (b) a land area more than 2 hectares, and

unless otherwise authorized by the Agricultural Land Commission, at least 50% of the total farm product for processing supplied by a British Columbia farm under a minimum three-year contract.
 - (4) A brewery, creamery, distillery or meadery must have at least 50% of the farm products used in producing beer, creamery products, distilled spirits or mead produced on the same farm.

Siting

- 1021.9
- (1) Except as otherwise provided for in this section, no building or structure shall be sited within:
 - (a) 5 metres of a front or rear parcel line;
 - (b) 1.5 metres of a side parcel line, except where the side parcel line abuts a highway, in which case the minimum setback to side parcel line shall be 4.5 metres.
 - (2) Agricultural and farming activities, uses, buildings and structures shall be sited a minimum distance from a parcel line, as follows:

| use of land, building or structure | parcel line setback | |
|--|---|-----------------------|
| | abutting a highway or ALR | all other |
| apiary beehives | 5 metres to front 1.5 metres to abutting ALR | 1.5 metres |
| agricultural buildings, structures, or outdoor storage areas, except as otherwise specified under this section. | 5 metres | 5 metres |
| agricultural buildings, structures, or outdoor storage areas having confined livestock areas including up to 1 AU of swine. | 10 metres | 15 metres |
| agricultural buildings, structures, or outdoor storage areas having confined livestock areas including more than 1 AU of swine. | 25 metres | 30 metres |
| animal slaughter or processing <ul style="list-style-type: none"> i. Domestic Consumption ii. Commercial | 5 metres 5 metres | 5 metres 30 metres |
| food and beverage service lounge | 10 metres | 15 metres |
| greenhouse containing no artificial lighting | 5 metres | 5 metres |
| greenhouse containing artificial lighting | 15 metres | 15 metres |
| kennel, including outdoor runs | 10 metres | 15 metres |
| agricultural product sales except in the form of an open air stand | 5 metres | 5 metres |
| agricultural product sales in the form of an open air stand | 1.5 metres | 5 metres |
| agritourism campground (where permitted) | 25 metres | 30 metres |
| agricultural waste storage facility | 5 metres | 10 metres |
| chemical storage structure | 10 metres | 10 metres |
| cannabis production facility | 60 metres | 60 metres |
| mushroom growing medium preparation and storage | 5 metres | 10 metres |
| soilless medium preparation | 10 metres | 15 metres |
| soilless medium storage | 5 metres | 7.5 metres |

- (3) Agricultural and farm activities, uses, buildings and structures shall be situated a minimum distance from the natural boundary of a watercourse or waterbody, as follows:

| use, building or structure | watercourse / waterbody setback |
|---|--|
| <ul style="list-style-type: none">• confined livestock area containing 10 or fewer AUs• animal slaughter or processing• agricultural waste storage facility• mushroom barn• composting or compost storage• chemical storage structure• wood waste storage | 15 metres |
| <ul style="list-style-type: none">• confined livestock area containing more than 10 AUs• seasonal feeding areas• field storage of agricultural solid waste | 30 metres |

Parcel Coverage

1021.10 Parcel coverage shall not exceed 15%, except:

- (1) residential buildings and structures, including those auxiliary to a residential use, shall not exceed a parcel coverage of 10%;
- (2) greenhouse parcel coverage, exclusive of all other parcel coverage, shall not exceed 50%.