

### 13.7 Agriculture Development Permit Area No. 4

- Category:** The Agriculture Development Permit Area is designated pursuant to Section 919(1) (c) of the *Local Government Act*, for the ‘protection of farming’.
- Area:** Agriculture Development Permit Area No. 4, applies to lands designated Settlement Centre (SC) or High Density Rural Residential (HDR) having parcel sizes of less than 0.8 ha (2 acres) that adjoin lands designated “Agriculture”; shown shaded on Map No. 5, Schedule C, under the title of Agriculture Development Permit No. 4.
- Justification:** This OCP recognizes agriculture as an integral part of the rural landscape and a major contributor to the local area economy and a critical food source and attempts to protect it from conflicting encroachment. Most lands in the Agriculture designation are within the ALR and are subject to the *ALC Act* and the *Farm Practices Protection Act*, and thus this OCP aims at ensuring these lands are utilized for long term food production. Buffering in accordance with the ALC’s “Landscape Buffer Specifications”, March 1993, and is recommended as a guide to help protect agriculture and for planning buffers between agricultural and non-agricultural uses.
- Guidelines:** Within the Agriculture Development Permit Area, no person shall:
- subdivide land;
  - construct a building or structure;
- prior to the landowner applying for and receiving a development permit from the Regional District, which shall sufficiently address the following guidelines:
1. Principal buildings should be located a minimum of 15 metres (50 feet) from the boundary of the Agriculture designation. For lots having a site constraint, this distance may be reduced to the greater of 9 metres (30 feet) or the minimum setback required by zoning, provided that the principal building is located and designed to reduce impact from the activities associated with a farm operation (ie. Avoiding or reducing the number of doors, windows and other outdoor patios facing the agricultural land).
  2. A continuous landscaped buffer should be provided between any development and the agricultural land and will occur on the non-agriculture side of adjacent parcels.
  3. Dependent on the circumstance or conflicts expected to be avoided between the agriculture and non-agriculture use at the edge, the chosen buffer should illustrate how the visual, noise or trespass impacts will be mitigated.
  4. A majority of the plant material selected for the landscaped buffer should include low maintenance, indigenous vegetation and should be able to survive with little or no fertilizer. Guidelines contained in the Agricultural Land Commission’s report: Landscaped Buffer Specifications, March 1993, should be considered.
  5. For added effectiveness of the buffer, a low landscaped berm may be provided as part of the buffer or a continuous fence along the edge of the agricultural area may be installed and maintained. Guidelines contained in the Agriculture Land Commission’s report; Landscaped Buffer Specifications, March 1993, should be considered.

**13.7 Agricultural Protection Development Permit Area No. 4 (continued)**

**Guidelines:** (continued)

6. Any subdivision of land next to agricultural land should be designed to include the landscaped buffer or fencing on the non-agricultural side.
7. Any subdivision of land next to agricultural land should be designed to gradually reduce densities and the intensity of uses as it nears the boundary of the Agriculture designation.

**Exemptions:**

Where the following conditions apply, a development permit is not required:

- a) buildings and structures for principal uses located **more than 15 metres (50 feet)** from the boundary of the Agriculture Designation;
- b) buildings and structures for accessory uses located **more than 15 metres (50 feet)** from the boundary of the Agriculture Designation;
- c) interior alterations;
- d) minor exterior addition or alterations with an estimated construction value not exceeding \$2500.00.

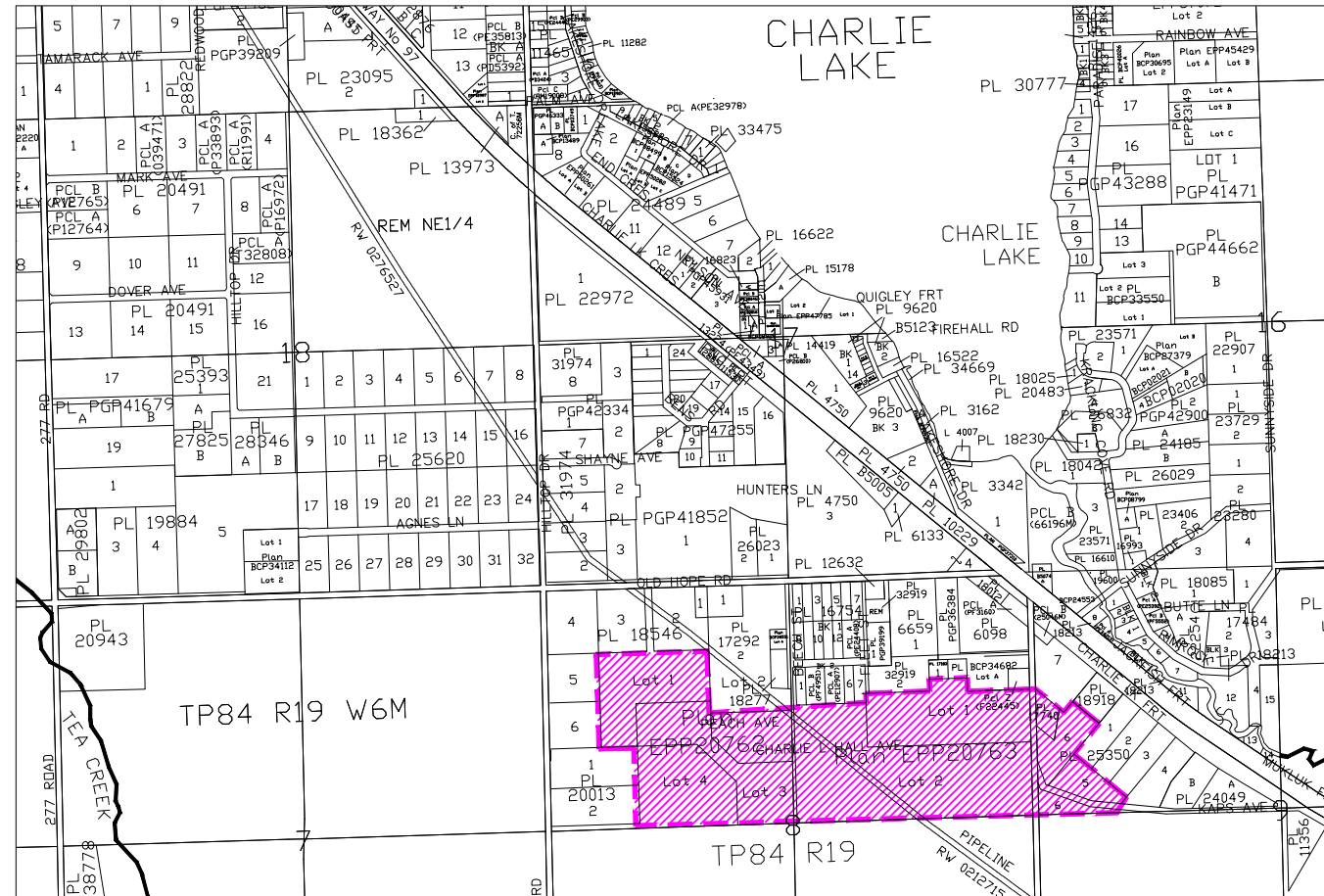
**Site Plan Requirements:**

The applicant for a development permit will supply the following site plan requirements in written and/or graphic form to the Regional District at the time of application for development.

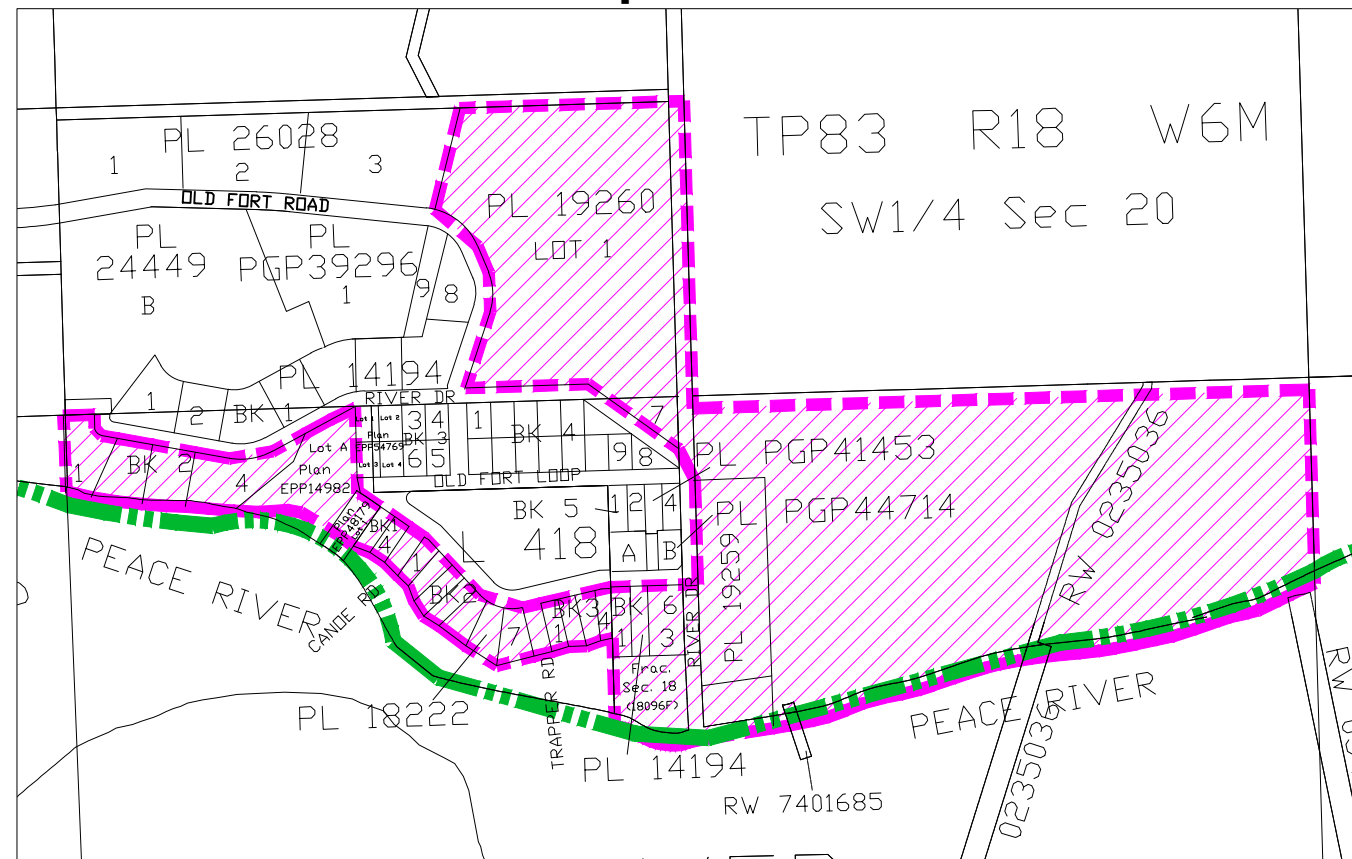
<b>Site Plan Requirements for Agriculture DPA No. 4</b>	
✓	Topographic contours
✓	Location of ALR boundaries
✓	Existing tree cover and proposed areas to be cleared
✓	Lands subject to periodic flooding
✓	Location of natural watercourses
✓	Landscape buffer plan with details describing buffer area, plants to be used, spacing and width of buffer



**Agricultural Protection Development Permit Area No. 4**



**Old Fort Development Permit Area No. 5**



**OFFICIAL  
COMMUNITY PLAN  
MAP**

**SCHEDULE C  
North Peace Fringe Area,  
Official Community Plan Bylaw  
No. 1870, 2009**

**Map No. 5**

**Agricultural Protection  
Development Permit Area No. 4**

**Old Fort Development  
Permit Area No. 5**

This is Schedule 'C' of Bylaw No. 1870, 2009, being the Official Community Plan Map referred to in Section 13 of the said Bylaw and forming part of the North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009.

**Original signed by**

Fred Banham, CAO

ORIGINAL MAP DATE: JUNE 2010

BYLAW NO.	REVISED	DESC. OF AMENDMENT	INT.

**LEGEND**

- Fringe Area Boundary
- Development Permit Area Boundary
- Municipal Boundary



NOT TO SCALE - FOR CONVENIENCE ONLY