

4.0 Farm Land Protection Development Permit Area Guidelines “D”

4.1 Development Permit Guidelines “D”: Objectives & Application

The objectives of this Development Permit Area are to establish and/or protect a vegetated visual buffer between agricultural and non-agricultural uses on lands outside of the Agricultural Land Reserve (ALR) and minimize potential land use conflicts and protect for long-term capability to produce local food and agricultural products. The Development Permit Guidelines “D” are associated with DPA-5 Farm Land Protection, and will be applied to all lands within 30.0 m of any property situated within the Agricultural Land Reserve (ALR). The 30.0 m buffer shall be made up of a minimum of 15 m vegetated buffer and 15 m setback for principal buildings.

4.2 Development Permit Guidelines “D”: Exemptions

See Table 1: Development Permit Guidelines Exemption Criteria (Page 150)

An exemption from Development Permit requirements under this DPA may be granted if one or more of the following criteria apply:

- (a) Development activities on lands within the ALR;
- (b) An application for the construction of a building or structure which is proposed to be located outside of the 30 m DPA;
- (c) The construction of fencing in accordance with *A Guide to Edge Planning Promoting Compatibility Along Urban-Agricultural Edges* published in 2009 by the Ministry of Agriculture provided existing vegetation adjacent to the ALR boundary is maintained to the greatest extent possible;
- (d) Maintenance to existing buildings and structures;
- (e) Additions or alterations to existing buildings or structures provided the alterations or additions do not result in the buildings or structures being located further within the DPA than the existing buildings or structures;
- (f) The removal of invasive plants or noxious weeds on a small scale within the DPA including, but not limited to, Giant Hogweed, Scotch broom, Himalayan Blackberry, Morning Glory and Purple Loosestrife provided native species suitable to the local light, soil, and moisture conditions are replanted to maintain and enhance the existing vegetated buffer;
- (g) Subdivision where each proposed parcel within the DPA, have a minimum parcel depth of 100 m or can provide adequate parcel depth to provide for a satisfactory building site area including accessory buildings and septic disposal system (if applicable) and provide for a vegetated buffer area in accordance with *A Guide to Edge Planning Promoting Compatibility Along Urban-Agricultural Edges* published in 2009 by the Ministry of Agriculture;
- (h) Reconstruction or redevelopment of an existing dwelling unit or other building or structure within the DPA provided the new building or structure is not located further within the DPA; and,
- (i) Development in accordance with landscaped buffer conditions previously approved by the Agricultural Land Commission.

4.3 Development Permit Guidelines “D”: General Guidelines

Development Permits will only be issued in this Development Permit Area (DPA-5) subject to consideration of the following specific design practices. These guidelines should be carefully considered from conceptual design through to detailed design and refinement of a development proposal.

- (a) A vegetated buffer must be maintained and/or established on land within this DPA parallel to and/or along the ALR boundary. All buffer areas shall generally be designed and sized in accordance with *Section 10 – Urban Side Buffer Design Criteria of A Guide to Edge Planning Promoting Compatibility Along Urban-Agricultural Edges* published in 2009 by the Ministry of Agriculture.
- (b) Despite Guideline (a) above, a vegetated buffer of lesser width or type than what is identified in *A Guide to Edge Planning Promoting Compatibility Along Urban-Agricultural Edges* may be accepted in cases where it is not possible due to parcel size or configuration, or a natural or man-made constraint to provide the buffer recommended by the document above.
- (c) Buildings and structures, except for fencing, should generally be situated outside of the vegetated buffer area. Where fencing is constructed, it should be designed in accordance with Appendix C of *A Guide to Edge Planning Promoting Compatibility Along Urban-Agricultural Edges* published in 2009 by the Ministry of Agriculture.
- (d) Plant layout, spacing, and support shall generally be in accordance with *A Guide to Edge Planning Promoting Compatibility along Urban-Agricultural Edges* published in 2009 by the Ministry of Agriculture.
- (e) A section 219 covenant for the vegetation buffer area may be required which restricts the removal of vegetation and the construction of any buildings or structures other than fencing within the buffer area.
- (f) All planning, design, and construction of a landscaped buffer shall be to the standard of the publication entitled BC Landscape Standards.
- (g) Subdivision design must minimize potential negative impacts that may occur between farm and non-farm land users. Public road endings or road frontage next to ALR should be avoided except as may be necessary for access by farm vehicles. Subdivision design and construction should minimize erosion and maintain ground water quality and quantity through adequate rainwater management.
- (h) The landscaped buffer should be installed prior to commencing construction or land alteration, where practical.
- (i) A buffer maintenance plan should be developed and signed off by a registered landscape architect or Professional Biologist.