

240 - Agricultural and Produce Processing Zone (A4)

A4

Intent: To accommodate Agricultural Uses and complementary activities suitable in the Agricultural Land Use Designation and in a manner consistent with the *Agricultural Land Commission Act*, S.B.C. 2002, c.26, as well as limited Produce Processing Uses.

240.1 Permitted Uses

Permitted Uses Table for A4 Zone*	
.1 Principal Uses	<ul style="list-style-type: none"> a. All Uses permitted in Section 210.1.1 of the A1 Zone b. Produce Processing
.2 Accessory to an Agricultural Use	<ul style="list-style-type: none"> a. All Uses permitted in Section 210.1.2 of the A1 Zone
.3 Accessory to a Single Detached Dwelling	<ul style="list-style-type: none"> a. All Uses permitted in Section 210.1.3 of the A1 Zone
*Editorial Note Permitted Uses are subject to conditions in Sections 140, 210.7 to 210.9 and 240.7.	

240.2 Site Specific Permitted Uses and Regulations

n/a

240.3 Development Regulations

Development Regulations Table for the A4 Zone	
Column I	Column II
.1 Density	a. The provisions set out by Use in Sections 210.7 to 210.9 contained in the A1 Zone shall apply.
.2 Size and dimensions	a. Height (maximum) <ul style="list-style-type: none"> i. 12.2 m for Produce Processing; and ii. The provisions of Section 210.3.2 contained in the A1 Zone shall otherwise apply.
	b. Lot Coverage (maximum) <ul style="list-style-type: none"> i. Produce Processing plus any non-agricultural Uses Accessory to Produce Processing - 0.8 ha; and ii. The provisions of Section 210.3.2 contained in the A1 Zone shall otherwise apply.
	c. Other size provisions <ul style="list-style-type: none"> i. The provisions of Section 210.3.2 contained in the A1 Zone shall apply.

240.4 Siting Regulations

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The following minimum Setback and separation distances shall apply in the A4 Zone. In the A4 Zone, where a Building or Structure contains more than one Use, the largest required distance shall apply to the entire Building or Structure.

Siting Regulations Table for the A4 Zone	
Column I	Column II
.1 Buildings and Structures used for Produce Processing	a. 3.0 m from an Exterior Lot Line; b. 3.0 m from an Interior Lot Line; and c. 30.0 m from all wells and the natural boundary of a watercourse.
.2 All other Buildings, Structures, Uses and Facilities	The provisions of Section 210.4 of the A1 Zone shall apply.

Editorial Note

Landowners are responsible for ensuring compliance with Provincial and Federal regulations, including setbacks in the *BC Code of Practice for Agricultural Environmental Management*, under the *Environmental Management Act*.

240.5 Subdivision Regulations

Subdivision Regulations Table for A4 Zone	
Column I	Column II
.1 Lot Area (minimum)	a. The provisions of Section 210.5.1 contained in the A1 Zone shall apply
.2 Lot Width (minimum)	n/a
.3 Lot Depth (minimum)	n/a

240.6 Off-Street Parking Regulations

- .1 Refer to Section 150 for requirements pertaining to off-street parking.

240.7 Additional Regulations by Use

- .1 Not more than 10% of the Gross Floor Area of a Produce Processing Use shall be occupied by Offices, display, or sales function.
- .2 Unenclosed storage shall be permitted subject to the following regulations:
 - a. not exceed 3.0 m in Height;
 - b. be set back no less than 6.0 m from all Lot lines;
 - c. be bounded on all sides not adjacent to a Building or Structure by a solid fence or wall of at least 1.8 m in Height;
 - d. be limited to that part of a Lot that is surfaced with asphalt paving, concrete, or another dust free material; and
 - e. not cover more than 20% of the Lot area.
- .3 All Permitted Uses shall comply with the provisions of Section 210.7 to 210.9 contained in the A1 Zone, as applicable.