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Protection of Agriculture Development Permit Guidelines

Bylaw No.
3247-2022



Area

All lands wholly or partially within the Urban Development Boundary that are adjacent to lands in the Agricultural Land Reserve (ALR) are subject to these Protection of Agriculture Development Permit Guidelines, unless designated Airport or Open Space. Lands that are separated from the ALR by a public right of way are deemed to be adjacent to lands in the ALR for the purposes of this designation.

Justification

The urban-ALR interface is the site of potential land use conflict. Issues of trespass and vandalism to farm crops and operations, nuisance complaints related to odour, noise and dust, parking and traffic issues and urban impacts, such as increased light and noise, can strain the relationship between urban and agricultural uses. Although the urban-ALR interface is mostly “built out”, there are areas along this interface that are either developing or redeveloping. As these areas transition to higher intensity urban uses, it is important to ensure the urban-ALR interface is designed in a manner that maximizes the compatibility between urban and agricultural land uses, helps to protect the viability of agricultural operations, and considers the liveability of adjacent urban areas.

Objectives

The following guidelines are intended to protect farmland from impacts associated with urban development, reduce conflicts between farm operations and urban land uses, define a stable and clearly understood boundary between urban areas and the ALR, and encourage urban development along the urban-ALR interface that supports the viability of agriculture.

Exemptions

1. Interior Renovations
2. Façade renovations limited to repainting or recladding without changing the roofline, footprint or number of openings into the building
3. Development of agricultural buildings or structures on a lot zoned to permit agricultural use
4. Development interfacing with the ALR across Highway 1
5. Development of lands designated Urban 3 - Infill
6. Development involving the rezoning or subdivision of lands designated Urban 4 - Detached that will result in less than four lots when complete
7. Building Permits for single detached dwellings or buildings accessory to a single detached dwelling
8. Building additions or alterations for:
 - a. commercial or multifamily residential development, to a maximum of 50m²
 - b. industrial or institutional development, to a maximum of 100m²
9. Construction or alteration of institutional buildings or structures:
 - a. sited 90 m or greater from the ALR boundary, or
 - b. sited less than 90 m from the ALR and buffered from the ALR by an existing building
10. Construction or alteration of buildings or structures on a lot that interfaces with ALR lands that are not designated Agriculture in the OCP
11. Emergency circumstances to remove any immediate danger

Bylaw No.
2721-2018

12. Buildings that have been destroyed by fire and/or natural disaster less than 75%, as determined by the building inspector provided the building massing, siting and general appearance are as prior to destruction and the use conforms to the City's Zoning Bylaw, 2014
13. For urban developments that about the Agricultural Land Reserve and require a Form and Character, Natural Environment or Steep Slope Development Permit, provided the Protection of Agriculture Development Permit requirements are illustrated and fulfilled in the Development Permit submission, to the written acceptance of the City
14. Where a proponent provides satisfactory information to the City clearly demonstrating that the existing urban-ALR interface conditions will satisfy the intent of the Development Permit Guidelines for the full extent of the interface

Guidelines

The following guidelines may be applied when setting Development Permit conditions:

SITE PLANNING

To guide the design of development sites with suitable urban-ALR interfaces.

AG1 Orientation of High Intensity Uses

Orient buildings, structures, streets, vehicle accessways and outdoor amenity areas in a manner that directs high intensity uses, characterized by high levels of vehicle and pedestrian traffic and noise generators, away from adjacent agricultural lands.

AG2 Orientation of Low Intensity Uses

Orient low intensity uses, such as low activity service areas, residential rear yards and passive open space, in a manner that forms a buffer between higher intensity uses and adjacent agricultural lands.

AG3 Street Layout

Avoid locating new roads along the ALR boundary, wherever possible. Streets and vehicle accessways that 'dead end' adjacent to the ALR are strongly discouraged, except as may be necessary for access by farm vehicles into ALR properties.

AG4 Lighting Impacts

Design development sites, buildings and signage in a manner that minimizes lighting impacts on residential dwellings located on adjacent agricultural lands.

AG5 Rainwater Management

Design development sites to manage rainwater runoff onsite, as required by the Development Bylaw and the Natural Environment and Steep Slope Development Permit Guidelines.

Along or near property lines adjacent to agricultural lands, landscape areas with the capacity to infiltrate or detain rainwater, such as rain gardens, planting beds, grassed areas and water features. Wherever possible, these features should be incorporated into the design of landscape buffers.

AG6 Mature Trees

Wherever possible, preserve mature trees in areas along or near property lines adjacent to agricultural lands and incorporate them into landscape buffers.

AG7 Existing Fences

Wherever possible, utilize existing fencing (located along property lines between urban and ALR lands) and incorporate into landscape buffers, provided it is in good condition and meets landscape buffer fencing requirement.

LANDSCAPE BUFFERS

To guide the design of landscape buffers that are adapted to specific urban-ALR interface conditions.

AG8 Landscape Buffering Requirements

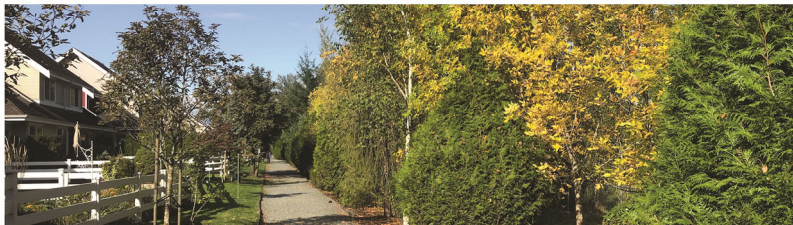
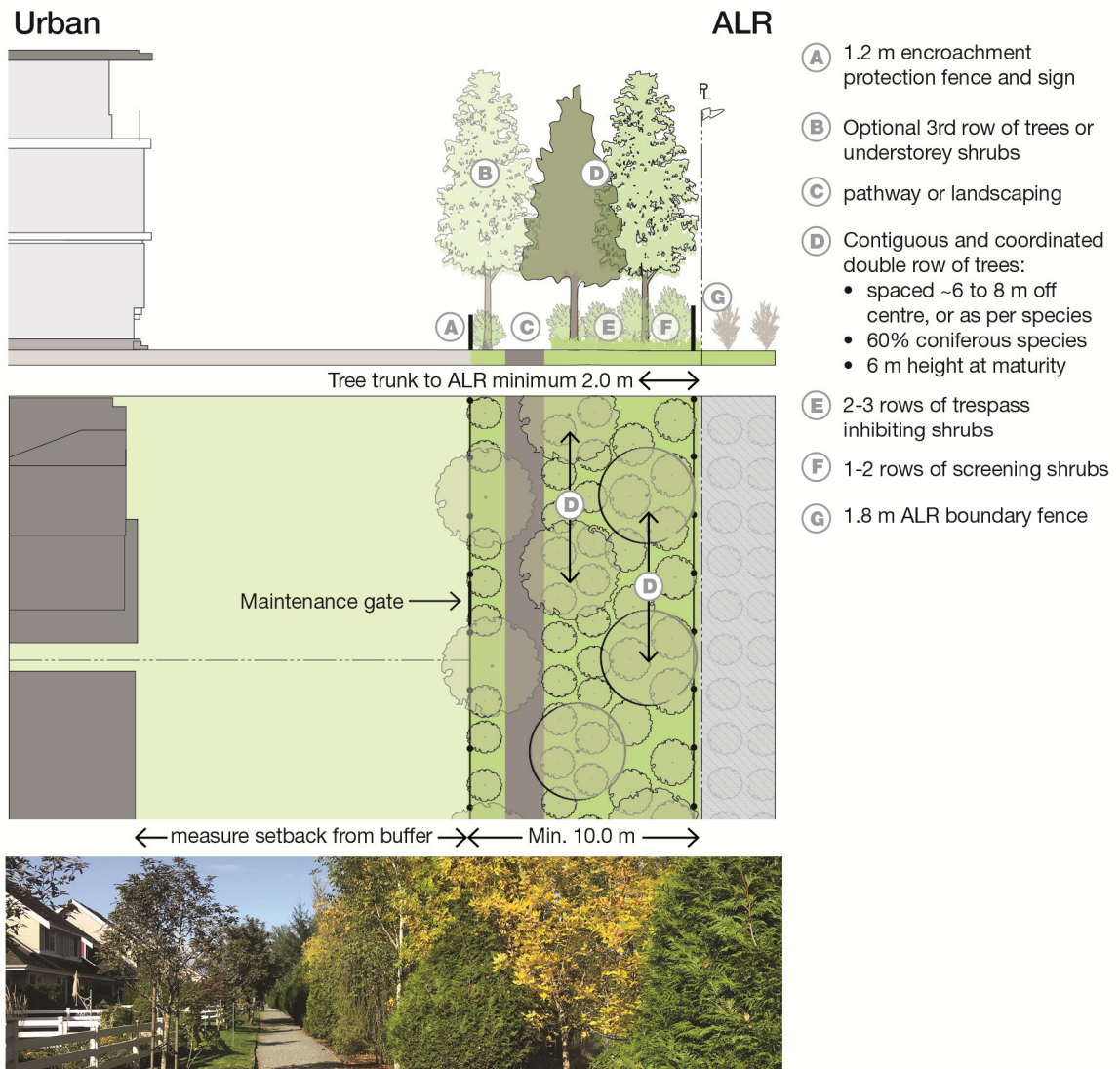
Include landscape buffers along urban-ALR interfaces that meet the following requirements:

- a. Landscape buffers shall be located entirely on the urban side of the ALR interface.
- b. Landscape buffers shall be designed to include setbacks, fencing and landscaping features that aim to minimize conflicts between urban and agricultural uses.
- c. Buildings, structures, streets, vehicle accessways, parking areas and paved areas are prohibited within landscape buffer areas, except in circumstances where site access cannot be provided in an alternative location.
- d. Vegetation within landscape buffer areas should be designed to filter dust, airborne particles, and crop spray from adjacent ALR land, and generally meet the following parameters:
 - i. mature height of 6.0 metres and minimum crown density of 60%
 - ii. minimum 60% conifers; street trees within the public right-of-way should reflect City standards;
 - iii. whenever possible, use species native to the region, or as recommended in the Ministry of Agriculture Guide to Edge Planning, subject to alternatives specified by the City; and
 - iv. implemented as per the specifications of Development Bylaw, 2011, as applicable.
- e. A restrictive covenant shall be registered on title:
 - i. identifying the area of the lot protected for implementation and maintenance of the buffer, according to the approved landscape plan; and
 - ii. noting that the property is adjacent to an agricultural area where normal farming practices can be expected.
- f. Required landscape buffer widths do not supersede setbacks prescribed by environmental legislation.
- g. Measure Zoning Bylaw rear and interior lot line building setbacks from the urban edge of the landscape buffer. Where the prescribed distance cannot be achieved due to unique site conditions, a reduction may be considered if the intent of the guidelines is maintained.
- h. Install signage on all buffer encroachment protection fencing and at dead-end roads to inform residents and prospective purchasers of adjacent farm operations (see AG14).
- i. Where existing wooded, natural, or environmentally sensitive areas separate development from the ALR, buffer design may incorporate and enhance (where necessary) the existing vegetation to satisfy the Protection of Agriculture Development Permit Guideline objectives.
- j. Where a proposed development is directly adjacent to an existing lot with an established ALR landscape buffer that is shallower than the standards set out in these guidelines, consideration may be given to a reduced buffer depth, or a portion thereof, to improve buffer design, transition, and continuity.

AG9 Interior Lot Line Interface Buffer

The following provisions apply to development interfacing with the ALR across an interior lot line or where the ALR interface is mid-parcel:

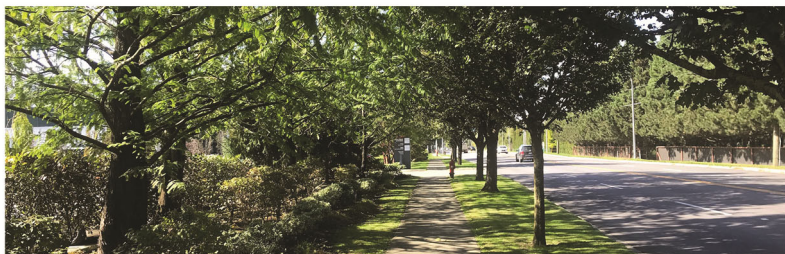
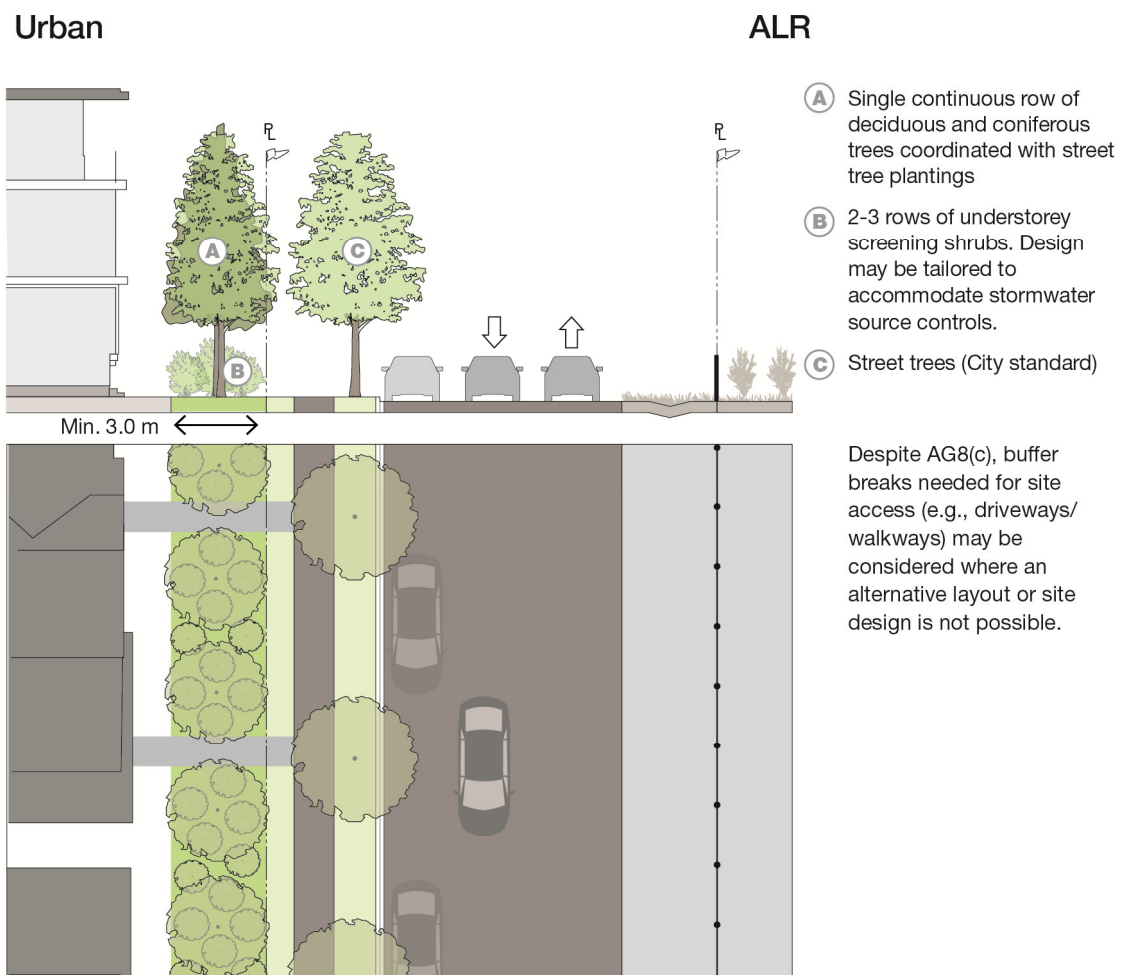
- minimum 10 m on-site landscape buffer
- minimum of two contiguous and coordinated rows of coniferous and deciduous trees; provide at least 60% coniferous species
- 3-5 rows of continuous screening and trespass inhibiting shrubs;
- a pathway may be required on the urban side of the buffer, at the discretion of the City; this space shall be planted with understorey shrubs if a pathway is not provided
- 1.2 m buffer encroachment protection fencing with signage
- 1.8 m ALR boundary/property line fence
- measure building setbacks from the buffer, not lot line, where space permits



AG10 Existing Road Edge Buffer 1 - Urban (with street trees)

The following provisions apply to development, other than single detached dwelling development, that fronts, flanks, or backs onto the ALR across an existing road developed to an urban frontage standard, with street trees:

- minimum 3.0 m on-site landscape buffer; a reduction may be considered for shallow, highly constrained sites
- single contiguous row of deciduous and coniferous trees spaced in coordination with street trees; at least 60% coniferous. Provide a higher proportion of coniferous species where the buffer depth is constrained.
- 3 rows of screening shrubs; 2 rows of dense evergreen species in constrained circumstances



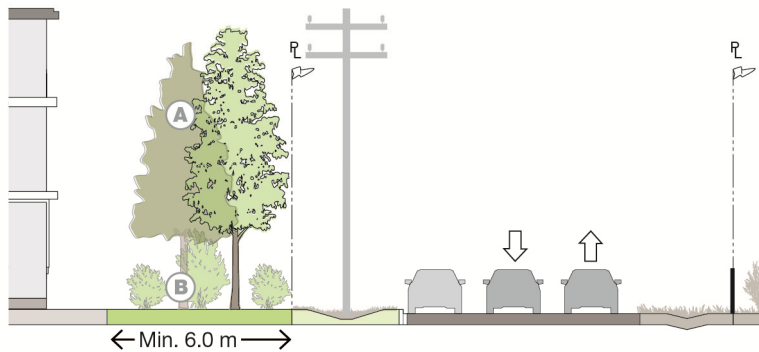
AG11 Existing Road Edge Buffer 2 - Rural (no street trees)

The following provisions apply to development, other than single detached dwelling development, that fronts, flanks, or backs onto the ALR across an existing road designated “rural” or a road without street trees:

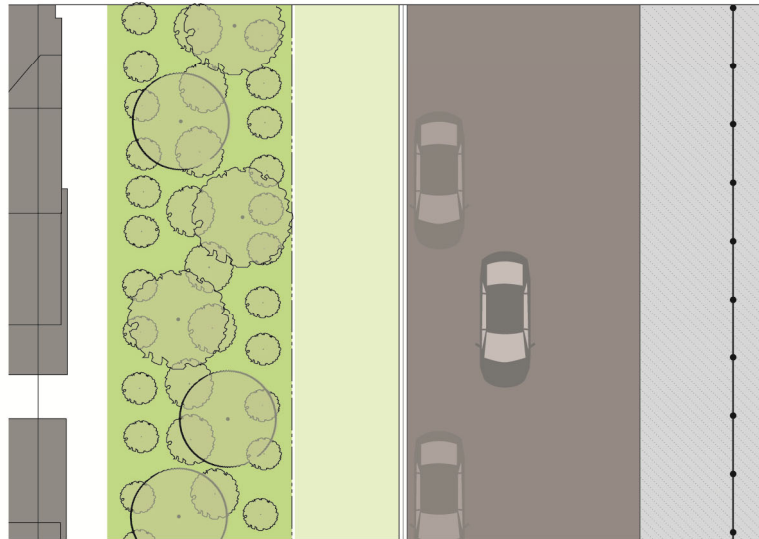
- minimum 6.0 m on-site landscape buffer with a staggered and contiguous double row of trees; at least 60% coniferous species.
- where 6.0 m cannot be achieved, a reduction to 4.0 m may be considered with a higher proportion of coniferous species (over 60%). Special consideration may be given for further reductions in highly constrained locations.
- minimum 3 rows of understory screening shrubs

Urban

ALR



- (A) two contiguous and staggered rows of trees
- (B) 3 rows of understory screening shrubs. Design may be tailored to accommodate stormwater source controls.



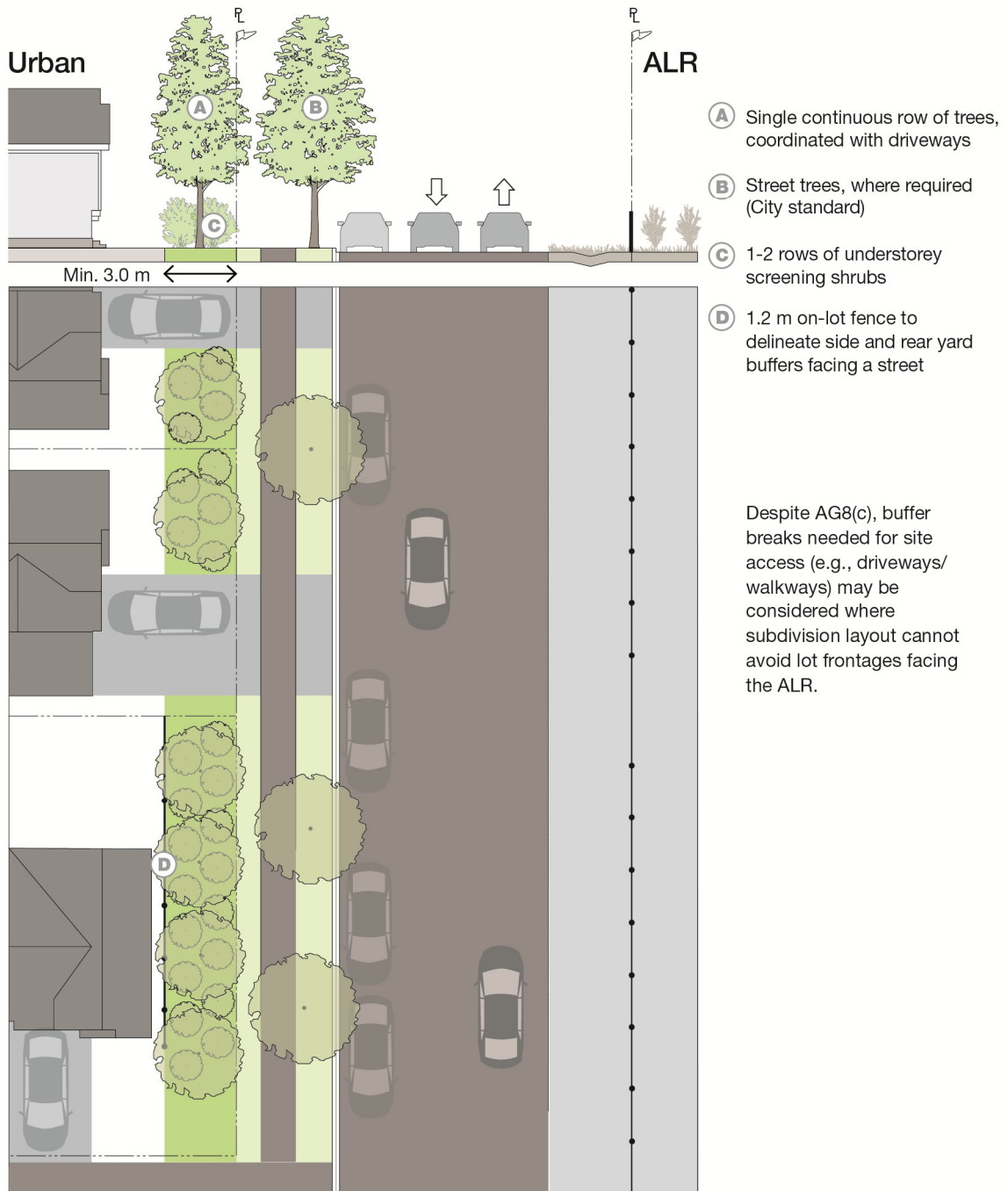
Despite AG8(c), buffer breaks needed for site access (e.g., driveways/ walkways) may be considered where an alternative layout or site design is not possible.



AG12 Existing Road Edge Buffer 3 - Single Detached Dwellings

The following provisions apply to single-detached dwelling development that fronts, flanks, or backs onto the ALR across an existing road (with or without street trees):

- minimum 3.0 m on-site buffer with a single contiguous row of trees spaced in coordination with adjacent street trees, where provided; provide at least 50% coniferous tree species.
- provide a higher proportion of coniferous tree species where a rear yard buffer interfaces with the ALR across a road without street trees.
- 2 rows of screening shrubs; 1 row of dense evergreen shrubs in constrained circumstances



AG13 New Road Edge Buffer

The following provisions apply to development fronting the ALR across a new street constructed as part of the development:

- wherever possible, avoid new roads adjacent to the Agricultural Land Reserve that require this buffer type
- in circumstances where this interface type cannot be avoided, a maintenance/funding plan and financial security may be required and determined through the application process
- minimum 6.0 m road right-of-way buffer
- minimum of two contiguous and coordinated rows of coniferous and deciduous trees; providing at least 60% coniferous species
- 3 rows of continuous screening and trespass inhibiting shrubs
- 1.8 m ALR boundary fencing (page wire, existing, or as per AG14)



AG14 Fencing and Signage

Signage

- 6" x 4.5" (15 cm x 11.5 cm) designed as shown.
- Sign grade aluminum with white surface; no sharp corners.
- Green or black 7 year 2 mil vinyl text, or screen printed.
- One sign every 15.0 m, or at the back of each lot (closer of)
- Mount to buffer encroachment fencing or ALR property line fence for street applications. Mount with galvanized hardware in a position that will not impede text.



Fencing

- Chainlink Mesh: galvanized, vinyl-coated black 3.5 mm steel wire, woven in 50 mm mesh
 - Top and bottom edges should be knuckled (bent interlocking)
 - Fasteners and fittings to be hot dipped galvanized, black
- Posts: galvanized powder-coated black steel:
 - 75 mm outside diameter end, corner and straining posts
 - 60 mm outside diameter line posts
 - concrete footings
 - black powder coated end caps, welded in place
- Top/Bottom Rail: galvanized powder-coated black steel (41 mm outside diameter)
- Gate: provide at least one buffer maintenance access gate for each lot with a rear or side yard buffer that cannot otherwise be accessed by the lot owner. Materials and construction shall be consistent with the fencing.
- 1.8 m ALR boundary fencing may be chainlink (as specified), page wire, or solid wood. Reuse of existing fencing that meets the intent and general size specifications of the guidelines is encouraged.
- 1.2 m buffer encroachment fencing may be chainlink (as specified) or fixed-post wood rail fencing, provided it meets the intent and size specifications of the guidelines.

