GUIDE FOR BYLAW DEVELOPMENT IN FARMLING AREAS

REVISED MAY 2015

BRITISH COLUMBIA Ministry of Agriculture
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Part I Introduction
1.1 What is the purpose of this guide and what are Minister’s Bylaw Standards?

The challenge of preserving farming in British Columbia grows with each passing year. Only 5% of the province is in the Agricultural Land Reserve (ALR). These lands face increasing pressure not only from urban development but also from competing resource uses.

Local government plans and bylaws have a critical role to play in developing a fair and supportive regulatory climate for agriculture and aquaculture. With this understanding, several planning opportunities for farming are in place for local governments in accordance with the Farm Practices Protection (Right to Farm) Act (FPPA), the Local Government Act (LGA), and the Land Title Act. The LGA is the most relevant to this guide because it allows for the creation of provincial standards that will assist local governments in their planning and regulation of farming areas under Section 916(2). This guide also describes Farm Bylaw powers available to local governments under Section 917. For more information on relevant legislation, please click here.

The Guide for Bylaw Development in Farming Areas offers standards for developing and amending bylaws affecting farming areas (land in the ALR, land zoned for agriculture, and land affected by a valid and subsisting aquaculture license under the Fisheries Act). It also provides general information for handling other planning issues involving agriculture.

About the authors

This Guide is produced by the Strengthening Farming Program of the Ministry of Agriculture (AGRI). This program works with local governments and the agriculture industry to:

- strengthen farming in a manner that takes agricultural and urban interests into account,
- ensure farming’s place in planning processes, and
- ensure farmers and ranchers can continue to operate in the ALR.

The Program has two components: farm practices protection and local government planning for agriculture. The Farm Practices Protection Act gives protection to farmers from nuisance suits and local bylaws. It established the Farm Industry Review Board as a mechanism to resolve complaints about farm practices.

The Land Title Act allows approving officers to consider the buffers and road pattern of subdivisions near farmland. The Local Government Act encourages policy plans and zoning bylaws that support farming. It also adds a role for the Minister of Agriculture to establish bylaw standards to guide local governments.

These two components expand on the Provincial interest in protecting farmland through the creation of the Agricultural Land Reserve in 1973. For more information, visit the Strengthening Farming website at: http://www.al.gov.bc.ca/resmgmt/sf/
What is agriculture?
The terms agriculture and farming are used interchangeably in this document. Agriculture is the use of land, buildings, and structures for any of the following:

1. growing, producing, raising or keeping animals and plants, including apiculture, poultry and the growing of mushrooms and the primary products of those plants or animals, but does not include the breeding of pets or operating a kennel;
2. cultivation in plantations of any specialty wood crops or specialty fibre crops prescribed by the Minister responsible for Agriculture;
3. turf production with approval under the Agricultural Land Commission Act, if required;
4. raising or keeping of farmed game by a person licensed to do so under the Game Farm Act;
5. raising or keeping of fur-bearing animals by a person licensed to do so under the Fur Farm Act;
6. raising or keeping of exotic animals prescribed by the Minister responsible for Agriculture;
7. a British Columbia licensed winery or cidery, provided that the use is in accordance with all conditions in the Agricultural Land Commission Act, as amended from time to time and all regulations or orders pursuant thereto;
8. the following farm activities to enable uses (1) to (7) above of the farm on that lot:
   1. clearing, draining, irrigating, or cultivating land;
   2. using farm machinery, equipment, devices, materials, and structures;
   3. applying fertilizers, manure, pesticides, biological control agents, including ground and aerial spraying; and
   4. storage of Agricultural Products and the products of On-farm Processing and On-farm Product Preparation.

This definition is based on the activities considered farm uses in the ALR Use, Subdivision and Procedure Regulation. More definitions are located in Part 4 of this guide.

These standards, also known as the Minister’s Bylaw Standards, relate mainly to zoning bylaws. The standards are written such that they can be adapted to any farming area, although there is likely to be variation in the way they are utilized, depending on the needs of different local governments.

The Strengthening Farming Program is continually updating the existing standards and creating new ones. Please get in contact with Ministry staff if you have questions about whether your bylaws meet these standards or to suggest edits or new standards. Also, whenever possible, please refer new draft or proposed bylaws affecting farming areas to the Strengthening Farming Program for comment so that they can ensure these standards stay current.

Local governments are encouraged to adopt these standards to promote consistency amongst local governments for the benefit of the farming community. However, communities regulated under Section 918 of the LGA are expected to comply with these standards and also have the ability to utilize Farm Bylaw Standards, which are Minister’s Bylaw Standards for regulated communities. Part 3 of this guide provides more information on that topic.

1.2 Why are Minister’s Bylaw Standards Important?

Today, farming occurs in almost every settled part of B.C., and much of this activity takes place next to urban and suburban areas. However, most British Columbians no longer have direct contact with a
Looking for more information on planning for agriculture? For more information on best practices, check out Planning for Agriculture, published by the ALC and AGRI’s Planning for Agriculture webpage: http://www.al.gov.bc.ca/resmgmt/sf/planag/index.htm

1 Terms in italics are defined in Part 4 - Definitions
Protecting farmers and aquaculturalists operating under "normal farm practices" from unwarranted nuisance suits or court injunctions and encouraging compatibility between farming and other land uses to reduce conflicts;

Ensuring that farmers utilize sustainable practices.

Ensuring compatibility between different land and resource uses requires a shared vision based upon partnerships, where settlement and resource planning are integrated in a meaningful way. One of the goals of this guide is to encourage strong partnerships between the Province, local governments and the farming industries so that all groups can develop a common vision for the long-term sustainability of B.C. farming.

1.3 How is this guide organized?

This guide is divided into four sections:

- **Part 1: Introduction**
  - This section explains the purpose of the guide and why it is important.

- **Part 2: Minister's Bylaw Standards**
  - The second section covers how the standards were developed, how to use them, and includes the standards themselves.

- **Part 3: Farm Bylaw Standards For Regulated Local Governments**
  - The third section discusses Farm Bylaws Standards and the other tools available only to local governments that have been regulated under Section 918 of the LGA.

- **Part 4: Definitions**
  - The fourth section provides definitions relevant to agriculture for use by local government planners when writing bylaws.

The information in previous versions of the Guide that related to specific agricultural commodities, activities and issues has been moved to the Ministry of Agriculture's Farm Practices Reference Guide where it is dealt with in greater detail.
Part 2 Minister’s Bylaw Standards
2.1 How should local governments use the Minister’s Bylaw Standards?

The Minister’s Bylaw Standards have been created to promote consistency among local governments in their treatment of farming activities and to minimize conflict around agricultural uses. They are intended to guide the development of local government bylaws in farming areas.

All local governments are encouraged to incorporate these standards into their bylaws. However, communities regulated under Section 918 of the LGA are expected to achieve consistency with the Bylaw Standards. They also have the ability to regulate and even prohibit farming and farm practices in identified areas subject to the approval of the Minister responsible for the FPPA. Part 3 of this guide provides more information on that topic and s. 903(5) and 915-918 of the LGA.

Those that are not regulated under Section 918 should consider the possible application of the standards (in Part 2) and are required to adhere to Section 915 of the LGA, which allows intensive agricultural uses in the ALR regardless of whether or not these uses are permitted by the applicable zoning bylaw. AGRI and the ALC are available upon request to provide assistance and advice on bylaws and plans that affect farming areas.

Please contact the nearest Regional Agrologist if you have questions about whether your bylaws meet these standards or to suggest edits or new standards. Also, whenever possible, please refer new draft or proposed bylaws or bylaw amendments affecting farming areas to the AGRI Strengthening Farming Program for comment so that they can ensure the current standards are used.

2.2 Can a local government vary from the Minister’s Bylaw Standards?

These standards are designed to encourage a wide variety of farming opportunities in farming areas across the Province. However, there may be instances when local governments wish to vary from them. When this occurs, the local government should first contact the AGRI Strengthening Farming Program to discuss the situation and consider:

1. the existing situation and why the current standards are not adequate or appropriate;
2. the impact of variation on existing and future farm operations such as the elimination of potential production areas or the creation of a non-conforming situation for existing farms;
3. possible mitigation measures to ensure that farming potential is not lost as a result of variation from the standards;
4. the most effective regulatory tool to use to obtain the desired result.
There are two basic ways to vary from the standards:

a. moderate variation allowing the local government to more closely address the needs of a certain area are applied to a Zoning Bylaw, or through use of a development variance permit;

b. substantial variation focussed on restricting farm operations can be dealt with by using a Farm Bylaw, for which a local government would first need to be regulated under section 918 of the LGA.

If it is determined that variation is needed, consultation with the farming industry, AGRI and ALC staff should occur during bylaw development.

2.3 How are the Minister’s Bylaw Standards developed?

The Minister’s Bylaw Standards were first created in the late 1990s and today, the Strengthening Farming Program continually updates existing standards and creates new ones. This process involves the following activities:

1. reviewing relevant provincial and federal legislation to ensure that the standards and definitions are consistent with other legislation;
2. reviewing Zoning Bylaws from various parts of the province and documenting the definitions and standards being applied to farming areas;
3. holding meetings and workshops with the B.C. agricultural industry, local government staff and other stakeholders to discuss realistic standards;
4. reviewing ALC policies and AGRI’s Farm Practice Reference Guide.

Various factors are considered during the development of the standards to ensure that they encourage a wide variety of farming opportunities in the ALR and promote long-term compatibility between differing land uses. These factors include:

1. The agricultural capability of farming areas. With only 5% of the provincial land base in the ALR, it is important that further regulation of this land base does not hinder farming, its intended primary use. Therefore, the standards have been developed to allow the largest number of agricultural options over the largest area of the ALR, now and in the future. Given the important role of non-soil based agriculture in B.C., agricultural capability is not determined solely by soil quality and climate. Parcel size, proximity to markets, local government regulations, and the presence of Crown land can also influence the types of farms that are possible in a specific area.

2. The need for a range of setback distances. These dimensions have been established to:
   a. minimize non-conformity
      Setback distances from lot lines for farm buildings and structures vary
among local governments. In order to minimize the creation of uses that do not conform to existing bylaws, a range in certain bylaw standards is indicated. For example, some setback standards are set at 15-30 metres. Establishing a setback anywhere within this range will be considered consistent with the standard.

b. take different commodities into account
For example, the setback for a closed principal farm building housing poultry from an exterior lot line may be set at 15 metres, while the setback for an open confined livestock area for beef from an exterior lot line may be more appropriately set at 30 metres.

3. Other farm-related factors commonly dealt with in Zoning and other Local Government Bylaws

- definitions
- minimum parcel size
- lot coverage
- type of farm use, building, structure or area
- lessening impacts along agriculture’s interface with differing land uses²
- setback distances
- stormwater management
- height of buildings
- irrigation
- off-street loading and parking
- on-farm composting
- on-site domestic sewage systems
- open burning
- residential uses
- waste management

2.4 The Minister’s Bylaw Standards

2.4.1 Zoning Designations

The principal intended use within the ALR is agriculture. Zoning should reflect this understanding and, wherever possible, a single agricultural zone should be applied to the ALR.

There may be situations, however, where more than one zone is necessary. Some examples include where there are significantly different agricultural landscapes, such as floodplains and upland areas, or where non-farm uses (either old uses or newer ones which have been approved by the ALC) are present. Non-farm uses that may require accommodation include cemeteries, parks, fire halls, and schools. When non-agricultural zoning is required to reflect non-farm uses, the zone should be as specific as possible in order to prevent further encroachment of non-farm uses on agricultural land, even to the point of split-zoning the lot.

² The B.C. Ministry of Agriculture advocates shared responsibility between the urban and farm side of the interface. Urban-side edge planning should not be undertaken without also implementing farm-side edge planning and vice versa. Farm-side edge planning is available only to regulated local governments. See the Guide to Edge Planning for more information.
2.4.2 Permitted Uses

In accordance with ALC policy and regulations, the following uses or structures should be permitted in a farming area:

1. Agriculture;
2. Single Family Dwelling (see Section 2.4.6 and Appendix A for more resources on regulating the siting and size of residential uses in the ALR);
3. Accessory Dwelling for Farm Workers (Refer to ALC Policy #9/2003);
4. Temporary Farm Worker Housing (see Section 2.4.10 for standards relating to Temporary Farm Worker Housing and Appendix A for more resources on the standards); and

The following accessory uses can be permitted in the ALR by a local government:

5. Accessory Home Occupation Use  
   (Refer to ALR Use, Subdivision and Procedure Regulation and Policy #7);
6. Accessory Bed and Breakfast Use  
   (Refer to ALR Use, Subdivision and Procedure Regulation and Policy #6);
7. Accessory Agri-tourism Accommodation  
   (Refer to ALR Use, Subdivision and Procedure Regulation and Policy #5);
8. Direct Farm Marketing Uses  
   (Refer to ALC Policy #2/2003).

The following uses may also be permitted where there is some commodity production on lots which make up a farm unit and if ALR regulations are met or approval from the ALC is obtained:

   a) On-Farm Composting Use (see ALR Use, Subdivision and Procedure Regulation)
   b) On-Farm Processing Use (see ALR Use, Subdivision and Procedure Regulation)
   c) On-Farm Product Preparation Use
   d) On-Farm Soil-less Medium Production Use
   e) On-Farm Storage Use

NOTE: Non-farm uses should not be permitted unless approved by the ALC. If various non-farm uses are listed in a bylaw as potentially acceptable, a note should be provided to advise the reader that ALC approval is still required.

NOTE: Local governments may require business licences for Medical Marihuana Production Facilities.

2.4.3 Off-Street Loading and Parking

When any farm building or farm structure is being erected or enlarged and off-street loading areas are required, an area for off-street loading should be provided on the same site as the building or structure. Each off-street loading site should have vehicular access to a public street or lane. The length of the loading space must be such that a vehicle in the process of loading or unloading does not project into any street, lane or public thoroughfare. Off-street loading spaces and parking facilities should not be required to be covered by a permanent, impervious surface. Permeable surfaces should be allowed.
Off-street parking facilities should be adequate enough to service the farm and address all activities conducted on the farm, including the provision of sufficient parking for employees and, where applicable, customers. Off-street parking spaces should be required for all commodities that undertake *direct farm marketing* and provided in accordance with the following standards:

<table>
<thead>
<tr>
<th>Produce Stands:</th>
<th>One (1) parking space per 20 square metres of <em>direct farm marketing area</em>.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Greenhouses:</td>
<td>One (1) parking space per 15 square metres of <em>direct farm marketing area</em>.</td>
</tr>
<tr>
<td>Nurseries:</td>
<td>One (1) parking space per 20 square metres of <em>direct farm marketing area</em>.</td>
</tr>
</tbody>
</table>

### 2.4.4 Minimum Lot Size

#### 2.4.4.1 Minimum Lot Size for Subdivision

Minimum lot size provisions for land in the ALR will vary by region. Subdivision should be considered only where it will enhance farming opportunities.

Assigning a minimum lot size to ALR land will vary depending on the area of the province as what may be relevant in one area may be inappropriate elsewhere. There are many instances where land has been divided into smaller parcels than is helpful for agriculture in most regions of the province. Since small parcel sizes may limit the range of agricultural uses, it is recommended that local governments establish the largest possible lot size for land in the ALR. This will provide for a wider range of farming opportunities and discourage expectations for subdivision in the future. Wording that could be incorporated into a bylaw is suggested below.

“Where land is in the agricultural [or other] zone and in the ALR, the minimum lot size of [ ] hectares shall apply when the land is:

- excluded from the ALR; or
- approved for subdivision within the ALR pursuant to the Agricultural Land Commission Act, Regulations thereto, or Orders of the Commission; or
- exempted by the Agricultural Land Commission Act, Regulations thereto, or Orders of the Commission.”

This wording is based on that found in the ALC publication *ALR and Community Planning Guidelines*.

#### 2.4.4.2 Minimum Lot Size for Specific Commodity Use

Minimum lot size requirements for a specific commodity in the ALR should not be required. Concerns regarding specific commodities can be addressed by the existing lot
size and by meeting criteria such as adequate setbacks, maximum lot coverage, and adherence to normal farm practices and environmental standards established through legislation such as the *Environmental Management Act* (EMA), *Integrated Pest Management Act*, and *Public Health Act*. In that way, a wider range of options for agricultural activities is possible. Additional tools in the form of a Farm Bylaw (see Part 3) are also available to address nuisance concerns. For example, instead of requiring a specified lot area or number of animals per hectare, a local government could use a Farm Bylaw to specify *manure* management techniques.

### 2.4.5 Lot Coverage

Bylaws should not restrict the area of a lot which may be covered by *buildings* and *structures* for farm use, to an area less than 35% or less than 75% for *greenhouses*.

*Confined livestock areas* related to a primary use are included in the lot coverage restriction.

#### 2.4.5.1 Lot Coverage Exclusions

The following *farm structures* should be exempt from lot coverage restrictions:

1. permeable *detention ponds*;
2. support *structures* used for shading, frost and wind protection, netting, or *trellising*.

Residential lot coverage is not included in the 35/75% restriction and should be restricted by being contained within a *farm residential footprint* as discussed in Section 2.4.6 and in the paper *Regulating the Siting and Size of Residential Uses In the ALR* (see Appendix A).

#### 2.4.5.2 Stormwater and Agricultural Liquid Waste Management Plans

Where the total impervious area of *farm buildings* and *structures* exceeds 3,700 square metres (approximately 40,000 square feet) or covers more than 10% of a lot or contiguous lots, *stormwater* and *agricultural liquid waste* management plans should be considered and developed as necessary.

### 2.4.6 Siting and Size of Residential Uses

This part outlines criteria for the regulation of residential uses in the ALR. The purpose and goals of regulating the siting and size of residential uses served as a foundation for creating the criteria and include:

a) *not restricting agricultural activities*;
b) *directing the largest residential uses in a community to non-farming areas*;
c) *minimizing the impact of residential uses on farm practices and farming potential in farming areas*;
d) *minimizing loss and/or fragmentation of farmland due to residential uses*; and
e) minimizing the impact of residential uses on increasing costs of farmland.

Information from the consultation process helped build the criteria along with AGRI and ALC staff input, which served to add a broad-based perspective. It is acknowledged that different communities have different circumstances. Please see Appendix A for further resources on the development of the standards.

2.4.6.1 Options for reducing residential impacts

Three options have been identified for addressing residential impacts. These are:

- regulating the siting of residential uses,
- restricting the size of the farm residential footprint, and
- restricting the size of the farm residence.

Regulating the siting of farm residential uses is likely the simplest, most effective method of limiting the negative impacts of residential uses on farming in the ALR. Requiring residential development to be located adjacent to the road frontage, in most cases, provides the greatest protection for agricultural areas, by reducing potential conflicts between farm and residential uses, thereby improving farm efficiency. Residential development can also make the use of farm equipment and farm management more difficult and inefficient on that lot.

Restricting the size of the farm residential footprint has a greater impact on the alienation of farmland than the actual residence size and is the second most important criteria. While limiting the size of the residence does have a significant benefit in reducing the impact on farmland prices, it is considered to be of lesser importance compared to the siting of residential uses and the size of the farm residential footprint.

2.4.6.2 Siting of Farm Residential Uses

The siting of residential uses involves both siting of the farm residence as well as the accessory farm residential facilities. Generally, a simple maximum setback from the roadway is used together with the minimum setbacks to the lot lines already in a local government’s zoning bylaw. It is recommended that the setback for the farm residential footprint be larger than that for the farm residence to allow for a backyard and to avoid farming right up to the back wall of the residence. The maximum setback for the farm residence would be measured to the back wall (farthest from the road frontage). If a property has more than one lot line with road frontage, then the setbacks would be measured from one road frontage only, at the owner’s choice.

2.4.6.3 Size of Farm Residential Footprint

Three general approaches have been identified for limiting the size of the farm residential footprint:

- The preferred approach is to establish farm residential footprint size commensurate with urban or suburban lot areas. At present, density provisions in most land use bylaws are related to lot size. Because lots are generally larger in rural areas, larger residences can generally be built in such areas. Accordingly,
the largest residential uses in a community are commonly directed to the ALR. Bearing in mind that the priority use in the ALR is farming, permitted residential development should be no larger than that permitted in zones specifically set aside for residential development. The maximum farm residential footprint in the ALR should be less than or, at least, not more than, that permitted in other zones in the community where the primary use is residential. However, in some communities, the urban area lot sizes are much smaller than what would be considered appropriate in rural areas. There may not be significant rural areas outside the ALR to serve as an alternative to locating in the ALR. In this case, placing a cap on residential footprint size in the ALR will place limits on the development of country estates on farmland even if the cap is larger than the lot sizes typically available in urban areas.

b) Establish farm residential footprint size as a percentage of the lot size (within limits). Many local governments limit house size in urban areas using lot coverage. In rural areas, local governments have used lot coverage to limit the area covered by farm buildings. The same approach could be used to restrict farm residential footprints, although limits will be required to ensure a minimum sized footprint is possible on very small parcels and a maximum sized footprint is imposed on very large parcels so that the impacts on farming are minimized. Another option would be to set footprints based on parcel size, for example, smaller footprints on parcels less than 8 hectares.

c) Set a specific farm residential footprint. Setting a single footprint size would provide greater consistency between communities and across the province.

2.4.6.4 Size of Farm Residence (House Size)

The same three approaches described for farm residential footprint could be applied to house size.

2.4.6.5 Criteria

These criteria are recommended as the minimum level of regulation by a local government. Local governments can choose to be more restrictive of residential uses in the ALR. Local governments may choose to be less restrictive in areas outside the ALR, in part to encourage the largest residential uses to be located outside the ALR.

2.4.6.5.1 Maximum Road Setbacks (Siting)

The farm residential footprint is to be located close to the street (public road), either at the front (front lot line) or the side (exterior lot line), if it is a corner lot.

---

3 In cases where a property owner cannot meet the maximum road setbacks due to parcel configuration, steep slopes, access to utilities etc, an application can be made for a Development Variance Permit or an appeal made to the local government’s Board of Variance. Use or density changes would require a rezoning application. Suggested criteria for variance are in Appendix A.
1. The maximum setback from the *front lot line* to the rear or opposite side of the *farm residential footprint* is 60 metres, and

2. The maximum setback from the *front lot line* to the rear of the *principal farm residence* or *additional farm residence* is 50 metres to allow for a 10 metre deep back yard.

3. Lots narrower than 33 metres are exempted from the 60 metre maximum setback (for the *farm residential footprint*) from the *front lot line*, however, the footprint must fill the front of the lot to a maximum of 2000 m$^2$ (refer to Figure 2). There is no exemption for the 50 metre maximum setback for the *residence*.

4. Lots greater than 60 hectares$^4$ are exempted from the maximum road setbacks for the *residence* and the *farm residential footprint*.

---

$^4$This exemption recognizes that large lot sizes minimize farm practice issues and the area is likely to be very rural.
Maximum farm residential footprint area = 2,000 sq. m.

**Example:**
Lot width = 20 m
Footprint area = 2,000 sq. m.
Calculate allowed footprint depth:
2,000 / 20 = 100 m

Figure 2  Footprint on a Narrow Lot
2.4.6.5.2 Farm Residential Footprint Size\(^5\)

The maximum size of the *farm residential footprint* is:

a) the lesser of a footprint commensurate with *urban areas*; or

b) 2,000 m\(^2\); plus

   a. 1000 m\(^2\) for each *additional farm residence* where permitted; plus
   
   b. 35 m\(^2\) for each *temporary farm worker housing space* where permitted.

2.4.6.5.3 Maximum Floor Area-Farm Residences

The Minister’s Bylaw Standard does not include size restrictions for the *floor area-farm residences*. However, the following is offered as a suggestion where local governments wish to include these restrictions in their bylaws.

The maximum *floor area-farm residence(s)* is the lesser of a floor area commensurate with *urban areas* or:

a) 500 m\(^2\) for *principal farm residence*;

b) 300 m\(^2\) for each *additional farm residence* where permitted; and

c) 15 m\(^2\) for each *temporary farm worker housing space* where permitted\(^6\).

2.4.7 Height Limitations

Local governments are encouraged to exclude farm buildings from restrictions on height. Crop protection and support *structures* such as deer fencing, netting supports and trellises must be excluded from height requirements. If a local government wishes to restrict height of farm structures then the maximum building heights should be no less than:

- Grain bins (including delivery equipment) 46 metres
- Silos 34 metres
- Combination Silo and Grain Storages 41 metres
- Principal *livestock buildings* 15 metres
- All other agricultural *buildings* 15 metres

These height limitations should be the minimum height restriction placed on *farm buildings* in a zoning bylaw. If a local government wishes to allow *buildings* higher than these or wishes to exempt these *buildings* from the height restrictions, then the zoning bylaw will still be considered in accordance with this section.

2.4.8 Setbacks

Appropriate setback distances can help prevent nuisance conflicts, protect natural resources, and safeguard human health. On the other hand, excessive setbacks can present serious challenges to farming operations. The standards in this section seek to strike a balance by recommending setbacks that are large enough to reduce conflict

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\(^5\) The *farm residential footprint size* is considered density and would require a rezoning application to vary.

\(^6\) Federal programs allow 10 m\(^2\) of useable floor area which excludes washrooms, laundry, mechanical and storage rooms.
between uses while still being reasonable and economical for farm operations. Structures for crop protection and support such as deer fencing, trellises and netting supports should be excluded from setback requirements in order to allow a farm operation maximal use of a property. However, the farm residence must comply with any setback requirements established by other government agencies such as the Ministry of Health and the Ministry of Environment (MOE). In addition, setbacks must be in compliance with building code and fire safety requirements. Minimum lot line setbacks would meet fire safety requirements between two parcels. Refer to section 2.4.6 for the Minister’s Bylaw Standard regarding the siting and size of residential uses in the ALR.

2.4.8.1 Setbacks from Edge Lot Lines

Setback distances along the edge lot lines have been established in the Ministry’s Guide to Edge Planning. Setbacks are provided for both the urban and agricultural sides of the boundary.

2.4.8.2 Setbacks from Farm Residences

Minimum setback distances have not been established between a farm residence and a principal or accessory farm building or structure on the same lot, other than those established for other purposes such as setbacks from a water supply.

2.4.8.3 Setbacks from a Potential Flood Area

Due to the variable nature of British Columbia’s land base and water bodies, no general standards have been established for flood proofing. Each municipality or regional district should contact the Provincial Regional Water Management Office for floodplain mapping information and flood proofing requirements. Where local and site-specific information is unavailable, AGRI has developed a factsheet entitled Flood Construction Levels and Setbacks for Farm Building Situations that aims to reduce injury and property damage in flood situations.

Summary Table

Table 1 lists the maximum setback distances for principal and accessory farm buildings, structures, and facilities from lot lines and water supply intakes. The list of farm buildings, structures, and facilities may not be all inclusive, and alterations may be needed periodically.
## Table 1  Maximum*** Setbacks for Farm Buildings, Structures, and Facilities

<table>
<thead>
<tr>
<th>Building or Facility</th>
<th>From Lot Lines</th>
<th>From Domestic Water Supply Intake</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Front and Exterior Side</td>
<td>Interior Side and Rear</td>
</tr>
<tr>
<td><strong>Principal Farm Buildings, Animal Containment, and Storages</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Greenhouse (nursery, specialty wood &amp; turf crops): including boiler room, header house, machine storage</td>
<td>7.5 m</td>
<td>4.5 m</td>
</tr>
<tr>
<td>Tree, vine, field, and forage crop storage; granary</td>
<td>7.5 m</td>
<td>4.5 m</td>
</tr>
<tr>
<td>Apiculture: Bee hive; <em>honey house</em></td>
<td>7.5 m</td>
<td>7.5 m</td>
</tr>
<tr>
<td>Mushroom: barn</td>
<td>15 – 30 m *</td>
<td>7.5 m</td>
</tr>
<tr>
<td>Livestock, poultry, game, or fur: barn, brooder house; <em>fur farming</em> shed; hatchery; livestock shelter; milking facility; stable, confined livestock area</td>
<td>15 – 30 m *</td>
<td>15 – 30 m *</td>
</tr>
<tr>
<td>Free range poultry at a density of less than one animal unit</td>
<td>0 m</td>
<td>0 m</td>
</tr>
<tr>
<td>Medical Marihuana Production Facilities</td>
<td>15 - 30 m</td>
<td>15 - 30 m</td>
</tr>
<tr>
<td><strong>Accessory buildings, structures and facilities</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Incinerator; silo</td>
<td>30 m</td>
<td>30 m</td>
</tr>
<tr>
<td>Generator shed</td>
<td>15 m</td>
<td>15 m</td>
</tr>
<tr>
<td>Detention pond</td>
<td>7.5 m</td>
<td>4.5 m</td>
</tr>
<tr>
<td>Grain and hay storage; silage storage in plastic bags; straw storage (non-composting materials)</td>
<td>7.5 m</td>
<td>4.5 m</td>
</tr>
<tr>
<td><strong>Machine storage</strong> and shelters, and accessory buildings, structures and facilities which are low risk for being potential sources of pollution</td>
<td>4.5 m</td>
<td>4.5 m</td>
</tr>
<tr>
<td>Feeding area location in <em>seasonal feeding area</em>***</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Boilers or walls with fans – all uses</td>
<td>15 m</td>
<td>15 m</td>
</tr>
<tr>
<td>Horse riding rings and exercise yards where no feeding of animals occurs and where a vegetated buffer is provided in the form of a hedge between the ring or yard and neighbouring properties</td>
<td>0 m</td>
<td>0 m</td>
</tr>
<tr>
<td>Horse riding rings and exercise yards where no feeding of animals occurs and where no vegetated buffer is provided</td>
<td>4.5 m</td>
<td>4.5 m</td>
</tr>
</tbody>
</table>
## Building or Facility

<table>
<thead>
<tr>
<th>Marketing, Processing, and Product Preparation Structures and Facilities</th>
<th>From Lot Lines</th>
<th>From Domestic Water Supply Intake</th>
</tr>
</thead>
<tbody>
<tr>
<td>Direct farm marketing</td>
<td>7.5 m</td>
<td>4.5 m</td>
</tr>
<tr>
<td>On-farm processing, on-farm product preparation</td>
<td>7.5 m</td>
<td>7.5 m</td>
</tr>
<tr>
<td>Winery and Cider processing facility</td>
<td>7.5 m</td>
<td>4.5 m</td>
</tr>
<tr>
<td>On-farm soil-less medium production</td>
<td>15 m</td>
<td>15 m</td>
</tr>
<tr>
<td>Soil-less medium storage, wood waste storage</td>
<td>7.5 m</td>
<td>7.5 m</td>
</tr>
</tbody>
</table>

## Waste and Chemical Handling

| Agricultural liquid or solid waste storage facility; solid agricultural waste (field storage)** | 30 m | 30 m | 30 m |
| Compost storage; on-farm composting | 30 m | 30 m | |
| Chemical storage | 7.5 m | 7.5 m | |
| Composting materials (non-manure storage) | 15 m | 15 m | |

## Medical Marihuana Production Facilities (MMPF)

| Setbacks from Parks and Schools | 150 metre maximum setback from MMPFs to Parks and Schools |
| Setbacks from non-ALR Residential Uses | 30 metre maximum setback from MMPFs to non-ALR Residential Uses with a buffer, or 60 metre maximum setback if a buffer is not employed |

* Range in setback distance allows for reductions for enclosed animal facilities and for narrower walls that are oriented to lot lines. Current bylaws may have setbacks within the range and thus, could remain unchanged and be consistent with these guidelines.

** Field storage for more than 2 weeks.

***Local government zoning or development permit area criteria usually stipulate the “minimum setback” distance - which is the closest to the object a building or structure may be situated. An applicant may choose to locate his feature farther back. In order to minimize the effects on farming, these guidelines give the MAXIMUM setback distance that a local government should use in its bylaws. The dimensions are referred to as – “the setback distance”.

**** Seasonal feeding areas are predominately covered by productive vegetation during the growing season.
2.4.8.4 Setbacks from Watercourses

*Riparian vegetation* provides the following important features and functions for *watercourses*:

- preservation of large woody debris
- bank stability
- channel stability
- shade
- food and nutrients
- filtration

However, it is recognized that maintaining the large woody debris function in agricultural areas is typically incompatible with drainage requirements for free flowing, low-gradient *channelized streams* and *constructed ditches*.

Information on desirable native plant species used for riparian planting can be found in the ‘Stewardship Areas’ chapter of the *Canada – British Columbia Environmental Farm Plan (EFP) Program Reference Guide* and in supporting fact sheets available from the Ministry of Agriculture.

2.4.8.4.1 Origins and Applicability

*Riparian* vegetation provides important habitat to support biodiversity. The Riparian Areas Regulation (RAR), enacted under the *Fish Protection Act*, calls on local governments to protect *riparian areas* during residential, commercial, and industrial development. The RAR does not apply to agricultural land use and farming activities; however, the standard for agricultural building setbacks complements the RAR for fish protection.

These agricultural *building* setback standards were developed to provide protection for *riparian areas* from agricultural and farm uses. They apply to agricultural land that is already considered to be developed, i.e., land that has been cleared for crop production or is being actively farmed. Crops can include plants grown under *nursery* and *agroforestry systems*. The setbacks were developed and endorsed by the *Partnership Committee on Agriculture and the Environment*. This Committee included representatives from Agriculture and Agri-Food Canada, the B.C. Agriculture Council, the B.C. Ministry of Agriculture, the B.C. Ministry of Environment, Environment Canada, Fisheries and Oceans Canada, and the Union of British Columbia Municipalities.

These setbacks do not apply to:

- Residential *buildings* on agricultural lands and *buildings* for non-farming activities on lands that may otherwise be used, designated, or zoned for *agriculture*. These facilities are considered to be respectively residential, commercial or industrial under RAR.
- Activities and physical works not related to *buildings* or *building* construction such as on-farm drainage and irrigation systems, utility works, farm roads, removal or disruption of soil, cropping, and animal husbandry practices. These are considered
under the EFP review process. Local government zoning or development permit area guidelines usually stipulate the “minimum setback” distance, which is the nearest that a building or structure may be situated to the object. An applicant may choose to locate a building or structure further back. In order to reduce the effects on farming, these riparian guidelines give the maximum setback distance that a local government should use in its bylaws as minimum setbacks. The dimensions are referred to as “the setback distance”.

2.4.8.4.2 Guidelines

The building setbacks established for the purposes of riparian protection are based on the following guidelines:

- Standards for agricultural areas complement current standards for fish protection in areas zoned for residential, commercial and industrial development.
- The minimum setback areas between watercourses and buildings are set aside as streamside protection and enhancement areas for riparian vegetation that is to be either planted or left to grow, and are not to be used for ancillary services such as retention ponds, utilities, machinery storage, access for building maintenance, roads, parking or other impervious surfaces.
- Standards shown in Table 2 apply to agricultural land that is either currently growing a crop or is lying fallow and is therefore considered to be developed.
- Standards shown in Table 2 do not apply to any areas where riparian vegetation may need to be removed to locate or construct a building or facility. Fisheries and Oceans Canada must be notified prior to removal of any riparian vegetation such as shrubs or trees. For direction related to changes in and about a stream, refer to the B.C. MOE website.
- The building setbacks in Table 2 apply to new buildings only. Existing agricultural buildings and structures are exempt.
- The setbacks vary by three classifications of watercourse and four categories of agricultural buildings and facilities as shown in Table 2.

Variance to the building setbacks may be considered if supported by a report by a Qualified Environmental Professional (QEP). Variances can only be obtained for Category 3 and 4 buildings and facilities, given that the setbacks for Category 1 and 2 facilities are set by the Agricultural Waste Control Regulation under the EMA.

2.4.8.4.3 Agricultural Building and Facility Categories

The agricultural building and facility setbacks apply to the construction of agricultural buildings and related ancillary service uses. Roads, retention ponds, gas services, water supply services, electrical facilities, machinery storage, building maintenance access, parking, or other impervious areas associated with buildings must lie outside the setback distances listed in Table 2.

The setback standards also apply to on-farm composting and soil-less media production facilities, storage facilities, and confined livestock areas. The Agriculture Waste Control Regulation establishes the setback requirements for Category 1 and 2
structures or buildings. Category definitions and associated setback distances are established as follows:

**Category 1** Specified facilities or buildings identified by the Agricultural Waste Control Regulation, that are considered to pose a high risk for causing pollution, must be set back 30 metres from any watercourse. Category 1 facilities include solid agricultural waste field piles for greater than two weeks of storage, confined livestock areas containing more than ten agricultural units, and seasonal feeding areas.

**Category 2** Specified facilities covered by the Agricultural Waste Control Regulation and other regulations that are considered to pose a slightly lower risk for causing pollution than those in Category 1 must be set back a minimum distance of 15 metres from any watercourse. Category 2 structures include agricultural waste storage facilities such as engineered manure pits; chemical, compost and wood waste storages; on-farm growing media production areas; mushroom barns; confined livestock areas containing fewer than ten agricultural units; silos; incinerators; and petroleum storages.

**Category 3** Facilities or buildings that pose a higher risk of discharging contaminants than Category 4 buildings and which by definition are not captured by the Agricultural Waste Control Regulation are to be set back 15 metres from natural and channelized streams. Facilities in this category can be set back 5 metres from constructed channels and constructed ditches. Examples of Category 3 facilities are livestock barns, brooder houses, fur farming sheds, livestock shelters and stables, hatcheries, and milking facilities.

**Category 4** Category 4 facilities or buildings from which a risk of discharging contaminants is not likely or from which discharges can easily be contained may allow setbacks to be less than for Category 3 buildings in the case of channelized streams (depending on channel width), but are the same for Category 3 facilities insofar as they apply to natural streams (15 metres) and constructed channels or ditches (5 metres). Examples of Category 4 facilities are greenhouses, machine storage buildings, on-farm processing structures, direct farm marketing buildings, crop storages, granaries, shelters, hives, machine and equipment storages, cider processing facilities, retention and detention ponds, and other impervious surfaces.

In situations where local governments are responsible for the maintenance of constructed channels or constructed ditches, the minimum setback distance for Category 3 and 4 facilities is 7 metres. In such cases, maintenance should be done from the north and east sides whenever possible, allowing the vegetation on the south and west sides to remain undisturbed.
Table 2 summarizes the setbacks associated with the various categories.

Figure 3  Watercourse Classification

2.4.8.4.4  Setback Distance Measurements

The setback distances for agricultural buildings and facilities adjacent to watercourses are shown in Table 2. The setback distance that applies will be based on the classification of the watercourse adjacent to the building to be constructed. For channelized streams and constructed channels, a QEP must be retained to determine or confirm a particular classification in regions where appropriate mapping is not available. QEP involvement is not necessary if it is clear that the watercourse in question is a natural stream or a constructed ditch. The building setback distance from each type of watercourse must be measured from the top of the bank. The following drawings provide clarification:
Natural Streams with Single Bank

*Natural streams* with a distinct *top of bank* will have the setback distance measured from the *top of bank* as shown in Figure 2.

The setback distance\(^7\) for Category 2, 3, and 4 buildings is 15 metres.

See Table 2.

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**Figure 4**  Setback for a Natural Stream with a Single Bank for Categories 2, 3, and 4

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Natural Streams with Multiple Bank

For *natural streams* that may have multiple banks, the setback distance should be measured from the bank that is farthest from the centre of the stream as shown in Figure 3.

See Table 2.

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**Figure 5**  Setback for a Natural Stream with Multiple Banks for Categories 2, 3, and 4

---

\(^7\) Note: Local government zoning or development permit area guidelines usually stipulate the “minimum setback” distance, which is the nearest that a building or *structure* may be situated to the object. An applicant may choose to locate a building or *structure* further back. In order to minimize the effects on farming, these riparian guidelines give the maximum setback distance that a local government should use in its bylaws. The dimensions are referred to as “the setback distance”.

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Natural Streams in a Ravine

For natural streams in a ravine, the setback distance should be measured horizontally from the top of bank as shown in Figure 4. The setback distance must be at least 15 metres from the stream top of bank.

There is also a requirement that the building setback from the top of the ravine be 5 metres.

Where bank stability may be a problem, the setback distance from the top of the ravine should be assessed by a professional. Local governments may also establish covenants or further setbacks in situations where slope stability is a problem.

See Table 2.

Channelized Streams

The setback distance from a channelized stream for Category 4 facilities is determined by multiplying the width of the channel at the top of bank by two as shown in Figure 5. For Category 4 facilities on channelized streams, the setback will be no less than 10 metres and the maximum will be 15 metres.

See Table 2.

Figure 6  Setback for a Natural Stream in a Large Ravine

Figure 7  Setback for a Channelized Stream
Channelized Streams Confined by a Dyke

The setback distance for a channelized stream that is confined by a dyke should be measured from the top surface of the dyke as shown in Figure 6. The setback distance from the channelized stream may often exceed 10 metres for large dyke systems, as the minimum setback distance from the toe of the dyke should always be 5 metres.

See Table 2.

Constructed Channels and Ditches

Constructed channels and ditches by their very nature always have a defined top of bank. The setback distance is measured from the top of the bank as shown in Figure 7. The setback distance from constructed channels and ditches will be 5 metres for Category 3 and 4 facilities. For constructed channels and ditches where the responsibility for maintenance is borne by a municipality, drainage, or dyking district the minimum setback will be 7 metres.

See Table 2.

2.4.8.4.5 Agricultural Building and Facility Setback Standards

The agricultural building setback standards are summarized in Table 2. Existing permitted buildings are exempt from these setbacks, and those that are closer to watercourses than the standards specify will be identified as legally non-conforming within a zoning bylaw. In the event of a fire, the reconstruction of the facility on the same footings with no changes to the building will not require an assessment to be done. However, a QEP is required to conduct an assessment if the landowner intends to alter or extend the existing foundation with the result that all or part of the building would be closer than the setback standard.

Siting of agricultural buildings for floodplain management and flood proofing is not covered in this guide. Information on this subject is available in the fact sheet entitled Flood Construction Levels and Setbacks for Farm Building Situations and in other fact
sheets which can be found on the Sustainable Agriculture Management Branch section of the Ministry of Agriculture website at www.al.gov.bc.ca/resmgmt

Local government zoning or development permit area guidelines usually stipulate the “minimum setback” distance, which is the nearest that a building or structure may be situated to the object. In order to minimize the effects on farming, these riparian guidelines give the maximum setback distance that a local government should use in its bylaws. Producers may, however, wish to exceed the local government minimum setbacks for their own reasons.

The watercourse building setbacks do not take into account other considerations that may require greater setbacks (e.g., lot lines, species at risk, municipal maintenance access, water used for domestic purposes, and floodplain requirements). Under some exceptional circumstances, local governments, the Department of Fisheries and Oceans, and MOE may classify some constructed ditches as channelized streams because they are important local fish habitat.

2.4.8.4.6 Qualified Environmental Professional Requirements

Situations for which a QEP will be required with respect to the establishment of site-specific building setbacks are noted below:

1. A QEP must be retained to determine or confirm if a watercourse is a channelized stream or a constructed channel in regions where appropriate classification mapping is not available.
2. If the setback standard causes a hardship for the landowner, a variance from the standard may be investigated using a QEP. The QEP would be retained by the landowner to conduct a site assessment and prepare a report that identifies any options that may be available. The report would then be submitted to the local government and agencies for consideration. Approval for variances is required by local governments where bylaws are in place or, in areas where local government bylaws are not in place, a letter of advice from the Department of Fisheries and Oceans is necessary. Variances may be permitted only for Category 3 and 4 buildings and only if undue hardship can be demonstrated as a result of the setback.
3. A QEP will be required where a desired setback is non-conforming with existing local government bylaws.

A QEP may also be required to assess building site coverage that does not conform to this Guide for Bylaw Development in Farming Areas or to assess other variances from local government bylaws such as:

a) farm buildings, other than greenhouses, that cover more than 35% of the lot area or are larger than 3500 square metres in area.

b) greenhouses that cover more than 75% of the lot area.

c) farm buildings to be constructed in the 1-in-200-year floodplain. A QEP may be required to prepare a report that outlines building siting, placement of fill, and
site stability for a variance from a local government bylaw for such situations. Further information is included in the Ministry of Agriculture fact sheet entitled *Flood Construction Levels and Setbacks for Farm Building Situations*.

d) facilities that may impact channel flows due to increased stormwater runoff. Further information is noted in the Ministry of Agriculture and Lands factsheet entitled *Stormwater Management Planning for Agricultural Facilities*.

Summary Table

Table 2 on Page 32 lists the watercourse setback standards for the four Category 1, 2, 3 and 4 classifications of farm structures. The list of farm buildings, structures, and facilities may not be all-inclusive, and alterations may be needed periodically.
### Table 2  Riparian Protection Setbacks from Watercourses for Buildings and Facilities in Farming Areas

<table>
<thead>
<tr>
<th>Type of Building or Facility</th>
<th>Category 1</th>
<th>Category 2</th>
<th>Category 3</th>
<th>Category 4</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Type Of Watercourse</strong> (see Section 2.5.5.2.5 for illustrations)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Natural Stream</td>
<td>30 m</td>
<td>15 m</td>
<td>15 m</td>
<td>15 m</td>
</tr>
<tr>
<td>Channelized Stream</td>
<td>30 m</td>
<td>15 m</td>
<td>15 m</td>
<td>Twice Channel Width(^9) (Minimum: 10 m) (Maximum: 15 m)</td>
</tr>
<tr>
<td>Constructed Channel or Ditch(^10)</td>
<td>30 m</td>
<td>15 m</td>
<td>5 m(^9)</td>
<td>5 m(^11)</td>
</tr>
</tbody>
</table>

**General Notes:**
(i) Setback distances are measured from the tops of banks as illustrated and defined in the section of this guide entitled Setback Distance Measurements (Section 2.4.8.7.5).
(ii) Property safety and risk management concerns for specific situations may require larger setbacks than specified in the table and will take precedence over the values noted in the table.

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8 Local government zoning or development permit area guidelines usually stipulate the “minimum setback” distance, which is the nearest that a building or structure may be situated to the object. An applicant may choose to locate a building or structure further back. In order to minimize the effects on farming, these riparian guidelines give the maximum setback distance that a local government should use in its bylaws. The dimensions are referred to as “the setback distance”.

9 See Figure 5 on page 2-21.

10 No differentiation is made between either constructed channels or constructed ditches when determining building setbacks; however, differences between the two exist for drainage maintenance considerations.

11 The minimum building setback distance from a constructed channel or constructed ditch for which a local government is responsible is seven (7) metres.
2.4.9 Temporary Farm Worker Housing

This section outlines criteria\(^{12}\) for regulating *Temporary Farm Worker Housing* (TFWH). These criteria have been developed for TFWH for workers registered in a federal temporary worker program. The goals and objectives of regulating TFWH served as a foundation for creating the criteria and include:

- a) meeting the needs of the *agriculture* industry;
- b) minimizing the residential impact of TFWH in the agricultural area;
- c) minimizing loss and/or fragmentation of agricultural land due to TFWH; and
- d) minimizing the risk of TFWH being used for non-farm purposes.

Information from six local government bylaws that address TFWH and two rounds of input from local governments helped build the criteria along with AGRI and ALC staff input, which served to add a broad-based perspective. These criteria offer a starting point or foundation from which to build. It is acknowledged that different communities have different circumstances. The criteria are intended to be flexible and adapted to each community’s situation provided they remain consistent with the *Agricultural Land Commission Act (ALCA)* and regulations.

It is important to note that no guidelines are provided for off-farm accommodation since this is outside the jurisdiction of the B.C. Ministry of Agriculture. However, some suggestions related to exploring the option of off-farm accommodation are made in the discussion paper of the standards (see Appendix A). In the future, criteria will be developed for TFWH for domestic *temporary farm workers* or *temporary farm workers* not enrolled in a federal program.

### 2.4.9.1 Farm Class

The farm lot where the TFWH is to be located must be classified as ‘farm’ under the *BC Assessment Act (BCAA)*. Local governments may wish to ask for a copy of the farm’s B.C. Assessment notice, as part of the *building* permit application.

### 2.4.9.2 Minimum Farm Unit Size

The minimum *farm unit size* on which TFWH can be located is 4 hectares.

### 2.4.9.3 Maximum Useable Floor Area\(^{13}\)

- *Greenhouse* operations, mushroom operations, and berry/vegetable operations

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\(^{12}\) In cases where these criteria do not fit a farmer’s needs, an application for a Development Variance Permit or an appeal to the Board of Variance could be made. Use or density changes would require a rezoning application.

\(^{13}\) **Useable Floor Area:** The “Guidelines for the Provision of Seasonal Housing for Migrant Farm Workers in BC” notes the minimum floor area per person is 7.44 m\(^2\) with a minimum of 8.5 m\(^3\) of air space per person in the sleeping area. The floor area in washrooms, laundry rooms, mechanical rooms and storage rooms is not considered useable living area and is not included in the calculation of useable floor area.
with on-farm processing or product preparation: Maximum useable floor area per worker is 10 m². If desired, local governments may restrict the number of workers per building.

- All other commodities: cumulative maximum useable floor area for all TFWH on a farm unit is 400 m²; maximum useable floor area / person is 10 m². If desired, local governments may restrict the number of workers per building.

### 2.4.9.4 Maximum Number of Workers

a. Greenhouse operations, mushroom operations and berry/vegetable operations with on-farm processing or product preparation: 1 worker per 1,000 m² of principal farm building floor area, to a minimum ceiling of 130 workers per farm.

b. All other commodities: a minimum ceiling of 40 workers per farm.

### 2.4.9.5 Housing Type

The TFWH should be either an existing building or a manufactured home, constructed or manufactured to be moved from one place to another, and to be used for residential use, installed on a temporary foundation with no basement. However, a local government may wish to consider the size and type of farm operation should a request for non-manufactured housing be made. Suggested criteria include: the principal farm building and the farm operation has been in place for at least 5 years; the temporary farm workers will be living in the housing at least 8 months in a calendar year; and the local government may ask for removal or decommissioning of the housing if not used for 2 years.

### 2.4.9.6 Farm Residential Footprint or Setbacks

a) If a local government uses the farm residential footprint concept in their bylaws all accessory farm residential facilities, including new TFWH, must be on a declared home plate contiguous to a home plate of an existing residence unless otherwise authorized by a development variance permit.

b) If a local government does not use the farm residential footprint concept in their bylaws, the maximum setback for new TFWH is 15 metres from the primary residence and 60 metres from an existing road or other access unless otherwise authorized by a development variance permit.

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14 **Existing Building:** Buildings that already exist on the farm may be used for TFWH provided they comply with the applicable TFWH criteria. In areas of the province with building inspection services, existing buildings must have a building permit application or final inspection in place at least two years in advance before applying for conversion. If the existing building exceeds the maximum allowable floor area per worker or per farm unit, the excess area must be made inaccessible to the workers. If existing buildings are outside of the declared farm residential footprint area they become legally non-conforming [Section 911 (1) of the Local Government Act]. The property owner may apply for a development variance permit to include these buildings in the farm residential footprint. Note: If 75% or more of a non-conforming building’s value above its foundations is damaged or destroyed, it must not be repaired or reconstructed except for a conforming use in the bylaw [Section 911 (8)].

15 The farm residential footprint concept was previously called the ‘home plate’ concept. See Section 2.4.6 and the further resources on Siting and Size of Residential Uses in the ALR listed in Appendix A for further discussion of the farm residential footprint concept.
authorized by a development variance permit. In cases where the 15 metre and 60 metre setbacks cannot be met simultaneously, then the maximum 15 metre setback from the principal farm residence must be met for new TFWH unless otherwise authorized by a development variance permit.

c) If new TFWH is located on a vacant lot it must be a temporary, manufactured dwelling(s) and meet the farm residential footprint criteria.

d) Farm residential footprints or setbacks may be varied for reasons of topography, agricultural capability, or other special considerations through a development variance permit.

2.4.9.7 Time and User Restrictions

a) A statutory declaration must be filed with the local government annually stating that the building will be used only for TFWH for a specified period of time.

b) A restrictive covenant16 must state that the new TFWH will only be used by temporary farm workers and that the owner will remove the TFWH and restore the land to agricultural use if the TFWH is vacant for two consecutive years. If an existing building is converted to TFWH and is not used by temporary farm workers for two consecutive years, the owner must either have the building removed or decommissioned so that it is no longer habitable.

c) Under section 905 of the LGA, local governments are permitted to enter into a statutory declaration to specify restrictions on the user of the residence.

d) The TFWH can be used to house temporary farm workers employed on other farm operations provided a statutory declaration is filed with the local government describing the terms of the arrangement and there is a written agreement between the farm operations17. This applies to workers registered with the Seasonal Agriculture Worker Program (SAWP) only and is subject to prior approval by Human Resource and Skills Development Canada (HRSDC) and the host country. The workers must be employed at least part of the year on the farm with the TFWH.

A sample restrictive covenant and statutory declaration are located in the discussion paper listed in Appendix A.

2.4.9.8 Financial Guarantee for Building Removal or Decommissioning

a) A deposit sufficient to either remove the new TFWH or decommission an existing building used for TFWH must be provided to the local government upon approval of the TFWH; or

16 **Restrictive Covenant**: Limits use of the TFWH housing to the terms stipulated by the local government, such as dates of occupation, financial security to remove buildings, and agreement to remove the TFWH when it is no longer being used. A restrictive covenant is registered on the title of the property in favour of the local government in perpetuity (or until the local government removes it).

17 **Multiple Farms Using a Single TFWH Unit**: Using new or existing buildings on agricultural land to provide TFWH for multiple farms rather than each farm having its own TFWH, will help to reduce fragmentation of agricultural land and reduce the residential impact of multiple farm worker housing.
b) The cost of removing new TFWH or decommissioning an existing building will be recovered by the local government through taxes applied to the property.

2.4.9.9 Other Considerations

a) Workers living in the TFWH must be registered with a federal government temporary farm worker program.18

b) TFWH must meet the standards in the BC Health Act, the B.C. Building Code and the “Guidelines for the Provision of Seasonal Housing for Migrant Farm Workers in BC”. Inspections are required prior to initial occupancy (as per the above-noted guidelines), and annually thereafter.

c) Local governments may want to consider developing a statutory declaration as per Section 905 of the LGA. Please see the discussion paper listed in Appendix A for further information.

d) Local governments may wish to specify that TFWH can only be built on a parcel of land owned by the applicant.

e) Although only on-farm housing is covered in the scope of this criteria, alternative options for housing temporary farm workers is elaborated on in the discussion paper listed in Appendix A. These options include consolidated housing, both on-farm and off-farm.

f) Local governments or farmers may wish to request amenity space for workers (either indoor or outdoor). All types of housing should strive to minimize the building footprint and amenity space, and attempt to locate on lower capability ALR lands where appropriate.

2.4.10 Combined Heat and Power Generation at Greenhouses (CHP or Cogeneration)

These criteria were developed for natural gas fired cogeneration. Additional criteria may be required to address fuel storage and delivery for biomass fired cogeneration or other fuel sources. Please see Appendix A for further resources on how the standards were developed.

2.4.10.1 Farm Class

The farm lot where the cogeneration facility is to be located must be classified as ‘farm’ under the BCAA.

Local governments may wish to ask for a copy of the farm’s B.C. Assessment notice, as part of a building permit application.

18 Government Temporary Farm Worker Program: Any federal government program (e.g. SAWP and Occupations Requiring Lower Levels of Formal Training (ORLLFT)), that recruits temporary farm workers for a specified period of time. If farm operations in a specific community rely on domestic migrant farm labour (and not just foreign migrant farm workers), the local government may not want to include this requirement in their bylaw.
2.4.10.2 Fuel Type
The CHP engine must be fueled by natural gas.

2.4.10.3 CHP Capacity
The CHP must be sized to be commensurate with the heat demand of the farm operation.

2.4.10.4 Maximum CHP Capacity
The CHP capacity must not exceed 1.0 MWe/ha of land in greenhouse crop production on the farm operation. A CHP engine with a capacity up to 1.5 MWe/ha is permitted if high intensity lighting (greater than 10,000 lux) is used in the greenhouse.

2.4.10.5 CHP Efficiency
The CHP must operate with an efficiency of at least 80%.

2.4.10.6 Heat Storage
The farm unit must have the capacity to store excess heat generated by the CHP for beneficial use by the greenhouse.

2.4.10.7 Emissions
The CHP must meet emission standards outlined in the BC EMA.

2.4.10.8 Nuisance
The CHP should be located and managed to minimize noise impacts on neighbours.
Part 3 Farm Bylaw Standards and Bylaw Approval for Regulated Local Governments
3.1 What does it mean to be regulated under Section 918?

When a local government is regulated under Section 918 of the *Local Government Act*, it is able to use Farm Bylaws to prohibit or restrict the use of land for agriculture in farming areas, subject to approval from the minister responsible for the FPPA, currently the Minister of Agriculture.

Farm Bylaws provide local governments with additional tools to regulate agriculture than are available in zoning bylaws. While zoning bylaws regulate land use, Farm Bylaws can deal with operational matters aimed at enhancing land use compatibility, promoting environmentally sound practices, and generally supporting the industry’s long term sustainability. In some cases, regulated local governments may wish to restrict uses under Section 903(5) of the *Local Government Act*.

Local governments that are regulated under Section 918 are expected to amend their bylaws to be consistent with all Minister’s Bylaw Standards in Part 2 of this guide and also are expected to utilize the Farm Bylaw Standards in this part of this guide. Where additional Farm Bylaw Standards are needed, local governments are encouraged to develop new ones in partnership with AGRI staff. Once the regulation is in effect, the local government must review any applicable bylaws within a three-year period and is expected to amend its bylaws to achieve consistency with Minister’s Bylaw Standards where applicable. If local governments are requesting Section 918 regulation, then they may be requested to review and amend their bylaws before the regulation is made or before a Farm Bylaw or zoning bylaw restricting farming is approved.

The standards and the Minister’s approval powers only apply to farm operations as defined under the FPPA which are in the ALR, areas designated as farming areas under the FPPA and licensed *aquaculture* areas. Although the Minister’s approval is not involved, local governments are encouraged to use the standards in areas zoned for farming outside the ALR as well.
3.2 How does a community become regulated under Section 918?

A local government can become regulated under Section 918 of the LGA in one of two ways:

a. Local Government Initiated
   If a local government is interested in utilizing one or more of the Farm Bylaw Standards in this part of the guide, extinguishing Section 915 or restricting agriculture in some other way, it can request to become regulated under Section 918 through an Order in Council.

b. Province Initiated
   If concerns arise around a particular bylaw or proposed bylaw that restricts farming or has the potential to restrict farming, Section 918 of the LGA gives the Province the power to initiate regulation through an Order in Council. This process is likely to involve discussion with the local government beforehand.

If a local government is initiating the process, it should begin by having its staff consult AGRI’s Strengthening Farming Program staff (visit the Program’s website for contact information). Although the need to use a Farm Bylaw Standard is likely to be identified during bylaw updates, it is best if its enactment is preceded by a review of the local government’s zoning bylaw and other bylaws affecting agriculture.

AGRI and ALC staff will provide assistance during the drafting of the proposed bylaw or amendment, drawing on their experience with similar processes in other parts of B.C. It is also best to involve affected local farmers at an early stage. Once it is drafted, the approval process begins, during which the Minister will determine whether the bylaw conflicts with provincial interests, the Minister’s Bylaw Standards, if the bylaw unreasonably restricts farming in farming areas, or if the restrictions are justified due to local circumstances or other benefits may be gained through the restrictions. Early involvement of AGRI staff in the process of developing or amending a bylaw will ensure that the provincial interests are known and will assist in developing the AGRI staff report that accompanies the bylaw submitted for Ministerial approval.

Once the Section 918 regulation is in effect, a comprehensive bylaw review process must take place within a three-year period to ensure that all bylaws affecting farming areas are compatible with existing Minister’s Bylaw Standards and Farm Bylaw Standards. This process provides an opportunity to examine farming issues and develop regulations that can enhance land use compatibility and support farming in that jurisdiction. In cases where the local government requests regulation, the Ministry may require the review and amendment of inconsistent bylaws in advance of the regulation.
3.3 What is a Farm Bylaw Standard?

Local governments that are regulated under Section 918 can use the Farm Bylaw Standards in this part of this guide or work with AGRI staff to develop new standards that can be used to create a Farm Bylaw or amend their Zoning Bylaw. This approach allows local governments to concentrate on the parameters described in Section 917 of the LGA. These are:

- the conduct of farm operations;
- the types of buildings, structures, equipment at farm operations;
- the siting of stored materials, waste facilities, and stationary equipment at farm operations;
- prohibiting specified farm operations.

Here are a few examples that illustrate where a Farm Bylaw might be used:

1. to regulate the use of a specific piece of farm equipment in order to mitigate conflicts with neighbours (e.g. audible bird scare devices);
2. to address land use conflict around sensitive adjoining uses such as urban residential areas (e.g. ‘Edge Planning’ along the ALR boundary);
3. to regulate the conduct of a farm operation with a high potential to create disturbances for neighbours (e.g. on-farm mushroom composting).

3.4 How does the bylaw approval process work?

If a bylaw restricts or prohibits an agricultural use or employs the Farm Bylaw powers, the local government is required to obtain the Minister’s approval. In fact, once a local government is regulated under Section 918, any bylaw enacted through the LGA or the Community Charter that affects farming may be subject to approval.

Local governments are encouraged to involve AGRI and ALC staff at an early stage of bylaw development and to consult with agriculture industry affected by the bylaw. This consultation will assist local governments to address the provincial and agricultural interests during bylaw development and assist AGRI staff to prepare the report that accompanies the bylaw when it is submitted to the Minister for approval.
The formal bylaw approval process begins with local governments submitting the following documentation to AGRI:

a. two certified copies of the bylaw after third reading;
b. one cover letter indicating the type of bylaw and explaining the purpose of the bylaw;
c. one copy of correspondence concerning the bylaw from the ALC;
d. minutes of the public hearing (if one is held);
e. any other relevant information (e.g. local government staff reports).

The Minister may approve or decline to approve the bylaw. Conditional approval is not an option. The bylaw review process (outlined in Diagram 1) should attempt to resolve all significant discrepancies between the proposed bylaw and provincial interest and the Minister’s Bylaw Standards. In cases where matters are unresolved, the bylaw can still be submitted to the Minister for decision. Local governments are encouraged to outline any background or specific circumstances associated with portions of the proposed bylaw that restrict or prohibit farming beyond the standards. AGRI and/or ALC staff may also outline unresolved issues for the Minister’s consideration.

If the bylaw is approved by the Minister, it will be returned to the local government for adoption. If the bylaw is not approved, the Minister generally provides reasons for the decision.
Diagram 1  Farm Bylaw Review Process

The local government requests to use a Farm Bylaw Standard or create a Farm Bylaw.

AGRI or the ALC express concern with a particular regulation. If the local government does not take action, Cabinet passes a regulation under Section 918 of the Local Government Act.

AGRI, the ALC, farm groups, and other interested parties contribute to the drafting process as requested by local governments. Once the draft Farm Bylaw is developed, it is forwarded to AGRI and the ALC to provide comment.

The local government considers all input and gives the draft Farm Bylaw a first and second reading and sends the bylaw to public hearing.

A public hearing is held. However, as provided for by Local Government Act Section 919(5), it may be adopted without public hearing if it only involves matters ensuring consistency with provincial standards.

The Farm Bylaw is given a third reading and forwarded to AGRI, where the Minister considers it for approval.

Upon approval by the Minister, the council or board adopt the Farm Bylaw.

If the Farm Bylaw is not approved by the Minister, the council or board may revise it to address the Minister’s concerns and redirect it back through the process at the appropriate step.
3.5 Farm Bylaw Standards available to regulated local governments

3.5.1 Audible Bird Scare Devices

The use of audible bird scare devices to protect crops is often addressed by local government noise bylaws. The noise bylaw provides one avenue of enforcement for these devices. However, farm businesses using audible bird scare devices are protected from local government noise bylaws passed under sections 8 and 64 of the Community Charter or section 724 of the LGA by the FPPA if they are following ‘normal farm practice’.

The Ministry has published Farm Practice factsheets describing proper and accepted farm practices that the B.C. Farm Industry Review Board may use to guide them in determining what is considered ‘normal farm practice’ under FPPA. This topic is described further on the Ministry’s webpage. There are two factsheets describing the use of audible bird scare devices – one for South Coastal B.C. and one for the rest of the province (Interior B.C.).

If a local government is regulated under s.918 of the LGA, then it may adopt the noise bylaw under s.917 of the LGA making the noise bylaw a land use regulation. Farmers must follow land use regulations to obtain protection under FPPA. Regulated local governments may incorporate the elements of the Farm Practice factsheets on Wildlife Damage Control into Farm Bylaws. Model Bylaws are posted on the Ministry website for both South Coastal B.C. and Interior B.C. regions.

In addition, regulated local governments implementing edge planning may require a setback to an urban/ALR boundary of 300 m for Category ‘A’ noise scare devices (propane cannons) and 200 m for Category ‘B’ noise scare devices.

The South Coastal region includes Metro Vancouver, the Fraser Valley Regional District, and Vancouver Island. The Interior region includes the remainder of the province.

3.5.2 Mushroom Farms and On-Farm Composting

3.5.2.1 Setback Distances

Farmers of new or expanding mushroom farms or composting operations should:

- locate the principal farm buildings, structures and areas (excluding roadways and parking lots) a minimum of 15 metres from the exterior and front lot lines, 7.5 metres from the interior and rear lot lines, 30 metres from domestic water supplies, and 15 metres from natural watercourses or constructed ditches.
• locate composting operation, compost storage and agricultural waste storage facilities a minimum of 30 metres from all lot lines and domestic water supplies, natural watercourses, channelized streams or constructed ditches.
• locate liquid waste storage facilities a minimum of 30 metres from all lot lines.
• locate water detention ponds a minimum of 7.5 metres from all lot lines and domestic water supplies, and 6 metres from natural watercourses or constructed ditches.
• locate non-manure based raw materials storage facilities 15 m from all lot lines, domestic water supplies, natural watercourses and constructed ditches.

3.5.2.2 Stormwater Management
Farmers of new or expanding mushroom farms or composting operations should:
• include a stormwater management plan prepared by a professional engineer who is licensed to practice in B.C.
• ensure the plan indicates how the mushroom farm operation site is to be drained and graded to divert surface runoff water from buildings and compost storage areas.
• ensure the plan is designed to discharge post-development peak flows from the lot at the same rate as occurred before the farm operation was built or expanded.
• ensure the engineer reviews the impact of the proposed drainage system on the existing downstream drainage system and confirms that no negative impacts are anticipated on down-gradient properties.

3.5.2.3 Wastewater Management
Farmers of new or expanding mushroom farms or composting operations should:
• have a treatment and disposal system designed by a professional engineer licensed to practice in B.C., with the treatment and disposal of wastewater meeting criteria established by the Ministry of Environment.
• include a wastewater maintenance, monitoring and performance plan that is acceptable to the applicable local government and the Ministry of Environment.
• have a professional engineer, licensed to practice in B.C., conduct monitoring and generate reports within 3 months after the commencement of the operation, between 3 and 9 months after the commencement of the operation, and every 12 months following. It must be ensured that the samples of effluent discharged from the wastewater treatment system are collected and analyzed by a certified laboratory which can generate reports for review by the local government and the Ministry of Environment.
• be prepared to modify the wastewater facility or plan from time to time based on the monitoring results.

3.5.2.4 Raw Material Storage and Blending
Farmers of new or expanding mushroom farms or composting operations should:
• store raw materials on an impermeable surface that is covered by a roof to prevent exposure to rain.
• Store pure straw on an impermeable surface that may be uncovered provided any runoff from the area is included in the waste water management plan. The straw storage areas must be set back from property lines, natural watercourses, channelized streams and constructed ditches, similar to the procedure for non-manure based materials.

• Blend raw materials on an impermeable surface, which may be uncovered. All blended, ground or mixed materials must be transferred to the enclosed on-farm composting facility within the same calendar day as the commencement of the blending, grinding or mixing procedure.

3.5.2.5 Composting Process

The on-farm composting process begins after the blending, grinding or mixing of two or more raw ingredients.

For the purposes of the Farm Bylaw On-farm mushroom composting means the production of a fresh growing medium for mushrooms where a minimum of 20% of the finished compost is produced and used on the same legal parcel where the mushroom operation is located.

Farmers of new or expanding mushroom composting operations should control odour by:

• Housing an on-farm composting process in a building with an impermeable floor and aeration system. Any building(s) containing the composting process must be operated with a negative pressure differential between the inside and outside of the building. Exhaust from the building(s) housing the composting process must be collected and treated through a biofilter that is designed by a professional engineer, licensed in the Province of British Columbia:
  o To remove a minimum of 90% of the odours; and
  o To comply with any requirement of the Ministry of Environment (or Environmental Management Act)

• Providing at the time of building permit application, a detailed maintenance and air quality monitoring program by a Professional Engineer, licensed in the Province of British Columbia.

• Having an air quality monitoring program which provides easy verification that the system, including the biofilter, is operating as designed. As a minimum, monitoring shall be conducted and reports shall be submitted:
  o At 3 months and 9 months following commencement of operations; and
  o Every subsequent 12 months.
3.5.3 Farm-side Edge Planning

Farm-side edge planning tools and implementation methods are available to regulated local governments to promote compatibility between farming and urban areas. Application of these tools requires the use of a farm bylaw. Local governments will need to engage the Ministry of Agriculture, as well as their local farmers, early in the process in order to develop and implement the most effective farm-side edge planning tools for their community. The suite of tools available under this section can be found in the Farm-Side Edge Planning section of the Ministry’s Guide to Edge Planning (see Appendix A).
Part 4 Definitions
Definitions

Following are definitions of words, terms, and phrases that relate to the Minister’s Bylaw Standards in this guide. Any words or phrases noted in italics in any part of the Guide can be found here. The definitions have been developed for incorporation into bylaws where appropriate but may also be used for reference purposes. The use of terminology in bylaws as prescribed in the definitions encourages greater consistency throughout the province. Commodity-specific information is available in the Farm Practice Reference Guide, available at: http://www.al.gov.bc.ca/resmgmt/fppa/refguide/intro.htm

Definitions for both agriculture and farm operation are included here. The definition of agriculture is based on the ALC definition, while farm operation is based on that used in the FPPA. Local governments are encouraged to choose one of these definitions for incorporation into bylaws.

Accessory Farm Building

means a farm building that is normally incidental or subordinate to a principal farm building on the farm unit.

Accessory Farm Residential Facilities

means the following buildings, structures or improvements associated with a principal farm residence or additional farm residence on a farm:
1. Attached or detached garages or carports
2. Driveways to residences
3. Decorative landscaping
4. Attached or detached household greenhouse or sunroom
5. Residential-related workshop, tool and storage sheds
6. Artificial ponds not serving farm drainage, irrigation needs or aquaculture use
7. Residential-related recreation areas such as, but not limited to, swimming pools and tennis courts.

Accessory Farm Structure

means a farm structure that is normally incidental or subordinate to a principal farm structure on the farm unit.

Additional Farm Residence

Means a building on a farm used as a home or residence by:
- A full-time employee of the farm and his/her spouse and children; or
- A member of the land owner’s immediate
family; or
  • Temporary farm worker(s).

<table>
<thead>
<tr>
<th>Term</th>
<th>Definition</th>
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<tbody>
<tr>
<td><strong>Agricultural Liquid Waste</strong></td>
<td>means a by-product of agriculture that contains less than 20% solids and includes agricultural waste water and silage juices.</td>
</tr>
<tr>
<td><strong>Agricultural Liquid Waste Storage Facility</strong></td>
<td>means a structure used to contain agricultural liquid waste or aquacultural liquid waste. An agricultural liquid waste storage facility can include a structure, reservoir, lagoon, cistern, gutter, tank or bermmed area for containing agricultural waste prior to disposal or use for beneficial purposes.</td>
</tr>
<tr>
<td><strong>Agricultural Solid Waste</strong></td>
<td>means a by-product of agriculture that contains greater than 20% dry matter, and includes manure, used mushroom medium, and agricultural vegetation.</td>
</tr>
<tr>
<td><strong>Agricultural Solid Waste Storage Facility</strong></td>
<td>means a facility used to contain agricultural solid waste, or biosolids prior to its use or disposal, but does not include a vehicle or any mobile equipment used for transportation or disposal of agricultural solid waste. An agricultural solid waste storage facility can include a structure, tank or bermmed area for containing agricultural waste prior to disposal or use for beneficial purposes.</td>
</tr>
<tr>
<td><strong>Agricultural Unit</strong></td>
<td>means an equivalent live farm animal weight corresponding to 455 kilograms (1000 pounds) for livestock, poultry or farmed game, or any combination of them equaling 455 kilograms as defined under the Code of Agricultural Practice for Waste Management, Environmental Management Act.</td>
</tr>
<tr>
<td><strong>Agricultural Waste</strong></td>
<td>means a by-product of agriculture and can include agricultural waste water, silage juices, manure, used mushroom medium, and agricultural vegetation.</td>
</tr>
<tr>
<td><strong>Agricultural Waste Storage Facility</strong></td>
<td>means an agricultural solid waste storage facility or an agricultural liquid waste storage facility.</td>
</tr>
<tr>
<td><strong>Agricultural Wastewater</strong></td>
<td>means water which contains any unwanted or unused products or by-products of agriculture such as milk, fertilizers, pesticides, detergents, acids, phosphates, chlorine, and manures.</td>
</tr>
</tbody>
</table>
**Agriculture** means the use of land, buildings, and structures for any of the following:

- growing, producing, raising or keeping animals and plants, including apiculture, poultry and the growing of mushrooms and the primary products of those plants or animals, but does not include the breeding of pets or operating a Kennel;
- cultivation in plantations of any specialty wood crops or specialty fibre crops prescribed by the Minister responsible for Agriculture;
- turf production with approval under the ALCA, if required;
- raising or keeping of *farmed game* by a person licensed to do so under the *Game Farm Act* (GFA);
- raising or keeping of *furbearing animals* by a person licensed to do so under the *Fur Farm Act* (FFA);
- raising or keeping of exotic animals prescribed by the Minister responsible for Agriculture;
- a British Columbia licensed winery or cidery, provided that the use is in accordance with all conditions in the ALCA, as amended from time to time and all regulations or orders pursuant thereto;
- the following farm activities to enable uses (1) to (7) above of the farm on that Lot:
  - clearing, draining, irrigating, or cultivating land;
  - using farm machinery, equipment, devices, materials, and structures;
  - applying fertilizers, manure, pesticides, biological control agents, including ground and aerial spraying; and
  - storage of Agricultural Products and the products of *On-farm Processing* and *On-farm Product Preparation*.

**Agroforestry System** means a land management approach that purposefully integrates managing trees with crops or livestock,
blending agriculture, silviculture and conservation practices in the same land use system. Examples, in the context of farmed areas, include integrated riparian management systems, timberbelt systems, or forest farming systems.

<table>
<thead>
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<tbody>
<tr>
<td>Aquacultural Liquid Waste</td>
<td>means a waste that contains less than 20% solids, is produced on a farm, and includes fish fecal material and residual fish food material.</td>
</tr>
<tr>
<td>Aquaculture</td>
<td>means the growing and cultivation of aquatic plants, or fish, for commercial purposes, in any water environment or in man-made containers of water, and includes the growing and cultivation of shellfish on, in, or under the foreshore or in the water.</td>
</tr>
<tr>
<td>Aquatic Plants</td>
<td>includes benthic and detached algae, marine flowering plants, brown algae, red algae, green algae, and phytoplankton.</td>
</tr>
<tr>
<td>Audible Bird Scare Device</td>
<td>means a device used to control or reduce the impact of wildlife on crops or livestock feed, and may include propane-fueled cannons or exploders, electronic warblers, bird distress call recorders, motorcycles, and firearms with various cracker or whistler shells.</td>
</tr>
<tr>
<td>Berm</td>
<td>means an artificial mound containing materials, such as soil, that may be used for buffering, retaining water, and diverting or stopping surface flows, including agricultural liquid waste and agricultural waste.</td>
</tr>
<tr>
<td>Buffer</td>
<td>means a device or feature arranged and maintained to screen or separate adjoining land uses or properties, and includes any combination of setbacks, existing vegetation, ditches, roads, landscaping, berming, and fencing.</td>
</tr>
<tr>
<td>Building</td>
<td>means any structure, wholly or partially enclosed by a roof or roofs supported by walls, columns or posts.</td>
</tr>
<tr>
<td>Category ‘A’ Noise Scare Device</td>
<td>means a device used to protect crops and feed that creates an impulse sound generated from impacts or explosions and includes propane-fueled cannons. Firearms and shell launchers such as orchard pistols are not included.</td>
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<tr>
<td>Term</td>
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<tr>
<td><strong>Category ‘B’ Noise Scare Device</strong></td>
<td>means any stationary device used to protect crops and feed, not in Category ‘A’, which generates sounds to scare or disturb animals. Devices that broadcast animal calls or other sounds through loudspeakers are included in Category ‘B’. Firearms and shell launchers such as orchard pistols are not included.</td>
</tr>
<tr>
<td><strong>Channelized Stream</strong></td>
<td>means a permanent or relocated stream that has been dredged, dyked, diverted or straightened and which carries drainage flows from headwaters or significant sources of <em>groundwater</em>. Reaches of channelized streams may be confined by roads and fences and may meander through fields. Channels that divert irrigation water from a stream, but return overflow water back to a stream in a manner that allows fish access, are classified as channelized streams.</td>
</tr>
<tr>
<td><strong>Chemical Storage</strong></td>
<td>means a <em>structure</em> used to store or contain chemicals including fuel, fertilizers, insecticides, fungicides, or herbicides used in agricultural production.</td>
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<tr>
<td><strong>CHP</strong></td>
<td>means a combined heat and power engine that produces both electricity and thermal energy for heating or cooling from a single fuel input.</td>
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<tr>
<td><strong>CHP efficiency</strong></td>
<td>Means useful energy output divided by fuel input, based on a 100% load.</td>
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<tr>
<td><strong>Cogeneration Facility</strong></td>
<td>means the CHP engine and all additional components needed to achieve the production and transfer of heat and electricity from the engine to the <em>greenhouse</em> or interconnection site.</td>
</tr>
<tr>
<td><strong>Compost</strong></td>
<td>means a product of <em>composting</em>, ready for agricultural use as a fertilizer, soil amendment, artificial topsoil, or growing medium.</td>
</tr>
<tr>
<td><strong>Composting</strong></td>
<td>means the biological degradation or breakdown of organic matter.</td>
</tr>
<tr>
<td><strong>Compost Storage Area or Facility</strong></td>
<td>means a <em>farm area</em> or facility used to store finished compost and can include an impermeable pad.</td>
</tr>
<tr>
<td><strong>Confined Livestock Area</strong></td>
<td>means an outdoor, non-grazing area where <em>livestock</em>, <em>poultry</em>, or <em>farmed game</em> are confined by fences, other <em>structures</em> or topography, and includes <em>feedlots</em>, <em>greenhouses</em>, and <em>interconnection sites</em>.</td>
</tr>
</tbody>
</table>
paddocks, corrals, exercise yards, and holding areas, but does not include a seasonal feeding area.

**Constructed Channel**

means a man-made channel that carries drainage water from more than one property but does not carry water from headlands or significant sources of groundwater. Flows in agricultural constructed channels may be year-round and are not regulated. Constructed channels may also divert water for irrigation purposes.

**Constructed Ditch**

means a man-made channel that carries drainage water from one property only but does not carry water from headlands or significant sources of groundwater. Flows in agricultural constructed ditches may be year-round and are not regulated. Constructed ditches may also divert water for irrigation purposes.

**Dairy Animal**

means an animal kept for the production of milk or farm-separated cream or any milk product, and includes cows, goats, and sheep.

**Detention Pond**

means a water body, either constructed or natural, used to store water, including storm water runoff or snowmelt but excluding agricultural wastewater, for later use or release into a drainage system.

**Direct Farm Marketing**

means the selling or distribution of farm products directly to consumers from a farm unit.

**Direct Farm Marketing Area**

means the indoor or outdoor area used to display farm products or other products for sale, including space for circulation, counter space for the purchase of goods, and space for the service and consumption of food items, but excluding office space, wholesale storage space, processing facilities, and public washrooms.

**Domestic Water Supply**

means a supply of water used for normal household requirements, including sanitation, human consumption, and food preparation.

**Exercise Yard**

means an area used to exercise horses and other livestock, and includes outdoor equestrian riding arenas and training tracks.

**Farm Building**

means any building which is used in a farm operation.

**Farm Business**

means a business in which one or more farm
definitions are conducted, and includes a farm education or farm research institution to the extent that the institution conducts one or more farm operations.

**Farm Class**

means a designation given to a lot or part of a lot that is classified as a “farm” under the BCAA.

**Farm Operation**
as defined under the FPPA, means any of the following activities involved in carrying on a farm business:

1. growing, producing, raising or keeping animals or plants, including mushrooms, or the primary products of those plants or animals;
2. clearing, draining, irrigating or cultivating land;
3. using farm machinery, equipment, devices, materials, and structures;
4. applying fertilizers, manure, pesticides and biological control agents, including by either ground or aerial spraying;
5. conducting any other agricultural activity on, in, or over agricultural land, and includes:
   i. intensively cultivating in plantations, any
      a) specialty wood crops, or
      b) specialty fibre crops prescribed by the minister;
   ii. conducting turf production in an agricultural land reserve with the approval under the ALCA of the Provincial Agricultural Land Commission;
   iii. aquaculture as defined in the FA when carried on by a person licensed under Part 3 of that Act to carry on the business of aquaculture;
   iv. raising or keeping game, within the meaning of the GFA, by a person licensed to do so under that Act;
   v. raising or keeping furbearing animals, within the meaning of the FFA, by a person licensed to do so under that Act;
   vi. processing or direct marketing by a farmer of one or both of
   vii. the products of a farm owned or operated by the farmer, and
   viii. within limits prescribed by the minister, of products not of that farm, to the extent that the processing or
marketing of those products is conducted on the farmer’s farm;
6. but does not include:

1. an activity, other than grazing or hay cutting, if the activity constitutes a forest practice as defined in the *Forest Practices Code of British Columbia Act*;
2. breeding pets or operating a kennel;
3. growing, producing, raising or keeping exotic animals, except types of exotic animals prescribed by the minister.

**Farm Product**

means a commodity or good derived from the cultivation or husbandry of land, plants, or animals (except pets and exotic animals) that are grown, reared, raised or produced on a farm.

**Farm Residential Footprint**

means the portion of a lot that includes a *principal farm residence, additional farm residence* and its *accessory farm residential facilities*.

**Farm Structure**

means any *structure* that is part of a *farm operation*.

**Farm Unit**

means an area of land used for a *farm operation* consisting of one or more contiguous or non-contiguous lots, that may be owned, rented or leased, which forms and is managed as a single farm.

**Farmed Game**

means any animal held under the authority of a licence under the *GFA* and includes fallow deer, bison, and reindeer.

**Farming Area**

means an area of land that
1. is in the Agricultural Land Reserve; or
2. is crown land designated as a farming area under the FPPA;
3. is affected by a valid and subsisting licence for *aquaculture* under the FA.

**Feedlot**

means a fenced area where *livestock, poultry, or farmed game* are confined solely for the purpose of growing or finishing, and are sustained by means other than grazing.

**Fish**

means an aquatic animal and applies, as defined in the Riparian Areas Regulation, to all life stages of salmonids, game fish and regionally significant fish.
**Floor Area - Farm Residence(s)**
means the total combined area of all floors contained within the exterior walls of all farm residences on a lot, including outdoor and indoor household greenhouses and sunrooms, but excluding cellars with a ceiling height less than 1.95 metres and attached or detached garages or carports to a maximum of 42 square metres for a farm residence.

**Forest Farming System**
means an *agroforestry system* in which intentional manipulation is practiced through sustainable, integrated cultivation of both timber and shade-requiring non-timber crops in managed forested areas on agricultural lands.

**Fur Farm**
means a place in which two or more *furbearing animals* are kept in captivity.

**Furbearing Animal**
means an animal that is wild by nature, kept in captivity, and whose pelt is commonly used for commercial purposes, but does not include a species of animal excluded by regulation under the FFA.

**Game Bird**
means guinea fowl, pheasant, partridge, pigeon, quail, silkie, squab, or tinamou.

**Grazing Area**
means a pasture or rangeland where *livestock, poultry or farmed game* are primarily sustained by direct consumption of feed growing in the area.

**Greenhouse**
means a *structure* covered with translucent material and used for the purpose of growing plants, which is of sufficient size for persons to work within the *structure*.

**Groundwater**
means water that fills all the unblocked pores of underlying material below the water table at the upper limit of saturation.

**Home Plate**
means a *farm residential footprint*.

**Honey House**
means a *farm structure* where honey extraction occurs or where hive equipment is stored.

**Immediate Family**
means, with respect to an owner, the owner’s
- parent, grandparent, and great grandparents;
- spouse, parents of spouse and stepparents of spouse;
• brothers and sisters; and
• children, stepchildren, grandchildren and great grandchildren.

**Impervious Surface**

means a building or constructed surface made of concrete, asphalt, plastic or other material that does not permit water to soak into the underlying ground.

**Integrated Riparian Management System**

means an *agroforestry system* in which management is carried out in areas bordering watercourses to enhance and protect aquatic resources while generating economic benefit through the production of timber and non-timber forest products.

**Land-Based Aquaculture**

means *aquaculture* conducted in a facility built on uplands.

**Lane**

means a road allowance of less than 10.0 metres in width.

**Livestock**

means cattle, horses, sheep, goats, swine, rabbits, and *fish*.

**Lot Line**

means the legally defined limit of any lot including that formed by any *highway*, except where a lot is adjacent to an unsurveyed *highway* in which case it is defined by a line 10.0 metres on either side of the centerline of the driven portion of that *highway*.

**Lot Line – Edge**

means any *lot line* separating an *urban area* from a *farming area*.

**Lot Line – Exterior**

means a *lot line*, not a *front* or *rear lot line*, that is common with a *street*.

**Lot Line – Front**

means the cumulative lines common to a lot on an abutting *street* but not a *lane*.

**Lot Line – Interior**

means a *lot line*, not a *front*, *exterior* or *rear lot line*, that is common to another lot, a *lane*, or a *walkway*.

**Lot Line – Rear**

means the *lot line* opposite to, not adjoining and most distant from the *front lot line*, and that approximately spans the width of the lot.

**Machine Storage Building**

means a *building* used to store, repair, or maintain farm machinery.
<table>
<thead>
<tr>
<th>Term</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Manufactured Home</td>
<td>means a transportable prefabricated structure, whether ordinarily equipped with wheels or not, that is designed, constructed or manufactured to be moved from one place to another and to be used for residential use. The structure normally conforms to the CSA Z240 series standards of the Canadian Standards Association for manufactured homes.</td>
</tr>
<tr>
<td>Manure</td>
<td>means waste material excreted from animals, including <em>livestock, poultry, farmed game</em> and <em>furbearing animals</em>.</td>
</tr>
<tr>
<td>Manure, Liquid</td>
<td>means <em>manure</em> that contains less than 20% solids and will flow if piling is attempted.</td>
</tr>
<tr>
<td>Manure, Solid</td>
<td>means <em>manure</em> that contains greater than 20% solids.</td>
</tr>
<tr>
<td>Marine Plants</td>
<td>includes seaweeds such as nori, kelp, and sea asparagus.</td>
</tr>
<tr>
<td>Medical Marihuana Production Facilities</td>
<td>means ‘Site’ as defined by the Marihuana for Medical Purposes Regulations.</td>
</tr>
<tr>
<td>Milk House</td>
<td>means a <em>farm building or farm structure</em> used to cool or store milk or farm-separated cream and used to clean, sanitize, and store milking equipment for the production and storage of milk or farm-separated cream.</td>
</tr>
<tr>
<td>Milking Facility</td>
<td>means a <em>farm building or farm structure</em> on a dairy farm, and includes milking barns, milking rooms, <em>milking parlours</em>, and <em>milk houses</em>.</td>
</tr>
<tr>
<td>Milking Parlour</td>
<td>means a <em>farm building or farm structure</em> where the milking of <em>dairy animals</em> occurs, but where no animals are housed.</td>
</tr>
<tr>
<td>Mortalities</td>
<td>means <em>livestock, poultry, farmed game, or furbearing animals</em> that have died and that are unmarketable.</td>
</tr>
<tr>
<td>Mushroom Medium</td>
<td>means a composted mixture that is used for growing mushrooms.</td>
</tr>
</tbody>
</table>
**Mushroom Farm Operation Site** means that portion of the lot used to contain a mushroom growing operation, including all buildings, structures, agricultural liquid waste storage facilities, and detention ponds, and includes impervious surface areas such as impervious parking lots used for the farm operation.

**Natural Stream** means a *watercourse* that has not been significantly altered by human activity and is predominantly in its natural state.

**Non-Farm Products** are products that are **not** from the *farm unit* of which the subject property is part.

**Non-Manufactured Home** means a site-built detached dwelling on a permanent foundation constructed in compliance with the B.C. Building Code standards applicable to residential occupancy.

**Nursery** means a *farm operation* where woody ornamental or herbaceous perennial plants are grown outdoors or in removable overwintering polyhouses, cold frames, and hot beds.

**On-Farm Composting** means **composting** of *agricultural waste* or raw materials, which may include *manure*, straw, vegetative waste, *wood waste*, ground paper, other sources of carbon and nitrogen, and bulking agents, but does not include production of mushroom medium, on the *farm unit* to generate finished *compost* where:

- 100% of the raw materials or *agricultural wastes* used for composting originate off the *farm unit* and the finished *compost* is used on that *farm unit*; or
- **more than 50%** of the raw materials or *agricultural wastes* used for composting originate **on the farm unit** and the finished *compost* is either used on that *farm unit* or distributed or sold off the *farm unit*; or
- **less than 50%** of the raw materials or *agricultural wastes* used for composting originate on the *farm unit* and more than 50% of the finished *compost* is used on that *farm unit*.

**On-Farm** For the purposes of the Farm Bylaw *On-farm*
**Mushroom Composting**

*mushroom composting* means the production of a fresh growing medium for mushrooms where a minimum of 20% of the finished compost is produced and used on the same legal parcel where the mushroom operation is located. (refer to Farm Bylaw Standard in Section 3.5.2).

**On-Farm Processing**

means the undertaking of processes, including mixing, drying, canning, size reduction, fermentation, heat treatments, cold treatments, chemical treatments, and biological treatments, on a *farm unit* to:

- prepare *farm products* or value-added products to sell, or
- prepare feed for *livestock, poultry, farmed game,* or *fur bearing animals* located on the farm

but excludes on-farm composting, on-farm product preparation, and on-farm soilless medium production.

**On-Farm Product Preparation**

means cleaning, sorting, separating, grading, or packing *farm products* on a *farm unit*.

**On-Farm Soil-less Medium Production**

means the production of *soilless medium* on a *farm unit*, where:

1. 100% of the raw materials used for *soilless medium* production originate off the *farm unit* and the finished medium is used on that *farm unit*; or
2. more than 50% of the raw materials used for *soilless medium* production originate on the *farm unit* and the finished medium is either used on that *farm unit* or distributed or sold off the *farm unit*; or
3. less than 50% of the raw materials used for *soilless medium* production originate on the *farm unit* and more than 50% of the finished medium is used on that *farm unit*.

**On-Farm Storage**

means the storage of *farm products* on a *farm unit*, where, over a 12-month period, more than 50% of *farm products* stored on the *farm unit* are used, produced, grown, or raised on the *farm unit*.

**Open Burning**

means the combustion of material with or without control of combustion air, and without a stack or chimney to vent the emitted products of combustion into the atmosphere.
Other Agricultural Activity means an activity that is part of farming, including on-farm composting, on-farm soilless medium production, on-farm product preparation, and crop protection using wind machines or audible bird scare devices.

Poultry means domesticated birds kept for eggs, meat, feathers, hide, or cosmetic or medicinal purposes, and includes broilers, Cornish hens, layers, breeding stock, replacement pullets, roasters, ducks, geese, turkeys, game birds, and ratites.

Principal Farm Building means any farm building intended to accommodate the main use or uses of the farm unit but does not include any accessory farm buildings.

Principal Farm Structure means any farm structure intended to accommodate the main use or uses of the farm unit.

Principal Farm Residence means the main building used to accommodate a resident but does not include Temporary Farm Worker Housing.

Qualified Environmental Professional (QEP) means an applied scientist or technologist, acting alone or together with another qualified environmental professional, if

1. the individual is registered and in good standing in British Columbia with an appropriate professional organization constituted under an Act, acting under that association’s code of ethics and subject to disciplinary action by that association, and
2. the individual’s area of expertise is recognized in the Riparian Areas Regulation assessment methods as one that is acceptable for the purpose of providing all or part of an assessment report in respect of a development proposal, and
3. the individual is acting within that individual’s area of expertise.

Ratite means a bird that has small or rudimentary wings and no keel to the breastbone, and includes ostriches, rheas, and emus.
Ravine means a small, narrow, steep-sided valley with a slope greater than 3:1 and which has been created by the natural flow of a stream.

Residence means a permanent or seasonal home on a lot.

Restrictive Covenant means a legal agreement completed according to the LTA.

Riparian Area means a streamside protection and enhancement area.

Riparian Vegetation means vegetation, other than agricultural crops, that is adjacent to a watercourse in the transitional zone between aquatic and upland environments.

Seasonal Feeding Area means an area:
1. used for forage or other crop production, and
2. used seasonally for feeding livestock, poultry, or farmed game that is primarily sustained by supplemental feed but does not include a confined livestock area or grazing area.

Shellfish means an invertebrate fish and includes clams, oysters, crabs, shrimp sea urchins, and sea cucumbers.

Soil-less Medium means a material that is manufactured for the growing of plants and may contain natural soils or organic compounds such as peat and bark.

Solid Agricultural Waste means agricultural waste that:
  a. contains 20% or more solids, and
  b. will not flow when piled.

Statutory Declaration means a document that is covered under the Evidence Act.

Stormwater means any precipitation converted to surface runoff water.

Stream means, as defined in the Water Act Regulation, a watercourse or natural source of water supply, whether usually containing water or not, and includes groundwater, lakes, rivers, creeks, springs, ravines, swamps, wetlands, and gulches.

Street means a road allowance of 10.0 metres or more in
<table>
<thead>
<tr>
<th>Term</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Structure</td>
<td>means any construction fixed to, supported by, or sunk into land or water, but excludes concrete and asphalt paving or similar surfacing of a lot.</td>
</tr>
<tr>
<td>Temporary Farm Worker(s)</td>
<td>means an individual or individuals who carry out agricultural work on a temporary, seasonal basis on a farm operation and are registered with a federal government temporary worker program.</td>
</tr>
<tr>
<td>Temporary Farm Worker Housing</td>
<td>means accommodation that is used solely for the purpose of providing cooking, sanitary, and sleeping facilities to temporarily house temporary farm worker(s) on a farm operation as necessary for the agricultural labour needs of a farm operation or other farms, if permitted.</td>
</tr>
<tr>
<td>Temporary Farm Worker Housing Space</td>
<td>means the area for housing one Temporary Farm Worker.</td>
</tr>
<tr>
<td>Timberbelt System</td>
<td>means an agroforestry system in which multiple rows of trees are planted for both environmental protection and the production of traditional agricultural crops, timber and non-timber forest products.</td>
</tr>
<tr>
<td>Top of Bank</td>
<td>means the first break in a bank slope such that the grade beyond the break is flatter than 3:1 for a minimum distance of 15 metres measured horizontally from the break. For multiple banks, setback distances will be measured from the top of the bank that is farthest from the center of the stream.</td>
</tr>
<tr>
<td>Urban Area</td>
<td>means land that is not in the Agricultural Land Reserve that is currently zoned for residential, commercial, or institutional purposes, but not for industrial purposes.</td>
</tr>
<tr>
<td>Walkway</td>
<td>means a surfaced area for the exclusive use of pedestrians, but excludes a sidewalk.</td>
</tr>
<tr>
<td>Wastewater</td>
<td>means any water emanating from the mushroom growing process, and includes process water, wash water, compost leachate, and contaminated stormwater.</td>
</tr>
<tr>
<td>Water-Based Aquaculture</td>
<td>means aquaculture conducted in a facility on or in an open body of water such as a lake or marine intertidal</td>
</tr>
</tbody>
</table>
foreshore or offshore area.

**Watercourse**

means, as defined in the Water Act Regulation, a stream or natural source of water supply, whether usually containing water or not, and includes *groundwater*, lakes, rivers, creeks, springs, ravines, swamps, wetlands, and gulches.

**Wind Machine**

means a machine used to generate air movement to protect crops, including tree fruits and grapes, from frost damage.

**Wood Waste**

means wood materials including hog fuel, mill ends, wood chips, bark, and sawdust, but excluding demolition waste, construction waste, tree stumps, branches, logs, and log ends.
Appendix A: Resources
Further Resources

Combined Heat and Power Generation at Greenhouses

The Minister of Agriculture has established a Minister’s Bylaw Standard to guide local government bylaw development regulating combined heat and power generation (cogeneration) at greenhouses in the ALR. A discussion paper explaining the rationale for establishing the standard as well as other materials used during the consultation process may be found on the Strengthening Farming website at:
http://www.agf.gov.bc.ca/resmgmt/sf/co_generation_in_ALR_standard/co_gen_standard_index.htm

Guide to Edge Planning

The Minister of Agriculture has established a Minister’s Bylaw Standard to guide local governments in developing bylaws for the purpose of increasing compatibility between urban and agricultural uses. The Guide to Edge planning can be found on the Strengthening Farming website at:
The Guide contains provisions for both urban-side edge planning as well as farm-side edge planning.

Siting and Size of Residential Uses

The Minister of Agriculture has established a Minister’s Bylaw Standard to guide local governments in developing bylaws relating to the siting and size of residential uses in the ALR. A discussion paper was prepared to explain the rationale for establishing this Minister’s Bylaw Standard and is provided on the Strengthening Farming website at:
http://www.agf.gov.bc.ca/resmgmt/sf/residential_uses_in_ALR_consultation/residential_uses_index.htm, along with consultation materials and a survey which formed the basis for the development of the standard.

Temporary Farm Worker Housing

The Minister of Agriculture has established a Minister’s Bylaw Standard to guide local government bylaw development regulating temporary farm worker housing. A discussion paper explaining the rationale for establishing the standard as well as other materials used during the consultation process may be found on the Strengthening Farming website at:
http://www.agf.gov.bc.ca/resmgmt/sf/publications/800221-1_Temp_Farm_Worker_Housing_Mar09.pdf
Medical Marihuana Production Facilities in the ALR

The Minister of Agriculture has established a Minister’s Bylaw Standard to guide local government bylaw development regulating Medical Marihuana Production Facilities licenced by Health Canada’s Marihuana for Medical Purposes Regulations in the ALR. A discussion paper explaining the rationale for establishing the Bylaw Standard during the consultation process may be found on the Strengthening Farming website.