

Development Permit Area 8: Protection of Farming Guideline Assessment

Application Information	
Owner(s)/Applicant(s):	
Subject Property Address:	

Directions:

1. The following DPA guidelines come from **Schedule C of the Official Community Plan** and are identified in teal below. Please read carefully.
2. The questions that follow are meant to prompt an answer to the guideline. Respond to all that apply to your development, and where they don't, tell us why not. Please be specific and detailed.
3. Once submitted, staff will use this form to confirm compliance with the goals of the DPA guidelines.

PF1 - Install continuous landscape and fencing buffers between non-agricultural uses and lands designated for agricultural use in accordance with the [1993 Agricultural Land Commission Landscape Buffer Specifications](#) and the B.C. Ministry of Agriculture [Guide to Edge Planning](#), including but not limited to the following:

- a. locate the landscape buffer on the non-agricultural lands;
- b. establish a minimum width of 15 m for the landscape buffer;
- c. design the landscape buffer to protect agriculture from negative impacts of drainage, pathways or driveways; and
- d. install the landscape buffer after alteration of land or construction of buildings and structures.

1. Please indicate the location of all landscape buffers adjacent to agricultural lands on your site plan. Please include dimensions of buffers.

Staff Comments Only

PF2 - Ensure plant layout, spacing and support are in accordance with the [Landscape Buffer Specifications](#) and the [Guide to Edge Planning](#).

1. Please provide a planting list. Include the number of plants and/or trees, location of plantings, and location of plantings

Staff Comments Only

PF3 - No commercial or industrial buildings should be located within 15 m of the boundary of the ALR

1. Does your development include the siting of a commercial or industrial building within 15 m from the ALR boundary? Yes No

Staff Comments Only

PF4 - Retain existing native vegetation, including all healthy and mature trees, to create the landscape buffer.

1. Is there existing native vegetation? Yes No
2. If yes, is it sufficient enough to create a buffer between the non-agricultural property and the agricultural land? Yes No

Staff Comments Only

PF5 - Do not plant invasive plant species included on the Coastal Invasive Species Committee Priority Invasive Plant List, and remove those already growing in the landscape buffer.

1. Are there existing invasive plant species on the property? Yes No

Staff Comments Only

PF6 - Plant species that will not grow tall enough to shade farm crops and are not likely to harbour insects or diseases harmful to nearby farm crops.

1. Are you planting any plant species tall enough to shade farm crops, harbour insects or diseases that may be harmful to nearby crops? Yes No

Staff Comments Only

THE FOLLOWING ARE FOR SUBDIVISION ONLY

PF7 - Design subdivisions on lands adjacent to lands designated for agricultural use to minimize potential conflicts between agricultural and non-agricultural uses by

- a. laying out residential subdivisions to allow for at least 30 m separating habitable buildings from the lands designated for agricultural use;
- b. generally avoiding locating road endings in close proximity to land designated for agricultural use unless the roads have been designated as part of a major road network;
- c. prohibiting new single-family residential lots larger than 0.10 ha along the boundary of the ALR;
- d. prohibiting half roads and half cul-de-sacs along the boundary of the ALR; and
- e. designing the road pattern in such a way to direct urban traffic away from routes used by farmers to move equipment.

1. How wide is the possible buffer area between the possible building envelope and the adjacent agricultural land? _____
2. Are there any road endings, half roads or cul-de-sacs adjacent to the agricultural land?
Yes No
3. If yes to the question above, please identify on site plan.
4. Are there any lots larger than 0.10 ha along the boundary of the ALR? Yes No

Staff Comments Only

PF8 - On parcels adjacent to land designated for agricultural use, locate buildings and structures as far away from the land designated for agricultural use as is reasonably possible in subdivisions that have not been laid out as described in the previous guideline.

1. Please identify, on a site plan, a possible building envelope as far away from agricultural land as possible.

Staff Comments Only

PF9 - On land designated for agricultural use, site non-agricultural uses, such as residential uses, to minimize the impact on existing or potential agricultural use of the land by the following methods:

- a. locate non-agricultural buildings and structures in areas with lower agricultural potential, as determined by a report prepared a qualified environmental professional, or close to the fronting public road;
- b. cluster non-agricultural buildings and structures to limit their total footprint; and
- c. locate driveways to limit their encroachment on the agricultural land and to minimize the total amount of impervious surface.

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|---|-----|----|
| 1. Have the proposed buildings been sited in areas with lower agricultural potential? | Yes | No |
| 2. Are all proposed and existing buildings clustered together on the lot? | Yes | No |
| 3. If no to the question above, why? Please explain in the space provided below. | | |

Staff Comments Only

PF10 - Road patterns in subdivisions must be designed in such a way to direct urban traffic away from routes used by farmers to move equipment.

1. Please include road patterns on proposed plan of subdivision.

Staff Comments Only

PF11 - A disclosure statement in the form of a restrictive covenant under 219 of the Land Title Act must be included on the titles of all newly created lots located partially or entirely within the DPA. The covenant should specify that the lot is located near a farming area and that the following impacts are to be expected:

- a. noise from farm operations at various times of the day, including devices used to deter wildlife;
- b. farm odours and chemical sprays;
- c. unappealing aesthetic appearances of fields and equipment;
- d. light from greenhouses; and that the following restrictions apply;
- e. the vegetated buffer is to be maintained; and
- f. no habitable structures shall be built within 30 meters of the ALR agricultural boundary.

1. Please be advised a covenant may be registered on the State of Title of the affected properties.

Staff Comments Only