

8.2 A2 Agricultural Large Acreage Zone

A2

8.2.1 Purpose

To provide a zone to accommodate *Agricultural Uses*. Lands must be designated as Agriculture under the *District's* Official Community Plan.

8.2.2 Principal Uses

The following *Uses* and no other *Uses* shall be the permitted *Principal Uses* in this zone subject to all applicable regulations of this Bylaw:

- (a) *Agriculture, General*;
- (b) *Agriculture, Intensive*;
- (c) *Greenhouses and Plant Nurseries*;
- (d) *Manufactured Housing - Type 1 or 2*; and
- (e) *Single Detached Housing*.

8.2.3 Accessory Uses¹⁵⁸

The following *Uses* and no other *Uses* shall be the permitted *Accessory Uses* in this zone subject to all applicable regulations of this Bylaw:

- (a) *Accessory Buildings and Structures*;
- (b) *Agri-Tourism Accommodation*, subject to [Section 7.16](#)¹⁵⁹;
- (c) *Animal Shelter, Major* on Lots having a minimum Lot Area of 2.0 ha, subject to [Section 7.14](#)¹⁶⁰;
- (d) **deleted**¹⁶¹
- (e) *Craft Brewery & Distilling*¹⁶²;
- (f) *Child Care Centre, Minor*, subject to [Section 7.7](#)¹⁶³;
- (g) *Commercial Kennel* on Lots having a minimum Lot Area of 4.0 ha, subject to [Section 7.14](#);
- (h) *Fruit Stand*¹⁶⁴
- (i) *Additional Dwelling for Farm Help*, subject to [Section 7.12](#) ;
- (j) *Home Occupation - Type 1,2 or 3*, subject to [Section 7.6](#);

¹⁵⁸ Amendment Bylaw No. 2012-017 (July 23, 2012)

¹⁵⁹ Amendment Bylaw No. 2021-020 (July 19, 2021)

¹⁶⁰ Amendment Bylaw No. 2000-459 (November 14, 2011)

¹⁶¹ Amendment Bylaw No. 2021-048 (February 28, 2022)

¹⁶² Amendment Bylaw No. 2015-024 (November 9, 2015)

¹⁶³ Amendment Bylaw No. 2016-031 (September 12, 2016)

¹⁶⁴ Amendment Bylaw No. 2020-028 (January 25, 2020)

- (k) *Secondary Suite*, subject to [Section 7.3](#)¹⁶⁵;
- (l) *Short-Term Rental*, subject to [Section 7.2](#);¹⁶⁶
- (m) stable;
- (n) *Temporary Farm Worker Accommodation*, subject to [Section 7.13](#); and
- (o) *Winery & Cidery*

8.2.4 Subdivision Regulations¹⁶⁷

- (a) Minimum *Lot Area* 8.0 ha
- (b) Minimum *Lot Width* 60 m
- (c) Notwithstanding Section 8.2.4 (a), where the *District Council* has supported and the *Agricultural Land Commission* has granted an application for subdivision to accommodate:
 - (i) a home-site severance in accordance with *Agricultural Land Commission* policy #025/78 as amended from time to time; or
 - (ii) the consolidation of legal *Lots* which does not result in an increase in the total number of *Lots*;
 - (iii) a subdivision to acquire road right-of-way where and existing travelled road exists and no more than one additional *Lot* is created;
 - (iv) the *Lot Area* shall in no case be less than 1,400m²; and
 - (v) the Minimum *Lot Width* shall in no case be less than 20.0m.

8.2.5 Development Regulations

- (a) Maximum *Farm Home Plate* 1,200 m²
- (b) Maximum *Farm Home Plate* with a *Temporary Farm Workers Accommodation* and/or *Additional Dwelling for Farm Help* 2,000 m²
- (c) Maximum *Lot Coverage* for all *Buildings* and *Structures* within the *Farm Home Plate* 35 percent of the *Farm Home Plate*

¹⁶⁵ Amendment Bylaw No. 2017-032 (November 27, 2017)

¹⁶⁶ Amendment Bylaw No. 2021-048 (February 28, 2022)

¹⁶⁷ Amendment Bylaw No. 2012-017 (July 23, 2012)

- (d) Maximum coverage for all *Buildings and Structures* outside the *Farm Home Plate* 10 percent of the *Lot*
- (e) Notwithstanding Section 8.2.5(d) Maximum *Lot Coverage* for all *Buildings and Structures* where the Principal Use is *Greenhouses or Plant nurseries*¹⁶⁸ 65 percent of the *Lot*
- (f) Maximum *Height* for Principal *Buildings and Structures* The lesser of 9.5 m or 2 Storeys
- (g) Maximum *Height* for *Accessory Buildings and Structures* The lesser of 11 m or 2 Storeys
- (h) Maximum *Height* for *Agricultural Buildings and Structures* identified in Section 8.2.6 (b) 12.0 m

8.2.6 Siting Regulations¹⁶⁹

- (a) Principal and *Accessory Buildings and Structures*:
 - (i) Minimum *Front Yard Setback* 7.0 m
 - (ii) Minimum *Rear Yard Setback* 7.0 m
 - (iii) Minimum *Side Yard Setback (Interior)* 4.0 m
 - (iv) Minimum *Side Yard Setback (Exterior)* 4.5 m, except where a garage door faces a *Street*, the minimum *Exterior Side Yard Setback* shall be 6.0 m
- (b) *Greenhouses and Plant Nurseries; Buildings and Structures* housing animals, livestock or poultry; livestock feeding stations; mushrooming growing facilities; *Commercial Kennels; Animal Shelters; Cannabis Production Facilities* and all other *Agriculture, Intensive Uses*:
 - (i) Minimum *Front Yard Setback* 15.0 m
 - (ii) Minimum *Rear Yard Setback* 15.0 m
 - (iii) Minimum *Side Yard Setback (Interior)* 15.0 m
 - (iv) Minimum *Side Yard Setback (Exterior)* 15.0 m
- (c) Notwithstanding Section 8.1.6. (b), a 30.0 m minimum setback for *Rear Yards* and *Side Yards (interior)* is required for the *Uses* identified in Section 8.1.6. (b)

¹⁶⁸ Amendment Bylaw No. 2012-017 (July 23, 2012)

¹⁶⁹ Amendment Bylaw No. 2020-025 (December 14, 2020)

where an Agricultural Zoned property line directly *Abuts* a parcel with an Urban Residential Zone.

8.2.7 Other Regulations

- (a) Only one (1) principal *Dwelling* shall be permitted per *Lot*¹⁷⁰.
- (b) Only two (2) *Accessory Buildings* or *Structures* related to residential usage shall be permitted per *Farm Home Plate* with a maximum combined *Gross Floor Area* of 100m².
- (c) Parking and loading areas and access driveways for *Greenhouse and Plant Nurseries* located within 30.0 m of a residential *Property Line* shall provide a 6.0 m wide *Landscaped Strip* along that affected *Property Line*.
- (d) In addition to the regulations listed above, other regulations may apply. These include [Section 4: General Regulations](#), [Section 5: Landscaping and Screening Regulations](#), [Section 6: Parking and Loading Regulations](#), and [Section 7: Specific Use Regulations](#).

¹⁷⁰ Amendment Bylaw No. 2022-009 (April 25, 2022)