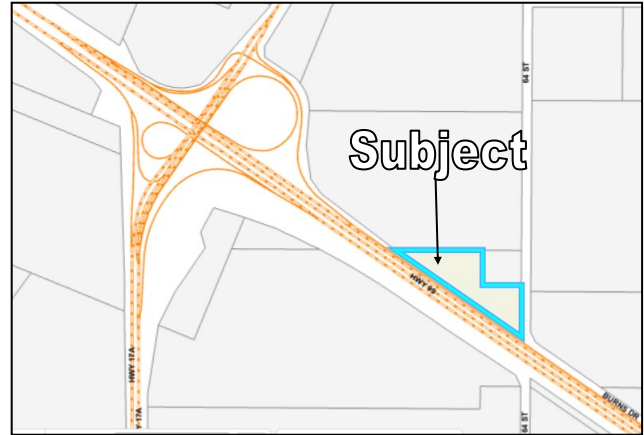




4.53 Acres Agriculture Land in Ladner

For Sale

5561 64St, Delta, BC



Must See! Approx. 4.53 Acres agricultural land in Delta Ladner area. Located on 64 St, next to the Hwy 99, and really close to the Cascades Casino Delta. With minutes drive to access highway entrance, which is easy to reach Richmond and Border. Approx. 2,757 sqft custom build liveable area built in year 2012, 3 bedroom and 2 bath on the second floor, 1 ensuite plus 2 powder room on the main floor. There is 2 level workshop, each floor is approx. 1,800 sqft with washroom. Under A1 zoning, suit for most of agricultural use. City water service on the lot, which is benefit for agriculture. Air condition in house. A rare opportunity for people who are looking for agriculture land or residence for own use. **Don't hesitate, call now!**

Property Information

Address: 5561 64 St, Delta (Ladner)
Legal: PARCEL A, LOT 2, PLAN NWP4057, DISTRICT LOT 140, GROUP 2, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 21448, & DL 142, REF PL 7602, EXC PCL ONE EXP PL 14246 & EXC PART LYING S & W ON PL 21448
P.I.D.: 008-608-318
Zoning: A1
Lot Size: 4.53 Acres

Government Assessment (2023)

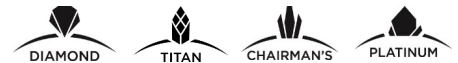
Land \$696,238
Buildings \$523,000
Total \$1,219,238
Tax: \$4,386.61

Building Information

House(2012): Approx. 2,757 SqFt
1,725 sf (1st)+1,032 sf (2nd)
Workshop: Approx. 3,600 SqFt
1,800 sf per floor



Award Winning Services!



Re/Max Commercial Top 1 Winner

Raymond Leung 梁國權

Personal Real Estate Corporation

604-644-6482

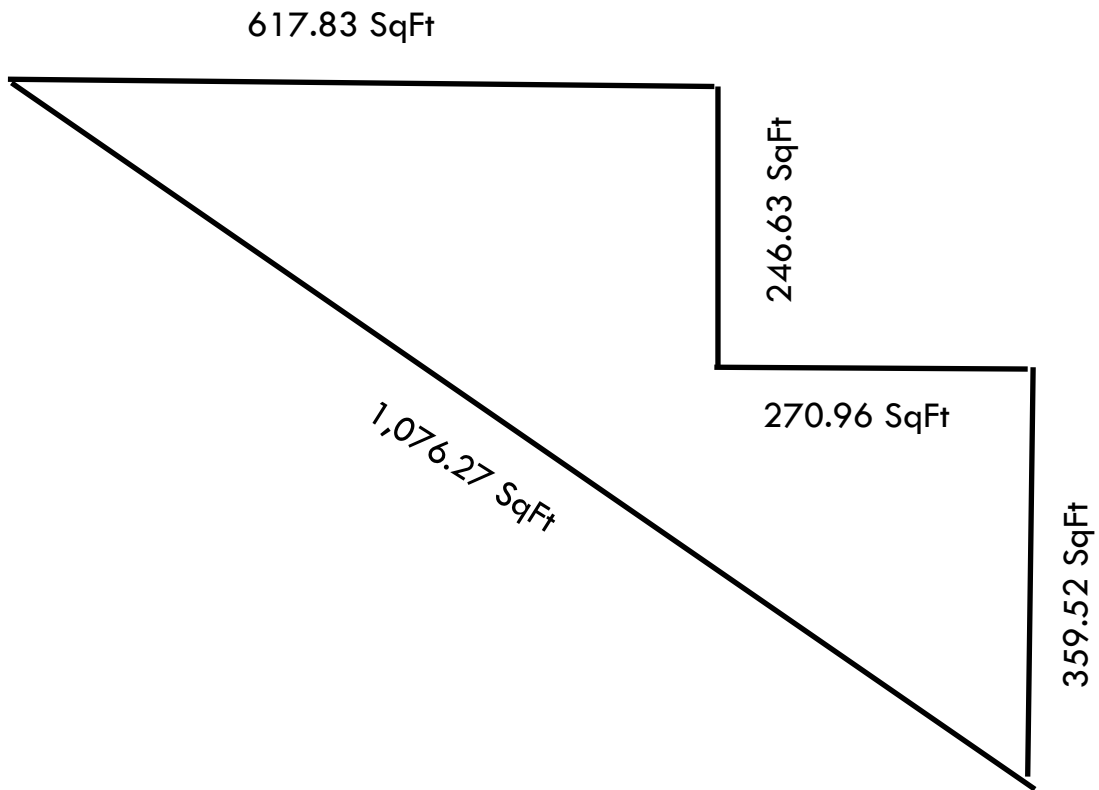
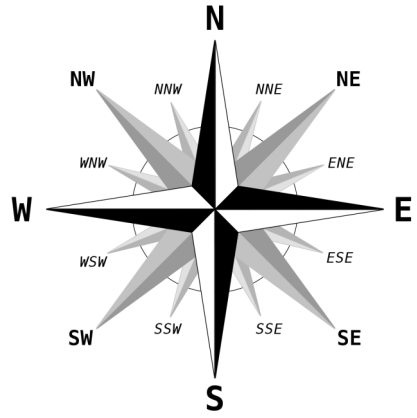
- Re/Max Commercial Western Canada Top 1 全西岸加拿大第1名
- Re/Max Circle of Legend Award 榮譽傳奇獎
- Re/Max International Lifetime Achievement Award 國際終身成就大獎
- No.1 in Sales with Re/Max Realty Associates 5 years 公司五年銷量第1名
- Re/Max Platinum Club Award Winner for 7 years 7年高銷量白金大獎
- Re/Max 100% Club Award Winner 13 years 13年100% Club 獲獎者
- Re/Max Chairman's Club Award Winner for 3 years 3年主席大獎
- Over 30 Years Real Estate Experience 超過30年房地產經驗
- MLS Medallion Club Award 溫哥華地產局銷量大獎
- Re/Max International Top 9 Winner 國際首9名
- Re/Max Canada Top 5 全加拿大首5名
- Re/Max Hall of Fame Award 終身大獎

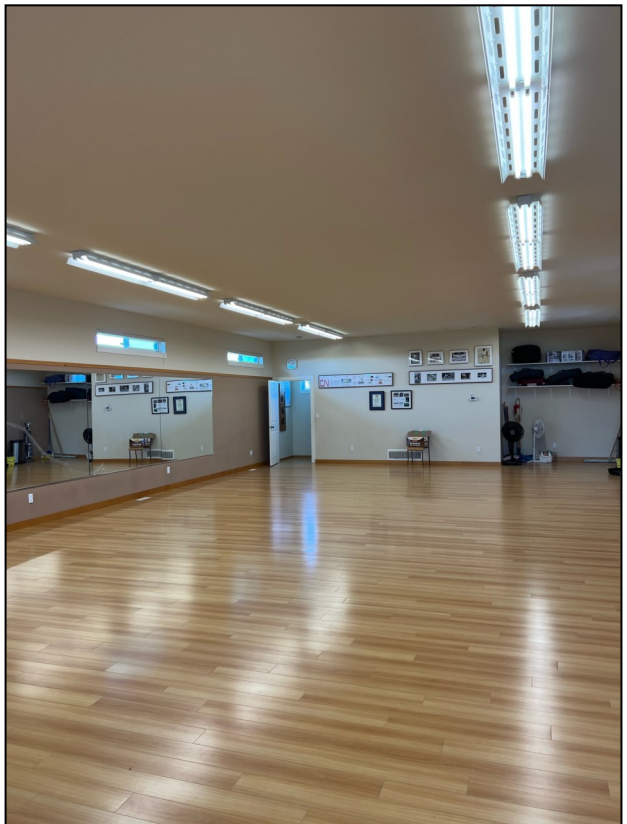


Re/Max City Realty #101 – 2806 Kingsway, Vancouver, BC V5R 5T5 Fax: 604-439-2299

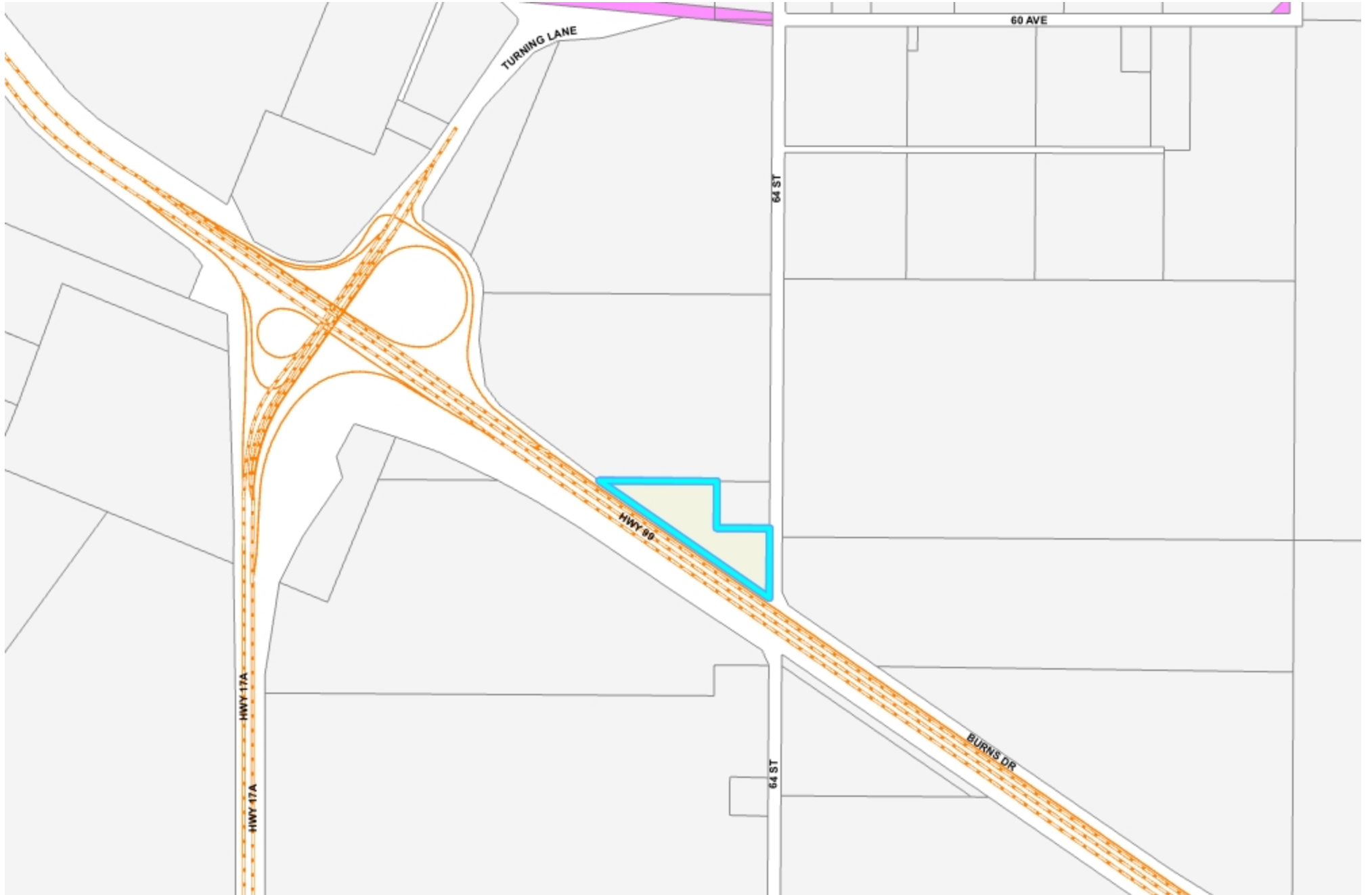
Leung Real Estate Group Email: Raymondkleung@hotmail.com WebSite: 410Commercial.com

*Information herein deemed reliable but not guaranteed and must be verified by the buyer. This communication is not intended to cause or induce breach of an existing agency agreement.

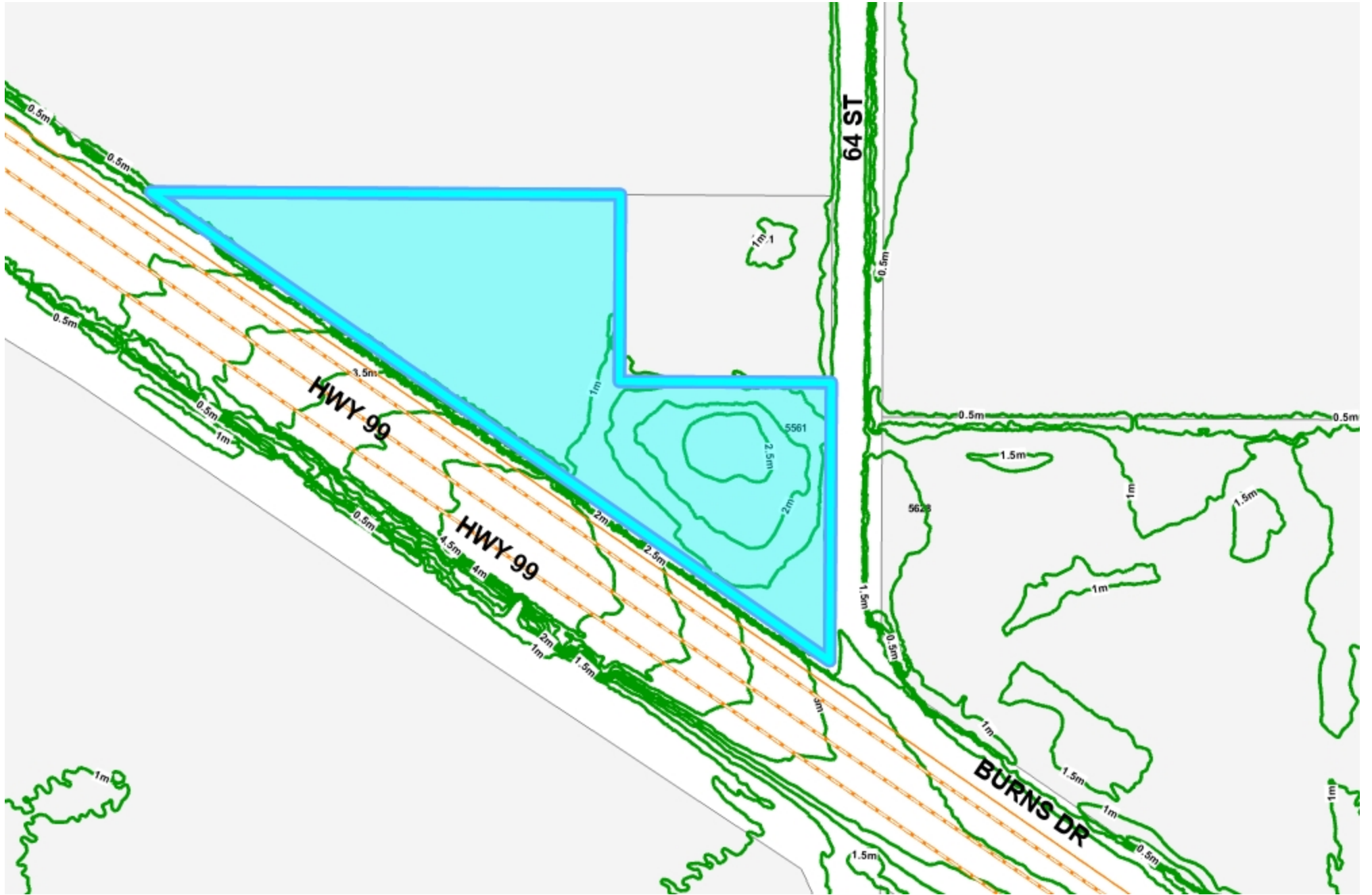




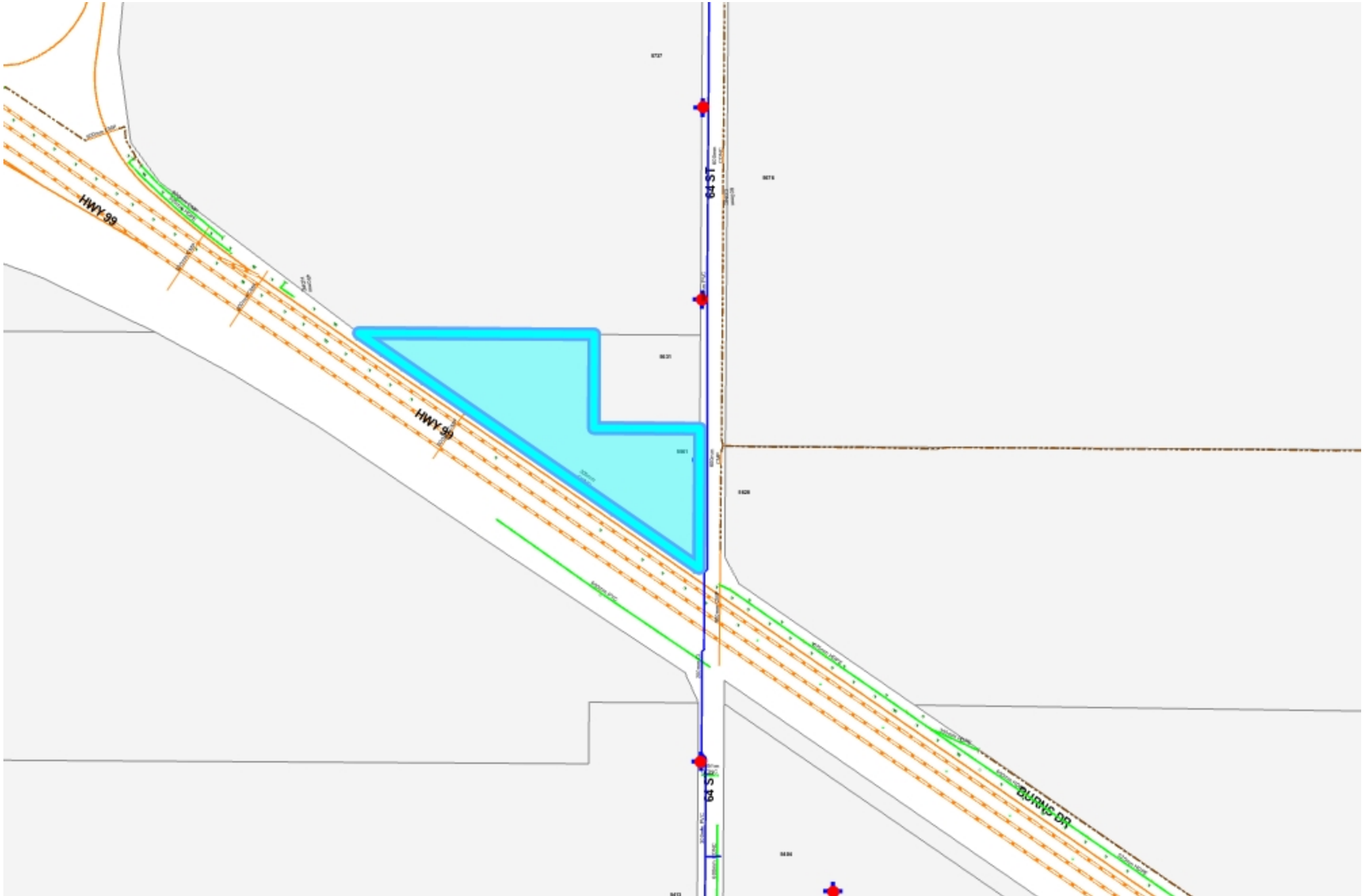
Site Map



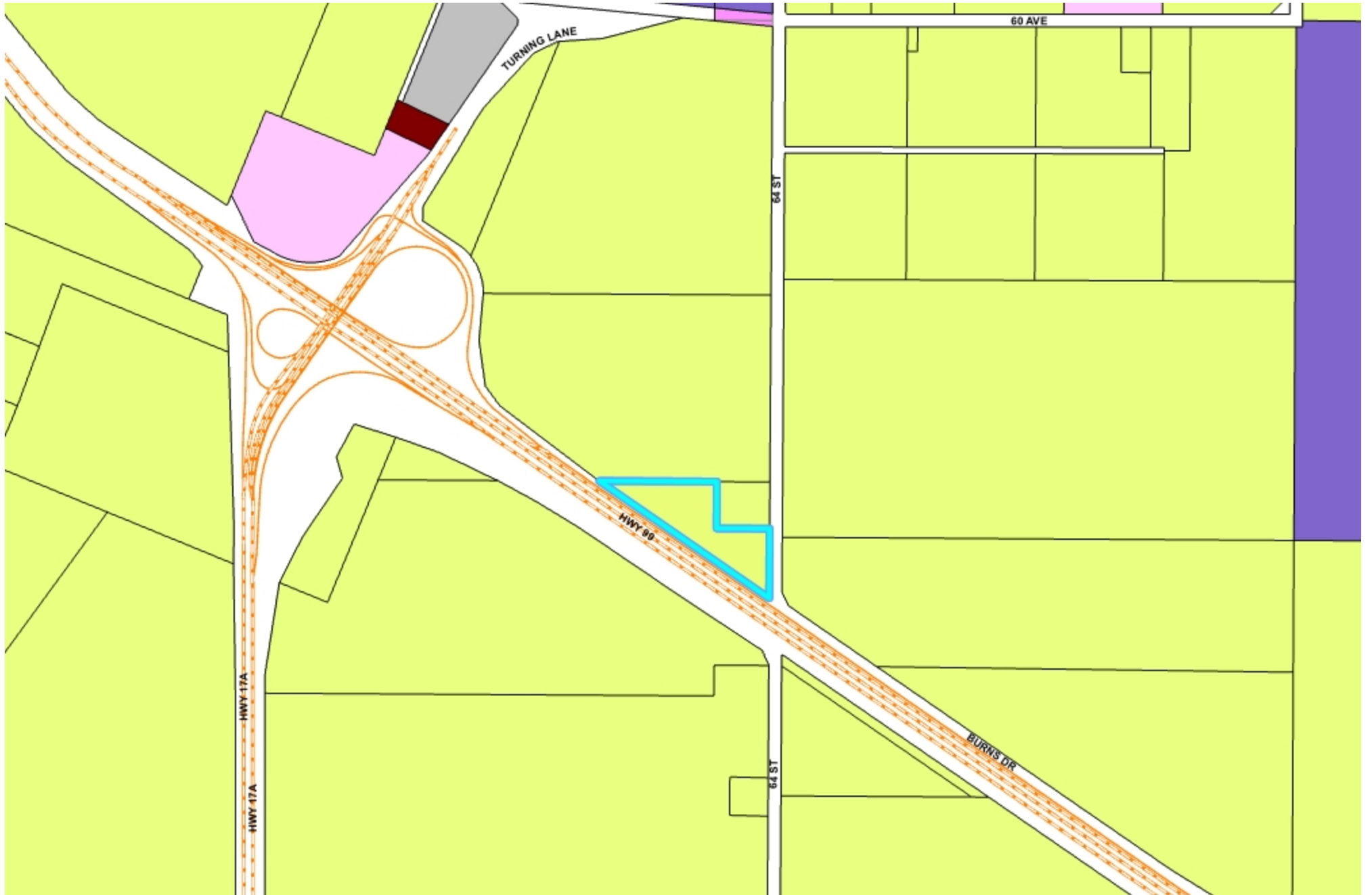
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Service Map



Zoning Map



PART 10 AGRICULTURE ZONES

10.10 A1: AGRICULTURE ZONE

10.10.1 INTENT

This *zone* is intended for *farming*, breeding pets, *kennels* and related *uses*.

10.10.2 PRINCIPAL USES

Breeding pets

Farming

Kennel

10.10.3 ACCESSORY USES

Accessory farm residential facilities, accessory to a *farmhouse* or *additional farm house*,

Additional farm house, accessory to *farming*

Agricultural liquid waste storage facility, accessory to *farming*

Agricultural solid waste storage facility, accessory to *farming*

Agri-tourism, accessory to *farming*

Bed and breakfast operation with a maximum of 3 *bed and breakfast units*, accessory to a *farm house*

Co-generation facility, accessory to a *greenhouse operation*

Farm house, accessory to *farming*, breeding pets or *kennel*

Farm retail sales, accessory to *farming*

Home occupation, accessory to a *farm house* or *additional farm house*

Horse riding, training and boarding with a maximum of 40 permanent stalls but not including a racetrack licensed by the Province of British Columbia, accessory to *farming*

Keeping of *household pets*, accessory to a *farm house* or *additional farm house*

Migrant farm worker housing, accessory to *farming*

Office space, change rooms, lunchrooms, washrooms, storage and product preparation areas, accessory to any *principal use*

On-farm composting, accessory to *farming*

On-farm processing, accessory to *farming*

On-farm product preparation, accessory to *farming*

Retail shop for equestrian-related goods that has a maximum retail *floor area* of 50 m², accessory to a horse riding, training and boarding facility

Soilless medium preparation and storage, accessory to *farming*

10.10.4 SETBACKS

See [Section 10.10.12](#) and [Section 10.10.13](#) for additional setback regulations

- (a) The regulations for *setbacks* as set out in this Section shall be reviewed and amended to be consistent with setbacks established by the Provincial Minister responsible for Agriculture when such guidelines are established.
- (b) *Farm houses, additional farm houses, accessory farm residential facilities and migrant farm worker housing* shall be no closer in horizontal distance to the *front lot line* or a *lot line* adjacent to a *flanking street* or other *lot lines* than the distance specified in the table below. The *front lot line* and *flanking street setbacks* in the table apply to the closer of either the dedicated or the constructed *street, lane* or *highway*.

	<i>Front Lot Line and a Lot Line Adjacent to a Flanking Street</i>	<i>Other Lot Lines</i>
<i>Farm house</i>	6 m	15 m
<i>Additional farm house</i>		
<i>Accessory farm residential facilities except for decorative landscaping</i>		
<i>Migrant farm worker housing</i>		

- (c) No *building* or *outdoor amenity space* used for *migrant farm worker housing* shall be located closer than 30 m from the nearest exterior wall of a *dwelling unit* on another *lot*. Where this *setback* cannot be provided because of the existing configuration of *farm buildings* or the size of the *lot*, *landscape screening* as set out below can be used instead.
- (d) *Landscape screening* used in lieu of the 30 m *setback* described above shall be
- located between the *migrant farm worker housing* and the *dwelling unit* in question,
 - located at least 6 m from the nearest wall of the *building* used for *migrant farm worker housing*,
 - a minimum length equivalent to the longest side of the *building* used for *migrant farm worker housing*,
 - a minimum width of 1.5 m, and
 - comprised of a thick hedge of hardy shrubs or evergreen trees not less than 1.8 m in height and maintained in a healthy growing condition.

10.10.5 HEIGHT

Maximum height of a *farm house, additional farm house* or *accessory farm residential facilities* shall not exceed 2.5 *storeys* measured from *finished grade*.

10.10.6 MINIMUM LOT SIZE FOR SUBDIVISION

- (a) The minimum *lot size* that may be created by subdivision is 8 ha subject to approval under the Agricultural Land Commission Act if applicable.
- (b) Subsection (a) shall not apply to a home site severance in accordance with the Agricultural Land Commission Act, Policy No. 11 March 2003.

10.10.7 FARM HOME PLATE AND FARM HOME PLATE – MIGRANT FARM WORKER HOUSING

- (a) The maximum area of a *farm home plate* containing one *farm house* is 3,600 m².
- (b) The maximum area of a *farm home plate* containing a *farm house* and an *additional farm house* is 5,000 m².
- (c) Where a *farm home plate* and *farm home plate - migrant farm worker housing* are located on the same parcel of land, they shall be located so as to minimize loss of productive agricultural land.
- (d) The maximum area of a *farm home plate - migrant farm worker housing* is 1,400 m² except for *greenhouses*, mushroom operations and berry or vegetable operations with *on-farm processing* or *on-farm product preparation*, which are permitted up to 4,300 m² based on a ratio of 33 m² per worker.
- (e)
 - (i) The maximum depth of a *farm home plate* is 60 m measured from a dedicated or constructed *street*.
 - (ii) The maximum depth of a *farm home plate - migrant farm worker housing* where it does not adjoin a *farm home plate*, is 60 m measured from a dedicated or constructed *street*.
 - (iii) Where a *farm home plate* and *farm home plate - migrant farm worker housing* are adjoining and located on the same *lot*, their maximum combined depth is 100 m measured from a dedicated or constructed *street*.
 - (iv) In Subsections (i) through (iii), distance shall be measured to the closer of either the dedicated or the constructed *fronting street*, *abutting street*, *lane* or *highway*.
- (f) The rear face of a *farm house*, *additional farm house*, *accessory farm residential facilities* or *migrant farm worker housing* shall not be located within 10 m of the rear of the *farm home plate*. For the purposes of this section, the rear face of any *farm house*, *additional farm house*, *accessory farm residential facilities* or *migrant farm worker housing* faces the *lot line* opposite the *front lot line*.
- (g) The sewerage septic tank for a dwelling on a *farm home plate* shall be located on the *farm home plate*.
- (h) The sewerage septic tank for *migrant farm worker housing* shall be located on the same *farm home plate - migrant farm worker housing* as the *migrant farm worker housing* that it serves.
- (i) Subsections (a) through (f) shall not apply to any *farm house*, *additional farm house* or *accessory farm residential facilities* constructed prior to the adoption of “Delta Zoning Bylaw No. 2750, 1977, Amendment (Rural Residential Bylaw P03-17) Bylaw No. 6367, 2005”. For greater certainty, after the adoption of “Delta Zoning Bylaw No. 2750, 1977, Amendment (Rural Residential Bylaw P03-17) Bylaw No. 6367, 2005”, any *farm house*, *additional farm house* or *accessory farm residential facilities* shall be located on the same *farm home plate*, unless varied by a Development Variance Permit.
- (j) A Development Variance Permit may be considered in order to vary Subsections (a) through (h).

10.10.8 AREA OF A FARM HOUSE, ADDITIONAL FARM HOUSE OR MIGRANT FARM WORKER HOUSING

- (a) The maximum *floor area – farm house* on a *lot* less than 8 ha shall be 330 m².
- (b) The maximum *floor area – farm house* on a *lot* 8 ha or greater shall be 465 m².
- (c) The maximum *floor area – additional farm house* is 180 m² if located on a *lot* less than 8 ha or 233 m² if located on a *lot* 8 ha or greater.
- (d) The maximum *floor area – migrant farm worker housing* shall be 10 m² per approved* *migrant farm worker*. If the *building* to be used exceeds the maximum allowable floor area per worker or per *farm* unit, the excess area must be made inaccessible to the workers.

*Approved by the recognized Federal Government program under which the workers are hired.
- (e) The regulations set out in relation to maximum floor area and numbers of workers shall be reviewed and amended to be consistent with guidelines for *migrant farm worker housing* established by the Provincial Minister responsible for Agriculture and as amended from time to time.
- (f) An *additional farm house* may only be used as *migrant farm worker housing* where the *additional farm house* legally existed prior to the adoption of Bylaw No. 6367 on May 31, 2006.

10.10.9 ADDITIONAL FARM HOUSE

- (a) Not more than one *additional farm house* is permitted on any *lot*.
- (b) An *additional farm house* is only permitted if
 - (i) it is occupied by a retired person who worked full-time on the *farm* and is a member of the *family* that currently operates the *farm* and written approval of the Agricultural Land Commission has been obtained, or
 - (ii) it is occupied by *migrant farm workers* only, and the *additional farm house* used for *migrant farm worker housing* shall meet the standards of this Zoning Bylaw, the Public Health Act and the Guidelines for the Provision of Seasonal Housing for Migrant Farm Workers in BC, as amended or replaced from time to time, or
 - (iii)
 - (1) it is occupied by a full-time *farm* employee who is required for the *farm* operation and who provides a net benefit to the existing *farm* operation, and
 - (2) the *additional farm house* is sited so as not to have a negative effect on the existing *farm* operation, and
 - (3) the net benefit of every *additional farm house* is supported by a report prepared by a Professional Agrologist, to be retained by the *City*, who is a full member of the British Columbia Institute of Agrologists describing
 - (3.1) the established level of *farm* operation,
 - (3.2) detailed agricultural rationale of the necessity for a full-time *farm* employee living in the *additional farm house*,
 - (3.3) an assessment of the impacts on the *farm* operation of the proposed *additional farm house*, and
 - (3.4) such report to be prepared to a standard acceptable to the *Director*, contain sufficient and appropriate rationale for recommendations made, and completed at the cost of the applicant, or
 - (4) written approval of the Agricultural Land Commission has been obtained.
- (c) A building permit for an *additional farm house* shall not be unreasonably withheld.

10.10.10 MIGRANT FARM WORKER HOUSING

- (a) *Migrant farm worker housing* shall only be permitted where all of the following criteria are met:
- (i) the *lot* is located in the Agricultural Land Reserve and has *farming* as a permitted use;
 - (ii) the *lot* is classified as a *farm* under the Assessment Act;
 - (iii) the *farm* on which the *migrant farm workers* are employed is no less than 8 ha in area;
 - (iv) the *lot* on which the *migrant farm worker housing* is located is no less than 4 ha in area.
- (b) For *migrant farm worker housing*, the following conditions apply:
- (i) all *migrant farm worker housing* shall meet the standards in the Health Act and the Guidelines for the Provision of Seasonal Housing for Migrant Farm Workers in BC, as amended or replaced from time to time;
 - (ii) not more than one *farm home plate - migrant farm worker housing* is permitted per *farm*;
 - (iii) any new *building* for *migrant farm worker housing* shall be a *manufactured home* and may only be placed on a temporary foundation or footings;
 - (iv) if a *lot* contains 2 or more existing permanent dwellings, only one can be used for *migrant farm worker housing*;
 - (v) the total *floor area - migrant farm worker housing* shall not exceed 420 m² per *farm* except for *greenhouses*, mushroom operations and berry or vegetable operations with *on-farm processing* or *on-farm product preparation*, which are permitted a maximum of 1,300 m² per *farm* based on 1 *migrant farm worker* per 1,000 m² of *principal farm building*. This limit shall be reviewed and amended to be consistent with guidelines for *migrant farm worker housing*, established by the Provincial Minister responsible for Agriculture and as amended from time to time;
 - (vi) not more than 42 *migrant farm workers* per *farm* are permitted except for *greenhouses*, mushroom operations and berry or vegetable operations with *on-farm processing* or *on-farm product preparation*, which are permitted 1 *migrant farm worker* per 1,000 m² of *principal farm building floor area*, to a maximum of 130 workers per *farm*. This limit shall be reviewed and amended to be consistent with guidelines for *migrant farm worker housing* established by the Provincial Minister responsible for Agriculture and as amended from time to time.
 - (vii) The minimum *floor area* per *migrant farm worker* in *migrant farm worker housing* is 7.44 m², which includes living and sleeping areas but does not include
 - (1) any common laundry, washroom or storage areas and mechanical rooms, or
 - (2) open balconies, decks, terraces and exterior steps.
 - (viii) The minimum volume per *migrant farm worker* is 8.5 m³ per person in the sleeping area of any *migrant farm worker housing*.
 - (ix) *Outdoor amenity space* shall be provided on the same *farm home plate - migrant farm worker housing* as the *migrant farm worker housing* at a minimum standard of 50 m² plus 5 m² per *migrant farm worker*. Where the *outdoor amenity space* is subject to inundation by water or is otherwise unsuitable for leisure use, a deck or similar *structure* shall be provided at the minimum standard noted above. This requirement shall be reviewed and amended to be consistent with *migrant farm worker housing* guidelines when such guidelines are established by the Provincial Minister responsible for Agriculture.

- (x) Where a *farm* accommodates more than 20 *migrant farm workers*, *indoor amenity space – migrant farm worker housing* may also be provided in a mobile, manufactured *building* to a maximum of 50 m² in floor area. This *building* shall be separate from the *building(s)* which contain workers' sleeping areas but included on the *farm home plate – migrant farm worker housing*. This space may include one enclosed bathroom with a toilet and sink but may not include any other plumbing fixtures or wall partitions. Provision of *indoor amenity space – migrant farm worker housing* is optional and may only be provided in addition to the minimum requirement for *outdoor amenity space*.
- (xi) Prior to occupancy of the *migrant farm worker housing* and annually thereafter, the operator of a *farm* shall deposit a statutory declaration with the *City*, verifying
 - (1) the dates of proposed occupancy,
 - (2) the number of *migrant farm worker housing* approved for that *farm* in an employment confirmation provided through the Federal Migrant Agricultural Farm Worker Program or Pilot Project for Occupations Requiring Lower Levels of Formal Training, as amended or replaced from time to time,
 - (3) that the housing complies with all applicable city regulations,
 - (4) that the housing has been inspected by an Inspector recommended by the Western Agriculture Labour Initiative (W.A.L.I.) and certified as being in compliance with the Guidelines for the Provision of Housing for Seasonal Agricultural Workers in BC, as amended or replaced from time to time,
 - (5) that there is available by telephone 24 hours a day a person who is fluent in English and who may be contacted by phone 24 hours a day, to answer enquiries from the *City* as to occupancy of *migrant farm worker housing* on the *farm*,
 - (6) that the contact information for the appointed person shall be provided in the required annual statutory declaration and updated should it change prior to deposit of the next annual statutory declaration,
 - (7) that the *migrant farm worker housing* is covered by insurance for the dwelling, and
 - (8) that the *migrant farm worker housing* shall be occupied only by workers hired through the Federal Migrant Agricultural Farm Worker Program or the Pilot Project for Occupations Requiring Lower Levels of Formal Training for that *farm*.

Documentation shall be provided to support the statements made in the statutory declaration.

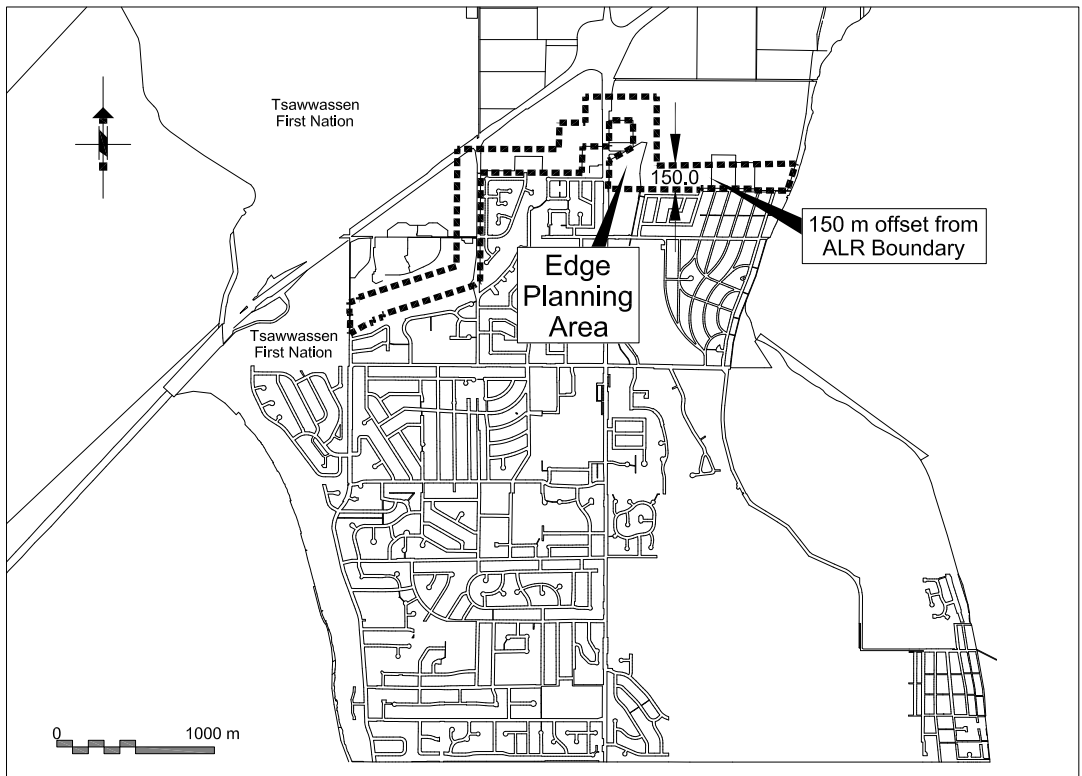
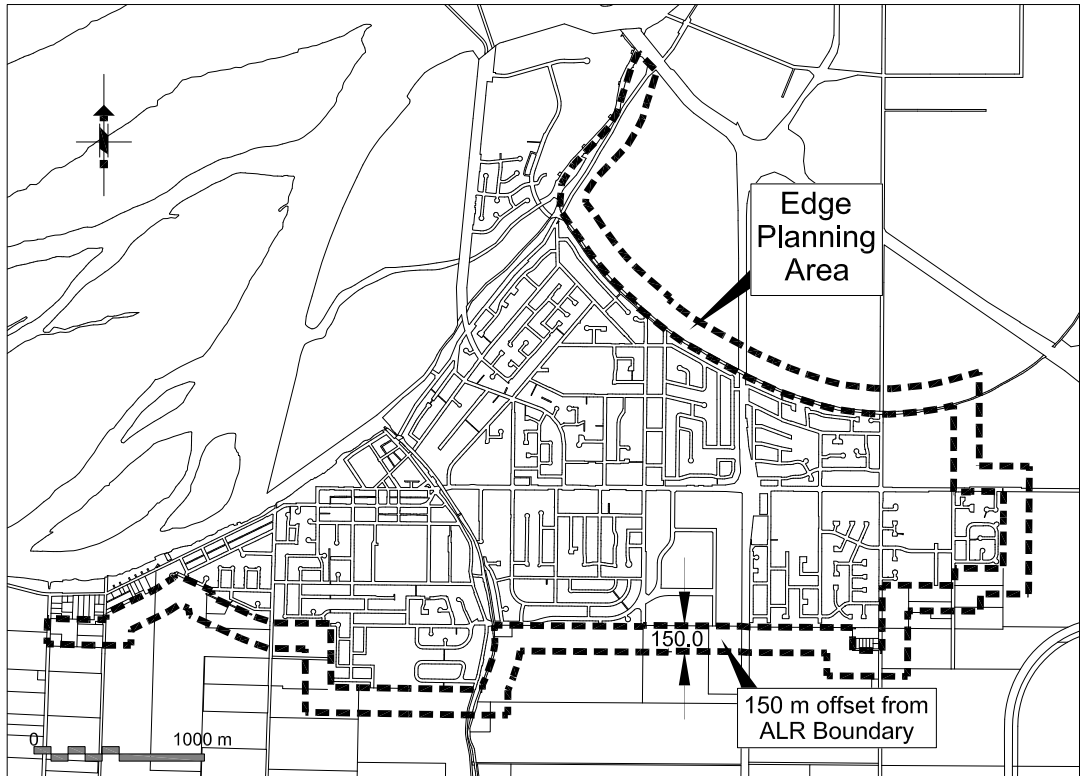
- (xii) *Migrant farm worker housing* shall not be occupied except during the time periods identified in the statutory declaration.
- (xiii) The owner of the *lot* on which the *migrant farm worker housing* is located shall register on the title of that lot a Section 219 restrictive covenant against the title stating that
 - (1) the accommodation shall only be used for the accommodation of full-time *migrant farm workers* hired for that *farm* through the Federal programs specified in this Bylaw,
 - (2) the accommodation shall only be used during the periods of time approved by the Federal program under which the workers are hired,
 - (3) the *manufactured home* used for *migrant farm worker housing* shall be removed, at the owner's expense, by December 31st of the second year following the year when the most recent statutory declaration was submitted,

- (4) an *additional farm house* used for *migrant farm worker housing* shall be removed or converted to a non-residential *use*, at the owner's expense, by December 31st of the second year following the year when the most recent statutory declaration was submitted,
 - (5) a minimum financial security, equal to the cost to remove a *manufactured home* or to demolish or convert an *additional farm house* as the case may be, shall be provided to Delta. This security may be drawn upon by the *City* should the owner fail to remove, demolish or convert the *migrant farm worker housing* as required in this Bylaw by December 31st of the second year following the year when the most recent statutory declaration was submitted,
 - (6) a new estimated cost prepared by a qualified contractor to remove, demolish or convert, as appropriate, the *migrant farm worker housing* shall be provided to Delta every 5 years and the financial security deposited with Delta adjusted accordingly,
 - (7) if the security is not sufficient to cover the costs incurred by the *City*, the owners shall pay the balance owing to the *City*, and if the balance is not paid, the *City* shall be authorized to recover the amount of the invoice from the lands in the same manner as it would be able to collect unpaid city taxes,
 - (8) the owner shall provide Delta with current contact information for a person who is fluent in English and who may be contacted by phone 24 hours a day, to answer enquiries from the *City* as to occupancy of *migrant farm worker housing* on the *farm*,
 - (9) the contact information for the appointed person shall be provided in the required annual statutory declaration and updated should it change prior to deposit of the next annual statutory declaration, and
 - (10) the operator of the *farm* shall indemnify and save Delta harmless for any loss or damage suffered as a result of Delta exercising any rights or enforcing any obligations in the covenant.
- (xiv) The operator of the *farm* shall provide to Delta a minimum financial security, equal to the cost to remove a *manufactured home* or to demolish or convert an *additional farm house* as the case may be, which may be drawn upon by the *City* should the owner fail to remove, demolish or convert the *migrant farm worker housing* as required in this Bylaw by December 31st of the second year following the year when the most recent statutory declaration was submitted.

10.10.11 SPECIAL REQUIREMENTS IN EDGE PLANNING AREA*
(NON-RESIDENTIAL FARM USE)

- (a) Despite Sections 10.10.2 and 10.10.3, the following *uses, buildings* and *structures* are not permitted in the Edge Planning Area shown on the Edge Planning Area Maps:
- (i) breeding pets;
 - (ii) *kennel*;
 - (iii) raising and keeping of swine and fur bearing animals;
 - (iv) *buildings, structures* and outdoor areas containing *mushroom growing medium* or where *mushroom growing medium* is prepared or stored.

*The regulations set out in this section shall be reviewed and amended to be consistent with Edge-Planning Guidelines established by the Provincial Minister responsible for Agriculture when such guidelines are established.



10.10.12 SETBACKS: NON-RESIDENTIAL FARM USE AND MIGRANT FARM WORKER HOUSING*

- (a) The *uses, buildings and structures* set out in Column 1 shall be no closer in horizontal distance to the *lot lines* in Columns 2, 3 and 4 or to any point of a *building* used for *migrant farm worker housing* in Column 5 than the distance specified in those columns. The *front lot line* and *lot line* adjacent to *flanking street* setbacks in Column 2 applies to the *fronting streets* and *abutting streets, lanes or highways*. Column 4 applies in place of Column 2 or 3 for *lot lines* along the ALR boundary in the Edge Planning Area shown on the Edge Planning Area Maps.
- (b) The following *front lot line* and *flanking street* setbacks apply to a *fronting street, abutting street, lane or highway*. Where there is no dedicated *street* in place, distance shall be measured to the closer of either the dedicated or the constructed *street, lane or highway*.

COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4	COLUMN 5
<i>Use, Building or Structure</i>	<i>Front lot line and lot line adjacent to a flanking street</i>	<i>Other lot lines</i>	<i>Property within the area outlined in the Edge Planning Area Maps</i>	<i>Migrant farm worker housing building</i>
(i) <i>Farm buildings, structures, or outdoor storage areas, except as provided in rows (ii) through (xvii)</i>	7.5 m	4.5 m	7.5 m except for boilers and exterior fans where setback is 15 m	7.5 m
(ii) <i>Farm buildings, structures, or outdoor storage areas, including confined livestock areas, containing animals other than swine and fur-bearing animals</i>	15 m	15 m	60 m	30 m
(iii) <i>Farm buildings, structures, or outdoor storage areas, including confined livestock areas, containing swine and fur-bearing animals</i>	30 m	30 m	Not Permitted	30 m
(iv) <i>Agricultural liquid waste storage facility</i>	30 m	30 m	30 m	30 m
(v) <i>Agricultural solid waste storage facility</i>	15 m	15 m	30 m	30 m
(vi) <i>Agricultural solid waste field storage</i>	30 m	30 m	30 m	30 m

COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4	COLUMN 5
<i>Use, Building or Structure</i>	<i>Front lot line and lot line adjacent to a flanking street</i>	<i>Other lot lines</i>	<i>Property within the area outlined in the Edge Planning Area Maps</i>	<i>Migrant farm worker housing building</i>
<i>(vii) On-farm composting, whether inside or outside of farm buildings or structures</i>	30 m	30 m	30 m	30 m
<i>(viii) Mushroom growing medium preparation and storage whether inside or outside of farm buildings or structures</i>	30 m	30 m	Not Permitted	30 m
<i>(ix) Soilless medium preparation</i>	15 m	15 m	15 m	30 m
<i>(x) Soilless medium storage</i>	7.5 m	7.5 m	7.5 m	7.5 m
<i>(xi) Detention pond</i>	7.5 m	4.5 m	4.5 m	4.5 m
<i>(xii) Wood waste storage</i>	7.5 m	7.5 m	7.5 m	7.5 m
<i>(xiii) Silo</i>	30 m	30 m	30 m	30 m
<i>(xiv) Chemical storage</i>	7.5 m	7.5 m	15 m	30 m
<i>(xv) Incinerators</i>	30 m	30 m	30 m	30 m
<i>(xvi) Generator shed or cogeneration facility</i>	15 m	15 m	15 m	30 m
<i>(xvii) Migrant farm worker housing building</i>	6 m	15 m	15 m	3 m

*The regulations set out in Columns 4 and 5 shall be reviewed and amended to be consistent with Edge Planning Guidelines established by the Provincial Minister responsible for Agriculture when such guidelines are established.

10.10.13 ADDITIONAL SEPARATION DISTANCE – NON-RESIDENTIAL FARM USE*

- (a) The uses, activities, buildings, and structures set out in Column 1 shall be no closer in horizontal distance to a natural stream, a channelized stream or a constructed ditch than the distance specified below:

COLUMN 1	Separation Distance to a:		
	Natural Stream	Channelized Stream	Constructed Ditch
Seasonal Feeding areas, <i>agricultural solid waste</i> field storage facility with more than 2 weeks storage time, <i>confined livestock area</i> with more than 10 agricultural units (1 agricultural unit = live weight of 455 kg of livestock, poultry, or farmed game or any combination of them equaling 455 kg)	30 m	30 m	30 m
<i>Agricultural solid waste storage facility, agricultural liquid waste storage facility, chemical storage, compost storage, composting, incinerator, silo, wood waste storage, mushroom barn, confined livestock area</i> with less than 10 agricultural units (1 agricultural unit = live weight of 455 kg of livestock, poultry, or farmed game or any combination of them equaling 455 kg)	15 m	15 m	15 m
All other <i>farm buildings and structures</i>	15 m	10 m	5 m

*The regulations set out in the table above shall be reviewed and amended to be consistent with Streamside Protection Guidelines established by the Province of British Columbia when such guidelines are established.

- (b) A Development Variance Permit may be used to vary the setbacks in Subsection (a) if supported by a report documenting the impacts of a reduced setback. The report shall be prepared at the cost of the applicant by a qualified environmental professional as defined in the Riparian Areas Regulation B.C. Reg. 376/2004, as amended from time to time. The report shall be prepared to a standard acceptable to the *Director* and contain sufficient and appropriate rationale for the recommendations made.

10.10.14 MAXIMUM AGRICULTURAL SITE COVERAGE – NON-RESIDENTIAL FARM USE

The *agricultural site coverage* associated with the following *uses* shall not exceed the percentage (%) set out opposite thereto:

Apiculture	20%
Nurseries, Specialty Wood Crops, and Turf Farms	35%
Raising of Livestock, Poultry, Game and Fur including <i>confined livestock areas</i>	35%
Mushroom Growing	35%
Growing of Tree, Vine, Field and Forage Crops	25%

10.10.15 AGRICULTURAL PRODUCTS AND MUSHROOM GROWING MEDIUM STORAGE, PROCESSING AND PREPARATION

- (a) A minimum of 50% of the total volume of the *agricultural products* or *mushroom growing medium* stored on a *lot* or processed or prepared by *on-farm processing* or *on-farm product preparation* on a *lot*
 - (i) must be consumed as animal feed or used in the production of mushrooms, on a *farm* owned or operated by the owner or lessee of the *lot*, or
 - (ii) must have been harvested, grown, raised, or produced on a *farm* owned or operated by the owner or lessee of the *lot*.

10.10.16 AGRICULTURAL WASTE MANAGEMENT AND ON-FARM COMPOSTING

- (a) Using, storing, and managing *agricultural solid waste* and *agricultural liquid waste* must conform to the Code of Agricultural Practice for Waste Management, April 1, 1992 established by the Agricultural Waste Control Regulation B.C. Reg. 131/92 of the Environmental Management Act.
- (b) All *on-farm composting*, including but not limited to mushroom and manure composting, must conform to the Code of Agricultural Practice for Waste Management, April 1, 1992, established by the Agricultural Waste Control Regulation B.C. Reg. 131/92 of the Environmental Management Act, and the Organic Matter Recycling Regulation B.C. Reg. 18/2002 of the Environmental Management Act. *Mushroom growing medium* preparation and storage shall comply with the Mushroom Composting Pollution Prevention Regulation B.C. Reg. 413/98 of the Environmental Management Act.
- (c) Despite the above, where *on-farm composting* takes place within the Edge Planning Area identified on the Edge Planning Area Maps in Section 10.10.11, the following regulations apply:
 - (i) Compost shall be maintained in a manner that allows aerobic decomposition;
 - (ii) Impermeable surfaces shall be required for all storage;
 - (iii) The total volume of compost production on site, including mixed and finished compost, shall be limited to 100 m³ at any one time.

- (d) Where more than 50% of the raw materials or *agricultural solid waste* used for *on-farm composting* originates from on the *farm*, then 100% of the finished compost may be distributed or sold off the *farm*.
- (e) Where less than 50% but more than 1% of the raw materials or *agricultural solid waste* used for *on-farm composting* originates from on the *farm*, then up to 50% of the finished compost may be distributed or sold off the *farm*.
- (f) Where 100% of the raw materials or *agricultural solid waste* used for *on-farm composting* originates from off the *farm*, then 100% of the finished compost must be used on that *farm* and shall not be distributed or sold off the *farm*.

10.10.17 FARM RETAIL SALES*

- (a) Despite Sections 10.10.2 and 10.10.3, *farm retail sales* shall only be permitted on a *lot* assessed as a farm pursuant to the Assessment Act.
- (b) Where all of the products offered for sale are produced on the *farm* on which the *farm retail sales* are taking place, the size of the *farm retail area* shall not be limited, but the location is subject to all applicable siting and setback provisions.
- (c) Where any of the products offered for sale are not produced on the *farm* on which the *farm retail sales* are taking place,
 - (i) a *farm retail area* shall not exceed 300 m², and
 - (ii) a minimum of 50% of the *farm retail area* shall be limited to product produced on that *farm*.

*The regulations set out in this section shall be reviewed and amended to be consistent with amendments to any policies on farm retail uses established by the Provincial Minister responsible for Agriculture when such policies are amended.

10.10.18 VEHICLE STORAGE, PARKING AND LOADING

- (a) Nothing in the regulations of this section shall be interpreted so as to restrict the parking, storage or number of *farm vehicles*.
- (b) For each *farm house* or *additional farm house*, overnight parking of a maximum of 6 *recreation vehicles* is permitted. For the purposes of this section, *recreation vehicles* include only *utility trailers* not exceeding 5,500 kg *licensed gross vehicle weight*, pleasure boats, motor homes and towable campers, all of which shall be uninhabited and are kept primarily for other than gain, rent or sale.

See [Part 8](#) for additional parking regulations
- (c) The storage or parking of any *wrecked motor vehicles* is prohibited unless
 - (i) they are within an enclosed *building* or obscured from view from any *lot line*, or
 - (ii) they are
 - (1) considered farm tractors or implements of husbandry under the Motor Vehicle Act, or
 - (2) trucks over 5,500 kg *licensed gross vehicle weight* which are considered farm vehicles as defined in the Commercial Transport Regulations B.C. Reg. 30/78 of the Commercial Transport Act, and are kept for the purpose of salvaging parts to repair or maintain other farm tractors, implements of husbandry as defined in the Motor Vehicle Act, or farm vehicles as defined in the Commercial Transport Regulations B.C. Reg. 30/78 of the Commercial Transport Act on that *farm*.

See [Part 9](#) for loading regulations

10.10.19 CRITERIA FOR COGENERATION FACILITY IN THIS ZONE

- (a) The *combined heat and power engine* must be fueled by natural gas.
- (b) The *combined heat and power engine* must be sized to be commensurate with the heat demand of the *greenhouse operation*.
- (c) The hours of operation of the *cogeneration facility* shall be determined by the thermal, electrical and/or CO₂ demands of the *greenhouse operation* on the lands.
- (d) The *cogeneration facility* shall be used to meet the thermal, electrical and/or CO₂ requirements for cultivation and production of *agricultural products* within the *greenhouse operation* on the lands.
- (e) The *combined heat and power engine* capacity must not exceed 1 MWe/ha of land in *greenhouse* crop production on the *farm* operation. A *combined heat and power 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*.
- (f) The *combined heat and power engine* must operate with an efficiency of at least 80%.
- (g) The *farm* must have capacity to store excess heat generated by the *combined heat and power engine* for beneficial use by the *greenhouse operation*.
- (h) The *combined heat and power engine* operation must meet emission standards established by Metro Vancouver or as required in the Environmental Management Act or appropriate successor legislation.
- (i) The *cogeneration facility* shall be disconnected from its natural gas fuel supply if it cannot be demonstrated that the criteria noted above are being met.

Amend
BL 7795, 2018

10.10.20 CRITERIA FOR GROWING OF CANNABIS AS A FARMING USE

The growing of cannabis shall only be permitted as a *farming* use where the following criteria are met:

- (a) the *lot* is located in the Agricultural Land Reserve and in a zone in which *farming* is a permitted use;
 - (b) all federal and provincial licenses, permits and approvals have been obtained for such growing; and
 - (c) such growing occurs outdoors in a field or inside a *structure* that
 - (i) has a base consisting entirely of soil, or
 - (ii) was, before July 13, 2018,
 - (1) constructed for the purpose of growing crops inside it, or
 - (2) under construction for the purpose referred to in Section 10.10.20(c)(ii)(1), if that construction
 - (2.1) was being carried out in accordance with all applicable authorizations and enactments, and
 - (2.2) continues without interruption from the date it began to the date the structure is completed, other than work stoppages considered reasonable in the building industry, and
- that has not been altered since that date to increase the size of its base or to change the material used as its base.