4
FARM HOME PLATE

PROTECTION OF FARMING DEVELOPMENT PERMIT AREA

CITY OF CHILLIWACK

Area

Development Permit Area (DPA) 4 is designated under Section 488(1)(c) of the *Local Government Act*, for the protection of farming, and comprises all valley floor farmland within the Agricultural Land Reserve and on properties over 2 hectares.

Justification

Residences and other farm buildings on agricultural land may reduce the amount of land available for agricultural production; make production less efficient; or place limits on agricultural operations on adjacent properties. The City's zoning standards for the siting and area of farm home plates are intended to minimize the impact of residences and related buildings and activities on agricultural land and ensure agricultural land is retained for agriculture in the long term. However, as these standards may not be achievable due to specific site characteristics, this development permit area provides for alternative home plate siting, in keeping with established guidelines.

Objectives

- To minimize the impact of residences and related buildings and activities on agricultural land
- To retain agricultural land for agricultural uses in the long term

Requirements and Exemptions

Within the designated area, the following activities will require a Development Permit prior to commencement:

a) construction of a residential building, structures, or residential amenities which do not conform with the established Zoning Bylaw siting regulations for a farm home plate.

   A "farm home plate" is an area of the property where all residential and related buildings, structures, and activities are clustered, leaving the balance of the property for agricultural use. This includes homes and ancillary uses, including detached garages or carports, attached or detached household greenhouses or sunrooms, residential related workshops, tool and storage sheds, artificial ponds not serving farm drainage or irrigation needs and landscaped areas associated with the residential use, recreation areas including but not limited to tennis courts and pools, and septic tanks and other related facilities, excluding sewerage disposal fields.

The following activities are exempted from the requirement to obtain a Development Permit:

a) Agricultural activities including farm related buildings and driveways for equipment operation (e.g. silos, barns, greenhouses, etc.)
b) Development of a residential unit above an existing building, where permitted.

Guidelines

FP-1 Alternative siting for a farm home plate is supportable with the goal of using a minimum farm land area as possible:

a) Variations in siting are desired to allow the clustering of farm homes with farm buildings for efficiency or security of operations (e.g. to tend dairy cows or to watch over valuable equipment);

b) Construction of a home is proposed to take place on higher ground to meet floodplain requirements or avoid a hazardous area;

c) Increased maximum setbacks for an equivalent home plate are warranted due to narrow or irregular shaped lots, including panhandle lots;

d) A home must be located adjacent to a septic field and/or disposal field that cannot be situated within the home plate area due to ground conditions;

e) Easements utility corridors, riparian areas, or other physical features prevent the location of a farm plate within the area established by the zoning bylaw;

f) A shared driveway to support farm operations and a house are proposed (dual purpose);

g) For minor additions to existing homes which may not conform to farm home plate standards established by the zoning bylaw;

h) Replacement of an existing home within an existing, non-conforming farm home plate.

FP-2 Proposals will not be supported to:

a) Facilitate increases in total allowable farm home plate area under the zoning bylaw;

b) allow placement of a home outside of a farm home plate area for reasons that do not support farming of the parcel (e.g. for aesthetic reasons personal preference, or where no physical impediments exist (e.g. watercourse, utility corridor, etc.); or,

c) locate the home in the middle of the property.