

Agricultural Policy 2016

building communities together

Acknowledgments

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The CRD would like to thank the following agencies for reviewing the Agricultural Policy and providing valuable feedback.



Photos provided by Karen Moores, CRD Manager of Development Services, and Francesca Sanna, CRD Planning Officer

1. INTRODUCTION	3
2. HISTORY	4
3. LEGISLATION, REGULATIONS and CRD AGRICULTURAL-FORESTRY REPORT OVERVIEW	5
4. GENERAL POLICIES.....	7
5. TOOL KIT.....	10
5.1 BUFFERS	10
5.2 FENCING	14
5.3 AGRICULTURAL AWARENESS AND COVENANT	18
5.4 MINIMUM LOT SIZE REQUIREMENTS.....	21
5.5 FARM WORKER HOUSING	23
5.6 BONDING.....	25
6. IMPLEMENTED CRD AGRICULTURAL RELATED POLICIES/ BYLAWS / STRATEGIES	27
6.1 General	27
6.2 Zoning and Rural Land Use Bylaws: Local Food Security Policy and Other Provisions	27
6.3 Carried Forward Items	28
7. POSSIBLE FUTURE AGRICULTURAL PLANNING TOOLS.....	29
7.1 Objectives	29
7.2 Development Permit Area for the Protection of Farming (DPA)	29
7.3 Agricultural Impact Assessment (AIA)	30
7.4 Agricultural Advisory Committee (AAC).....	30
7.5 Agricultural Areas Plans (AAP)	30
7.6 Farm Bylaws.....	31
Appendix I - Covenant.....	29
Appendix II – Statutory Declaration	37
Appendix III – Proof of Need	39
Appendix IV – Letter of Credit	42
Appendix V – Implementation Plan and Schedule of the Agriculture/Forestry Review (2004)	44
Appendix VI – MOTI Farm and Range Gates Standards.....	29
Reference List	29

1. INTRODUCTION

The intent of the Agricultural Policy is to promote compatibility between agricultural and non-agricultural land uses, while complementing the existing agricultural policies in Official Community Plans.

Mission Statement:

“The Cariboo Regional District recognizes the importance of the Agriculture and Forest Industries to their residents and will minimize conflicts for these industries through strong land use policies”

This document provides a summary of policy development and current legislation related to agriculture, and introduces agriculture policies to guide land use decisions while providing specific criteria in the form of a “tool kit” outlining the benefits, policies and specifications for each topic.

This policy focuses on edge planning using urban-side edge planning tools to protect the agriculture interface.

The tool kit contains:

- i. buffers,
- ii. fencing,
- iii. agricultural awareness and covenants,
- iv. minimum lot size at the interface
- v. farm workers housing, and
- vi. bonding

This report will also discuss future considerations for policy development.

The Cariboo Regional District Agricultural Policy will apply region wide (with some exceptions to the area of the Chilcotin Area Rural Land Use Bylaw).

2. HISTORY

On April 16, 2010, the Cariboo Regional District Board endorsed a resolution for “staff to prepare and bring back to the Board a report from the Agricultural–Forestry document pertaining to covenants for fencing, agricultural awareness, and buffers”.

This resolution follows the December 17, 2004 resolution which endorsed the Implementation Plan and Schedule for the Agricultural and Forestry Policy Initiative based on a report called “Agricultural and Forestry Policies Review and Development” prepared in November 2003 by Cariboo Geographic Systems. The consultant report consisted of an intensive review of issues related to agriculture and forestry, and a review of current CRD policies within zoning bylaws, rural land use bylaws, and Official Community Plans. Further, the report outlined concepts related to agricultural edge planning. This report was reviewed by staff and the CRD Board resulting in an Implementation Plan and Schedule of the Agriculture/Forestry Review which incorporated the report’s mission statement and many of the recommendations. This plan is attached in Appendix V and includes: general policies, considerations for amendments to Official Community Plans and Rural Land Use Bylaws, and general considerations during the review of Official Community Plans and Rural Land Use Plans. The general policies include promoting public education, criteria for consideration of applications for exclusion or subdivision within the Agricultural Land Reserve (ALR), and specific policies for Official Community Plans, Zoning and Rural Land use Bylaws. Many of the concepts remain relevant and have been incorporated into this policy.



3. LEGISLATION, REGULATIONS and CRD AGRICULTURAL-FORESTRY REPORT OVERVIEW

3.1 Legislation, Regulations

The Farm Practices Protection (Right To Farm) Act states

- Farmers have a right to farm in BC's farming areas provided they use normal farming practices and do not contravene other legislation listed under the Act.
- Applies to farmers who operate in the Agricultural Land Reserve, other areas where farming is permitted under local zoning bylaws, or in areas licensed for aquaculture (i.e. offshore areas).
- Normal farm practices are proper, accepted customs and standards used in similar farming operations, and such standards as described in the Farm Practices BC Agricultural Factsheets published by the Ministry of Agriculture.

The Land Title Act – Sec 86(1) (c) (x) and (xi) states

- The Approving Officer may refuse the subdivision plan, if the approving officer considers that:
 - (x) The anticipated development of the subdivision would unreasonably interfere with farming operations on adjoining or reasonably adjacent properties, due to inadequate buffering or separation of the development from the farm, or
 - (xi) Despite subparagraph (ix), the extent or location of highways and highway allowances shown on the plan such that it would unreasonably or unnecessarily increase access to land in an agricultural land reserve.

The Livestock Act – Sec 11(4) states

- "At large" does not apply to livestock that is
 - a) Tethered,
 - b) In the direct or continuous charge of a person,
 - c) Confined in a structure, or
 - d) On enclosed land owned or occupied by the owner of the livestock.
- "Enclosed land" means land that is surrounded by a natural man made barrier sufficient to exclude or contain livestock.

- Livestock districts – Subject to the *Range Act*, a livestock owner may allow the owner’s livestock to be at large in a livestock district if on a Crown land’s range tenure. Therefore, the private land owner who does not want other people’s livestock on their land must fence them out.
- Pound districts – animals at large in a pound district may be captured by a keeper, peace officer, person authorized by the director, the livestock owner or the owner of the land on which the livestock is at large. Thus, the livestock owner must fence in their livestock unless authorized by a Crown land’s range tenure.
- A person who is authorized to capture animals at large under subsection 1 is authorized to capture any livestock found at large on a highway, a prescribed highway or portion of a highway.
- Livestock Act does not provide fence design.

The Local Government Act states

- Official Community Plans can include policies respecting the maintenance and enhancement of farming on land in a Farming area or as designated for agricultural use in the plan. (Part 14 Division 4 S. 474(1)(c))
- Development Permit Areas for the protection of farming (Part 14 Division 7 S. 488(1)(c)) provides requirements related to screening, fencing, and siting of buildings and structures.
- Establishment of Farm Bylaws (Part 14 Division 17 S. 551-555 and Division 5 S. 481)

The Range Act states

- A range tenure holder may allow livestock to be at large on Crown land, subject to conditions outlined in the range tenure.

The Trespass Act, regarding fencing, states

- Owners in rural areas are responsible for lawful fence.
- The owners of adjoining land in a rural area must build the fence to separate their respective land and any natural boundary.
- Owners of land in a rural area adjoining agricultural land must make, keep up and repair the lawful fence.
- Where rural deeded land boundaries are fenced, land owners shall share cost equally.

4. GENERAL POLICIES

- a) To discourage non-farm development of agricultural land unless it can be demonstrated that the lands are not suited for agriculture and that there is no other viable alternative location.
- b) To support the Agricultural Land Commission in its mandate of protecting agricultural lands and agricultural opportunities.
- c) To prevent rural residential and other non-farm development from adversely affecting agricultural activities by adhering to the Cariboo Regional District Agricultural Policy and the Agricultural Policies found in the Cariboo Regional District Official Community Plans where applicable.
- d) Development Applications (Official Community Plan amendments, Rezoning and Temporary Use Permit) proposing land use other than agricultural or parcel size less than 4.0 hectares (9.88 acres) that are adjoining lands located in the Agricultural Land Reserve or that is adjoining lands associated with active agricultural operations, should incorporate and maintain buffering and fencing on the non-agricultural side of the edge in accordance with Sections 5.1 and 5.2. *(Active agricultural operations can include Crown range, Crown land leased or tenured for agricultural purposes, or fee simple land.)*
- e) Development Applications (Official Community Plan amendments, Rezoning and Temporary Use Permit) proposing land use other than agricultural or parcel size less than 4.0 hectares (9.88 acres) that are adjoining lands located in the Agricultural Land Reserve or that is adjoining lands associated with agricultural operations may be favourably considered by the Regional Board should the applicant voluntarily enter into a Section 219 of the *Land Title Act* covenant in accordance with Section 5.3. *(Active agricultural operations can include Crown range, Crown land leased or tenured for agricultural purposes, or fee simple land.)*
- f) To protect agricultural lands, a minimum lot size of 4.0 hectares (9.88 acres) will be required for property being rezoned to facilitate a subdivision next to land associated with active agricultural operations or for subdivision that are adjoining

the Agricultural Land Reserve's boundary. Larger parcels are encouraged for subdivision in the ALR, such as the 32 ha (79.07 ac) minimum lot size requirement referenced in Official Community Plans Agricultural Designation or as approved by the Agricultural Land Commission. (*Active agricultural operations can include Crown range, Crown land leased or tenured for agricultural purposes, or fee simple land.*)

- g) The following criteria will be used during the consideration of applications for subdivision within the ALR:
 - 1. Adjacent to existing agricultural uses;
 - 2. Fall within an edge planning area (as defined in Official Community Plan, as applicable e.g. development permit area);
 - 3. A special case proposal in agricultural areas (i.e. homesite severance);
 - 4. Low density development of large acreage parcels in rural areas;
 - 5. In the transitional zones between rural and urban areas;
 - 6. If the development is proposed for agricultural purposes;
 - 7. If the development is proposed for a permitted use defined specifically in Section 3 of the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation*.
- h) The following criteria will be used during the consideration of applications for exclusion within the ALR :
 - 1. An infilling proposal;
 - 2. Located in an existing neighbourhood or settlement area;
 - 3. Must have no or limited agricultural potential;
 - 4. Cannot be located within an area of agricultural land use;
 - 5. The proposal is for a non-agricultural purpose;
 - 6. The proposal is for residential purposes of a parcel of 0.8 hectares or less and the existing zoning does not allow further development (i.e. sole purpose to remove ALR restrictions on the property, not subdivision).
- i) Homesite severances or subdivision for relative will be considered on a case-by-case basis. The minimum lot size for a parcel of land that may be subdivided under Section 514(4) of the *Local Government Act* shall be 4 ha. The minimum lot size for parcels of land that may be subdivided under Section 514(4) of the *Local*

Government Act shall be 32 ha (79.07 ac) for parcels zoned Beaver Valley Rural Agricultural (BV-A) in the Central Cariboo Area Rural Land Use Bylaw No. 3503. This regulation does not apply to parcels within the Agricultural Land Reserve.

- j) Non-Farm Use (must be first approved under a non-farm use application by the Agricultural Land Commission if land is located in the ALR) will be evaluated through an application for rezoning or a Temporary Use Permit application. Criteria that will be considered include:
 - 1. The length of the proposal;
 - 2. The scale of the proposal;
 - 3. Whether the non-agricultural use is pre-existing (how long it has been in use);
 - 4. Will the use cause a nuisance or be detrimental to agricultural operations located on the land or adjacent to the land;
 - 5. Whether the land can be returned to agricultural function;
 - 6. Whether the buildings associated with non-farm use can be converted back to farm use or be removed.
- k) Additional dwellings for farm workers accommodation will be evaluated in accordance with Section 5.5 Farm Worker Housing.
- l) Notwithstanding Section k), for land located in the Chilcotin Area Rural Land Use Bylaw Area, additional dwellings for family members, but not necessarily associated with a bona fide agricultural operation may be located on a lot, provided:
 - 1. The lot contains a minimum of 4 hectares (9.88 acres), net density, for each dwelling unit;
 - 2. Maximum of four dwelling units are located on a lot;
 - 3. Each single or two-family residential dwelling is sited on the lot with sufficient site area to accommodate individual well and septic, and located such that it does not hinder or prevent future subdivision with a minimum of 0.8 hectare (1.98 acres) lot area.
 - 4. Additional residence will be limited to a mobile home on non-permanent foundation for family members if land is located within the Agricultural Land Reserve.

5. TOOL KIT

5.1 BUFFERS

Properties that are adjoining lands located in the Agricultural Land Reserve or that are adjoining lands associated with active agricultural operations, and involved in rezoning or subdivision for the purpose of creating lots less than 4 hectares, or commercial and industrial lots, should maintain an effective vegetative buffer along the non-agricultural side of the interface, or to establish a vegetative buffer.

(Active agricultural operations can include Crown range, Crown land leased or tenured for agricultural purposes, or fee simple land.)

5.1.1 Benefits

- a) Establish a visual barrier to minimize the perception of nuisance.
- b) Mitigate the effect of noise.
- c) Mitigate the effect of dust.
- d) Mitigate the effect of light generated by agricultural equipment/buildings.
- e) Mitigate the effect of spray drift.
- f) Mitigate trespass and litter.

Vegetative buffers' effectiveness in mitigating the above concerns is based on buffer specifications. The Agricultural Land Commission has pre-established buffer specifications under the publication "*Landscaped Buffer Specifications*". The Cariboo Regional District, recognizing that non-rural land development occurring in the region's agricultural interface differs from other urban-agricultural edge landscapes found elsewhere in the Province, will focus its buffer requirements on retention of existing or native vegetation.



5.1.2 Policies

- a) Lots less than 4 hectares or commercial and industrial properties to be created next to lands located in the Agricultural Land Reserve or that are adjoining lands associated with active agricultural operations, should maintain an effective vegetative buffer by retention of native vegetation.
- b) Buffer maintenance is the responsibility of the land owner(s) or Strata Corporation, or of the developer until parcels are sold.
- c) Subdivision should be designed to retain as much of the forested cover along the non-agricultural edge.
- d) Construction of, or addition to, any building or structure is prohibited within the buffer area.
- e) The Board may ask to establish a vegetative buffer where natural vegetation is lacking or has been removed, for land being zoned commercial or industrial only, and where the commercial or industrial activities have been deemed incompatible or will impact agricultural lands.
- f) Buffer establishment and maintenance on commercial/industrial lands is the responsibility of the land owner(s) or of the Strata Corporation, or of the developer until parcels are sold.
- g) Where lands under application have been required by the Agricultural Land Commission (ALC) to be buffered in accordance with ALC requirements, the parcel will be exempt from providing further buffering.

5.1.3 Specifications for establishment of vegetative buffer

- a) The vegetative buffer must be a minimum of 15 metres wide.
- b) Existing native vegetation shall be used and retained for the buffer.
- c) Where vegetation is lacking, regrowth of native vegetation should be encouraged by planting seedlings, younger specimens etc.
- d) A buffer exhibiting a mixture of young and mature specimens, shrubs and some larger tree species is desirable.
- e) Provision for a 3 m wide fencing maintenance corridor within the vegetative buffer if the property is subject to fencing requirements in accordance with Section 5.2.
- f) Diseased or injured trees should be removed alongside the fencing corridor if they pose a hazard.

Figure 1 shows typical ALR buffer requirement, Figure 2 shows CRD requirement.

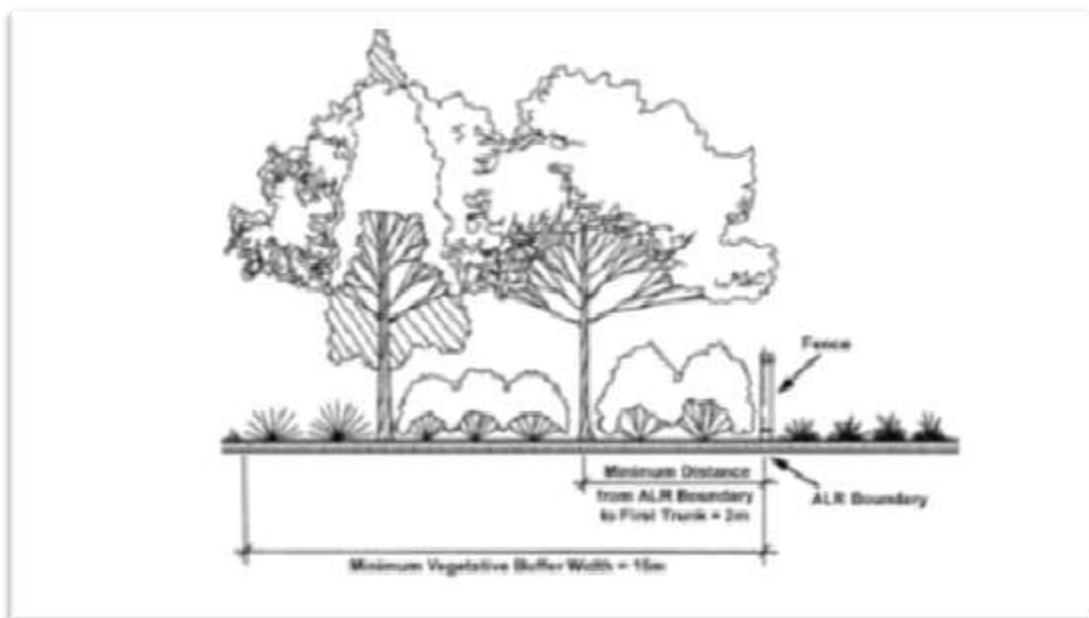


Figure 1: Urban-side Buffer (no berm). Source: Guide to Edge Planning, 2009.

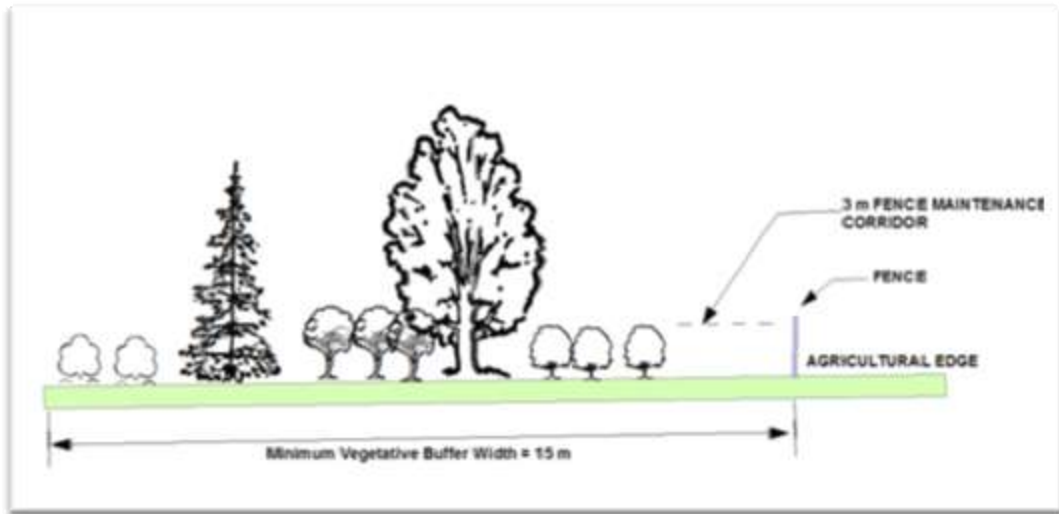


Figure 2: CRD Agricultural Policy required Buffer

5.2 FENCING

Properties that are adjoining lands located in the Agricultural Land Reserve or that are adjoining lands associated with active agricultural operations, and involved in rezoning or subdividing, or propose a change to the land use other than agricultural or farm-use, should fence the property along the non-agricultural side of the edge.

(Active agricultural operations can include Crown range, Crown land leased or tenured for agricultural purposes, or fee simple land.)

5.2.1 Benefits

- a) Minimize nuisance;
- b) Reduce the risk associated with livestock entering highway;
- c) Reduce the risk associated with livestock entering residential properties; and
- d) Non-agricultural boundary clearly defined.

5.2.2 Policies

- a) The land shall not be built upon until the boundary defined in the bylaw (zoning amendment bylaw specific to the property) has been permanently fenced.
- b) Notwithstanding (a) above, gates and cattleguards may be required at a road or driveway opening, or for access subject to Ministry of Transportation and Infrastructure (MOTI) standards.
- c) Developers/applicants are responsible for the initial costs associated with erecting the fence, including repairs to existing fences and materials associated with the works. Ongoing maintenance and subsequent repair or works associated with fencing, cattleguards and gates are the responsibility of the land owner(s) or Strata Corporation where applicable.

5.2.3 Exemptions

- a) Existing fencing may be retained if designed to allow for livestock control and as long as the fence functions and is maintained for its intended purpose.
- b) Pictures and a report/letter indicating the type of fence currently used and specifications will have to be submitted for the exemption to be considered.

- c) Notwithstanding (a) above, developers/applicants may not be exempt from erecting fences on sides where no fencing exists or where existing fencing has been deemed inadequate or in state of disrepair.
- d) Where lands under applications have been required by the Agricultural Land Commission (ALC) to be fenced in accordance with ALC requirements, the parcel will be exempt from providing additional fencing on the parcel boundary identified by the ALC. Fencing in accordance with this section may still be required by the board if the boundary(s) not identified by the ALC is next to Crown range, or Crown land leased or tenure for agricultural purposes, or is either non-ALR or non-Crown land but is actively farmed.
- e) Departure from the CRD specifications may be acceptable if in accordance with the *Trespass Act* - Trespass Regulation B.C. Reg. 85/62 and upon submission of a report/letter outlining the type of fence proposed to be used including construction materials and specifications, or as per agricultural agency requirements specifications (i.e. ALC requirements) Applicant will be required to supply copy of letter from agency to staff for evaluation.

5.2.4 Fencing Specifications

The four strand barbed wire fence is more commonly used in BC, however they are considered drift fences and livestock can still go through. The five strand barbed wire fence specifications below allows for effective livestock control and follows the standards of the *Trespass Regulation*, thereby is considered a legal fence. Cattle guards or gates must be used on roads only to secure all fence openings to prohibit livestock from entering private land and in accordance with MOTI standards (See Appendix VII).

5.2.4.1 Five Strand Barbed Wire Fence

- a. Overall height – 54 in. (4 ft. 6 in.)
- b. Barb wire no less than No. 12.5 gauge secured to posts
- c. Bracing rails shall be 10.0 ft. in length and 4 in. – 5 in. in diameter
- d. Secured to posts not more than 24 ft. apart
- e. Number of strands – 5
- f. The bottom wire being no more than 14 in. from the ground.
- g. The wires being no more than 9 in. apart up to a height of 32 in. from the ground
- h. The wires no more than 11 inches apart above the 32 in. height

-
- The diagram illustrates a fence structure with the following specifications:
- Overall Dimensions:** The fence is 24 feet wide and 54 inches high.
 - Panel Spacing:** The fence is divided into four equal panels, each 6 feet wide.
 - Height Details:** The total height is 54 inches. The top 11 inches of the fence is made of 1/2 inch mesh. The bottom 43 inches is made of 12 1/2 gauge barbed wire.
 - Materials:** The fence is constructed from 12 1/2 gauge barbed wire.
 - Labels:** The diagram includes labels for "DROPPER" (a vertical wire) and "GROUND LEVEL" (the base of the fence).

A photograph of two brown and white cows grazing in a green field. The cows are positioned in the middle ground, facing left. The field is lush green with some taller grass and small white flowers in the foreground. A fence line is visible in the background, and the horizon is flat under a clear sky.

5.2.4.2 Gate specifications

A gate is required to allow movement across a fence line that has been erected to stop such movement. A gate may regulate the movement of :

- a) machinery and livestock – typical hinged sections of fence
- b) machinery only – a cattle guard
- c) livestock only – corral handling, sorting and separation of livestock

An effective gate must allow the passage while having the following features:

- a) convenient and effective location;
- b) wide enough (to allow passage of equipment;
- c) high enough (usually as high as the fence);
- d) if hinged, free from obstacles to open fully;
- e) latched, convenient yet stock proof from accidental opening ;
- f) durable and cost effective.

Follow MOTI Design Build Standard Specifications for Highway Construction (V. February 20, 2006) Refer to Appendix VII.

5.2.4.3 Cattle Guards specifications

Range Type: Single-lane range type cattleguards are for those lightly used roads where the anticipated traffic is limited to standard farm, ranch, or silviculture vehicles.

Standard Highway Type: All cattleguards required by MoTI. Standard highway type cattleguards are used throughout the province on both paved and unpaved roads.

Follow BC Standards Cattleguard Specifications and Drawings (V. December 10, 2013) and Ministry of Agriculture Fencing Factsheet – Gates, Cattleguards and Passageways

Refer to above publications for more details.

5.2.4.4 Fence maintenance corridor

- a. 3 metres wide to allow passage of maintenance equipment
- b. Be located on the land under application from the fence inward.
- c. If located within a vegetative buffer, the first 3 metres of the vegetative buffer will consist of the corridor.

5.3 AGRICULTURAL AWARENESS AND COVENANT

Excerpt from the 2004 CRD Implementation Plan

“The Cariboo Regional District may request or require ‘awareness covenants’ between agricultural use and other uses where an existing or potential land use conflict is perceived as a condition of rezoning or ALR application.”

5.3.1 Benefits

Agricultural awareness is used to minimize conflicts between farmland and non-farmland. Tools used to accomplish this task include signage, disclosure statements covenants and education materials. Other tools include subdivision, road and building design that promotes compatibility.

- 5.3.1.1 Disclosure Statements can be added at subdivision stage as subdivision agreements. The disclosure statement is often incorporated into a covenant as a farm notice clause. The drawback: only applicable for strata development.
- 5.3.1.2 Signage can be used along the ALR boundary to inform residents of the potential for active farming areas, and the possible activities associated with farm operations such as cattle on the roads, chemical spraying, dust, slow agricultural vehicle, etc.
- 5.3.1.3 Regional districts and municipalities can use covenants to restrict the use of land to activities and areas of use that respect farming. Under Section 219 of the *Land Title Act*, a regional district can register a covenant on title to land to protect specific characteristics or requires specific works. Covenants are an important tool for ensuring that edge planning techniques such as buffering and fencing are adhered to indefinitely.
- 5.3.1.4 Public education material can reach a wider audience and provide an overview and perspective on importance, vitality and variety of the region’s resource industries.

Further, covenants “run with the land” meaning that the documents apply to the property regardless of change of ownership, thus ensuring that urban-agricultural edge mitigations measures are not forgotten and are adhered to. Covenants may contain provisions specifying:

- the use of land or use of a building on or to be erected on land;
- that land is to be built in accordance with restrictions imposed in the covenant, or that prohibits a portion of the land from being built upon;
- that land is not to be subdivided except in accordance with the covenant;
- that the land or specific boundary of the land be buffered with vegetation;
- that the land or specific boundary of the land be fenced;
- request that specific works be constructed and maintained;
- that the residential property may be or is located adjacent to land used for agricultural purposes when associated with one of the above (awareness covenants cannot not be independent of a requirement).



5.3.2 Policies

- a) The Cariboo Regional District may favourably consider an application where the applicant voluntarily agrees to enter into a Section 219 Agricultural Awareness, Fencing and Buffering covenant to alleviate concerns associated with the proposal's impact on the agricultural edge.
- b) The Section 219 covenant should be registered on title of properties associated with development applications, and incorporate fencing and buffering on the non-agricultural side of the edge as applicable, in accordance with Sections 5.1 and 5.2 (see Appendix I).
- c) All costs of preparing and registering the covenants will be borne by the applicant.
- d) Covenant requirement may be transferred as a condition of subdivision, and registered simultaneously with the subdivision (with the plan annotated Section 219), where it has been demonstrated that it will not be possible to legally define the internal boundary of the agricultural edge, for the purpose of registration, until such time that the subdivision plan has received final approval from the Subdivision Approving Officer.

5.3.3 Specifications

- a) Covenant may include a provision for buffering in accordance with Section 5.1.
- b) Covenant may include a provision for fencing in accordance with Section 5.2.
- c) Covenant may include a clause for an awareness statement advising that the residential property is located adjacent to land used for agriculture purposes.
- d) Covenant will include a provision for construction and maintenance of works associated with fencing and/ or buffering whereas applicable.
- e) Covenant will include an indemnity clause against the grantee resulting in loss or injury that the grantor may suffer arising from the residential property being created and located adjacent to land used for agricultural purposes.

5.4 MINIMUM LOT SIZE REQUIREMENTS

5.4.1 Benefits

Edge planning policies from the Agricultural Land Commission recommend minimizing conflicts between agricultural/ranching uses and other land uses alongside the agricultural interface. Setting a minimum lot size requirement for subdivision or establishing a farm residential footprint concept (previously known as farm plate concept) can reduce expectations for subdivision in the future, and minimize the impact of residential uses, ensuring the property's farming potential is unaffected. The farm residential footprint concept, which places restrictions on the siting and size of residential uses on a property, is not being contemplated by the CRD at this time as the availability and size of farmland is not an issue for the Cariboo region. A review of the Cariboo Regional District's Official Community Plans agricultural and residential policies, as well as other local government jurisdictions' agricultural policies and farm bylaws conclude that farming is less likely to occur on parcels less than 4 ha in size, and as such, a minimum lot size of 4 ha is most often recommended. The Ministry of Agriculture Farm Bylaw Standard recommends that local governments establish the largest possible lot size for land in the Agricultural Land Reserve (ALR).

5.4.2 Policy

- a) To protect agricultural lands, a minimum lot size of 4.0 hectares (9.88 acres) will be required for property being rezoned to facilitate a subdivision next to land associated with active agricultural operations, or for subdivisions that are adjoining the Agricultural Land Reserve's boundary. (*Active agricultural operations can include Crown range, Crown land leased or tenured for agricultural purposes, or fee simple land.*)
- b) Larger parcels are encouraged for subdivision in the ALR, such as the 32 ha (79.07 ac) minimum lot size requirement referenced in CRD Official Community Plans' Agricultural Designation, or as approved by the Agricultural Land Commission.
- c) The minimum lot size for a non-ALR parcel of land that may be subdivided under Section 514(4) of the *Local Government Act* (subdivision for a relative) shall be 4 ha (9.88 ac).

- d) Notwithstanding (c) above, the minimum lot size for a non-ALR parcel of land that may be subdivided under Section 514(4) of the *Local Government Act* shall be 32 ha (79.07 ac) for parcels zoned Beaver Valley Rural Agricultural (BV-A) in the Central Cariboo Area Rural Land Use Bylaw No. 3503.

5.5 FARM WORKER HOUSING

5.5.1 Benefits

The Cariboo Regional District zoning and rural land use bylaws have a provision in the Rural 1 and 2 zones and Resource/Agricultural zones that allow additional dwellings in conjunction with bona fide agricultural operations, provided the lot contains a minimum of 4 hectares (9.88 acres) for each additional dwelling. Criteria for Temporary Farm Worker Housing and Additional Farm Residence have since been developed by the Ministry of Agriculture to meet the needs of the agricultural industry and minimize residential impact of additional residences in agricultural areas. Further, the criteria were developed to limit the risk of farm worker housing being used for non-farm purposes.

5.5.2 Policies

- a) Additional dwellings will be permitted for farm workers provided the lot contains a minimum of 4 hectares (9.88 acres) for each additional dwelling; and
- b) The property must be classified as farm under the *BC Assessment Act*; and
- c) At least one member of the resident family or alternatively a farm manager should reside and be currently engaged in agricultural activities on-farm; and
- d) Proof that there is a legitimate need for farm worker(s) must be provided; and
- e) A statutory declaration must be filed with the local government;

In addition:

- f) Additional residence for farm help should preferably be a temporary dwelling, such as a modular home, located or anchored to a temporary foundation only, or for property in the Agricultural Land Reserve, as specified in 5.5.3 (b);
- g) Approval of a second dwelling unit does not indicate support for future subdivision;
- h) A building permit for “Farm Worker Housing” shall not be unreasonably withheld. Farm worker housing does not constitute a farm outbuilding, which are exempt from building permit requirements.

5.5.3 Specifications

- a) Proof of Need – description of farm operation, acres in production, livestock type and quantity, type of work needed, etc. (see Appendix III);
- b) For lands located in the Agricultural Land Reserve, if farm worker is a family member, the farm worker housing shall be restricted to a manufactured home, no wider than 9 m;
- c) If located in a Building Inspection area, a building permit will be required;
- d) A statutory declaration must be filed with the local government confirming Proof of Need, Farm Status, and stating that the building is used for farm worker housing (see Appendix II).

5.6 BONDING

5.6.1 Benefits

Bonding is a tool that can be used to provide the CRD Board (or it's designated authority) to be in receipt of financial security to ensure that works authorized or required under a DPA (Development Permit for protection of farming aquatic protection, etc.), or work detailed in a restrictive covenant such as a Section 219 Agricultural Awareness, Fencing and Buffering covenant are performed. Refer to Sections 5.1 and 5.2 of this policy.

Thereby, the 2015 Agricultural Policy endorses that the applicant voluntarily agree to submit bonding to the CRD as part of a development application. The bonding is to ensure that fencing and buffering covenant conditions outlined in Section 5.3 of this policy are adhered to, and the required works completed in a timely manner. A 3 year bonding holding period is recommended for development application subject to a fencing/buffer restrictive covenant, and would be in keeping with the ALC prescribed timeline to complete a subdivision.

5.6.2 Policies

- a) The applicant voluntarily agrees to submit bonding to the CRD as part of a development application that has been determined to have an impact on the agricultural edge, to ensure that fencing and buffering covenant conditions outlined in Section 5.3 of this policy are adhered to, and the required works completed in a timely manner;
- b) Bonding should be received prior to adoption of the rezoning/OCP Amendment application, or prior to Temporary or Development Permit issuance, or prior to subdivision final approval (required as one of the conditions of Preliminary Layout Approval – PLA for subdivision);
- c) The security deposit should be provided in the amount of 125% of the estimated cost of the works (i.e. landscaping, fencing etc.) through an Irrevocable Letter of Credit from a chartered bank in Canada;
- d) The Letter of Credit shall be submitted in accordance with Appendix III;

- e) The applicant may have to supply a quote from a professional landscaping or fencing company, or other qualified professional (QEP), to determine the cost of the landscaping/fencing estimate;
- f) Bonding should be held for a period of 3 years from receipt;
- g) Written proof should be provided confirming that the required work has been completed or is near completion and must be approved by the Planning Department;
- h) Proof shall include pictures of the prescribed completed work, and may include a report by a QEP;
- i) A letter should be sent to the applicant after a two year period, stating that the funds from bonding will be withdrawn by the CRD thirty months from the date bonding was received (*the CRD will exercise its rights to demand payment under the conditions of the Letter of Credit*) in order to perform or complete the work prescribed in the restrictive covenant/Development Permit.

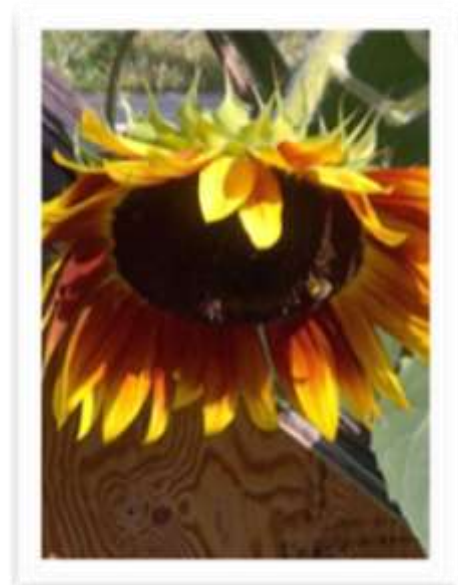
6. IMPLEMENTED CRD AGRICULTURAL RELATED POLICIES/ BYLAWS / STRATEGIES

6.1 General

- 2003 CRD Agriculture and Forestry Policies Review and Development;
- 2004 Implementation Plan and Schedule of the Agriculture/Forestry Policy (identified by Ministry of Agriculture as a strategy);
- March 2014 Cariboo Region BC Agriculture & Climate Change Regional Adaptation Strategies series.

6.2 Zoning and Rural Land Use Bylaws: Local Food Security Policy and Other Provisions

- Farm Retail Sales regulation;
- Hobby Beekeeping regulation on residentially zoned properties;
- Laying Hens regulation on residentially zoned properties;
- Minimum lot area provision of 4 ha for subdivision pursuant to Section 514 of the *Local Government Act*;
- Beaver Valley Rural Agricultural (BV-A) zone
 - Minimum lot area provision of 32 ha for subdivision pursuant to Section 514 of the *Local Government Act*.



6.3 Carried Forward Items

- To review ALR boundaries during plan review i.e. Official Community Plan (OCP) review.
 - The CRD, in participation with the Ministry of Agriculture, concluded an Agricultural Land Inventory (Data collection) in July of 2014, covering the boundaries of the Lac La Hache and the South Cariboo Areas Official Community Plans. This inventory will be used in conjunction with the ALC Boundary Review Process to define ALR lands and appropriate land use designations within those OCP's.
- To allow Tourist Commercial (C 2) zone for accommodation on bona fide agricultural operations without an amendment to the designation.
 - Should be undertaken in conjunction with proposed tabled changes to the *Agricultural Land Commission Act*, specifically Agricultural Land Reserve Use, Subdivision and Procedure Regulation.
- To create an "Agricultural / Industry" zone in CRD Zoning and Rural Land Use Bylaws.
 - Create the new zone to permit uses proposed by the Agricultural Land Commission and other land uses such as:
 - micro-breweries, estate wineries, distilleries, meaderies, cideries;
 - cottage industries such as value added food processing, agricultural growing and processing specific to the product grown on the farm tasting room, workshop, etc.;
 - growing, manufacturing, processing, packaging and off-sale of product grown on farm for pharmaceutical, cosmetic and medicinal purpose.



Grey Monk Winery – Fall Harvest Display 2013 (FS)

7. POSSIBLE FUTURE AGRICULTURAL PLANNING TOOLS

7.1 Objectives

Excerpt from the 2004 CRD Implementation Plan – General considerations during the Review of Official Community Plans and Rural Land Use Plans

“To determine if edge planning is required during the plan review and consider the use of Development Permit Areas as a tool to reduce potential conflict between agricultural uses with other uses.”

Numerous tools are available to local government to strengthen and protect agriculture, including a Development Permit for Protection of Farming. Five of those tools are presented here for information purposes, although 7.2 warrants consideration as per the 2004 CRD Implementation Plan.

7.2 Development Permit Area for the Protection of Farming (DPA)

Land lying within an area covered by an official community plan or a rural land use bylaw may be subject to development permits. A Development Permit Area (DPA) is designated under Section 488 of the *Local Government Act* (LGA). A DPA is designated to acknowledge that there is a special feature or characteristic of the lands warranting careful evaluation of development and prescribed conditions, often based on a report by a qualified professional (QEP), and following the DPA guidelines developed by the local government authority. There are currently 10 specific purposes for which lands can be designated within a DPA under Section 488, including protection of farming.

The LGA states that a development permit (DP) for land that has been designated under section 488(1)(c) (i.e. protection of farming) may include requirements for screening, landscaping, fencing and siting of buildings and other structures, in order to provide for the buffering or separation of development from farming on adjoining or reasonably adjacent land.

A number of local governments have elected to use the Agricultural Land Reserve (ALR) as a boundary to delineate the Development Permit Area (DPA) for protection of farming, however local government can define the boundary however they choose as long as they meet the intent described above (adjacent land or reasonably in

proximity). In addition, the DP may contain a requirement for funds to be provided as security to the Regional District.

7.3 Agricultural Impact Assessment (AIA)

AIA is a tool that can be used to evaluate (and quantify) potential impacts of proposed development or non-farm use on agricultural lands. Usually in the form of a site-specific report prepared by a Qualified Registered Professional (QEP), and based on guidelines developed by the local authority.

There are no regulatory requirements for AIA's in BC. The local authority looking at the possibility of developing AIA guidelines could do so in a policy context or regulation such as in an OCP, development permit or a bylaw such as the CRD Development Approval Information Bylaw No. 5008, 2016.

7.4 Agricultural Advisory Committee (AAC)

The purpose of an Agricultural Advisory Committee is typically to advise the local government on agricultural issues within the region. The committee may advise on applications initiated under the Agricultural Land Commission, applications to amend official community plans and bylaws (rezoning, etc.), and assist with the review of official community plans, farm bylaws, and agricultural plans among others.

7.5 Agricultural Areas Plans (AAP)

The *Local Government Act* makes provisions for local government (municipalities and regional districts) to develop official plans for portions of their jurisdictions or as a sub section to an existing official community plan; commonly known as neighbourhood plans or local area plans. When those local area plans focus on agriculture, they are referred to as an agricultural area plan (AAP).

An agricultural plan focuses on a community's farm area to develop local policies and strategies to strengthen agriculture and support a viable industry. These plans provide a high level of details and can include economic development strategies related to farming. An agricultural plan should ideally be adopted as a bylaw or as a sub-area plan within an official community plan.

7.6 Farm Bylaws

Farm bylaws enable local government to regulate farm operations which are protected through right-to-farm legislation in BC, to limit some of the impact associated with these operations. A Farm Bylaw can regulate parameters described in Section 552 of the *Local Government Act* which are:



- a) the conduct of farm operations;
- b) the type of buildings, structures and equipment at farm operations;
- c) the siting of stored materials, waste facilities, and stationary equipment at farm operations;
- d) prohibiting specified farm operations.

The farm bylaw allows local government to apply standards and rules onto agricultural land use and practices that could not otherwise be regulated by zoning, in part due to the protection offered to agricultural operators under the BC Farm Practices Protection Act. However Farm Bylaws can only be adopted subject to approval from the minister responsible for the *Farm Practices Protection Act* (i.e. Minister of Agriculture – 2014) and only in an area declared by regulation (refer to Section 552-553 of the *Local Government Act*).



In conclusion:

The CRD will continue exploring avenues to advance the food security objectives and policies listed in the Official Community Plans and strengthen and safeguard the rural lifestyles associated with CRD communities. The CRD will also encourage and collaborate in development initiatives that support agriculture as a viable economic activity.

APPENDIX

I Covenant

TERMS OF INSTRUMENT - PART 2

W H E R E A S:

- A. The Grantor is the registered owner in fee simple of:

PID:

Legal Description:

(hereinafter called the "Land")
- B. The Grantee is the Cariboo Regional District.
- C. The Grantor has applied to the Grantee to rezone the Land, as detailed in the Cariboo Regional District Zoning Amendment Bylaw No. _____, from _____ zone to _____ zone. (hereinafter called the "Bylaw").
- D. The Grantee has accepted the Grantor's offer to register, at the expense of the Grantor, this agreement as a charge on the title to the Land in the _____ Land Title Office pursuant to Section 219 of the Land Title Act as a condition precedent to final adoption of the Bylaw.

NOW THEREFORE, in consideration of the premises and the covenants herein contained and for other valuable consideration, receipt and sufficiency of which is hereby acknowledged by the parties, the parties hereto covenant and agree with the other as follows:

- 1. The Grantor for himself and for his successors and assigns, hereby covenants, promises and agrees, pursuant to Section 219 of the Land Title Act and amendments thereto, it being the intention of the Grantor that the covenants contained herein shall be annexed to the Land that following the date of registration of this Covenant in the _____ Land Title Office, the Land shall not be built upon until the _____ boundary and the most _____ boundary of the Land has been permanently fenced with gates or cattle guards at the openings.

2. The Transferor, at the Transferor's sole cost, shall maintain, repair, and where necessary or desirable replace any fences, stakes, or other works associated with gates and cattleguards in order to maintain the fence as an effective separation between the Lands and adjoining Lands.
3. The Grantor for himself and for his successors and assigns, be advised that the residential property is located adjacent to land used for agricultural purposes, which may include the feeding and grazing of cattle and other livestock as well as the production of crops.
4. The Grantor hereby releases and forever discharges the Grantee of and from any claim, cause of action, suit, demand, expenses, costs and legal fees whatsoever which the Grantor can or may have against the said Grantee for any loss or damage or injury that the Grantor may sustain or suffer arising out that the residential property is located adjacent to land used for agricultural purposes.
5. The Grantor and the Grantee agree that the enforcement of this agreement shall be entirely within the discretion of the Grantee and that the execution and registration of this covenant against the title to the Land shall not be interpreted as creating any duty on the part of the Grantee to the Grantor or to any other person to enforce any provision or the breach of any provision of this agreement.
6. Nothing contained or implied herein shall prejudice or affect the rights and powers of the Grantee in the exercise of its functions under any public or private statutes, bylaws, orders and regulations, all of which may be fully and effectively exercised in relation to the Land as if the Agreement had not been executed and delivered by the Grantor.
7. It is mutually understood, acknowledged and agreed by the parties hereto that the Grantee has made no representations, covenants, warranties, guarantees, promises or agreements (oral or otherwise) with the Grantor other than those contained in this agreement.
8. The Grantor agrees to execute all other documents and provide all other assurances necessary to give effect to the covenants contained in this agreement.

9. The Grantor shall pay the legal fees of the Grantee in connection with the preparation and registration of this agreement.
10. The Grantor covenants and agrees for itself, its heirs, executors, successors and assigns, that it will at all times perform and observe the requirements and restrictions hereinbefore set out and they shall be binding upon the Grantor as personal covenants only during the period of its respective ownership of any interest in the Land.
11. The restrictions and covenants herein contained shall be covenants running with the Land and shall be perpetual, and shall continue to bind all of the Lands when subdivided, and shall be registered in the _____ Land Title Office pursuant to Section 219 of the Land Title Act as covenants in favour of the Grantee as a first charge against the Land.
12. This agreement shall enure to the benefit of the Grantee and shall be binding upon the parties hereto and their respective heirs, executors, successors and assigns.
13. Wherever the expressions "Grantor" and "Grantee" are used herein, they shall be construed as meaning the plural, feminine or body corporate or politic where the context or the parties so require.

IN WITNESS WHEREOF the parties hereto hereby acknowledge that this Agreement has been duly executed and delivered by the parties executing Form C and D (pages 1 & 2) attached hereto.

- **END OF DOCUMENT** -

Appendix II – Statutory Declaration



FARM WORKER HOUSING DECLARATION

Owner's/Applicant's Name _____

PID: _____

Civic Address: _____

Legal Description: _____

I/We hereby declare that as of _____ the above property had Farm Status.

A second dwelling for a farm worker is needed

Registered Owner's Signature

A copy of your Farm Status from *BC Assessment* and Proof of Need Form must accompany this declaration.

APPENDIX

III – Proof of Need

PROOF OF NEED

- i) Rationale for Farm Worker Housing:
- ii) Description of Farm operation:
- iii) Description of proposed housing: (type, size, temporary foundation, number of sleeping units (bedrooms), width if mobile home, etc.)
- iv) Labour Requirement:
- v) Approximate length of stay on the farm (number of weeks/months, yearly, summer employment, etc.)

vi) Sketch/Map showing Farm Land with location of existing dwelling and proposed Farm Worker Housing. Includes the following if applicable. (fields with * are mandatory)

- ❖ Fields in production*/type of crops
- ❖ Vacant fields
- ❖ Farm structures* (barn, sheds)
- ❖ Fences
- ❖ Location of septic system/well(s)
- ❖ Location of existing residence*
- ❖ Location of proposed or existing Farm Worker Housing*
- ❖ Streams, lakes, ponds
- ❖ Road(s)
- ❖ Driveway(s)

I/We hereby declare that as of _____ the above information is accurate and truthful.

Registered Owner's Signature

Witness

Registered Owner's Signature

Witness

APPENDIX

IV – Letter of Credit

(Date)

Cariboo Regional District
Suite D, 180 N Third Avenue
Williams Lake, BC V2G 2A4

Dear Sirs/Mesdames:

Re: Letter of Credit

At the request of (the owner/customer), we hereby establish in your favour our irrevocable credit for a sum not exceeding This credit shall be available to you by sight drafts drawn on the (name and address of Financial Institution) when supported by your written demand for payment upon us.

This letter of credit is required in connection with an undertaking by the Owner to pay for certain works or services required:

.....

We specifically undertake not to recognize any notice of dishonour of any sight draft that you shall present to us for payment under this Letter of Credit.

You may make partial drawings or full drawings at any time.

We shall honour your demand without inquiring whether you have a right as between yourself and our customer. This Letter of Credit will expire on (date) subject to the condition hereinafter set forth.

It is a condition of this Letter of Credit that it shall be deemed to be automatically renewed and extended without amendment for one year from the present or any future expiry date hereof, unless thirty days prior to such expiry date, we notify the Cariboo Regional District in writing, by registered mail, that we elect not to consider this Letter of Credit renewed for an additional period. Upon receipt of such notice, you may draw hereunder by means of your written demand for payment.

Our reference for this Letter of Credit is

(Name of Financial Institution)

(Signature)

APPENDIX

V – Implementation Plan and Schedule of the Agriculture/Forestry Review (2004)

Implementation Plan and Schedule of the Agriculture/Forestry Review

General Policy

- The following mission statement is to be used as a guide when developing Official Community Plans and amendments to Rural Land Use Bylaws.

“The Cariboo Regional District recognizes the importance of the Agriculture and Forest Industries to their residents and will minimize conflicts for these industries through strong land use policies.”

- The Cariboo Regional District will strive to promote public education regarding resource industries within the Cariboo.
- The following criteria will be used during the consideration of applications for exclusions or subdivision within the ALR:

Exclusions applications:

1. An infilling proposal
2. Located in an existing neighbourhood or settlement area
3. Must have no or limited agricultural potential
4. Cannot be located within an area of agricultural land use
5. The proposal is for a non-agricultural purpose
6. The proposal is for residential purposes of a parcel of 0.8 hectares or less and the existing zoning does not allow further development.

Subdivisions applications:

1. Adjacent to existing agricultural uses
2. Fall within the edge planning area
3. A special case proposal in agricultural areas i.e. homesite severance
4. Low density development of large acreage parcels in rural areas
5. In the transitional zones between rural and urban areas
6. If the development is proposed for agricultural purposes
7. If the development is proposed for a permitted use within the Agricultural Land Reserve Use, Subdivision and Procedure Regulations.

- “The Cariboo Regional District may request or require the establishment of ‘buffers’ between agricultural use and other uses where an existing or potential land use conflict is perceived for a rezoning or ALR application. The recommended buffer will be 30 metres in width, protected by a no build covenant, require the establishment of a permanently, maintained fenced boundary and have a 15 metres of vegetation retention (or planting) within the 30 metre buffer”
- “The Cariboo Regional District may request or require ‘awareness covenants’ between agricultural use and other uses where an existing or potential land use conflict is perceived as a condition for a rezoning or ALR application. This will be recommended for properties that will not be permitted agricultural uses adjacent or in the general vicinity of properties that are permitted agricultural uses (e.g. Residential 1, Residential 2, Settlement Area 1, Settlement Area 2, Lakeshore Residential and Rural 3 zones adjacent to Resource / Agricultural, Rural 1 or Rural 2 zone).”

Considerations for Amendments to Official Community Plans & Rural Land Use Bylaws

- To amend the Central Cariboo Rural Land Use Bylaw No. 3503, 1999 to include the following statement “To discourage non-farm development of agricultural land unless it can be demonstrated that the lands are not suited for agriculture and that there is no other viable alternative location”.

Bylaw Amendments

- To define and permit Farm Retail Sales in all Zoning and Rural Land Use Bylaws as noted in the staff comments of this report. In addition, to review the remaining permitted uses introduced in the Agricultural Land Reserve Use, Subdivision and Procedure Regulation, BC Reg. 171/2002 and amend our bylaws to reflect these changes.
 - To define and permit Agri-tourism activities as noted in the staff comments of this report.

General Considerations during the Review of Official Community Plans and Rural Land Use Plans

- To maintain adequate lot sizes to sustain Agroforestry and promote this use for buffering purposes.

- To allow Tourist Commercial (C 2) zone for accommodation on bona fide agricultural operation without an amendment to the designation.
 - To establish wording in plans during the review process to provide the Board with the opportunity to require adequate buffering between existing and potential residential and agricultural uses.
 - To determine if edge planning is required during the plan review and consider the use of Development Permit Areas as a tool to reduce potential conflict between agricultural use with other uses.
 - To review ALR boundaries during plan review.
 - Refer to the Ministry of Agriculture’s *Guide for Bylaw Development in Farming Areas* when considering setbacks from farm uses.
 - During the review of the Quesnel Fringe Area OCP to include the following statement “To minimize land use conflicts by planning for compatible adjacent uses which respect the use and scale of their surroundings”.
 - During the review of the 150 Mile House Area OCP to consider increasing the minimum lot area for the resource designation from 4 ha to 32 ha.
 - During the review of the South Cariboo OCP to consider removing the minimum lot area requirement for a lot created under the Homesite Severance Policy of the Provincial Agricultural Land Commission and remove the ability to allow infilling without amending the plan.
-

Future Consideration

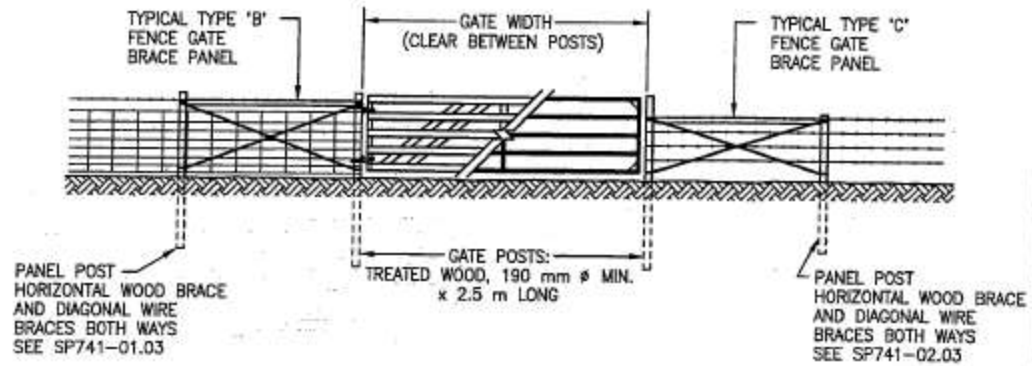
- To investigate the pros and cons of establishing a subdivision control bylaw to provide the opportunity of a “proof of water” requirement for subdivision.

APPENDIX

VI – MOTI Farm and Range Gates Standard

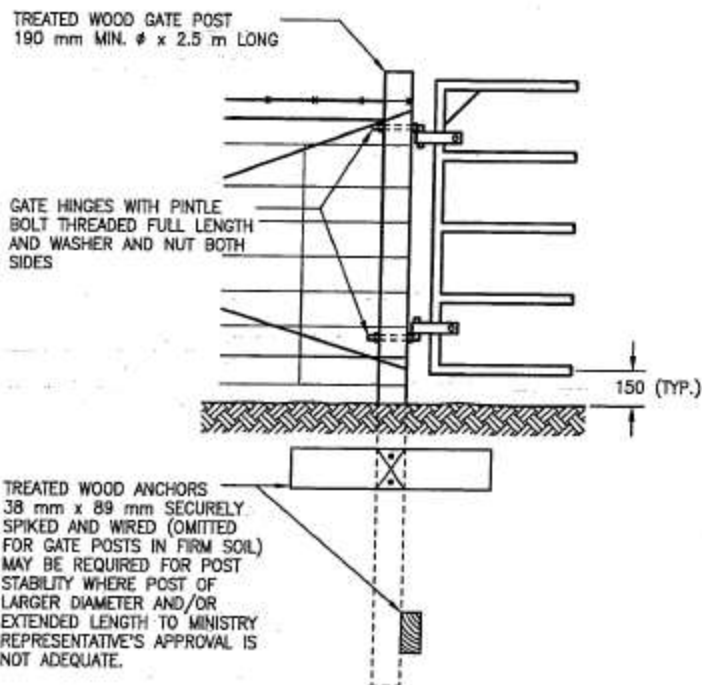
FARM AND RANGE GATES

SP741-04.04



GATES IN TYPE A, B, B1, C, C1 & C2 FENCES

(SEE SP741-05.03 FOR TYPE D FENCE GATE)

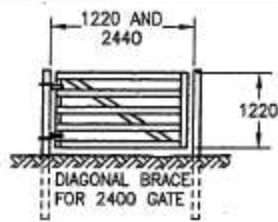


TYPICAL HINGE DETAILS

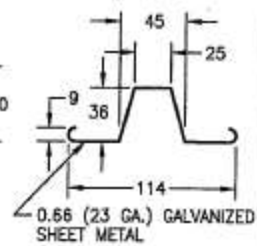
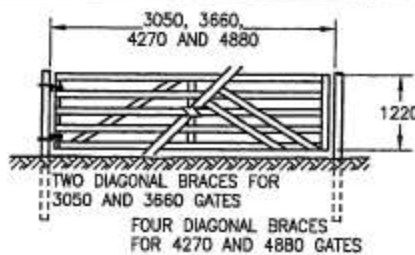
NOTE: SEE SP741-04.05 FOR GATE TYPES AND APPLICATIONS

NOT TO SCALE

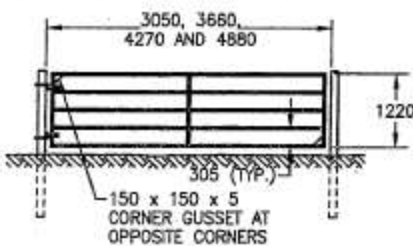
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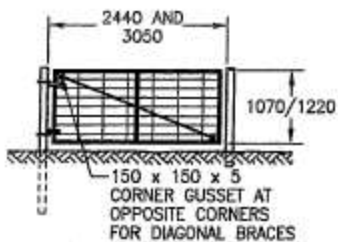
TYPE 1 GATE
(SHEET METAL MEMBERS)



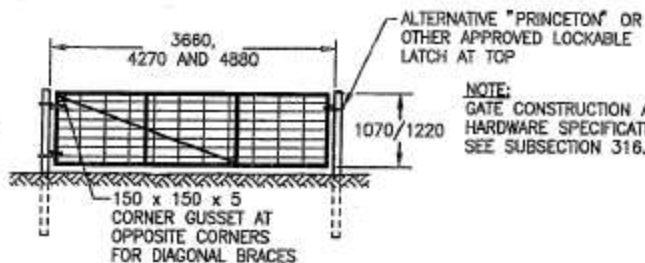
GATE MEMBER



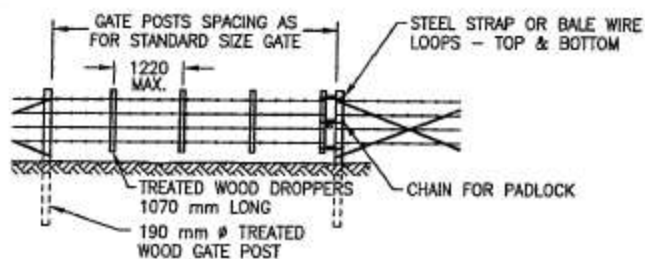
TYPE 2 GATE
(ALL PIPE)



TYPE 3 GATE
(PIPE AND WIRE FABRIC INFILL)



NOTE:
GATE CONSTRUCTION AND
HARDWARE SPECIFICATION
SEE SUBSECTION 316.11



TYPE 5 GATE
(RANGE SLIP-WIRE)

NOTE:
SEE SP741-04.04 FOR GATE DETAILS

NOT TO SCALE

ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED

REFERENCE LIST

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Trespass Regulation. R.S.B.C. 1996.

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