



Agricultural Building and Greenhouse Regulations

No.: BUILDING-34
Date: 2018-08-13

Purpose:

The purpose of this bulletin is to provide information to owners and builders regarding regulations for agricultural buildings and greenhouses in the "Agriculture (AG1)" zone.

Background:

On June 18, 2018, Council adopted Bylaw 9861 to amend the "Agriculture (AG1)" zone to add regulations for agricultural buildings and structures, and greenhouses to restrict the construction of concrete slabs or other impermeable structures and surfaces at or below the natural grade.

Bylaw Changes and Development Applications:

The changes to the AG1 zone are located in Section 14.1.4 of *Zoning Bylaw 8500*, which include:

- for all types of greenhouses, prohibit all types of impermeable floor surfaces, including concrete slabs;
- for agricultural buildings and structures with a concrete slab:
 - allow an area up to 750 m² (8,073 ft²) to be concrete, and
 - allow an additional concrete area equivalent to 10% of the total area of the building or structure over 750 m² (8,073 ft²);
- for agricultural buildings and structures supported by a system of columns and posts, each supporting column or post must have a minimum radius of 3 m (9.8 ft.) to the next adjacent column or post, and the maximum footprint area for each concrete footing associated with each column or post is 0.5 m² (5.38 ft²); and
- the site cannot be prepared for future impermeable floor surfaces or concrete slabs and the existing soil must be maintained.

A property owner may apply to build a concrete slab greenhouse, a larger concrete slab or spacing and size of footings, in an agricultural building, subject to Council review and approval process, through the following applications:

- a rezoning process for all greenhouses that propose a concrete floor, of any size; and
- a Development Variance Permit (DVP) process for a property owner proposing a larger area of concrete floor for agricultural buildings.

A "fast track" review process is applicable to these applications. This would include a concurrent building permit and soil deposit review process, and a "fast track" staff report process. A development application fee of \$200 is required for these applications.

See over →

For a rezoning application, the general timeline will be approximately 3 months to Council for their consideration. For a DVP, it is anticipated that it will take approximately 2 months to process the requested variance to Council for their consideration. Rezoning adoption and DVP issuance are subject to Council review and approval process.

See Bulletin BUILDING-36 for more information regarding the fast track process.

Should you have any questions regarding this bulletin, please contact the Planning and Development Division at 604-276-4207.

For inquiries on building permit applications, please contact the Building Approvals Department at 604-276-4285.