



## Fast Track Process for Agricultural Buildings and Greenhouses

**No.: BUILDING-36**  
**Date: 2018-08-13**  
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### Purpose:

The purpose of this bulletin is to provide information to owners and builders regarding the “fast track” application review process available to property owners applying to build a concrete slab greenhouse, or to have a larger concrete slab in an agricultural building or structure than the maximum permitted 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.

See Bulletin BUILDING-34 for more information regarding the regulations for agricultural buildings and greenhouses.

For all of these types of applications (i.e. rezoning or a DVP) for farming and related uses that are consistent with the City’s *Official Community Plan (OCP)* and the Agricultural Land Commission (ALC) requirements, an expedited review and approval process would be conducted; otherwise known as a “fast track” application review process.

### “Fast Track” Application Requirements:

For all greenhouses that propose a concrete floor, of any size, a rezoning application is required. For a property owner proposing a larger area of concrete floor for agricultural buildings or structures, a Development Variance Permit (DVP) is required. To proceed with either application type, the following is required:

- submission of a completed rezoning application or DVP application form;
- development application fee of \$200;
- submission of a signed statutory declaration that confirms the intended specific use(s) of the proposed construction is permitted by *Zoning Bylaw 8500*;
- site plan and building plans; and
- if the applicant is an existing farmer or the property is currently actively farmed, confirmation of farm status and submission of a farm plan; or
- if the applicant is a new farmer or the property is not currently actively farmed, submission of a signed and sealed report by a certified Agrologist (P. Ag.), registered with the BC Institute of Agrologists, that clearly demonstrates the need for a concrete slab facility to support farming operation.

See over →

For a rezoning application, the general timeline will be approximately three (3) months to Council for their consideration. For a DVP, it is anticipated that it will take approximately two (2) months to process the requested variance to Council for their consideration. The DVP also requires endorsement from the City's Development Permit Panel. These timelines are based on a complete and acceptable application submission from the applicant or property owner. Rezoning adoption and DVP issuance are subject to Council review and approval 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.