

## **7.0 Agriculture – Rural**

The vast majority of the plan area has low density population development with agricultural and resource extraction activity. This land between Rural Neighbourhoods and Rural Communities is valued for its food production and right-to-farm.

**Objective:** Within this designation, the Regional District supports agriculture as the principle use of land which is reinforced by the *Agricultural Land Commission Act* and the *Right-to-Farm Act*.

**Policy 1** Lands designated as Agriculture – Rural are delineated on the Plan Maps.

**Policy 2** Within the Agriculture – Rural designation the principal use of land will generally be limited to:

- (a) uses required for operating a farm; agriculture; agri-tourism; communal farm; residential use; home-based businesses; kennels; trapping, hunting, outfitting establishments; ecological reserves and work that supports ecological protection or restoration;
- (b) businesses directly compatible or complementary to the agricultural industry, such as a grain elevator, fertilizer distribution facility, or a feed and supply store, are permitted, through a re-zoning if required;

**Policy 3** Within the Agriculture – Rural designation the minimum parcel size will not be less than 63 ha (155 acres) with the following exceptions:

- (a) where the land is within the Agricultural Land Reserve and the creation of the new parcel is in compliance with Agricultural Land Commission's Homesite Severance Policy;
- (b) where the proposed new parcel is separated from the remainder by a railway, road right-of-way, or significant topographical constraint;
- (c) where the parcel to be created is outside the Agricultural Land Reserve and the new parcel would be not less than 15 ha (37 acres);
- (d) where the parcel to be created has low agricultural capability based on soil rating in the Canada Land Inventory (Class 5 – excluding Class 5C – Class 6 and Class 7 rated soils) subject to the review under section 16 (Preservation Area and Safety) if applicable;
- (e) where the subdivision does not require a re-zoning except as limited by Section 7.0 Policy 3(g);
- (f) where the proposed lot uses an abandoned homesite on an agricultural parcel;
- (g) where the subdivision is being made for the purpose of providing residence to the landowner, or a relative of the landowner,
  - i. the subdivision is limited to not more than one lot per parent parcel,
  - ii. such a subdivision can be approved on a one time only basis per parent parcel,

- iii. the location and configuration of any parcel created should not negatively impact agriculture operations or increase the potential for conflict with adjoining parcels,
- iv. where the land is within the ALR, a farm business rationale is presented which involves a benefit for agriculture.

**Policy 4** Subdivision or land use proposals will be examined and considered in areas designated Agriculture – Rural, subject to the factors as set out in Section 20.4.

**Policy 5** Multiple lot subdivisions should be directed to areas designated as Rural Community or Rural Neighbourhood.

**Policy 6** Commercial and light industrial uses should be directed to areas designated as Rural Community.

**Policy 7** Only agricultural development should be encouraged on lands with a Canada Land Inventory soil rating of Class 1.

**Policy 8** Development proposed on lands with a Canada Land Inventory soil rating of Class 2, 3, 4, or 5C should strive to disrupt as little agriculturally productive land as possible, and take measures to minimize, eliminate, and/or off-set impacts to the soil and agriculture.

**Policy 9** When considering applications concerning land within the Agriculture – Rural designation, the Regional Board may seek the advice of the PRRD Agricultural Advisory Committee regarding the proposal's location, orientation, layout, and impact on agricultural land; the proposal's impact on existing agricultural operations; and the proposal's impacts or contributions to the sustainability of farming in general.

## **11.0 Heavy Industrial**

Heavy industrial uses typically involve large manufacturing or processing operations and can produce significant externalities. They often have very specific locational requirements, like the need for a certain geography, geology, or access to highway and rail. The Peace Region has several such facilities, like a secure landfill in the Blueberry area and a major gas plant near Doe River.

**Objective:** To locate heavy industrial developments on land that satisfies the development's locational requirements while not disrupting lifestyles of rural residents.

**Policy 1** Lands designated as Heavy Industrial are delineated on the Plan Maps.

**Policy 2** Within the Heavy Industrial designation the principal use of land will generally be those permitted in Light Industrial (Section 10) and those heavy or large resource industrial uses, including but not limited to: manufacturing plants; processing facilities; auction markets; abattoirs; stockyards; salvage yards; bulk fuel facilities; oil and gas production facilities; commercial land treatment; secure landfills; coal, mineral or gravel extraction and processing; and asphalt plants.

**Policy 3** Heavy Industrial developments are directed away from Rural Communities and Rural Neighbourhoods.

**Policy 4** Heavy Industrial development proposals will be examined and considered subject to the factors as set out in Section 20.4.

**Policy 5** Heavy Industrial development proposals will also be examined and considered, subject to the following factors:

- (a) the siting, orientation, and layout of proposed buildings and structures;
- (b) propensity to emit dust, air emissions (including prevailing wind direction), noise, and light affecting neighbouring properties;
- (c) drainage;
- (d) location, visibility, and containment of outdoor storage areas;
- (e) plans for vehicle access, parking and circulation on the property;
- (f) impact to homesites and nearby Rural Places;
- (g) any other issues that may be relevant to the specific proposal.

**Policy 6** Based upon the factors in Policies 4 and 5 (Section 11), proposals should not interfere with agriculture or environmental sensitive areas, negatively impact neighbours or nearby residents, or damage watercourses through impacts to water flow or quality.

**Policy 7** The proposed Industrial Land Use Study, recommended in the North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009, may include land within this Rural Official Community Plan.