



CITY POLICY

No. O-23

REFERENCE:

REGULAR COUNCIL MINUTES
NOVEMBER 5, 1990
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APPROVED BY:

CITY COUNCIL

DATE: 24 JULY 2006 (RES.R06-1790)

HISTORY: 7 JUNE, 2004 (RES.R04-1409)
NOVEMBER 5, 1990

TITLE: RESIDENTIAL BUFFERING ADJACENT TO THE ALR/AGRICULTURAL BOUNDARY

The following is a policy for transition areas:

- a. The width of the Transition Area should be maintained at a minimum of 1/4 mile and wherever possible, this width should increase to 1/2 mile;
- b. Within the Transition Area a line at a distance of 200 metres from the Agricultural Land Reserve (ALR) or the Agricultural Designation Boundary defines two sub-transition areas: an Inner Ring Transition Area between the existing Urban Designation Boundary and the 200-metre line, and an Outer Ring Transition Area between the 200-metre line and the ALR/Agricultural Boundary;
- c. Within the Outer Ring Transition Area, 1/2 acre subdivisions including gross density development may be allowed, provided that at least one row of 1 acre lots should be created immediately adjacent to the ALR/agricultural boundary.

Where an existing road right-of-way separates the proposed lots from the ALR/agricultural boundary, the proposed lots adjacent to the intervening road may be a minimum of half-acre in size provided:

- (i) There is a minimum 37.5-metre (125-ft.) separation distance between the ALR/agricultural boundary and the nearest wall of the principal building on the proposed lots adjacent to the ALR/agricultural boundary;
- (ii) A minimum 15-metre (50-ft.) wide landscape buffer is provided along the edge of the proposed lots, adjacent to the road that separates the lots from the ALR/agricultural boundary;
- (iii) A Restrictive Covenant is registered on all proposed lots adjacent the ALR/agricultural boundary to:

This policy is subject to any specific provisions of the Local Government Act, or other relevant legislation or Union agreement.

- (a) Require a minimum setback for the principal building from the lot line closest the ALR/agricultural boundary, such that the separation between the ALR/agricultural boundary and the principal building is a minimum of 37.5 metres (125 ft.);
 - (b) Advise of agricultural practices in the area; and
 - (c) Ensure the landscape buffer is maintained.
- d. Within the Inner Ring Transition Area, lot sizes may be reduced to a minimum of 930 square metres (10,000 square feet) at a maximum gross density of 10 units per hectare (4 units per acre); and
- e. The provisions related to the Inner Ring Transition Areas do not apply to the Suburban communities in the Semiahmoo Peninsula, Panorama Ridge, Sullivan Heights and Morgan Creek. The maximum density in these Suburban areas will be 5 uph (2 upa) and the other provisions of this policy will continue to apply where applicable.

This policy is subject to any specific provisions of the Municipal Act, or other relevant legislation or Union agreement.