

BY-LAW NO. \_\_\_\_\_

**A By-law to amend  
Zoning and Development By-law 3575  
Regarding Urban Farms**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This By-law amends the indicated provisions for the Zoning and Development By-law.
2. In Section 2, Definitions, under Agricultural Uses, insert at the end:

**“Urban Farm - Class A**, which means the use of land, with or without a principal building, for the cultivation of fruits or vegetables for sale;

**Urban Farm - Class B**, which means the use of land or premises for the cultivation of fruits or vegetables for sale, and of which part or all of the use may take place in a greenhouse or other structure, and may include on-site sales;”.

3. In Section 11, Additional Regulations, insert after section 11.28.2, the following:

**“11.29 Urban Farm - Class A**

Notwithstanding anything else in this By-law, Urban Farm - Class A is subject to the following:

- 11.29.1 The planting area must not exceed 325 m<sup>2</sup> on any single parcel unless the primary use of the parcel is Park or Institutional in which case the Director of Planning may permit an increase in planting area to a maximum of 7,000 m<sup>2</sup>.
- 11.29.2 If two or more parcels are operated jointly as an Urban Farm - Class A, the combined planting area for all parcels must not exceed 7000 m<sup>2</sup>.
- 11.29.3 No on-site processing of fruits and vegetables, or manufacturing of food products is permitted.
- 11.29.4 No mechanical equipment may be used other than that designed for household use including lawnmowers, rototillers, garden hoses and pruners.
- 11.29.5 No herbicides or pesticides are permitted.
- 11.29.6 No on site sales are permitted, unless the primary use of the parcel is Institutional.
- 11.29.7 No Urban Farm - Class A operated on a single parcel may generate revenue exceeding \$9,999 in any calendar year, unless the primary use of the parcel is Park or Institutional.

- 11.29.8 If an Urban Farm - Class A is operated, in whole or in part, by a person other than an owner or full-time resident of the parcel, the planting area must be subject to a lease authorizing the operation of the farm.
- 11.29.9 No offensive noise, odour, light, smoke, or vibration or other objectionable effect may be produced.
- 11.29.10 No mechanical equipment may be stored outside.
- 11.29.11 Any development permit or waiver of a development permit for an Urban Farm Class A is time limited to 1 year.

### 11.30 Urban Farm - Class B

Notwithstanding anything else in this By-law, Urban Farm - Class B is subject to the following:

- 11.30.1 The planting area for a single parcel or the combined planting area for all parcels operated jointly as an Urban Farm - Class B, may not exceed 7000 m<sup>2</sup>, unless relaxed by the Director of Planning due to unnecessary hardship associated with the location, shape or size of the parcel or parcels.
- 11.30.2 If located within 30 m of a residential use, no mechanical equipment may be used other than that designed for household use including lawnmowers, rototillers, garden hoses and pruners.
- 11.30.3 No herbicides or pesticides are permitted.
- 11.30.4 No offensive noise, odour, light, smoke, or vibration or other objectionable effect may be produced.
- 11.30.5 If an Urban Farm - Class B is operated, in whole or in part, by a person other than an owner or full-time resident of the parcel during the farm operation, the planting area must be subject to a lease authorizing the operation of the farm.
- 11.30.6 Any development permit for an Urban Farm Class B is time limited to 1 year.”.

4. In the RS-1A, RS-1B, RS-2, RS-3 and RS-3A, RS-4, RS-6, RT-1, RT-2, RT-3, RT-6, RT-7, RT-8, RT-9, RT-10 and RT-10N, RT-11 and RT-11N, RM-1 and RM-1N, RM-2, RM-3, RM-3A, RM-4 and RM-4N, RM-6, RM-7 and RM-7N, RM-8 and RM-8N, RM-9 and RM-9N District Schedules, insert in correct alphabetical order, the following as a conditional use:

“3.2.AG [Agricultural]

- Urban Farm - Class A, subject to the provisions of section 11.29 of this By-law.”.

5. In the RS-1, RS-5, RS-7, RT-4, RT4A, RT-4N and RT-4AN, RT-5, RT-5A, RT-5N and RT5AN, RM-5, RM-5A, RM-5B, RM-5C and RM-5D District Schedules, insert in correct alphabetical order, the following as a conditional use:

"3.2.1.AG [Agricultural]

- Urban Farm - Class A, subject to the provisions of section 11.29 of this By-law."

6. In Section 2 of the False Creek Comprehensive Development District Schedule, insert in correct alphabetical order, the following:

"(i) Urban Farm- Class A, subject to the provisions of section 11.29 of the Zoning and Development By-law;"

7. In all C, I, M and HA District Schedules, except for C-5, C-5A, and C-6 (West End Commercial Districts), C-7 and C-8, MC-1 and MC-2, and HA-1 and HA1-1A (Chinatown) District Schedules, insert in correct alphabetical order, the following as a conditional use:

"3.2 AG [Agricultural]

- Urban Farm - Class B, subject to the provisions of Section 11.30 of this By-law."

8. In the C-5, C-5A and C-6 (West End Commercial Districts), C-7 and C-8, and MC-1 and MC-2 District Schedules, insert in correct alphabetical order, the following as a conditional use:

"3.2.1 AG [Agricultural]

- Urban Farm - Class B, subject to the provisions of Section 11.30 of this By-law."

9. In the HA-1 and HA-1A (Chinatown) District Schedule insert under the conditional use 3.2.AG [Agricultural], in correct alphabetical order the following:

"Urban Farm - Class B, subject to the provisions of section 11.30 of this By-law."

10. In Section 2.1 of the B.C. Place/Expo District Schedule, insert in correct alphabetical order, the following:

"(i) Urban Farm - Class B, subject to the provisions of section 11.30 of the Zoning and Development By-law;"

11. In Section 3 of the Downtown District Schedule, insert in correct alphabetical order, the following:

"(g) Urban Farm - Class B, subject to the provisions of section 11.30 of the Zoning and Development By-law;"

12. In Section 3 of the Downtown Eastside Oppenheimer District Schedule, strike "and" from the end of subsection 3(e), insert in correct alphabetical order "(f) Urban Farm - Class B, subject to the provisions of section 11.30 of the Zoning and Development By-law; and", and renumber the previously existing "(f)" as "(g)".

13. In Section 3 of the Central Waterfront District Schedule, insert in correct alphabetical order, the following:

“(i) Urban Farm - Class B, subject to the provisions of section 11.30 of the Zoning and Development By-law;”.

14. In the MC-1 and MC-2 Districts Schedule, strike “and” from the end of subsection 3.3.3 (h), strike the period “.” from the end of subsection 3.3.3 (i) and replace it with “; and” and insert at the end:

“(j) Urban Farm - Class B.”.

15. In the C-1 District Schedule, strike “and” from the end of subsection 3.3.1 (d), strike the period “.” from the end of subsection 3.3.1 (e) and replace it with “; and” and insert at the end:

“(f) Urban Farm - Class B.”.

16. In the C-2, C-3A and FC-1 District Schedules, strike “and” from the end of subsection 3.3.1 (i), strike the period “.” from the end of subsection 3.3.1 (j) and replace it with “; and” and insert at the end:

“(k) Urban Farm - Class B.”.

17. In the C-2B, C-2C and C-5, C-5A and C-6 District Schedules, strike “and” from the end of subsection 3.3.1 (e), strike the period “.” from the end of subsection 3.3.1 (f) and replace it with “; and”, and insert at the end:

“(g) Urban Farm - Class B.”.

18. In the C-2C1 and C-7 and C-8 District Schedules, strike the “and” from the end of subsection 3.3.1 (g), strike the period “.” from the end of subsection 3.3.1 (h) and replace it with “; and” and insert at the end:

“(i) Urban Farm - Class B.”.

19. In Section 5, **Exemptions From Development Permit Requirement**, insert at the end:

“5.21 An Urban Farm - Class A, provided that:

(a) the planting area of the parcel does not exceed 325 m<sup>2</sup> (0.0325 hectares);  
and

(b) the Urban Farm - Class A otherwise complies with sections 11.29.3 to 11.29.11 of the Zoning and Development By-law.

### **Severability**

20. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

### **Force and effect**

21. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this      day of      , 2016

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Mayor

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City Clerk