
CITY OF KELOWNA

MEMORANDUM

Date: November 13, 2001
File No.: File No. TA01-005
(3360-20)

To: City Manager

From: Planning & Development Services Department

Purpose: To amend the City of Kelowna Zoning Bylaw No. 8000 and to establish a Farm Bylaw to regulate Intensive Agriculture Uses

Report Prepared by: Shelley Gambacort

1.0 RECOMMENDATIONS

THAT Zoning Bylaw Text Amendment No. TA01-005 to amend City of Kelowna Zoning Bylaw No. 8000 by deleting the A2-Agriculture 2 zone and amending the A1-Agriculture 1 zone and miscellaneous text amendments as outlined in the report of the Planning & Development Services Department dated November 13, 2001, be considered by Council;

AND THAT Farm Bylaw No. 8694, to regulate Intensive Agricultural Uses within the City of Kelowna, be considered by Council;

AND THAT Rezoning Application No. Z01-1060 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1, Sec. 33, Twp. 23, ODYD, Plan 36642, located on Glenmore Road; Lot 1, Sec. 5, Twp. 26, ODYD, Plan 2243, located on Casorso Road; Lot 2, Sec. 5, Twp. 26, ODYD, Plan 2243 except Plans B4748, B5733, 25257 and 30744, located on Casorso Road; Lot A, Sec. 5, Twp. 26, ODYD, Plan 30744, located on Casorso Road; Lot A, Sec. 5, Twp. 26, ODYD, Plan 16937, located off of Ward Road; and Lot 4, Sec. 5, Twp. 26, ODYD, Plan 2243, located on Casorso Road; Lot 186 and 189, Sec. 33, Twp. 29, ODYD, Plan 1247, located on Sallows Road, Kelowna, BC, from the A2 – Agriculture 2 zone to the A1 – Agriculture 1 zone be considered by Council;

AND THAT Rezoning Application No. Z01-1060 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of part of Lot 1, Sec. 5, Twp. 26, ODYD, Plan 25257, located on Swamp Road, Kelowna, BC, from the A2 – Agriculture 2 zone to the A1 – Agriculture 1 zone as shown on Map "A" attached to the report of Planning & Development Services Department, dated November 13, 2001, be considered by Council;

AND THAT the Zoning Bylaw Text Amendment and the Zone Amending Bylaws be forwarded to a Public Hearing for further consideration;

AND THAT subsequent to third reading the Zoning Text Amendment Bylaw, the Zone Amending Bylaw and the Farm Bylaw be forwarded to the Ministry of Agriculture, Food and Fisheries for approval;

AND THAT Staff be directed to prepare the consequential amendments to the Subdivision, Development & Servicing Bylaw, the Sign Bylaw, the Local Improvement Charges Bylaw, the Development Cost Charges Bylaw, the Development Application Fees Bylaw and the Animal and Poultry Regulation and Animal Pound Bylaw, for reading consideration by Council at the appropriate time.

2.0 SUMMARY

Section 903(5) of the Local Government Act states that a local government must not prohibit or restrict the use of land for a farm business in a farming area unless the local government receives the approval of the minister responsible for the administration of the Farm Practices Protection (Right to Farm) Act. Further to that, Section 917 of the Local Government Act states that a local government may make bylaws in relation to farming areas (i.e. Farm Bylaws), however, the bylaw may only be adopted with the approval of the Minister.

Earlier this year the Planning and Development Services Department made application to the Ministry of Agriculture, Food and Fisheries requesting that an Order in Council be approved to enable us to adopt a Farm Bylaw and amend the current A1 – Agriculture 1 zone in order to regulate intensive agriculture uses.

On October 5, 2001 we received written confirmation that Order in Council No. 729 had been approved and that the Right to Farm Regulation, now applies to the City of Kelowna enabling us to proceed with the proposed Text and Zone Amending Bylaw Amendments and the Farm Bylaw.

Presently the City of Kelowna Zoning Bylaw contains two Agriculture Zones, the A1 – Agriculture 1 zone and the A2 – Agriculture 2 zone. The A1 zone prohibits intensive agriculture uses and the A2 zone permits intensive agriculture uses. Since the current form of regulating agriculture uses through the A1- Agriculture 1 and the A2 – Agriculture 2 zones is no longer allowed in accordance with the Local Government Act and the Farm Practices Protection (Right to Farm) Act, it is necessary to amend the current zoning and related bylaws.

The three main changes that are being proposed to address these issues are:

1. Consolidate the A1 and A2 zone into one agricultural zone to be known as the A1- Agriculture 1 zone;
2. Prepare a Urban/Rural Buffer map that shows the areas where Intensive Agricultural Uses are permitted; and
3. Prepare a Farm Bylaw regarding the conduct of a farm operation as it relates to Intensive Agriculture Uses;

In addition there are a number of Zoning Bylaw Text amendments that are proposed, which are addressed below in further detail.

2.1 Advisory Planning Commission

The proposed amendments were reviewed by the Advisory Planning Commission at their meeting of May 29, 2001, and the following recommendation was passed:

THAT the Advisory Planning Commission supports the amendments to the agricultural zones and the Farm Bylaw.

2.2 Agricultural Advisory Committee

The proposed amendments were reviewed by the Agricultural Advisory Committee at their meeting of June 6, 2001 and the following recommendations were passed:

THAT the Agricultural Advisory Committee endorses Farm Bylaw and Agriculture Zone as per the Planning and Development Services presentation of June 6, 2001.

THAT the Agricultural Advisory Committee recommends the implementation of the Urban-Rural/Agricultural Boundary Policy, as stated in the Agriculture Plan, “to consider the need for a covenant registered on the title, as part of a subdivision approval, that advises prospective buyers and land owners of the potential impact of living near farm operations and the conditions of the Farm Practices Protection (Right to Farm) Act”. Also, to expand the policy to include all Development Permit and Zoning applications.

3.0 BACKGROUND

3.1 Consolidation of the A1 and A2 Zones

Since the legislation does not allow an agricultural zone to prohibit an agricultural use, the A2 zone, which presently allows for Agriculture Intensive Impact uses, is being deleted and the A1 zone expanded to permit intensive agriculture uses (i.e. feed lots). Intensive Agriculture does not apply to fruit trees, vineyards, market gardens or the like.

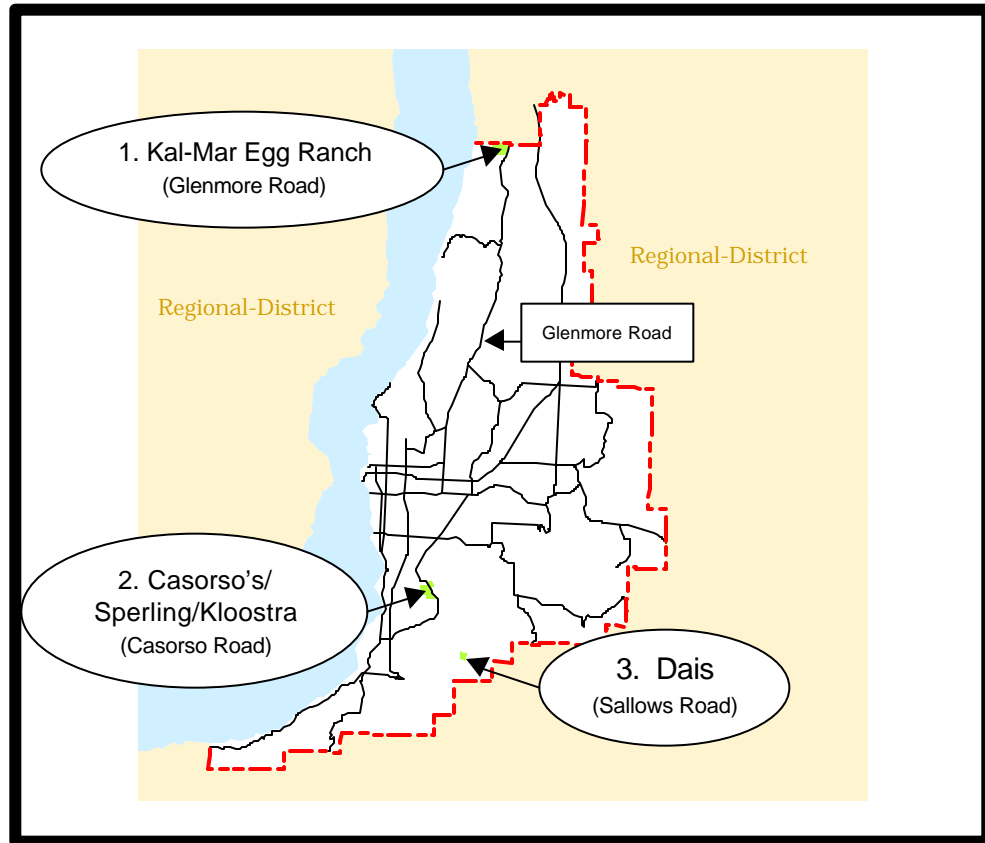
By consolidating all the A1 and A2 uses into one zone it will expand the secondary uses presently permitted for the A2 zoned properties by including the agri-tourist accommodation use and the kennels and stables use. In addition, it will reduce the minimum parcel size requirement from 8.0 ha down to 2.0 ha. This however, does not imply that further subdivision of these lands would be supported.

3.1.1 Existing A2 Zoned Properties

There are currently nine legal parcels zoned A2 – Agricultural 2 as shown on the following Map and are described as follows:

- Site 1 is the Kal–Mar Egg Ranch located on Glenmore Road adjacent to the north boundary of the City of Kelowna and is comprised of one legal parcel 32.54 ha in size.
- Site 2 is comprised of six legal parcels located between Swamp Road and Casorso Road, as well as on the east side of Casorso Road. The total area of the property affected by the rezoning is ~34 ha.
- Site 3 is comprised of 2 legal parcels located on the west side of Sallows Road at Harvard Road and is a total of 10.13 ha in size.

A2 ZONED LOTS



All current property owners have been sent a registered letter outlining the proposed amendments and advised of the date that Council will consider this application. In addition, they have been advised that none of the current agricultural operations occurring on the three existing A2 zoned sites will be affected by the proposed Zoning Bylaw Text Amendments and the proposed Farm Bylaw.

3.2 Urban – Rural Interface Map

To regulate the intensive agriculture uses an Urban – Rural Interface Map (copy attached) has been developed which provides a 300 m buffer outside of the urban area where no intensive agriculture uses shall be allowed. All areas shown shaded on the attached map are proposed to allow intensive agriculture uses subject to compliance with the regulations of the A1 zone and the Farm Bylaw.

This Urban – Rural Interface Map was based on the Urban – Rural/Agricultural Boundaries Map, Map 7.2 found in the Official Community Plan, with the major difference being that the areas designated as Future Urban Reserve in the OCP have been included in the Rural area.

Since these areas designated as Future Urban Reserve are not projected for development within the OCP 20 year time horizon, in discussion with both the Ministry of Agriculture Food and Fisheries Staff and Land Reserve Commission Staff, it is considered more appropriate for these areas to be considered as rural at this time.

The 300 m buffer is measured from the Urban – Rural boundary thus making the first 300 m of the rural area a non-intensive agriculture area. In determining a suitable buffer size staff reviewed what has been incorporated in other municipalities such as Langley and Abbotsford. However, through discussion with Ministry of Agriculture Food and Fisheries Staff, it was recommended that anything beyond 300 m would be too restrictive.

3.3 Farm Bylaw

At this time there are two regulatory functions of the Farm Bylaw and these are the requirements of an Agricultural Waste Management Plan for Intensive Agriculture Uses and specific requirements relating to the on-farm composting associated with mushroom farming.

In the Farm Bylaw an Agriculture Waste Management Plan is defined as being a management plan prepared by a professional agrologist licensed with the BC Institute of Agrologists. Currently Ministry of Agriculture, Food and Fisheries Staff have been working on specific terms of reference for this Management Plan and once the terms of reference have been completed they will then be incorporated in the Farm Bylaw through a future amendment. This Agricultural Waste Management Plan would only be a requirement for the operation of an Intensive Agriculture Use (i.e.: a feedlot).

Though the City of Kelowna does not currently have a mushroom composting operation, Ministry of Agriculture, Food and Fisheries Staff advised that this particular use is considered to be intensive and as such further regulations need to be in place should a mushroom composting operation locate within the City of Kelowna. Presently there is one major mushroom growing facility within the City of Kelowna and at this time there is no on-site composting. Under the current zoning regulations the growing of mushrooms is considered an intensive agriculture use, however, it is the composing component of the growing operation that is the intensive part of the use. Therefore, as part of the proposed amendments, mushroom farming will no longer be considered as an intensive agriculture use, only the on-farm composting component.

3.4 Related Zoning Bylaw Text Amendments

In order to facilitate the proposed changes to the Agriculture zones and the provision of the Farm Bylaw, there are a number of related Zoning Bylaw Text Amendments proposed and they are:

- Agriculture Land Reserve Commission (ALC) definition replaced with the new designation of Land Reserve Commission (LRC) and all references to the Agricultural Land Reserve Commission are to be replaced with the correct title of *Land Reserve Commission*.
- Intensive Impact Agriculture definition is amended by deleting reference to impact and replacing with Intensive Agriculture.

Intensive Agriculture, as defined in the Local Government Act and as proposed for the zoning bylaw, means the use of land, buildings and structures by a commercial enterprise or an institution for the confinement of poultry, livestock or fur bearing animals, or on farm composting.

Intensive Agriculture applies only where poultry, livestock or fur bearing animals are sustained by means other than grazing (i.e.: feedlots). As mentioned previously Intensive Agriculture does not apply to fruit trees, vineyards, market gardens or the like.

- Add a definition for Confined Livestock Area, which would prevent livestock pens from being sited along a property line. The proposed definition, as provided by the Ministry of Agriculture, Food and Fisheries, is:

Confined Livestock Area means an outdoor, non-grazing area where livestock, poultry or farmed game is confined by fences, other structures or topography, and includes feedlots, paddocks, corrals, exercise yards, and holding areas, but does not include a seasonal feeding area.

The proposed setback requirements for the confined livestock areas are that they shall not be any closer than 15.0 m from any lot line, except where the lot line borders a residential zone, in which case the confined livestock area shall not be located any closer than 30.0 m from the lot line.

- On-farm Composting is defined as meaning the composting of waste originating on, or transported to, an agriculture operations site, where a minimum of 20% of the finished compost is produced and used on the same legal parcel where the agricultural operation is located – this parallels the definition used in the Farm Practices Protection Act.
- The 3.0 m landscape buffer requirement (Level 5) of Zoning Bylaw No. 8000, for land abutting the Agriculture Land Reserve boundary, currently may be included in the required setback calculation for the Rural and Urban Residential zones. For instance, if the rear yard of a property being developed is adjacent to the ALR boundary and the setback requirement is 7.5 m the 3.0 m buffer requirement is included within the 7.5 m setback. The proposed amendment would not allow the 3.0 m buffer requirement to be included in the setback, therefore requiring 3.0 m plus 7.5 m for a total building setback of 10.5 m. The buffering requirement for urban development is a contentious issue with the Ministry of Agriculture Food and Fisheries, the Land Reserve Commission and the Agricultural Advisory Committee, as it is felt to presently be inadequate to ensure protection of the farming operation from the urban conflicts (i.e. complaints as a result of spraying, cannons, etc.).

A copy of the proposed Text Amendment Bylaw and the proposed Farm Bylaw is attached for reference.

4.0 PLANNING COMMENTS

As part of this process to amend the zoning bylaw, to comply with the applicable legislation, the Planning & Development Services Department has been working in consultation with the Ministry of Agriculture, Food and Fisheries and the Land Reserve Commission as both agencies will need to endorse the proposed amendments prior to being approved by the Minister.

Andrew Bruce
Current Planning Manager

Approved for inclusion ☐

R.L. (Ron) Mattiussi, ACP, MCIP
Director of Planning & Development Services

AB/SG/sg

CITY OF KELOWNA

MEMORANDUM

Date: January 9, 2002
File No.: File No. TA01-005
(3360-20)

To: City Manager

From: Planning & Development Services Department

Purpose: To amend the City of Kelowna Zoning Bylaw No. 8000 to consolidate the Agriculture Zones and miscellaneous related text amendments

Supplemental Report
Prepared by: Shelley Gambacort

1.0 RECOMMENDATIONS

THAT Text Amending Bylaw No. 8760 (TA01-005) be revised at first reading, as outlined in the report of the Planning & Development Services Department dated January 9, 2002;

AND THAT first reading of Farm Bylaw No. 8694, to regulate Intensive Agricultural Uses within the City of Kelowna, be rescinded by Council.

2.0 SUMMARY

At the Regular Meeting of Council, November 19, 2001, Council gave first reading to Text Amendment Bylaw No. 8760 (TA01-005) and Farm Bylaw No. 8694. However, concerns were raised regarding the future status of the existing equestrian facilities both within and outside the proposed buffer area and with the wording of the proposed definition of *Confined Livestock Area* and *Intensive Agriculture*.

Subsequently Planning Staff have met with the Ministry of Agriculture, Food and Fisheries staff to further review the proposed Farm Bylaw and Text Amendments. As a result of this latest meeting, the MAFF staff has recommended that the Farm Bylaw component be deferred and that we only proceed with the proposed text amendments at this time. This recommendation is a result of the current uncertainty within the Ministry of the future direction and staffing. Furthermore, they are unable to review the Farm Bylaw at this time and provide the necessary input until they have completed their own study to address the issues associated with the urban – rural interface. They anticipate that their work would be completed in 18 months and have requested that the City of Kelowna incorporate a clause in the zoning bylaw agreeing to a review of the Agriculture zone and related regulations within two years.

As a result of this latest review with the MAFF staff and a review of the concerns raised by Council, the following revisions to the initial text amendment submission are as follows.

It should be noted that the definitions proposed are based on the definitions provided by MAFF in their *Guide for Bylaw Development in Farming Areas*.

- Delete all references to the Farm Bylaw;
- Amend the Intensive Agriculture definition to read as follows:

INTENSIVE AGRICULTURE means the use of a confined livestock area, buildings or structures by a commercial enterprise or an institution for:

- (a) the confinement of poultry, livestock or fur bearing animals (excluding horses);
- (b) on-farm composting or more than five cubic metres of material;
- (c) production of mushroom medium

- Amend the definition of livestock, confined livestock area to read as follows:

LIVESTOCK means cattle, horses, sheep, goats, swine, rabbits, fish, farmed game and exotic animals as prescribed by the Minister responsible for the administration of the Farm Practices Protection (Right to Farm) Act.

CONFINED LIVESTOCK AREA means an outdoor, non-grazing area where livestock, poultry or farmed game is confined by fences, other structures or topography, and includes feedlots, paddocks, corrals, exercise yards, and holding areas, but does not include a seasonal feeding area.

- To add definitions for poultry, fur bearing animals, mushroom medium and seasonal feeding area as follows:

POULTRY means domesticated birds kept for eggs, meat, feathers, hide or cosmetic or medicinal purposes, and includes broilers, cornish, layers, breeding stock, replacement pullets, roasters, duck, geese, turkeys, game birds and ratites.

FUR BEARING ANIMAL means an animal that is wild by nature kept in captivity, and whose pelt is commonly used for commercial purposes, but does not include a species excluded by regulation under the Fur Farm Act.

MUSHROOM MEDIUM means a composted mixture that is used for growing mushrooms.

SEASONAL FEEDING AREA means an area:

- (a) used for forage or other crop production, and
- (b) used seasonally for feeding livestock or poultry.

- To define on-farm composting as follows:

ON-FARM COMPOSTING means the composting of agricultural waste or raw materials, which may include manure, straw, vegetative waste, woodwaste, ground paper, other sources of carbon and nitrogen and bulking agents.

- Add a definition for agricultural waste as follows:

AGRICULTURAL WASTE means a by-product of agriculture and includes manure, used mushroom medium and agricultural vegetation waste.

- Add a clause in the General Administration section of the Zoning Bylaw advising that the City of Kelowna will initiate a review of the Agriculture zone (and related regulations) in conjunction with the Ministry of Agriculture, Food and Fisheries within two (2) years after the date of adoption of Text Amendment Bylaw No. 8760.

3.0 PLANNING COMMENTS

It is anticipated that as a result of the latest meeting with the MAFF staff that Text Amendment Bylaw No. 8760 should receive the approval of the Ministry in a timely manner. The MAFF staff has recognized that the City has diligently been trying to provide the necessary bylaws and they are prepared to defer the Farm Bylaw component until they have completed their studies, thus enabling us to proceed with the necessary approvals without any further delays. MAFF staff anticipates that in two years time they will have made sufficient progress with the Farm Bylaw issues to aid the City of Kelowna in developing a comprehensive Farm Bylaw.

It is also anticipated that the proposed text amendments should allow the Land Reserve Commission to resume processing the application for exclusion of the Marshall Feed Lot.

Andrew Bruce
Current Planning Manager

Approved for inclusion

R.L. (Ron) Mattiussi, ACP, MCIP
Director of Planning & Development Services

AB/SG/sg

CITY OF KELOWNA

BYLAW NO. 8760

Text Amendment No. TA01-005 – Miscellaneous Amendments

A bylaw to amend the "City of Kelowna Zoning Bylaw No. 8000".

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that City of Kelowna Zoning Bylaw No. 8000 be amended as follows:

1. THAT **Section 1 – General Administration** be amended by:

(i) Adding the following subsection:

“1.11 REVIEW OF AGRICULTURE ZONE

1.11.1 The City of Kelowna will initiate a review of the Agriculture zone, and related regulations, in conjunction with the Ministry of Agriculture, Food and Fisheries by no later than December 31, 2003.”

2. AND THAT **Section 2 - Interpretation** be amended by:

(i) Replacing the definition of "**Agriculture**" in **Subsection 2.3 General Definitions** with the following:

“AGRICULTURE means **development** or **use** for the primary production of farm products such as dairy products, poultry products, cattle, hogs, sheep or other animals, wheat or other grains, and vegetables, orchards or other field crops. This **use** is limited to one **dwelling**, and the processing and marketing of the products of the farm and those off-farm products permitted by the **Land Reserve Commission**.”

(ii) Replacing the definition of "**Agricultural Land Commission (ALC)**" in **Subsection 2.3 General Definitions** with the following in the appropriate location:

“LAND RESERVE COMMISSION (LRC) means the provincial governing body assigned to administer regulations and policies which relate to the preservation of agricultural land. The LRC was previously referred to as the Agricultural Land Commission (ALC), and references as such in this Bylaw should be deemed to now refer to the **Land Reserve Commission (LRC)**, as applicable.”

(iii) Adding the following definitions of "Confined Livestock Area", "", "Intensive Agriculture", "On-Farm Composting", and "Livestock" in the appropriate location in **Subsection 2.3 General Definitions**:

“AGRICULTURAL WASTE means a by-product of agriculture and includes manure, used mushroom medium and agricultural vegetation waste.

CONFINED LIVESTOCK AREA means an outdoor, non-grazing area where livestock, poultry or farmed game is confined by fences, other structures or topography, and includes feedlots, paddocks, corrals, exercise yards, and holding areas, but does not include a **seasonal feeding area**.

FUR BEARING ANIMAL means an animal that is wild by nature kept in captivity, and whose pelt is commonly used for commercial purposes, but does not include a species excluded by regulation under the Fur Farm Act.

INTENSIVE AGRICULTURE means the use of a **confined livestock area**, buildings or structures by a commercial enterprise or an institution for:

- (a) the confinement of **poultry, livestock** (excluding horses) or **fur bearing animals**,
- (b) **on-farm composting** or more than five cubic metres of material;
- (c) production of mushroom medium.

MUSHROOM MEDIUM means a composted mixture that is used for growing mushrooms.

ON-FARM COMPOSTING means the composting of agricultural waste or raw materials, which may include manure, straw, vegetative waste, woodwaste, ground paper, other sources of carbon and nitrogen and bulking agents.

POULTRY means **domesticated birds kept for eggs, meat, feathers, hide or cosmetic or medicinal purposes, and includes broilers, cornish, layers, breeding stock, replacement pullets, roasters, duck, geese, turkeys, game birds and ratites.**

LIVESTOCK means cattle, horses, sheep, goats, swine, rabbits, fish farmed game and exotic animals as prescribed by the Minister responsible for the administration of the Farm Practices Protection (Right to Farm) Act.

SEASONAL FEEDING AREA means an area:

- (a) used for forage or other crop production, and
- (b) used seasonally for feeding **livestock** or **poultry**."

3. AND THAT **Subsection 7.6 – Minimum Landscape Buffers** of **Section 7 – Landscaping and Screening** be amended by replacing paragraph 7.6.1(e) with the following:

"7.6.1 (e) **Level 5:** a landscape buffer is required for all land **abutting ALR** land where non-farm **uses** exist. The minimum buffer shall be 3.0m wide and include an opaque barrier located on the **ALR** side of the buffer. This standard may be replaced or modified as a result of conditions of a decision by the **Agricultural Land Commission**. The buffer area shall not be included in the required setback for **Rural** and **Urban Residential zones**."

3. AND THAT **Section 11 - Agricultural Zones** be amended by:

- (i) Replacing **Subsection 11.1.1 Purpose** of the **A1 - Agriculture 1/A1s - Agriculture 1 with Secondary Suite** zone with the following:

"11.1.1 Purpose

The purpose is to provide a **zone** for rural areas and agricultural **uses** as well as other complementary **uses** suitable in an agricultural setting."

- (ii) Adding the following paragraph to **Subsection 11.1.2 Principal Uses** of the **A1 - Agriculture 1/A1s - Agriculture 1 with Secondary Suite** zone and renumbering the subsequent paragraphs:

"intensive agriculture"

- (iii) Adding the following of **Subsection 11.1.3 Secondary Uses** of the **A1 - Agriculture 1/A1s - Agriculture 1 with Secondary Suite** zone and renumbering the subsequent paragraphs:

"forestry"

- (iv) Replacing paragraph (f) of **Subsection 11.1.5 Development Regulations** of the **A1 - Agriculture 1/A1s - Agriculture 1 with Secondary Suite** zone with the following:

"(f) Notwithstanding subsections 11.1.5(c) to (e), **confined livestock areas** and/or **buildings** housing more than 4 animals, or used for the processing of animal products or for **agricultural and garden stands**, shall not be located any closer than 15.0 m from any **lot line**, except where the **lot line** borders a **residential zone**, in which case the area, building or stand shall not be located any closer than 30.0 m from the **lot line**."

- (v) Replacing paragraphs (a) and (g) of **Subsection 11.1.6 Other Regulations** of the **A1 - Agriculture 1/A1s - Agriculture 1 with Secondary Suite** zone with the following:

"(a) Notwithstanding subsection 11.1.4(b), when a **home based business, rural** involves the cutting and wrapping of wild game or any meat, the **lot** must have a minimum **lot area** greater than 0.33 ha.

(g) In addition to the regulations listed above, other regulations may apply, including, but not limited to, other sections of this Zoning Bylaw, any applicable regulations or requirements of the **Land Reserve Commission**."

- (vi) Adding the following paragraph (j) to **Subsection 11.1.6 Other Regulations** of the **A1 - Agriculture 1/A1s - Agriculture 1 with Secondary Suite** zone:

- “(j) **Intensive Agriculture** uses shall be located only within those areas designated for Intensive Agricultural Use in accordance with Schedule “A” attached to this Bylaw.”
- (vii) That **Section 11.2 A2 - Agriculture 2** zone be deleted in its entirety and that all references to the A2- Agriculture 2 zone throughout the Zoning Bylaw be deleted.
4. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 19th day of November, 2001.

Approved under The Highways Act this

(Approving Officer - Ministry of Transportation & Highways)

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Received the Approval of the Minister of Agriculture, Food and Fisheries this

(Approving Officer - Ministry of Agriculture, Food and Fisheries)

Adopted by the Municipal Council this

Mayor

City Clerk

Schedule "A"

