



District of Lantzville Community Update

Proposed Urban Food Garden Bylaw Workshops / Open Houses

April 2011

Lantzville has a history as a farming community and the production of foodstuffs in the mid-Island area is not new. However, the issue of *urban agriculture* has gained prominence in recent years as more and more people are interested in bringing agricultural type activities back into neighborhoods that are zoned for residential, not agricultural activities.

Discussions on amending the District of Lantzville Zoning Bylaw have taken place over the last few months, and the District is holding two Community Workshops/Open Houses on Urban Food Gardens to invite interested community members to gather together and comment on the proposed bylaw amendment.

These discussions will focus on the details of the bylaw amendment, including the range, percent, amount, or extent of activities that make sense for Lantzville.

The Workshops/Open Houses will be structured discussions on specific aspects of the amendment bylaw: topics will include water supply, parcel coverage, range of uses and composting to name a few. These discussions are being held for the convenience of residents (you can choose to come to either one or attend both), and the information received at two Workshops/Open Houses will be compiled together and presented to Council.

Anyone interested in being part of these discussions in Lantzville is invited to attend.

The new definition for "urban food garden" would apply to Public 1 (PU1) lands, Residential 1 (RS1) lands and Residential 2 (RS2) lands. It would **not** apply to Rural 1 (RU1) lands as *agriculture* is already a permitted use.

For information, the Draft Amendment Bylaw that was on Council's Regular Agenda on April 4th, 2011 is on the reverse of this page to generate discussion and to illustrate the format of a bylaw.

The Workshops/Open Houses will be held as follows:

Date: Wednesday, April 27th, 2011
Time: 6:00 – 9:00 p.m.
Location: District of Lantzville Office
7192 Lantzville Road (2nd floor)

and

Date: Saturday, April 30th, 2011
Time: 1:00 – 4:00 p.m.
Location: Royal Canadian Legion
7232 Lantzville Road (2nd floor)

**“District of Lantzville Zoning Bylaw No. 60,
2005, Amendment Bylaw No. 60.23, 2011”**

**Proposed Text of the Urban Food Gardens
Bylaw Amendment**

Proposed Definition

Urban food gardens means the use of lands not zoned for **agriculture** on a limited scale for the growing, harvesting and wholesaling of fruits, vegetables, and edible plants, as permitted under the General Regulations outlined in this bylaw.

Proposed New General Regulations

- a. **Urban food gardens** means the use of lands not zoned for **agriculture** on a limited scale for the growing, harvesting and wholesaling of fruits, vegetables, and edible plants.
- b. On parcels where *urban food gardens* is a permitted use, the following activities shall be permitted:
- i) Growing and harvesting of fruits, vegetables, and edible plants; and
 - ii) Accessory buildings relating to urban food gardens and/or other uses on the parcel are permitted to the maximum floor area applicable to each zone.
- c. Despite Section 3.3.12 b), the following activities are prohibited under the definition of *urban food gardens*:
- i) Mushroom farming;
 - ii) Smoking of foods;
 - iii) Wholesale or retail sales on the parcel;
 - iv) Slaughtering or butchering; and
 - v) Activities that meet the definition of *restaurant* or *fast food outlet* as defined in this bylaw.
- d. The uses and activities surrounding *urban food gardens* must meet the following regulations:
- i) May be conducted by the permanent residents of the parcel or by an individual with the expressed written permission of the owners of the parcel;
 - ii) No artificial lighting shall be used;
 - iii) No pesticides or herbicides shall be used;
 - iv) Composting shall be contained and limited only to organic plant matter generated on the parcel and shall not create odour detectable off the property or create a nuisance for surrounding properties or uses;
 - v) Must not create noise, vibration, glare, fumes, odours, dust, glare, fire hazards, electrical interference, smoke, or any other hazard to any greater or more frequent extent than that which would usually be experienced by properties within that zone under normal circumstances where no urban agricultural use or activity exists;
 - vi) The maximum number of persons permitted to be engaged in the urban food gardens occupation on any single parcel is 2, and one person must reside on the lot;
 - vii) For parcels where *urban food gardens* is a permitted use, the total area under cultivation and/or storage and/or activities within buildings and structures shall not exceed 20% of the parcel area;
 - viii) Fruits, vegetables, or edible plants produced for sale or exchange are not available on the parcel for retail sale to the general public;
 - ix) Properties growing food for more than the personal use of occupants on that parcel shall not use water from the District of Lantzville community water system for irrigation purposes;
 - x) Off street parking on the parcel must be provided for all non-resident workers and/or employees (employees as defined under the *Home Based Business* provisions of this bylaw), to a maximum of 4 parking spaces per parcel;
 - xi) All setback requirements for buildings and structures as defined in this bylaw must be met, including those for watercourses;
 - xii) No business related materials, including machinery or vehicles, shall be visible at any time on any lot on which an urban farm garden exists;
- e. All provisions of section **3.3.5 Keeping of Animals** also applies to lands where the keeping of animals is permitted.
- f. All provisions of section **3.3.11 Home Based Business** also applies to lands where a Home Based Business is a permitted use.