

Form AF – Additional Farm House Application Guide (Non-Adhering Use)

Section 20.1 of the *Agricultural Land Commission Act* states that agricultural land may have no more than one residence per parcel. An owner may, however, apply to the Agricultural Land Commission for permission to have a “non-adhering use.”

An application for a non-adhering use which would allow an Additional Farm House must be submitted to the Agricultural Land Commission and subsequently, to the City of Delta. The Agricultural Land Commission will not consider the application unless it receives notice of City Council’s approval to forward it to the Agricultural Land Commission for consideration.

An application for an Additional Farm House/non-adhering use must also be supported by a report prepared by a Professional Agrologist to be retained by the City of Delta and paid for by the applicant.

For applications for an additional farm house to house migrant farm workers, please refer to *Migrant Farm Worker Housing Using an Existing Additional Farm House Application Checklist*.

Have you included the following minimum requirements in your application:

- Form A – A completed Land Use and Development Application Form
- Form B – Application Fees (Additional fees may apply and will be identified during the application review process)
- Deposit of \$2,000 toward preparation of a report by a Professional Agrologist (P.Ag.)*
- Form C – Acknowledgement and Consent Form completed by owner/author of drawings or reports
- Form D – A completed Project Information Sheet
- Form E – A Written Brief
- Clearly dimensioned site plan or site survey (one full size copy *plus* one additional copy reduced to 11”x17” and one additional copy reduced to clearly legible 8.5”x11”) showing the following:
 - Legal description of the subject lot
 - Dimensions of the lot
 - Locations and dimensions of existing/proposed buildings and farm operations on the lot
 - “Floor Area – Additional Farm House” calculations (Refer to Part II Interpretations and the A1 Agriculture Zone of the Zoning Bylaw)
 - Location and dimensions of “Farm Home Plate” (Refer to Part II Interpretations and the A1 Agriculture Zone of the Zoning Bylaw)



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- Setbacks of the farm house, additional farm house and all accessory facilities from all lot lines
- Setbacks of the farm house, additional farm house and all accessory facilities from the natural boundary of any water or watercourse
- Location of all statutory rights-of-way and easements on the lot
- Location of the nearest fire hydrant, and distance of the hydrant from the farm house and additional farm house
- Existing and/or proposed location, size and depth of service connections
- Location and dimensions of existing/new parking and driveway access (and show culverts if the new driveway access is proposed over a ditch)
- Existing and finished ground levels to GSC datum
- Main floor elevation
- Minimum building elevation (i.e. underside of the wooden floor system or top of concrete slab) relative to the minimum flood proofing elevation
- Location and dimensions of septic or other wastewater treatment or facility, if applicable
- Fill Plan (one set signed and sealed by a registered professional engineer), if more than 0.3 m of fill is proposed
- Construction Plans (one full size copy *plus* one additional copy reduced to 11"x17" and one additional copy reduced to clearly legible 8.5"x11") including the following:
 - Foundation plan
 - Floor plans
 - Elevations
 - Cross-sections and details

Notes:

Please note that a building permit application for an additional farm house will not be accepted unless Delta Council and Agricultural Land Commission approval has first been obtained.

- * Delta will hire a Professional Agrologist (P.Ag.) to prepare a report assessing the need, impact and net benefit to farming of the proposed additional farm house. The study will be paid for out of a \$2,000 deposit to be provided by the applicant. Any funds remaining after payment will be refunded to the applicant. Where study costs exceed \$2,000, the balance will be charged to the applicant.

