

Table 1: Explanation of Proposed Schedule A, B and C Text Changes**CVRD Bylaw No. 4424 - Bylaw No. 4270 Development Permit Area Amendment Bylaw, 2023**

Bylaw 4270 Schedule A	First Reading (May 11, 2022) Add/Delete/Replace	Proposed Amendments (June 21, 2023) Add/Delete/Replace	Explanation
Part 4 Land Use Designations & Policies, pg. 25	No proposed amendments	<p><u>Add:</u> Land Use Designations generally follow parcel boundaries and though not shown on the maps, land use designations extend to the centerline of the road right of way, except for Schedule U DPA 8 and the Agricultural Land Reserve.</p> <p>Where land use designations split parcels, the boundary will be considered approximate. The ALR boundary is not always consistent with parcel boundaries.</p> <p>“Road Right of Way” refers to the depiction of a formally dedicated road in Parcel Map BC (PMBC) by the Land Title Survey Authority (LTSA), where “formally dedicated” refers to the vesting of title for the purposes of road. In instances where a road has been legally established, but steps have not been taken to reflect the establishment in land title records, the road is not considered “formally dedicated”. As per the LTSA, roads are formally dedicated via their depiction as highway, road, or lane on a subdivision or reference plan, submitted under s. 107 of the <i>Land Title Act</i>; or roads are formally dedicated under s. 115 of the <i>Land Title Act</i> via the submission of a Form 12 (Certificate as to Highway in Statutory Right of Way Plan) and related Statutory Right of Way plan.</p> <p>A road or highway is a public street, path, walkway, trail, lane, bridge, road, thoroughfare and any other public way as per the <i>Land Titles Act</i>. Constructed and gazette roads may not be formally dedicated with LTSA, may not be located in the centerline of a formally dedicated road right of way, and may not be located within a formally dedicated road right of way, therefore road centerlines cannot be assumed to represent the centerline of a road right of way.</p>	<p>Language added to describe and link the text on land use designations in Schedule A with map Schedules.</p> <p>Definitions added for clear interpretation of terms</p>

Bylaw 4270 Schedule B All Local Area Plans for Areas A-I	First Reading (May 11, 2022) Add/Delete/Replace	Proposed Amendments (June 21, 2023) Add/Delete/Replace	Explanation
Part 2 Land Use Planning Designations LAP Areas A, B pg. 10 LAP Area C, D pg. 12 LAP Area E pg. 19 LAP Area F pg. 9 LAP Area G pg. 4 LAP Area H, I pg. 3	No proposed amendments	<p><u>Add:</u> Land use designations generally follow parcel boundaries and though not shown on the maps, land use designations extend to the centreline of any adjacent road right of way. Where land use designations split parcels, the boundary will be considered approximate.</p> <p>“Road Right of Way” refers to the depiction of a formally dedicated road in Parcel Map BC (PMBC) by the Land Title Survey Authority (LTSA), where “formally dedicated” refers to the vesting of title for the purposes of road. In instances where a road has been legally established, but steps have not been taken to reflect the establishment in land title records, the road is not considered “formally dedicated”. As per the LTSA, roads are formally dedicated via their depiction as highway, road, or lane on a subdivision or reference plan, submitted under s. 107 of the <i>Land Title Act</i>; or roads are formally dedicated under s. 115 of the <i>Land Title Act</i> via the submission of a Form 12 (Certificate as to Highway in Statutory Right of Way Plan) and related Statutory Right of Way plan.</p> <p>A road or highway is a public street, path, walkway, trail, lane, bridge, road, thoroughfare and any other public way as per the <i>Land Titles Act</i>. Constructed and gazette roads may not be formally dedicated with LTSA, may not be located in the centerline of a formally dedicated road right of way, and may not be located within a formally dedicated road right of way, therefore road centerlines cannot be assumed to represent the centerline of a road right of way.</p>	<p>Language added to describe and link the text on land use designations in Schedule B with map Schedules.</p> <p>Definitions added for clear interpretation of terms</p>

Bylaw 4270 Schedule C Section	First Reading (May 11, 2022) Add/Delete/Replace	Proposed Amendments (June 21, 2023) Add/Delete/Replace	Explanation
How to Use the Development Permit Area Guidelines, pg. 9	No proposed amendments	<p><u>Add</u> the underlined text:</p> <p>Permit Exemptions considers the prohibitions in s. 489 of the <i>Local Government Act</i> and sets out exemptions where development permits are not required. Note that all of the following require a development permit under the statute, unless exempted:</p> <ul style="list-style-type: none"> • subdivision in all development permit areas; • building construction, addition or alteration in all development permit areas; • land alteration in natural environment and hazard land development permit areas, <u>which includes alteration or removal of vegetation, disturbance of soils including grubbing, scraping and deposit or removal of top soil;</u> and • land alteration in commercial revitalization, energy or water conservation and GHG reduction development permit areas, <u>which includes alteration or removal of vegetation, disturbance of soils including grubbing, scraping and deposit or removal of top soil.</u> 	<u>Add</u> text that clarifies that development includes the alteration or removal of vegetation and the deposit or removal of soil materials for ease of implementation
Definitions pg. 12	No proposed amendments	<p><u>Add</u> the underlined text to the definition of development:</p> <p>Development means any activity referred to in section 489 of the <i>Local Government Act</i> and includes alteration or development of land for residential, commercial, industrial, institutional, service or utility uses or activities, to the extent that these uses or activities are subject to local government powers under the <i>Local Government Act</i>, <u>and without limitation includes the alteration or removal of vegetation and the deposit or removal of soil materials.</u></p>	<u>Add</u> text to clarify that development includes the alteration or removal of vegetation and the deposit or removal of soil materials for ease of implementation

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Definitions pg. 12	No proposed amendments	<p><u>Add:</u></p> <p>Highway includes a public street, path, walkway, trail, lane, bridge, road, thoroughfare and any other public way (from <i>Land Title Act</i>, [RSBC 1996] Chapter 250, Part 1 – Definitions, Interpretations and Application, s. 1)</p> <p>A road or highway is a public street, path, walkway, trail, lane, bridge, road, thoroughfare and any other public way as per the <i>Land Titles Act</i>. Constructed and gazetted roads may not be formally dedicated with LTSA, may not be located in the centreline of a formally dedicated road right of way, and may not be located within a formally dedicated road right of way, therefore road centrelines cannot be assumed to represent the centreline of a road right of way.</p> <p>Road Right of Way refers to the depiction of a formally dedicated road in Parcel Map BC (PMBC) by the Land Title Survey Authority (LTSA), where “formally dedicated” refers to the vesting of title for the purposes of road. In instances where a road has been legally established, but steps have not been taken to reflect the establishment in land title records, the road is not considered “formally dedicated”. As per the LTSA, roads are formally dedicated via their depiction as highway, road, or lane on a subdivision or reference plan, submitted under s. 107 of the <i>Land Title Act</i>; or roads are formally dedicated under s. 115 of the <i>Land Title Act</i> via the submission of a Form 12 (Certificate as to Highway in Statutory Right of Way Plan) and related Statutory Right of Way plan.</p>	<u>Add</u> definitions for clear interpretation of terms
DPA 1 Riparian Protection Permit Exemptions, pg. 19	<u>Delete</u> exemption c.: the construction of an accessory building, such as a pump house,	No Change	<u>Delete</u> exemption for consistency with the Riparian Areas Protection Regulation, which requires development in a riparian assessment area of a stream to

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	<p>gazebo, garden shed or playhouse, if all of the following apply:</p> <ul style="list-style-type: none"> i. the building is located within an existing landscaped area; ii. no native trees are removed; iii. the building is located a minimum 5 m from the high-water mark of the stream; and iv. the total floor area of accessory buildings on the parcel, including the pumphouse, gazebo, garden shed or playhouse, is less than 10 m² 		<p>follow riparian assessment procedures as outlined in the Regulation. Development includes the structures listed within this exemption.</p>
DPA 1 Riparian Protection Permit Exemptions, pg. 19	<p><u>Delete</u> the word <u>private</u> and delete v. from exemption d: d. the construction of a <u>private</u> trail if all the following apply:</p>	No Change	<p><u>Delete</u> the word private to clarify that the exemption applies to public trails.</p>

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	i. the trail is 1 meter wide or less; ii. no native trees are removed; iii. the surface of the trail is pervious (for example soil, gravel or wood chips); iv. the trail is designed to prevent soil erosion where slopes occur; <u>and</u> <u>v. no part of the trail is less than 5 m from the high-water mark of the stream</u>		
DPA1 Riparian Protection Permit Exemptions, pg. 19	<u>Delete</u> exemption e: "normal farm practices within the ALR"	<u>Retain</u> exemption e and <u>add</u> the underlined: "Normal farm practices within the ALR <u>conducted in accordance with the Code of Practice of Agricultural Management and in alignment with Farm Practices Protection Act and excluding</u> "	ALC recommended the exemption be retained as normal farm practices as defined in the <i>Farm Practices Protection (Right to Farm) Act</i> are not subject to the RAPR. See Staff report for discussion
DPA 2 Sensitive Ecosystems Protection	No proposed amendments	<u>Replace</u> "Sensitive Ecosystems Protection" with "Environmentally Sensitive Areas Protection" and prefix SE with ESA throughout.	<u>Replace</u> title from Sensitive Ecosystems Protection to Environmentally Sensitive Areas Protection for more accurate title. Consistent changes with Schedule U maps are proposed.
DPA 2 Sensitive Ecosystems Protection	No proposed amendments	<u>Replace</u> the data source applicable to area H with the 2018 Madrone report Environmentally Sensitive Areas (ESAs)	<u>Replace</u> with 2018 data to be consistent with all other electoral

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Development Permit Area, pg. 25		Mapping in the Cowichan Region – Phase II (Madrone Environmental Services, 2018	areas as agreed to by Area H APC. During harmonization of Bylaw 4270, Area H requested the environmentally sensitive areas mapping from repealed OCP Bylaw 1497 be retained until the modernization.
DPA 2 Sensitive Ecosystems Protection Development Permit Area, pg. 25	No proposed amendments	<u>Replace</u> “hash” with “hatched”	<u>Replace</u> to correct typo
DPA 2 Sensitive Ecosystems Protection Permit Exemptions, pg. 28	<u>Replace</u> “Construction of a retaining wall less than 10 m <u>horizontal</u> and less than 1 m in height” with “Construction of a retaining wall less than 10 m in <u>length</u> and less than 1 m in height.	No Change	<u>Replace</u> for clarification
DPA 2 Sensitive Ecosystems Protection Permit Exemptions pg. 28	<u>Add</u> the following exemption: Gardening and yard maintenance activities within an existing landscaped area, such as mowing lawns, pruning trees and shrubs, planting	No Change	<u>Add</u> to harmonize exemption with DPA 1 Riparian Protection.

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	vegetation and minor soil disturbance that does not alter the general contours of the land.		
DPA 2: Sensitive Ecosystems Protection Permit Exemptions pg. 28	<p><u>Add</u> the following exemptions to electoral areas A, B, C, E, F, G, H and I:</p> <p>Addition to a single detached dwelling of up to 10 m² in gross floor area.</p> <p>Construction of an accessory building or structure with a gross floor area of less than 10 m² provided it has no permanent foundation and that it does not require the removal of trees.</p> <p>Construction of a retaining wall less than 10 m horizontal and less than 1 m in height.</p>	<p><u>Add</u> existing exemptions a-d to all electoral areas and replaced “less than” with “up to” where underlined.</p> <p>a. Addition to a single detached dwelling of up to 10 m² in gross floor area.</p> <p>b. Construction of an accessory building or structure with a gross floor area of <u>up to</u> 10 m² provided it has no permanent foundation and that it does not require the removal of trees.</p> <p>c. Construction of a retaining wall <u>up to</u> 10 m in length and <u>up to</u> 1 m in height.</p> <p>d. Construction of a non-structural impervious surface such as a driveway, walkway, patio or terrace not exceeding 10 m².</p>	<p>May 2022 - <u>Add</u> the listed exemptions for minor forms of development when accompanied by confirmation from an RP Bio that sensitive ecosystems are not located in the area of the parcel proposed for construction.</p> <p>June 2023 – <u>Add</u> the same listed exemptions, but without requiring accompanying confirmation from an RP Bio. The rationale is that the listed exemptions are considered minor.</p> <p>Note that the listed exemptions already apply in Area D.</p>

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	<p>Construction of a non-structural impervious surface such as a driveway, walkway, patio or terrace not exceeding 10 m².</p> <p>A development permit is not required in electoral areas A, B, C, D, E, F, G, H and I for the following purposes in respect of which the Regional District has received written confirmation by a registered professional biologist that, based on field verification, there are no sensitive ecosystems as mapped in the Madrone Environmental Services report, 2018 on the portion of the parcel being</p>		

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	altered, or on the portion of the parcel on which construction would occur.		
DPA 2 Environment-ally Sensitive Areas Protection Permit Exemptions pg. 28	See above	<u>Add</u> exemption: The construction of buildings or structures or land alteration if the CVRD receives confirmation from a qualified environmental professional stating that through field verification or review of orthophotography at a scale less than 1:5000 that an environmentally sensitive area is not located in the area of land subject to development. A review based on orthophotography must use 2015 or later orthophotos and provide a comparison to the 2014 orthophotography utilized in the Madrone Environmental Services 2018 report. This exemption does not apply to subdivision, except lot line adjustments.	<u>Add</u> an exemption based on site specific field or orthophotography review by an QEP to confirm presence/absence of environmentally sensitive areas.
DPA 2 Environment-ally Sensitive Areas Protection Permit Exemptions pg. 28	No proposed amendments	<u>Add</u> exemption: Ecological restoration and enhancement projects undertaken or authorized by public authorities	This exemption currently applies to DPA 1
DPA 3 Marine Foreshore Permit Exemptions pg. 34	<u>Replace</u> the stricken word in the following sentence: Minor alterations to areas that have been previously distributed disturbed for at least five years, provided that	No change	<u>Replace</u> to correct typo

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	only hand tools and natural materials, such as wood or stone, are used in the construction.		
DPA 3 Marine Foreshore Permit Exemptions pg. 34	<p><u>Delete</u> inconsistent exemptions: The following exemptions apply:</p> <p>a. construction of, addition to or alteration of buildings or structures not located over the foreshore or water; and</p> <p>b. activities requiring provincial government approval prior to the CVRD issuing a building permit. A requirement for provincial approval is generally triggered where the proposed development would increase the area of the foreshore or ocean floor.</p>	No change	<p><u>Delete</u> exemptions, as they are inconsistent with the scope of the DPA, which is to require a DP for structures within 15 or 30 metres upland of the high-water mark and over the foreshore, as well as when provincial approval is needed.</p>

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DPA 3 Marine Foreshore Permit Guidelines pg. 35	No proposed amendments	<u>Delete</u> Guideline MUF5: Design subdivisions so that all proposed parcels allow for a suitable building envelope with an appropriate setback from the natural boundary of the ocean. A minimum 15 m setback is generally required in addition to flood construction levels determined by a coastal engineer.	<u>Delete</u> as subdivision is an exempted form of development in this DPA.
DPA 4: Aquifer Protection Development Permit Area pg. 38	<u>Replace</u> the text to change the source of electoral area H aquifer DPA mapping to the 2022 BC Groundwater Aquifer mapping. Updating the data set for all electoral areas to 2022 BC Groundwater Aquifer mapping.	No Change	<u>Replaced</u> . At the request of the electoral area H APC during harmonization of the OCP, the data set for Aquifer Protection DPA continued based on the data in the repealed OCP Bylaw 1497. Now that the DPAs are moving towards modernization, proceed to use of the updated provincial 2022 aquifer mapping.
DPA 4: Aquifer Protection Permit Exemptions pg. 39	No proposed amendment	<u>Add exemption</u> : Normal farm practices in the ALR, conducted in accordance with the Code of Practice of Agricultural Environmental Management and in alignment with <i>Farm Practices Protection Act</i> and excluding confined barns or shelters for livestock.	<u>Added</u> for consistency with DPA 1.
DPA 4: Aquifer Protection Permit Exemptions pg. 39	No proposed amendment	<u>Add exemption</u> : Ecological restoration and enhancement projects undertaken or authorized by public authorities	<u>Added</u> for consistency with DPA 1

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DPA 4: Aquifer Protection Permit Exemptions pg. 39	No proposed amendment	<u>Delete</u> following Permit Exemptions: Under section 489 of the <i>Local Government Act</i> , the following activities in an area designated as a development permit area for the purpose of water conservation are prohibited without a development permit or an exemption: a. subdivision of land; b. construction of, addition to or alteration of a building or other structure; and c. alteration of land or a building or other structure on that land.	<u>Delete</u> to remove repetition. The content proposed for deletion is repeated in the introductory sections on development permit areas, pages 8 and 12 Schedule C.
DPA 5 Wildfire Protection Development Permit Area pg. 49	No proposed amendment	<u>Replace</u> the introduction of the DPA and add the underlined: Wildfire Hazard DPA refers to those parts of all electoral areas of the Cowichan Valley Regional District on Schedule U, UDPA5 Wildfire Hazard – Regional identified in the orange patterned area within 200 metres of moderate, high or extreme wildfire behaviour threat class areas. <u>This applies to land and water but excludes First Nations reserve land and member municipalities.</u>	<u>Replace</u> to clarify understanding of mapping. The 200 metre buffer would extend beyond electoral areas, but the buffer is not shown on the maps on reserve or municipal land.
DPA 5 Wildfire Protection Justification of DPA pg. 50	No proposed amendment	<u>Add</u> : In some locations, there are structures within moderate, high or extreme wildfire threat classes located over water	<u>Added</u> to justify that this DPA extends in some locations over water
DPA 5 Wildfire Protection Permit Exemptions pg. 51	No proposed amendment	<u>Delete</u> : Exemption for “alteration of land”	<u>Deleted</u> as alteration of land often precipitates forms of construction that require a DP. Specific types of land alteration are already exempted (trails, gardening, fence building)

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DPA 5 Wildfire Protection Permit Exemptions pg. 51	No proposed amendment	<u>Add</u> the underlined to the existing exemption Construction of a fence <u>if only non-native trees are removed and the disturbance of native vegetation is restricted to 0.5 m on either side of the fence</u>	<u>Added</u> for consistent language with DPA 1.
DPA 5 Wildfire Protection Permit Exemptions pg. 51	No proposed amendment	<u>Add</u> the underlined to the existing exemption: Construction of a trail <u>if all the following apply:</u> i. <u>the trail is 1 metre wide or less</u> ii. <u>no native trees are removed</u> iii. <u>the surface of the trail is pervious (for example soil, gravel or wood chips); and</u> iv. <u>the trail is designed to prevent soil erosion where slopes occur.</u>	<u>Added</u> for consistent language with DPA 1.
DPA 5 Wildfire Protection Permit Exemptions pg. 51	<u>Delete</u> the underlined text from the following exemption: Construction of, addition to or alteration of a single detached dwelling including accessory buildings and structures, provided that the home, yard/non-combustible zone and yard/zone 1 all have a low or moderate hazard	No Change	<u>Delete</u> underlined text as exemptions are considered based on proposed development and not on what can be maintained over time.

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	score as described in the Fire Smart score card, <u>and that the score remains low or moderate over time.</u>		
DPA 2 DPA 4 DPA 5 Permit Exemptions	No proposed amendments	<u>Reorganize</u> Permit Exemptions section. DPA 2 revisions – See Bylaw No 4424 amendment (k) DPA 4 revisions – see Bylaw No. 4424 amendment (q) DPA 5 revisions – see Bylaw No. 4424 amendment (t).	<u>Reorganize</u> for consistent formatting across DPAs. No change in content.
DPA 1 DPA 2 DPA 3 DPA 4 DPA 5 DPA 6 Permit Exemptions	No proposed amendments	<u>Add exemption:</u> lot line adjustments where subdivision does not result in the ability to construct a new dwelling unit	<u>Add</u> consistent exemption wording. This exemption already exists in DPA 8 and is a reasonable exemption for all proposed DPAs. Note in DPA 3, this exemption replaces the exemption for subdivision.
DPA 2 DPA 3 DPA 4 DPA 5 DPA 6 DPA 8 Permit Exemptions	No proposed amendments	<u>Add</u> exemption: construction, maintenance or operation of: i. municipal works and services undertaken or authorized by Cowichan Valley Regional District; ii. park works and services undertaken or authorized by Cowichan Valley Regional District; and iii. federal and provincial works.	<u>Add</u> consistent exemption wording This exemption already exists in DPA 1
DPA 2 DPA 3 DPA 4 DPA 5 DPA 6 DPA 8	<u>Add</u> the following exemption to DPA 2, 3, 4 and 5: Emergency actions required to prevent, control or reduce an	<u>Add</u> exemption to DPA 6 and 8:	<u>Add</u> to consistent exemption wording

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Permit Exemptions	<p>immediate threat to human life, the natural environment or public or private property including:</p> <ul style="list-style-type: none"> i. forest fire, flood and erosion protection works; ii. protection, repair or replacement of public utilities; iii. clearing of an obstruction from a bridge, culvert or stream; iv. bridge repairs; v. removal or modification of trees certified by an arborist to be hazardous; and vi. protection, repair or replacement of private or public septic system. 		
DPA 7 Landslide Hazard	No proposed amendment	<u>Replace</u> “Landslide Hazard” with “Slope Stability” and prefix LH with SS throughout.	<u>Replace</u> title from Landslide Hazard to Slope Stability as a more accurate title.
DPA 7 Landslide Hazard	No proposed amendment	<u>Add</u> the underlined text to exemption d:	<u>Add</u> to clarify interpretation. This guideline was being misinterpreted to exempt development in other

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Permit Exemptions pg. 61		<u>In Area G</u> , buildings and structures located more than 30 m from the high-water mark of the ocean.	electoral areas that are not adjacent to the ocean.
DPA 8 Protection of Farming Development Permit Area pg. 67	No proposed amendment	<u>Add</u> Area H	<u>Add</u> - At the request of the electoral area H APC during harmonization of the OCP, this DPA was not applied to Area H. Now that the DPAs are moving towards modernization, consistent application of this DPA across the electoral areas is proposed.
DPA 8 Protection of Farming, Development Permit Area pg. 67	No proposed amendment	<u>Add</u> : DPA 8 Protection of Farmland is a 30 m buffer measured from the boundary of the Agricultural Land Reserve as submitted to DataBC by the Agricultural Land Commission as of May 3, 2023, and from the boundary of the Renewable Resource - Agriculture Land Use Designation, and extends into non-agricultural lands. The ALR boundary is not always consistent with parcel boundaries.	<u>Added</u> to clarify interpretation of mapping and data source of ALR boundary. The ALR boundary does not always follow parcel lines. The ALC is able to change the ALR boundary without advising local governments, therefore this explanation provides the date and source of map data.
DPA 8 Protection of Farming Permit Exemptions pg. 68	No proposed amendment	<u>Delete</u> the following exemptions: <ul style="list-style-type: none"> Addition to or alteration of existing buildings or structures on land designated for agricultural use Addition to or alteration of existing buildings or structures located farther than 30 m from the boundary of a parcel of land designated for agricultural use 	<u>Delete</u> as this DPA does not apply to lands designated for Agriculture or beyond 30 metres from the Agricultural and ALR boundary. Both exemptions are already out of scope of the development permit area.
DPA 8 Protection of Farming Permit Exemptions pg. 68	No proposed amendment	<u>Delete</u> , within the exemptions, the underlined word: <ul style="list-style-type: none"> lot line adjustments <u>or</u> where subdivision does not result in the ability to construct a new dwelling unit 	<u>Delete</u> to correct typo.

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		<u>Replace</u> the stricken number: the subject land is separated from the Agricultural Land Reserve and/or Agricultural Designation by a dedicated road that is at least 20 <u>30</u> m wide	<u>Replace</u> so that the exemption distance is consistent with the DPA distance.
DPA 8 Protection of Farming Permit Exemptions pg. 68	No proposed amendments	<u>Replace</u> and rename: Existing: b. the subject land is separated from the Agricultural Land Reserve by a <u>dedicated road</u> that is at least 20 m wide. Replaced: d. the subject land is separated from the Agricultural Land Reserve by a <u>highway right of way</u> that is at least 20 metres wide.	<u>Replace</u> to more precisely cover circumstances where an exemption should occur. This change coincides with addition of definition of highway and right of way in the definitions section of Schedule C.
DPA 8 Protection of Farming Permit Guidelines pg. 68	No proposed amendment	<u>Replace</u> Guideline PF1.b with the underlined and <u>add</u> language in italics. PF1. Install continuous landscape and fencing buffers between non-agricultural uses and lands designated for agricultural use <i>and/or in the ALR</i> in accordance with the 1993 Agricultural Land Commission Landscape Buffer Specifications and the B.C. Ministry of Agriculture Guide to Edge Planning, including but not limited to the following: b. establish a minimum width of 15 m for the landscape buffer; <u>Replacement:</u> <u>b. strive to achieve the vegetated buffer widths outlined in the BC Min of Ag's Guide to Edge Planning</u>	<u>Replace</u> to allow for situation-based approach to buffer widths based on providence guidelines. Buffer should apply to interface with agricultural designation and to the ALR.
DPA 8 Protection of Farming Permit Guidelines pg. 68	No proposed amendment	<u>Add</u> the underlined to guideline PF1.c c. design the landscape buffer to protect agriculture from negative impacts of drainage, pathways or driveways <u>and to filter</u>	<u>Add</u> language to broaden the purpose of the vegetated buffer.

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		<u>noise, dust, airborne particles and chemical spray drift from adjacent ALR land.</u>	
DPA 8 Protection of Farming Permit Guidelines pg. 68	No proposed amendment	<u>Add</u> the following guideline as PF1e. a. Ensure the vegetated buffer is a “no build zone” free of buildings, paths, pools, tennis courts, or other similar structures.	<u>Add</u> language to prohibit structures in the areas designated for vegetated buffers.
DPA 8 Protection of Farming Permit Guidelines pg. 69	No proposed amendment	<u>Delete</u> Guideline PF3, which is provided below: No commercial or industrial buildings should be located within 15 m of the boundary of the ALR.	As noted above, the boundary of the ALR does not always follow parcel lines, making this guideline inconsistent in application. The intention of avoiding buildings in the DPA area is addressed by proposed guidelines PF1e, above.
DPA 8 Protection of Farming Permit Guidelines pg. 69	No proposed amendment	<u>Delete</u> Guideline PF9, which is provided below: On land designated for agricultural use, site non-agricultural uses, such as residential uses, to minimize the impact on existing or potential agricultural use of the land by the following methods: a. locate non-agricultural buildings and structures in areas with lower agricultural potential, as determined by a report prepared a qualified environmental professional, or close to the fronting public road; b. cluster non-agricultural buildings and structures to limit their total footprint; and c. locate driveways to limit their encroachment on the agricultural land and to minimize the total amount of impervious surface.	<u>Delete</u> , as this DPA does not apply to agricultural lands therefore this guideline is irrelevant.
DPA 8 Protection of Farming Permit Guidelines pg. 70	No proposed amendment	<u>Delete</u> Guideline PF11: PF11 A disclosure statement in the form of a restrictive covenant under 219 of the Land Title Act must be included on the titles of all newly created lots located partially or entirely within the DPA. The covenant should specify that the lot is located near a farming	<u>Delete</u> . Ultra vires. It is not within the authority of local government to require registration of a covenant as a condition of development permit issuance.

Bylaw 4270 Schedule C Section	First Reading (May 11, 2022) Add/Delete/Replace	Proposed Amendments (June 21, 2023) Add/Delete/Replace	Explanation
		area and that the following impacts are to be expected: a. noise from farm operations at various times of the day, including devices used to deter wildlife; b. farm odours and chemical sprays; c. unappealing aesthetic appearances of fields and equipment; d. light from greenhouses; and that the following restrictions apply; e. the vegetated buffer is to be maintained; and f. no habitable structures shall be built within 30 meters of the ALR agricultural boundary.	
DPA 9 DPA 10 DPA 11 DPA 12 Throughout	No proposed amendment	<u>Replace</u> reference to Part 5 with Part 4.	<u>Replace</u> to correct typo
DPA 9 Intensive Residential Development Application Requirements pg. 77	No proposed amendment	<u>Delete</u> exemption j for subdivision	<u>Delete</u> as this DPA should apply to subdivision.
DPA 9 Intensive Residential Development Permit Guidelines pg. 79	No proposed amendment	<u>Replace</u> in guideline FCG2 “subdivision” with “parcel”. Grading at the perimeter of a subdivision <u>parcel</u> should generally resolve to existing grades on adjacent properties without the use of significant cut and fill and retaining walls unless it can be shown that this is consistent with the planned adjacent property;	<u>Replace</u> as this DPA does not apply to subdivision. This amendment would remove reference to subdivision in the guidelines.