

# DISTRICT OF SAANICH

## ALR DEVELOPMENT GUIDELINES

### Agricultural Land Reserve Protection & Development Standards

Saanich implements stricter ALR protections than Provincial requirements to preserve agricultural viability.

#### RESIDENTIAL DEVELOPMENT LIMITS:

- One principal dwelling per legal parcel
- One secondary suite within principal dwelling
- Combined residential floor area: 400 m<sup>2</sup> maximum
- No additional dwellings without ALC approval

#### AGRICULTURAL USE PRIORITY:

- Commercial agriculture encouraged and supported
- Crop production, livestock, greenhouse operations
- Agri-tourism activities permitted
- Farm processing and value-added activities

#### BUILDING PLACEMENT GUIDELINES:

- Minimize impact on productive agricultural soil
- Build on least suitable agricultural areas
- Maintain agricultural buffers (15m minimum)
- Coordinate access with farming operations

#### ENVIRONMENTAL INTEGRATION:

- Riparian area protection (30m setbacks)
- Sensitive ecosystem area avoidance
- Tree protection and replacement
- Water conservation requirements

#### APPROVAL PROCESS:

- Pre-application meeting with agricultural coordinator
- Soil capability assessment required
- Agricultural Land Commission coordination