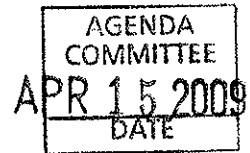


COMMITTEE OF THE WHOLE REPORT



April 2, 2009

REPORT TO: F. C. MANSON, C.G.A., CHIEF ADMINISTRATIVE OFFICER
FROM: G. A. JACKSON, DIRECTOR OF COMMUNITY PLANNING
SUBJECT: IMPLEMENTATION OF A ZONING BYLAW AMENDMENT TO PERMIT URBAN FOOD GARDENS

Issue:

The implementation of bylaw changes to permit urban food gardens.

Executive Summary:

Urban food gardens are the use of non-traditional, non-agricultural lands for the production of local fruits and vegetables for profit.

References:

Schedule "A" – Urban Food Garden Regulations Draft.

Background:

In an ever more turbulent world being able to have a secure supply of locally produced food is of increasing importance. Locally produced food is less susceptible to disruptions in the food supply chain caused by far off events. Locally produced food is less reliant on fossil fuel powered transportation and is therefore more environmentally sustainable and less affected by global fuel price fluctuations. As food is an inherent human need it is important that opportunities are explored that encourage local food production and community self-reliance so that as a community we are resilient and can thrive.

There appears to be a growing desire in the community at the individual level to participate in the local food production. While the City's current regulations do not prohibit a resident from having a fruit and vegetable garden for their own consumption, they do not permit or encourage the sale and re-distribution of the harvest to the greater community.

Urban food garden use is intended to encourage awareness of the importance of locally grown food and to facilitate community participation in its production. Urban food gardens allow the use of non-agricultural lands, such as residential yards and vacant lots, for the growing and harvesting of fruits and vegetable that may be exchanged or sold for profit.

IMPLEMENTATION OF A ZONING BYLAW AMENDMENT TO PERMIT URBAN FOOD GARDENS

Options:

Council may:

1. Advance this amendment;
2. Refer back to Staff for additional change;
3. Deny this amendment.

Analysis:

1. As stated previously, urban food gardens is the use of non-agricultural lands for the production of local fruits and vegetables. It also allows the ability for profit in order to encourage the cultivation of additional lands than may otherwise be the case where individuals only garden for their own immediate needs. It allows those who may not be physically able to garden themselves to still enjoy the benefits of food grown on their own property. It also provides a climate for urban food entrepreneurs to create new sustainable ways to provide the community with locally grown food. By allowing urban food gardens in all zones vacant lots can be used by groups or individuals as community gardens. What is being proposed is an amendment to the zoning bylaw to establish regulations on the conduct of urban food gardens and to allow their use in all zones.

Staff believes that the amendment, as proposed, provides an opportunity to foster improved local food security and sustainability while ensuring that urban food gardens are conducted in a considerate and responsible manner. Staff therefore recommends that the bylaw be considered for advancement.

2. Referring the topic back to Staff for additional changes is appropriate if Council believes that the urban food gardening concept is a correct one, but that the extent of the changes proposed do not go far enough or conversely go too far. In this case it would be appropriate for Council to provide general direction to Staff on what changes are needed in order to achieve satisfaction.
3. Not implementing the proposed changes will maintain the status quo where the production of food, other than for individual consumption, is only permitted on land where agriculture is the permitted use. Denial is appropriate if Council believes the current regulations are adequate and that urban food gardening is not an appropriate use.

Sustainability:

Urban food gardens contribute to the local production of food. Locally grown food is inherently more sustainable as it is scientifically less reliant on greenhouse gas emitting fossil fuels for transportation. Locally grown food, such as that permitted in urban food gardens, also works toward a more secure food supply.

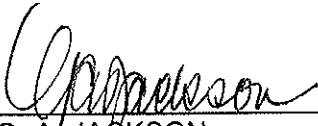
**IMPLEMENTATION OF A ZONING BYLAW
AMENDMENT TO PERMIT URBAN FOOD GARDENS**

Financial Implications:

There are no financial implications to the City associated with the proposed bylaw amendment.

Recommendation:

That the report from the Director of Community Planning dated April 2, 2009 regarding the implementation of a zoning bylaw amendment to permit urban food gardens be received;
And That Staff prepare an amendment bylaw to amend the "Zoning and Development Bylaw, 1994, No. 2000" in order to permit urban food gardens use and establish appropriate regulations.



G. A. JACKSON

BR/dd
Attachments

Planning/3360-01/2009/Agenda/Report-UFG-1.

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:



F. MANSON, C.G.A.

**IMPLEMENTATION OF A ZONING BYLAW
AMENDMENT TO PERMIT URBAN FOOD GARDENS**

Schedule "A"

URBAN FOOD GARDEN REGULATIONS - DRAFT

That "City of Parksville Zoning and Development Bylaw, 1994, No. 2000" be amended as follows:

- a. Section 104 – DEFINITIONS of DIVISION 100: SCOPE AND DEFINITIONS by adding the following:

"**urban food garden** means the use of land on a limited scale for the growing, harvesting and wholesaling of fruits and vegetables and edible plants in accordance with Section 621 of this bylaw;"

- b. In Division 600, GENERAL REGULATIONS, Section 602 – USES PERMITTED IN ALL ZONES by adding the following to Section 602.1: "(e) Urban food garden"
- c. In Division 600, GENERAL REGULATIONS, by adding a new Section 621 as follows:

"621 URBAN FOOD GARDEN

- .1 Urban food gardens shall be conducted in accordance with the following:

- (a) Production shall be limited to the growing and harvesting of fruits, vegetables and edible plants, but specifically excluding the growing of mushrooms;
- (b) The total area which may be under cultivation on any given parcel shall not exceed 20% of the parcel area;
- (c) Fruits or vegetables produced for sale or exchange are not available on the parcel for retail sale to the general public;
- (d) No artificial lighting shall be used;
- (e) No pesticides or herbicides shall be used;
- (f) Production shall not occur within a building except where a principal building exists on a parcel there may be one greenhouse or accessory building with a floor area of less than 10 m² that may be used;
- (g) 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 generate nuisance;

**IMPLEMENTATION OF A ZONING BYLAW
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- (h) An urban food garden use shall not create noise, dust, vibration, odour, smoke, glare, electrical interference, fire hazard or any other hazard or nuisance to any greater or more frequent extent than that usually experienced in the zoning district in question under normal circumstances wherein no urban food garden exists.