



## Size of housing impacts farmland

Several local governments are interested in addressing the development of “mega houses” in the Agricultural Land Reserve (ALR) and restricting the amount of farmland that they alienate. The concept of a farm home plate restricts houses and the ancillary residential features

There may be a maximum house size beyond which the capital investment in the house reduces the attractiveness of the lot for farming. A very large expensive home on farmland may limit the number of farmers who are able to purchase and farm the property. Rental of the land around an expensive house may be limited as well.



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such as lawns, swimming pools, tennis courts, garages for personal vehicles to a specified maximum size. The home plate is also limited on a lot mainly by restricting how far the farm home plate can be located from a road frontage that provides access to the property.

Many urban communities have imposed house size restrictions at the request of residents to preserve the character of a neighbourhood. Often the house size restrictions are provided as a percentage of lot coverage. In the rural setting of the ALR, the character of the neighbourhood is generally not an issue and could be addressed through the farm home plate.

The Corporation of Delta recently passed a new bylaw restricting the farm home plate to 3,600 sq. m. for one house and to 5,000 sq. m. if there is an additional farmhouse. The farm home plate must be within 60 m. of the road frontage and the house must be within 50 m. of the road - leaving a 10 m. area for the backyard. In addition, Delta restricted

the maximum house size to 330 sq. m. (3,500 sq. ft.) for lots less than 8 ha. and to 465 sq. m. (5,000 sq. ft.) for lots larger than 8 ha.

B.C. MAL is continuing to develop guidelines for local governments in relation to these types of housing location and size factors.

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