

## **ZONE TITLE: ECO VILLAGE SUSTAINABLE AGRICULTURE (EVSA)**

### **INTENT**

The purpose of the Eco Village Cluster and Eco Village Sustainable Agriculture zones is to combine a cohousing community with sustainable food production. This development allows for more efficient use of land and protection of the agricultural and ecological features of a site off Farm Road in a manner consistent with the rural character of the Town of Portugal Cove-St. Philip's.

Cohousing is a form of collective housing that emphasizes communal living in contrast to the more individualistic lifestyles in traditional housing, particularly the single dwelling unit neighbourhoods that are predominant in this town. Although no cohousing community is exactly alike, there are generally four important characteristics that distinguish this type of housing:

1. Physical design encourages a strong sense of community.
2. Common areas that are designed for daily use and to supplement private living areas.
3. Resident involvement in the recruitment, production and operational processes.
4. Collaborative lifestyles offering inter-dependence, support networks, sociability and security

The Eco Village Sustainable Agriculture zone is intended to provide opportunities for residents of the cohousing community to practice sustainable agricultural practices and participate in collective activities that contribute to building the Eco Village community.

Except as modified by the policies, definitions, use zone tables, and development standards set out in Municipal Amendment No. 17, 2023 and Development Regulations Amendment No. 27, 2023, the policies of the Municipal Plan, 2014-2024 and Development Regulations 2014-2024 apply, including the National Building Code and ancillary standards.

<b>USE ZONE TABLE: ECO VILLAGE SUSTAINABLE AGRICULTURE</b>
<b>Permitted uses:</b> Agri-Tourism; Farm Operation (see condition 1); Farm Retail sales; Forestry; Hobby farm; Open Space, Parks & Trails; Small Farm (homestead);
<b>Discretionary uses:</b> Outdoor market; Retail;

### **DEVELOPMENT STANDARDS**

Development must meet the conditions listed under the definitions for this zone, any other conditions related to these uses as stated below. Applications for development will be reviewed on their merit and decisions made at the discretion of Council.

### **CONDITIONS**

- 1) Farming activities are subject to all applicable requirements by the authorities having jurisdiction, including the Lands and Resources Management Division responsible for agriculture operations.

- 2) For non-Farm Operation agriculture activities, the 'Minimum Separation Distances Between: Non-Livestock/Poultry Farm Operations and Non-Agricultural Land uses' (see Definitions section) apply.
- 3) All farm operations must prepare a Land Management Plan addressing issues of stewardship, sustainability and carrying capacity for the site.

**(Development Regulations Amendment No. 27, 2023)**