

SECTION 7 - AGRICULTURAL ZONES

7.01 AL (AGRICULTURE LOWLAND) ZONE

(1) DESCRIPTION

The AL (AGRICULTURE LOWLAND) ZONE consists of Fraser River valley-bottom land which lies within the AGRICULTURAL LAND RESERVE or is otherwise generally suited to Agriculture.

(2) PERMITTED USES

The following USES shall be the only USES permitted in this ZONE unless specifically permitted elsewhere in this BYLAW by GENERAL or SPECIAL REGULATION.

- (a) ACCESSORY SEASONAL EMPLOYEE RESIDENTIAL USE (subject to Use Regulation) (AB #3584)
- (b) GENERAL AGRICULTURE
- (c) CONDITIONAL AGRICULTURE (subject to Use Regulation)
- (d) INTENSIVE AGRICULTURE
- (e) INCIDENTAL AGRICULTURAL SALES
- (f) ONE-FAMILY RESIDENTIAL
 - (i) single family detached dwelling
 - (ii) manufactured home
- (g) ACCESSORY DWELLING UNIT (subject to Use Regulations)
 - (i) single family detached dwelling
 - (ii) manufactured home
- (h) TEMPORARY ACCESSORY DWELLING (subject to Use Regulations)
 - (i) secondary suite
 - (ii) manufactured home
 - (iii) park model trailer
 - (iv) *coach house* (AB#4343)
- (i) BOARDING
- (j) RURAL ANCILLARY USES
- (k) ACCESSORY HOME OCCUPATION
- (l) COTTAGE INDUSTRY (subject to Use Regulation)
- (m) *SUPPORTIVE RECOVERY HOME USE (subject to Use Regulations) (AB#3950)*

7.01 AL (AGRICULTURE LOWLAND) ZONE (continued)

- (3) LOT SIZE (minimum)
- (a) 7.5ha when land is excluded from the ALR; approved for subdivision within the ALR or exempted from the Agricultural Land Commission Act.
 - (b) 0.809 ha where created by a “boundary adjustment” between 2 or more adjacent parcels to allow for the more efficient use of agricultural land or the better utilization of farm buildings
 - (c) 2000m² Notwithstanding (a) or (b) above, where created by “boundary adjustment” or “homesite severance” if approved by the Land Reserve Commission.
- (4) LOT DIMENSIONS (minimum)
- (a) Where a parcel being created by subdivision fronts on a road or highway, the minimum frontage on the road or highway shall be 10% of the perimeter of the lot or greater unless exempted by the Approving Officer.
- (5) DENSITY (maximum) N/A
- (a) *Shall not exceed one structure for ONE FAMILY RESIDENTIAL USE per lot (AB#3897)*
- (6) LOT COVERAGE (maximum) N/A
- (a) *Farm Home Plate*
 - (i) *Principal One Family Residential Use* 4,000m²
 - (ii) *Additional Residential Uses* 1,000m²
 - (b) Rural Ancillary Use 230m² (AB#4343)
- (7) FLOOR AREA RATIO (maximum) N/A
- (8) SETBACKS (minimum distance to)
- | | FLL | RLL | ISLL | ESLL |
|---|------|------|------|------|
| (a) RESIDENTIAL | 7.5 | 7.5 | 3.0 | 7.5 |
| (b) RURAL ANCILLARY | 7.5 | 3.0 | 3.0 | 7.5 |
| (c) animal enclosures
(not exceeding 10m ² in area) | 7.5 | 3.0 | 3.0 | 7.5 |
| (d) animal enclosures
(exceeding 10m ² in area) | 15.0 | 15.0 | 15.0 | 15.0 |
| (e) manure storage facility; | 30.0 | 30.0 | 30.0 | 30.0 |
| (f) other agricultural buildings; | 7.5 | 7.5 | 3.0 | 7.5 |
| (g) roadside stands | 3.0 | 7.5 | 3.0 | 3.0 |
- (9) SITING

7.01 AL (AGRICULTURE LOWLAND) ZONE (continued)

- (a) Buildings and Structures for INTENSIVE SWINE PRODUCTION shall be sited and constructed in accordance with the Intensive Swine Operation Bylaw, in force from time to time.
- (b) The siting of “roadside stands” shall be subject to approval by the City Engineering Department.
- (c) Dwelling Units and Animal Enclosures shall be separated by a minimum distance of 15.0m.
- (d) Animal enclosures with exhaust fans shall be sited so as to direct fans away from adjacent residences.
- (e) *Farm Home Plate and Dwelling Unit(s) shall be sited as follows:*
 - (i) *No portion of a single family dwelling and/or additional dwelling shall be located farther than 70m from the front or exterior side lot line and no portion of the farm home plate is to be located more than 80m from the front or exterior side lot line; or,*
 - (ii) *No portion of a single family dwelling and/or additional dwelling shall be located farther than 50m from the rear lot line and no portion of the farm home plate is to be located more than 60m from the rear lot line, provided the access driveway is adjacent to a property line. (AB#4343)*

(10) BUILDING HEIGHT (maximum)

- | | |
|----------------------------|-------|
| (a) RESIDENTIAL | 10.0m |
| (b) RURAL ANCILLARY | 6.0m |
| (c) agricultural buildings | N/A |
| (d) roadside stand | 3.0m |

(11) OFF-STREET PARKING N/A

(12) OFF-STREET LOADING N/A

(13) AMENITY AREA (minimum) N/A

(14) FENCING, SCREENING & LANDSCAPING

- (a) Fencing, screening and landscaping shall be provided in accordance with the requirements of Section 5.05 of this BYLAW.

(15) SIGNS

- (a) shall be located and constructed in accordance with the City Sign Bylaw, in force from time to time.

(16) SPECIAL REGULATIONS

7.02 AU (AGRICULTURE UPLAND) ZONE

(1) DESCRIPTION

The AU (AGRICULTURE UPLAND) ZONE consists of upland areas which lie within the AGRICULTURAL LAND RESERVE.

(2) PERMITTED USES

The following USES shall be the only USES permitted in this ZONE unless specifically permitted elsewhere in this BYLAW by GENERAL or SPECIAL REGULATIONS.

- (a) GENERAL AGRICULTURE
- (b) CONDITIONAL AGRICULTURE (Subject to Use Regulation)
- (c) INCIDENTAL AGRICULTURAL SALES
- (d) ONE-FAMILY RESIDENTIAL
 - (i) single family detached dwelling
 - (ii) manufactured home
- (e) ACCESSORY DWELLING UNIT (subject to Use Regulations)
 - (i) single family detached dwelling
 - (ii) manufactured home
- (f) TEMPORARY ACCESSORY DWELLING (subject to Use Regulations)
 - (i) secondary suite
 - (ii) manufactured home
 - (iii) park model trailer
 - (iv) *coach house* (AB#4343)
- (g) BOARDING
- (h) RURAL ANCILLARY USES
 - (i) ACCESSORY HOME OCCUPATION
 - (j) COTTAGE INDUSTRY (subject to Use Regulation)
 - (k) *SUPPORTIVE RECOVERY HOME USE (subject to Use Regulations)* (AB#3950)

(3) LOT SIZE

- (a) 7.5ha when land is excluded from the ALR; approved for subdivision within the ALR or exempted from the Land Reserve Commission Act.
- (b) 0.809 ha where created by a “boundary adjustment” between 2 or more adjacent parcels to allow for the more efficient use of agricultural land or the better utilization of farm buildings.

7.02 AU (AGRICULTURE UPLAND) ZONE (continued)

(c) 2000m² Notwithstanding (a) or (b) above, where created by “boundary adjustment” or “homesite severance” if approved by the Land Reserve Commission.

(4) LOT DIMENSIONS (minimum)

(a) Where a parcel being created by subdivision fronts on a road or highway, the minimum frontage on the road or highway shall be 10% of the perimeter of the lot or greater unless exempted by the Approving Officer.

(5) DENSITY (maximum) N/A

(a) *Shall not exceed one structure for ONE FAMILY RESIDENTIAL USE per lot (AB#3897)*

(6) LOT COVERAGE (maximum) N/A

(a) Rural Ancillary Use 230m² (AB#4343)

(7) FLOOR AREA RATIO (maximum) N/A

(8) SETBACKS (minimum distance to) FLL RLL ISLL ESLL

(a) RESIDENTIAL 7.5 7.5 3.0 7.5

(b) RURAL ANCILLARY 7.5 3.0 3.0 7.5

(c) animal enclosures

(i) not exceeding 10m² in area 7.5 3.0 3.0 7.5

(ii) not exceeding 100m² in area 7.5 7.5 7.5 7.5

(iii) exceeding 100m² in area 15.0 15.0 15.0 15.0

(d) manure storage facility 30.0 30.0 30.0 30.0

(e) other agricultural bldgs 7.5 7.5 3.0 7.5

(f) roadside stand 3.0 7.5 3.0 3.0

(9) SITING

(a) The siting of “roadside stands” shall be subject to approval by the City Engineering Department.

(b) Dwelling units and animal enclosures shall be separated by a minimum distance of 15m.

(c) Animal enclosures with exhaust fans shall be sited so as to direct fans away from adjacent residences.

7.02 AU (AGRICULTURE UPLAND) ZONE (continued)

- (10) BUILDING HEIGHT (maximum)
 - (a) RESIDENTIAL 10.0m
 - (b) RURAL ANCILLARY 6.0m
 - (c) AGRICULTURAL N/A
 - (d) roadside stands 3.0m
- (11) OFF-STREET PARKING N/A
- (12) OFF-STREET LOADING N/A
- (13) AMENITY AREA (minimum) N/A
- (14) FENCING, SCREENING & LANDSCAPING
 - (a) Fencing, screening and landscaping shall be provided in accordance with the requirements of Section 5.05 of this BYLAW.
- (15) SIGNS
 - (a) Shall be located and constructed in accordance with the City Sign Bylaw, in force from time to time.
- (16) SPECIAL REGULATIONS
 - (a) *An Anaerobic Digester shall be permitted only within the property identified as PID: 018-834-043, Lot 2 District Lots 83 and 263 Group 2 New Westminster District Plan LMP17679 as per ALC Resolution #162/2014 dated March 27, 2014 unless otherwise approved by the Agricultural Land Commission.*

(AB#4076)

7.03 AS (AGRICULTURE SMALL LOT) ZONE

(1) DESCRIPTION

The AS (AGRICULTURE SMALL LOT) ZONE consists of land within the AGRICULTURAL LAND RESERVE which is either not situated in the Floodplain and has received prior approval for subdivision by the LRC consistent with the lot size requirements of the ZONE, or can be created by boundary adjustment to allow for the more efficient use of agricultural land or the better utilization of farm buildings for farm purposes, *or can be created by subdivision where land is exempted from the Agricultural Land Reserve Commission Act. (AB#4164)*

(2) PERMITTED USES

The following USES shall be the only USES permitted in this ZONE unless specifically permitted elsewhere in this BYLAW by GENERAL or SPECIAL REGULATIONS.

- (a) GENERAL AGRICULTURE
- (b) CONDITIONAL AGRICULTURE (subject to Use Regulation)
- (c) INCIDENTAL AGRICULTURAL SALES
- (d) ONE-FAMILY RESIDENTIAL
 - (i) single family detached dwelling
 - (ii) manufactured home
- (e) ACCESSORY DWELLING UNIT (subject to Use Regulations)
 - (i) single family detached dwelling
 - (ii) manufactured home
- (f) TEMPORARY ACCESSORY DWELLING (subject to Use Regulations)
 - (i) secondary suite
 - (ii) manufactured home
 - (iii) park model trailer
 - (iv) *coach house (AB#4343)*
- (g) BOARDING
- (h) RURAL ANCILLARY USES
 - (i) ACCESSORY HOME OCCUPATION
 - (j) COTTAGE INDUSTRY (subject to Use Regulation)
 - (k) *SUPPORTIVE RECOVERY HOME USE (subject to Use Regulations) (AB#3950)*

(3) LOT SIZE (minimum)

- (a) *2ha when land is approved for subdivision within the ALR. (AB#4164)*

7.03 AS (AGRICULTURE SMALL LOT) ZONE (continued)

- (b) 0.809 ha where created by “boundary adjustment” between 2 or more adjacent parcels to allow for the more efficient use of agricultural land or better utilization of farm buildings.
- (c) 2000m² Notwithstanding (a) or (b) above, where created by “boundary adjustment” or “homesite severance” if approved by the Land Reserve Commission, *or where created by subdivision if the land is exempted from the Agricultural Land Reserve Commission Act, and is served by a community water system in accordance with the Sanitary Sewer Bylaw, in force from time to time.* (AB#4164)

(4) LOT DIMENSIONS

- (a) Where a parcel being created by subdivision fronts on a road or highway, the minimum frontage on the road or highway shall be 10% of the perimeter of the lot or greater unless exempted by the Approving Officer.

(5) DENSITY (maximum) N/A

- (a) *Shall not exceed one structure for ONE FAMILY RESIDENTIAL USE per lot (AB#3897)*

(6) LOT COVERAGE (maximum) N/A

- (a) *Farm Home Plate*
 - (i) *Principal One Family Residential Use* 4,000m²
 - (ii) *Additional Residential Uses* 1,000m²
- (b) Rural Ancillary Use 230m² (AB#4343)

(7) FLOOR AREA RATIO (maximum) N/A

(8) SETBACKS (minimum distance to) FLL RLL ISLL ESLL

- | | | | | | |
|-----|--|------|------|------|------|
| (a) | RESIDENTIAL | 7.5 | 7.5 | 3.0 | 7.5 |
| (b) | RURAL ANCILLARY | 7.5 | 3.0 | 3.0 | 7.5 |
| (c) | animal enclosures | | | | |
| | (i) not exceeding 10m ² in area | 7.5 | 3.0 | 3.0 | 7.5 |
| | (ii) not exceeding 100m ² in area | 7.5 | 7.5 | 7.5 | 7.5 |
| | (iii) exceeding 100m ² in area | 15.0 | 15.0 | 15.0 | 15.0 |
| (d) | manure storage facility | 30.0 | 30.0 | 30.0 | 30.0 |
| (e) | other AGRICULTURAL | 7.5 | 7.5 | 3.0 | 7.5 |
| (f) | roadside stands | 3.0 | 7.5 | 3.0 | 3.0 |

7.03 AS (AGRICULTURE SMALL LOT) ZONE (continued)

(9) SITING

- (a) The siting of “roadside stands” shall be subject to approval by the City Engineering Department.
- (b) Dwelling Units and Animal Enclosures shall be separated by a minimum distance of 15m.
- (c) Animal enclosures with exhaust fans shall be sited so as to direct fans away from adjacent residences.
- (d) *Farm Home Place and Dwelling Unit(s) shall be sited as follows:*
 - (i) *No portion of a single family dwelling and/or additional dwelling shall be located farther than 70m from the front or exterior side lot line and no portion of the farm home plate is to be located more than 80m from the front or exterior side lot line; or,*
 - (ii) *No portion of a single family dwelling and/or additional dwelling shall be located farther than 50m from the rear lot line and no portion of the farm home plate is to be located more than 60m from the rear lot line, provided the access driveway is adjacent to a property line. (AB#4343)*

(10) BUILDING HEIGHT (maximum)

- | | |
|---------------------|-------|
| (a) RESIDENTIAL | 10.0m |
| (b) RURAL ANCILLARY | 6.0m |
| (c) AGRICULTURAL | N/A |
| (d) roadside stand | 3.0m |

(11) OFF-STREET PARKING N/A

(12) OFF-STREET LOADING N/A

(13) AMENITY AREA (minimum) N/A

(14) FENCING, SCREENING & LANDSCAPING

- (a) Fencing, screening and landscaping shall be provided in accordance with the requirements of Section 5.05 of this BYLAW.

(15) SIGNS

- (a) Shall be located and constructed in accordance with the City Sign Bylaw, in force from time to time.

(16) SPECIAL REGULATIONS N/A

7.04 AR (AGRICULTURE RESIDENTIAL) ZONE

(1) DESCRIPTION

The AR (AGRICULTURE RESIDENTIAL) Zone consists of land within the AGRICULTURAL LAND RESERVE which has received prior approval for homesite severance by the LAND RESERVE COMMISSION consistent with the lot size requirement of the zone/or can be created by boundary adjustment to allow for the more efficient use of agricultural land or the better utilization of farm buildings for farm purposes or which, on December 21, 1972, was by separate certificate of title issued under the Land Registry Act, less than .809 ha (2 acres) in area.

(2) PERMITTED USES

The following uses shall be the only uses permitted in this ZONE unless specifically permitted elsewhere in this BYLAW by GENERAL or SPECIAL REGULATION.

- (a) RESTRICTED AGRICULTURE (subject to Special Regulations)
- (b) INCIDENTAL AGRICULTURAL SALES
- (c) ONE-FAMILY RESIDENTIAL
 - (i) single family detached dwelling
 - (ii) manufactured home
- (d) TEMPORARY ACCESSORY DWELLING (subject to Use Regulations)
 - (i) secondary suite
 - (ii) manufactured home
 - (iii) park model trailer
 - (iv) *coach house* (AB#4343)
- (e) BOARDING
- (f) RURAL ANCILLARY USE
- (g) ACCESSORY HOME OCCUPATION
- (h) COTTAGE INDUSTRY (subject to Use Regulation)
- (i) *SUPPORTIVE RECOVERY HOME USE (subject to Use Regulations)* (AB#3950)

(3) LOT SIZE (minimum)

- (a) 1 ha
- (b) 0.809 ha where such property was zoned AR prior to July 9, 2001
- (c) 1500m² where such property was zoned AR prior to July 9, 2001 and is served by a community water system

(4) LOT DIMENSIONS (minimum)

- | | WIDTH | DEPTH |
|------------------|-------|-------|
| (a) For all USES | 25m | 50m |

7.04 AR (AGRICULTURE RESIDENTIAL) ZONE (continued)

- (5) DENSITY (maximum) N/A
 (a) *Shall not exceed one structure for ONE FAMILY RESIDENTIAL USE per lot. (AB#3897)*
- (6) LOT COVERAGE (maximum)
 (a) *Farm Home Plate*
 (i) *Principal One Family Residential Use* 4,000m²
 (ii) *Additional Residential Uses* 1,000m²
 (b) RURAL ANCILLARY 230m² (AB#4343)
 (c) Animal enclosures 100m²
- (7) FLOOR AREA RATIO (maximum) N/A
- (8) SETBACKS (minimum distance to) FLL RLL ISLL ESLL
 (a) RESIDENTIAL 7.5 7.5 2.0 7.5
 (b) RURAL ANCILLARY 7.5 3.0 2.0 7.5
 (c) animal enclosures
 (i) not exceeding 10m² in area 7.5 3.0 3.0 7.5
 (ii) exceeding 10m² in area 7.5 7.5 7.5 7.5
 (d) manure storage 15.0 15.0 15.0 15.0
 (e) other AGRICULTURAL 7.5 7.5 3.0 7.5
 (f) roadside stands 3.0 7.5 3.0 3.0
- (9) SITING
 (a) The siting of “roadside stands” shall be subject to approval by the City Engineering Department.
 (b) Dwelling Units and Animal Enclosures shall be separated by a minimum distance of 15m.
 (c) *Farm Home Plate and Dwelling Unit(s) shall be sited as follows:*
 (i) *No portion of a single family dwelling and/or additional dwelling shall be located farther than 70m from the front or exterior side lot line and no portion of the farm home plate is to be located more than 80m from the front or exterior side lot line; or,*
 (ii) *No portion of a single family dwelling and/or additional dwelling shall be located farther than 50m from the rear lot line and no portion of the farm home plate is to be located more than 60m from the rear lot line, provided the access driveway is adjacent to a property line. (AB#4343)*
- (10) BUILDING HEIGHT (maximum)

7.04 AR (AGRICULTURE RESIDENTIAL) ZONE (continued)

- | | | |
|------|---|-------|
| (a) | RESIDENTIAL | 10.0m |
| (b) | RURAL ANCILLARY | 6.0m |
| (c) | AGRICULTURAL | 10.0m |
| (d) | roadside stands | 3.0m |
| (11) | OFF-STREET PARKING | N/A |
| (12) | OFF-STREET LOADING | N/A |
| (13) | AMENITY AREA (minimum) | N/A |
| (14) | FENCING, SCREENING & LANDSCAPING | |
| (a) | Fencing, screening and landscaping shall be provided in accordance with the requirements of Section 5.05 of this BYLAW. | |
| (15) | SIGNS | |
| (a) | Shall be located and constructed in accordance with the City Sign Bylaw, in force from time to time. | |
| (16) | SPECIAL REGULATIONS | |
| (a) | RESTRICTED AGRICULTURE - animal enclosures shall not exceed a combined total floor area of 100m ² . | |

7.05 AR–A (AGRICULTURE RESIDENTIAL - ACCESSORY) ZONE

(1) DESCRIPTION

The AR-A (AGRICULTURE RESIDENTIAL – ACCESSORY) Zone consists of land within the AGRICULTURAL LAND RESERVE which, on December 21, 1972, was by separate certificate of title issued under the Land Registry Act, less than .809 ha (2 acres) in area or which has received prior approval of the LAND RESERVE COMMISSION for construction of an ACCESSORY DWELLING UNIT.

(2) PERMITTED USES

The following uses shall be the only uses permitted in this ZONE unless specifically permitted elsewhere in this BYLAW by GENERAL or SPECIAL REGULATION.

- (a) RESTRICTED AGRICULTURE (subject to Special Regulations)
- (b) INCIDENTAL AGRICULTURAL SALES
- (c) ONE-FAMILY RESIDENTIAL
 - (i) single family detached dwelling
 - (ii) manufactured home
- (d) ACCESSORY DWELLING (subject to Use Regulations)
 - (i) secondary suite
 - (ii) manufactured home
 - (iii) *coach house* (AB#4343)
- (e) BOARDING
- (f) RURAL ANCILLARY USE
- (g) ACCESSORY HOME OCCUPATION
- (h) COTTAGE INDUSTRY (subject to Use Regulation)
- (i) *SUPPORTIVE RECOVERY HOME USE (subject to Use Regulations) (AB#3950)*

(3) LOT SIZE (minimum)

- (a) 1 ha
- (b) 0.809 ha where such property was zoned AR prior to July 9, 2001
- (c) 1500m² where such property was zoned AR prior to July 9, 2001 and is served by a community water system
- (d) the maximum lot size to which this zone can apply shall be .809 ha

(4) LOT DIMENSIONS (minimum)

	WIDTH	DEPTH
--	-------	-------

- | | | |
|------------------|-----|-----|
| (a) For all USES | 25m | 50m |
|------------------|-----|-----|

7.05 AR-A (AGRICULTURE RESIDENTIAL – ACCESSORY) ZONE (continued)

- (5) DENSITY (maximum) N/A
- (a) *Shall not exceed one structure for ONE FAMILY RESIDENTIAL USE per lot (AB#3897)*
- (6) LOT COVERAGE (maximum)
- (a) *Farm Home Plate*
- | | |
|---|---------------------|
| (i) <i>Principal One Family Residential Use</i> | 4,000m ² |
| (ii) <i>Additional Residential Uses</i> | 1,000m ² |
- (b) RURAL ANCILLARY 230m² (AB#4343)
- (c) Animal enclosures 100m²
- (7) FLOOR AREA RATIO (maximum) N/A
- (8) SETBACKS (minimum distance to)
- | | FLL | RLL | ISLL | ESLL |
|--|------|------|------|------|
| (a) RESIDENTIAL | 7.5 | 7.5 | 2.0 | 7.5 |
| (b) RURAL ANCILLARY | 7.5 | 3.0 | 2.0 | 7.5 |
| (c) animal enclosures | | | | |
| (i) not exceeding 10m ² in area | 7.5 | 3.0 | 3.0 | 7.5 |
| (ii) exceeding 10m ² in area | 7.5 | 7.5 | 7.5 | 7.5 |
| (d) manure storage | 15.0 | 15.0 | 15.0 | 15.0 |
| (e) other AGRICULTURAL | 7.5 | 7.5 | 3.0 | 7.5 |
| (f) roadside stands | 3.0 | 7.5 | 3.0 | 3.0 |
- (9) SITING
- (a) The siting of “roadside stands” shall be subject to approval by the City Engineering Department.
- (b) Dwelling Units and Animal Enclosures shall be separated by a minimum distance of 15m.
- (c) *Farm Home Plate and Dwelling Unit(s) shall be sited as follows:*
- (i) *No portion of a single family dwelling and/or additional dwelling shall be located farther than 70m from the front or exterior side lot line and no portion of the farm home plate is to be located more than 80m from the front or exterior side lot line; or,*
- (ii) *No portion of a single family dwelling and/or additional dwelling shall be located farther than 50m from the rear lot line and no portion of the farm home plate is to be located more than 60m from the rear lot line, provided the access driveway is adjacent to a property line. (AB#4343)*

7.05 AR-A (AGRICULTURE RESIDENTIAL – ACCESSORY) ZONE (continued)

- (10) BUILDING HEIGHT (maximum)
 - (a) RESIDENTIAL 10.0m
 - (b) RURAL ANCILLARY 6.0m
 - (c) AGRICULTURAL 10.0m
 - (d) roadside stands 3.0m
- (11) OFF-STREET PARKING N/A
- (12) OFF-STREET LOADING N/A
- (13) AMENITY AREA (minimum) N/A
- (14) FENCING, SCREENING & LANDSCAPING
 - (a) Fencing, screening and landscaping shall be provided in accordance with the requirements of Section 5.05 of this BYLAW.
- (15) SIGNS
 - (a) Shall be located and constructed in accordance with the City Sign Bylaw, in force from time to time.
- (16) SPECIAL REGULATIONS
 - (a) RESTRICTED AGRICULTURE - animal enclosures shall not exceed a combined total floor area of 100m².

7.06 AC (AGRICULTURE COMMERCIAL) ZONE

(1) DESCRIPTION

The AC (AGRICULTURE COMMERCIAL) ZONE consists of land which owing to its location within or adjacent to agricultural areas is suitable for the manufacturing, processing or sale of agriculture or related products.

(2) PERMITTED USES

The following USES shall be the only USES permitted in this ZONE unless specifically permitted elsewhere in this BYLAW by GENERAL or SPECIAL REGULATION.

- (a) GENERAL AGRICULTURE
- (b) CONDITIONAL AGRICULTURE (subject to Use Regulation)
- (c) AGRICULTURAL SALES
- (d) COMMERCIAL AGRICULTURE
- (e) ONE-FAMILY RESIDENTIAL
 - (i) single family detached dwelling
 - (ii) manufactured home
- (f) ACCESSORY DWELLING UNIT (subject to Use Regulations)
 - (i) single family detached dwelling
 - (ii) manufactured home
- (g) TEMPORARY ACCESSORY DWELLING (subject to Use Regulations)
 - (i) secondary suite
 - (ii) manufactured home
 - (iii) park model trailer
 - (iv) *coach house* (AB#4343)
- (h) BOARDING
- (i) RURAL ANCILLARY USES
- (j) ACCESSORY HOME OCCUPATION
- (k) COTTAGE INDUSTRY (subject to Use Regulation)
- (l) *SUPPORTIVE RECOVERY HOME USE (subject to Use Regulations) (AB#3950)*

(3) LOT SIZE

- (a) 2ha when land is excluded from the ALR: approved for subdivision within the ALR or exempted from the Land Reserve Commission Act.
- (b) .809 ha where created by “boundary adjustment” between 2 or more adjacent parcels to allow for the more efficient use of agricultural land or better utilization of farm buildings.

7.06 AC (AGRICULTURE COMMERCIAL) ZONE (continued)

- (c) 2000m² Notwithstanding (a) or (b) above, where created by “boundary adjustment” or “homesite severance” if approved by the Land Reserve Commission.
- (4) LOT DIMENSIONS (minimum) WIDTH DEPTH
- (a) For all USES 50m 50m
- (5) DENSITY (maximum) N/A
- (a) *Shall not exceed one structure for ONE FAMILY RESIDENTIAL USE per lot (AB#3897)*
- (6) LOT COVERAGE (maximum)
- (a) *Farm Home Plate*
- (i) *Principal One Family Residential Use* 4,000m²
- (ii) *Additional Residential Uses* 1,000m²
- (b) RURAL ANCILLARY 230m² (AB#4343)
- (c) total all buildings and structures 20%
- (7) FLOOR AREA RATIO (maximum) N/A
- (8) SETBACKS (minimum distance to) FLL RLL ISLL ESLL
- (a) RESIDENTIAL 7.5 7.5 3.0 7.5
- (b) RURAL ANCILLARY 7.5 3.0 3.0 7.5
- (c) animal enclosures
- (i) not exceeding 10m² in area 7.5 3.0 3.0 7.5
- (ii) not exceeding 100m² in area 7.5 7.5 7.5 7.5
- (iii) exceeding 100m² in area 15.0 15.0 15.0 15.0
- (d) manure storage facility 30.0 30.0 30.0 30.0
- (e) other AGRICULTURAL 7.5 7.5 3.0 7.5
- (f) COMMERCIAL AGRICULTURE 7.5 7.5 3.0 7.5
- (g) roadside stands 3.0 7.5 3.0 3.0
- (9) SITING
- (a) The siting of “roadside stands” shall be subject to approval of the City Engineering Department;
- (b) Dwelling Units and Animal Enclosures shall be separated by a minimum distance of 15m.

7.06 AC (AGRICULTURE COMMERCIAL) ZONE (continued)

- (c) *Farm Home Plate and Dwelling Unit(s) shall be sited as follows:*
 - (i) *No portion of a single family dwelling and/or additional dwelling shall be located farther than 70m from the front or exterior side lot line and no portion of the farm home plate is to be located more than 80m from the front or exterior side lot line; or,*
 - (ii) *No portion of a single family dwelling and/or additional dwelling shall be located farther than 50m from the rear lot line and no portion of the farm home plate is to be located more than 60m from the rear lot line, provided the access driveway is adjacent to a property line. (AB#4343)*

(10) **BUILDING HEIGHT (maximum)**

- (a) AGRICULTURAL 15.0m
- (b) RURAL ANCILLARY 6.0m
- (c) RESIDENTIAL 10.0m
- (d) COMMERCIAL AGRICULTURE 10.0m
- (e) roadside stands 3.0m

(11) **OFF-STREET PARKING**

- (a) 2 spaces per dwelling unit
- (b) 1 space per employee not residing on the farm
- (c) 1 space per 20m² sales floor area

(12) **OFF-STREET LOADING (minimum)** N/A

(13) **AMENITY AREA (minimum)** N/A

(14) **FENCING, SCREENING & LANDSCAPING**

- (a) Fencing, screening and landscaping shall be provided in accordance with the requirements of Section 5.05 of this BYLAW.

(15) **SIGNS**

- (a) Shall be located and constructed in accordance with the City Sign Bylaw, in force from time to time.

(16) **SPECIAL REGULATIONS**

- (a) *A soils business shall be permitted only within the properties identified as:*

7.06 AC (AGRICULTURE COMMERCIAL) ZONE (continued)

- (i) *PID: 012-871-613, Parcel "P" (Reference Plan 6861) District Lot 292 Group 2 Except Firstly: Part 1.003 Acre more or less (Statutory Right of Way Plan 11268) Secondly: Part .139 Acre more or less (Statutory Right of Way Plan 12006) Thirdly: Part .292 Acre more or less (Statutory Right of Way Plan 12006) Fourthly: Parcel "One" (Statutory Right of Way Plan 12006) Fifthly: Part .70 Acre more or less (Highway Plan 28393) New Westminster District Plan; and,*
- (ii) *PID: 012-871-656, Parcel One (Reference Plan 7346) North West Quarter Section 18 Township 23 New Westminster District,*
as per ALC Resolution #88/2018 dated March 21, 2018 unless otherwise approved by the Agricultural Land Commission. (AB#4635)

7.07 AFP (AGRICULTURAL FOOD PROCESSING) ZONE

(1) DESCRIPTION

The AFP (AGRICULTURAL FOOD PROCESSING) ZONE consists of land within the Agricultural Land Reserve which, owing to its location relative to major transportation corridors, is suitable for the processing, storage and distribution of agricultural and food products.

(2) PERMITTED USES

The following USES shall be the only USES permitted in this ZONE unless specifically permitted elsewhere in this BYLAW by GENERAL or SPECIAL REGULATION.

- (a) GENERAL AGRICULTURE
- (b) FOOD PROCESSING
- (c) WAREHOUSING (Subject to Special Regulation)
- (d) ACCESSORY DWELLING UNIT (Subject to Use Regulation and Siting)
- (e) ACCESSORY OFFICE AND SALES (AB#3491)
- (f) ACCESSORY HOME OCCUPATION (AB#4015)

(3) LOT SIZE (minimum)

- (a) 0.4 ha (AB #3491)

(4) LOT DIMENSIONS (minimum) WIDTH DEPTH

- (a) For all USES 40m 40m (AB #3491)

(5) DENSITY (maximum) N/A

(6) LOT COVERAGE (maximum)

- (a) total all buildings and structures 50%

(7) FLOOR AREA RATIO (maximum) N/A

(8) SETBACKS (minimum distance to) FLL RLL ISLL ESLL

- (a) animal enclosures 15.0 15.0 15.0 15.0
- (b) manure storage facility 30.0 30.0 30.0 30.0
- (c) other AGRICULTURAL 7.5 7.5 3.0 7.5
- (d) All Other Buildings 6.0 6.0 6.0* 6.0
 *(Subject to Special Regulation) (AB #3491)

(9) SITING

- (a) An Accessory Dwelling Unit shall be within the same building as the principal use and shall be limited one per lot.

7.07 AFP (AGRICULTURAL FOOD PROCESSING) ZONE (continued)

- (10) BUILDING HEIGHT (maximum)
- (a) All Buildings 15m
- (11) OFF-STREET PARKING
- (a) Shall be developed in accordance with the requirements of Section 5.13 of this BYLAW.
- Shall provide at least the following number of spaces:
- (i) 1 space per Accessory Dwelling Unit
- (ii) 1 space per 200m² storage or workshop
- (iii) 1 space per 40m² office
- (12) OFF-STREET LOADING (minimum)
- (a) Shall be developed in accordance with the requirements of Section 5.12 of this BYLAW.
- Shall provide at least the following number of spaces:
- (i) 1 space per 2500m² or portion thereof
- (13) AMENITY AREA (minimum) N/A
- (14) FENCING, SCREENING & LANDSCAPING
- (a) Fencing, screening and landscaping shall be provided in accordance with the requirements of Section 5.05 of this BYLAW.
- (15) SIGNS
- (a) Shall be located and constructed in accordance with the City Sign Bylaw, in force from time to time.
- (16) SPECIAL REGULATIONS
- (a) Uses shall be limited to agriculture or food processing industries consistent with ALC Resolution #50/2004 unless otherwise approved by the Agricultural Land Commission.
- (b) A Warehousing Use shall be limited to the storage and distribution of agricultural and food products.
- (c) The ISLL setback may be reduced to “0” provided that the “0” setback is adjacent to a property in the same zone and that the opposite ISLL setback is 6m. (AB #3491)

(AB #3218)