

7-H-4

AGENDA ITEM NO:

MEETING DATE:

June 6, 2017

STAFF REPORT – COVER SHEET

SUBJECT:	City of Chilliwack Zoning and OCP text amendments – Farm Home Plate regulation	DATE:	May 18, 2017
DEPARTMENT:	Planning & Strategic Initiatives RZ 1061 / OCP 00029	PREPARED BY:	Karen Stanton 

1. SUMMARY OF ISSUE:

Amendments to the City's Zoning Bylaw and Official Community Plan are proposed to regulate the siting and area occupied by residential and related uses (farm home plate) on farmland, in keeping with Chilliwack's Agricultural Area Plan and provincial legislation (Agriculture Land Reserve Use Subdivision and Procedure Regulation). The overall intent of the proposed amendments is to minimize the impact of non-farm buildings on agricultural land and protect agricultural land for agricultural purposes. The amendments reflect direction from Council, extensive stakeholder consultation, and recommendations from the City's Agricultural and Rural Advisory Committee and Affordable Housing and Development Advisory Committee.

2. RECOMMENDATION:

Recommendation that "Official Community Plan Bylaw Amendment Bylaw 2017, No. 4342," which proposes to amend the Official Community Plan by adding a new Development Permit Area No. 9 – Farm Home Plate, and DPA Map 9 Farm Home Plate, be given first and second reading; and further that a Public Hearing be called for June 20, 2017 (OCP00029)

Recommendation that "Zoning Bylaw Amendment Bylaw 2017, No. 4343", a proposed text amendment to Sections 2, 6, 7, 8, and 9 of the Zoning Bylaw, to regulate residential uses on agricultural and rural land, and in the R1-C (One Family Residential – Accessory) Zone be given first and second reading; and further, that a Public Hearing be called for June 20, 2017 (RZ001061)



David Blain
Director of Planning & Engineering

**3. CHIEF ADMINISTRATIVE OFFICER'S
RECOMMENDATION/COMMENTS:**

Supports recommendation.



Peter Monteith, CAO.

STAFF REPORT ON
Zoning & OCP Amendments – Farm Home Plate Regulation

PREPARED BY: Karen Stanton

DATE: May 18, 2017

POSITION: Manager, Long Range Planning

DEPARTMENT: Planning & Strategic Initiatives

1. DEFINITION OF ISSUE:

Amendments to the City's Zoning Bylaw and Official Community Plan are proposed to regulate the siting and area occupied by residential and related uses (farm home plate) on farmland, in keeping with Chilliwack's Agricultural Area Plan and provincial legislation (Agriculture Land Reserve Use Subdivision and Procedure Regulation). The overall intent of the proposed amendments is to minimize the impact of non-farm buildings on agricultural land and protect agricultural land for agricultural purposes. The amendments reflect direction from Council, extensive stakeholder consultation, and recommendations from the City's Agricultural and Rural Advisory Committee and Affordable Housing and Development Advisory Committee.

2. BACKGROUND:

- 2.1 Farm home plate regulation is identified in Chilliwack's Agricultural Area Plan and Official Community Plan as a way to minimize the impact of non-farm buildings on agricultural land and protect agricultural land for agricultural purposes. At the request of Council, options for regulating a farm home plate (the siting and area occupied by residential and related uses) on valley floor farmland have been under review since fall 2015. The proposed bylaw amendments reflect extensive stakeholder consultation and recommendations from the City's Agricultural and Rural Advisory Committee and the Affordable Housing and Development Advisory Committee.
- 2.2 On June 9, 2016, Council received a report (copy attached) and recommendations for establishing a farm home plate, in support of the Agricultural Area Plan. The recommendations followed extensive consultation with property owners and other stakeholders, including property owners, the Agricultural and Rural Advisory Committee and the Chilliwack Agriculture Commission. Following Council discussion, the report was referred back to Staff, requesting an approach that would allow greater flexibility and provide greater certainty with respect to supportable variations in siting.
- 2.3 In Fall 2016 Staff presented a revised farm plate approach to the Agricultural and Rural Advisory Committee and Affordable Housing and Development Advisory Committee, involving:
 - (1) Zoning bylaw amendments to regulate the siting and size of farm home plates, as previously recommended;
 - (2) Official Community Plan amendment to establish a new development permit area for the protection of farming, with guidelines for supportable variations on siting;

- (3) Delegation Authority Bylaw amendment to delegate the authority to approve development permits under this new development permit area to the Director of Planning and Engineering; and
- (4) Development Application Fee Bylaw amendment to establish a \$110 development permit fee for delegated development permit area 9 approval

3 FACTORS:

3.1 The proposed zoning bylaw amendments are as follows:

To incorporate recent changes to the Agricultural Land Commission's land use regulations:

- Amend definition of coach house to include dwelling units up to 100 m² above existing buildings on properties in the ALR assessed as farm, and on rural zoned properties outside of the ALR;
- Replace “residential conversion structure” with “coach house” as a permitted use in all agricultural and rural zones, and include a provision for a “garden suite” in rural zones (not affected by floodplain requirements).

To regulate the siting and area of farm home plates on valley floor farmland:

- Add definition for “farm home plate;”
- Add maximum setbacks from front or exterior side property line to rear of home (70 m) and rear of home plate (80m); or from rear property line to front of home (50 m) and front of home plate (60 m), provided the access driveway is adjacent to a property line;
- Add maximum farm home plate coverage for one family residential (4000m²); and 1000 m² for additional dwellings, as permitted by the ALR land use regulations and zoning bylaw.
- In conjunction with the farm home plate regulation, which limits total area occupied by residential uses, and limits the size of dwelling units above existing buildings, increase the maximum area occupied by rural ancillary uses from 100 m² to 230 m² to better suit the needs of agricultural and rural property owners. This is proposed, as there have been close to 70 variance requests since 2003 (60 since 2010) where the average request was for an increase to 230 m² and 98% of these were approved.

3.2 As it is difficult to establish standards that fit all circumstances due to varying site characteristics and constraints, a new development permit area is proposed, with guidelines to support variances in farm home plate siting which still meet the objectives for minimizing the impact of residences on agricultural land and the retention of agricultural land for agriculture. Development permit issuance would be coordinated with building permit review to minimize development timelines. Delegation of the authority to approve these development permits to the Director would help to streamline the approval, with a nominal fee of \$110 fee to provide for cost recovery, similar to other development permits approved by delegation. With this process, there would be no public information meetings or notifications, and referral to the Agricultural and Rural Advisory Committee would not be required, as the development permit guidelines (already reviewed by the Committee) outline approvable variations in siting.

3.3 With this approach, the following process would apply to new building permit applications for homes on ALR property:

- Application meets zoning bylaw – goes to building permit review; or
- Application does not meet zoning bylaw but is within guidelines for support – Director sign-off of DP; or
- Application does not meet zoning bylaw nor DP guidelines for support – DP requires Council approval.

3.4 On October 12, and December 21, 2016, respectively, the Agricultural and Rural Advisory Committee and the Affordable Housing and Development Advisory Committees met and passed unanimous motions in support of the proposed approach to farm home plate regulation, with the recommendation that the farm home plate for the principle dwelling be allowed to occupy up to 1 acre (4000 m²), regardless of the size of parcel of land.

4. RECOMMENDATIONS & SUBSTANTIATION:

Recommendation that “Official Community Plan Bylaw Amendment Bylaw 2017, No. 4342,” which proposes to amend the Official Community Plan by adding a new Development Permit Area No. 9 – Farm Home Plate, and DPA Map 9 Farm Home Plate, be given first and second reading; and further that a Public Hearing be called for June 20, 2017 (OCP00029)

Recommendation that “Zoning Bylaw Amendment Bylaw 2017, No. 4343”, a proposed text amendment to Sections 2, 6, 7, 8, and 9 of the Zoning Bylaw, to regulate residential uses on agricultural and rural land, and in the R1-C (One Family Residential – Accessory) Zone be given first and second reading; and further, that a Public Hearing be called for June 20, 2017 (RZ001061)

Substantiation:

Farm home plate regulation is identified in the Agricultural Area Plan as a way to minimize the impact of buildings on agricultural land and protect agricultural land for agricultural purposes. Proposed bylaw amendments reflect recommendations from the Agricultural and Rural Advisory Committee and the Affordable Housing and Development Advisory Committee, following extensive community consultation. Establishment of a development permit area and delegation of development permit approval to Staff allows for a streamlined approach for dealing with cases where standards cannot be met but are technically supportable.

TEMPORARY USE PERMITS

A Temporary Use Permit may be issued to accommodate entrepreneurs on short-term business opportunities or property owners for a specific, approved use for a defined duration. All activities and uses, other than those permitted in the zoning bylaw, shall require a temporary use permit issued under the OCP, and this requirement applies to the municipality as a whole.

Purpose of Temporary Use Permit

- a) Provide short term economic opportunities
- b) Ensure the long-term planning policy for the subject area is not affected
- c) Balance public and private interests
- d) Maintain compatibility with the surrounding developments

Permit Guidelines/Conditions

- Permits may allow a temporary use approved by the City to operate up to three years and could be considered for renewal once for any further period up to three years.
- The subject temporary use shall not precipitate public health and safety hazards or cause environmental degradation.
- Where potential risks to public health and safety or environmental quality exist or are anticipated, the applicant shall resolve them to the satisfaction of the City and other concerned authorities before the proposed temporary use or development is approved.
- Where warranted, environmental protection, post-development site restoration and nuisance abatement measures, including noise abatement, operation hours and season, duration of permitted use, traffic management,

parking, property security, performance security, and establishing buffers and screens, may be required.

- Upon the expiration of the Temporary Use Permit, the subject temporary use shall cease to operate and the concerned land may need to be restored to the conditions prior to the temporary use or in accordance with the terms specified in the original permit.

DEVELOPMENT PERMIT AREAS

Development Permits play a key role in bringing OCP policies to the ground level when current development proposals are evaluated. Where the OCP policies are strong in direction, strategy and process, development permits are focused on specific concerns and challenges of current development and practical solutions. Under Section 488 of the *BC Local Government Act*, the OCP has established eight development permit areas (DPA) for the following purposes:

- protection of the City's drinking water sources – aquifers and watersheds (DPA 1)
- protection of development from hazardous hillside conditions and environmentally sensitive areas (DPA 2 and DPA 3);
- protection of the natural environment, especially riparian areas (DPA 3);
- form and character guidelines for downtown development (DPA 4)
- form and character guidelines for hillside residential (DPA 8), multi-family residential, mixed commercial-residential (DPA 5 and DPA 6), and industrial developments (DPA 7).
- **farm home plate (DPA 9)**

12.1 Utilize a range of design tools to reduce apparent building height and mass. Options include:

- Stepping the building foundation to reduce site grading and retaining requirements (i.e. buildings should be set into the hillside and integrated with the natural slope conditions);
- Avoiding single vertical planes in excess of two storeys;
- Varying rooflines;
- Articulating buildings;
- Avoiding unbroken expanses of wall;
- Designing buildings in smaller components that appear to fit with the natural topography of the site;
- Designing roof pitches to reflect the slope of the natural terrain (i.e. angling roof pitches at slopes that are similar to those of adjacent slopes).

A “farm home plate” is an area of the property where all residential and related buildings, structures, and activities are clustered, leaving the balance of the property for agricultural use. This includes homes and ancillary uses, including detached garages or carports, attached or detached household greenhouses or sunrooms, residential related workshops, tool and storage sheds, artificial ponds not serving farm drainage or irrigation needs and landscaped areas associated with the residential use, recreation areas including but not limited to tennis courts and pools, and septic tanks and other related facilities, excluding sewerage disposal fields.

- The following activities are exempted from the requirement to obtain a DP:
 - Agricultural activities including farm related buildings and driveways for equipment operation (e.g. silos, barns, greenhouses, etc.)
 - Development of a residential unit above an existing building, where permitted.

Development Permit Area 9 – Farm Home Plate

Description and Exemptions

DPA 9 is designated under Section 488 (1)(c) of the *Local Government Act*, for the protection of farming, and comprises all valley floor farmland, as shown on DPA Map 9.

- Within the designated area, the following activities will require a development permit prior to commencement:
 - construction of a residential building, structures, or residential amenities which do not conform with the established Zoning Bylaw siting regulations for a farm home plate.

Rationale for DPA Establishment

Residences and other farm buildings on agricultural land may reduce the amount of land available for agricultural production; make production less efficient; or place limits on agricultural operations on adjacent properties. The City's zoning standards for the siting and area of farm home plates are intended to minimize the impact of residences and related buildings and activities on agricultural land and ensure agricultural land is retained for agriculture in the long term. However, as these standards may not be achievable due to specific site characteristics, this development permit area provides for alternative home plate siting, in keeping with established guidelines.

Objectives

- To minimize the impact of residences and related buildings and activities on agricultural land
- To retain agricultural land for agricultural uses in the long term

Guidelines

1. Alternative siting for a farm home plate is supportable with the goal of using a minimum farm land area as possible:

- a. Variations in siting are desired to allow the clustering of farm homes with farm buildings for efficiency or security of operations (e.g. to tend dairy cows or to watch over valuable equipment);
- b. Construction of a home is proposed to take place on higher ground to meet floodplain requirements or avoid a hazardous area;
- c. Increased maximum setbacks for an equivalent home plate are warranted due to narrow or irregular shaped lots, including panhandle lots;
- d. A home must be located adjacent to a septic field and/or disposal field that cannot be situated within the home plate area due to ground conditions;
- e. Easements utility corridors, riparian areas, or other physical features prevent the location of a farm plate within the area established by the zoning bylaw;
- f. A shared driveway to support farm operations and a house are proposed (dual purpose);
- g. For minor additions to existing homes which may not conform to farm home plate standards established by the zoning bylaw.

2. Proposals will not be supported to:

- a. Facilitate increases in total allowable farm home plate area under the zoning bylaw;
- b. Allow placement of a home outside of a farm home plate area for reasons that do not support farming of the parcel (e.g. for aesthetic reasons personal preference, or where no physical impediments exist (e.g. watercourse, utility corridor, etc.); or,
- c. Locate the home in the middle of the property.

COMPREHENSIVE PLANS

The Downtown Land Use and Development Plan is attached and forms part of this bylaw as Schedule D1, entitled "Downtown Land Use and Development Plan."

The Eastern Hillsides Comprehensive Development Plan is attached and forms part of this bylaw as Schedule D2, entitled "Eastern Hillsides Comprehensive Development Plan."

The Agricultural Area Plan is attached and forms part of this bylaw as Schedule D3, entitled "Agricultural Area Plan."

The Alder Neighbourhood Plan is attached and forms part of this bylaw as Schedule D4, entitled "Alder Neighbourhood Plan".

DEVELOPMENT APPROVAL INFORMATION

For the purpose of Section 920.01 of the *Local Government Act*, development approval information may be required under any of the following circumstances:

1. The development results in any of the following:
 - a. a change in the Official Community

2.01 DEFINITIONS USED IN THIS BYLAW (continued)

CERTIFICATE OF TITLE

the certificate of indefeasible title issued by the Registrar in accordance with the *Land Title Act* or preceding Acts;

CHILD CARE FACILITY

means a facility for the care of children of various ages and is licensed under the Community Care and Assisted Living Act and Child Care Licensing Regulation, as amended. Includes group child care, pre-school, out-of-school care; and other like child minding facility for more than 8 children under the age of 13, including those of the operator; (AB #3843)

CITY

The City of Chilliwack;

CITY ENGINEER

the person appointed as the Director of Engineering & Operations or his designate;

CLINIC

a building designed and used for the diagnosis and treatment of human patients that does not include overnight care facilities;

CLUB OR LODGE

a building or structure used by a non-profit association or organization for fraternal, social or recreational purposes;

COACH HOUSE

(1) *a residential unit above an urban or rural ancillary use;*
or;
(2) *on properties subject to Agricultural Land Commission (ALC) legislation and assessed as "FARM" under the BC Assessment Act, a residential dwelling unit:*

(a) *having total floor space of not more than 100m² in areas;*
(b) *located above an existing building; and,*
(c) *located on a single level, with all services and rooms forming part of the dwelling unit located on the same floor.*

COMMERCIAL COMPOSTING

processing use that converts imported solid waste, including plant debris, decayed organic matter, municipal solid waste or agricultural animal waste, into a material to be sold for the purpose of fertilizing and conditioning soil or for growing produce; (AB #2854)

COMMERCIAL VEHICLE

a commercial vehicle as defined under the Commercial Transportation Act (AB#3986)

COMMON AMENITY AREA

an area designated for the recreation or enjoyment of all occupants of a Multi-Family Residential Use;

2.01 DEFINITIONS USED IN THIS BYLAW (continued)

FARM HOME PLATE

an area of property where all residential and related buildings, structures, and activities are clustered, leaving the balance of the property for agricultural use; this includes homes and ancillary uses, including detached garages or carports, attached or detached household greenhouses or sunrooms, residential related workshops, tool and storage sheds; artificial ponds not serving farm drainage or irrigation needs and landscaped areas associated with the residential use; recreation areas including, but not limited to, tennis courts and pools; septic tanks and other related facilities, excluding sewerage disposal fields.

FARMERS MARKET

the sale of farm produce from a licenced motor vehicle, open table, or manufactured sun/rain shelter (not including tarps);

FARM PRODUCTS

commodities or goods derived from the cultivation and husbandry of land, plants and animals (except pets and exotic animals) and any other similar activity including aquaculture as defined in the *Fisheries Act*, game farming within the meaning of the *Game Farm Act*, and the raising or keeping of fur bearing animals, within the meaning of the *Fur Farm Act*, that are grown, reared, raised or produced on a farm;

FERTILIZER

a processed product that may contain a mixture of manure, or chemicals used to make soil more fertile and productive. It may include organic material or animal and bird waste parts; (AB #2854)

FINANCIAL INSTITUTION

business establishments offering savings and loan or investment services; shall include the following:

- chartered bank
- credit union
- mortgage and finance company;

FIRST STOREY

the uppermost storey having its floor level not more than 2m above grade;

FLOODPLAIN

as defined in the Floodplain Management Bylaw, in force;

FLOOR AREA

the space on any storey of a building between the exterior walls and required firewalls, including space occupied by interior walls and partitions, but not including exits and vertical spaces that pierce the storey;

FLOOR AREA RATIO

the numerical value obtained by dividing the gross floor area of all buildings by the site area of the lot on which they are located;

FOUNDATION

2.01 DEFINITIONS USED IN THIS BYLAW (continued)

PUBLIC MARKET

a market operated by the City or its agent where the sale of the following commodities is permitted:

- farm produce
- arts and crafts

and following, with approval of the Medical Health Officer:

- secondary agricultural products including cheese
- smoked and preserved meats
- fresh, frozen and preserved fish and seafood
- home baking
- light refreshments;

RECREATION VEHICLE

any vehicle or trailer constructed or equipped to be used for recreational enjoyment as temporary living or sleeping quarters not requiring a continuous connection to sanitary, water and electrical hook ups and not having a width in transit mode greater than 2.6 metres at any point;

RECYCLING FACILITY

a facility providing for the collection, sorting, preparation for shipping and temporary storage of food, beverage and household product containers (glass, metal, plastic and cardboard);

RELATIVE

father, mother, father-in-law, mother-in-law, son, daughter, sister, brother, grandchildren, grandparents, and great grand-parents;

REGISTERED OWNER

the person registered in the LAND TITLE OFFICE as owner of land or of a charge of land, whether entitled to it in his own right or in a representative capacity;

RESEARCH AND DEVELOPMENT LABORATORY

means a laboratory and associated offices for the development and/or testing of mechanical devices, materials and non-biohazard chemical products; (AB #3165)

RESIDENTIAL CONVERSION STRUCTURE

~~an ancillary structure converted to meet residential standards to be used as a dwelling unit and which will be converted to an ancillary use when no longer required as a residence; (AB #3284)~~

ROAD, LOCAL (LOCAL ROAD)

as defined by the Network Classification map approved by Council from time to time; (AB #3584)

ROAD, MAJOR ARTERIAL (MAJOR ARTERIAL ROAD)

as defined by the Network Classification map approved by Council from time to time; (AB #3584)

ROAD, MAJOR COLLECTOR (MAJOR COLLECTOR ROAD)

as defined by the Network Classification map approved by Council from time to time; (AB #3584)

6.02 AGRICULTURAL USES (continued)

(7) ACCESSORY DWELLING UNIT means a dwelling unit, accessory to another USE on the lot permitted under the following conditions:

- (a) The lot is in a Zone permitting an Accessory Dwelling Unit
- (b) Only one (1) Accessory Dwelling Unit may be located on one lot
- (c) The Accessory Dwelling Unit shall be one of the following types, as regulated herein and within the Permitted Uses Section of each Zone:
 - (i) single family detached dwelling
 - (ii) manufactured home
 - (iii) secondary suite
 - (iv) ~~residential conversion structure~~
 - (v) *coach house (AB #3013)*
 - (vi) *garden suite (AB #3850)*
- (d) The minimum lot size required for the Accessory Dwelling Unit shall be in accordance with the level of servicing of the lot, the type of Accessory Dwelling Unit as follows:
 - (i) Where the lot is served by septic tank, disposal field and private well, the minimum parcel size shall be 4000m².
 - (ii) Where the lot is served by septic tank, disposal field and Community Water System, the minimum parcel size shall be 2000m².
 - (iii) Notwithstanding the above, on properties within Agricultural Zones, the Accessory Dwelling Unit shall only be permitted where:
 - the lot is at least 7.5 ha in area
 - the lot is assessed as “farm” for taxation purposes
 - the owner of the lot has signed a Statutory Declaration that the Accessory Dwelling Unit is required for a full-time farm employee or a partner in the farming operation
- (e) On properties zoned commercial or industrial, the Accessory Dwelling Unit must be occupied by an owner, operator or employee of the business
- (f) On properties within the RH-A, R-A, RR-A, AR-A, and RSV-1 (gsa) Zones, an Accessory Dwelling Unit accessory to a One Family Residential Use shall not exceed 90m² in gross floor area.

(8) TEMPORARY ACCESSORY DWELLING (TAD) means a dwelling unit, accessory to a residential or agricultural use, to be occupied on a temporary basis subject to the following regulations:

- (a) The lot is in a Zone permitting a Temporary Accessory Dwelling

6.02 AGRICULTURAL USES (continued)

(b) The TAD shall be occupied by one of the following:

- (i) farm employee
- (ii) partner in a farming operation
- (iii) relative (as defined in this BYLAW) of the property owner who is occupant of the principal dwelling
- (iv) one or two persons in a Proprietary Care teaching home under contract with the Ministry of Children and Family Development

(c) The TAD shall be one of four (4) types, as regulated herein and within the "Permitted Uses" Section of each Zone. These are as follows:

- (i) manufactured home
- (ii) park model trailer
- (iii) secondary suite
- (iv) residential conversion structure coach house
- (iv)(v) garden suite

(d) The minimum lot size required for a TAD shall be in accordance with the level of servicing of the lot, the type of TAD, and the occupant, as follows:

- (i) Where the lot is served by a septic tank, disposal field and private well, the minimum parcel size shall be 4000m².
- (ii) Where the lot is served by a septic tank and disposal field but is on a Community Water System, the minimum parcel size shall be 2000m².
- (iii) Where the TAD is to be occupied by a farm employee or partner in a farming operation, the minimum parcel size shall be 2 ha and the property shall be classified as Farm for taxation purposes.

(e) Prior to issuance of a Building Permit or a Siting Permit for a TAD, the land owner shall register a Restrictive Covenant, in the form provided, that the TAD will be located and removed in accordance with the requirements of this BYLAW and that it will be occupied by:

- (i) a relative (as defined in this BYLAW) of the inhabitants of the principal dwelling;
- (ii) a farm employee defined as a person paid to work on the farm, where employment is evidenced by a T-4 slip or letter from an accountant, indicating the farm to be said person's principal source of income;
- (iii) a partner in a farming operation where the partnership is evidenced by proof of joint ownership of the property or of the farm business;
- (iv) one or two persons in a Proprietary Care teaching home under contract with the Ministry of Children and Family Development.

(f) Only one (1) TAD shall be permitted on any one (1) lot.

The lot on which the TAD is to be located shall contain no more than one (1) One Family Residential Use.

6.02 AGRICULTURAL USES (continued)

- (g) Notwithstanding the above, a TAD may be located on a lot with two (2) One Family Residential Uses where the lot is 7.5 ha or larger in area and is classified as Farm for taxation purposes.
- (h) Once a year, prior to the 31st of December, the Registered Owner of the lot must submit a written confirmation on the form prescribed to the City Building Department, stating that the TAD is still being occupied by the approved user.
- (i) The TAD must be removed within 90 days of it no longer being occupied by the approved user. Removal shall constitute the following:
 - (i) in the case of a secondary suite, removal of cooking facilities
 - (ii) in the case of a manufactured home or park model trailer, removal from the lot
 - (iii) ~~in the case of a Residential Conversion Structure, removal from the lot or conversion to a permitted use. in the case of a coach house, conversion to a permitted use~~
 - (iv) ~~in the case of a garden suite, conversion to a permitted use~~
- (j) Where a Manufactured Home, or Park Model Trailer is to be used as a TAD, the following additional regulations shall apply:
 - (i) The TAD shall meet CSA Z240, CSA Z241 or CSA A277 requirements and shall have a minimum width greater than 2.6m in transit mode.
 - (ii) *The TAD may be of a single section or multi-section design with a maximum width of 9.0m. (AB #3850)*
 - (iii) The TAD shall not be placed on a permanent foundation or over a basement excavation but shall be supported by double blocking or placed on a concrete slab and shall be anchored in accordance with CSA Z240.10.1-94 Standards to resist uplift and lateral movement.
 - (iv) The TAD shall be sited so as to conform to the siting requirements of a single family dwelling in the zone in which it is located but shall in no case be closer than 3m to another structure or to a property line.

(9) RURAL ANCILLARY USES

Uses clearly ancillary to RESIDENTIAL USE in a rural or agricultural area which provides for activities customarily associated with the accommodation and home life of persons shall be permitted subject to the following conditions:

- (a) A RURAL ANCILLARY USE is permitted in the ZONE.
- (b) The activities and buildings shall be limited to the following:
 - (i) gardening and recreational activities;
 - (ii) household storage and maintenance;
 - (iii) the keeping of pets not exceeding 5 in number, provided no more than 3 are of any one species;

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) ~~residential conversion structure~~ coach house
- (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>(i) Principal One Family Residential Use</i>	<i>4,000 m²</i>
<i>(ii) Additional Residential Uses</i>	<i>1,000 m²</i>
- (a)(b) Rural Ancillary Use *100m² 230m²*

(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 10m² in area) 7.5 3.0 3.0 7.5
- (d) animal enclosures (exceeding 10m² 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

7.01 AL (AGRICULTURE LOWLAND) ZONE (continued)

(9) SITING

- (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.*

(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.

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) ~~residential conversion structure~~ coach house
- (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)	2000m ²	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)	<i>Shall not exceed one structure for ONE FAMILY RESIDENTIAL USE per lot (AB#3897)</i>	
(6)	LOT COVERAGE (maximum)	N/A
(a)	Rural Ancillary Use	<u>100m²230m²</u>
(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 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.	

7.03 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) ~~residential conversion structure~~ coach house
- (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)	2000m ²	Notwithstanding (a) or (b) above, where created by “boundary adjustment” or “homesite severance” if approved by the Land Reserve Commission, <i>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.</i> (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)	<i>Shall not exceed one structure for ONE FAMILY RESIDENTIAL USE per lot (AB#3897)</i>	
(6)	LOT COVERAGE (maximum)	N/A
	<u>(a) Farm Home Plate</u>	
	<u>(i) Principal One Family Residential Use</u>	
	<u>4,000 m²</u>	
	<u>(ii) Additional Residential Uses</u>	
	<u>1,000 m²</u>	
	<u>(a)(b) Rural Ancillary Use</u>	
	<u>100m²230m²</u>	
(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,*
 - (e)(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.*

(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) ~~residential conversion structure~~coach house
- (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) <i>Shall not exceed one structure for ONE FAMILY RESIDENTIAL USE per lot. (AB#3897)</i>	
(6)	LOT COVERAGE (maximum)	
	<u>(a) <i>Farm Home Plate</i></u>	
		<u>(i) <i>Principal One Family Residential Use</i></u> <u>4,000 m²</u>
		<u>(ii) <i>Additional Residential Uses</i></u> <u>1,000 m²</u>
	<u>(a)(b) RURAL ANCILLARY</u>	<u>100m²</u> <u>230m²</u>
	<u>(b)(c) Animal enclosures</u>	100m ²
(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.	
	<u>(b) Dwelling Units and Animal Enclosures shall be separated by a minimum distance of 15m.</u>	
	<u>(c) <i>Farm Home Plate and Dwelling Unit(s) shall be sited as follows:</i></u>	
		<u>(i) <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 located more than 80m from the front or exterior side lot line; or,</i></u>
		<u>(b) (ii) <i>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.</i></u>

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) ~~residential conversion structure~~coach house
- (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)	<i>Shall not exceed one structure for ONE FAMILY RESIDENTIAL USE per lot (AB#3897)</i>					
(6)	LOT COVERAGE (maximum)					
(a)	<i>Farm Home Plate</i>					
	(i) <i>Principal One Family Residential Use</i>	<i>4,000 m²</i>				
	(ii) <i>Additional Residential Uses</i>	<i>1,000 m²</i>				
(a)	<i>(b) RURAL ANCILLARY</i>	<i>100m² 230m²</i>				
(b)	<i>(c) Animal enclosures</i>	<i>100m²</i>				
(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)	<i>Farm Home Plate and Dwelling Unit(s) shall be sited as follows:</i>					
	(i) <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,</i>					
	(b) (ii) <i>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.</i>					

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) ~~residential conversion structure~~coach house
- (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)	2000m ²	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)	<i>Shall not exceed one structure for ONE FAMILY RESIDENTIAL USE per lot (AB#3897)</i>	
(6)	LOT COVERAGE (maximum)	
(a)	<i>Farm Home Plate</i>	
	(i) <i>Principal One Family Residential Use</i>	<u>4,000 m²</u>
	(ii) <i>Additional Residential Uses</i>	<u>1,000 m²</u>
(a)(b)	RURAL ANCILLARY	<u>100m²230m²</u>
(b)(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 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)	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.	
(c)	<i>Farm Home Plate and Dwelling Unit(s) shall be sited as follows:</i>	

7.06 AC (AGRICULTURE COMMERCIAL) ZONE (continued)

(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,*

(b) *(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.*

(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 20m ² 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.
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(15) SIGNS

(a)	Shall be located and constructed in accordance with the City Sign Bylaw, in force from time to time.
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(16) SPECIAL REGULATIONS N/A

SECTION 8 – RURAL ZONES

8.01 RH (RURAL HILLSIDE) ZONE

(1) DESCRIPTION

The RH (RURAL HILLSIDE) ZONE consists of land with development constraints imposed by topography, poor road access and a general lack of services. Such parcels are presently suitable for certain forms of agriculture and a very low density of residential development.

(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 Special Regulation)
- (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) residential conversion structure coach house~~
 - ~~(iv)(v) garden suite~~
- (e) BOARDING
- (f) RURAL ANCILLARY USES
- (g) ACCESSORY HOME OCCUPATION
- (h) COTTAGE INDUSTRY (subject to Use Regulation)
- (i) INCIDENTAL AGRICULTURAL SALES
- (j) *SUPPORTIVE RECOVERY HOME USE (subject to Use Regulations) (AB#3950)*

(3) LOT SIZE

- (a) 8ha
- (b) 1ha where created by “boundary adjustment” between 2 or more adjacent parcels to allow for the more efficient use of land or better utilization of buildings.

8.01 RH (RURAL HILLSIDE) ZONE (continued)

(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)

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

(6) LOT COVERAGE (maximum)

(a) RURAL ANCILLARY ~~100m²~~^{230m²}

(b) 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 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) 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.

(10) BUILDING HEIGHT (maximum)

(a) RESIDENTIAL 10.0m

(b) RURAL ANCILLARY 6.0m

(c) AGRICULTURAL 15.0m

(11) OFF-STREET PARKING N/A

(12) OFF-STREET LOADING N/A

8.02 RH-A (RURAL HILLSIDE - ACCESSORY) ZONE

(1) DESCRIPTION

The RH-A (RURAL HILLSIDE - ACCESSORY) ZONE consists of land with development constraints imposed by topography, poor road access and a general lack of services. Such parcels are presently suitable for certain forms of agriculture and a very low density of residential development to a maximum of two residences.

(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 Special Regulation)
- (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) *residential conversion structure coach house*
 - (iii)(iv) *garden suite*
- (e) BOARDING
- (f) RURAL ANCILLARY USES
- (g) ACCESSORY HOME OCCUPATION
- (h) COTTAGE INDUSTRY (subject to Use Regulation)
- (i) INCIDENTAL AGRICULTURAL SALES
- (j) *SUPPORTIVE RECOVERY HOME USE (subject to Use Regulations) (AB#3950)*

(3) LOT SIZE

- (a) 8ha
- (b) 1ha where created by “boundary adjustment” between 2 or more adjacent parcels to allow for the more efficient use of land or better utilization of buildings.

(4) LOT DIMENSIONS

8.02 RH-A (RURAL HILLSIDE - ACCESSORY) ZONE (continued)

- (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)
 - (a) *Shall not exceed one structure for ONE FAMILY RESIDENTIAL USE per lot. (AB #3897)*
- (6) LOT COVERAGE
 - (a) RURAL ANCILLARY **100m²230m²**
- (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
- (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.
- (10) BUILDING HEIGHT (maximum)

(a) RESIDENTIAL	10.0m
(b) RURAL ANCILLARY	6.0m
(c) AGRICULTURAL	15.0m
- (11) OFF-STREET PARKING N/A
- (12) OFF-STREET LOADING N/A
- (13) AMENITY AREA (minimum) N/A

8.03 R (RURAL) ZONE

(1) DESCRIPTION

The R (RURAL) ZONE consists of land which, because of topographic and servicing constraints is best suited for a low density of RESIDENTIAL USE and certain forms of 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) RESTRICTED AGRICULTURE (subject to Special Regulation)
- (b) CONDITIONAL AGRICULTURE (subject to Use Regulation)
- (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) residential conversion structure coach house
 - (iv)(v) garden suite
- (e) BOARDING
- (f) RURAL ANCILLARY USES
- (g) ACCESSORY HOME OCCUPATION
- (h) COTTAGE INDUSTRY (subject to Use Regulation)
- (i) INCIDENTAL AGRICULTURAL SALES
- (j) *SUPPORTIVE RECOVERY HOME USE (subject to Use Regulations) (AB#3950)*

- (3) LOT SIZE
 - (a) 4ha
 - (b) 1ha where created by "boundary adjustment"
- (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.

8.03 R (RURAL) ZONE (continued)

(5) DENSITY (maximum)

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

(6) LOT COVERAGE (maximum)

(a) RURAL ANCILLARY	100m² <ins>230m²</ins>
(b) Animal enclosures	100m ²

(7) FLOOR AREA RATIO (maximum)

N/A	FLL	RLL	ISLL	ESLL
-----	-----	-----	------	------

(8) SETBACKS (minimum distance to)

(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) exceeding 10m ² in area	7.5	7.5	7.5	7.5
(d) manure storage facility	15.0	15.0	15.0	15.0
(e) other agricultural buildings	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.

(10) BUILDING HEIGHT (maximum)

(a) RESIDENTIAL	10.0m
(b) RURAL ANCILLARY	6.0m
(c) AGRICULTURAL	15.0m

(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.

8.04 R-A (RURAL - ACCESSORY) ZONE

(1) DESCRIPTION

The R-A (RURAL - ACCESSORY) ZONE consists of land which, because of topographic and servicing constraints is best suited for a low density of RESIDENTIAL USE and certain forms of 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) RESTRICTED AGRICULTURE (subject to Special Regulation)
- (b) CONDITIONAL AGRICULTURE (subject to Use Regulation)
- (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) *residential conversion structure coach house*
 - (iv) *garden suite*
- (e) BOARDING
- (f) RURAL ANCILLARY USES
- (g) ACCESSORY HOME OCCUPATION
- (h) COTTAGE INDUSTRY (subject to Use Regulation)
- (i) INCIDENTAL AGRICULTURAL SALES
- (j) *SUPPORTIVE RECOVERY HOME USE (subject to Use Regulations)*
(AB#3950)

(3) LOT SIZE

- (a) 4ha
- (b) 1ha where created by “boundary adjustment”.

(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)

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

8.04 R-A (RURAL - ACCESSORY) ZONE (continued)

(6)	LOT COVERAGE (maximum)					
	(a) RURAL ANCILLARY	100m² <u>230m²</u>				
	(b) Animal enclosures	100m ²				
(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) exceeding 10m ² in area	7.5	7.5	7.5	7.5	
	(d) manure storage facility	15.0	15.0	15.0	15.0	
	(e) other agricultural buildings	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.					
(10)	BUILDING HEIGHT (maximum)					
	(a) RESIDENTIAL	10.0m				
	(b) RURAL ANCILLARY	6.0m				
	(c) AGRICULTURAL	15.0m				
(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.					

8.05 RR (RURAL RESIDENTIAL) ZONE

(1) DESCRIPTION

The RR (RURAL RESIDENTIAL) ZONES consist of land which, due to topographic constraints, and variable levels of municipal servicing is best suited for one-family residential and hobby farm type development.

(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) ONE FAMILY RESIDENTIAL

- (i) single family detached dwelling
- (ii) manufactured home

(b) TEMPORARY ACCESSORY DWELLING (subject to Use Regulations)

- (i) secondary suite
- (ii) manufactured home
- (iii) park model trailer
- (iv) residential conversion structure coach house

(iv)(v) garden suite

(c) RESTRICTED AGRICULTURE (subject to Special Regulation)

(d) BOARDING

(e) RURAL ANCILLARY USES

(f) INCIDENTAL AGRICULTURAL SALES

(g) ACCESSORY HOME OCCUPATION

(h) COTTAGE INDUSTRY (subject to Use Regulation)

(i) CONDITIONAL AGRICULTURE (subject to Use and Special Regulation)

(j) *SUPPORTIVE RECOVERY HOME USE (subject to Use Regulations) (AB#3950)*

(3) LOT SIZE (minimum)

(a) 1.0ha with individual or common well water supply.

(b) 0.4ha where such property was zoned RR prior to July 9, 2001, and is served by community water or is created by "boundary adjustment".

(c) 2000 m² where created by "boundary adjustment" between 2 or more adjacent parcels to allow for the more efficient use of land or better utilization of buildings, and any resultant parcel smaller than 0.4ha is served by community water.

8.05 RR (RURAL RESIDENTIAL) ZONE (continued)

(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)

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

(6) LOT COVERAGE (maximum)

(a) RURAL ANCILLARY 100m²230m²

(b) 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 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) exceeding 10m² in area 7.5 7.5 7.5 7.5

(d) manure storage facility; 15.0 7.5 7.5 7.5

(e) other AGRICULTURAL 7.5 7.5 3.0 6.0

(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

(10) BUILDING HEIGHT (maximum)

(a) RESIDENTIAL 10.0m

(b) RURAL ANCILLARY 6.0m

(c) AGRICULTURAL USE 10.0m

(11) OFF-STREET PARKING (minimum) N/A

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

8.06 RR-A (RURAL RESIDENTIAL - ACCESSORY) ZONE

(1) DESCRIPTION

The RR-A (RURAL RESIDENTIAL - ACCESSORY) ZONES consist of land which, due to topographic constraints, and variable levels of municipal servicing is best suited for one-family residential and hobby farm type development.

(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) ONE FAMILY RESIDENTIAL

- (i) single family detached dwelling
- (ii) manufactured home

(b) ACCESSORY DWELLING (subject to Use Regulations)

- (i) secondary suite
- (ii) manufactured home
- (iii) *residential conversion structure* *coach house*
- (iv) *garden suite* (AB#4317)

(c) RESTRICTED AGRICULTURE (subject to Special Regulation)

(d) BOARDING

(e) RURAL ANCILLARY USES

(f) INCIDENTAL AGRICULTURAL SALES

(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) 1.0ha with individual or common well water supply.
- (b) 0.4ha where such property was zoned RR prior to July 9, 2001, and is served by community water or is created by "boundary adjustment".

(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)

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

8.06 RR-A (RURAL RESIDENTIAL - ACCESSORY) ZONE (continued)

(6)	LOT COVERAGE (maximum)					
	(a) RURAL ANCILLARY	100m² <ins>230m²</ins>				
	(b) total all buildings and structures	40%				
(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) exceeding 10m ² in area	7.5	7.5	7.5	7.5	
	(d) manure storage	15.0	7.5	7.5	7.5	
	(e) other AGRICULTURAL	7.5	7.5	3.0	6.0	
	(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					
(10)	BUILDING HEIGHT (maximum)					
	(a) RESIDENTIAL	10.0m				
	(b) RURAL ANCILLARY	6.0m				
	(c) AGRICULTURAL USE	10.0m				
(11)	OFF-STREET PARKING (minimum)		N/A			
(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.					

8.07 HR (HILLSIDE RESIDENTIAL) ZONE

(1) DESCRIPTION

The HR (HILLSIDE RESIDENTIAL) ZONE consist of land which, because of terrain configuration, is best suited for one-family residential with a variety of lot sizes, each having siting requirements specified by restrictive covenant at time of subdivision. All lots are serviced by community water.

(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) ONE FAMILY RESIDENTIAL

- (i) single family detached dwelling
- (ii) manufactured home

(b) TEMPORARY ACCESSORY DWELLING (subject to Use Regulations)

- (i) secondary suite

(c) BOARDING

(d) RURAL ANCILLARY USES

(e) ACCESSORY HOME OCCUPATION

(f) COTTAGE INDUSTRY (subject to Use Regulation)

(g) *SUPPORTIVE RECOVERY HOME USE (subject to Use Regulations)* *(AB#3950)*

(3) LOT SIZE (minimum)

(a) 0.4ha where such property was zoned HR prior to July 9, 2001, and is served by community water and where the overall density of development does not exceed 1 du per 0.8ha land area within the development parcel.

(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)

(a) 1 du per 0.8ha land area within the development parcel.

(6) LOT COVERAGE (maximum)

(a) RURAL ANCILLARY ~~100m²~~^{230m²}

(b) total all buildings and structures 40%

9.03 R1- C (ONE FAMILY RESIDENTIAL - ACCESSORY) ZONE

(1) *DESCRIPTION*

The RI-C (ONE FAMILY RESIDENTIAL – ACCESSORY) ZONE consists of residential lots that are physically suitable for the siting of an Accessory Dwelling Unit to be used as an affordable rental unit or for the accommodation of family members.

(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) *ONE FAMILY RESIDENTIAL* (*subject to Special Regulation*):
 - (i) *single family detached dwelling*
- (b) *ACCESSORY DWELLING UNIT (ADU)* (*subject to Use Regulations and Special Regulation*):
 - (i) *secondary suite*
 - (ii) *garden suite*
 - (iii) ~~*residential conversion structure*~~
 - (iv) *coach house*
- (c) *BOARDING*
- (d) *URBAN ANCILLARY USES* (*subject to Special Regulation*)
- (e) *ACCESSORY HOME OCCUPATION (AB#4015)*
- (f) *SUPPORTIVE RECOVERY HOME USE* (*subject to Use Regulations*)
(*AB #3950*)

(3) *LOT SIZE (minimum)*

- (a) *500m² where serviced by community water and sanitary sewer*
- (b) *2000m² where serviced by community water only*

(4) *LOT DIMENSIONS (minimum)*

WIDTH *DEPTH*

(a) *ONE FAMILY RESIDENTIAL* 15m 30m

(5) *DENSITY (maximum)*

- (a) *One (1) - ONE FAMILY RESIDENTIAL Use per lot*
- (b) *One (1) - ACCESSORY DWELLING UNIT per lot*

(6) *LOT COVERAGE (maximum)*

(a) *Total all buildings and structures where lot is serviced by community water and sanitary sewer* 50%

City of Chilliwack

Bylaw No. 4342

A bylaw to amend the “Official Community Plan Bylaw 2014, No. 4025”

The Council of the City of Chilliwack in open meeting assembled enacts as follows:

1. This bylaw may be cited as **“Official Community Plan Bylaw Amendment Bylaw 2017, No. 4342”**.
2. “Official Community Plan Bylaw 2014, No. 4025”, is hereby further amended in Section 5 IMPLEMENTATION GUIDE, Page 77, Development Permit Areas, Paragraph 1, by deleting the words “919.1(1) of the BC” and substituting with the figure “488” after the words “Under Section” and before the words “*Local Government*”.
3. Said Bylaw is hereby further amended in Section 5. IMPLEMENTATION GUIDE, Page 77, Development Permit Areas, Paragraph 1, by adding the following new bullet:
 - farm home plate (DPA 9)
4. Said Bylaw is hereby further amended in Section 5, IMPLEMENTATION GUIDE, Page 98 by inserting a new Development Permit Area as follows:

“Development Permit Area 9 – Farm Home Plate

Description and Exemptions

DPA 9 is designated under Section 488(1)(c) of the *Local Government Act*, for the protection of farming, and comprises all valley floor farmland, as shown on DPA Map 9.

1. Within the designated area, the following activities will require a development permit prior to commencement:
 - a. construction of a residential building, structures, or residential amenities, which do not conform with the established Zoning Bylaw siting regulations for a farm home plate.

A “farm home plate” is an area of the property where all residential and related buildings, structures, and activities are clustered, leaving the balance of the property for agricultural use. This includes homes and ancillary uses, including detached garages or carports, attached or detached household greenhouses or sunrooms, residential related workshops, tool and storage sheds, artificial ponds not serving farm drainage or irrigation needs and landscaped areas associated with the residential use, recreation areas including but not limited to tennis courts and

pools, and septic tanks and other related facilities, excluding sewerage disposal fields.

2. The following activities are exempted from the requirement to obtain a DP:
 - Agricultural activities including farm related buildings and driveways for equipment operation (e.g. silos, barns, greenhouses, etc.)
 - Development of a residential unit above an existing building, where permitted.

Rationale for DPA Establishment

Residences and other farm buildings on agricultural land may reduce the amount of land available for agricultural production; make production less efficient; or place limits on agricultural operations on adjacent properties. The City’s zoning standards for the siting and area of farm home plates are intended to minimize the impact of residences and related buildings and activities on agricultural land and ensure agricultural land is retained for agriculture in the long term. However, as these standards may not be achievable due to specific site characteristics, this development permit area provides for alternative home plate siting, in keeping with established guidelines.

Objectives

- To minimize the impact of residences and related buildings and activities on agricultural land
- To retain agricultural land for agricultural uses in the long term

Guidelines

1. Alternative siting for a farm home plate is supportable with the goal of using a minimum farm land area as possible:
 - a. Variations in siting are desired to allow the clustering of farm homes with farm buildings for efficiency or security of operations (e.g. to tend dairy cows or to watch over valuable equipment);
 - b. Construction of a home is proposed to take place on higher ground to meet floodplain requirements or avoid a hazardous area;
 - c. Increased maximum setbacks for an equivalent home plate are warranted due to narrow or irregular shaped lots, including panhandle lots;

- d. A home must be located adjacent to a septic field and/or disposal field that cannot be situated within the home plate area due to ground conditions;
- e. Easements utility corridors, riparian areas, or other physical features prevent the location of a farm plate within the area established by the zoning bylaw;
- f. A shared driveway to support farm operations and a house are proposed (dual purpose);
- g. For minor additions to existing homes which may not conform to farm home plate standards established by the zoning bylaw.

2. Proposals will not be supported to:

- a. Facilitate increases in total allowable farm home plate area under the zoning bylaw;
- b. Allow placement of a home outside of a farm home plate area for reasons that do not support farming of the parcel (e.g. for aesthetic reasons, personal preference), or where no physical impediments exist (e.g. watercourse, utility corridor, etc.); or,
- c. Locate the home in the middle of the property.”

5. Said Bylaw is hereby further amended in Development Permit Area Maps, by inserting a new “DPA Map 9 Farm Home Plate” attached hereto and forming part of this bylaw.

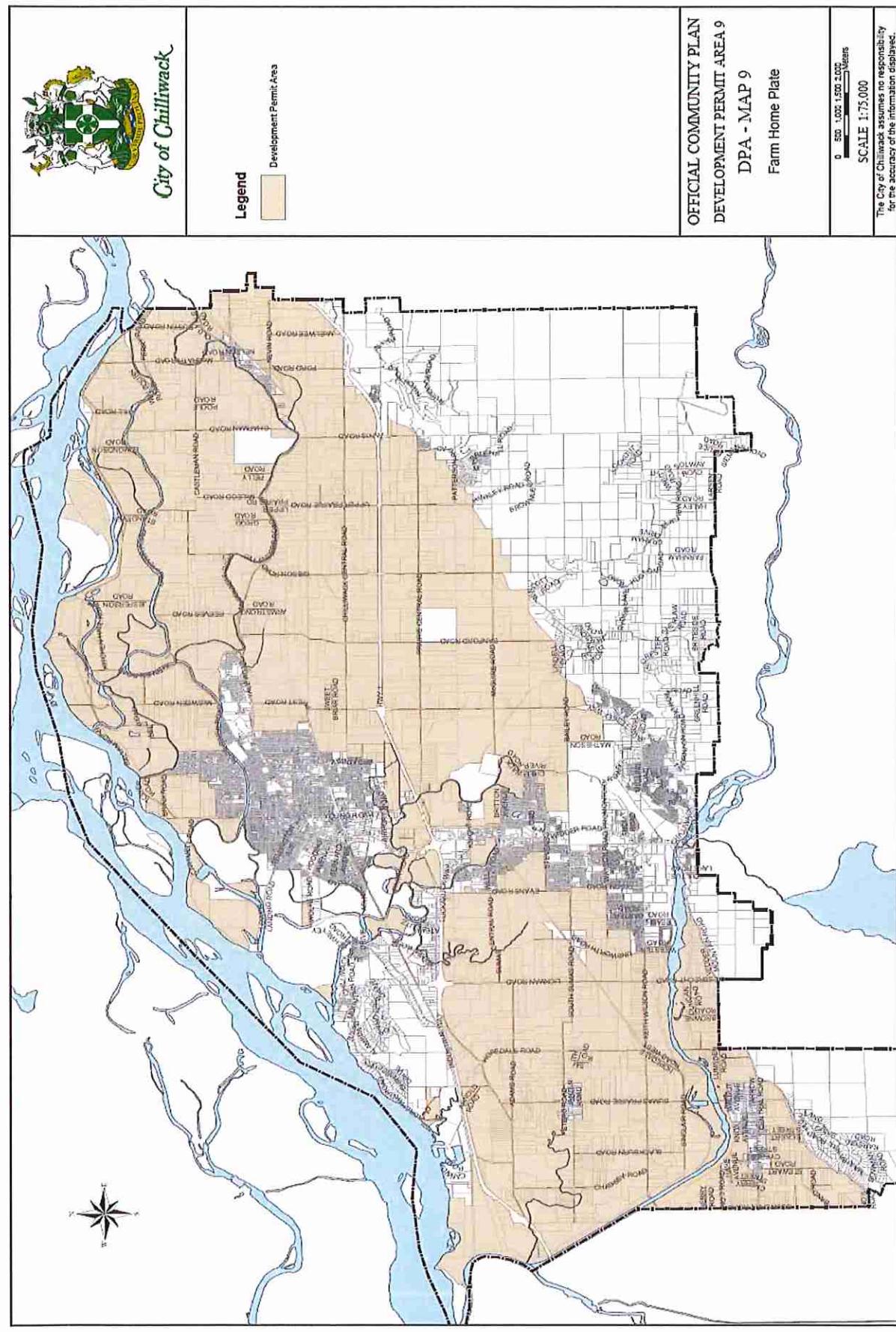
Received first and second reading on the
Public hearing held on the
Received third reading on the

Consultation Process considered by Council on the 16th day of May, 2017.

Received adoption on the

Mayor

Clerk



City of Chilliwack

Bylaw No. 4343

A bylaw to amend the “Zoning Bylaw 2001, No. 2800”

The Council of the City of Chilliwack in open meeting assembled enacts as follows:

1. This bylaw may be cited as **“Zoning Bylaw Amendment Bylaw 2017, No. 4343”**.
2. “Zoning Bylaw 2001, No. 2800” is hereby further amended in Section 2 – DEFINITIONS, as follows:
 - In the definition “COACH HOUSE” by inserting a new paragraph as follows, and renumbering the paragraphs accordingly:

“(2) on properties subject to Agricultural Land Commission (ALC) legislation and assessed as “FARM” under the *BC Assessment Act*, a residential dwelling unit:

 - (a) having total floor space of not more than 100m² in area;
 - (b) located above an existing building; and,
 - (c) located on a single level, with all services and rooms forming part of the dwelling unit located on the same floor.”
 - By inserting the following new DEFINITION in the appropriate alphabetical order:

“FARM HOME PLATE
an area of property where all residential and related buildings, structures, and activities are clustered, leaving the balance of the property for agricultural use; this includes homes and ancillary uses, including detached garages or carports; attached or detached household greenhouses or sunrooms; residential related workshops, tool and storage sheds; artificial ponds not serving farm drainage or irrigation needs; and landscaped areas associated with the residential use; recreation areas including, but not limited to, tennis courts and pools; septic tanks and other related facilities, excluding sewerage disposal fields.”
3. Said Bylaw is hereby further amended in Section 6 – USE REGULATIONS, Subsection 6.02 - AGRICULTURAL USES, Paragraph (7), Subparagraph (c), by deleting Clause (iv), in its entirety and renumbering the remaining clauses accordingly.

4. Said Bylaw is hereby further amended in Section 6 – USE REGULATIONS, Subsection 6.02 - AGRICULTURAL USES, Paragraph (8), as follows:

- In Subparagraph (c), Clause (iv), by deleting the words “residential conversion structure” and substituting with the words “coach house”, and further, by adding the following new Clause:

“(v) garden suite”
- In Subparagraph (i), by deleting Clause (iii), it its entirety and substituting with the following:

“(iii) in the case of a coach house, conversion to a permitted use”
“(iv) in the case of a garden suite, conversion to a permitted use”

5. Said Bylaw is hereby further amended in Section 7 – AGRICULTURAL ZONES, Subsection 7.01 AL (AGRICULTURE LOWLAND) ZONE, as follows:

- In Paragraph (2), Subparagraph (h), Clause (iv), by deleting the words “residential conversion structure” and substituting with the words “coach house”.
- In Paragraph (6), by adding the following Subparagraph and renumbering the existing Subparagraphs accordingly:

“(a) Farm Home Plate

(i) Principal One Family Residential Use	4,000m ²
(ii) Additional Residential Uses	1,000m ²
- In Paragraph (6), existing Subparagraph (a), by deleting the figure “100m²” and substituting with the figure “230m²” after the words “Rural Ancillary Use”.
- In Paragraph (9) by adding the following new Subparagraph:

“(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.

6. Said Bylaw is hereby further amended in Section 7 – AGRICULTURAL ZONES, Subsection 7.02 AU (AGRICULTURE UPLAND) ZONE, as follows:

- In Paragraph (2), Subparagraph (f), Clause (iv), by deleting the words “residential conversion structure” and substituting with the words “coach house”.

- In Paragraph (6), Subparagraph (a), by deleting the figure “100m²” and substituting with the figure “230m²” after the words “Rural Ancillary Use”.

7. Said Bylaw is hereby further amended in Section 7 – AGRICULTURAL ZONES, Subsection 7.03 AS (AGRICULTURE SMALL LOT) ZONE, as follows:

- In Paragraph (2), Subparagraph (f), Clause (iv), by deleting the words “residential conversion structure” and substituting with the words “coach house”
- In Paragraph (6), by adding the following Subparagraph and renumbering the existing Subparagraphs accordingly:
 - “(a) Farm Home Plate
 - (i) Principal One Family Residential Use 4,000m²
 - (ii) Additional Residential Uses 1,000m²
- In Paragraph (6), existing Subparagraph (a), by deleting the figure “100m²” and substituting with the figure “230m²” after the words “Rural Ancillary Use”.
- In Paragraph (9), by adding the following new Subparagraph:
 - “(d) 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.

- In Paragraph (9), by adding the following new subparagraph:

“(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.

9. Said Bylaw is hereby further amended in Section 7 – AGRICULTURAL ZONES, Subsection 7.05 AR-A (AGRICULTURE RESIDENTIAL - ACCESSORY) ZONE, as follows:

- In Paragraph (2), Subparagraph (d), Clause (iii), by deleting the words “residential conversion structure” and substituting with the words “coach house”.
- In Paragraph (6), by adding the following Subparagraph and renumbering the existing Subparagraphs accordingly:

“(a) Farm Home Plate
 - (i) Principal One Family Residential Use 4,000m²
 - (ii) Additional Residential Uses 1,000m²

• In Paragraph (6), existing Subparagraph (a), by deleting the figure “100m²” and substituting with the figure “230m²” after the words “RURAL ANCILLARY”.

• In Paragraph (9), by adding the following new subparagraph:

“(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.

10. Said Bylaw is hereby further amended in Section 7 – AGRICULTURAL ZONES, Subsection 7.06 AC (AGRICULTURE COMMERCIAL) ZONE, as follows:

- In Paragraph (2), Subparagraph (g), Clause (iv), by deleting the words “residential conversion structure” and substituting with the words “coach house”.

- In Paragraph (6), by adding the following Subparagraph and renumbering the existing Subparagraphs accordingly:
 - “(a) Farm Home Plate
 - (i) Principal One Family Residential Use 4,000m²
 - (ii) Additional Residential Uses 1,000m²
- In Paragraph (6), existing Subparagraph (a), by deleting the figure “100m²” and substituting with the figure “230m²” after the words “RURAL ANCILLARY”.
- In Paragraph (9), by adding the following new subparagraph:
 - “(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.

11. Said Bylaw is hereby further amended in Section 8 – RURAL ZONES, Subsection 8.01 RH (RURAL HILLSIDE) ZONE, as follows:

- In Paragraph (2), Subparagraph (d), Clause (iv), by deleting the words “residential conversion structure” and substituting with the words “coach house”; and further, by adding the following new Clause:
 - “(v) garden suite”
- In Paragraph (6), Subparagraph (a), by deleting the figure “100m²” and substituting with the figure “230m²” after the words “RURAL ANCILLARY”.

12. Said Bylaw is hereby further amended in Section 8 – RURAL ZONES, Subsection 8.02 RH-A (RURAL HILLSIDE – ACCESSORY) ZONE, as follows:

- In Paragraph (2), Subparagraph (d), Clause (iii), by deleting the words “residential conversion structure” and substituting with the words “coach house”; and further, by adding the following new Clause:
 - “(iv) garden suite”
- In Paragraph (6), Subparagraph (a), by deleting the figure “100m²” and substituting with the figure “230m²” after the words “RURAL ANCILLARY”.

13. Said Bylaw is hereby further amended in Section 8 – RURAL ZONES, Subsection 8.03 R (RURAL) ZONE, as follows:
 - In Paragraph (2), Subparagraph (d), Clause (iv), by deleting the words “residential conversion structure” and substituting with the words “coach house”; and further, by adding the following new Clause:

“(v) garden suite”
 - In Paragraph (6), Subparagraph (a), by deleting the figure “100m²” and substituting with the figure “230m²” after the words “RURAL ANCILLARY”.
14. Said Bylaw is hereby further amended in Section 8 – RURAL ZONES, Subsection 8.04 – R-A (RURAL – ACCESSORY) ZONE, as follows:
 - In Paragraph (2), Subparagraph (d), Clause (iii), by deleting the words “residential conversion structure” and substituting with the words “coach house”; and further, by adding the following new Clause:

“(iv) garden suite”
 - In Paragraph (6), Subparagraph (a), by deleting the figure “100m²” and substituting with the figure “230m²” after the words “RURAL ANCILLARY”.
15. Said Bylaw is hereby further amended in Section 8 – RURAL ZONES, Subsection 8.05 – RR (RURAL RESIDENTIAL) ZONE, as follows:
 - In Paragraph (2), Subparagraph (b), Clause (iv), by deleting the words “residential conversion structure” and substituting with the words “coach house”; and further, by adding the following new Clause:

“(v) garden suite”
 - In Paragraph (6), Subparagraph (a), by deleting the figure “100m²” and substituting with the figure “230m²” after the words “RURAL ANCILLARY”.
16. Said Bylaw is hereby further amended in Section 8 – RURAL ZONES, Subsection 8.06 – RR-A (RURAL RESIDENTIAL – ACCESSORY) ZONE, as follows:
 - In Paragraph (2), Subparagraph (b), Clause (iii), by deleting the words “residential conversion structure” and substituting with the words “coach house”.
 - In Paragraph (6), Subparagraph (a), by deleting the figure “100m²” and substituting with the figure “230m²” after the words “RURAL ANCILLARY”.
17. Said Bylaw is hereby further amended in Section 8 – RURAL ZONES, Subsection 8.07 – HR (HILLSIDE RESIDENTIAL) ZONE, Paragraph (6), Subparagraph (a), by deleting the figure “100m²” and substituting with the figure “230m²” after the words “RURAL ANCILLARY”.
18. Said Bylaw is hereby further amended in Section 9 – RESIDENTIAL ZONES, Subsection 9.03 R1-C (ONE FAMILY RESIDENTIAL - ACCESSORY) ZONE, Paragraph (2), Subparagraph (b), by deleting Clause (iii) in its entirety and renumbering the existing Clause accordingly.

Received first and second reading on the
Public hearing held on the
Received third reading on the
Received adoption on the

Mayor

Deputy City Clerk