

Part 9 – Zones

9.1 Agricultural Zone (A) / Agricultural Short-term Rental Zone (Astr)

Purpose

The purpose of an Agricultural (A) zone is to provide for agricultural and related rural development and to protect the agricultural integrity of land within the Agricultural Land Reserve.

ZBA 1538, 2016

.1 Permitted Uses



The following **principal** uses shall be permitted in an A zone:

.1 A **single-dwelling residential** use

.2 An **agricultural** use

ZBA 1538, 2015

.3 An **intensive agricultural** use



The following **auxiliary** uses shall be permitted in an A zone:

.4 An **accessory building**

.5 A **secondary suite**

.6 A **home occupation** use

.7 A **short-term commercial accommodation (guest unit)** use

.8 A **resource** use

.9 A **kennel** use

ZBA 1370, 2007



.10 An **off-street parking** use

ZBA 1525, 2015

.11 A **campground** use only on the lots identified in Part 9.1.2 (a) .1

ZBA 1518, 2015
and 1525, 2015



.12 A **commercial** use only on the lots identified in Part 9.1.2 (a) .2 and Part 9.1.2 (a) .3

ZBA 1576, 2017

.13 A **protected non-farm** use

ZBA 1607, 2018



.14 a **coach house** use

ZBA 1622, 2019



.15 a **short-term commercial accommodation (principal residence)** use

.16 a **short-term commercial (non-principal residence)** use (in Astr zoning only)

.2 Conditions of Use

.1 A **single-dwelling residential** use shall be permitted only in a **site built house**, a **manufactured home** or a **mobile home**

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- ZBA 1489, 2012
↳
- .2 A household business, in addition to an **agriculture** use, is limited to two of the following uses:
- (a) a **short-term commercial accommodation (guest unit)** use
 - (b) a **home occupation** use
 - (c) a **kennel** use
 - (d) a **secondary suite**
- .3 A **resource** use shall be conducted in such a way that it does not become an annoyance or nuisance to the surrounding area by reason of:
- i. odourous, toxic, noxious matter, or vapour
 - ii. heat, glare, noise, or radiation, or
 - iii. recurrently generated ground vibration
- ZBA 1370, 2007
↳
- .4 **Illuminated Greenhouses**
- (a) shall have sidewall abatement measures, such as curtains, screens, berms or plantings, for all side walls that expose neighboring properties and roads to light emissions and;
 - (b) must operate their lighting systems so that the calculated light emissions from the greenhouse do not exceed 5,000 lux.
- ZBA 1576, 2017
↳
- .5 A **protected non-farm** use may require a Business Licence in accordance with the District's *Business Licencing and Regulation Bylaw*.
- ZBA 1607, 2018
↳
- .6 **coach house** shall be established following the registration of a restrictive covenant requiring that the property owner or an **immediate family member** have full-time residency on the property.
- ZBA 1525, 2015
↳
- ZBA 1622, 2019
↳
- .7 a **short-term rental** use shall comply with requirements of Part 7.13 of this bylaw.
- .2 (a) Special Conditions of Use
- .1 A **campground** use shall be allowed on the following lot(s), as approved by the Agricultural Land Commission:
- i. ALC Resolution #361/2000 for a portion of the property legally described as: Parcel "E" (Plan with fee deposited 53043F) Section 26 Township 3 Range 30 West of the Sixth Meridian Except: Parts of Legal Subdivision shown on Statutory Right of Way Plan 13840, New Westminster District; located on the north side of the dyke and outlined area of the south side of the dyke, between statutory right-of-way Plan 13840 and Bateson Slough; PID: 013-177-761 (see Part 9.1.4.1 Site Plan 1).
- .2 A **commercial** use shall be permitted on the following lot(s) as approved by the Agricultural Land Commission:

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- i. ALC Resolution #287/2014 for an electrical contractor business on the property legally described as: Lot 2 District Lot 38 Group 1 Yale Division of Yale District Plan BCP40208; PID: 027-876-250 (see Part 9.1.4.2 Site Plan 2).
 - ii. ALC Resolution #2056/75 for a helicopter landing site within a portion of the property legally described as: Lot 112 Section 20 Township 3 Range 28 West of the Sixth Meridian New Westminster District Plan 44978; PID:008-027-064 (see Part 9.1.4.3 Site Plan 3).
 - iii. ALC Resolution #214/2015 for a general contracting business on the property legally described as: Lot 18 Section 20 Township 3 Range 28 West of the Sixth Meridian New Westminster District Plan 2516; PID: 006-499-091 (see Part 9.1.4.5 Site Plan 5).
- .3 A **commercial** use shall be permitted on the following lot(s) that are exempt from Section 23 of the *Agricultural Land Commission Act* (SBC2002) Chapter 36:
- i. Welding shop on a portion of the lot legally described as: Lot 29 District Lot 19 Group 1 Yale Division of Yale District Plan 28013; PID: 008-928-193 (see Part 9.1.4.4 Site Plan 4).

ZBA 1539, 2016

