

6.01 AL (AGRICULTURAL LOWLAND) ZONE

(1) PERMITTED USES

PRINCIPAL USES

- (a) CONDITIONAL AGRICULTURE
- (b) GENERAL AGRICULTURE
- (c) MANUFACTURED HOME
- (d) SINGLE DETACHED DWELLING

ANCILLARY USES

- (e) ACCESSORY DWELLING UNIT
- (f) ACCESSORY HOME OCCUPATION
- (g) BOARDING
- (h) COTTAGE INDUSTRY
- (i) FARM RETAIL SALES
- (j) RURAL ANCILLARY USES
- (k) SUPPORTIVE RECOVERY HOME

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) If land is excluded or exempted from the ALR; or, approved for SUBDIVISION within the ALR	7.5ha
(b) If created by BOUNDARY ADJUSTMENT to allow for the more efficient use of agricultural land or better utilization of farm BUILDINGS	1ha
(c) Despite (a) or (b) above, if created by “homesite severance” approved by the ALC	0.2ha

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All Uses	25m	N/A

(4) DENSITY (MAXIMUM)

- (a) Shall not exceed 1 STRUCTURE for PRINCIPAL RESIDENTIAL USE per LOT

(5) LOT COVERAGE (MAXIMUM)

- (a) FARM HOME PLATE
 - (i) Principal RESIDENTIAL USE 4000m²
 - (ii) Additional RESIDENTIAL USE 1000m²

- (b) RURAL ANCILLARY USE or detached ACCESSORY DWELLING UNIT 230m², of which no more than 150m² may be allocated to the detached ACCESSORY DWELLING UNIT

(6) FLOOR AREA RATIO (MAXIMUM)

- (a) N/A

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) ANIMAL ENCLOSURE (10m ² or less)	7.5m	3m	3m	7.5m
(b) ANIMAL ENCLOSURE (greater than 10m ²)	15m	15m	15m	15m
(c) Detached ACCESSORY DWELLING UNIT	7.5m	3m	3m	7.5m
(d) MANUFACTURED HOME	7.5m	7.5m	3m	7.5m
(e) Manure storage FACILITY	30m	30m	30m	30m
(f) Other agricultural BUILDINGS	7.5m	7.5m	3m	7.5m
(g) ROADSIDE STAND	3m	7.5m	3m	3m
(h) RURAL ANCILLARY	7.5m	3m	3m	7.5m
(i) SINGLE DETACHED DWELLING	7.5m	7.5m	3m	7.5m

(8) SITING

- (a) Except as permitted under the *Agricultural Land Commission Act* and ALR Regulations, BUILDINGS and STRUCTURES for INTENSIVE SWINE PRODUCTION shall be sited and constructed in accordance with the CITY “Intensive Swine Operation Bylaw”, as amended or replaced from time to time.
- (b) ANIMAL ENCLOSURES with exhaust fans shall meet the following regulations:
- (i) exhaust fans shall be SETBACK a minimum of 30m from adjacent LOT LINES; the SETBACK can be reduced to 15m if the owner provides between the ANIMAL ENCLOSURE and the adjacent LOT LINES a 6m wide farmside buffer B (with berm) and solid fencing as set out in the Guide to Edge Planning prepared by the Ministry of Agriculture.
- (c) FARM HOME PLATE and DWELLING UNIT(S) shall be sited as follows:
- (i) no portion of a SINGLE DETACHED DWELLING, MANUFACTURED HOME, ACCESSORY DWELLING UNIT and/or additional DWELLING UNIT 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 DETACHED DWELLING, MANUFACTURED HOME, ACCESSORY DWELLING UNIT and/or additional DWELLING UNIT 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 LOT LINE.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) Agricultural BUILDINGS	N/A
(b) Detached ACCESSORY DWELLING UNIT	6.5m
(c) RESIDENTIAL USE	10m
(d) ROADSIDE STAND	3m
(e) RURAL ANCILLARY USE	6m

(10) SPECIAL REGULATIONS

- (a) An Anaerobic Digester shall be permitted only within the property identified as PID: 018-834-043, Lot 2 District LOTS 83 and 263 Group 2 New Westminster District Plan LMP17679 as per ALC Resolution #162/2014 dated March 27, 2014 unless otherwise approved by the ALC.
- (b) An ACCESSORY DWELLING UNIT shall be limited to the following types:
- (i) SECONDARY SUITE
 - (ii) COACH HOUSE
 - (iii) GARDEN SUITE
 - (iv) MANUFACTURED HOME
 - (v) PARK MODEL TRAILER.
- (c) On properties in the ALR, ADUs are limited to a SECONDARY SUITE or as approved by the ALC.

Review General Regulations for Additional Development Requirements