SECTION 200 - RURAL ZONES

201 RURAL ZONE RU-1

Uses Permitted

#2845 25/06/90 #3088 06/01/92 #3782 27/07/98 #4906 04/03/13 #5109 14/09/15

201.1 In the RU-1 Zone only the following *uses* are permitted and all other *uses* are prohibited:

1) *accessory buildings* and *uses*
2) *accessory home occupations* subject to Section 104.3
3) accessory parking of *commercial vehicles* subject to Section 108
4) *agricultural uses*
5) *commercial greenhouses* subject to Section 201.11
6) equestrian centres and riding stables
7) *feedlots* subject to "Feedlot Control By-law, 1979", No. 1844 as amended
8) *intensive swine operation* subject to Section 109
9) mushroom *farms*
10) *residential uses* subject to Section 201.2, 201.3, 201.4 and 201.5
11) veterinary clinics

Residential Uses

#4906 04/03/13

201.2 Subject to the provisions of the Agricultural Land Commission Act, no more than two (2) *single family dwellings* or *mobile homes* are permitted on any one (1) *lot* except for:

a) One (1) additional *mobile home as a temporary accessory dwelling* in compliance with Section 201.4;
b) temporary *farm* labourer accommodation in compliance with Section 201.3;
c) accessory *residential use* for full time *farm* help on a bona fide *farm*; and
d) *migrant agricultural worker accommodation* in compliance with Section 201.5.

Temporary Farm Accommodation

201.3 The provision of temporary *farm* labourer accommodation is subject to the following:

a) Accommodations to be occupied between April 1st and November 30th in any calendar year shall be permitted on *farms* requiring seasonal help, subject to the units being occupied by an employee of the owner where such property is operated as a bona fide *farm*; provided, however, that the accommodation shall not be occupied by any person at any other time of the year;
b) The minimum *lot* size shall be 4 hectares.
c) Accommodation shall be at the ratio of 10 persons for each 4 hectares up to a maximum of 40 persons per bona fide *farm*; and
d) The maximum allowable floor area per occupant shall be 10 m^2 of which the required floor area for sleeping accommodations shall be not less than 4.6 m^2 and not more than 5 m^2 per occupant.

Temporary Mobile Homes

#4859 30/05/11 201.4 A *mobile home as a temporary accessory dwelling* is subject to the following conditions:

a) That the principal dwelling is occupied by the owner of the property;
b) That the *mobile home* is occupied by:
   i) an employee of the owner where such property is operated as a bona-fide *farm*; or
   ii) the Father, Mother, Son, Daughter, Grandfather, Grandmother, Grandson, Granddaughter, Brother or Sister, of the Owner of the property;
c) That the property in question is 8,094 m^2 or greater in area except where for medical reasons the additional *dwelling unit* is necessary. Exceptions on medical grounds must be approved by Council, and only:
   iii) Where a letter from a Medical Practitioner certifies that the additional *dwelling unit* is essential to care for the owner or a member of the immediate *family*; and
   iv) The Municipality has petitioned the immediate surrounding property owners for approval of this *use*;
d) That the *use* be permitted for a period of one year only, but may be renewed on a yearly basis, subject to compliance with the conditions of the original permit, and the Bylaws of the Municipality;
e) That when the conditions under which such temporary *use* was permitted cease to exist, the *mobile home* shall be removed within 90 days; and
f) That any additions to the *mobile home* be limited to 24 m^2 in area.

Migrant Agricultural Worker Accommodation

#4906 04/03/13 201.5 1) *Migrant Agricultural Worker Accommodation* shall be permitted on *farms* requiring *farm* help, subject to the following: Units being occupied by a *migrant agricultural worker* must be on parcels no less than 4 hectares in size.

2) Accommodation shall be at a ratio of one (1) *migrant agricultural worker* per 1000 m^2 of principal *farm building* floor area for commercial greenhouses, mushroom and berry/vegetable processing operations up to a maximum of 130 persons per bona fide *farm*. All other *farm* commodities shall have a maximum allowance of up to 40 workers per *farm*.

3) The property owner shall register a restrictive covenant on the property stating that the new *migrant agricultural worker accommodation* will only be used by *migrant agricultural workers* and that the owner will remove the *migrant agricultural worker accommodation* and restore the land to *agricultural use* if the *migrant agricultural worker accommodation* is vacant for two (2) consecutive years. If an existing *building* is converted to *migrant agricultural worker accommodation* and is not used by *migrant agricultural workers* for two (2) consecutive years, the owner must either have the *building* removed or decommissioned so that it is no longer habitable at their own expense.

4) The *migrant agricultural worker accommodation* can be used to house *migrant agricultural workers* employed on other *farm* operations in the Township of Langley provided a statutory declaration is filed with the Municipality describing the terms of the arrangement and there is a written agreement between the *farm* operations. The workers must be employed at least six (6) months of the year on the *farm* with the *migrant agricultural worker accommodation.*

5) A statutory declaration must be filed with the Municipality annually stating that the *building* will only be used for *migrant agricultural worker accommodation* for a specified period of time. The statutory declaration shall verify the following:
   a) The dates of proposed occupancy;
   b) The number of *migrant agricultural workers* approved for that *farm* in an employment confirmation provided through the Federal Seasonal Agricultural Worker Program, as amended from time to time;
   c) That the housing complies with all applicable Municipal and Provincial regulations;
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   d) That the housing has been inspected within the previous thirty days by an Inspector recommended by the BC Agriculture Council and certified as being in compliance with the "Guidelines for the Provision of Seasonal Housing for Migrant Farm Workers in BC", as amended or replaced from time to time;
   e) That there is available by telephone twenty-four hours a day, a person who is fluent in English and who may be contacted to answer enquiries from the municipality as to occupancy of the *migrant agricultural worker accommodation* on the *farm*; the contact information for the appointed person shall be provided in the required annual statutory declaration and updated should it change prior to deposit of the next annual statutory declaration;
   f) A minimum financial security, equal to the cost to remove a "Dwelling, Manufactured Home", or to demolish or convert an "Additional Farm House" as the case may be, shall be provided to the Township of Langley. This security may be drawn upon by the Municipality should the owner fail to remove, demolish or convert the *migrant agricultural worker accommodation* as required in this Bylaw by December 31st of the second year following the year when the most recent statutory declaration was submitted;
   g) A new estimated cost prepared by a qualified contractor to remove, demolish or convert as appropriate, the *migrant agricultural worker accommodation* shall be provided to the Township of Langley every five (5) years and the financial security deposited with the Township of Langley adjusted accordingly;
   h) If the security is not sufficient to cover the costs incurred by the Municipality, the Owner shall pay the balance owing to the Municipality. If unpaid after December 31st of any calendar year, such unpaid fees and charges accrue interest and are recoverable in the same manner as property taxes
6) The minimum floor area per *migrant agricultural worker* in *migrant agricultural worker accommodation* shall be 7.44 m^2, including living and sleeping areas but not including any common laundry, washroom or storage areas and mechanical rooms, open balconies, decks, terraces and exterior steps.
7) Common facilities such as laundry, shower, washroom and storage areas shall be located within the *migrant agricultural worker accommodations.* Such facilities shall not be located outdoors.
8) A *common amenity area* shall be provided on the same *farm* as the *migrant agricultural worker accommodation* at a minimum of 50 m^2 and a maximum of 50 m^2 plus 5 m^2 per *migrant agricultural worker.* A maximum of 10 m^2 per worker and a cumulative maximum useable floor area of 400 m^2 of *farms* other than greenhouse, mushroom, berry/vegetable operations with on-*farm* processing.
9) A continuous landscape screen shall be provided along any elevation of the *migrant agricultural worker accommodations* visible from an adjacent road to reduce visual impacts of the housing.

10) All *migrant agricultural worker accommodations* shall comply with the relevant siting requirements and in addition shall be located a maximum of 50 m from a *front lot line*.
11) All *buildings* shall comply with BC Building Code, Township Building Bylaw and BC Fire codes. Emergency *vehicle* access and sufficient water pressure for fire suppression purposes shall be provided to the acceptance of the Fire Department.
12) Servicing must comply with the service level provisions of Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Lot Coverage

#2845 25/06/90 #4567 07/05/07 #4859 03/05/11

201.6 1) Except for *commercial greenhouses, buildings* and *structures* shall not cover more than 33% of the *lot area*.
2) *Commercial greenhouses* shall not cover more than 66% of the *lot area* inclusive of all *buildings* and *structures* on the *lot*, provided the *buildings* and *structures* on the *lot* other than *commercial greenhouses* shall not cover more than 33% of the *lot area*.
3) *Accessory buildings* and *structures* not used for *agricultural* or *farm* purposes shall not exceed a total of 200 m^2 of ground floor *building* area.

Siting of Buildings and Structures

#2539 11/04/88 #2845 25/06/90

201.7 1) Except as provided for in Section 201.7 2), 3), 4) and 6) and Sections 104.4, 104.14 and 105.1 2), no principal *building* or *structure* shall be sited less than:
a) 9.75 metres from a *front lot line;*
b) 7.5 metres from a *rear lot line;*
c) 3 metres from a *side lot line*; and
d) 7.5 metres where the *side lot line* abuts a *flanking street*.
2) No *building* or *structure* used to shelter or ho*use* any animals or poultry shall be sited less than 15 metres from any property line.
3) All *buildings* and *structures* used for *intensive swine operation*s shall be sited in compliance with Section 109.
4) In a *feedlot*, no *building*, pen, enclosure or place where cattle are kept or manure is stored shall be sited less than:
a) 122 metres from a *highway*;
b) 53 metres from the nearest *lot line*;
c) 365 metres from any school or institutional occupancy;
d) 91.5 metres from any *dwelling unit*, other than that of the owner or his employees, on property designated as Agricultural Land Reserve;
e) 180 metres from any *dwelling unit*, other than that of the owner or his employees, on property not designated as Agricultural Land Reserve;
f) 365 metres from the boundary of a *lot* zoned SR, R, RM, MH-1 or P;
g) 100 metres from any watercourse or existing well
5) Except as provided for in Sections 104.4, 104.14, 104.15 and 105.1 2), no *accessory building* or *structure* shall be sited less than:
a) 9.75 metres from a *front lot line*;
b) 1.5 metres from a *rear lot line* except that where a through *lot* fronts onto two (2) *streets* the setback shall be the same as for the front yard setback for the principal *building*;
c) 1.5 metres from a *side lot line*; and
d) 4.5 metres where the *side lot line* abuts a *flanking street*.
6) A *commercial greenhouse* shall be sited not less than 15 m from a *front, rear* or *side lot line* and not less than 30 m from the boundary of a *lot* zoned other than RU or M.

Height of Buildings and Structures

#4859 30/05/11 201.8 Except as provided for in Section 104.5:

1) The *height* of a *single family dwelling* shall not exceed 9 metres.
2) The *height* of all other *buildings and structures* not used for *agricultural* or *farm* purposes shall not exceed 9 metres or 2 *storeys*, whichever is lesser.

Parking and Loading

201.9 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

201.10 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Requirements for Commercial Greenhouses

#2845 25/06/90 201.11 Prior to issuance of a *building* permit for *commercial greenhouse*, the following shall be required:

a) a report from a recognized independent sound consultant certifying that noise from the proposed *commercial greenhouse* operation will not exceed levels permitted in the Noise Control Bylaw,
b) a storm water management plan in compliance with the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended, and
c) a water well test performed by a Professional Engineer to address the adequacy of the aquifer to supply the water required by the proposed *commercial greenhouse* operation and drawdown rates of wells on adjacent property.

Landscaping, Screening and Fencing

#2845 25/06/90 201.12 Landscaping areas, landscaping screens and fencing shall comply with Section 111.