

## **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 *single family dwellings* or *mobile homes* are permitted on any one *lot* except for:
- a) one 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; and
  - c) *accessory residential use* for full time *farm help* on a *bona fide farm*.
  - 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 4.0 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<sup>2</sup> of which the required floor area for sleeping accommodations shall be not less than 4.6 m<sup>2</sup> and not more than 5 m<sup>2</sup> 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<sup>2</sup> 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<sup>2</sup> 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 four (4) hectares in size.
  - 2) Accommodation shall be at a ratio of one (1) *migrant agricultural worker* per 1000 m<sup>2</sup> 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*.

#5109  
14/09/15

- 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;
  - 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 31<sup>st</sup> 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 31<sup>st</sup> 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<sup>2</sup>, 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<sup>2</sup> and a maximum of 50 m<sup>2</sup> plus 5 m<sup>2</sup> per *migrant agricultural worker*. A maximum of 10 m<sup>2</sup> per worker and a cumulative maximum useable floor area of 400 m<sup>2</sup> 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<br>25/06/90<br>#4567<br>07/05/07<br>#4859<br>03/05/11 | 201.6 | <ol style="list-style-type: none"> <li>1) Except for <i>commercial greenhouses, buildings and structures</i> shall not cover more than 33% of the <i>lot area</i>.</li> <li>2) <i>Commercial greenhouses</i> shall not cover more than 66% of the <i>lot area</i> inclusive of all <i>buildings and structures</i> on the <i>lot</i>, provided the <i>buildings and structures</i> on the <i>lot</i> other than <i>commercial greenhouses</i> shall not cover more than 33% of the <i>lot area</i>.</li> <li>3) <i>Accessory buildings and structures</i> not used for <i>agricultural or farm</i> purposes shall not exceed a total of 200 m<sup>2</sup> of ground floor <i>building area</i>.</li> </ol> |
|---|-------|--|

**Siting of Buildings and Structures**

- |  |       |   |
|--|-------|---|
| #2539<br>11/04/88<br>#2845<br>25/06/90 | 201.7 | <ol style="list-style-type: none"> <li>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 <i>building or structure</i> shall be sited less than:           <ol style="list-style-type: none"> <li>a) 9.75 metres from a <i>front lot line</i>;</li> <li>b) 7.5 metres from a <i>rear lot line</i>;</li> <li>c) 3.0 metres from a <i>side lot line</i>; and</li> <li>d) 7.5 metres where the <i>side lot line</i> abuts a <i>flanking street</i>.</li> </ol> </li> <li>2) No <i>building or structure</i> used to shelter or house any animals or poultry shall be sited less than 15 metres from any property line.</li> <li>3) All <i>buildings and structures</i> used for <i>intensive swine operations</i> shall be sited in compliance with Section 109.</li> <li>4) In a <i>feedlot</i>, no <i>building</i>, pen, enclosure or place where cattle are kept or manure is stored shall be sited less than:           <ol style="list-style-type: none"> <li>a) 122 metres from a <i>highway</i>;</li> <li>b) 53 metres from the nearest <i>lot line</i>;</li> <li>c) 365 metres from any school or institutional occupancy;</li> <li>d) 91.5 metres from any <i>dwelling unit</i>, other than that of the owner or his employees, on property designated as Agricultural Land Reserve;</li> <li>e) 180 metres from any <i>dwelling unit</i>, other than that of the owner or his employees, on property not designated as Agricultural Land Reserve;</li> <li>f) 365 metres from the boundary of a <i>lot</i> zoned SR, R, RM, MH-1 or P;</li> <li>g) 100 metres from any watercourse or existing well</li> </ol> </li> <li>5) Except as provided for in Sections 104.4, 104.14, 104.15 and 105.1 2), no <i>accessory building or structure</i> shall be sited less than:           <ol style="list-style-type: none"> <li>a) 9.75 metres from a <i>front lot line</i>;</li> <li>b) 1.5 metres from a <i>rear lot line</i> except that where a through <i>lot</i> fronts onto 2 <i>streets</i> the setback shall be the same as for the front yard setback for the principal <i>building</i>;</li> <li>c) 1.5 metres from a <i>side lot line</i>; and</li> <li>d) 4.5 metres where the <i>side lot line</i> abuts a <i>flanking street</i>.</li> </ol> </li> <li>6) A <i>commercial greenhouse</i> shall be sited not less than 15 m from a <i>front, rear or side lot line</i> and not less than 30 m from the boundary of a <i>lot</i> zoned other than RU or M.</li> </ol> |
|--|-------|---|

### **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.

202 **RURAL ZONE RU-2**

**Uses Permitted**

- #3105 202.1 In the RU-2 Zone only the following *uses* are permitted and all other *uses* are  
06/02/92 prohibited:  
#3545 1) all *uses* permitted in the Rural Zone RU-1  
28/08/95 2) animal pounds established by Council subject to the “Township of Langley  
#3782 Animal Control Bylaw 2005 No. 4440” as amended  
27/07/98 3) *dog daycare* subject to “Township of Langley Noise Control Bylaw 1988” as  
#3835 amended  
25/01/99 4) *fur farms* subject to “Langley Fur Farm Control Bylaw 1964 No. 1128 as  
amended  
5) *kennels* subject to the “Township of Langley Animal Control Bylaw 2005 No.  
4440” as amended  
#5503 6) municipal storage facilities and compounds accessory to a permitted *use*  
27/08/20 7) storage and distribution facilities for wood and soil based products including  
parking of *commercial vehicles* related to the storage and distribution facility on  
Lot 1 Section 8 Township 13 New Westminster District Plan 17643

**Lot Coverage**

- #2845 202.2 1) Except for *commercial greenhouses, buildings and structures* shall not cover  
25/06/90 more than 33% of the *lot area*.  
#4567 2) *Commercial greenhouses* shall not cover more than 66% of the *lot area*  
07/05/07 inclusive of all *buildings and structures* on the *lot*, provided the *buildings and*  
#4859 *structures* on the *lot* other than *commercial greenhouses* shall not cover more  
30/05/11 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<sup>2</sup> of ground floor *building area*.

**Siting of Buildings and Structures**

- #2539 202.3 1) Except as provided for in Section 104.4, 104.14, 105.1 2), 202.3 2), 202.3 3),  
11/04/88 202.3 5), 202.4, 202.5 and 202.6, no principal *building or structure* shall be  
#2845 sited less than:  
25/06/90 a) 9.75 metres from a *front lot line*;  
b) 7.5 metres from a *rear lot line*;  
c) 3.0 metres from a *side lot line*; and  
d) 7.5 metres where the *side lot line* abuts a *flanking street*.  
2) Except as provided for in Sections 202.4, 202.5 and 202.6, no *building or*  
*structure* used to shelter or house animals or poultry shall be sited less than  
15 metres from any property line.  
3) All *buildings and structures* used for *intensive swine operation* shall be sited  
in compliance with Section 109.  
4) Except as provided for in Sections 104.4, 104.14, 104.15 and 105.1, no  
*accessory building or structure* shall be sited less than:  
a) 9.75 metres from a *front lot line*;  
b) 1.5 metres from *rear lot line* except that where a through *lot* fronts onto 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*  
5) 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.

### **Siting of Buildings and Structures for Fur Farms**

- #2539 202.4 1) All *buildings* and cages housing fur bearing animals shall be sited not less than 45.72 metres from the boundary lines of the property upon which they are situated, and 91.44 metres from any *highway*.
- 11/04/88 2) Where *fur farms* are situated in a Rural Zone RU-2 and are adjacent to each other, the side yards may be relaxed along the common boundary to a minimum setback of 15.24 metres.
- 3) Where fur bearing animals commonly known as Nutria are kept in *buildings* or other *structures* as approved by the appropriate authorities, the provisions of Subsection 1) above may be relaxed to permit such *buildings* and *structures* to be located not less than 15.24 metres from the boundary line of the property upon which they are situated and from any *highway*, provided the area upon which Nutria may be raised shall not be less than 2.02 hectares.

### **Siting of Buildings and Structures for Dog Kennels**

- #2539 202.5 All *buildings* and *structures* used for a dog *kennel* shall be sited not less than 91.44 metres from the nearest *building* occupied by anyone other than the operator of the *kennel*, or an employee thereof, and not less than 15.24 metres from all property lines.
- 11/04/88

### **Siting of Buildings and Structures for Feedlots**

- #2539 202.6 All *buildings*, pens, enclosures or places where cattle are kept or manure is stored shall be sited in accordance with the requirements of Section 201.7 4).
- 11/04/88

### **Height of Buildings and Structures**

- #4859 202.7 Except as provided for in Section 104.5
- 30/05/11 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.
- #5503 3) The *height* of *buildings* or *structures* used for storage and distribution facilities for wood and soil based products on Lot 1 Section 8 Township 13 New Westminster District Plan 17643 shall not exceed 12 metres.
- 27/08/20

### **Parking and Loading**

- #2539 202.8 Parking and loading shall be provided in accordance with Section 107.
- 11/04/88

### **Subdivision Requirements**

- #2539 202.9 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.
- 11/04/88

### **Landscaping, Screening and Fencing**

- #2845 202.10 Landscaping areas, landscaping screens and fencing shall comply with Section 111.
- 25/06/90

**Uses Permitted**

In the RU-3 Zone only the following *uses* are permitted and all other *uses* are prohibited:

- 1) all *uses* permitted in the Rural Zone RU-1

**Lot Coverage**

- #2845 203.1 1) Except for *commercial greenhouses, buildings and structures* shall not cover more than 33% of the *lot area*.  
25/06/90  
#4567  
07/05/07  
#4859  
30/05/11
- 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<sup>2</sup> of ground floor *building area*.

**Siting of Buildings and Structures**

- #2539 203.2 1) Except as provided for in Section 203.3 2), 3), 4) and 6), and Sections 104.4 and 105.1 2), no principal *building or structure* shall be sited less than:  
11/04/88  
2845  
25/06/90
- a) 9.75 metres from a *front lot line*;
  - b) 7.5 metres from a *rear lot line*;
  - c) 3.0 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 *house* 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* shall be sited in compliance with Section 109.
  - 4) In a *feedlot*, all *buildings, pens, enclosures, or places* where cattle are kept or manure is stored shall be sited in accordance with the requirements of Section 201.7 4).
  - 5) Except as provided for in Sections 104.4, 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 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 203.3 Except as provided for in Section 104.5  
30/05/11
- 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**

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

**Subdivision Requirements**

203.5 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.

**Landscaping, Screening and Fencing**

#2845  
25/06/90

203.6 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

203A : **RURAL ZONE RU-3A**

**Uses Permitted**

203A.1 In the RU-3A 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) *residential uses* subject to Section 203A.2
- 4) *hobby beekeeping* subject to Section 104.18

**Residential Uses**

203A.2 No more than one *single family dwelling* is permitted on any one *lot*.

**Lot Coverage**

- 203A.3
- 1) *Buildings and structures* shall not cover more than 33% of the *lot area*.
  - 2) *Accessory buildings and structures* shall not exceed a total of 100 m<sup>2</sup> of ground floor *building area*.

**Siting of Buildings and Structures**

- 203A.4
- 1) Except as provided for in Sections 104.4 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) 3.0 metres from a *side lot line*<sup>(1)</sup>; and
    - d) 7.5 metres where the *side lot line* abuts a *flanking street*.

<sup>1</sup> notwithstanding Section 203A.4 1) c) where a lot is being created by *subdivision*, the Approving Officer may consider a reduction where a *building* or *structure* was constructed prior to September 30, 2019.

- 2) Except as provided for in Sections 104.4, 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 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*.

**Height of Buildings and Structures**

- 203A.5 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* shall not exceed 9 metres or 2 *storeys*, whichever is lesser.

**Parking and Loading**

203A.6 Parking and loading shall be provided in accordance with Section 107.

### **Subdivision Requirements**

- 203A.7 1) 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.
- 2) Notwithstanding Section 203A.7 1), any fee simple *lot* in existence as of September 30, 2019 shall not be subdivided to create more than two *lots*.

### **Landscaping, Screening and Fencing**

- 203A.8 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

204 **RURAL FLOODPLAIN ZONE RU-4**

**Uses Permitted**

- 204.1 In the RU-4 Zone only the following *uses* are permitted and all other *uses* are prohibited:
- 1) all *uses* permitted in the Rural Zone RU-1
  - 2) *marina class "B"*

**Floodplain**

- 204.2 The provisions of Section 105 shall apply except that in the RU-4 zone no part of any residential *building* shall be constructed at an undisturbed natural ground elevation that is less than the Flood Construction Level. No structural elevation or fill or a combination thereof can be used to achieve the Flood Construction Level. Prior to the issuance of a *building* permit the applicant shall:
- a) Provide the Municipality with certification from a Qualified Professional (as defined by the Ministry of Health Sewerage Disposal Regulation) with respect to the provision of a sewage disposal system; and
  - b) Provide the Municipality with certification from a British Columbia Land Surveyor that the natural undisturbed elevation of the *building* site is equal to or exceeds the Flood Construction Level.

**Lot Coverage**

- #2845  
25/06/90  
#4567  
07/05/07  
#4594  
03/11/08
- 204.3
- 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<sup>2</sup> of ground floor *building* area.

**Siting of Buildings and Structures**

- #2539  
11/04/88  
#2845  
25/06/90
- 204.4
- 1) Except as provided for in Section 204.4 2), 3), 4) and 6) and Sections 104.4 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) 3.0 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 house any animals or poultry shall be sited less than 15 metres from any property line.
  - 3) All *building* and *structures* used for *intensive swine operation* shall be sited in compliance with Section 109.
  - 4) In a *feedlot*, all *buildings*, pens, enclosures, or places where cattle are kept or manure is stored shall be sited in accordance with the requirements of Section 201.7 4).
  - 5) Except as provided for in Sections 104.4, 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 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  
30/05/11 204.5 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**

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

### **Subdivision Requirements**

- 204.7 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.

### **Landscaping, Screening and Fencing**

- #2845  
25/06/90 204.8 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

205 **RURAL FLOODPLAIN ZONE RU-5**

**Uses Permitted**

205.1 In the RU-5 Zone only the following *uses* are permitted and all other *uses* are prohibited:

- 1) all *uses* permitted in the Rural Zone RU-1
- 2) *marina class "B"*

**Floodplain**

#4594  
03/11/08

205.2 The provisions of Section 105 shall apply except that in the RU-5 zone no part of any residential *building* shall be constructed at an elevation that is less than the Flood Construction Level. The Flood Construction Level may be achieved by structural elevation or the placement of not more than 0.91 metres of fill on the *building* site or a combination thereof. Prior to the issuance of a *building* permit, the applicant shall;

- a) Provide the Municipality with certification from a Qualified Professional (as defined by the Ministry of Health Sewerage Disposal Regulation) with respect to the provision of a sewage disposal system; and
- b) Provide the Municipality with certification from a British Columbia Land Surveyor that the final elevation of the *building* site is equal to or exceeds the Flood Construction Level.

**Lot Coverage**

#2845  
25/06/90  
#4567  
07/05/07  
#4859  
30/05/11

- 205.3
- 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<sup>2</sup> of ground floor *building* area.

**Siting of Buildings and Structures**

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

- 205.4
- 1) Except as provided for in Section 205.4 2), 3), 4) and 6) and Sections 104.4 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) 3.0 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 house any animals or poultry shall be sited less than 15 metres from any property line.
  - 3) All *building* and *structures* used for *intensive swine operation* shall be sited in compliance with Section 109.
  - 4) In a *feedlot*, all *buildings*, pens, enclosures, or places where cattle are kept or manure is stored shall be sited in accordance with the requirements of Section 201.7 4).

- 5) Except as provided for in Sections 101.4, 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 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
- 205.5 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**

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

### **Subdivision Requirements**

- 205.7 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.

### **Landscaping, Screening and Fencing**

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

205A **RURAL FLOODPLAIN ZONE RU-5A**

**Uses Permitted**

- 205A.1 In the RU-5A Zone only the following *uses* are permitted and all other *uses* are prohibited:
- 1) all *uses* permitted in the Rural Zone RU-5
  - 2) compost sales facility constructed and operated in accordance with a resolution of the Agricultural Land Commission pursuant to the Agricultural Land Commission Act
  - 3) residential green waste compost facility constructed and operated in accordance with a Soil Deposit Permit issued pursuant to the Soil Conservation Act and Township of Langley Soil and Other Material Deposit Regulation Bylaw 1993 No. 2871 as amended

**Floodplain**

- 205A.2 Floodplain requirements shall be in accordance with Section 205.2

**Lot Coverage**

- 205A.3 *Lot coverage* shall be in accordance with Section 205.3

**Siting of Buildings and Structures**

- 205A.4 Siting of *buildings* and *structures* shall be in accordance with Section 205.4.

**Height of Buildings and Structures**

- 205A.5 *Height of buildings and structures* shall be in accordance with Section 205.5.

**Parking and Loading**

- 205A.6 Parking and loading shall be provided in accordance with Section 107.

**Subdivision Requirements**

- 205A.7 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.

**Landscaping, Screening and Fencing**

- 205A.8 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

206 **AGRICULTURAL PROCESSING ZONE RU-6**

**Uses Permitted**

- 206.1 In the RU-6 Zone only the following *uses* are permitted and all other *uses* are prohibited:
- 1) all *uses* permitted in the Rural Zone RU-1
  - 2) meat processing plants and/or abattoirs, excluding retail sales, within a completely enclosed *building* except for accessory open storage areas, parking and loading facilities
  - 3) office, accessory to a permitted *use*

**Lot Coverage**

- #2845  
25/06/90 206.2 1) Except for *commercial greenhouses, buildings and structures* shall not cover more than 40% 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 40% of the *lot area*.

**Siting of Buildings and Structures**

- #2845  
25/06/90 206.3 1) Except as provided for in Sections 104.4, 104.15, 105.1 2) and 206.3 2) no *building or structure* shall be sited less than:
- a) 10 metres from a *front lot line*;
  - b) 5 metres from a *side lot line*;
  - c) 10 metres from a *rear lot line*; and
  - d) 10 metres where the *side lot line* abuts a *flanking street*.
- 2) 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**

- #3782  
27/07/98 206.4 Except as provided for in Section 104.5 the *height of buildings and structures* shall not exceed 12 metres.

**Parking and Loading**

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

**Subdivision Requirements**

- 206.6 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.

**Landscaping, Screening and Fencing**

- #2845  
25/06/90 206.7 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

207 **FRASER RIVER ZONE RU-7**

#3782  
27/07/98

**Uses Permitted**

- 207.1 In the RU-7 Zone only the following *uses* are permitted and all other *uses* are prohibited:
- 1) *accessory uses*
  - 2) *river uses*

**Subdivision Requirements**

- 207.2 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.

**RURAL ZONE RU-8**

**Uses Permitted**

- 208.1 In the RU-8 Zone only the following *uses* are permitted and all other *uses* are prohibited:  
1) all *uses* and conditions of *use* permitted in the Rural Zone RU-1

**Lot Coverage**

- 208.2 *Lot coverage* shall be in accordance with Section 201.6, except that glass *greenhouses* may exceed the *lot coverage* provided that the total coverage of *buildings* and *structures* shall not cover more than 66% of the *lot area*.

**Siting of Buildings and Structures**

- 208.3 Siting of *buildings* and *structures* shall be in accordance with Section 201.7, except that a glass *greenhouse* having a *lot coverage* greater than 33% shall not be sited less than 15 metres from any property line.

**Parking and Loading**

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

**Subdivision Requirements**

- 208.5 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.

**Landscaping, Screening and Fencing**

- 208.6 A landscaping screen pursuant to Section 111.1 2) shall be provided along a *front lot line* and along a *side lot line* abutting a *flanking street*.

## **RURAL BUTCHER SHOP ZONE RU-9**

### **Uses Permitted**

- 209.1 In the RU-9 Zone only the following *uses* are permitted and all other *uses* are prohibited:
- 1) *accessory buildings and uses*
  - 2) butcher shops limited to a maximum *gross floor area* of 450 m<sup>2</sup>
  - 3) *residential uses* subject to Section 209.3

### **Commercial Uses**

- 209.2 Except for accessory parking, loading and landscaped areas, all *uses* shall be conducted within a completely enclosed *building*.

### **Residential Uses**

- 209.3 No more than one *dwelling unit* per lot is permitted and must be contained entirely within the *building* in which the butcher shop is located.

### **Lot Coverage**

- 209.4 *Buildings and structures* shall not cover more than 40% of the *lot area*.

### **Siting of Buildings and Structures**

- 209.5 1) Except as provided for in Sections 104.4, 104.15, and 105.1 2) no principal *building* or *structure* shall be sited less than:
- a) 6.0 metres from a *front lot line*;
  - b) 7.5 metres from a *rear lot line*;
  - c) 3.0 metres from a *side lot line*; and
  - d) 6.0 metres where the *side lot line* abuts a *flanking street*.
- 2) Except as provided for in Sections 104.4, 104.14 and 105.1 2), no *accessory building* or *structure* shall be sited less than:
- a) 6.0 metres from a *front lot line*;
  - b) 3.0 metres from a *rear lot line*;
  - c) 3.0 metres from a *side lot line*; and
  - d) 4.5 metres where the *side lot line* abuts a *flanking street*.

### **Height of Buildings and Structures**

- 209.6 Except as provided for in Section 104.5 the *height of buildings and structures* shall not exceed 12 metres.

### **Parking and Loading**

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

### **Subdivision Requirements**

- 209.8 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.

**Landscaping, Screening and Fencing**

209.9 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

## **RURAL GOLF COURSE ZONE RU-10**

### **Uses Permitted**

#4296 210.1  
04/04/05

In the RU-10 Zone only the following *uses* are permitted and all other *uses* are prohibited:

- 1) *accessory buildings* and *uses* including any combination of a *liquor primary use* and *food primary use*, subject to Section 104.9
- 2) all *uses* permitted in the Rural Zone RU-1
- 3) driving ranges
- 4) golf courses
- 5) pitch and putt facilities

### **Lot Coverage**

210.2 *Buildings* and *structures* shall not cover more than 33% of the *lot area*.

### **Siting of Buildings and Structures**

- 210.3
- 1) Except as provided for in Sections 210.3 2) 3) 4) 5) and Section 104.4, 104.14 and 105 (for those areas within the Floodplain or adjacent to watercourses), 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) 3.0 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 house animals or poultry shall be sited less than 15 metres from any property line.
  - 3) All *buildings* and *structures* used for *intensive swine operations* shall be sited in compliance with Section 109.
  - 4) In a *feedlot*, all *buildings*, pens, enclosures, or places where cattle are kept or manure is stored shall be sited in compliance with Section 201.7 4).
  - 5) No *building* or *structure* used in conjunction with a golf course, driving range or pitch and putt facility shall be sited less than 15.0 metres from a *lot line* abutting an RU, SR, R, RM, MH-1 or P zone.
  - 6) Except as provided for in Sections 104.4, 104.14, 104.15 and 105 (for those areas within the Floodplain or adjacent to water courses), 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 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*.

### **Parking and Loading**

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

### **Subdivision Requirements**

210.5 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.

### **Landscaping, Screening and Fencing**

210.6 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

#2917 211  
11/01/93

## **RURAL WINERY ZONE RU-11**

### **Uses Permitted**

#3698 211.1  
16/02/98  
#4296  
04/04/05

In the RU-11 Zone only the following *uses* are permitted and all other *uses* are prohibited:

- 1) *accessory buildings* and *uses* including one *single family dwelling*
- 2) *agricultural uses*
- 3) commercial winery licenced by the Provincial Liquor Control and Licencing Branch including any combination of a *liquor primary use* and *food primary use*, subject to Section 104.9

### **Lot Coverage**

211.2 *Lot coverage* shall comply with section 201.6.

### **Siting of Buildings and Structures**

211.3 Siting of *buildings* and *structures* shall comply with Section 201.7.

### **Height of Buildings and Structures**

#4859  
30/05/11

211.4 *Height of buildings* and *structures* shall be in accordance with Section 201.8.

### **Parking and Loading**

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

### **Subdivision Requirements**

211.6 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.

### **Landscaping, Screening and Fencing**

211.7 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

## **RURAL GAME FARM ZONE RU-12**

### **Uses Permitted**

- 212.1 In the RU-12 Zone only the following *uses* are permitted and all other *uses* are prohibited:
- 1) *accessory buildings and uses*
  - 2) *accessory childrens' play park (limited to a maximum of 5 childrens' amusement rides), arcade, miniature golf facility, petting zoo, and childrens' playground accessory to game farms and zoological parks, subject to Section 212.2*
  - 3) *accessory residential uses limited to a maximum of a total of four single family dwellings or mobile homes for occupancy by the owner, manager, caretaker and employees (and their immediate families) of game farms and zoological parks*
  - 4) *accessory restaurants subject to Section 212.2*
  - 5) *agricultural uses*
  - 6) *game farms and zoological parks*

### **Childrens' Play Park and Restaurant Hours of Operation**

- 212.2 *Accessory childrens' amusement rides, arcade, miniature golf facility, petting zoo, childrens' playground and restaurants shall only be operated during the hours the game farm or zoological park is operated.*

### **Lot Coverage**

- 212.3 *Buildings and structures shall not cover more than 33% of the lot area.*

### **Siting of Buildings and Structures**

- 212.4
- 1) *Except as provided for in Sections 104.4, 105.1 and 212.4 2), no building or structure shall be sited less than 10 metres from any property line.*
  - 2) *No building or structure used to shelter any animals or poultry shall be sited less than 15 metres from any property line.*

### **Parking and Loading**

- 212.5 *Parking and loading shall be provided in accordance with Section 107.*

### **Subdivision Requirements**

- 212.6 *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.*

### **Landscaping, Screening and Fencing**

- 212.7 *Landscaping areas, landscaping screens and fencing shall comply with Section 111.*

**CANADIAN FORCES STATION ZONE RU-13**

**Uses Permitted**

- 213.1 In the RU-13 Zone only the following *uses* are permitted and all other *uses* are prohibited:
- 1) *accessory buildings and uses*
  - 2) *accessory residential*
  - 3) *agricultural uses*
  - 4) *assembly uses*, limited to post-secondary degree granting colleges and universities under the jurisdiction of the Provincial Ministry of Skills, Training and Labour
  - 5) Canadian Forces Station and facilities under the jurisdiction of the Federal Department of National Defence

**Lot Coverage**

- 213.2 *Buildings and structures* shall not cover more than 33% of the *lot area*.

**Siting of Buildings and Structures**

- 213.3 1) Except as provided for in Sections 104.4, 105.1 and 105.1 2), no *building* or *structure* shall be sited less than 10 metres from any property line.

**Parking and Loading**

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

**Subdivision Requirements**

- 213.5 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.

#3626 214  
25/11/96

## **RURAL FARM MARKET ZONE RU-14**

### **Uses Permitted**

#3896 214.1  
01/11/99

In the RU-14 Zone only the following *uses* are permitted and all other *uses* are prohibited:

- 1) *accessory buildings and uses*
- 2) all *uses* permitted in the Rural Zone RU-1
- 3) rural *farm* markets in the Agricultural Land Reserve subject to:
  - a) the growing and sale of produce grown on-site remaining the principal permitted *use*;
  - b) the RU-14 site area being limited to a maximum size of 0.4 ha and not exceeding 5% of the total *farm* unit area;
  - c) the size of the rural *farm* market *building* (including outside storage and display) used for the sale of produce grown off-site being limited to a maximum of 130m<sup>2</sup>. A restrictive covenant shall be registered guaranteeing that 75% of all produce sales be of B.C. origin with a maximum of 10% processed *farm* goods; that grocery and sundry items will not be sold from the *farm* market; and that the *farm* unit will have a minimum size of 8.0 ha;
  - d) municipal sanitary sewer and municipal water services shall be available to every RU-14 development. Access to a Provincial *Highway* from an RU-14 development shall be from a municipal road or right of way.
- 4) rural *farm* markets not located in the Agricultural Land Reserve may sell produce grown on and off the *farm* unit, however the area used for the sale of grocery and sundry items shall not exceed 10% of the *gross floor area* of the *farm* market *building*

### **Lot Coverage**

214.2 *Lot coverage* shall comply with Section 201.6.

### **Siting of Buildings and Structures**

214.3 Siting of *buildings* and *structures* shall comply with Section 201.7.

### **Height of Buildings and Structures**

#4859  
30/05/11

214.4 *Height of buildings* and *structures* shall be in accordance with Section 201.8.

### **Parking and Loading**

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

### **Subdivision Requirements**

214.6 No *subdivision* of land will be approved to facilitate an RU-14 development.

### **Landscaping, Screening and Fencing**

214.7 Landscaping areas, landscaping screens and fencing shall be provided in accordance with the provisions of the Development Permit.

## **Development Permit Requirements**

#3896  
01/11/99

214.8

Except where the rural *farm* market already exists and has obtained a valid *building* permit every application for an RU-14 Zone shall be accompanied by an application for a Development Permit.