

<b>RECORD OF AMENDMENTS</b>				
<b>SUMAS MOUNTAIN RURAL LAND USE BYLAW 500-1992</b>				
<b>Amending Bylaw No.</b>	<b>Type of Amendment</b>		<b>Summary of Amendment</b>	<b>Date of Adoption</b>
	<b>Text ✓</b>	<b>Map ✓</b>		
CFV 522		✓	Zoning Amendment - Wright (repealed by Bylaw 140, 1997)	October 19, 1995
CFV 532		✓	Zoning Amendment - Kraft	September 28, 1995
FVRD 140		✓	Zoning Amendment - Wright	July 22, 1997
FVRD 141	✓		Bed and Breakfast	August 26, 1997
FVRD 513	✓		Keeping of farm animals for sole use of resident	May 27, 2003
FVRD 584	✓	✓	Remove Sections 4 & 5 & Schedules B,C,D,F [because of new OCP for Area "H"]	October 26, 2004
FVRD 690	✓		Floodplain Regulations Repeal	October 31/2006
FVRD 734		✓	Zoning Amendment – rezone SR1 to SR2 Bakstad	March 26 <sup>th</sup> , 2008
FVRD 845		✓	Zoning Amendment – rezone RR-1 to SR-1 Dawson Road	May 27 <sup>th</sup> , 2008

Not for publication

**Sumas Mountain  
Electoral Area [“H”]**

**Rural Land Use Bylaw**

**Bylaw 500, 1992**

**Consolidated**

*Not for Legal Purposes*

**SUMAS MOUNTAIN RURAL LAND USE  
BYLAW NO. 500-1992**

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Not for Legal Purposes

**CENTRAL FRASER VALLEY REGIONAL DISTRICT  
BY-LAW NO. 500-1992**

**Rural Land Use By-law for  
Electoral Area ["H"]  
(SUMAS MOUNTAIN)**

**WHEREAS** the Municipal Act provides that a Regional Board may adopt Rural Land Use by-laws;

**AND WHEREAS** the Regional Board of the Central Fraser Valley Regional District deems it expedient to adopt a Rural Land use by-law for Sumas Mountain;

**AND WHEREAS** the Minister of Municipal Affairs has designated the area hereafter defined as a Rural Planning Area;

**NOW THEREFORE**, the Regional Board of the Central Fraser Valley Regional District, in open meeting assembled, ENACTS AS FOLLOWS:

**PART 1**

**SECTION 1**

**CITATION**

- 1.1 This by-law may be cited as the "Sumas Mountain Rural Land Use By-law No. 500-1992".

**SECTION 2**

**APPLICATION**

2.1 **AREA OF AUTHORITY**

This By-law shall apply to Electoral Area "A" (Sumas Mountain) of the Central Fraser Valley Regional District shown boldly outlined on Schedule "A", a copy of which is attached to and forms part of this by-law.

2.2 **DEFINITIONS**

For the purpose of this by-law:

ACCESSORY BUILDING OR USE - means a building or use customarily incidental to the permitted use of land, buildings or structures located on the same lot;

AGRICULTURE - means the growing, rearing, producing, keeping or harvesting of crops or livestock for commercial purpose; includes the storage and sale of agricultural products produced on the individual farm on which the storage or sale is taking place;

BED AND BREAKFAST means a home occupation within a single family dwelling wherein not more than three rooms are rented and meals are served to overnight guests for commercial purposes; excludes boarding use, rooming house, assembly use, rest home, group home and institutional uses, hotel or motel. [Bylaw 0141, 1997]

BOARD - means the Regional Board of the Central Fraser Valley Regional District;

BUILDING - means any structure having a roof supported by columns or walls and used or intended for supporting or sheltering any use or occupancy;

CIVIC USE - means a use providing for government functions and services, including public schools, community centres, libraries, fire halls, museums, parks, picnic areas, playgrounds, playing fields and related parking, but specifically excludes waste disposal operations such as landfills and incinerators;

COMMUNITY WATER SYSTEM - means a system of waterworks within the meaning of Section 21 of the Health Act, which is owned, operated and maintained by an Improvement District under the Municipal Act, by a Strata Corporation or by a Regional District, or which is regulated under the Water Utilities Act;

DENSITY AVERAGING - means the process used to calculate the maximum number of parcels achievable by subdivision from a parent parcel for the purposes of clustering the development, using the following formula:

$$\frac{\text{(gross area of parent parcel)}}{\text{(minimum parcel size)}} = \text{maximum number of parcels}$$

DWELLING - means a room or suite of rooms operated as a housekeeping unit, used or intended to be used for the residential accommodation of one family and usually containing cooking, living, sleeping, and sanitary facilities;

DWELLING, SINGLE FAMILY - means any building consisting of one dwelling unit which is occupied or intended to be occupied as the permanent home or residence of one family;

GRAVEL PROCESSING - means the use of machinery and equipment to wash, screen, crush and size sand and gravel deposits mined on site and to allow temporary on-site

storage of the processed material, but does not include the production of sand and gravel into finished or semi-finished products;

HOME OCCUPATION - means an occupation or profession which is clearly incidental to the use of a dwelling unit for residential purposes or to the residential use of a lot occupied by a dwelling, but does not include kennels;

INTENSIVE AGRICULTURE - means the use of land, buildings and structures by a commercial enterprise or an institution for:

- a) the confinement of poultry, livestock or fur bearing animals; or
- b) the growing of mushrooms.

JUNK YARD - means a place where old articles, waste or discarded materials are stored or kept for either commercial or non-commercial purposes, and such material includes rubber tires, metal, plastics, plastic containers, glass, paper, sacks, wire, ropes, rags, machinery, cans, and any other scrap or salvage, and includes two or more derelict vehicles.

LOT LINE, FRONT - means the boundary line between a parcel and the street on which the parcel abuts. In the case of a corner parcel, either lot line abutting a street may be considered the front lot line if the adjacent parcel fronts on the same street, provided that there shall not be more than one front lot line;

LOT LINE, REAR - means the boundary line furthest from and opposite to the front lot line, provided that there shall not be more than one rear lot line;

LOT LINE, SIDE - means a boundary line which intersects a front lot line and which separates two parcels, a parcel and a lane or a parcel and a public street in the case of a corner parcel;

MEDICAL HEALTH OFFICER - means the Medical Health Officer appointed pursuant to the Health Act;

NATURAL BOUNDARY OF A BODY OF WATER - means the visible high water mark where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark upon the soil of the bed of the lake, river, stream or other body of water a character distinct from that of the banks thereof, in respect to vegetation as well as in respect to the nature of the soil itself;

PARCEL - means any lot, block or other area in which land is held or into which land is subdivided;

PARCEL SIZE - means the area of land within the boundaries of a parcel, but excludes the area of a panhandle;

PARENT PARCEL - means the original parcel or parcels subject to a subdivision;

POTABLE WATER - means safe for human consumption as certified by the Medical Health Officer, an independent testing laboratory, or a qualified Professional Engineer as suitable for use as drinking water in accordance with the Guidelines for the Canadian Drinking Water Quality;

PROVEN YEAR-ROUND SUPPLY - means:

- (i) in the case of a supply from a well, a supply which is certified as adequate to meet the requirements of Section 6.11.4 of this by-law in a document signed and sealed by a recognized well driller or by an experienced ground water engineer registered in the Province of British Columbia, or;
- (ii) in the case of a source which comes within the terms of the Water Act, a licence from the Comptroller of Water Rights for a supply adequate to meet the requirements of Section 6.11.3 of this by-law.

PRINCIPAL BUILDING OR USE - means the main purpose for which land, buildings or structures are ordinarily used;

PUBLIC UTILITY - means a use providing for the essential servicing of the community with water, sewer, electrical telecommunications or other utilities or services where such use electricity is established by a governmental body, by a company regulated government commission, or by a company operating under the Public Utilities Act; includes broadcast transmission and receiving facilities; excludes the outdoor storage of materials and vehicles, the operation of a public works yard, and the operation of landfill or incinerator;

REGIONAL DISTRICT - means the Central Fraser Valley Regional District;

SCREENING - means any solid fence, wall or compact evergreen hedge used in accordance with Section 6.8;

STORAGE YARD - means an area outside of an enclosed building where construction materials and equipment, solid fuels, lumber and new building materials, monument and stone products, public service and utility equipment, or other materials, goods, products, vehicles, equipment or machinery are stored, baled, piled, handled, sold or distributed, whether as a principal or accessory use; but shall not include an automobile wrecking yard, or a junk yard

STRUCTURE - means a construction of any kind, whether fixed to, supported by, or sunk into land or water, such as buildings, display signs, poles and towers, platforms,



sheds, bins, stadia, tanks, etc., but shall not include fences and walls that are equal to or less than the maximum fence height permitted in any land use designation;

SUBDIVISION - means the division of a parcel into two or more parcels, whether by plan or by metes and bounds description or otherwise, and includes consolidation of two or more parcels into a single parcel;

WATERCOURSE - means any natural or man-made depression with well-defined banks and a bed zero point six (0.6) metres or more below the surrounding land serving to give direction to a current of water at least six months of the year or having a drainage area of at least two (2) square kilometres;

YARD, FRONT - means that portion of the lot extending across the full width of the lot and measured, as to depth, at the least horizontal distance between the front lot line and the furthest projection of the principal building toward the front lot line, excluding uncovered steps;

YARD, REAR - means that portion of the lot extending across the full width of the lot and measured, as to depth, at the least horizontal distance between the rear lot line and the furthest projection of the principal building toward the rear lot line, excluding uncovered steps;

YARD, SIDE - means that portion of the lot extending from the front yard to the rear yard and measured, as to width, at the least horizontal distance between the side lot line and the furthest projection of the principal building toward the side lot line, excluding uncovered steps.

Not for Local Purposes

### **SECTION 3**

#### **ADMINISTRATION**

##### **3.1 ADMINISTRATION**

This by-law shall be administered by the Secretary-Treasurer or such other person as the Board may appoint from time to time.

##### **3.2 BY-LAW AMENDMENTS**

Any person desiring to have this by-law amended shall apply in writing to the Secretary-Treasurer. Such application shall be on the form of application provided for by the by-laws of the Regional District.

##### **3.3 INSPECTION AND ENFORCEMENT**

The Building Inspector, or any other official who may be appointed by the Board from time to time, is hereby authorized to enter, at all reasonable times, upon any property or premises to ascertain whether the provisions of this by-law are being complied with.

##### **3.4 PENALTY**

Every person who contravenes or violates any provision of this by-law, or who suffers or permits any act or thing to be done in contravention or violation of any provision of this by-law, or who neglects to do or refrains from doing anything required to be done by any provision of this by-law, commits an offence and, upon summary conviction thereof, shall be liable to a fine of not less than \$100.00 and not more than the maximum fine provided by the "Offence Act" and, where the offence is continued shall constitute a separate offence.

##### **3.5 BOARD OF VARIANCE**

The Board of Variance may deal with applications to vary the requirements of this by-law pursuant to the Municipal Act.

##### **3.6 REVIEW AND UPDATE**

It is the intention of the Board that:

- (a) an annual review of this by-law will be carried out to ascertain whether the goals and objectives stated herein are being satisfied by the policies and regulations contained herein and, if necessary, to revise the policies and regulations to better satisfy those goals and objectives; and

- (b) a major review of this by-law will be carried out every five years to ascertain whether the goals and objectives stated herein accurately reflect current land use needs and trends and, if necessary, to revise the goals and objectives to better satisfy those needs and trends.

PROVIDED THAT any delay in carrying out or failure to carry out any of the above-mentioned reviews shall not affect the validity of the by-law or any provision hereof.

*Not for Legal Purposes*

**SECTION 4**

**[Deleted by Bylaw 0584, 2003]**

*Not for Legal Purposes*

**SECTION 5**

**[Deleted by Bylaw 0584, 2003]**

*Not for Legal Purposes*

**PART II**

**DEVELOPMENT REGULATIONS**

**SECTION 6**

**GENERAL PROVISIONS**

6.1 Conformity and Applicability

Within that area of the Regional District, shown boldly outlined on Schedule “A”, no land (including the surface of water), building or structure shall be used or occupied, and no building or structure, or any part thereof, shall be erected, altered or enlarged, except in conformity with this by-law.

*It is recognized, however, that there are a number of senior governmental agencies who have jurisdictional authority over the use of land on Sumas Mountain, authority that supersedes that of the Regional District.*

6.2 Principal & Accessory Buildings

6.2.1 Except as hereinafter specifically provided, not more than one residential use building shall be located on any parcel.

6.2.2 Except as hereinafter specifically provided, no residential use building shall be located on any parcel containing a principal building for a non-residential use.

6.2.3 No accessory building or structure shall be erected on any parcel unless a principal building, to which the accessory building or structure is an incidental use, has been erected or will be erected simultaneously with such accessory building.

6.3 Siting of Buildings & Structures

6.3.1 No principal building shall be located in any required front, side or rear yard.

6.3.2 No accessory building shall be located in any required front or side yard.

6.4 Dwelling per Parcel

Not more than one dwelling unit shall be located on any parcel.

6.5 Floodplain Provisions

Deleted by Bylaw 0690, 2007

6.6 Home Occupations

- 6.6.1 A home occupation use shall be conducted entirely within the principal building or accessory building.
- 6.6.2 (a) A home occupation use within a principal building shall not occupy more than 46 m<sup>2</sup>.
- (b) A home occupation use within an accessory building shall not occupy more than 46 m<sup>2</sup>.
- 6.6.3 No more than one accessory building shall be used for a home occupation.
- 6.6.4 A home occupation use shall not involve the external storage or display of materials or finished products.
- 6.6.5 A home occupation use shall not involve the retail sale of products, other than those produced or assembled on the premises.
- 6.6.6 A home occupation use shall not involve more than three persons, with a maximum of one being a non-resident of the dwelling unit.
- 6.6.7 A home occupation use shall not involve advertising or identification signs that exceed 0.93 m<sup>2</sup>.
- 6.6.8 A home occupation use shall not create nuisance by reason of sight, smell, sound, or electrical interface.

6.7 Screening

- 6.7.1 Parking or paved areas associated with a commercial or industrial use which abut a parcel in a residential designation shall be separated from such parcel screening consisting of a solid fence, wall or compact evergreen hedge not less than 1.5 m in height.
- 6.7.2 Where a commercial or industrial use abuts a parcel in a residential designation, such use shall be enclosed by a screen consisting of a solid fence, wall or compact evergreen hedge of less than 2 m in height.
- 6.7.3 All commercial or industrial storage not contained in a building, shall be enclosed by a screen consisting of a solid fence, wall or compact evergreen hedge not less than 2 m in height. No material shall be piled to extend above such screening.

6.7.4 The height of a fence, wall or hedge at any point along its length shall be measured from the average elevation of the ground within 1 m on each side of the fence, wall or hedge.

6.8 Storage

6.8.1 No storage yards or areas shall be permitted in any portion of a required front yard.

6.8.2 No parcel shall be used for the wrecking or storage of derelict vehicles or junk. Any motor vehicle which has not been licensed for a period of one year, and which is not housed in a garage or carport, shall be deemed to be derelict vehicles, except for unlicensed motor vehicles used for agricultural or property maintenance purposes.

6.8.3 No junk yards shall be permitted on any land within any land use designation.

6.9 Parcel Size

6.9.1 Except as hereinafter specifically provided, no parcel shall be created having an area less than that specified in the land use designations in Section 7 of this by-law.

6.9.2 Minimum parcel size provisions shall not apply to:  
- civic and public utility uses; or  
- parcel consolidation

6.9.3 Where a single parcel is located within two separate local government jurisdictions, the minimum parcel size for subdivision purposes shall be the size of that portion of the parcel that lies within Electoral Area "A" (Sumas Mountain), notwithstanding the minimum parcel size established for the land use designation that applies to the said property.

6.10 Subdivisions

All current standards of the Provincial Subdivisions Regulations made pursuant to the Local Services Act shall apply unless otherwise stipulated by this by-law.

6.11 Water Supply Standard

6.11.1 In any subdivision, each parcel shall be supplied with a proven year round supply of potable water by:

6.11.1.1 Being connected to a community water system; or



6.11.1.2 Having its own surface or ground water sources. (At the time of adoption of this by-law, the Upper Fraser Valley Health Unit has a policy that it will not support subdivision using surface water as the primary domestic water source, unless the surface water is part of a community water system).

6.11.2 Where a community water system is proposed to serve a subdivision, it shall be designed in accordance with the requirements of any authority having jurisdiction.

6.11.3 Where a water source that comes within the terms of the Water Act is to be used, the following conditions shall be satisfied:

- (a) a license to divert and use at least 2,275 litres of potable water per day per parcel shall be held by the owner prior to final approval of the subdivision; and,
- (b) proof of availability of at least 2,275 litres of potable water per day per parcel shall be submitted by the owner to the Approving Officer before final approval is granted.

6.11.4 Where individual ground water sources are proposed to serve a subdivision, proof of availability of at least 2,275 litres of potable water per day per parcel shall be submitted to the Approving Officer before final approval is granted.

## 6.12 Sewage Disposal

In any subdivision, each parcel shall be capable of meeting the Sewage Disposal Regulations pursuant to the Health Act, or the requirements of the Pollution Control Act, as the case may be.

## 6.13 Land Use Designations

For the purpose of this by-law, all lands are hereby classified or divided into the following land use designations and their short form equivalents:

<u>Land Use Designations</u>	<u>Short Description</u>
Suburban Residential	SR-1
Suburban Residential, Clustered	SR-2
Rural Residential	RR-1
Limited Use/Resource	LU/R-1
Limited Use/Resource, Extraction	LU/R-2
Park & Recreation	P-1
Community Facility	I-1

## 6.14 Official Boundaries

6.14.1 The boundaries of the Land Use Designations established by this by-law are as shown on Schedule "E" attached hereto.

6.14.2 Where a Land Use Designation boundary is shown as following a road allowance, creek or railway right-of-way, the centreline of such allowance, creek or right-of-way shall be the designated area boundary.

6.14.3 Where a Land Use Designation boundary does not follow a legally defined line, and where distances are not specifically indicated, the location of the boundary shall be determined by scaling from Schedule "E".

6.15 Building for Public Utilities

All buildings for a public utility located within the SR-1, SR-2, RR-1, LU/R-1, LU/R-2 designated areas, shall be exempt from the siting, parcel size, and servicing standards as specified in that particular zone.

6.16 **A Bed and Breakfast shall be permitted subject to the following conditions:**

- .1 The bed and breakfast use shall be located within and be accessory to a single family residential use.**
- .2 The number of rooms used for bed and breakfast use shall be limited to one (1) less than the total number of bedrooms in the single family residence building and shall not exceed three (3) rooms in total.**
- .3 The single family residence building within which a bed and breakfast use is located shall not be simultaneously used for the keeping of roomers or boarders.**
- .4 No cooking facilities or other facilities for the keeping of food shall be provided for within the bedrooms intended for the said operation.**
- .5 The bed and breakfast establishment shall be operated by a person or persons whose ordinary and principal residence is within such single family dwelling building.**
- .6 The length of stay for a bed and breakfast guest shall not exceed ten (10) consecutive days.**
- .7 No more than one (1) non-illuminated identification sign shall be permitted provided that the sign does not exceed 0.28 square metres (3 square feet) in area.**

- .8 One (1) off-street parking space per guest room shall be provided. No parking space shall be provided in the front yard.**
- .9 A bed and breakfast use shall not be permitted on a lot of less than 2000 square metres (0.49 acres).**
- .10 Where a bed and breakfast use is proposed for lands within the Agricultural Land Reserve, the use shall comply with the Agricultural Land Commission Act, and all regulations and orders of the Commission.**
- .11 Where the property on which a bed and breakfast use is to be located is not served by an approved community sewer system and/or an approved community water system, the method by which sewage is to be disposed of, or water supplied, shall be acceptable to the Medical Health Officer or the Public Health Inspector for the proposed bed and breakfast.**
- .12 A bed and breakfast use shall be established and maintained in accordance with all applicable regulations and requirements of the BC Building Code, 1992, the BC Fire Code, 1992, and all other pertinent health and safety regulations, and all subsequent amendments and revisions thereof."**  
*[Addition, Bylaw 0141, 1997 (2)]*

## SECTION 7

### LAND USE DESIGNATIONS

#### 7.1 SUBURBAN RESIDENTIAL - SR-1

##### 7.1.1 Purpose

To provide for low density residential development in those areas where future urban development is feasible.

##### 7.1.2 Permitted Uses

On lands designated for Suburban Residential use, the following uses and no others shall be permitted:

- (a) single family dwellings;
- (b) home occupations;
- (c) neighbourhood parks;
- (d) agriculture, excluding intensive agriculture;
- (e) public utilities; and
- (f) accessory buildings and uses
- (g) **bed and breakfast, pursuant to section 6.16 [Bylaw 0141, 1997 (2)]**

##### 7.1.3 General Regulations

On lands designated for Suburban Residential use, no dwelling unit shall have a floor area of less than 91 m<sup>2</sup>.

##### 7.1.4 Parcel Size

On lands designated for Suburban Residential use, no parcel shall be created having an area of less than 2 ha.

##### 7.1.5 Siting

Every principal building on lands designated for Suburban residential use shall be sited as follows:

- (a) Minimum front yard - 7.5 m;
- (b) minimum rear yard - 7.5 m; and
- (c) minimum side yard - 7.5 m

##### 7.1.6 Minimum Width of Buildings

On lands designated for Suburban Residential use, no principal building used to accommodate a single-family dwelling use shall have a width of less than 7.3 m.

7.1.7 Servicing Standard

No parcel shall be created or used for a Suburban Residential Use unless it complies with Sections 6.11 and 6.12 of this by-law.

7.1.8 Storage

No commercial vehicle, truck, bus, contractor's equipment, dismantled or wrecked vehicle, boat, trailer or any similar vehicle, conveyance craft or equipment shall be parked or stored in the open for any period of more than 24 hours on land designated for Suburban Residential use, except the following, which may be stored in the side or rear yard only:

- (a) one truck or commercial vehicle;
- (b) trucks, commercial vehicles or equipment required for the construction, repair, servicing or maintenance of the premises, during the period of such construction, repair, servicing or maintenance;
- (c) one dismantled or wrecked vehicle for a period of not more than 30 successive days;
- (d) one boat or vessel not exceeding a centreline length of 10 m; and
- (e) one vacation trailer or camper not exceeding a body length of 10 m.

7.1.9 Mines Act

Notwithstanding that Section 7.1.2 does not permit land to be used for mineral, aggregate, and energy extraction activities, such activities may occur on land designated Limited Use/Resource because the Mines Act and the Municipal Act do not enable the Regional District to regulate mining activity as a land use, despite the fact that the Regional District is opposed to mining activities in this designation.

## 7.2 **SUBURBAN RESIDENTIAL, CLUSTERED - SR-2**

### 7.2.1 **Purpose**

To provide for low density residential development in those areas where future urban development may be feasible, and where topographic and/or servicing constraints make density averaging to permit the clustering of low density residential development desirable.

### 7.2.2 **Permitted Uses**

On lands designated for Suburban Residential, Clustered Use, the following uses, and no others, shall be permitted:

- (a) single family dwellings;
- (b) home occupations;
- (c) neighbourhood parks;
- (d) public utilities; and
- (e) accessory buildings and uses.
- (f) the keeping of farm animals for the sole use of the resident, subject to compliance with the pertinent regulations, including 7.2.5 (d) and subsection 7.2.3 below.

### 7.2.3 **General Regulations**

- (a) On lands designated for Suburban Residential, Clustered Use, no dwelling unit shall have a floor area of less than 91 m<sup>2</sup>.
- (b) The minimum size of a parcel that may be used for the keeping of farm animals shall be 0.8 hectares.
- (c) The maximum number of farm animals that may be kept on a parcel in the SR-2 zone shall be four such animals per hectare; up to a maximum of six such animals on any parcel.

### 7.2.4 **Parcel Size**

On lands designated for Suburban Residential, Clustered Use, no parcel shall be created:

- (a) having an area of less than 0.8 ha; and,
- (b) having an average area of all parcels created from the parent parcel of less than 2.0 ha. For the purposes of averaging, the area of all dedicated roadways shall be included in these calculations.

### 7.2.5 **Siting**

Every principal building on lands designated for Suburban Residential, Clustered Use shall be sited as follows:

- (a) minimum front yard - 7.5 m;
- (b) minimum rear yard - 7.5 m; and
- (c) minimum side yard - 7.5 m.
- (d) animal shelter - or part thereof used for the stabling of horses, or for the housing of livestock or other farm animals shall not be located closer than:
  - i) 30 metres (100 feet) from any side or rear lot line;
  - ii) 60 metres (200 feet) from a front or flanking street;
  - iii) 30 metres (100 feet) from a residential use; and
  - iv) 30 metres (100 feet) from the natural boundary of any stream, lake or other natural watercourse or source of water supply.

#### 7.2.6 Minimum Width of Buildings

On lands designated for Suburban Residential, Clustered Use, no principal building used to accommodate a single family dwelling use shall have a width of less than 7.3 m.

#### 7.2.7 Servicing Standard

No parcel shall be created or used for Suburban Residential, Clustered Use unless it complies with Sections 6.11 and 6.12 of this by-law.

#### 7.2.8 Storage

No commercial vehicle, truck, bus, contractor's equipment, dismantled or wrecked vehicle, boat, trailer or any similar vehicle, conveyance craft or equipment shall be parked or stored in the open for any period of more than 24 hours on lands designated for Suburban Residential, Clustered Use, except the following, which may be stored in the side or rear yard only;

- (a) one truck or commercial vehicle;
- (b) trucks, commercial vehicles or equipment required for the construction, repair, servicing or maintenance of the premises, during the period of such construction, repair, servicing or maintenance.
- (c) one dismantled or wrecked vehicle for a period of not more than 30 successive days;
- (d) one boat or vessel not exceeding a centreline length of 10 m; and

- (e) one vacation trailer or camper not exceeding a body length of 10 m.

#### 7.2.9 Mines Act

Notwithstanding that Section 7.2.2 does not permit land to be used for mineral, aggregate, and energy extraction activities, such activities may occur on land designated Limited Use/Resource because the Mines Act and the Municipal Act do not enable the Regional District to regulate mining activity as a land use, despite the fact that the Regional District is opposed to mining activities in this designation.

*Not for Legal Purposes*



7.3 **RURAL RESIDENTIAL - RR-1**

7.3.1 **Purpose**

To provide for low-density residential development in those areas of Sumas Mountain where future urban development may not be feasible.

7.3.2 **Permitted Uses**

On lands designated for Rural Residential Use, the following uses and no others shall be permitted:

- (a) single family dwellings;
- (b) home occupations;
- (c) civic uses;
- (d) neighbourhood parks;
- (e) agriculture, excluding intensive agriculture and kennels;
- (f) public utilities, and
- (g) accessory buildings and uses

7.3.3 **General Regulations**

On lands designated for Rural Residential Use, no dwelling unit shall have a floor area of less than 91 m<sup>2</sup>.

7.3.4 **Parcel Size**

On lands designated for Rural Residential Use, no parcel shall be created having an area of less than 4 ha.

7.3.5 **Siting**

Every principal building on lands designated for Rural Residential Use shall be sited as follows:

- (a) minimum front yard - 7.5 m;
- (b) minimum rear yard - 7.5 m; and
- (c) minimum side yard - 7.5 m.

7.3.6 **Minimum Width of Buildings**

On lands designated for Rural Residential Use, no principal building used to accommodate a single-family dwelling use shall have width of less than 7.3 m.

7.3.7 **Servicing Standard**

No parcel shall be created or used for a Rural Residential Use unless it complies with Sections 6.11 and 6.12 of this by-law.

7.3.8 Mines Act

Notwithstanding that Section 7.3.2 does not permit land to be used for mineral, aggregate, and energy extraction activities, such activities may occur on land designated Rural Residential because the Mines Act and the Municipal Act do not enable the Regional District to regulate mining activity as a land use, despite the fact that the Regional District is opposed to mining activities in this designation.

*Not for Legal Purposes*

## 7.4 **LIMITED USE/RESOURCE - LU/R-1**

### 7.4.1 **Purpose**

To provide for passive recreation and certain types of resource development, and to maintain the rural character of those portions of Sumas Mountain which do not have potential for future urban development.

### 7.4.2 **Permitted Uses**

On lands designated for Limited Use/Resource Use, the following uses and no others shall be permitted:

- (a) agriculture, excluding intensive agriculture except for lands within the Agriculture Land Reserve;
- (b) home occupations;
- (c) logging or timber removal;
- (d) public utilities;
- (e) riding stables;
- (f) single-family dwellings; and
- (g) accessory buildings and uses.

### 7.4.3 **General Regulations**

On lands designated for Limited Use/Resource Use, no dwelling unit should have a floor area of less than 92 m<sup>2</sup>.

### 7.4.4 **Parcel Size**

On lands designated for Limited Use/Resource Use, no parcel shall be created having an area of less than 8 ha.

### 7.4.5 **Siting**

Every principal building on lands designated for Limited Use/resource Use shall be sited as follows:

- (a) minimum front yard - 10 m;
- (b) minimum rear yard - 10 m;
- (c) minimum side yard - 10 m;
- (d) riding stables - shall have a minimum setback of 30 m from any lot line.

### 7.4.6 **Minimum Width of Buildings**

On lands designated for Limited Use/Resource Use, no principal building used to accommodate a single-family dwelling use shall have a width of less than 7.3 m.

7.4.7 Servicing Standard

No parcel shall be created or used for a Limited Use/Resource Use unless it complies with Sections 6.11 and 6.12 of this by-law.

7.4.8 Mines Act

Notwithstanding that Section 7.4.2 does not permit land to be used for mineral, aggregate, and energy extraction activities, such activities may occur on land designated Limited Use/Resource because the Mines Act and the Municipal Act do not enable the Regional District to regulate mining activity as a land use, despite the fact that the Regional District is opposed to mining activities in this designation.

Not for Legal Purposes

## 7.5 LIMITED USE/RESOURCE, EXTRACTION - LU/R-2

### 7.5.1 Purpose

To provide for the extraction and processing of mineral resources in a manner compatible with the rural character of Sumas Mountain.

### 7.5.2 Permitted Uses

On lands designated for Limited Use/Resources, Extraction Use, the following uses, and no others, shall be permitted:

- (a) agriculture, excluding intensive agriculture except for lands within the Agricultural Land Reserve;
- (b) home occupations;
- (c) logging and timber removal;
- (d) gravel processing, provided that the pit and processing facility has a valid Mines Act permit;
- (e) public utilities;
- (f) single-family dwellings; and
- (g) accessory buildings and uses.

### 7.5.3 General Regulations

On lands designated for Limited Use/Resource, Extraction Use, no dwelling unit shall have a floor area of less than 91 m<sup>2</sup>.

### 7.5.4 Parcel Size

On lands designated for Limited Use/Resource, Extraction Use, no parcel shall be created having an area of less than 4 ha.

### 7.5.5 Siting

Every principal building on lands designated for Limited Use/Resource, Extraction Use shall be sited as follows:

- (a) minimum front yard - 10 m;
- (b) minimum rear yard - 10 m; and
- (c) minimum side yard - 10 m.

### 7.5.6 Minimum Width of Buildings

On lands designated for Limited Use/Resource Extraction Use, no principal building used to accommodate a single family dwelling use shall have a width of less than 7 m.

7.5.7 Servicing Standard

No parcel shall be created or used for a Limited Use/Resource, Extraction Use unless it complies with Sections 6.11 and 6.12 of this by-law.

*Not for Legal Purposes*

7.6 **PARKS & RECREATION - P-1**

7.6.2 **Purpose**

To provide for outdoor recreational development of a public nature.

7.6.2 **Permitted Uses**

On lands designated for Park and Recreation Use, the following uses and no others shall be permitted:

- (a) trails and walkways;
- (b) public utilities;
- (c) forestry interpretive centre;
- (d) single-family dwellings for caretakers of permitted uses; and
- (e) accessory buildings and uses.

7.6.3 **Siting**

On lands designated for Park and Recreation Use, no building or structure shall be sited within 10 m of any lot line.

7.6.4 **Servicing Standard**

No parcel shall be created or used for a Park and Recreation Use unless it complies with Sections 6.11 and 6.12 of this by-law.

7.6.5 **Mines Act**

Notwithstanding that Section 7.6.2 does not permit land to be used for mineral, aggregate, and energy extraction activities, such activities may occur on land designated Limited Use/Resource because the Mines Act and the Municipal Act do not enable the Regional District to regulate mining activity as a land use, despite the fact that the Regional District is opposed to mining activities in this designation.

7.7 **COMMUNITY FACILITY - I-1**

7.7.1 **Purpose**

To provide for the use of land and buildings that serve the social, educational, religious, and protective needs of the community.

7.7.2 **Permitted Uses**

On lands designated for Institutional Use, the following uses and no others shall be permitted:

- (a) civic;
- (b) single-family dwellings for caretakers of permitted use; and
- (c) accessory buildings and uses.

7.7.3 **Parcel Size**

No minimum parcel size is specified.

7.7.4 **Siting**

Every principal building on lands designated for Institutional Use shall be sited as follows:

- (a) minimum front yard - 10 m;
- (b) minimum rear yard - 10 m; and
- (c) minimum side yard - 10 m.

7.7.5 **Minimum Width of Buildings**

On lands designated for Institutional Use, no building used to accommodate a single-family dwelling for a caretaker shall have a width of less than 7.3 m.

7.7.6 **Servicing Standard**

No parcel shall be created or used for an Institutional Use unless it complies with Sections 6.11 and 6.12 of this by-law.

7.7.7 **Mines Act**

Notwithstanding that Section 7.7.2 does not permit land to be used for mineral, aggregate, and energy extraction activities, such activities may occur on land designated Limited Use/Resource because the Mines Act and the Municipal Act do not enable the Regional District to regulate mining activity as a land use, despite the fact that the Regional District



is opposed to mining activities in this designation.

*Not for Legal Purposes*

**SECTION 8****SCHEDULES AND FIGURES**

- 8.1 Schedules A, B, C, D, E and F form an integral part of this bylaw.  
**[NOTE: Schedules B, C, D, & F deleted by Bylaw 0584, 2003]**

READ A FIRST TIME the 27th day of AUGUST , 1992.

READ A SECOND TIME the 19th day of NOVEMBER , 1992.

PURSUANT TO SECTION 956  
 OF THE MUNICIPAL ACT,  
 A PUBLIC HEARING WAS  
 HELD ON THE 4th day of DECEMBER , 1992.

READ A THIRD TIME  
 AS AMENDED the 10th day of DECEMBER , 1992.

In accordance with the provisions  
 contained in Section 973 of the  
 Municipal Act, APPROVED BY  
 the Minister of Municipal Affairs,  
 Recreation and Housing, the 24th day of FEBRUARY , 1993.

RECONSIDERED AND ADOPTED  
 the 30th day of MARCH , 1993.

Original Signed by: \_\_\_\_\_

G.W. Peary  
 Chairman

Original Signed by: \_\_\_\_\_

G.H. Kingston  
 Secretary-Treasurer

**Original Schedules**

**[NOTE: Schedules B, C, D, & E repealed by Bylaw 0584, 2003]**

*Please Request Schedules and Amending Schedules from the Fraser Valley Regional District  
Planning Department*

*Not for Legal Purposes*