

FRASER VALLEY REGIONAL DISTRICT
Bylaw No. 1807, 2025

A Bylaw to Amend the Zoning Regulations for the
Electoral Areas of the Fraser Valley Regional District

WHEREAS the Fraser Valley Regional District Board of Directors ("**the Board**") wishes to amend *Fraser Valley Regional District Zoning Bylaw No. 1638, 2021*:

THEREFORE the Board enacts as follows:

1) **CITATION**

This bylaw may be cited as *Fraser Valley Regional District Zoning Amendment Bylaw No. 1807, 2025*.

2) **TEXT AMENDMENT**

a) That Schedule A of *Fraser Valley Regional District Zoning Bylaw No. 1638, 2021* is amended by:

- i. In PART 3: DEFINED TERMS, delete the definition of *Intensive Agriculture* in its entirety;
- ii. In PART 3: DEFINED TERMS, insert the following definitions in alphabetical order:

Intensive Farm

Definition

Means farming of any of the following:

- Poultry (more than 2000 birds);
- Fur-bearing animals;
- Mushrooms;

Intensive Swine Operation

Definition

Means the farming of more than three (3) swine.

Includes the storage or processing of swine manure

- iii. In PART 3: DEFINED TERMS, amend the definitions of *Agricultural Market*, and *Farm* to the following:

Agricultural Market

Definition

Means a *use accessory* to a *Farm*, *Intensive Farm*, or use that involves the sale of mainly agricultural products that are produced on that *lot* or are produced on other *lots* within the Regional District that together are managed as part of the same farm operation.

Farm

Definition

Means the use of land, *buildings* and *structures* for the production of agricultural products and *livestock*.

May include the following:

- Storage and processing of agricultural products produced on that *lot*;
- Storage and repair of equipment necessary to farming on that *lot*;
- Storage of feeds and fertilizers necessary to farming on that *lot*.

Excludes *Intensive Farm*, *Intensive Swine Operation*, *Micro Cannabis Production facility*, *Standard Cannabis Production Facility* [Byl#1723, 2023].

- iv. In PART 4: REGULATIONS, amend the existing regulation for *Accessory Employee Residential* to the following:

Accessory Employee Residential

Regulation

Must be located in a *building* or *structure* that contains no other *uses* unless otherwise specified in this Bylaw.

Is permitted accessory to a *Farm Intensive Farm* or *Intensive Swine Operation* use only on *lots* classified as farm under the *Assessment Act*.

Requires the following if accessory to an *Assembly Use*:

- Must not exceed a *gross floor area* of 304.8 m²;
- Minimum *site area* of 700.0 m²;
- Minimum separation from the *Assembly Use* of 30.0 m.

- v. In PART 4: REGULATIONS, delete the regulation for *Intensive Agriculture* in its entirety:

- vi. In PART 4: REGULATIONS, amend the existing regulation for *Farm* with the following:

Farm

Regulation

Livestock production must be located on a lot with a minimum *lot area* of 1.0 ha.

Minimum *setbacks* for all *buildings* and *structures* not associated with the keeping of *livestock*:

Regulation	Requirement
<i>Setback – Residential Use</i>	3.0 m
<i>Setback – Well or Watercourse</i>	12.0 m

Minimum *setbacks* for all *buildings* and *structures* associated with the keeping of *livestock* except swine or fur-bearing animals:

Regulation	Requirement
<i>Setback – Front</i>	30.0 m
<i>Setback – Exterior-Side</i>	30.0 m
<i>Setback – Interior-Side</i>	30.0 m
<i>Setback – Rear</i>	30.0 m
<i>Setback – Residential Use</i>	30.0 m
<i>Setback – Watercourses and Wells</i>	30.0 m

Minimum *setbacks* for all *buildings* and *structures* associated with the storage of manure:

Regulation	Requirement
<i>Setback – Front</i>	60.0 m 80.0 m – swine manure
<i>Setback – Exterior-Side</i>	60.0 m
<i>Setback – Interior-Side</i>	30.0 m 50.0 m – swine manure
<i>Setback – Rear</i>	30.0 m
<i>Setback – Residential Use</i>	30.0 m
<i>Setback – Watercourses and Wells</i>	30.0 m

- vii. In PART 4: REGULATIONS, amend the existing regulation for *Height Exemptions* with the following:

Height Exemptions

Regulation

Height Exemptions:

REGULATION		REQUIREMENT
<i>Use or zone</i>	<i>Building or Structure</i>	Part of a <i>Building or Structure</i> exempt from maximum <i>Height</i>
<i>Residential</i>	<i>Single Detached Dwelling</i>	Chimneys and similar features. Communication equipment. Mechanical equipment.
Multi-Family <i>Residential</i>	<i>Principal</i>	Chimneys and similar features. Communication equipment. Mechanical equipment. Elevator equipment. Stairs.
<i>Farm</i>	<i>Principal</i>	All
<i>Intensive Farm</i>	<i>Principal</i>	All
<i>Intensive Swine Operations</i>	<i>Principal</i>	All
<i>Civic use</i>	<i>Principal</i>	All
<i>Public Utilities</i>	<i>Principal</i>	All
All other <i>non-residential uses</i>	<i>Principal</i>	Chimneys and similar features. Communication equipment. Mechanical equipment. Elevator equipment. Stairs.
<i>Assembly</i>	<i>Principal</i>	Religious symbols
All zones	<i>Accessory</i>	Flag Poles. Retaining Walls. Utility and lighting poles. Communication equipment.

viii. In PART 4: REGULATIONS, insert the following regulations in alphabetical order:

Intensive Farm

Regulation

Permitted only on lands within the Agricultural Land Reserve (ALR).

Minimum *setbacks* for all *buildings* and *structures* associated with the keeping of Poultry, or Mushrooms:

Regulation	Requirement
<i>Setback – Front</i>	30.0 m
<i>Setback – Exterior-Side</i>	30.0 m
<i>Setback – Interior-Side</i>	30.0 m
<i>Setback – Rear</i>	30.0 m
<i>Setback – Residential Use</i>	30.0 m
<i>Setback – Watercourses and Wells</i>	30.0 m

Minimum *setbacks* for all *buildings* and *structures* associated with the storage of manure:

Regulation	Requirement
<i>Setback – Front</i>	60.0 m
<i>Setback – Exterior-Side</i>	60.0 m
<i>Setback – Interior-Side</i>	30.0 m
<i>Setback – Rear</i>	30.0 m
<i>Setback – Residential Use</i>	30.0 m
<i>Setback – Watercourses and Wells</i>	30.0 m

Intensive Swine Operation

Regulation

Permitted only on lands within the Agricultural Land Reserve (ALR).

Minimum *setbacks* for all *buildings* and *structures* associated with the keeping of fur-bearing animals or swine:

Regulation	Requirement
<i>Setback – Front</i>	80.0 m
<i>Setback – Exterior-Side</i>	80.0 m
<i>Setback – Interior-Side</i>	50.0 m
<i>Setback – Rear</i>	50.0 m
<i>Setback – Residential Use</i>	30.0 m
<i>Setback – Watercourses and Wells</i>	30.0 m

Minimum *setbacks* for all *buildings* and *structures* associated with the storage of manure:

Regulation	Requirement
<i>Setback – Front</i>	80.0 m
<i>Setback – Exterior-Side</i>	60.0 m
<i>Setback – Interior-Side</i>	50.0 m
<i>Setback – Rear</i>	30.0 m
<i>Setback – Residential Use</i>	30.0 m
<i>Setback – Watercourses and Wells</i>	30.0 m

- ix. In PART 7: RURAL ZONES - Section 7.1 RURAL 1 (R-1) amend Section 7.1.1 Permitted Uses by deleting *Intensive Agriculture* and replacing it with the following in alphabetical order:

Intensive Farm (excluding Electoral Area D)

Intensive Swine Operation (excluding Electoral Area D)

- x. In PART 7: RURAL ZONES - Section 7.1 RURAL 1 (R-1) amend Section 7.2.1 Site-Specific Uses to include the following:

The use of *Intensive Swine Operation* is prohibited on the following parcels;

LOT 1, PLAN KAP37153, DISTRICT LOT 65, YALE DIV OF YALE LAND DISTRICT, EXCEPT PLAN 40782, PID: 004-837-789; and

LOT 2, PLAN KAP37153, DISTRICT LOT 65, YALE DIV OF YALE LAND DISTRICT, PID: 004-837-801; and

LOT 3, PLAN KAP37153, DISTRICT LOT 65, YALE DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAP37927, PID: 004-837-827; and

LOT 4, PLAN KAP37153, DISTRICT LOT 65, YALE DIV OF YALE LAND DISTRICT, MANUFACTURED HOME REG.# 34113, PID: 004-837-835; and

LOT 5, PLAN KAP37153, DISTRICT LOT 65, YALE DIV OF YALE LAND DISTRICT,
PID: 004-837-851; and
LOT 6, PLAN KAP37153, DISTRICT LOT 65, YALE DIV OF YALE LAND DISTRICT,
PID: 004-837-886; and
LOT 7, PLAN KAP37153, DISTRICT LOT 65, YALE DIV OF YALE LAND DISTRICT,
PID: 004-837-908; and
LOT 8, PLAN KAP37153, DISTRICT LOT 65, YALE DIV OF YALE LAND DISTRICT,
PID: 004-837-916; and
LOT 9, PLAN KAP37153, DISTRICT LOT 65, YALE DIV OF YALE LAND DISTRICT,
PID: 004-837-932; and
LOT 10, PLAN KAP37153, DISTRICT LOT 65, YALE DIV OF YALE LAND DISTRICT, EXCEPT
PLAN KAP46329, PID: 004-837-983; and
LOT 11, PLAN KAP37153, DISTRICT LOT 65, YALE DIV OF YALE LAND DISTRICT,
PID: 004-838-033

- xi. In PART 7: RURAL ZONES - Section 7.3 RURAL 3 (R-3) amend Section 7.3.1 Permitted Uses to include the following in alphabetical order:

Intensive Farm (Electoral Area D, E, and H only)

- xii. In PART 7: RURAL ZONES - Section 7.3 RURAL 3 (R-3) amend Section 7.3.5 Conditions of Use to the following:

Accessory Employee Residential.

Must be accessory to a *Farm* or *Intensive Farm*

- xiii. In Part 7: Rural Zones, Section 7.5 Rural 5 (R-5) Zone, amend the Intent paragraph by replacing the word *Farm* with *Farming*, so that the section reads as follows:

The Rural 5 (R-5) zone is for rural *Residential Use, Farming, Resource Extraction, and Outdoor Recreation* on *lots* at least 8.0 ha in *lot area*.

- xiv. In PART 7: RURAL ZONES - Section 7.5 RURAL 5 (R-5) amend Section 7.5.1 Permitted Uses to include the following in alphabetical order:

Intensive Farm

Intensive Swine Operation

- xv. In PART 7: RURAL ZONES - Section 7.5 RURAL 5 (R-5) amend Section 7.5.5 Conditions of Use to the following:

Accessory Employee Residential.

Must be accessory to a *Farm, Intensive Farm, or Intensive Swine Operation.*

- xvi. In PART 7: RURAL ZONES - Section 7.7 RURAL 7 (R-7) amend Section 7.7.1 Permitted Uses to the include the following in alphabetical order:

Intensive Farm

Intensive Swine Operation

- xvii. In PART 7: RURAL ZONES - Section 7.7 RURAL 7 (R-7) amend Section 7.7.5 Conditions of Use to the following:

Accessory Employee Residential.

Must be accessory to a *Farm, Intensive Farm, or Intensive Swine Operation.*

- xviii. In PART 7: RURAL ZONES - Section 7.8 RURAL RECREATION (REC) amend Section 7.8.1 Permitted Uses to the include the following in alphabetical order:

Intensive Farm

Intensive Swine Operation

- xix. In PART 7: RURAL ZONES - Section 7.9 RURAL RESOURCE (RR) amend Section 7.9.1 Permitted Uses by deleting *Intensive Agriculture* and replacing it with the following in alphabetical order:

Intensive Farm

Intensive Swine Operation (excluding Electoral Areas D, E and H)

- xx. In PART 8: AGRICULTURAL ZONES - Section 8.1 AGRICULTURAL1 (AG-1) amend Section 8.1.1 Permitted Uses by deleting *Intensive Agriculture* and replacing it with the following in alphabetical order:

Intensive Farm

Intensive Swine Operation

- xxi. In PART 8: AGRICULTURAL ZONES - Section 8.1 AGRICULTURAL1 (AG-1) amend Section 8.1.5 Conditions of Use to the following:

Accessory Employee Residential:

Must be accessory to a *Farm, Intensive Farm, or Intensive Swine Operation*

- xxii. In PART 8: AGRICULTURAL ZONES - Section 8.2 AGRICULTURAL 2 (AG-2) amend Section 8.2.1 Permitted Uses by deleting *Intensive Agriculture* and replacing it with the following in alphabetical order:

Intensive Farm

Intensive Swine Operation

- xxiii. In PART 8: AGRICULTURAL ZONES - Section 8.2 AGRICULTURAL 2 (AG-2) amend Section 8.2.5 Conditions of Use to the following:

Accessory Employee Residential:

Must be accessory to a *Farm, Intensive Farm, or Intensive Swine Operation*

- xxiv. In PART 8: AGRICULTURAL ZONES - Section 8.3 AGRICULTURAL 3 (AG-3) amend Section 8.3.1 Permitted Uses by deleting *Intensive Agriculture* and replacing it with the following in alphabetical order:

Intensive Farm

Intensive Swine Operation

- xxv. In PART 8: AGRICULTURAL ZONES - Section 8.4 AGRICULTURAL 4 (AG-4) amend Section 8.4.1 Permitted Uses by deleting *Intensive Agriculture* and replacing it with the following in alphabetical order:

Intensive Farm

Intensive Swine Operation

xxvi. In PART 8: AGRICULTURAL ZONES - Section 8.5 AGRICULTURAL 5 (AG-5) amend Section 8.5.1 Permitted Uses to include the following in alphabetical order:

Intensive Farm

xxvii. In PART 9: RESIDENTIAL ZONES - Section 9.11 RESIDENTIAL AND RECREATIONAL ASSEMBLY (RRA) amend Section 9.11.1 Permitted Uses amend *Farm* to the following:

Farm (Excluding Electoral Area D; Permitted only on lands designated Agricultural Land Reserve (ALR) in Electoral Area C)

xxviii. In PART 9: RESIDENTIAL ZONES - Section 9.11 RESIDENTIAL AND RECREATIONAL ASSEMBLY (RRA) amend Section 9.11.1 Permitted Uses to include the following in alphabetical order:

Intensive Farm (Excluding Electoral Area D)

Intensive Swine Operation (Excluding Electoral Area D, E, and H)

xxix. In PART 9: RESIDENTIAL ZONES - Section 9.11 RESIDENTIAL AND RECREATIONAL ASSEMBLY (RRA) delete *Farm* from Section 9.11.5 Conditions of Use in its entirety.

xxx. In PART 11: INDUSTRIAL ZONES - Section 11.4 RESOURCE INDUSTRIAL 1 (RI-1) amend Section 11.4.1 Permitted Uses to include the following in alphabetical order:

Intensive Farm

Intensive Swine Operation

xxxi. In PART 11: INDUSTRIAL ZONES - Section 11.5 RESOURCE INDUSTRIAL 2 (RI-2) amend Section 11.5.1 Permitted Uses to include the following in alphabetical order:

Intensive Farm

Intensive Swine Operation

xxxii. In PART 12: RECREATIONAL ZONES - Section 12.4 PARK 2 (P-2) amend Section 12.4.1 Permitted Uses to include the following in alphabetical order:

Intensive Farm

Intensive Swine Operation

I hereby certify the foregoing to be a true and correct copy of *Fraser Valley Regional District Zoning Amendment Bylaw No. 1807, 2025* as read a third time/adopted by the Board of Directors of the Fraser Valley Regional District on

Dated at Chilliwack, B.C. on

Corporate Officer/ Deputy