

FW: Rezoning of property

From Ben Maartman <ben.maartman@cvrd.bc.ca>
Date Fri 3/27/2026 8:13 PM
To legislativeservices <legislativeservices@cvrd.bc.ca>

For the record

From: Shannon [REDACTED]
Sent: Friday, March 27, 2026 8:59 AM
To: Ben Maartman <ben.maartman@cvrd.bc.ca>; Zoning <zoning@cvrd.bc.ca>
Subject: Rezoning of property

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Further to my email yesterday expressing frustration over the new chicken rules being proposed, I also noticed after seeing that my property is being rezoned without my consent that agricultural use is now prohibited.

I have invested a significant amount of money, \$50,000 on a riding arena, fruit trees, vegetable gardens, horse paddocks etc I order to be able to have my horses at home. This was the main reason we purchased this property. Under the new zoning keeping of livestock is prohibited. Please inform me if this will be grandfathered. Even if it is, who is going to reimburse me for the investment in my property that is now going to hurt resale value? I can't sell an equestrian property if you're not allowed to have horses.

8.2 **R-2 ZONE SUBURBAN RESIDENTIAL**

Subject to compliance with the General Requirements in Part Five of this Bylaw, the following provisions apply in this Zone:

(a) Permitted Uses

The following uses and no others are permitted in an R-2 Zone:

1. One single detached dwelling or mobile home;
2. Agriculture, horticulture, silviculture;
3. Home occupation;
4. Sale of products grown and reared on a farm;
5. Bed & breakfast accommodation;
6. Daycare, nursery school accessory to a dwelling;
7. Attached suite or detached suite.

(b) Conditions of Use

For any parcel in an R-2 Zone:

1. The parcel coverage shall not exceed 20 percent for all buildings and structures except for greenhouses which shall not exceed a site coverage of 30 percent;
2. The setbacks for the types of parcel lines set out in Column I of this section are set out for all structures in Column II:

COLUMN I Type of Parcel Line	COLUMN II Residential & Accessory Uses	COLUMN III Agricultural & Accessory Use
Front	7.5 metres	15 metres
Side (Interior or Exterior)	3.0 metres from one side parcel line and ten percent of the parcel width from the other parcel line up to a maximum of 3 metres	15 metres
Rear	4.5 metres	15 metres

8.6. Residential – Summary of Permitted Uses

Table 25: Residential Zones Permitted Uses Summary

	R-1 Residential 1	R-2 Residential 2	R-3 Residential 3	R-4 Residential 4	R-5 Residential 5
Principal Permitted Uses					
Cluster development			✓		
Dwelling, single detached	✓	✓	✓	✓	
Manufactured home park				✓	✓
Accessory Permitted Uses					
Backyard hen and beekeeping	✓	✓	✓		
Bed and breakfast	✓	✓	✓	✓	✓
Common storage area				✓	✓
Community service facility				✓	✓
Day care	✓	✓		✓	✓
Dwelling, single detached					✓
Home-based business	✓	✓	✓	✓	✓
Horticulture	✓	✓			
Suite, attached	✓	✓	✓		
Suite, detached	✓	✓			

Draft CZB
Zone: R-1



Draft CZB Zone	R-1
Draft CZB Zone Name	Residential 1 Zone
Existing Zone	[H] R-2
Current OCP Land Use Designations	Large Lot Suburban

4.5. Backyard Hen and Beekeeping

Where backyard hen and beekeeping is permitted in a zone under this Bylaw, the following conditions of use apply:

1. Backyard hen and beekeeping activity shall not generate a nuisance such as, but not limited to, odour, waste, rodent and/or wildlife attractants, noise, smoke, glare, fire hazard, visual impact, or any other hazard or nuisance, in excess of that which is characteristic of the Residential Zone in which it is located under normal circumstances wherein no backyard agriculture exists.
2. (1) roadside stand is permitted to sell products derived from backyard hen and beekeeping.
3. The keeping of domesticated hens is permitted, subject to the following conditions of use:

(a) Hens are permitted in accordance with Table 3:

Table 3: Number of Hens Permitted

Minimum Parcel Size	Number of Hens
0.2 - 0.4 ha	4
Greater than 0.4 ha	6

- (b) Roosters are not permitted.
- (c) All hens must be housed within a fully enclosed building or structure that:
 - (i) has a minimum floor area of 0.4 m² per hen, and a total maximum floor area of 10 m²;
 - (ii) has a maximum permitted height of 2 m, as measured from finished grade;
 - (iii) has a minimum setback of 3 m from any door or window of any dwelling;
 - (iv) has a minimum setback of 3 m from any parcel line; and
 - (v) is located within the rear yard only.
- (d) All hens must be:
 - (i) provided with an attached secure open enclosure (run) with a minimum floor area of 1 m² per hen; and
 - (ii) completely enclosed within either a secure open enclosure (run) or within a building or structure at all times.
- (e) Stored manure shall be kept in a fully enclosed structure such as a compost bin and no more than 3 m³ shall be stored on a parcel at any one time.
- (f) Slaughter of hens on a Residential Zone parcel is prohibited and any deceased hen shall be disposed of at a livestock disposal facility or through the services of a veterinarian.