



Abbotsford Zoning Bylaw, 2014, Amendment Bylaw No. 430

Bylaw No. 3246-2022

The Council of the City of Abbotsford, in open meeting assembled, enacts as follows:

1 Section 120 of the Abbotsford Zoning Bylaw, 2014 is amended by

(a) repealing the following definitions:

- (i) "Winery";
- (ii) "Accessory Full Time Employee Residential Use";
- (iii) "Accessory Family Residential Use";
- (iv) "Accessory Processing Use";
- (v) "Accessory Seasonal Employee Residential Use";
- (vi) "Cannabis Production Facility";
- (vii) "Commercial Breeding and Boarding Kennel",

(b) repealing the definition of "Agricultural Use" and substituting the following:

"Agricultural Use" means the Use of land, Buildings, and Structures for any of the following:

- (1) growing, producing, raising, or keeping animals, plants, or truffles, including:
 - a. cattle, sheep, goats, poultry, fowl, pigeon, doves, apiculture, rabbits, or other domestic livestock;
 - b. Cannabis Production, on Lots zoned A1, A2, A3, A4, A5, and A6, and in accordance with the provisions set out in section 210.8.1;
 - c. horses for riding, training and boarding, only when kept in accordance with the provisions set out in section 210.8.2;
 - d. mushrooms and On-Farm Mushroom Composting, in accordance with the provisions set out in section 210.8.3;
 - e. swine, only when kept in accordance with the provisions set out in section 210.8.4; and the primary products of those plants or animals;
- (2) cultivation in plantations of any specialty wood crops or specialty fibre crops prescribed in the *Specialty Farm Operations Regulation*, B.C. Reg. 53/99;
- (3) aquaculture, as prescribed in the *Specialty Farm Operations Regulation*, B.C. Reg. 53/99;
- (4) turf production with approval of the Agricultural Land Commission, if required;
- (5) raising or keeping of farmed game by a person licensed to do so under the *Animal Health Act* [*Game Farm Regulation*, B.C. Reg. 5/2015];
- (6) raising or keeping of furbearing animals by a person licensed to do so under the *Animal Health Act* [*Fur Farm Regulation*, B.C. Reg. 8/2015];

(7) the following activities to enable uses (1) to (6) above on a Farm Operation, in accordance with the *Farm Practices Protection (Right to Farm) Act*, R.S.B.C. 1996, c. 131 and *Agricultural Land Reserve Use Regulation*, B.C. Reg. 30/2019:

- a. clearing, draining, irrigating, or cultivating land;
- b. using farm machinery, equipment, devices, materials, and structures;
- c. On-Farm Composting in accordance with the provisions set out in section 210.9.7;
- d. applying fertilizers, manure, pesticides, biological control agents, including by ground or aerial spraying;
- e. storing of Agricultural Products produced on the Farm Operation;

And for greater certainty, Agricultural Use does not include the following:

- a. a Feedlot for animals not specifically included in this definition;
- b. an activity, other than grazing or hay cutting, that constitutes a forest practice as defined by the *Forest and Range Practices Act*, S.B.C. 2002, c. 69;
- c. a Breeding and Boarding Kennel;
- d. growing, producing, raising or keeping exotic animals, except exotic animals prescribed under the *Farm Practices Protection Act* [Specialty Farm Operations Regulation, B.C. Reg. 53/99].,

(c) repealing the definition of “Agri-Tourism” and substituting the following:

“Agri-Tourism” has the same meaning as in the *Agricultural Land Reserve Use Regulation*, B.C. Reg. 30/2019, but excludes accommodation for Agri-Tourism on a farm.

Editorial Note:

As outlined in the *ALR Use Regulation*, B.C. Reg. 30/2019, and Agricultural Land Commission Policy L-04, ‘Agri- Tourism’ generally means an activity to which members of the public are ordinarily invited, with or without fee, that displays, demonstrates, promotes, or holds events to promote or market products or operations of the farm.

(d) repealing the definition of “Cannabis” and substituting the following:

“Cannabis” has the same meaning as in the *Cannabis Control and Licensing Act*, S.B.C. 2018, c. 29.

(e) repealing the definition of “Cannabis Store” and substituting the following:

“Cannabis Store” means retail premises licensed under the *Cannabis Control and Licensing Act*, S.B.C. 2018, c. 29, to sell Cannabis.

(f) repealing the definition of “Farm Operation” and substituting the following:

“Farm Operation” means the Use of land for agricultural purposes, consisting of one or more Lots within the City which are classified as farm under the *Assessment Act*, R.S.B.C 1996, c. 20, and which form and are managed as a single enterprise.

(g) repealing the definition of “Feedlot” and substituting the following:

“Feedlot” means a confined area, structure, pen or corral where livestock or farmed game are confined solely for the purpose of growing or finishing, and are sustained by means other than grazing.

(h) repealing the definition of “Finished Grade” and substituting the following:

“Finished Grade” means:

- (1) the rough grading elevation as identified on a lot grading plan, where such a plan has been approved by the City at the time of subdivision when the lot was created; or
- (2) where there is no lot grading plan that was approved by the City at the time of subdivision when the lot was created, existing grade, as illustrated in Figure 1; or
- (3) the finished grading elevation required to meet floodproofing provisions of this Bylaw, for residential Buildings and Closed-Sided Animal Enclosures.

(i) adding the following definitions:

“Accessory Cannabis Processing - Level 1” means the Use of up to 2,000 m² of Gross Floor Area per Lot for the drying, trimming, sorting, milling, packaging, storing, testing, destruction, or other processing of Cannabis permitted under the *Agricultural Land Reserve Use Regulation*, BC Reg. 30/2019; excludes a Cannabis Store.

“Accessory Farm Dwelling Unit” means a non-stratified Dwelling Unit that is Accessory to a Single Detached Dwelling on the same Lot, and is:

- (1) a Building without any other Use; or
- (2) a Coach House; or
- (3) located within a Building or Structure
 - a. for Agricultural Use; or
 - b. Accessory to an Agricultural Use on the same Lot.

“Agricultural Land Commission” has the same meaning as “commission” in the *Agricultural Land Commission Act*, S.B.C. 2002, c. 36.

“Agricultural Land Reserve” has the same meaning as in the *Agricultural Land Commission Act*, S.B.C. 2002, c. 36.

“Agricultural Products” means products derived from activities numbered (1) to (6) in the definition of Agricultural Use and Farm Product Processing, excluding agricultural solid waste, agricultural liquid waste, and mushroom growing medium.

“Ancillary” means a Use on the same Lot with, and of a nature that is incidental and subordinate to an Accessory Use.

“Breeding and Boarding Kennel” means the Use of a property, Building, Structure, compound, or group of pens or cages for the breeding or boarding, including Pet Daycare, of four or more dogs or cats; includes Accessory training, grooming, and Retail sales if approved by the Agricultural Land Commission or on land not subject to the *Agricultural Land Commission Act*, S.B.C. 2002, c. 36.

“Cannabis Production” means the Use of a Lot for growing and cultivating Cannabis, including the related activities of wet trimming, drying, and bulk packing of Cannabis grown on the Lot, but does not include:

- (1) a Cannabis Store;
- (2) Accessory Cannabis Processing - Level 1; or
- (3) the propagation, cultivation, or harvesting of Cannabis in a manner authorized by Part 5, Division 2 of the *Cannabis Control and Licensing Act*, S.B.C. 2018, c. 29.

“Farm Alcohol Production Facility” has the same meaning as “alcohol production facility” in the *Agricultural Land Reserve Use Regulation*, B.C. Reg. 30/2019, and includes Ancillary Uses as defined in that regulation.

Editorial Note

As outlined in the *ALR Use Regulation*, an Alcohol Production Facility in the ALR includes a brewery, cidery, distillery, meadery or winery, and the following ancillary uses: processing, storing and retail sales of alcohol products produced on the farm, operation of a food and beverage service lounge, product sampling, cooking classes, events, picnicking, and tours, provided all required Provincial licensing is in place.

“Farm Alcohol Production Facility Floor Area” means the floor area of all Buildings and Structures, or portions thereof, for Farm Alcohol Production Facility Use on a Lot, as measured to the outside of the exterior walls of a Building and to the outside of the support posts of a Structure, and includes Basements.

“Farm Product Processing Floor Area” means the cumulative floor area of all Buildings and permanently covered Structures housing Farm Product Processing - Level 1, Farm Product Processing Level 2, or Farm Product Processing - Intensive on a Lot, as measured to the outside of the exterior walls of a Building and to the outside of the support posts of a permanently covered Structure, noting that:

- (1) the following are excluded from the calculation:
 - a. the portion of the Building or Structure used for activities (1) to (6) in the definition of Agricultural Use;
 - b. up to 250 m² or an area equal to 10% of the Farm Product Processing Floor Area, whichever is less, for office, washrooms, staff rooms; and
- (2) the following additional areas are included in the calculation:
 - a. the Lot area covered by outdoor equipment, facilities, or Structures for storing or processing animal feed, such as a feed mill or silo.

“Farm Product Processing - Level 1” means the Use of up to 2,500 m² of Farm Product Processing Floor Area per Lot for cleaning, sorting, separating, grading, packing, or the undertaking of processes including, but not limited to, mixing, drying, canning, smoking, size reduction, fermentation, or treatment by heat, cold, chemical, or biological means, to:

- (1) prepare Agricultural Products to increase the market value or convenience to the consumer; or
- (2) prepare feed for livestock, poultry, farmed game, aquaculture, or furbearing animals located on the Farm Operation; including on-farm feed mills;

And for greater clarity, Farm Product Processing - Level 1:

- (1) includes:
 - a. cold storage of Agricultural Products, except within Farm Retail Sales areas;
 - b. storage and distribution areas for farm product processing outputs; and
 - c. storage of containers and equipment associated with farm product processing activities; and
- (2) excludes livestock meat, poultry meat, or aquaculture processing activities occupying more than 500 m², Farm Alcohol Production Facilities, hatcheries, On-Farm Composting, soil-less medium production, and Accessory Cannabis Processing - Level 1.

“Farm Product Processing - Level 2” means a Use involving the same activities as Farm Product Processing - Level 1 with a Farm Product Processing Floor Area exceeding 2,500 m² per Lot.

“Farm Product Processing - Intensive” means a Use involving the same activities as Farm Product Processing - Level 1 and where the Farm Product Processing Floor Area used for livestock meat, poultry meat, or aquaculture processing activities exceeds 500 m², irrespective of overall Farm Product Processing Floor Area.

“Farm Retail Sales” means Retail sale to the general public of Agricultural Products grown, produced, or raised on a Farm Operation, or the combined farms of a cooperative association to which the farm owner belongs, and may include the sale of Agricultural Products and non-agricultural products to the extent permitted by the Agricultural Land Commission. Farm Retail Sales excludes a Cannabis Store.

“Farm Retail Sales Area” means the cumulative indoor and outdoor Retail sales and display floor area used for Farm Retail Sales within or on Buildings and Structures, but does not include areas for Ancillary Uses specifically excluded by the Agricultural Land Commission for such Use.

Editorial Note

In accordance with ALC Policy L-02, Farm Retail Sales Area excludes parking, driveways, office space, washrooms, and areas for processing or farm product storage.

“Full-Time Farm Worker Residence” means a Dwelling Unit used solely for the purpose of housing permanent employees paid to work full time on a Farm Operation as necessary for the agricultural labour needs of the Farm Operation, and for the purposes of this definition, includes the employee's immediate family.

“Gathering For An Event” has the same meaning as in the *Agricultural Land Reserve Use Regulation*, B.C. Reg. 30/2019.

Editorial Note

As outlined in the *ALR Use Regulation*, BC Reg. 30/2019, and ALC Policy L-22, “Gathering for an Event” generally includes activities such as weddings, music festivals, and events not considered to be Agri-Tourism. It excludes celebration, by the residents of the farm and those persons whom they invite, of a family event for which no fee or other charge is payable in connection with the event by invitees.

“On-Farm Composting” means composting associated with Agricultural Use on a Farm Operation, involving the controlled biological oxidation and decomposition of organic waste in accordance with the *Agricultural Land Reserve Use Regulation*, B.C. Reg. 30/2019, the *Code of Practice for Agricultural Environmental Management*, B.C. Reg. 8/2019, and the *Organic Matter Recycling Regulation*, B.C. Reg. 18/2002, as applicable. It may include composting of materials such as manure, straw, vegetative waste, clean wood waste, ground paper, other sources of carbon and nitrogen, necessary bulking agents, and other materials permitted under Provincial regulation, but it does not include production of mushroom compost.

“Temporary Farm Worker” means an individual who carries out agricultural work on a temporary basis on a Farm Operation for a minimum of 35 hours per week.

“Temporary Farm Worker Housing” means one or more Buildings Used exclusively for the accommodation of Temporary Farm Workers, in which cooking, sleeping, sanitary, and common living areas are provided.

“Temporary Farm Worker Housing Space” means the area for housing one Temporary Farm Worker.

“Temporary Farm Worker Housing Floor Area” means the total area of all Storeys and Basements used for Temporary Farm Worker Housing in a Building, or Buildings, as measured to the outside of the exterior walls, excluding open balconies, decks, terraces, and exterior steps.

2 Section 130.1 is repealed and the following substituted:

130.1 Zone Regulations

- .1 No land, Building, or Structure may be used for a Use, and no Building or Structure may be placed, constructed, sunk into, erected, moved, sited, located, altered, or enlarged for any Use, other than a Use specifically permitted:

- a. in a Zone, as listed in the Permitted Uses Table of each Zone;
- b. throughout the City in all Zones and in specific Zones, as listed in Section 140; and
- c. on lands located within the Agricultural Land Reserve, as listed Section 200.1;

all subject to the definitions and such further provisions contained within this Bylaw applicable to that Use, Building, or Structure.

- .2 For greater certainty,
 - a. the provisions identified in the Definitions or General Regulations are applicable to permitted Uses wherever located in the City;
 - b. the further provisions identified in a Zone are applicable to permitted Uses only in that Zone, except that the further provisions identified in the Agricultural One (A1) Zone are applicable to the Uses so identified wherever those Uses are permitted within the City, whether on Agricultural Land Reserve land or not;
 - c. all other Uses, Buildings, and Structures are prohibited.
- .3 In each zone, the Development Regulations Table and the Siting Regulations Table set out the development and siting regulations that apply to the zone referred to in the title of the table.
- .4 In each zone, the Subdivision Regulations Table sets out the subdivision regulations that apply to the zone referred to in the title of the table.
- .5 Within the Development and Subdivision Regulations Tables, Column 1 sets out the matter to be regulated and Column 2 set out the regulations.
- .6 On a parcel in an area within the zone referred to in the title of the Subdivision Regulations Table, the Development Regulations Table, and the Siting Regulations Table, no land shall be subdivided and no Building, Structure or Use shall be placed, constructed, sunk into, erected, moved, sited, located, altered or enlarged in contravention of the regulations set out in the Subdivision Regulations Table, the Development Regulations Table, and the Siting Regulations Table, respectively.
- .7 Site specific permitted Uses specified in this Bylaw are permitted only on the land whose legal description, as of the date of coming into force of this Bylaw, is that specified for the permitted Use.

3 Section 130.4 is repealed and the following substituted:

130.4 Replacement and Conversion of Dwellings

- .1 An existing Single Detached Dwelling in the RR, CR, SR, A1, A2, A3, A4, A5, and A6 zones may remain on a Lot upon which a replacement Dwelling Unit is to be constructed, during the period of construction, provided that:
 - a. on a Lot within the Agricultural Land Reserve that is subject to the restrictions of the *Agricultural Land Commission Act*, S.B.C. 2002, c. 36, the Agricultural Land Commission has authorized temporary retention of the Building or conversion to an alternative Use; or

- b. on any other Lot:
 - i. the existing Dwelling Unit shall be removed, demolished or converted to a non-residential Use within 60 days of the earlier of occupancy or final inspection of the replacement Dwelling Unit; and
 - ii. a Section 219 covenant pursuant to the *Land Title Act*, R.S.B.C. 1996, c. 250, in favour of the City, shall be registered against the title of the Lot requiring the owner to remove kitchen cabinetry, showers, bathtubs and 220V electrical wiring back to the main panel.

4 Section 130.5.1 is amended by

(a) repealing paragraph (c) and substituting the following:

- c. on a Lot zoned C as a Commercial Retail Unit (CRU);

(b) renumbering paragraph (d) to (e), and

(c) adding the following new paragraph:

- d. on a Lot zoned A1, A2, A3, A4, A5, or A6 for Temporary Farm Worker Housing; and

5 Section 140.2.5 [Cannabis Production Facilities] of the *Abbotsford Zoning Bylaw, 2014* is amended by striking out “Production Facilities”.

6 Section 140.2.10 is repealed and the following substituted:

.10 Home Occupation in an Accessory Dwelling Unit

- a. Home Occupation – Level 1 is permitted in all zones in which an Accessory Residential Use, Secondary Suite, Garden Suite, Coach House, Accessory Farm Dwelling Unit, or Lock-off Unit is permitted, and shall:
 - i. be carried out exclusively by a Resident of the Accessory Residential Use, Secondary Suite, Garden Suite, Coach House, Accessory Farm Dwelling Unit, or Lock-off Unit in which the Home Occupation is located; and
 - ii. comply with all other Home Occupation – Level 1 regulations in Section 140.

7 Section 140.3.1.a [Uses with Specific Regulations – Bed and Breakfast] is repealed and the following substituted:

- a. Where permitted, a Bed and Breakfast in the A1, A2, A3, A4, A5, A6, RR, CR or SR zones shall:
 - i. be contained within the principal Dwelling Unit;
 - ii. be limited to not more than eight guests at one time within one Dwelling Unit;
 - iii. be limited to not more than four Sleeping Units for guests;
 - iv. provide on the Lot, one Parking Space for each guest Sleeping Unit; and
 - v. not be operated on a Lot where there is Boarding, Boarding House or Secondary Suite.

8 Section 140.3.2.a [Uses with Specific Regulations - Boarding] is repealed and the following substituted:

- a. Where permitted, in a Single Detached Dwelling or Duplex, Boarding shall:
 - i. be contained within the principal Dwelling Unit;
 - ii. be limited to no more than four boarders at one time within the Dwelling Unit;
 - iii. be limited to two boarders per Sleeping Unit; and
 - iv. not be operated where there is a Bed and Breakfast.

9 Section 140.3.3 [Uses with Specific Regulations – Boarding House] is repealed and the following substituted:

.3 Boarding House

- a. Where permitted, a Boarding House in the RR, CR, SR, SRH, RS1, RS3, RS3-A, RS3-i, RS3-ig, RS5 or RS5-A zone shall:
 - i. be subject to a business licence;
 - ii. not be operated where there is a Bed and Breakfast, Coach House, Garden Suite, Secondary Suite, Residential Care, Supported Housing or a Home Occupation on the Lot;
 - iii. be restricted to a maximum of six persons within the Single Detached Dwelling;
 - iv. be limited to two persons per Sleeping Unit; and
 - v. have no indication that the Building is used for a purpose other than a residential use.
- b. Where permitted, a Boarding House in the A1, A2, A3, A4, A5 or A6 zone shall:
 - i. be subject to a business licence;
 - ii. only occur within a Single Detached Dwelling that does not contain more than one kitchen, not including the kitchen in a Secondary Suite;
 - iii. restrict occupancy to Temporary Farm Workers employed under a federal government migrant worker program;
 - iv. be restricted to a maximum of 12 persons within the Single Detached Dwelling, excluding occupants of a Secondary Suite;
 - v. only be permitted on a Lot that is 3.8 ha or larger and classified as farm under the *Assessment Act*, R.S.B.C. 1996, c.20;
 - vi. not be operated where there is a Bed and Breakfast, Residential Care, Supported Housing or Home Occupation Use on the Lot;
 - vii. be exempt from providing parking in accordance with Section 150; and
 - viii. have no indication that the Single Detached Dwelling is used for a purpose other than a residential Use.

10 Section 140.3.4 is repealed and the following substituted:

.4 Breeding and Boarding Kennel

- a. Where a Breeding and Boarding Kennel Use is permitted, the outside perimeter of all fenced animals runs, pens, and enclosures shall be screened to a minimum Height of 1.8 m by continuous dense hedging or similar landscaping.

11 Section 140.3.5 is repealed and the following substituted:

.5 Home Occupation

- a. Where permitted, all Home Occupation – Level 1 Uses shall:
 - i. not produce offensive noise, vibration, traffic, smoke, dust, odours, heat, glare, electrical or radio disturbance;
 - ii. not involve exterior alterations that are inconsistent with the residential character of the Buildings and property;
 - iii. not have outside storage of materials, commodities, or finished products;
 - iv. be wholly contained within the Dwelling Unit;
 - v. be carried out exclusively by a Resident of the Dwelling Unit in which the Home Occupation is located;

- vi. not generate customer visits; and
 - vii. not have signs advertising the Home Occupation.
- b. Where permitted, all Home Occupation – Level 2 Uses shall:
- i. not produce offensive noise, vibration, traffic, smoke, dust, odours, heat, glare, electrical or radio disturbance;
 - ii. not involve exterior alterations that are inconsistent with the residential character of the Buildings and property;
 - iii. not have outside storage of materials, commodities, or finished products;
 - iv. be wholly contained within the principal Dwelling Unit or Accessory Building, or combination;
 - v. limit the size to a floor area of 50 m²;
 - vi. not include the repair or maintenance of automobiles, farm vehicles, Recreational Vehicles, or Commercial Vehicles;
 - vii. be carried out exclusively by a Resident of the principal Dwelling Unit in which the Home Occupation - Level 2 Use is located, and by not more than one non-Resident employee;
 - viii. not generate significant vehicular traffic impacts within the neighbourhood; and
 - ix. have a maximum of one sign, with a maximum area of 0.4 m².
- c. Where permitted, all Home Occupation – Level 3 Uses shall:
- i. not produce offensive noise, vibration, traffic, smoke, dust, odours, heat, glare, electrical or radio disturbance;
 - ii. not involve exterior alterations that are inconsistent with the residential character of the Buildings and property;
 - iii. not have outside storage of materials, commodities, or finished products;
 - iv. be wholly contained within the principal Dwelling Unit or Accessory Building, or combination, except for horticultural occupations in an A zone;
 - v. limit the size to a floor area of 112 m²;
 - vi. not include the repair or maintenance of automobiles, Recreational Vehicles, or Commercial Vehicles;
 - vii. limit commercial repair and maintenance of farm motor vehicles, farm equipment and trucks licensed as farm vehicles under the Commercial Transport Act, R.S.B.C. 1996, c. 58 to the A1, A2 and A3 zones only;
 - viii. be carried out exclusively by a Resident of the principal Dwelling Unit in which the Home Occupation - Level 3 Use is located, and by not more than two non-Resident employees;
 - ix. not generate significant vehicular traffic impacts within the neighbourhood; and
 - x. have a maximum of one sign, with a maximum area of 1.2 m².
- d. Where permitted, all Home Occupation – Level 4 Uses shall:
- i. not produce offensive noise, vibration, traffic, smoke, dust, odours, heat, glare, electrical or radio disturbance;
 - ii. not involve exterior alterations that are inconsistent with the residential character of the Buildings and property;
 - iii. not have outside storage of materials, commodities, or finished products;
 - iv. not have outside storage of customer equipment or vehicles related to any service provided;

- v. be wholly contained within the principal Dwelling Unit or Accessory Building, or combination, except for horticultural occupations in an A zone;
- vi. limit the size to a floor area of 112 m²;
- vii. only be permitted within an Accessory Building if the floor area for the Use is designed to be entirely separate from any portion of the Building exceeding the 112 m² floor area limit;
- viii. not include the dispatch of automobiles or Commercial Vehicles;
- ix. not include the repair or maintenance of automobiles, Recreational Vehicles, or Commercial Vehicles;
- x. limit the repair and maintenance of farm motor vehicles, farm equipment, and trucks licensed as farm vehicles under the *Commercial Transport Act*, R.S.B.C. 1996, c. 58 to the A1, A2, A3, A4, A5 or A6 zones only;
- xi. not generate significant vehicular traffic impacts within the neighbourhood;
- xii. be carried out exclusively by a Resident of the principal Dwelling Unit in which the Home Occupation - Level 4 is located, and by not more than two non-Resident employees; and
- xiii. have a maximum of one sign, with a maximum area of 1.2 m².

12 Section 140.3.8 is repealed and the following substituted:

8. Secondary Suites

- a. Where permitted, a Secondary Suite in the A1, A2, A3, A4, A5, A6, RR, CR, SR, SRH, RS3, RMF, N30, N32, N55, N80 or N83 zone shall:
 - i. comply with the Accessory Uses, Conditions of Use, and Additional Regulations in the applicable zone.
- b. Where permitted, a Secondary Suite in all other zones, except where registered prior to the date of the adoption of Bylaw No. 3249-2022, shall:
 - i. be limited to one such Use per Lot and to a maximum floor area of 100 m²;
 - ii. be located on a Lot, other than a Panhandle Lot, with a minimum Front Lot Line length of 12.0 m;
 - iii. be located on a Lot with a minimum Lot size of 400 m²;
 - iv. be located on a Collector Road or Local Road;
 - v. not be located on a Lot on a cul-de-sac bulb;
 - vi. not be located on a Lot in a bare land strata (except where road infrastructure meets City bylaw standards); and
 - vii. not be operated where there is a Residential Care, Boarding House, Supported Housing, Home Child Care (Major or Minor), Coach House, Garden Suite, or Bed and Breakfast on the Lot.

13 Section 140.3 is amended by adding the following section:

.9 Single Detached Dwellings in the Agricultural Land Reserve

- a. Where permitted, a Single Detached Dwelling on a Lot within the Agricultural Land Reserve:
 - i. shall only be permitted in accordance with *Agricultural Land Commission Act*, S.B.C. 2002, c. 36, the *Agricultural Land Reserve Use Regulation*, B.C. Reg. 30/2019, or as approved by the Agricultural Land Commission; and

- ii. shall not have Accessory Buildings or Structures with a combined total floor area exceeding the Gross Floor Area of the Single Detached Dwelling.

Editorial Note

Agricultural Land Commission Act, S.B.C. 2002, c. 36, section 20.1(1)(b) limits the total floor area of a principal residence to 500 m² or less, unless a larger residence is approved by the *Agricultural Land Commission*. ALC Information Bulletin 05 - Residences in the ALR, defines “total floor area” for the purpose of the *ALC Act*, S.B.C. 2002, c. 36, and *ALR Use Regulation*, B.C. Reg 30/2019.

14 Section 140.4.5.a is amended by adding “outside an A zone” after “silos”.

15 Section 140.4.9 is repealed and the following substituted:

.9 Vehicles and Habitable Area

- a. Except where specified as a permitted use, no vehicle, including a Recreational Vehicle, shall be used as a Dwelling Unit.
- b. Despite Section 140.4.9.a, a Recreational Vehicle located on a Lot may be used as a Dwelling Unit for up to 72 consecutive hours in any 30 day period provided that the registered owner of the Recreational Vehicle is not a Resident of the Lot.

16 Section 140.5.3 is repealed and the following substituted:

.3 Wrecked Vehicles

Wrecked Vehicles are not permitted to be stored in any zone unless specifically provided for in that zone, or unless the vehicles are required for the operation of a business that is permitted by this Bylaw on the Lot on which they are stored, in which case the vehicles: (B/L 2959-2019)

- a. shall be completely enclosed within a Building approved by the City or an area surrounded by a fence or a wall; and
- b. shall not be visible from outside the Building or the walled or fenced area in which they are stored.

17 Section 140.5.4 is repealed and the following substituted:

.4 Parking and Storage of Vehicles

- a. No person shall park or store on a N, RR, CR, SR, RS, RH1 or RM-zoned Lot any of the following:
 - i. a Commercial Vehicle or commercial trailer exceeding a gross vehicle weight of 5,500 kg, except when completely enclosed within a Building; and
 - ii. a boat in excess of 8.6 m in length, except when completely enclosed within a Building.
- b. In the C and P zones, unless Accessory to the Principal Use, the parking or storage of Commercial Vehicles exceeding a gross vehicle weight of 5,500 kg is prohibited except when completely enclosed within a Building.
- c. In the A zones, the parking or storage of Commercial Vehicles whose use is not customarily incidental to the permitted uses of the zone is prohibited, except that, a maximum of two Commercial Vehicles may be parked or stored on a Lot if:
 - i. the Commercial Vehicles are registered in the province of British Columbia;
 - ii. the registered owner of at least one of the Commercial Vehicles is a Resident of the Lot;

- iii. the Commercial Vehicles are not used for hauling solid waste, sewage, hazardous materials or dangerous goods; and
 - iv. the parking or storage of the Commercial Vehicles on the Lot complies with all statutes, laws, regulations, orders, bylaws, permits and other lawful requirements of any federal, provincial, municipal or other governmental authority having jurisdiction, relating in any way to the environment, health, nuisance or occupational health and safety.
- d. No vehicle, Commercial Vehicle, Recreational Vehicle or utility trailer is to be parked or stored on a lawn or Landscaped Area, except as specifically permitted in the A1, A2, A3, A4, A5, or A6 zones.

18 Table 1 in Section 150.3 is amended by

(a) adding the following item under “Agricultural”:

| | |
|------------------------------|---------|
| Accessory Farm Dwelling Unit | 1 space |
|------------------------------|---------|

(b) repealing the item under “Parking Requirements for Farm Retail Sales” and substituting the following:

| | |
|-------------------|---|
| Farm Retail Sales | 1 space per 20 m ² of Farm Retail Sales Area |
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(c) adding the following item:

| | |
|----------------------------------|---|
| Farm Alcohol Production Facility | 1 space per 20 m ² of Farm Alcohol Production Facility Floor Area used for product sampling, Retail sales, indoor food and beverage service lounges, and outdoor food and beverage service lounges. Permanent purpose-built parking for special event areas is not permitted. |
|----------------------------------|---|

19 Section 150.12.1 is amended by striking out “A1, A2, or A3 zones” with “A1, A2, A3, A4, A5 or A6 zones”.

20 Section 200 is amended by adding the section set out in Schedule 1.

21 Sections 210 to 260 are repealed and substituted with Schedule 2.

22 Section 310.1 is repealed and the following substituted:

310.1 Permitted Uses

| Permitted Uses Table for RR Zone* | |
|-----------------------------------|--------------------------|
| Principal Uses | |
| .1 | Agricultural Use |
| .2 | Residential Care |
| .3 | Resource Processing |
| .4 | Single Detached Dwelling |
| .5 | Supported Housing |

Accessory to an Agricultural Use

- .6 Farm Retail Sales

Accessory to a Single Detached Dwelling

- .7 Bed and Breakfast
- .8 Boarding
- .9 Coach House
- .10 Home Occupation - Level 3, on a Lot outside the Agricultural Land Reserve
- .11 Home Occupation - Level 4, on a Lot within the Agricultural Land Reserve
- .12 Breeding and Boarding Kennel
- .13 Secondary Suite

***Editorial Note**

Permitted Uses are subject to conditions set out in sections 140 and 310.6

23 Column I of Section 310.3.7 is repealed and the following substituted:

- .7 Minimum Setbacks for Agricultural Use, Farm Retail Sales, and Breeding and Boarding Kennel

24 Section 310.3.9 is renumbered as section 310.3.10.**25 Section 310.3 is amended by adding the following section:**

| | |
|---|---|
| .9 Height for Agricultural Use, Farm Retail Sales, and Breeding and Boarding Kennel (maximum) | a. The provisions of 210.3.2 contained in the A1 Zone shall apply |
|---|---|

26 Section 310.6 is repealed and the following substituted:**310.6 Conditions of Use**

- .1 Agricultural Use shall comply with the provisions of section 210.8 contained in the A1 Zone, as applicable.
- .2 Farm Retail Sales shall comply with the provisions of section 210.9 contained in the A1 Zone.
- .3 A Coach House shall only be permitted on a Lot that is greater than 0.4 hectares in area.
- .4 A Coach House or Secondary Suite shall:
 - a. be limited to one such Use per Lot and to a maximum floor area of 90 m² or 40% of the Net Floor Area of the Single Detached Dwelling to which it is Accessory, whichever is less; and
 - b. not be operated where there is a Residential Care, Supported Housing or Boarding Use on the Lot.

Editorial Note

The ALC Act limits the size of a single detached dwelling in the ALR, subject to some exceptions. See Zoning Bylaw section 140 for regulations applicable to ALR house size and accessory buildings.

27 Section 320.1 is repealed and the following substituted:**320.1 Permitted Uses**

| Permitted Uses Table for CR Zone* | |
|--|---|
| Principal Uses | |
| .1 | Agricultural Use |
| .2 | Residential Care |
| .3 | Single Detached Dwelling |
| .4 | Supported Housing |
| Accessory to an Agricultural Use | |
| .5 | Farm Retail Sales |
| Accessory to a Single Detached Dwelling | |
| .6 | Bed and Breakfast |
| .7 | Boarding |
| .8 | Coach House |
| .9 | Home Occupation - Level 3, on a Lot outside the Agricultural Land Reserve |
| .10 | Home Occupation - Level 4, on a Lot within the Agricultural Land Reserve |
| .11 | Breeding and Boarding Kennel |
| .12 | Secondary Suite |
| *Editorial Note | |
| Permitted Uses are subject to conditions set out in sections 140 and 320.6 | |

28 Column I of Section 320.3.7 is repealed and the following substituted:

- .7 Minimum Setbacks for Agricultural Use, Farm Retail Sales, and Breeding and Boarding Kennel

29 Section 320.3.9 is renumbered as section 320.3.10.**30 Section 320.3 is amended by adding the following section:**

| | |
|---|---|
| .9 Height for Agricultural Use, Farm Retail Sales, and Breeding and Boarding Kennel (maximum) | a. The provisions of 210.3.2 contained in the A1 Zone shall apply |
|---|---|

31 Section 320.6 is repealed and the following substituted:**320.6 Conditions of Use**

- .1 Agricultural Use shall comply with the provisions of section 210.8 contained in the A1 Zone, as applicable.
- .2 Farm Retail Sales shall comply with the provisions of section 210.9 contained in the A1 Zone.
- .3 A Coach House shall only be permitted on a Lot that is greater than 0.4 hectares in area.

.4 A Coach House or Secondary Suite shall:

- a. be limited to one such Use per Lot and to a maximum floor area of 90 m² or 40% of the Net Floor Area of the Single Detached Dwelling to which it is Accessory, whichever is less; and
- b. not be operated where there is a Residential Care, Supported Housing or Boarding Use on the Lot.

Editorial Note

The ALC Act limits the size of a single detached dwelling in the ALR, subject to some exceptions. See Zoning Bylaw section 140 for regulations applicable to ALR house size and accessory buildings.

32 Section 330.1.9 is renumbered as section 330.1.10.

33 Section 330.1.8 is repealed and the following substituted:

.8 Home Occupation - Level 3, on a Lot outside the Agricultural Land Reserve

34 Section 330.1 is amended by adding the following section:

.9 Home Occupation - Level 4, on a Lot within the Agricultural Land Reserve

35 Section 330.6 is repealed and the following substituted:

330.6 Conditions of Use

- .1 A Coach House shall only be permitted on a Lot that is greater than 0.4 hectares in area.
- .2 A Coach House or Secondary Suite shall:
 - a. be limited to one such Use per Lot and to a maximum floor area of 90 m² or 40% of the Net Floor Area of the Single Detached Dwelling to which it is Accessory, whichever is less; and
 - b. not be operated where there is a Residential Care, Supported Housing or Boarding Use on the Lot.

Editorial Note

The ALC Act limits the size of a single detached dwelling in the ALR, subject to some exceptions. See Zoning Bylaw section 140 for regulations applicable to ALR house size and accessory buildings.

Commencement

36 (1) In this section:

“**development application**” means an application for Official Community Plan Amendment, Zoning Bylaw Amendment, Development Permit, Development Variance Permit, Subdivision, Agricultural Land Commission approval, or a liquor related Liquor and Cannabis Regulation Branch approval;

“**in-stream**” means a Building Permit application or development application submitted and accepted by the City prior to adoption of this bylaw.

(2) This bylaw comes into force

- (a) with respect to every property that is the subject of an approved development application or in-stream development application, on the earlier of
 - (i) two years from the date of approval of the development application,

- (ii) the day after a development application is withdrawn, denied by Council, or closed in accordance with the [Development Application Procedures Bylaw, 2016](#),
 - (iii) the day after the development application is denied, refused, or cancelled by or on behalf of the Province, and
 - (iv) the day after the applicant elects in writing to the General Manager of Planning and Development Services to subject the property to the entirety of this bylaw,
- (b) with respect to every property that is the subject of an in-stream Building Permit application, on the earlier of
- (i) the day after an Occupancy Permit has been issued in respect of the property,
 - (ii) the day after the Building Permit application has been cancelled in accordance with the [Building Bylaw, 2018](#), and
 - (iii) the day after the applicant elects in writing to the General Manager of Planning and Development Services to subject the property to the entirety of this bylaw, and
- (c) with respect to all other properties, on the day after adoption of this bylaw.

READ A FIRST TIME on April 25, 2022,

READ A SECOND TIME on April 25, 2022,

PUBLIC HEARING HELD on June 13, 2022,

READ A THIRD TIME on June 13, 2022,

APPROVED BY THE MINISTER OF TRANSPORTATION AND INFRASTRUCTURE on June 22, 2022

APPROVED BY THE MINISTER OF AGRICULTURE on August 2, 2022

ADOPTED on ,

SCHEDULE 1

200

AGRICULTURAL USES

Editorial Note | Regulating Agricultural Uses

Alignment with the *Agricultural Land Commission Act*, S.B.C. 2002, c. 36

Notwithstanding any other provisions of this Zoning Bylaw, all lands within the Agricultural Land Reserve (ALR) are subject to the *Agricultural Land Commission Act*, S.B.C. 2002, c. 36, (ALCA), *Agricultural Land Reserve General Regulation*, B.C. Reg. 57/2020, *Agricultural Land Reserve Use Regulation*, B.C. Reg. 30/2019, and any Orders of the Agricultural Land Commission (ALC). The ALCA, S.B.C. 2002, c. 36, the *ALR General Regulation*, B.C. Reg. 57/2020, and *ALR Use Regulation*, B.C. Reg. 30/2019, generally prohibit or restrict non-farm use and subdivision of ALR lands, unless otherwise permitted or exempted.

ALR 'Regulations' and Permitted Uses

Part 2 and Part 3 of the *ALR Use Regulation*, B.C. Reg. 30/2019, identify activities that must be permitted by a local government on lands within the ALR, unless the activity is prohibited or restricted, with approval of the Minister responsible for the *Farm Practices Protection Act*, R.S.B.C. 1996, c. 131, by a community 'designated' under the *Right to Farm Regulation*, B.C. Reg. 261/1997.

The City of Abbotsford is a 'designated' community under Section 553 of the *Local Government Act*, providing the authority to prohibit or restrict activities specified under Part 2 and Part 3, Division 1 of the *ALR Use Regulation*, B.C. Reg. 30/2019, with approval of the Minister. In addition, Part 3, Division 2 of the *ALR Use Regulation*, B.C. Reg. 30/2019, identifies a range of non-farm uses that are permitted in the ALR unless prohibited by a local government.

Minister Approval of Bylaws

As a 'Designated' community, bylaws affecting farming areas in Abbotsford are reviewed and must be approved by the Provincial Minister responsible for the *Farm Practices Protection Act*, R.S.B.C. 1996, c. 131,. These bylaws form a significant portion of the regulations set out in Abbotsford's Agricultural Zones, as well as supporting sections of the Zoning Bylaw.

The bylaws listed below, in their entirety, were approved by the Minister responsible for the *Farm Practices Protection Act*, R.S.B.C. 1996, c. 131, on the approval date specified, and therefore authorize all regulations, restrictions, and prohibitions contained therein.

| Abbotsford Bylaw No. | Minister Approval Date | Additional Information |
|----------------------|------------------------|---|
| 698-98 | December 8, 1999 | Farm (Mushroom Growing Operation Storm water and Waste Management and Composting) Bylaw, 1998 |
| 2210-2013 | March 22, 2015 | Audible Bird Scare Device Bylaw |
| 2959-2019 | July 15, 2019 | Amendment to ALR Cannabis Production Regulations |
| 3246-2022 | xx, xxxxx, xxxxx | AgRefresh Zoning Bylaw Update [update in unofficial consolidation] |

200.1 Agricultural Land Commission 'Farm' and 'Non-Farm Uses' in the Agricultural Land Reserve

- .1 Subject to regulations, restrictions, or prohibitions set out in this Bylaw, the following Uses are permitted on Lots within the Agricultural Land Reserve, as listed in the *Agricultural Land Reserve Use Regulation*, B.C. Reg. 30/2019:
 - a. "Farm Uses", as identified in and in accordance with the conditions of Part 2 of the *Agricultural Land Reserve Use Regulation*, B.C. Reg. 30/2019, as amended; and
 - b. "Permitted Non-Farm Uses That May Not be Prohibited", as identified in and in accordance with the conditions of Part 3, Division 1 of the *Agricultural Land Reserve Use Regulation*, B.C. Reg. 30/2019, as amended.
- .2 "Permitted Non-Farm Uses That May Be Prohibited", as identified in Part 3, Division 2 of the *Agricultural Land Reserve Use Regulation*, B.C. Reg. 30/2019, are prohibited on Lots within the Agricultural Land Reserve, except for:
 - i. a Use specifically permitted by this Bylaw;
 - ii. the Uses identified in and conducted in accordance with the conditions of the following sections of the *Agricultural Land Reserve Use Regulation*, B.C. Reg. 30/2019, as amended to the point in time this provision is adopted [add date to unofficial consolidation], and if the Lot is Zoned for Agricultural Use:
 - (A) Section 21 - Necessary structures and ancillary services
 - (B) Section 22 - Parks and similar areas
 - (C) Section 23 (b) and (c) - Keeping animals
 - (D) Section 25 - Infrastructure
 - (E) Section 26 - Aggregate Removal, if within the "Soil Removal Eligible Areas" identified in City of Abbotsford Official Community Plan, 2016; and
 - (F) Section 27 - Other permitted non-farm uses.

Editorial Note

Part 3, Division 2, of the *ALR Use Regulation* as it read at the time of Section 200.1.2 adoption is provided at the end of the unofficial Zoning Bylaw consolidation for convenience.

- .3 Where a Use, Building, or Structure is enabled by Sections 200.1.1 or 200.1.2 and the Zoning on the Lot does not specifically address the Use, Building, or Structure type, the regulations for the most similar Use in Sections 210.3 [Development Regulations], 210.4 [Siting Regulations], and 210.7 to 210.9 [Additional Regulations by Use] of the Agricultural One Zone (A1) shall nevertheless apply.

SCHEDULE 2

210 - Agricultural One Zone (A1)

Intent: To accommodate Agricultural Uses and complementary activities suitable in the Agricultural Land Use Designation and in a manner consistent with the *Agricultural Land Commission Act*, S.B.C. 2002, c.36.

210.1 Permitted Uses

| Permitted Uses Table for A1 Zone* | |
|---|--|
| .1 Principal Uses | <ul style="list-style-type: none"> a. Agricultural Use b. Boarding House c. Single Detached Dwelling d. Residential Care |
| .2 Accessory to an Agricultural Use | <ul style="list-style-type: none"> a. Accessory Cannabis Processing - Level 1 b. Agri-Tourism c. Farm Alcohol Production Facility d. Farm Product Processing - Level 1 e. Farm Retail Sales f. Full-Time Farm Worker Residence g. Gathering For An Event h. Office i. Temporary Farm Worker Housing |
| .3 Accessory to a Single Detached Dwelling | <ul style="list-style-type: none"> a. Accessory Farm Dwelling Unit b. Bed and Breakfast c. Boarding d. Breeding and Boarding Kennel e. Home Occupation - Level 3, on a Lot outside the Agricultural Land Reserve f. Home Occupation - Level 4, on a Lot within the Agricultural Land Reserve g. Secondary Suite |
| *Editorial Note Permitted Uses are subject to conditions set out in Sections 140 and 210.7 to 210.9 | |

210.2 Site Specific Permitted Uses and Regulations

- .1 Refer to Section 210.10.

A1

Editorial Notes

Several Zoning Bylaw provisions or uses relate to Agricultural Land Commission (ALC) Policies, the ALC Act, and its regulations.

Editorial Notes are provided for convenience to highlight where specific uses relate to an ALC regulation or policy, or another section of this bylaw.

Property owners are responsible for complying with all Provincial ALR rules and regulations for farm and non-farm uses and should directly consult applicable legislation.

The ALC references in this sidebar are provided for convenience only and are not exhaustive. The ALC must be consulted directly for interpretation, clarification, and determination of all applicable Provincial requirements.

210 - Agricultural One Zone (A1)

210.3 Development Regulations

| Development Regulations Table for the A1 Zone | |
|---|--|
| Column I | Column II |
| .1 Density | a. See Sections 210.7 to 210.10 |
| .2 Size and dimensions | <p>a. Height - Buildings and Structures (maximum)</p> <ul style="list-style-type: none"> i. Agricultural Use <ul style="list-style-type: none"> (1) grain bins - 46.0 m (2) silos - 34.0 m (3) Shipping Containers - 6.0 m (4) All other Buildings and Structures - 15.0 m ii. Accessory to an Agricultural Use <ul style="list-style-type: none"> (1) Full-Time Farm Worker Residence - three Storeys (2) Temporary Farm Worker Housing in a: <ul style="list-style-type: none"> a. permanent Building - three Storeys b. pre-fabricated manufactured Building - two storeys (3) All other Buildings and Structures - 15.0 m iii. Single Detached Dwelling - three Storeys iv. Accessory Farm Dwelling Unit: <ul style="list-style-type: none"> (1) in a Building with no other Uses - 7.5 m or two Storeys, whichever is less. (2) in a Building with an Agricultural Use or a Use Accessory to Agricultural Use - 15.0 m v. all other non-agricultural Accessory Buildings or Structures - 7.5 m <p>b. Lot Coverage (maximum)</p> <ul style="list-style-type: none"> i. 35%; ii. notwithstanding (i): <ul style="list-style-type: none"> (1) an additional 25% Lot Coverage, to a maximum of 60%, is permitted for greenhouse Structures; or (2) an additional 40% Lot Coverage, to a maximum of 75%, is permitted for greenhouse Structures that provide an irrigation water recirculation system for the entire greenhouse operation. <p>c. Other size provisions:</p> <ul style="list-style-type: none"> i. See Sections 140 and 210.7 to 210.10 |

A1

Editorial Note

Properties in the vicinity of Abbotsford Airport and flightpaths for the airport may be under the Airport Zoning Regulation and subject to additional restrictions.

For more information, see the City's "Development Guidelines for Federal Approvals and Land Use in the Vicinity of the Abbotsford International Airport (YXX)"

210 - Agricultural One Zone (A1)

210.4 Siting Regulations

The following minimum Setback and separation distances shall apply in the A1 Zone. In the A1 Zone, where a Building or Structure contains more than one Use, the largest required distance shall apply to the entire Building or Structure. Separation distances only apply to Buildings, Structures, and Uses on the same Lot, unless otherwise specified.

| Siting Regulations Table for the A1 Zone | | | | | | |
|---|-------------------|-------------------|------------|------------|--------|-------|
| Agricultural Buildings, Structures and Uses | | | | | | |
| In this table: SDD means Single Detached Dwelling; AFDU means Accessory Farm Dwelling Unit; FTFWR means Full Time Farm Worker Residence; and TFWH means Temporary Farm Worker Housing | | | | | | |
| Column I | Setbacks | | Separation | | | |
| | Exterior Lot Line | Interior Lot Line | SDD | AFDU/FTFWR | TFWH | Wells |
| .1 Agricultural Buildings, Structures, outdoor storage areas, and facilities, except as specified in 210.4.2 to 210.4.17 | 7.5 m | 3.0 m | 3.0 m | 0.0 m | 0.0 m | 15 m |
| .2 Confined outdoor grazing areas for livestock, poultry, and farmed game | 0.0 m | 0.0 m | 0.0 m | 0.0 m | 0.0 m | n/a |
| .3 Feedlot | 30.0 m | 30.0 m | 0.0 m | 0.0 m | 0.0 m | 30 m |
| .4 Confined outdoor non-grazing areas, containing: | | | | | | |
| a. swine or fur-bearing animals | 30.0 m | 30.0 m | 0.0 m | 0.0 m | 0.0 m | 30 m |
| b. animals other than swine or fur-bearing animals | 15.0 m | 15.0 m | 0.0 m | 0.0 m | 0.0 m | 30 m |
| .5 Buildings and Structures containing animals other than swine or fur-bearing animals; includes hatcheries and aquaculture: | | | | | | |
| a. Building Face with no fan | 15.0 m | 15.0 m | 15.0 m | 0.0 m | 30.0 m | 30 m |
| b. Building Face with a fan | 30.0 m | 20.0 m | 15.0 m | 0.0 m | 30.0 m | 30 m |
| .6 Buildings and Structures containing swine or fur-bearing animals | 30.0 m | 30.0 m | 15.0 m | 15.0 m | 30.0 m | 30 m |
| .7 Horse corrals, riding rings or exercise yards where no feeding occurs | 4.5 m | 4.5 m | 3.0 m | 0.0 m | 0.0 m | n/a |
| .8 Silo, storage of silage | 30.0 m | 30.0 m | 15.0 m | 15.0 m | 15.0 m | 30 m |
| .9 Incinerator, if permitted as Agricultural Use | 30.0 m | 30.0 m | 30.0 m | 30.0 m | 30.0 m | 30 m |
| .10 Generator shed | 15.0 m | 15.0 m | 30.0 m | 30.0 m | 30.0 m | 30 m |

Last modified

A1

Editorial Note

Audible Bird Scare Devices

Specific setbacks applicable to the use of Audible Bird Scare Devices are set out in City of Abbotsford Farm Bylaw No. 2210-2013

Editorial Note

See Section 210.8.5 for additional restrictions applicable to a Feedlot

Editorial Note

See Section 210.8.4 for additional restrictions applicable to keeping of swine as an Agricultural Use
“fur-bearing animal” is defined in the *Fur Farm Regulation*, under the *Animal Health Act*.

Editorial Note

See Section 210.8.4 for additional restrictions applicable to keeping of swine as an Agricultural Use
“fur-bearing animal” is defined in the *Fur Farm Regulation*, under the *Animal Health Act*.

Section 210- Page 3 of 18
Zoning Bylaw No. 2400-2014

210 - Agricultural One Zone (A1)

| Agricultural Buildings, Structures and Uses | | | | | | |
|--|---|-------------------|------------|------------|--------|-------|
| Column I | Setbacks | | Separation | | | |
| | Exterior Lot Line | Interior Lot Line | SDD | AFDU/FTFWR | TFWH | Wells |
| .11 Buildings, structures, or outdoor areas used for: a. manure storage, agricultural waste storage, and On-Farm Composting, except as specified in (b) | 30.0 m | 30.0 m | 15.0 m | 15.0 m | 30.0 m | 30 m |
| b. enclosed storage of poultry manure | 30.0 m | 20.0 m | 15.0 m | 15.0 m | 30.0 m | 30 m |
| .12 Buildings and Structures for Cannabis Production or Accessory Cannabis Processing - Level 1 | 30.0 m | 30.0 m | 3.0 m | 0.0 m | 0.0 m | 30 m |
| .13 Buildings, structures, and outdoor areas used for: a. Farm Product Processing - Level 1 | 7.5 m | 7.5 m | 3.0 m | 0.0 m | 0.0 m | 30 m |
| b. Farm Product Processing - Intensive | 30.0 m | 30.0 m | 3.0 m | 0.0 m | 0.0 m | 30 m |
| .14 Buildings and structures for Farm Retail Sales | 7.5 m | 4.5 m | 3.0 m | 0.0 m | 0.0 m | 30 m |
| .15 Farm Alcohol Production Facility: a. Buildings and Structures | 7.5 m | 4.5 m | 3.0 m | 0.0 m | 0.0 m | 30 m |
| b. outdoor lounge or special event area ^A | 7.5 m | 15.0 m | 3.0 m | 0.0 m | 0.0 m | 30 m |
| c. picnic areas ^A | 7.5 m | 4.5 m | 3.0 m | 0.0 m | 0.0 m | n/a |
| .16 Areas used for Gathering For An Event ^A | 7.5 m | 15.0 m | 0.0 m | 0.0 m | 0.0 m | n/a |
| .17 Mushroom growing and On-Farm Mushroom Composting | See Farm Bylaw, 1998 (Bylaw No. 698-98) | | | | | |

^A Uses in Sections 210.4.15(b), (c) and 210.4.16 shall not be sited less than 30 m from the nearest exterior wall of a Single Detached Dwelling on another Lot. For clarity, this separation distance does not apply to the placement of a Single Detached Dwelling.

| | |
|--|--|
| .18 Minimum setbacks from a watercourse: | |
| a. Buildings and Structures for Cannabis Production or Accessory Cannabis Processing - Level 1 | 30 m from top of bank, or as per 140.8, whichever is greater |
| b. Mushroom growing operations and On-Farm Mushroom Composting | Per Bylaw No. 698-98 or 140.8, whichever is greater |
| c. All other Uses in 210.4.1 to 210.4.17 | See Section 140.8 |

Last modified

A1

Editorial Note

See Section 210.8.4 for additional regulations applicable to swine manure.

Editorial Note

See Section 210.8.1 and 210.9.3 for additional regulations related to cannabis.

Editorial Note

Watercourse references in section 210.4 largely relate to floodproofing.

Landowners are responsible for ensuring compliance with Provincial and Federal regulations, including setbacks in the BC *Code of Practice for Agricultural Environmental Management*, under the *Environmental Management Act*.

Section 210 - Page 4 of 18
Zoning Bylaw No. 2400-2014

210 - Agricultural One Zone (A1)

A1

| Non-Agricultural Buildings, Structures, and Accessory Structures | |
|--|--|
| Column I | Column II |
| .19 Minimum setbacks from Exterior Lot line | a. Single Detached Dwelling - 7.5 m b. Accessory Farm Dwelling Unit - 7.5 m c. Full-Time Farm Worker Residence - 7.5 m d. Temporary Farm Worker Housing - 7.5 m e. Breeding and Boarding Kennel Buildings, Structures, fenced runs and enclosures - 30 m f. Buildings or Structures Accessory to a Single Detached Dwelling - 7.5 m g. All other non-Agricultural Buildings and Structures - 7.5 m |
| .20 Minimum setbacks from Interior Lot line | a. Single Detached Dwelling - 3.0 m b. Accessory Farm Dwelling Unit - 3.0 m c. Full-Time Farm Worker Residence - 3.0 m d. Temporary Farm Worker Housing - 3.0 m e. Breeding and Boarding Kennel Buildings, Structures, fenced runs and enclosures - 15.0 m f. Buildings or Structures Accessory to a Single Detached Dwelling - 3.0 m g. All other non-Agricultural Buildings and Structures - 3.0 m |
| .21 Minimum separation between Buildings and Structures | a. Between a Single Detached Dwelling and the following Accessory Buildings or Structures: <ol style="list-style-type: none"> Accessory Farm Dwelling Unit - 3.0 m Full-Time Farm Worker Residence - 3.0 m Temporary Farm Worker Housing - 3.0 m all other Non-Agricultural Buildings or Structures - 3.0 m b. Between two Accessory Buildings or Structures - 1.5 m c. No Building used for Temporary Farm Worker Housing shall be sited less than 30 m from the nearest exterior wall of a Single Detached Dwelling on another Lot. For clarity, this separation distance does not apply to the placement of a Single Detached Dwelling. d. Between a residential Building and Breeding and Boarding Kennel Buildings, Structures, and fenced runs - 15.0 m e. See 210.4.1 to 210.4.17 for minimum separation distances between residential Buildings and Agricultural Buildings, Structures, and Uses. |
| .22 Minimum setbacks from a watercourse | a. See Section 140.8 |

Editorial Note

Watercourse references in section 210.4 largely relate to floodproofing.

See City of Abbotsford Streamside Protection Bylaw, 2005.

210 - Agricultural One Zone (A1)

A1

210.5 Subdivision Regulations

| Subdivision Regulations Table for A1 Zone | |
|---|--|
| Column I | Column II |
| .1 Lot Area (minimum) | <p>a. parcels created through subdivision shall be a minimum of 8.0 ha, except the minimum Lot size shall not apply:</p> <ul style="list-style-type: none"> i. where the Lot is designated for industrial use in the Official Community Plan and a portion of the Lot is zoned for an industrial Use and subdivided along the new zone boundary; ii. where a Lot is located within the Agricultural Land Reserve and in accordance with Part 2 of B.C. Reg. 57/2020 is either consolidated with an adjacent Lot or the subdivision involves a boundary adjustment and does not create an additional Lot; iii. where a Lot is not entirely within the Agricultural Land Reserve, provided that portion of the Lot outside the Agricultural Land Reserve is zoned to exclude Agricultural Use; iv. where the Lot is in the Agricultural Land Reserve and the Provincial Agricultural Land Commission has approved a homesite severance; v. where the Lot is created as a result of a road dedication through the parent parcel; and vi. where a Lot is in the Agricultural Land Reserve and the Provincial Agricultural Land Commission has approved a subdivision that does not create an additional Lot. |
| .2 Lot Width (minimum) | n/a |
| .3 Lot Depth (minimum) | n/a |

210.6 Off-Street Parking Regulations

- .1 Refer to Section 150 for requirements pertaining to off-street parking.

210 - Agricultural One Zone (A1)

210.7 Additional Regulations by Use - Residential Use

.1 Single Detached Dwelling

| Use and Density Regulations |
|--|
| a. A Single Detached Dwelling is permitted as a permanent Building or Manufactured Home. |

.2 Secondary Suite

| Use and Density Regulations |
|--|
| a. Density shall be limited to one Secondary Suite per Lot. |
| b. Notwithstanding Section 210.7.5, and Boarding and Boarding House provisions in Section 140, Temporary Farm Workers shall be permitted to reside in a Secondary Suite. |
| Other Regulations |
| c. The size of a Secondary Suite shall not exceed a floor area of 100 m ² . |

.3 Accessory Farm Dwelling Unit

| Use and Density Regulations |
|--|
| a. An Accessory Farm Dwelling Unit shall: <ol style="list-style-type: none"> be limited to one such Use per Lot; only be permitted in accordance with the <i>Agricultural Land Reserve Use Regulation</i>, B.C. Reg. 30/2019, or as approved by the Agricultural Land Commission, where applicable; only be permitted on a Lot with a minimum area of 0.4 ha; be the only Accessory residential Use on the Lot, except for any of the following, or combination: <ol style="list-style-type: none"> Boarding; Secondary Suite; Temporary Farm Worker Housing; Full Time Farm Worker Residence; and not be permitted where there is a Residential Care Use or Supported Housing on the Lot. |
| b. Notwithstanding Section 210.7.5, and Boarding and Boarding House provisions in Section 140, Temporary Farm Workers shall be permitted to reside in an Accessory Farm Dwelling Unit. |
| c. An Accessory Farm Dwelling Unit is permitted as a permanent Building or Manufactured Home. |
| Other Regulations |
| d. An Accessory Farm Dwelling Unit shall limit floor area to the following size maximums, as measured to the outside of exterior walls and including Basement: <ol style="list-style-type: none"> 90 m² for a Lot 40 ha or less in area; and 186m² for a Lot larger than 40 ha. |
| e. Where located in the same Building as any other Use, an Accessory Farm Dwelling Unit shall be designed to be independent and entirely separate from any other Use in the same Building or Structure and have all entrances and exits entirely separate from those that access all other Uses. |

Editorial Note

The ALC Act limits the size of a single detached dwelling in the ALR, subject to some exceptions.

See Zoning Bylaw section 140 for regulations applicable to ALR house size and accessory buildings.

Editorial Note

As per section 34.3 of the *ALR Use Regulation*, ALC approval is required for any new residence where a lot:

- has more than one existing residence, including farm help housing or additional dwellings approved under current or previous ALC rules (excludes secondary suites); and/or
- is 40 ha or less and the size of the principal residence exceeds 500 m², as defined by the ALC

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.4 Full-Time Farm Worker Residence

| Use and Density Regulations |
|---|
| <p>a. A Full-Time Farm Worker Residence Use shall only be permitted:</p> <ul style="list-style-type: none"> i. on a Lot within the Agricultural Land Reserve; ii. on a Lot classified as farm under the <i>Assessment Act</i>, R.S.B.C. 1996, c.20; iii. on a Lot owned or leased by the farmer, Farm Operation, or corporation requiring the residence to support an Agricultural Use; and iv. with approval of the Agricultural Land Commission or as authorized under the <i>Agricultural Land Commission Act</i>, S.B.C. 2002, c. 36. <p>b. Density shall be limited to one Full-Time Farm Worker Residence per Lot.</p> <p>c. A Full Time Farm Worker Residence is permitted as a permanent Building or Manufactured Home.</p> |
| Other Regulations |
| <p>d. The size of a Full-Time Farm Worker Residence shall not exceed a total floor area of 300 m², as measured to the outer surface of exterior walls, including attached residential garages, and excluding Basements.</p> <p>e. Where located in the same Building as any other Use, a Full Time Farm Worker Residence shall be designed to be independent and entirely separate from any other Use in the same Building or Structure and have all entrances and exits entirely separate from those that access all other Uses.</p> <p>f. A Full-Time Farm Worker Residence shall only be permitted where the resident worker is employed on the Farm Operation a minimum of 35 hours a week, averaged over each month.</p> |

.5 Temporary Farm Worker Housing

| Use and Density Regulations |
|--|
| <p>a. Temporary Farm Worker Housing shall only be permitted:</p> <ul style="list-style-type: none"> i. on a Lot within the Agricultural Land Reserve; ii. on a Lot classified as farm under the <i>Assessment Act</i>, R.S.B.C. 1996, c.20; iii. on a Lot with a minimum area of 3.8 ha; iv. on a Lot owned by the farmer, Farm Operation, or corporation employing the housed Temporary Farm Workers; v. on a Lot with a Single Detached Dwelling or where the Temporary Farm Worker Housing is provided in more than one Building on the Lot; and vi. with approval of the Agricultural Land Commission, or as authorized under the <i>Agricultural Land Commission Act</i>, S.B.C. 2002, c. 36. <p>b. Temporary Farm Worker Housing Use shall only be permitted in:</p> <ul style="list-style-type: none"> i. pre-fabricated Buildings manufactured to the CSA A277 or equivalent standard, or CSA Z240 MH standard, on a non-permanent foundation and without Basement; or ii. one existing permanent Building converted for such Use per Lot. <p>c. The number of Temporary Farm Worker Housing Spaces shall be limited to 60 per Farm Operation.</p> |

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Editorial Note

Council Policy C006-11 for Agricultural Areas provides guidance for considering ALC Non-Adhering Residential Use applications for Full Time Farm Worker Residences.

Editorial Note

ALC Approval

Temporary Farm Worker Housing in two buildings, or in addition to a single detached dwelling requires ALC assessment of farm need and approval.

Editorial Note

Maximum Number of Workers

This provision regulates the total number of Temporary Farm Workers permitted on a farm operation, which could be comprised of one or more parcels within Abbotsford.

210 - Agricultural One Zone (A1)

Other Regulations

- d. An existing permanent Building converted to Temporary Farm Worker Housing shall only be permitted where:
 - i. a maximum of 300 m² of Temporary Farm Worker Housing Floor Area is provided within the Building;
 - ii. the Temporary Farm Worker Housing is designed to be independent and entirely separate from any other Use in the same Building and all entrances and exits are entirely separate from those that access all other Uses; and
 - iii. the original Building was granted authorization to occupy at least five years prior to application for conversion.
- e. Temporary Farm Worker Housing Floor Area shall not exceed the following size maximums:
 - i. 900 m² for a Farm Operation with greenhouses or Farm Product Processing, subject to the following calculation:
 - (1) a maximum of one Temporary Farm Worker Housing Space is provided for every 1,000 m² of greenhouse or Farm Product Processing Floor Area; and
 - (2) the Temporary Farm Worker Housing is located on the same Lot as the greenhouses or Farm Product Processing used for the calculation in (1);
 - ii. all other Farm Operations:
 - (1) up to 300 m² on a Lot less than 8 ha in area;
 - (2) up to 600 m² on a Lot 8 ha or larger and less than 16 ha in area; and
 - (3) up to 900 m² on a Lot 16 ha or larger in area.
- f. Temporary Farm Worker Housing shall comply with the following size requirements:
 - i. a maximum of 15 m² of Temporary Farm Worker Housing Floor Area shall be provided per Temporary Farm Worker Housing Space on the Lot. If the Building or Buildings exceed the maximum allowable size, the excess area must be made inaccessible to the Temporary Farm Workers; and
 - ii. a minimum of 7.4 m² of Temporary Farm Worker Housing Floor Area shall be provided per Temporary Farm Worker Housing Space on the Lot, excluding common laundry, washrooms, storage areas, and mechanical rooms from the calculation.
- g. Temporary Farm Worker Housing shall provide the following minimum amenity standards:
 - i. 1.25 m² of common indoor lounge amenity area per Temporary Farm Worker Housing Space, or 50 m², whichever is less; and
 - ii. 2 m² of common outdoor amenity area per Temporary Farm Worker Housing Space, providing space for recreation or other leisure activities.
- h. Temporary Farm Worker Housing shall only be permitted where:
 - i. the principal Agricultural Use on the Lot consists of a fruit, tree nut, vegetable, nursery, floriculture, poultry, or mushroom operation; and
 - ii. any individual Temporary Farm Worker is housed for:
 - (1) a maximum of 10 months in a calendar year; or
 - (2) as approved under a federal government temporary foreign worker program, to a maximum of 24 consecutive months.

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Editorial Note

Maximum Floor Area per Lot

This section regulates the amount of Temporary Farm Worker Housing floor area permitted on a lot, in relation to the lot size.

Editorial Note

Max Floor Area per Worker

This section regulates the amount of floor area permitted in relation to the number of housed workers.

Combined with (c) and (e), this will determine the permitted floor area for temporary farm worker housing on a lot.

Temporary Farm Worker Housing Spaces x 15 m² = max floor area

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Other Regulations Continued

- i. Pre-fabricated manufactured Buildings for Temporary Farm Worker Housing shall be removed from the Lot at the owner's expense when no longer used as permitted in this Bylaw and as authorized by the Agricultural Land Commission.

210.8 Additional Regulations by Use - Agricultural Use

.1 Cannabis Production as an Agricultural Use

Use and Density Regulations

- a. Cannabis Production shall only be permitted:
 - i. on a Lot within the Agricultural Land Reserve;
 - ii. if conducted in accordance with the *Agricultural Land Reserve Use Regulation*, B.C. Reg. 30/2019, any other applicable laws, and only with all required federal and provincial government licences, permits, and approvals;
- b. Cannabis Production shall only be permitted:
 - i. outdoors in a field, or
 - ii. inside a Building or Structure that has a base consisting entirely of soil, or
 - iii. inside a Building or Structure that meets both of the following criteria:
 - (1) the Building or Structure was, before July 13, 2018,
 - a. constructed for the purpose of growing crops inside it, or
 - b. under construction for the purpose of growing crops inside it, if that construction:
 - (A) was being carried out in accordance with all applicable authorizations and enactments, and
 - (B) continues without interruption from the date it began until the date the structure is completed, other than work stoppages considered reasonable in the building industry;
 - (2) the Building or Structure has not been altered since July 13, 2018 to increase the size of its base or to change the material used as its base.

Other Regulations

- c. Cannabis Production shall be located a minimum of:
 - i. 100 m from the Agricultural Land Reserve Boundary;
 - ii. 100 m beyond and outside of the Urban Development Boundary; and
 - iii. 150 m from a Lot line for a Park or School.
- d. A storm water and agricultural liquid waste management plan is required where the cumulative Lot Coverage of all Buildings and Structures for Cannabis Production or Accessory Cannabis Processing - Level 1 exceeds 3,700 m².

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.2 Keeping Horses for Riding, Training or Boarding as an Agricultural Use

| Use and Density Regulations |
|--|
| a. Not applicable |
| Other Regulations |
| b. Where permitted as an Agricultural Use, the keeping of horses for riding, training, or boarding shall: <ul style="list-style-type: none"> i. not board more than 40 horses per Farm Operation; ii. not include a racetrack that is or must be licenced by the Gaming Policy and Enforcement Branch. |

.3 Growing Mushrooms and On-Farm Mushroom Composting as an Agricultural Use

| Use and Density Regulations |
|---|
| a. Not applicable |
| Other Regulations |
| b. Where permitted as an Agricultural Use, mushroom growing and On-Farm Mushroom Composting shall be conducted in accordance with: <ul style="list-style-type: none"> i. the <i>Mushroom Compost Facilities Regulation</i> B.C. Reg. 413/98; and ii. City of Abbotsford, Bylaw no. 698-98, Farm (Mushroom Growing Operation Storm Water and Waste Management and On-Farm Composting) Bylaw, 1998, as amended. |

.4 Keeping of Swine as an Agricultural Use

| Use and Density Regulations |
|--|
| a. Not applicable |
| Other Regulations |
| b. Where permitted as an Agricultural Use, the keeping of swine shall: <ul style="list-style-type: none"> i. have a Manure Storage Facility with sufficient capacity to contain all manure generated over a minimum period of four months; ii. have a mechanical ventilation system for all Buildings and Structures housing swine; and iii. site any new Building, Structure, facility, non-grazing confinement area, or enclosure used for the keeping of swine or swine manure a minimum of 500 m beyond and outside the Urban Development Boundary identified in the Official Community Plan. |

.5 A Feedlot as an Agricultural Use

| Use and Density Regulations |
|--|
| a. Not applicable |
| Other Regulations |
| b. Where permitted as an Agricultural Use, a Feedlot shall locate all Buildings, pens, enclosures, or places where livestock are kept or manure is stored a minimum of: <ul style="list-style-type: none"> i. 100 m from the Agricultural Land Reserve Boundary; ii. 100 m beyond and outside of the Urban Development Boundary; and iii. 150 m from a Lot line for a Park or School. |

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210.9 Additional Regulations by Use - Accessory to Agricultural Use

.1 Farm Retail Sales

| Use and Density Regulations |
|--|
| <p>a. A Farm Retail Sales Use shall only be permitted if conducted:</p> <ul style="list-style-type: none"> i. in accordance with the <i>Agricultural Land Reserve Use Regulation</i>, B.C. Reg. 30/2019, whether in the Agricultural Land Reserve or not; or ii. as authorized by the Agricultural Land Commission. <p>b. A Farm Retail Sales Use shall only be permitted:</p> <ul style="list-style-type: none"> i. on a Lot classified as farm under the <i>Assessment Act</i>, R.S.B.C. 1996, c. 20; and ii. on one Lot per Farm Operation. |
| Other Regulations |
| <p>c. The size of the Farm Retail Sales Area shall not exceed 300 m² per Lot.</p> <p>d. Where located on the same Lot, the cumulative size of all Farm Retail Sales Area and Building floor area dedicated to Retail sale and display associated with alcohol produced on the Farm Operation shall not exceed 300 m².</p> |

.2 Farm Product Processing - Level 1

| Use and Density Regulations |
|---|
| <p>a. Farm Product Processing - Level 1 shall only be permitted:</p> <ul style="list-style-type: none"> i. on a Lot within the Agricultural Land Reserve; ii. if conducted in accordance with the <i>Agricultural Land Reserve Use Regulation</i>, B.C. Reg. 30/2019, or as authorized by the Agricultural Land Commission; and iii. on a Lot classified as farm under the <i>Assessment Act</i>, R.S.B.C. 1996, c. 20. |
| Other Regulations |
| <p>b. Where located on the same Lot, the cumulative size of all Farm Product Processing Floor Area, Farm Alcohol Production Facility Floor Area, and the Gross Floor Area of all Buildings or Structures housing Accessory Cannabis Processing - Level 1 shall not exceed 2,500 m².</p> <p>c. Ancillary outdoor storage that is not covered by a permanent Structure, including storage of drums, flats, or other containers, shall not cover a Lot area greater than the Buildings or Structures housing the Farm Product Processing - Level 1 Use.</p> |

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Editorial Note

The *ALR Use Regulation* and ALC Policy L-02 require at least 50% of the farm retail sales and display area be limited to products originating from that farm operation, or from a cooperative association to which the farm owner belongs.

Where less than 100% the products offered for sale originate from that farm operation, the *ALR Use Regulation* limits farm retail sales and display areas to a total maximum of 300 m², regardless of whether the use is within a building/structure or in an open outdoor area. For example, this ALC restriction would apply to outdoor nursery sales and display areas.

Editorial Note

As per the *ALR Use Regulation* and ALC Policy L-01, the storing, packing, product preparation and processing of farm products is permitted in the ALR if at least 50% of the farm product is produced on the farm on which the storing, packing, preparing or processing takes place, or on the farms of a (cooperative) association to which the owner of the farm belongs.

In the case of feed used to raise animals or fish on a farm, farm product that originates elsewhere may be processed into feed on a farm provided that at least 50% of the feed is used for animal or fish feed on that farm.

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.3 Accessory Cannabis Processing - Level 1

| Use and Density Regulations |
|--|
| <p>a. Accessory Cannabis Processing shall only be permitted:</p> <ul style="list-style-type: none"> i. on a Lot within the Agricultural Land Reserve; ii. if conducted in accordance with the <i>Agricultural Land Reserve Use Regulation</i>, B.C. Reg. 30/2019, any other applicable laws, and only with all required federal and provincial government licences, permits, and approvals; and iii. on a Lot undertaking Cannabis Production as an Agricultural Use. |
| Other Regulations |
| <p>b. All Buildings and Structures housing Accessory Cannabis Processing - Level 1 shall be limited to a cumulative Gross Floor Area of 2,000 m² per Lot.</p> <p>c. Where located on the same Lot, the cumulative size of all Farm Product Processing Floor Area, Farm Alcohol Production Facility Floor Area, and the Gross Floor Area of all Buildings or Structures housing Accessory Cannabis Processing - Level 1 shall not exceed 2,500 m².</p> <p>d. Accessory Cannabis Processing - Level 1 shall be located a minimum of:</p> <ul style="list-style-type: none"> i. 100 m from the Agricultural Land Reserve Boundary; ii. 100 m beyond and outside of the Urban Development Boundary; and iii. 150 m from a Lot line for a Park or School. <p>e. A storm water and agricultural liquid waste management plan is required where the cumulative Lot Coverage of any Buildings or Structures for Cannabis Production or Accessory Cannabis Processing - Level 1 exceeds 3,700 m².</p> |

Editorial Note

As per the ALR Use Regulation and ALC Policy L-01, the storing, packing, product preparation and processing of farm products is permitted in the ALR if at least 50% of the farm product is produced on the farm on which the storing, packing, preparing or processing takes place, or on the farms of a (cooperative) association to which the owner of the farm belongs.

Editorial Note

See section 120 for the floor area maximum applicable to Accessory Cannabis Processing - Level 1.

.4 Farm Alcohol Production Facility

| Use and Density Regulations | | | | | | |
|---|----------------------|-----------------|-------------------|----------------------|-------------------|----------------------|
| <p>a. A Farm Alcohol Production Facility Use shall only be permitted:</p> <ul style="list-style-type: none">i. if conducted:<ul style="list-style-type: none">(1) in accordance with the <i>Agricultural Land Reserve Use Regulation</i>, B.C. Reg. 30/2019, whether in the Agricultural Land Reserve or not; or(2) as authorized by the Agricultural Land Commission;ii. on a Lot classified as farm under the <i>Assessment Act</i>, R.S.B.C. 1996, c. 20;iii. where licensed by the Province of British Columbia;iv. on a Lot with a minimum area of 1.5 ha; andv. on one Lot per Farm Operation. | | | | | | |
| Other Regulations | | | | | | |
| <p>b. Farm Alcohol Production Facility Floor Area shall not exceed the following size maximums:</p> <table><tr><th>Lot Size</th><th>Maximum per Lot</th></tr><tr><td>1.5 ha to 4.99 ha</td><td>1,250 m²</td></tr><tr><td>5.0 ha and larger</td><td>2,500 m²</td></tr></table> | Lot Size | Maximum per Lot | 1.5 ha to 4.99 ha | 1,250 m ² | 5.0 ha and larger | 2,500 m ² |
| Lot Size | Maximum per Lot | | | | | |
| 1.5 ha to 4.99 ha | 1,250 m ² | | | | | |
| 5.0 ha and larger | 2,500 m ² | | | | | |

Editorial Note

As outlined in ALR Use Regulation section 13, on-farm alcohol production is only permitted subject to specific conditions. For example, the ALC sets minimum requirements related to the source of primary farm products used to make alcohol on the farm (i.e. 50% rules), which varies depending on the specifics of the farm. A portion of primary farm product for the alcohol (e.g., grapes for wine) must be harvested from the agricultural land on which the facility is located.

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Other Regulations Continued

- c. Ancillary Uses listed in (d) shall not occupy more than 49% of the Farm Alcohol Production Facility Floor Area.
- d. Ancillary Uses shall be limited to the following size maximums, excluding washroom facilities:
- | Ancillary Use | Maximum Area |
|---|---|
| i. indoor or outdoor areas for alcohol product sampling or retail sales; | 125 m ² cumulative total |
| ii. indoor food and beverage service lounge, including areas used to conduct cooking classes; | 125 m ² cumulative total |
| iii. outdoor food and beverage service lounge; | 125 m ² cumulative total |
| iv. food preparation and storage areas supporting food and beverage service lounges | An additional area equal to 20% of the area provided under (ii) and (iii) |
| v. areas under a special event area endorsement issued under the <i>Liquor Control and Licensing Act</i> , S.B.C. 2015, c.19. | This Use is only permitted outdoors or within areas constructed for activities in (i), (ii), and (iii). Dedicated permanent facilities are not permitted. |
- e. Where located on the same Lot, the cumulative size of all Farm Retail Sales Area and Building floor area dedicated to Retail sale and display associated with alcohol produced on the Farm Operation shall not exceed 300 m².
- f. Where located on the same Lot, the cumulative size of all Farm Product Processing Floor Area, Farm Alcohol Production Facility Floor Area, and the Gross Floor Area of all Buildings or Structures housing Accessory Cannabis Processing - Level 1 shall not exceed 2,500 m².
- g. Subject to the individual size maximums set out in (d) for each Ancillary Use, the following outdoor Ancillary Uses shall not exceed a cumulative size of 300 m² per Lot:
- alcohol product sampling;
 - food and beverage service lounge;
 - areas under a special event area endorsement issued under the *Liquor Control and Licensing Act*, S.B.C. 2015, c. 19; excluding areas approved by the Province prior to December 31, 2022.
- h. Outdoor special event areas and picnic areas shall not involve the installation of Buildings, Structures, or permanent hard surfaces, such as asphalt, concrete, or gravel.

A1

Editorial Note

Ancillary uses related to retail alcohol sales, food and beverage service lounges (indoor and outdoor), special event areas, and picnic areas are only permitted with Provincial approval of additional endorsements on the alcohol Manufacturer licence.

The Provincial Liquor and Cannabis Regulation Branch (LCRB) "Manufacturer Terms and Conditions Handbook" notes that approval of 'endorsements' must be obtained before construction begins (see p. 16).

Editorial Note

Outdoor food and beverage service lounges, special event areas, and picnic areas are only permitted with Provincial approval of additional endorsements on the alcohol Manufacturer licence.

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A1

.5 Agri-Tourism

| Use and Density Regulations |
|--|
| <p>a. An Agri-Tourism Use shall only be permitted:</p> <ul style="list-style-type: none"> i. if conducted: <ul style="list-style-type: none"> (1) in accordance with the <i>Agricultural Land Reserve Use Regulation</i>, B.C. Reg. 30/2019, whether in the Agricultural Land Reserve or not; or (2) as authorized by the Agricultural Land Commission; and ii. on a Lot classified as farm under the <i>Assessment Act</i>, R.S.B.C. 1996, c. 20. <p>b. An Agri-Tourism Use shall not include permanent kitchen facilities.</p> |
| Other Regulations |
| <p>c. An Agri-Tourism Use shall:</p> <ul style="list-style-type: none"> i. not involve the installation, construction, or alteration of Buildings, permanent Structures or permanent hard surfaces exclusively for Agri-Tourism or Gathering for An Event Uses, unless authorized by the <i>Agricultural Land Commission Act</i>, S.B.C. 2002, c. 36, or the Agricultural Land Commission; and ii. provide parking on the Farm Operation for all visitors. <p>d. The size of indoor areas Used for Agri-Tourism shall be limited to 300 m² per Lot, excluding Use for farm tours.</p> |

Editorial Note

The *ALR Use Regulation* and ALC Policy L-04 outline permitted agri-tourism activities and allowable supporting uses for the promotion or marketing of livestock or farm products. Agri-Tourism is intended to be incidental to, and compatible with, the agricultural activities of the farm.

No Permanent Facilities or Surfaces

The *ALR Use Regulation* prohibits the construction or erection of permanent facilities for agri-tourism, unless approved by the ALC.

ALC Policy L-04 clarifies permanent facilities to include "... any permanent structure, hard surfacing such as asphalt, concrete or other hard surface paths or parking areas, concrete pads, structural foundations, retaining walls, permanent tents (erected for more than 90 days) and permanent alteration to the landscape (permanent fill, gravel, berms, hills, dugouts, amphitheatres).

The conversion of existing buildings and the construction associated with bringing them up to public assembly building code is also interpreted as a permanent facility. If permanent facilities are required, an application and approval of the Agricultural Land Commission is necessary."

Temporary Fill

Any fill material brought in for temporary parking for agri-tourism requires ALC approval. See ALC Information Bulletin 07 Soil or Fill Uses in the ALR.

Building Code

Buildings and Structures used for Agri-Tourism must meet the BC Building Code for the proposed activities and occupancy level. Alterations to bring a building up to code for the activity must be authorized by the ALC.

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A1

.6 Gathering For An Event

| Use and Density Regulations |
|--|
| <p>a. Gathering For An Event Use shall only be permitted:</p> <ul style="list-style-type: none"> i. on a Lot within the Agricultural Land Reserve; ii. if conducted in accordance with the <i>Agricultural Land Reserve Use Regulation</i>, B.C. Reg. 30/2019, or as authorized by the Agricultural Land Commission; and iii. on a Lot classified as farm under the <i>Assessment Act</i>, R.S.B.C. 1996, c. 20. <p>b. Gathering for An Event Use shall not include permanent kitchen facilities.</p> |
| Other Regulations |
| <p>c. Gathering For An Event Use shall:</p> <ul style="list-style-type: none"> i. not involve the installation, construction, or alteration of Buildings, permanent Structures or permanent hard surfaces exclusively for Gathering for An Event or Agri-Tourism Uses, unless authorized by the <i>Agricultural Land Commission Act</i>, S.B.C. 2002, c. 36, or the Agricultural Land Commission; and ii. provide parking on the Farm Operation for all visitors. <p>d. The size of indoor areas Used for Gathering For An Event shall be limited to 300 m² per Lot, excluding Use for filming activities authorized by the Agricultural Land Commission.</p> |

Editorial Note

The *ALR Use Regulation* and ALC Policy L-22 outline specific conditions that must be met in order host a gathering event in the ALR. Policy L-22 outlines more detail on the following requirements:

- lot must be classified as “farm”
- parking must be available on the farm for all attendees
- maximum 150 attendees
- maximum 24 hours duration
- maximum 10 events per year

No Permanent Facilities or Surfaces

The *ALR Use Regulation* prohibits the construction or erection of permanent facilities for events, unless approved by the ALC.

ALC Policy L-22 clarifies permanent facilities to include “... buildings or permanent structures, hard surface parking areas, concrete pads, structural foundations, retaining walls, permanent tents (erected for more than 90 days) and permanent alteration to the landscape (fill, gravel, berms, hills, dugouts, amphitheatres).

The conversion of existing buildings and the construction associated with bringing them up to public assembly building code is also deemed as the construction or erection of a permanent facility. If permanent facilities are required, an application and approval of the Agricultural Land Commission (the “Commission”) is necessary.

Temporary Fill

Any fill material brought in for temporary parking to support Gathering Events requires ALC approval. See ALC Information Bulletin 07 Soil or Fill Uses in ALR.

Building Code

Buildings and Structures used for Gathering For An Event must meet the BC Building Code for the proposed activities and occupancy level. Alterations to bring a building up to code for Gathering For An Event must be authorized by the ALC.

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.7 On-Farm Composting

| Use and Density Regulations |
|--|
| a. Not applicable |
| Other Regulations |
| b. Where permitted as an Agricultural Use, the size of On-Farm Composting shall not exceed a cumulative area of 465 m ² per Farm Operation. |

Editorial Note

On-Farm Composting

Section 7 of the *ALR Use Regulation* outlines requirements regarding the production, storage, and use of compost on a farm. ALC rules address the origin of the materials and permitted use of the compost produced.

210.10 Site Specific Permitted Uses, Building Types, Floor Space, Lot Sizes

.1 Temporary Farm Worker Housing

- a. Notwithstanding Sections 210.7.5(b), 210.7.5(c) and 210.7.5(e), Temporary Farm Worker Housing shall be permitted as follows and in accordance with Agricultural Land Commission approval:

| Location | Building Type | Maximum Temporary Farm Worker Housing Spaces | Maximum Temporary Farm Worker Housing Floor Area |
|--|---------------|--|--|
| Column I | Column II | Column III | Column IV |
| i. PID | | | |
| Editorial Note Known civically as: | | | |

Editorial Notes

| ALC Resolution | Associated Farm Operation Parcels |
|----------------|-----------------------------------|
|----------------|-----------------------------------|

.2 Farm Product Processing - Level 2 and Farm Product Processing - Intensive

- a. Lots listed in Column I shall be permitted Uses in accordance with the table below. Regulations for Farm Product Processing - Level 1 shall apply to the Uses listed in Column II unless otherwise specified in this Bylaw.

| Location | Use Permitted Accessory to Agricultural Use | Farm Product Processing Floor Area Maximum |
|--|---|--|
| Column I | Column II | Column III |
| i. PID | | |
| Editorial Note Known civically as: | | |

Editorial Notes

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.3 Other Site Specific Permitted Uses and Regulations

- .a Lots listed in Column I shall be permitted the Uses and Lot sizes in accordance with the table below.

| Location | Site Specific Permitted Uses and Regulations |
|---|--|
| Column I | Column II |
| i. PID: 006-046-428 Lot 21 Section 30 Township 16 New Westminster District Plan 46266 | Accessory Residential Use, Emergency Shelter and Congregate Care shall be permitted, provided that development is limited to a 10-bed residential treatment and detoxification centre and emergency placement shelter for Aboriginal females ages 13 to 19 years, including a separate living quarters for one of the full-time staff persons. |
| Editorial Note - Known civically as: 31530 Brookside Avenue | |
| ii. Lot 6, Except Part Subdivided by Plan BCP18008, Section 35 Township 13 New Westminster Plan 40525 | Restaurant, in accordance with Agricultural Land Commission Approval. |
| Editorial Note - Known civically as: 29985 Downes Road | |
| iii. PID: 026-507-285 Lot B Section 23 Township 13 NWD Plan BCP21123 | Notwithstanding Section 210.5.1, all newly created lots associated with the property identified in Column I shall have a minimum lot size of 1.9 ha. |
| Editorial Note - Known civically as: 29781 Fraser Highway | |
| iv. PID: 013-332-597 South Half of the North West Quarter Section 10 Township 13 New Westminster District Except: Part Dedicated Road on Plan LMP36740 | Notwithstanding Section 210.5.1, all newly created lots west of Bradner Road associated with the property identified in Column I shall have a minimum lot size of 0.5ha. |
| Editorial Note - Known civically as: 29048 King Road | |
| v. PID: 008-648-689 Lot 33 Except: Parcel "45" (Explanatory Plan 64926); Section 21 Township 13 New Westminster District Plan 39584 | Full Time Farm Worker Residence, in accordance with Agricultural Land Commission approval. |
| Editorial Note - Known civically as: 28494 Maclure Road | |
| vi. PID: 005-093-911 Lot 19 except: Part Subdivided by Plan LMP42050 Section 16 Township 14 Plan NWD 53308 | Poultry barn manure cleanout, manure storage and pickup on site, and parking of 4 (four) commercial vehicles exclusively accessory to that business shall be permitted on the property identified in Column I within an area limited to 1.2 ha and in accordance with Agricultural Land Commission approval. |
| Editorial Note - Known civically as: 28522 McTavish Road | |

Last modified

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Editorial Notes

ALC Resolution # 223-2006
(B/L 2341-2014)

(B/L 2641-2016)

ALC Resolution # 26/2021
(B/L 3202-2021)

ALC Resolution # 206/2021

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Zoning Bylaw No. 2400-2014

220 - Agricultural Two Zone (A2)

A2

Intent: To accommodate Agricultural Uses and complementary activities suitable in the Agricultural Land Use Designation and in a manner consistent with the *Agricultural Land Commission Act*, S.B.C. 2002, c.26.

220.1 Permitted Uses

| Permitted Uses Table for A2 Zone* | |
|---|---|
| .1 Principal Uses | a. All Uses permitted in Section 210.1.1 of the A1 Zone |
| .2 Accessory to an Agricultural Use | a. All Uses permitted in Section 210.1.2 of the A1 Zone |
| .3 Accessory to a Single Detached Dwelling | a. All Uses permitted in Section 210.1.3 of the A1 Zone |
| *Editorial Note Permitted Uses are subject to conditions in Sections 140, 210.7 to 210.9 and 220.7. | |

220.2 Site Specific Permitted Uses and Regulations

- .1 Refer to Section 220.8.

220.3 Development Regulations

| Development Regulations Table for A2 Zone | |
|---|--|
| Column I | Column II |
| .1 Density | a. The provisions set out by Use in Sections 210.7 to 210.9 contained in the A1 Zone and 220.8 shall apply. |
| .2 Size and dimensions | a. Height (maximum) i. The provisions of Section 210.3.2 contained in the A1 Zone shall apply. |
| | b. Lot Coverage (maximum) i. The provisions of Section 210.3.2 contained in the A1 Zone shall apply. |
| | c. Other size provisions i. The provisions of Section 210.3.2 contained in the A1 Zone and 220.8 shall apply. |

220.4 Siting Regulations

- .1 The provisions of Section 210.4 contained in the A1 Zone shall apply.

220 - Agricultural Two Zone (A2)

A2

220.5 Subdivision Regulations

| Subdivision Regulations Table for A2 Zone | |
|---|--|
| Column I | Column II |
| .1 Lot Area (minimum) | <p>a. parcels created through subdivision shall be a minimum of 16.0 ha, except the minimum Lot size shall not apply:</p> <ul style="list-style-type: none"> i. to the subdivision of an industrial Lot where the Lot is designated for industrial Use in the Official Community Plan and a portion of the Lot is zoned for an industrial Use and subdivided along the new zone boundary; ii. where a Lot is located within the Agricultural Land Reserve and in accordance with Part 2 of B.C. Reg. 57/2020 is either consolidated with an adjacent Lot or the subdivision involves a boundary adjustment and does not create an additional Lot; iii. where a Lot is not entirely within the Agricultural Land Reserve, provided that portion of the Lot outside the Agricultural Land Reserve is zoned to exclude Agricultural uses; iv. where the Lot is in the Agricultural Land Reserve and the Provincial Agricultural Land Commission has approved a homesite severance; v. where the Lot is created as a result of a road dedication through the parent parcel; and vi. where a Lot is in the Agricultural Land Reserve and the Provincial Agricultural Land Commission has approved a subdivision that does not create an additional Lot. |
| .2 Lot Width (minimum) | n/a |
| .3 Lot Depth (minimum) | n/a |

220.6 Off-Street Parking Regulations

- .1 Refer to Section 150 for requirements pertaining to off-street parking.

220.7 Additional Regulations by Use

- .1 All Permitted Uses shall comply with the provisions of Sections 210.7 to 210.9 contained in the A1 Zone, as applicable.

220 - Agricultural Two Zone (A2)

220.8 Site Specific Permitted Uses and Regulations

.1 Temporary Farm Worker Housing

- .a Notwithstanding Sections 220.7.1, 210.7.5(b), 210.7.5(c) and 210.7.5(e), Temporary Farm Worker Housing shall be permitted as follows and in accordance with Agricultural Land Commission approval:

| Location | Building Type | Maximum Temporary Farm Worker Housing Spaces | Maximum Temporary Farm Worker Housing Floor Area |
|--|--|--|--|
| Column I | Column II | Column III | Column IV |
| i. PID 007-910-541 Lot 1 Section 2 Township 17 New Westminster District Plan 5105 | Non-permanent pre-fabricated Buildings | 70 | 775 m ² |
| Editorial Note Known civically as: 34825 Hallert Road | | | |

.2 Farm Product Processing - Level 2 and Farm Product Processing - Intensive

- .a Lots listed in Column I shall be permitted Uses in accordance with the table below. Regulations for Farm Product Processing - Level 1 shall apply to the Uses listed in Column II unless otherwise specified in this Bylaw.

| Location | Use Permitted Accessory to Agricultural Use | Farm Product Processing Floor Area Maximum |
|--|---|--|
| Column I | Column II | Column III |
| i. PID | | |
| Editorial Note Known civically as: | | |

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Editorial Notes

| ALC Resolution | Associated Farm Operation Parcels |
|----------------|--|
| #428/2019 | 34825 Hallert Road 35388 Hallert Road 4262 Wright Street 34838 Harris Road 34922 Harris Road |

Editorial Notes

220 - Agricultural Two Zone (A2)

.3 Other Site Specific Permitted Uses and Regulations

- .a Lots listed in Column I shall be permitted the Uses and Lot sizes in accordance with the table below.

| Location | Site Specific Permitted Uses and Regulations |
|---|--|
| Column I | Column II |
| i. PID: 010-837-906 Lot 79 Section 13 Township 19 NWD Plan 4211 | Anaerobic Digester, in accordance with Agricultural Land Commission Approval. |
| Editorial Note Known civically as: 2016 Interprovincial Highway | |
| ii. PID: 027-956-814 Lot A Section 11 Township 16 and District Lot 355 Group 2 NWD Plan BCP 41412 | Anaerobic Digester, in accordance with Agricultural Land Commission Approval. |
| Editorial Note Known civically as: 1356 Sumas Way | |
| iii. PID: 002-346-508 South Half Lot 12 Section 4 Township 17 NWD Plan 649 "A" | Commercial Composting Facility, in accordance with Agricultural Land Commission Approval. |
| Editorial Note Known civically as: 5050 Gladwin Road | |
| iv. PID: 028-607-449 Lot 2 District Lots 201 and 202 Group 2 New Westminster District Plan BCP48358 | (a) Restaurant, limited to a maximum floor area of 20.9m ² ; (b) Farm Retail Sales within permanent Buildings and Structures, to a maximum floor area of 391m ² ; and (c) up to 126m ² of seasonal Farm Retail Sales area within temporary structures or tents, installed and in Use exclusively from May to October, |
| Editorial Note Known civically as: 33955 Clayburn Road | in accordance with Agricultural Land Commission approval |

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Editorial Notes

ALC Resolution # XXX-XXXX

ALC Resolution # XXX-XXXX

ALC Resolution # XXX-XXXX

ALC Resolution # 031-2020

230 - Agricultural and Resource Processing Zone (A3)

Intent: To accommodate Agricultural Uses and complementary activities suitable in the Agricultural Land Use Designation and in a manner consistent with the *Agricultural Land Commission Act*, S.B.C. 2002, c.26, as well as limited Resource Processing Uses.

230.1 Permitted Uses

| Permitted Uses Table for A3 Zone* | |
|---|---|
| .1 Principal Uses | <ul style="list-style-type: none"> a. All Uses permitted in Section 210.1.1 of the A1 Zone b. Resource Processing |
| .2 Accessory to an Agricultural Use | <ul style="list-style-type: none"> a. All Uses permitted in Section 210.1.2 of the A1 Zone |
| .3 Accessory to a Single Detached Dwelling | <ul style="list-style-type: none"> a. All Uses permitted in Section 210.1.3 of the A1 Zone |
| *Editorial Note Permitted Uses are subject to conditions in Sections 140, 210.7 to 210.9 and 230.7. | |

230.2 Site Specific Permitted Uses and Regulations

n/a

230.3 Development Regulations

| Development Regulations Table for A3 Zone | |
|---|--|
| Column I | Column II |
| .1 Density | a. The provisions set out by Use in Sections 210.7 to 210.9 contained in the A1 Zone shall apply. |
| .2 Size and dimensions | a. Height (maximum) <ul style="list-style-type: none"> i. The provisions of Section 210.3.2 contained in the A1 Zone shall apply. |
| | b. Lot Coverage (maximum) <ul style="list-style-type: none"> i. The provisions of Section 210.3.2 contained in the A1 Zone shall apply. |
| | c. Other size provisions <ul style="list-style-type: none"> i. The provisions of Section 210.3.2 contained in the A1 Zone shall apply. |

A3

230 - Agricultural and Resource Processing Zone (A3)

230.4 Siting Regulations

The following minimum Setback and separation distances shall apply in the A3 Zone. In the A3 Zone, where a Building or Structure contains more than one Use, the largest required distance shall apply to the entire Building or Structure.

| Siting Regulations Table for the A3 Zone | |
|--|--|
| Column I | Column II |
| .1 Buildings and Structures Used for Resource Processing | a. 30.0 m from an Exterior Lot Line b. 15.0 m from an Interior Lot Line c. 30.0 m from all wells and the natural boundary of a watercourse |
| .2 All other Buildings, Structures, Uses, and Facilities | The provisions of Section 210.4 contained in the A1 Zone shall apply. |

230.5 Subdivision Regulations

| Subdivision Regulations Table for A3 Zone | |
|---|---|
| Column I | Column II |
| .1 Lot Area (minimum) | a. The provisions of 210.5.1 contained in the A1 Zone shall apply |
| .2 Lot Width (minimum) | n/a |
| .3 Lot Depth (minimum) | n/a |

230.6 Off-Street Parking Regulations

- .1 Refer to Section 150 for requirements pertaining to off-street parking.

230.7 Additional Regulations by Use

- .1 All Permitted Uses shall comply with the provisions of Sections 210.7 to 210.9 contained in the A1 Zone, as applicable.

A3

Editorial Note

Landowners are responsible for ensuring compliance with Provincial and Federal regulations, including setbacks in the BC *Code of Practice for Agricultural Environmental Management*, under the *Environmental Management Act*.

240 - Agricultural and Produce Processing Zone (A4)

Intent: To accommodate Agricultural Uses and complementary activities suitable in the Agricultural Land Use Designation and in a manner consistent with the *Agricultural Land Commission Act*, S.B.C. 2002, c.26, as well as limited Produce Processing Uses.

240.1 Permitted Uses

| Permitted Uses Table for A4 Zone* | |
|---|--|
| .1 Principal Uses | <ul style="list-style-type: none"> a. All Uses permitted in Section 210.1.1 of the A1 Zone b. Produce Processing |
| .2 Accessory to an Agricultural Use | <ul style="list-style-type: none"> a. All Uses permitted in Section 210.1.2 of the A1 Zone |
| .3 Accessory to a Single Detached Dwelling | <ul style="list-style-type: none"> a. All Uses permitted in Section 210.1.3 of the A1 Zone |
| *Editorial Note Permitted Uses are subject to conditions in Sections 140, 210.7 to 210.9 and 240.7. | |

240.2 Site Specific Permitted Uses and Regulations

n/a

240.3 Development Regulations

| Development Regulations Table for the A4 Zone | |
|---|---|
| Column I | Column II |
| .1 Density | a. The provisions set out by Use in Sections 210.7 to 210.9 contained in the A1 Zone shall apply. |
| .2 Size and dimensions | a. Height (maximum) <ul style="list-style-type: none"> i. 12.2 m for Produce Processing; and ii. The provisions of Section 210.3.2 contained in the A1 Zone shall otherwise apply. |
| | b. Lot Coverage (maximum) <ul style="list-style-type: none"> i. Produce Processing plus any non-agricultural Uses Accessory to Produce Processing - 0.8 ha; and ii. The provisions of Section 210.3.2 contained in the A1 Zone shall otherwise apply. |
| | c. Other size provisions <ul style="list-style-type: none"> i. The provisions of Section 210.3.2 contained in the A1 Zone shall apply. |

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A4

240 - Agricultural and Produce Processing Zone (A4)

240.4 Siting Regulations

The following minimum Setback and separation distances shall apply in the A4 Zone. In the A4 Zone, where a Building or Structure contains more than one Use, the largest required distance shall apply to the entire Building or Structure.

| Siting Regulations Table for the A4 Zone | |
|---|---|
| Column I | Column II |
| .1 Buildings and Structures used for Produce Processing | a. 3.0 m from an Exterior Lot Line; b. 3.0 m from an Interior Lot Line; and c. 30.0 m from all wells and the natural boundary of a watercourse. |
| .2 All other Buildings, Structures, Uses and Facilities | The provisions of Section 210.4 of the A1 Zone shall apply. |

240.5 Subdivision Regulations

| Subdivision Regulations Table for A4 Zone | |
|---|---|
| Column I | Column II |
| .1 Lot Area (minimum) | b. The provisions of Section 210.5.1 contained in the A1 Zone shall apply |
| .1 Lot Width (minimum) | n/a |
| .2 Lot Depth (minimum) | n/a |

240.6 Off-Street Parking Regulations

- .1 Refer to Section 150 for requirements pertaining to off-street parking.

240.7 Additional Regulations by Use

- .1 Not more than 10% of the Gross Floor Area of a Produce Processing Use shall be occupied by Offices, display, or sales function.
- .2 Unenclosed storage shall be permitted subject to the following regulations:
 - a. not exceed 3.0 m in Height;
 - b. be set back no less than 6.0 m from all Lot lines;
 - c. be bounded on all sides not adjacent to a Building or Structure by a solid fence or wall of at least 1.8 m in Height;
 - d. be limited to that part of a Lot that is surfaced with asphalt paving, concrete, or another dust free material; and
 - e. not cover more than 20% of the Lot area.
- .3 All Permitted Uses shall comply with the provisions of Section 210.7 to 210.9 contained in the A1 Zone, as applicable.

A4

Editorial Note

Landowners are responsible for ensuring compliance with Provincial and Federal regulations, including setbacks in the BC *Code of Practice for Agricultural Environmental Management*, under the *Environmental Management Act*.

250 - Agricultural and Farm Industrial Zone (A5)

Intent: To accommodate Agricultural uses and complementary activities suitable in the Agricultural Land Use Designation and in a manner consistent with the *Agricultural Land Commission Act*, S.B.C. 2002, c.26, as well as limited Farm Industrial Uses.

250.1 Permitted Uses

| Permitted Uses Table for A5 Zone* | |
|---|---|
| .1 Principal Uses | <ul style="list-style-type: none"> a. All Uses permitted in Section 210.1.1 of the A1 Zone b. Farm Industrial c. Growing Medium Manufacturer Use |
| .2 Accessory to an Agricultural Use | <ul style="list-style-type: none"> a. All Uses permitted in Section 210.1.2 of the A1 Zone |
| .3 Accessory to a Single Detached Dwelling | <ul style="list-style-type: none"> a. All Uses permitted in Section 210.1.3 of the A1 Zone |
| *Editorial Note Permitted Uses are subject to conditions in Sections 140, 210.7 to 210.9 and 250.7. | |

250.2 Site Specific Permitted Uses and Regulations

n/a

250.3 Development Regulations

| Development Regulations Table for A5 Zone | |
|---|---|
| Column I | Column II |
| .1 Density | a. The provisions set out by Use in Sections 210.7 to 210.9 contained in the A1 Zone shall apply; |
| .2 Size and dimensions | a. Height (maximum) <ul style="list-style-type: none"> i. 12.2 m for Farm Industrial ii. 12.2 m for Growing Medium Manufacturer Use; and iii. The provisions of Section 210.3.2 contained in the A1 Zone shall apply for all other Uses. |
| | b. Lot Coverage (maximum) <ul style="list-style-type: none"> i. The provisions of Section 210.3.2 contained in the A1 Zone shall apply. |
| | c. Other size provisions <ul style="list-style-type: none"> i. The provisions of Section 210.3.2 contained in the A1 Zone shall apply. |

Last modified

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A5

250 - Agricultural and Farm Industrial Zone (A5)

250.4 Siting Regulations

The following minimum Setback and separation distances shall apply in the A5 Zone. In the A5 Zone, where a Building or Structure contains more than one Use, the largest required distance shall apply to the entire Building or Structure.

| Siting Regulations Table for the A5 Zone | |
|---|---|
| Column I | Column II |
| .1 Buildings and Structures Used for Farm Industrial | a. 4.5 m from an Exterior Lot Line; b. 0.0 m from an Interior Lot Line; and c. 30.0 m from all wells and the natural boundary of a watercourse. |
| .2 All other Buildings, Structures, Uses and Facilities | The provisions of Section 210.4 of the A1 Zone shall apply. |

Editorial Note

Landowners are responsible for ensuring compliance with Provincial and Federal regulations, including setbacks in the BC *Code of Practice for Agricultural Environmental Management*, under the *Environmental Management Act*.

250.5 Subdivision Regulations

| Subdivision Regulations Table for A5 Zone | |
|---|--|
| Column I | Column II |
| .1 Lot Area (minimum) | a. The provisions of 210.5.1 contained in the A1 Zone shall apply. |
| .1 Lot Width (minimum) | n/a |
| .2 Lot Depth (minimum) | n/a |

250.6 Off-Street Parking Regulations

- .1 Refer to Section 150 for requirements pertaining to off-street parking.

250.7 Additional Regulations by Use

- .1 Unenclosed storage shall be permitted subject to the following regulations:
 - a. not exceed 3.0 m in Height;
 - b. be set back no less than 6.0 m from all Lot lines;
 - c. be bounded on all sides not adjacent to a Building or Structure by a solid fence or wall of at least 1.8 m in Height;
 - d. be limited to that part of a Lot that is surfaced with asphalt paving, concrete, or another dust free material; and
 - e. not cover more than 20% of the Lot area.
- .2 All Permitted Uses shall comply with the provisions of Section 210.7 to 210.9 contained in the A1 Zone, as applicable.

260 - Agricultural and Commercial Mushroom Composting Zone (A6)

Intent: To accommodate Agricultural Uses and complementary activities suitable in the Agricultural Land Use Designation and in a manner consistent with the *Agricultural Land Commission Act*, S.B.C. 2002, c.26, as well as limited Commercial Mushroom Composting Uses.

260.1 Permitted Uses

| Permitted Uses Table for A6 Zone* | |
|---|---|
| .1 Principal Uses | <ul style="list-style-type: none"> a. All Uses permitted in Section 210.1.1 of the A1 Zone b. Commercial Mushroom Composting Facility, where approved by the Agricultural Land Commission |
| .2 Accessory to an Agricultural Use | <ul style="list-style-type: none"> a. All Uses permitted in Section 210.1.2 of the A1 Zone |
| .3 Accessory to a Single Detached Dwelling | <ul style="list-style-type: none"> a. All Uses permitted in Section 210.1.3 of the A1 Zone |
| *Editorial Note Permitted Uses are subject to conditions in Sections 140, 210.7 to 210.9 and 260.7. | |

260.2 Site Specific Permitted Uses and Regulations

n/a

260.3 Development Regulations

| Development Regulations Table for A6 Zone | |
|---|--|
| Column I | Column II |
| .1 Density | a. The provisions set out by Use in Section 210.7 to 210.9 contained in the A1 Zone shall apply; |
| .2 Size and dimensions | a. Height (maximum) <ul style="list-style-type: none"> i. 12.2 m for Commercial Mushroom Composting Facilities; ii. The provisions of Section 210.3.2 contained in the A1 Zone shall apply for all other Uses. |
| | b. Lot Coverage (maximum) <ul style="list-style-type: none"> i. The provisions of Section 210.3.2 contained in the A1 Zone shall apply. |
| | c. Other size provisions <ul style="list-style-type: none"> i. The provisions of Section 210.3.2 contained in the A1 Zone shall apply. |

Last modified

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A6

260 - Agricultural and Commercial Mushroom Composting Zone (A6)

260.4 Siting Regulations

The following minimum Setback and separation distances shall apply in the A6 Zone. In the A6 Zone, where a Building or Structure contains more than one Use, the largest required distance shall apply to the entire Building or Structure.

| Siting Regulations Table for the A6 Zone | |
|--|---|
| Column I | Column II |
| .1 Buildings and Structures Used for a Commercial Mushroom Composting Facility | a. 30.0 m from an Exterior Lot Line; b. 30.0 m from an Interior Lot Line; c. 15.0 m from the natural boundary of a watercourse, or as set out in Section 140.8, whichever is greater; d. 30.0 m from a residential Use; e. 30.0 m from all wells; and f. 500 m from the Agricultural Land Reserve Boundary, where the boundary abuts the Urban Development Boundary as shown within the Official Community Plan. |
| .2 Non manure based raw material storage | a. 15.0 m from all Lot Lines. |
| .3 All other Buildings, Structures, Uses, and Facilities | The provisions of Section 210.4 of the A1 Zone shall apply. |

260.5 Subdivision Regulations

| Subdivision Regulations Table for A6 Zone | |
|---|---|
| Column I | Column II |
| .1 Lot Area (minimum) | b. 7.3 ha for a Lot with a Commercial Mushroom Composting Facility Use c. The provisions of 210.5.1 contained in the A1 Zone shall apply for all other Uses. |
| .1 Lot Width (minimum) | n/a |
| .2 Lot Depth (minimum) | n/a |

260.6 Off-Street Parking Regulations

- .1 Refer to Section 150 for requirements pertaining to off-street parking.

A6

Editorial Note

Landowners are responsible for ensuring compliance with Provincial and Federal regulations, including setbacks in the BC *Code of Practice for Agricultural Environmental Management*, under the *Environmental Management Act*.

260 - Agricultural and Commercial Mushroom Composting Zone (A6)

260.7 Additional Regulations by Use

.1 Commercial Mushroom Composting Facility

| Other Regulations | |
|-------------------|--|
| a. | <p>A Commercial Mushroom Composting Facility must be designed and constructed such that the facility:</p> <ul style="list-style-type: none"> i. is on asphalt or concrete, or other similar impermeable surface, that prevents the release of leachate into the environment; ii. is graded to prevent the pooling of water where agricultural waste or mushroom compost is received, processed or stored; iii. is designed to prevent run-off water from entering the areas where agricultural waste or mushroom compost is received, processed or stored; iv. includes covered storage for organic materials, except baled straw or hay, to prevent exposure to precipitation; v. includes an enclosed Building with an aerated floor, designed to ensure the mushroom compost is maintained in an aerobic condition, and with a negative pressure differential between the inside and outside of the Building in which the composting process occurs with air emissions directed to collection and treatment in the manner described in Section 260.7.1(a)(vii); vi. includes an enclosed facility or facilities maintained under negative pressure for all nitrogen rich leachate with air emissions directed to collection and treatment in the manner described in Section 260.7.1(a)(vii); and vii. includes an air emission collection and treatment system, designed and certified by a professional engineer registered to practice in British Columbia whose area of professional specialty includes the design of these systems, which consists of a wet scrubber and biofilter to reduce air contaminants to a concentration that will not cause pollution. |
| b. | <p>The operation of a Commercial Mushroom Composting Facility shall:</p> <ul style="list-style-type: none"> i. only conduct the pre-wetting of straw or hay on an aerated floor or in a dunk tank within an enclosed storage facility as described in Section 260.7.1(a)(vi); ii. only store pre-wetted straw or hay on an aerated floor; iii. move the mixture of the wetted straw or hay, other organic materials and gypsum and the nitrogen rich material into the enclosed Building described in Section 260.7.1(a)(v) within the same calendar day as the day of mixing; iv. perform all other stages of the composting process, after mixing the straw or hay with the nitrogen rich material, in the enclosed Building described in Section 260.7.1(a)(v); v. only be conducted as designed; and vi. comply with any requirements of the Ministry of Environment. |

A6

260 - Agricultural and Commercial Mushroom Composting Zone (A6)

- .2 Unenclosed storage shall be permitted subject to the following regulations:
 - a. not exceed 3.0 m in Height;
 - b. be set back no less than 6.0 m from all Lot lines;
 - c. be bounded on all sides not adjacent to a Building or Structure by a solid fence or wall of at least 1.8 m in Height;
 - d. be limited to that part of a Lot that is surfaced with asphalt paving, concrete, or another dust free material; and
 - e. not cover more than 20% of the Lot area.
- .3 All Permitted Uses shall comply with the provisions of Section 210.7 to 210.9 contained in the A1 Zone, as applicable.

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