

# 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*                                                                             |                                                         |
|---------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|
| <b>.1 Principal Uses</b>                                                                                      | a. All Uses permitted in Section 210.1.1 of the A1 Zone |
| <b>.2 Accessory to an Agricultural Use</b>                                                                    | a. All Uses permitted in Section 210.1.2 of the A1 Zone |
| <b>.3 Accessory to a Single Detached Dwelling</b>                                                             | a. All Uses permitted in Section 210.1.3 of the A1 Zone |
| <b>*Editorial Note</b><br>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)<br>i. The provisions of Section 210.3.2 contained in the A1 Zone shall apply.                |
|                                           | b. Lot Coverage (maximum)<br>i. The provisions of Section 210.3.2 contained in the A1 Zone shall apply.          |
|                                           | c. Other size provisions<br>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.

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## 220.5 Subdivision Regulations

| Subdivision Regulations Table for A2 Zone |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Column I                                  | Column II                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| .1 Lot Area<br>(minimum)                  | a. parcels created through subdivision shall be a minimum of 16.0 ha, except the minimum Lot size shall not apply:<br><br>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;<br><br>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;<br><br>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;<br><br>iv. where the Lot is in the Agricultural Land Reserve and the Provincial Agricultural Land Commission has approved a homesite severance;<br><br>v. where the Lot is created as a result of a road dedication through the parent parcel; and<br><br>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<br>(minimum)                 | n/a                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| .3 Lot Depth<br>(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.

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## 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<br>Lot 1 Section 2<br>Township<br>17 New Westminster<br>District Plan 5105 | Non-permanent<br>pre-fabricated<br>Buildings | 70                                           | 775 m <sup>2</sup>                               |
| <b>Editorial Note</b><br>Known civically as: 34825<br>Hallert Road                            |                                              |                                              |                                                  |

#### Editorial Notes

| ALC Resolution                 | Associated Farm Operation Parcels                                                                        |
|--------------------------------|----------------------------------------------------------------------------------------------------------|
| #428/2019                      | 34825 Hallert Road<br>35388 Hallert Road<br>4262 Wright Street<br>34838 Harris Road<br>34922 Harris Road |
| B/L 3170-2021<br>B/L 3246-2022 |                                                                                                          |

### .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                                       |                                             |                                            |
| <b>Editorial Note</b><br>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: 010-837-906<br>Lot 79 Section 13 Township<br>19 NWD Plan 4211                                           | Anaerobic Digester, in accordance with<br>Agricultural Land Commission Approval.                                                                                                                                                                                                                                                                                                                                                |
| <b>Editorial Note</b><br>Known civically as:<br>2016 Interprovincial Highway                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| ii. PID: 027-956-814<br>Lot A Section 11 Township<br>16 and District Lot 355<br>Group 2 NWD Plan BCP<br>41412   | Anaerobic Digester, in accordance with<br>Agricultural Land Commission Approval.                                                                                                                                                                                                                                                                                                                                                |
| <b>Editorial Note</b><br>Known civically as:<br>1356 Sumas Way                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| iii. PID: 002-346-508<br>South Half Lot 12 Section<br>4 Township 17 NWD Plan<br>649 "A"                         | Commercial Composting Facility, in<br>accordance with Agricultural Land<br>Commission Approval.                                                                                                                                                                                                                                                                                                                                 |
| <b>Editorial Note</b><br>Known civically as:<br>5050 Gladwin Road                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| iv. PID: 028-607-449<br>Lot 2 District Lots 201<br>and 202 Group 2 New<br>Westminster District Plan<br>BCP48358 | (a) Restaurant, limited to a maximum floor<br>area of 20.9m <sup>2</sup> ;<br>(b) Farm Retail Sales within permanent<br>Buildings and Structures, to a maximum<br>floor area of 391m <sup>2</sup> ; and<br>(c) up to 126m <sup>2</sup> of seasonal Farm Retail<br>Sales area within temporary Structures<br>or tents, installed and in Use exclusively<br>from May to October,                                                  |
| <b>Editorial Note</b><br>Known civically as:<br>33955 Clayburn Road                                             | in accordance with Agricultural Land<br>Commission approval                                                                                                                                                                                                                                                                                                                                                                     |
| v. PID: 011-304-685<br>Lot 5 District Lot 367<br>Group 2 New<br>Westminster District<br>Plan 8071               | Operating a commercial business consisting of<br>chicken manure pickup and delivery that<br>includes the parking of ten associated<br>commercial vehicles on the property and a<br>farm-animal bedding storage and delivery<br>business within an existing 1,486.4 m <sup>2</sup> building<br>that is limited to an 0.8 ha area on the property<br>in accordance with the conditional Agricultural<br>Land Commission approval. |
| <b>Editorial Note</b><br>Known civically as:<br>2857 McDermott Road                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                 |

### Editorial Notes

ALC Resolution # 601/2009  
ALC Resolution # 749/2008

ALC Resolution # 2362/2010

ALC Resolution # 2552/2010

ALC Resolution # 031-2020  
B/L 3154-2021  
B/L 3246-2022

ALC Resolution # 534/2019 which  
includes conditions of approval  
B/L 3449-2024

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## 220.9 Transitional Site Specific Permitted Uses and Regulations

### .1 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: 031-317-391<br>Legal Description: Lot A, District<br>Lots 49 and 385A, Group 2, New<br>Westminster District Plan<br>EPP107875" | Accessory Seasonal Employee Residential Use<br>shall be permitted, to a maximum size of 1,302<br>m2, in accordance with Agricultural Land<br>Commission Approval #46/2022". |
| <b>Editorial Note</b><br>Known civically as:<br>32840 Townshipline Road                                                                |                                                                                                                                                                             |

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### Editorial Notes

ALC Resolution #46/2022