

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.

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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.

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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 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			

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
B/L 3170-2021 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		
Editorial Note Known civically as:		

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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 Lot 79 Section 13 Township 19 NWD Plan 4211 Editorial Note Known civically as: 2016 Interprovincial Highway	Anaerobic Digester, in accordance with Agricultural Land Commission Approval.
ii. PID: 027-956-814 Lot A Section 11 Township 16 and District Lot 355 Group 2 NWD Plan BCP 41412 Editorial Note Known civically as: 1356 Sumas Way	Anaerobic Digester, in accordance with Agricultural Land Commission Approval.
iii. PID: 002-346-508 South Half Lot 12 Section 4 Township 17 NWD Plan 649 "A" Editorial Note Known civically as: 5050 Gladwin Road	Commercial Composting Facility, in accordance with Agricultural Land Commission Approval.
iv. PID: 028-607-449 Lot 2 District Lots 201 and 202 Group 2 New Westminster District Plan BCP48358 Editorial Note Known civically as: 33955 Clayburn Road	(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, in accordance with Agricultural Land Commission approval

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