210 - Agricultural One Zone (A1)

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 a. Agricultural Use b. Boarding House c. Single Detached Dwelling d. Residential Care
.2 Accessory to an Agricultural Use 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 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.

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 requirements under the *ALC Act* and *ALR Use Regulation* for farm uses, non-farm uses, and associated soil removal and/or fill placement, 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.

210.3 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	a. Height - Buildings and Structures (maximum) i. Agricultural Use (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 (1) Full-Time Farm Worker Residence - three Storeys (2) Temporary Farm Worker Housing in a: 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: (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
	b. Lot Coverage (maximum) i. 35%; ii. notwithstanding (i): (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.
	c. Other size provisions: i. See Sections 140 and 210.7 to 210.10

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

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 regulations applicable to keeping 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 regulations applicable to keeping swine as an Agricultural Use.

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210 - Agricultural One Zone (A1)

Agricultural Buildings, Structures and Uses						
	Setbacks		Separation			
Column I	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

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*.

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: i. Accessory Farm Dwelling Unit - 3.0 m ii. Full-Time Farm Worker Residence - 3.0 m iii. Temporary Farm Worker Housing - 3.0 m iv. 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.

210.5 Subdivision Regulations

Subdivision Regulations Table for A1 Zone	
Column I	Column II
.1 Lot Area (minimum)	a. parcels created through subdivision shall be a minimum of 8.0 ha, except the minimum Lot size shall not apply: 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.

210.7 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: i. be limited to one such Use per Lot; ii. only be permitted in accordance with the *Agricultural Land Reserve Use Regulation*, B.C. Reg. 30/2019, or as approved by the Agricultural Land Commission, where applicable; iii. only be permitted on a Lot with a minimum area of 0.4 ha; iv. be the only Accessory residential Use on the Lot, except for any of the following, or combination: (1) Boarding; (2) Secondary Suite; (3) Temporary Farm Worker Housing; (4) Full Time Farm Worker Residence; and v. 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: i. 90 m^2 for a Lot 40 ha or less in area; and ii. 186m^2 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

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 m^2, as defined by the ALC

.4 Full-Time Farm Worker Residence

Use and Density Regulations
a. A Full-Time Farm Worker Residence Use shall only be permitted: i. on a Lot within the Agricultural Land Reserve; ii. on a Lot classified as farm under the *Assessment Act*, 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 *Agricultural Land Commission Act*, S.B.C. 2002, c. 36. b. Density shall be limited to one Full-Time Farm Worker Residence per Lot. c. A Full Time Farm Worker Residence is permitted as a permanent Building or Manufactured Home.
Other Regulations
d. The size of a Full-Time Farm Worker Residence shall not exceed a total floor area of 300 m^2, as measured to the outer surface of exterior walls, including attached residential garages, and excluding Basements. 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. 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.

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.

.5 Temporary Farm Worker Housing

Use and Density Regulations
a. Temporary Farm Worker Housing shall only be permitted: i. on a Lot within the Agricultural Land Reserve; ii. on a Lot classified as farm under the *Assessment Act*, 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 *Agricultural Land Commission Act*, S.B.C. 2002, c. 36. b. Temporary Farm Worker Housing Use shall only permitted in: 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. c. The number of Temporary Farm Worker Housing Spaces shall be limited to 60 per Farm Operation.

Other Regulations
d. An existing permanent Building converted to Temporary Farm Worker Housing shall only be permitted where: i. a maximum of 300 m^2 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 m^2 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 m^2 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 m^2 on a Lot less than 8 ha in area; (2) up to 600 m^2 on a Lot 8 ha or larger and less than 16 ha in area; and (3) up to 900 m^2 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 m^2 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 m^2 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 m^2 of common indoor lounge amenity area per Temporary Farm Worker Housing Space, or 50 m^2, whichever is less; and ii. 2 m^2 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.

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 m^2 = max floor area

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 m^2.

.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: 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: i. the *Mushroom Compost Facilities Regulation* 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: 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: 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.

210.9 Additional Regulations by Use - Accessory to Agricultural Use

.1 Farm Retail Sales

Use and Density Regulations
a. A Farm Retail Sales Use shall only be permitted if conducted: i. in accordance with the *Agricultural Land Reserve Use Regulation*, B.C. Reg. 30/2019, whether in the Agricultural Land Reserve or not; or ii. as authorized by the Agricultural Land Commission. b. A Farm Retail Sales Use shall only be permitted: i. on a Lot classified as farm under the *Assessment Act*, R.S.B.C. 1996, c. 20; and ii. on one Lot per Farm Operation.
Other Regulations
c. The size of the Farm Retail Sales Area shall not exceed 300 m^2 per Lot. 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 m^2.

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 m^2, 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.

.2 Farm Product Processing - Level 1

Use and Density Regulations
a. Farm Product Processing - Level 1 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, or as authorized by the Agricultural Land Commission; and iii. on a Lot classified as farm under the *Assessment Act*, R.S.B.C. 1996, c. 20.
Other Regulations
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 m^2. 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.

Editorial Note

As per the *ALR Use Regulation* and ALC Policy L-01, the storing, packing, product preparation and/or processing of farm products is permitted in the ALR if at least 50% of the farm product is produced (i.e. grown or raised) on the farm on which the storing, packing, preparing and/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.

.3 Accessory Cannabis Processing - Level 1

Use and Density Regulations
a. Accessory Cannabis Processing 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; and iii. on a Lot undertaking Cannabis Production as an Agricultural Use.
Other Regulations
b. All Buildings and Structures housing Accessory Cannabis Processing - Level 1 shall be limited to a cumulative Gross Floor Area of 2,000 m^2 per Lot. 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 m^2. d. Accessory Cannabis Processing - Level 1 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. 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 m^2.

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
a. A Farm Alcohol Production Facility Use shall only be permitted: i. if conducted: (1) in accordance with the *Agricultural Land Reserve Use Regulation*, 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 *Assessment Act*, 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; and v. on one Lot per Farm Operation.
Other Regulations
b. Farm Alcohol Production Facility Floor Area shall not exceed the following size maximums:

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.

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 *Liquor Control and Licensing Act*, 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 m^2.

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 m^2.

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 m^2 per Lot:
   i. alcohol product sampling;
   ii. food and beverage service lounge;
   iii. 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.

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.

.5 Agri-Tourism

Use and Density Regulations
a. An Agri-Tourism Use shall only be permitted: i. if conducted: (1) in accordance with the *Agricultural Land Reserve Use Regulation*, 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 *Assessment Act*, R.S.B.C. 1996, c. 20. b. An Agri-Tourism Use shall not include permanent kitchen facilities.
Other Regulations
c. An Agri-Tourism Use shall: 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 *Agricultural Land Commission Act*, S.B.C. 2002, c. 36, or the Agricultural Land Commission; and ii. provide parking on the Farm Operation for all visitors. d. The size of indoor areas Used for Agri-Tourism shall be limited to 300 m^2 per Lot, excluding Use for farm tours.

Editorial Notes

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.

.6 Gathering For An Event

Use and Density Regulations
a. Gathering For An Event Use 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, or as authorized by the Agricultural Land Commission; and iii. on a Lot classified as farm under the *Assessment Act*, R.S.B.C. 1996, c. 20. b. Gathering for An Event Use shall not include permanent kitchen facilities.
Other Regulations
c. Gathering For An Event Use shall: 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 *Agricultural Land Commission Act,* S.B.C. 2002, c. 36, or the Agricultural Land Commission; and ii. provide parking on the Farm Operation for all visitors. d. The size of indoor areas Used for Gathering For An Event shall be limited to 300 m^2 per Lot, excluding Use for filming activities authorized by the Agricultural Land Commission.

Editorial Notes

The *ALR Use Regulation* and ALC Policy L-22 outline specific conditions that must be met in order to 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.

.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.

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 010-430-717 Lot 2 Section 1 Township 13 New Westminster District Plan 18778 **Editorial Note** Known civically as: 320 Mt. Lehman Road	TFWH on permanent foundation	N/A	784 m^2

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

.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	Editorial Notes
Column I	Column II	
i. PID: 006-046-428 Lot 21 Section 30 Township 16 New Westminster District Plan 46266 **Editorial Note -** Known civically as: 31530 Brookside Avenue	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.	B/L 1716-2007 B/L 3159-2021 B/L 3246-2022
ii. Lot 6, Except Part Subdivided by Plan BCP18008, Section 35 Township 13 New Westminster Plan 40525 **Editorial Note -** Known civically as: 29985 Downes Road	Restaurant, in accordance with Agricultural Land Commission Approval.	ALC Resolution # 223-2006 B/L 2341-2014 B/L 3246-2022
iii. PID: 026-507-285 Lot B Section 23 Township 13 NWD Plan BCP21123 **Editorial Note -** Known civically as: 29781 Fraser Highway	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.	B/L 3159-2021 B/L 3246-2022
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 **Editorial Note -** Known civically as: 29048 King Road	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.	B/L 2641-2016 B/L 3159-2021 B/L 3246-2022
v. PID: 008-648-689 Lot 33 Except: Parcel "45" (Explanatory Plan 64926); Section 21 Township 13 New Westminster District Plan 39584 **Editorial Note -** Known civically as: 28494 Maclure Road	Full Time Farm Worker Residence, in accordance with Agricultural Land Commission approval.	ALC Resolution # 26/2021 B/L 3202-2021 B/L 3159-2021 B/L 3246-2022
vi. PID: 005-093-911 Lot 19 except: Part Subdivided by Plan LMP42050 Section 16 Township 14 Plan NWD 53308 **Editorial Note -** Known civically as: 28522 McTavish Road	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.	ALC Resolution # 206/2021 B/L 3206-2021 B/L 3246-2022

ALC Resolution # 414/2021
B/L 3268-2022

vii. PID: 025-603-825 Lot 3 Section 26 Township 13 New Westminster District Plan BCP4095 Except: Part Subdivided By Plan BCP36359 and EPP39846	Dairy processing facility, for the purpose of milk processing and the development and delivery of value added products derived from the processing of milk and the by-products of milk processing, as approved by the Agricultural Land Commission.
Editorial Note - Known civically as: 3911 Mount Lehman Road	