

504 ZONE: A-4 INTENSIVE GREENHOUSE

504.1 PURPOSE

1. This [Zone](#) provides for intensive cultivation of crops in Greenhouse [Structures](#).

504.2 PRINCIPAL USES

1. The following [Principal Uses](#) shall be permitted in this [Zone](#):
 - a. [Agricultural](#);
 - b. [Cannabis, Commercial Production](#); and
 - c. [Single Detached Residential](#).

504.3 ACCESSORY USES

1. The following shall be permitted as [Accessory Uses](#) to one of the permitted [Principal Uses](#) in this [Zone](#):
 - a. [Agricultural Employee Residential](#);
 - b. [Boarding](#);
 - c. [Detached Garden Suite Residential](#);
 - d. [Home Occupation](#);
 - e. [Produce Sales](#);
 - f. [Secondary Suite Residential](#);
 - g. Deleted by Bylaw No. 7999-2024. (Bylaw 7999-2024); and
 - h. [Short-Term Rental](#), subject to [Section 402.31](#) (Short-Term Rental) of this Bylaw. (Bylaw 8029-2025)
2. Refer to [Section 401](#) and [Section 402](#) of this Bylaw for additional information.

504.4 LOT AREA and DIMENSIONS

1. Minimum [Lot Area](#) and dimensions shall be not less than:
 - a. in [Lot Area](#) 1.8 hectares
 - b. in [Lot Width](#) 48.0 metres
 - c. in [Lot Depth](#) 150.0 metres
2. Refer to [Section 407.1](#) (Building Envelope) of the Bylaw for required minimum [Building Envelope](#) dimensions.

504.5 DENSITY

1. All [Buildings](#) and [Structures](#):
 - a. for [Single Detached Residential Use](#) shall be limited to one per [Lot](#); and
 - b. for [Produce Sales Use](#) shall be limited to one per [Lot](#).
 - c. Deleted by Bylaw No. 7999-2024. (Bylaw 7999-2024)

504.6 LOT COVERAGE

1. All [Principal Buildings and Principal Structures](#) and [Accessory Buildings and Accessory Structures](#) together shall not exceed a [Lot Coverage](#) of 60%, except that no limit shall apply where the requirements of Section 504.6.2 are met.

2. Greenhouse [Structures shall](#) not exceed a [Lot Coverage](#) of 50%, except that no limit [shall](#) apply where it is demonstrated to the satisfaction of the Director of Inspection Services that facilities adequate for the control of stormwater are provided.
3. [Buildings](#) and [Structures](#) for [Single Detached Residential Use shall](#) not exceed a [Lot Coverage](#) of 10%.
4. [Buildings](#) and [Structures](#) for [Produce Sales Use](#), and all other [Accessory Buildings and Accessory Structures shall](#) not exceed a [Lot Coverage](#) of 10% or 279.0 square metres [Gross Floor Area](#), whichever is the lesser.
5. Refer to [Section 401.4](#) (Accessory Buildings, Structures and Uses) of this Bylaw for [Lot Coverage](#) requirements.

504.7

SETBACKS

1. The minimum [Setbacks](#) for [Buildings](#) and [Structures](#) for Greenhouse [Use shall](#) be not less than:
 - a. from a [Front Lot Line](#) 15.0 metres
 - b. from a [Rear Lot Line](#) 15.0 metres
 - c. from an [Interior Side Lot Line](#) 7.5 metres
 - d. from an [Exterior Side Lot Line](#) 7.5 metres
 - e. from all wells 30.0 metres
 - f. from the [Building Face](#) of a [Building](#) for a [Residential Use](#) 15.0 metres (Bylaw 7749-2021)
2. The minimum [Setbacks](#) for [Buildings](#) and [Structures](#) for [Single Detached Residential Use shall](#) be not less than:
 - a. from a [Front Lot Line](#) 7.5 metres
 - b. from a [Rear Lot Line](#) 7.5 metres
 - c. from an [Interior Side Lot Line](#) 1.5 metres, and the sum of the two interior [Side Setbacks shall](#) be not less than 3.5 metres (Bylaw 7749-2021)
 - d. from an [Exterior Side Lot Line](#) 4.5 metres
3. The minimum [Setbacks](#) for [Buildings](#) and [Structures](#) for [Agricultural Employee Residential, Produce Sales](#), and all other [Accessory Uses shall](#) be not less than:
 - a. from a [Front Lot Line](#) 7.5 metres
 - b. from a [Rear Lot Line](#) 7.5 metres
 - c. from an [Interior Side Lot Line](#) 1.5 metres
 - d. from an [Exterior Side Lot Line](#) 4.5 metres
 - e. from the [Building Face](#) of a [Building](#) for a [Residential Use](#) (Bylaw 7749-2021) 3.0 metres
4. The minimum [Setbacks](#) for [Buildings](#) and [Structures](#) for [Cannabis, Commercial Production Use shall](#) be not less than:
 - a. from a [Front Lot Line](#) 60.0 metres
 - b. from a [Rear Lot Line](#) 30.0 metres

- c. from an [Interior Side Lot Line](#) 30.0 metres
 - d. from an [Exterior Side Lot Line](#) 60.0 metres
 - e. from all wells 30.0 metres
 - f. from the [Building Face](#) of a [Building](#)
for a [Residential Use](#) (Bylaw 7749-2021) 30.0 metres
5. Minimum [Setbacks](#) for all [Buildings](#) and [Structures shall](#) meet the requirements of [Section 403.8](#) (Visual Clearance at Intersections) of this Bylaw.
6. The minimum [Setbacks](#) for [Buildings](#) and [Structures](#) for [Agricultural Use shall](#) be not less than:
- a. from a [Front Lot Line](#) 30.0 metres
 - b. from a [Rear Lot Line](#) 15.0 metres
 - c. from an [Interior Side Lot Line](#) 15.0 metres
 - d. from an [Exterior Side Lot Line](#) 30.0 metres
 - e. from all wells 30.0 metres
 - f. from the [Building Face](#) of a [Building](#)
for a [Residential Use](#) 15.0 metres
(Bylaw 7827-2022) (Bylaw 7894-2022)

504.8 HEIGHT

1. [Building Height](#) for [Agricultural Use](#) and [Cannabis, Commercial Production Use shall](#) not exceed 15.0 metres.
2. [Building Height](#) for [Single Detached Residential Use shall](#) not exceed 9.5 metres.
3. [Building Height](#) for an [Agricultural Employee Residential Use shall](#) not exceed 7.0 metres.
4. [Building Height](#) for [Accessory Buildings and Accessory Structures shall](#) not exceed 6.0 metres.
5. Refer to [Section 403.4](#) (Building Height) of this Bylaw.

504.9 LANDSCAPING and SCREENING

1. [Landscaping](#) and screening [shall](#) be provided in accordance with [Section 405](#) (Landscaping, Screening and Fencing Requirements) of this Bylaw.

504.10 PARKING and LOADING

1. [Off-Street Parking](#) and [Off-Street Loading shall](#) be provided in accordance with [Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990](#).

504.11 OTHER REQUIREMENTS

1. For [Lots](#) that are within the [Agricultural Land Reserve](#) and that are subject to the [Agricultural Land Commission Act and its Regulations](#), the [Farm Home Plate](#) requirements [shall](#) apply in accordance with Section 402 (Farm Home Plate) of this Bylaw.
2. [Cannabis, Commercial Production Use shall](#) not be permitted unless the [Lot](#) is within the [Agricultural Land Reserve](#).
3. [Cannabis, Commercial Production](#) requirements [shall](#) apply in accordance with Section 402 (Cannabis, Commercial Production) of this Bylaw.

