

14. Agriculture and Golf Zones

14.1 Agriculture (AG1; ^[Bylaw 8672, Jan 24/11]; AG3; AG4 ^[Bylaw 8581, Sep 13/10])

14.1.1 Purpose

The **zone** provides for a wide range of farming and compatible uses consistent with the provisions of the **Agricultural Land Reserve**. The **zone** is divided into 3 sub-zones: AG1 for traditional sites zoned for agricultural purposes; ^[Bylaw 8672, Jan 24/11] AG3 for new **sites** that would permit **seasonal farm labour accommodation**; AG4 for a **site** that would permit a **cranberry processing facility**. ^[Bylaw 8581, Sep 13/10]

14.1.2 Permitted Uses

- animal breeding and boarding
- animal day care
- animal grooming
- animal shelter
- cranberry processing facility ^[Bylaw 8581, Sep 13/10]
- equestrian centre
- farm business
- housing, single detached
- kennel, hobby dog

14.1.3 A. Secondary Uses

^[Bylaw 9647, May 8/17]

- agri-tourist operation
- boarding and lodging
- child care
- community care facility, minor
- home business
- roadside stand
- secondary suite
- winery, farm-based
- bed and breakfast
- seasonal farm labour accommodation

14.1.3 B. Uses that require Provincial Agricultural Land Commission approval

- utility, major
- veterinary clinic

14.1.4 Permitted Density

- a) The maximum **floor area ratio** for all **buildings** and **structures** is 0.60, except where greenhouses are located on the **lot**, in which case the maximum **floor area ratio** is 0.75, of which at least 0.70 **floor area ratio** must be used for greenhouses. ^[Bylaw 9712, May 17/17]
 - b) The maximum **floor area** for a **principal dwelling unit** and all **accessory buildings** or **accessory structures** to the **principal dwelling unit** is the lesser of: ^[Bylaw 9712, May 17/17]
 - i) the **floor area ratio** of 0.55 applied to a maximum of 464.5 m² of the **lot area** together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m²; or ^[Bylaw 9712, May 17/17]
 - ii) 400 m². ^[Bylaw 9965, Dec 17/18]
 - c) The maximum size for each residential **accessory building** or **accessory structure** is 70 m². ^[Bylaw 9712, May 17/17]
2. The maximum residential **density** is one **principal dwelling unit** per **lot**. ^[Bylaw 9985, Feb 19/19]
3. For **lots** zoned AG4, the maximum **floor area ratio** is 0.11. ^[Bylaw 9707, May 17/17]

4. [Bylaw 9707, May 17/17]

4. **Agricultural buildings and structures** and greenhouses solely for supporting a **farm business** or for growing, producing, raising or keeping animals and plants are not permitted to have concrete construction, **hardsurfacing** or other impermeable **structure** or construction sunk into, at or below the **natural grade** of the **site** except: [Bylaw 9861, Jun 18/18]

- a) where **Agricultural buildings and structures**, excluding greenhouses, are supported by a system of columns or posts, where each supporting column or post has a minimum radius of 3 m to the next adjacent column or post and that the maximum footprint area for each concrete footing associated with each column or post is 0.5 m²; and [Bylaw 9861, Jun 18/18]
- b) concrete grade beams connecting concrete pad foundations are not permitted. [Bylaw 9861, Jun 18/18]

5. **Agricultural buildings and structures**, excluding greenhouses, are permitted a maximum of 10% coverage of the **gross floor area** at the ground level of the **building** to be covered by impermeable surfaces. [Bylaw 9861, Jun 18/18]

6. The provisions of Section 14.1.4.4 and 14.1.4.5 do not apply for: [Bylaw 9861, Jun 18/18]

- a) **agricultural buildings and structures** on a **lot**, excluding greenhouses, with a cumulative **lot coverage** equal to or less than 750 m² in total area for all existing and proposed **agricultural buildings and structures**. [Bylaw 9861, Jun 18/18]

14.1.4.A Farm Home Plate [Bylaw 9966, Dec 17/18]

1. The maximum area of the **farm home plate** is: [Bylaw 9966, Dec 17/18]

- a) 50% of the **lot area** for **lots** less than 0.2 ha; and [Bylaw 9966, Dec 17/18]
- b) 1,000 m² for **lots** equal to or greater than 0.2 ha. [Bylaw 9966, Dec 17/18]

2. Intentionally deleted. [Bylaw 9985, Feb 19/19]

14.1.5 Permitted Lot Coverage

1. The maximum **lot coverage** for **agricultural buildings and structures** is:

- a) 75% for greenhouses; and
- b) 35% for all other agricultural buildings and structures.

2. For **lots** zoned AG4, the maximum **lot coverage** is 13%. [Bylaw 8581, Sep 13/10]

3. The maximum farm house footprint is 60% of the maximum **floor area ratio** as permitted under Section 14.1.4 of this bylaw. The farm house footprint means the total horizontal area of the **farm home plate** that may be occupied by the **first storey** of a **single detached housing unit**. [Bylaw 9966, Dec 17/18]

14.1.6 Yards & Setbacks [Bylaw 9707, May 17/17]

1. The maximum **farm home plate setback** from the **front lot line** to the rear of the **farm home plate** is 75 m. [Bylaw 9707, May 17/17]

2. No portion of a **single detached housing building**, including any additional **dwelling units**, shall be located further than 50.0 m from a constructed public **road abutting** the property. On a **corner lot** or **double fronting lot**, the 50.0 m **setback** from a constructed public **road abutting** the property shall be determined based on the location of the permitted access to the **single detached housing building** or additional **dwelling unit(s)**. *[Bylaw 9707, May 17/17]*

3. The minimum **yards** for **single detached housing**, including any additional **dwelling units** and all **accessory buildings** or **accessory structures** to the **single detached housing** are: *[Bylaw 9707, May 17/17]*
 - a) 6.0 m in the **front yard**; *[Bylaw 9707, May 17/17]*
 - b) on an **interior lot**, 1.2 m on one **interior side yard** and *[Bylaw 9707, May 17/17]*
 - i) 4.0 m on the other **interior side yard** for **lots** less than 0.8 ha; or *[Bylaw 9707, May 17/17]*
 - ii) 6.0 m on the other **interior side yard** for **lots** of 0.8 ha or more; *[Bylaw 9707, May 17/17]*
 - c) on a **corner lot**, 1.2 m on the **interior side yard** and 4.0 m on the **exterior side yard** regardless if the **lot** is less than 0.8 ha or is 0.8 ha or more; and *[Bylaw 9707, May 17/17]*
 - d) 10.0 m in the **rear yard** for **single detached housing**, including any additional **dwelling units**. *[Bylaw 9707, May 17/17]*

4. All **accessory buildings** or **accessory structures** to the **single detached housing** shall have a minimum **building separation space** of 1.2 m. *[Bylaw 9707, May 17/17]*

5. The minimum **yards** for all **agricultural buildings and structures** for: *[Bylaw 9707, May 17/17]*
 - a) **front yard** and **exterior side yard** is: *[Bylaw 9707, May 17/17]*
 - i) 15.0 m for mushroom barns, livestock barns, poultry brooder houses, confined livestock areas, fur farming sheds, livestock shelters, milking facilities, stables and hatcheries; and *[Bylaw 9707, May 17/17]*
 - ii) 7.5 m for all other **agricultural buildings and structures**. *[Bylaw 9707, May 17/17]*
 - b) **interior side yard** and **rear yard** is: *[Bylaw 9707, May 17/17]*
 - i) 15.0 m for livestock barns, poultry brooder houses, confined livestock areas, fur farming shelters, livestock sheds, milking facilities, stables and hatcheries; *[Bylaw 9707, May 17/17]*
 - ii) 7.5 m for mushroom barns, apiculture hives, honey houses and shelters; and *[Bylaw 9707, May 17/17]*
 - iii) 4.5 m for all other **agricultural buildings and structures**. *[Bylaw 9707, May 17/17]*

6. For **lots** zoned AG4, the minimum **setbacks** for **buildings** and **structures** are: *[Bylaw 9707, May 17/17]*
 - a) 20 m for west and east **setbacks**; *[Bylaw 9707, May 17/17]*
 - b) 18 m for south **setbacks**; and *[Bylaw 9707, May 17/17]*
 - c) 13 m for north **setbacks**. *[Bylaw 9707, May 17/17]*

7. For **lots** zoned AG4, the minimum **setbacks** for **accessory buildings** and **structures** is 9 m to all **property lines**. *[Bylaw 9707, May 17/17]*

14.1.7 Permitted Heights

1. The maximum **height** for **single detached housing**, including any additional **dwelling units**, is **2 storeys**, but shall not exceed 9.0 m. [Bylaw 9966, Dec 17/18]
2. The maximum **height** for **accessory buildings** to the **single detached housing** and to any additional **dwelling units** is 5.0 m or 1 ½ **storeys**.
3. The maximum **height** for **accessory structures** to the **single detached housing** and to any additional **dwelling units** is 9.0 m.
4. The maximum **height** for **agricultural buildings and structures** is 35.0 m.
5. The maximum **height** for all other **accessory structures** is 20.0 m.
6. For **lots** zoned AG4, the maximum **height** for **buildings** is 14 m. [Bylaw 8581, Sep 13/10]
7. For **lots** zoned AG4, the maximum **height** for **accessory structures** is 20 m. [Bylaw 8581, Sep 13/10]

14.1.8 Subdivision Provisions/Minimum Lot Size

1. **Subdivision** of land in the **Agricultural Land Reserve** shall not be permitted unless approved by the Provincial Agricultural Land Commission. Where the approval of the Provincial Agricultural Land Commission is not required, the minimum **lot area** shall be 2.0 ha.
2. The following minimum requirements shall apply to the **uses** listed below:
 - a) **single detached housing** shall not be built on a **lot** with a **lot area** of less than 828.0 m²;
 - b) **hobby dog kennel** shall have a minimum **frontage** of 18.0 m and a minimum **lot area** of 0.4 ha;
 - c) **animal day care** shall have a minimum **frontage** of 38.0 m and the minimum **lot area** of 1.0 ha;
 - d) **animal shelter** shall have a minimum **frontage** of 60.0 m and a minimum **lot area** of 2.0 ha; and
 - e) **roadside stand** must be incidental to and supported by a **farm operation** of at least 0.8 ha.

14.1.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

14.1.10 On-Site Parking and Loading

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0.

14.1.11 Other Regulations

1. **Child care** is limited to a maximum of 30 children and to the following **site** only:

- a) 7471 No. 6 Road
P.I.D. 003-916-332
Parcel "2" (J21626E) Lot "B" Section 17 Block 4 North Range 5 West
New Westminster District Plan 11667
2. For the purposes of this **zone**, the following permitted **uses** are allowed in the **Agricultural Land Reserve** as "breeding pets or operating a kennel or a boarding facility":
 - a) animal breeding and boarding;
 - b) animal daycare;
 - c) animal grooming;
 - d) animal shelter; and
 - e) kennel, hobby dog.
 3. A **home business** shall be limited to a maximum **floor area** of 100.0 m² and must be located and carried out wholly within the **dwelling unit** and not an **accessory building**.
 4. *Intentionally deleted. [Bylaw 9647, May 8/17]*
 5. A **major utility** located in these **zones** shall be limited to a public sewage treatment plant.
 6. **Seasonal farm labour accommodation** shall only be permitted on:
 - a) a **site** zoned AG3;
 - b) a lot located in the Agricultural Land Reserve;
 - c) a **lot** designated for 'agriculture' in the General Land Use Map contained in the **Official Community Plan**; and
 - d) a **lot** classified as 'farm' under the *BC Assessment Act*.
 7. The following provisions must be met to permit **seasonal farm labour accommodation**:
 - a) minimum **farm operation** size of 8.09 ha;
 - b) the seasonal farm labour accommodation must be located on the same lot as an existing single detached housing;
 - c) only one seasonal farm labour accommodation is permitted per farm operation;
 - d) a building used for seasonal farm labour accommodation shall not exceed 400.0 m²;
 - e) a maximum of 40 seasonal farm labour occupants per seasonal farm labour accommodation is permitted;
 - f) minimum **floor area** per occupant is to be 10.0 m²; and
 - g) a **building** used for **seasonal farm labour accommodation** shall be considered a **dwelling** with all regulations relating to **density**, minimum and maximum **yards** and **height** to apply.
 8. The following limitations apply to **seasonal farm labour accommodation**:
 - a) a **building** used for **seasonal farm labour accommodation** must adhere to all relevant components of the *Building Code* and the **City's** Building Regulation;

- b) a **lot** that contains a **building** used for **seasonal farm labour accommodation** is subject to inspections by the **City** during any 12 month period to ensure that occupation is in compliance with the regulations contained in this **zone**;
 - c) a **building** used for **seasonal farm labour accommodation** does not need to be removed when not occupied by **seasonal farm labour** if the **use** is required on an ongoing, annual basis for the agricultural purpose of the **farm operation**;
 - d) if **seasonal farm labour accommodation** is no longer required for the **farm operation**, all **buildings** used for **seasonal farm labour accommodation** must be removed and the land restored to its original state; and
 - e) costs of removal of the **seasonal farm labour accommodation building** and restoration of land to its original state are to be the responsibility of the property **owner**.
9. The following provisions apply for **lots** containing two or more existing **dwelling units**:
- a) a **lot** that contains two or more existing **dwelling units** may be permitted to **use** only one **dwelling** for the purpose of **seasonal farm labour accommodation**;
 - b) rezoning approval on a **site** specific basis to permit an existing **dwelling** to be used for **seasonal farm labour accommodation** is required; and
 - c) an existing **dwelling** used for **seasonal farm labour accommodation** must adhere to all relevant provisions and regulations contained in this **zone**.
10. All **accessory buildings** to the **single detached housing** shall:
- a) not contain a **kitchen** or any **habitable space**;
 - b) be limited to one washroom with a maximum **floor area** of 10.0 m², which must not contain a bathtub and which must be located on the ground floor; and
 - c) be designed and used for the storage and parking of **vehicles** on the ground floor, with pedestrian **access** to:
 - i) the 1st **storey** being limited to one door which must be to and through the **vehicle** storage parking area; and
 - ii) any ½ **storey** being limited to the inside of the **accessory building** from the **vehicle** storage and parking area only.
11. **Accessory buildings** that are not accessory to the **single detached housing** shall:
- a) be designed and used for agricultural purposes; and
 - b) only be permitted on a property that is assessed as “farm” under the *BC Assessment Act*.
12. **Telecommunication antenna** shall not occupy more than 100.0 m² for equipment, **buildings** and installations for each **lot** if located in the **Agricultural Land Reserve**.
13. If a **minor community care facility** is located on the **Agricultural Land Reserve**, the facility shall be:
- a) limited to a maximum of 8 people; and
 - b) subject to the provisions in the *Agricultural Land Commission Act*.

14. A **cranberry processing facility** shall only be permitted on a **site** zoned AG4 provided that: *[Bylaw 8581, Sep 13/10]*
- a) **parking spaces** are provided at a ratio of 1 space per 100 m² of **gross leasable floor area of building**;
 - b) the **finished site grade** shall not exceed a maximum of 3.5 m GSC; and
 - c) **Outdoor storage** is permitted as an **ancillary use** provided that:
 - i) the goods or materials piled, stacked or stored in any manner do not exceed a **height** of 8 m and shall be **setback** a minimum of 9 m to all **property lines**;
 - ii) **outdoor storage** areas are surfaced with asphalt, concrete or other durable hard and dust-free surface;
 - iii) storing wrecked or salvaged goods and materials is prohibited;
 - iv) storing goods or materials that are capable of being transmitted above, across or below a land or water surface due to the effects of weather is prohibited;
 - v) storing goods or materials that constitute a health, fire explosion or safety hazard is prohibited;
 - vi) producing or discharging or emitting odoriferous, toxic or noxious matter or vapours, effluents, heat glare, radiation, noise, electrical interference or vibrations is prohibited; and
 - vii) servicing of **vehicles** is prohibited.
15. The following are **site-specific zone** regulations for the purposes of accommodating accessibility features and subject to the approval granted by the Agricultural Land Commission dated January 10, 2023, in accordance with the *Agricultural Land Commission Act* (as amended), applicable only to the **lot** located at: *[Bylaw 10448, Dec 11/23]*
- 15140 Westminster Highway *[Bylaw 10448, Dec 11/23]*
 P.I.D. 003-749-291 *[Bylaw 10448, Dec 11/23]*
 Parcel "B" (Reference Plan 1036) Section 10 Block 4 North Range 5 West New Westminster District *[Bylaw 10448, Dec 11/23]*
- a) An additional **dwelling unit** is permitted and shall have a maximum **floor area** of 320.9 m²; *[Bylaw 10448, Dec 11/23]*
 - b) The maximum area of the **farm home plate** for the additional **dwelling unit** is 3,500 m²; *[Bylaw 10448, Dec 11/23]*
 - c) The maximum **farm home plate setback** from the **front lot line** to the rear of the **farm home plate** for the additional **dwelling unit** is 85 m and no portion of the additional **dwelling unit** shall be located further than 68 m from a constructed public **road abutting** the property; *[Bylaw 10448, Dec 11/23]*
 - d) The maximum farm house footprint is 100% of the maximum **floor area** as permitted under Section 14.1.11.15 a). *[Bylaw 10448, Dec 11/23]*
16. The following provisions shall apply where existing **single detached housing** is added to or expanded on, but do not apply to a legal **secondary suite** which must not exceed a total **floor area** of 90.0 m² or to an addition or expansion having a **lot coverage** of 35 m² or less: *[Bylaw 9023, Jun 17/13]*
- a) if the existing single detached housing has:

- i) four exterior walls, one wall of the new addition or expansion must be permanently attached to the entire wall face of one of the four exterior walls of the existing **single detached housing**;
 - ii) more than four exterior walls, one wall of the new addition or expansion must be permanently attached to the wall face of one of the exterior walls of the existing **single detached housing** and that attachment must be either at least 7.62 m (25 ft.) wide or 10% of the total of all exterior walls of the existing **single detached housing**, whichever is greater;
- b) the roof of the existing **single detached housing** must:
- i) extend over the new addition or expansion so as to become one continuous roof with the same pitch, slope or design if the existing **single detached housing** and the new addition or expansion have the same number of floors (e.g., both are one **storey** or both are two **storeys**);
 - ii) have a similar style pitch, slope and design if the existing **single detached housing** and the new addition or expansion have a different number of floors (e.g., one is one **storey** and the other is two **storeys**);
- c) the addition or expansion must:
- i) not be attached by a breezeway, but be integrated with the existing **single detached housing** to form one **single detached housing** unit;
 - ii) be incidental and integrated with the existing **single detached housing** so as not to externally appear or be internally laid out to be a separate unit (e.g., should add to or expand an existing **kitchen**, create a common living/family/great room or have a hallway connection with no internal doors);
- d) there must be only one door, whether an entrance door into the **dwelling** or a sliding door onto a deck or **patio**, to the **single detached housing** and the new addition or expansion facing the **road** on an **interior lot** and no additional doors facing the other **road** on a **corner lot** or a **double fronting lot**;
- e) both the primary **kitchen** and any permitted secondary **kitchen** must be located in either the existing **single detached housing** or the new addition or expansion, but not in both;
- f) there must be only one **garage** that is shared and used for both the **single detached housing** and the new addition or expansion; and
- g) the building inspector may impose additional design limitations if the effect of a proposed addition or expansion would, in the opinion of the building inspector, either give the **single detached housing** an external appearance of being two units or have the capability of being separated into two units.
17. One **greenhouse**, 81.0 m² in size, with concrete footings is permitted so as to not permit a concrete slab for the entirety of the floor, on the following **site** only: *[Bylaw 10567, Sep 9/24]*
 12800 No. 2 Road / 12910 No. 2 Road *[Bylaw 10567, Sep 9/24]*
 PID 003-950-972 *[Bylaw 10567, Sep 9/24]*
 West Half Section 7 Block 3 North Range 6 West Except: Firstly: Part Shown on Reference Plan 1948; Secondly: Part shown on Reference Plan 5169; Thirdly: Part included in Parcel "A" (Explanatory Plan 10350), New Westminster District *[Bylaw 10567, Sep 9/24]*
18. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.