

502 ZONE: A-2 UPLAND AGRICULTURAL

502.1 PURPOSE

1. This [Zone](#) provides for [Agricultural](#) and [Forest Resource Uses](#) on [Lots](#) with a minimum area of 4.0 hectares.

502.2 PRINCIPAL USES

1. The following [Principal Uses](#) [shall](#) be permitted in this [Zone](#):
 - a. [Agricultural](#);
 - b. [Cannabis, Commercial Production](#);
 - c. [Forest Resource](#); and
 - d. [Single Detached Residential](#);
 - e. [Outdoor Commercial Recreation](#), limited to outdoor paintball and laser tag, the associated parking of outdoor paintball and laser tag, and non-permanent [Structures](#) used for play and preparation on the parcels described as:
 - (i) 25927 128 Avenue. Parcel “A” (Reference Plan 3015) of the South West Quarter Section 25 Township 12 except: Parcel “One” (Reference Plan 17316) New Westminster Land District.
 - (ii) 25801 128 Avenue. Parcel “One” (Reference Plan 17316) of Parcel “A” (Reference Plan 3015) of the South West Quarter Section 25 Township 12 New Westminster Land District. (Bylaw 7716-2021)

502.3 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. Deleted by Bylaw No. 8029-2025. (Bylaw 8029-2025)
 - c. [Boarding](#);
 - d. [Campground](#);
 - e. [Commercial Kennel](#);
 - f. [Detached Garden Suite Residential](#);
 - g. [Home Occupation](#);
 - h. [Produce Sales](#);
 - i. [Rental Stable](#);
 - j. [Secondary Suite Residential](#);
 - k. Deleted by Bylaw No. 7999-2024. (Bylaw 7999-2024); and
 - l. [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.

502.4 LOT AREA AND DIMENSIONS

1. Minimum [Lot Area](#) and dimensions [shall](#) be not less than:
 - a. in [Lot Area](#) 4.0 hectares

- b. in [Lot Width](#) 75.0 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.

502.5 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)

502.6 LOT COVERAGE

- 1. All [Principal Buildings and Principal Structures](#) and [Accessory Buildings and Accessory Structures](#) together [shall](#) not exceed a [Lot Coverage](#) of 60%.
- 2. [Buildings](#) and [Structures](#) for [Agricultural Use](#) or [Forest Resource Use shall](#) not exceed a [Lot Coverage](#) of 20%.
- 3. [Buildings](#) and [Structures](#) for Greenhouse [Use shall](#) not exceed a [Lot Coverage](#) of 50%.
- 4. [Buildings](#) and [Structures](#) for [Single Detached Residential Use shall](#) not exceed a [Lot Coverage](#) of 10%.
- 5. [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.
- 6. [Buildings](#) and [Structures](#) for a [Commercial Kennel shall](#) not exceed a [Lot Coverage](#) of 20%.
- 7. Refer to [Section 401.4](#) (Accessory Buildings, Structures and Uses) of this Bylaw for [Lot Coverage](#) requirements.

502.7 SETBACKS

- 1. 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 interior [Side Setbacks shall](#) be not less than 3.5 metres
 - d. from an [Exterior Side Lot Line](#) 4.5 metres
- 2. 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
3. The minimum [Setbacks](#) for [Buildings](#) and [Structures](#) for [Agricultural Use](#) and [Forest Resource 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](#) (Bylaw 7749-2021) 15.0 metres
4. The minimum [Setbacks](#) for [Buildings](#) and [Structures](#) that involve mushroom growing, or the keeping of swine or poultry [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. 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](#) (Bylaw 7749-2021) 15.0 metres
6. The minimum [Setbacks](#) for [Buildings](#) and [Structures](#) for [Commercial Kennel 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](#) - same [Lot](#) 15.0 metres
(Bylaw 7749-2021)
- g. from the [Building Face](#) of a [Building](#)
- for a [Residential Use](#) - adjacent [Lot](#) 91.0 metres; and

(Bylaw 7749-2021)

- h. Refer to [Section 402.15](#) (Kennel) of this Bylaw for the siting requirements for a [Commercial Kennel](#).
- 7. The minimum [Setbacks](#) for [Buildings](#) and [Structures](#) for [Cannabis, Commercial Production 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
- 8. Minimum [Setbacks](#) for all [Buildings](#) and [Structures shall](#) meet the requirements of [Section 403.8](#) (Visual Clearance at Intersections) of this Bylaw.

502.8 HEIGHT

- 1. [Building Height](#) for [Agricultural Use, Forest Resource](#) and [Cannabis, Commercial Production Use shall](#) not exceed 15.0 metres. (Bylaw 7928-2023)
- 2. [Building Height](#) for [Single Detached Residential Use shall](#) not exceed 9.5 metres.
- 3. [Building Height](#) for [Agricultural Employee Residential Use shall](#) not exceed 7.0 metres.
- 4. [Building Height](#) for [Commercial Kennel Use shall](#) not exceed 4.5 metres.
- 5. [Building Height](#) for [Accessory Buildings and Accessory Structures shall](#) not exceed 6.0 metres.
- 6. Refer to [Section 403.4](#) (Building Height) of this Bylaw.

502.9 LANDSCAPING and SCREENING

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

502.10 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](#).

502.11 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.