A1 Agriculture District

Summary of Zoning Regulations | July 2026



The Burnaby Zoning Bylaw 2026 consolidates the former A1 Agricultural, A2 Small Holdings, and A3 Truck Gardening Districts into a single new A1 Agriculture District, providing a more consistent regulatory framework for Burnaby's agricultural lands.

Background

In December 2025, the City of Burnaby adopted the Burnaby 2050 Official Community Plan (OCP), which includes new policies to protect and enhance the City's agricultural lands.

To implement these policies, the Burnaby Zoning Bylaw 2026, which went into effect on July 1, 2026, introduces the new A1 Agriculture District. The district prioritizes agriculture over residential and other non-farm uses, while permitting limited secondary and accessory uses subject to specific conditions.

The new A1 District replaces the former A1 Agricultural, A2 Small Holdings, and A3 Truck Gardening Districts established under the 1965 Zoning Bylaw. Consolidating these districts provides a more consistent regulatory framework while allowing distinctions between properties within and outside the provincial Agricultural Land Reserve where necessary.

Agricultural Land Reserve (ALR)

The ALR is a provincially designated land use zone where agriculture is the priority use. Properties within the ALR are subject to the *Agricultural Land Commission Act*, the *Agricultural Land Reserve Use Regulation*, and orders of the Agricultural Land Commission, in addition to applicable City zoning requirements.

Provincial requirements protect agricultural land by regulating subdivision, non-farm uses, and the exclusion of land from the ALR. Not all properties in the A1 District are within the ALR. For properties that are within the ALR, both provincial ALR requirements and A1 District zoning requirements apply. Visit the ALR Property and Map Finder to see if a property is in the ALR.

Objectives

- **Simplify and provide a more consistent approach to regulating agricultural lands in and outside of the ALR**
- **Protect agricultural land from non-agricultural uses**
- **Support local food production, food security, and long-term agricultural viability**
- **Protect and enhance ecosystem services in agricultural areas**

Key changes

Agriculture prioritized
Agriculture must occupy at least 30% of a lot to qualify as a principal use, supported by an agriculture plan that demonstrates how the land will be used and maintained.

Residential uses limited
Residential development is accessory to the agricultural use of the land, with a maximum of one single-family dwelling and one secondary suite and clearer limits on residential and accessory building area.

New uses supported
The new district provides for a broader range of agriculture-supporting activities, including farm retail, agricultural processing, agri-tourism, and farm events.

Subdivision, siting, and riparian area standards
The A1 District distinguishes between ALR and non-ALR lands, provides greater flexibility for farm buildings, and establishes use-specific setbacks and separations to reduce conflicts and better protect riparian areas.

What uses are permitted?

The A1 District permits a wide range of principal agricultural uses, along with complementary secondary and accessory uses. Some uses and conditions vary depending on location within or outside the ALR. Supported uses include, but are not limited to:

Principal uses

- Agriculture
- Community garden
- Park

Secondary uses

- Agri-tourism
- Animal care
- Assembly & entertainment
- Retail (non-ALR farm sales)

Accessory uses

- Agricultural processing
- Home-based childcare
- Home occupation
- Restaurant (ALR only)
- Retail (ALR farm sales)
- Single-family dwelling
- Secondary suite
- Short-term rental

Residential use



A maximum of one single-family dwelling is permitted on a lot. The dwelling may contain one secondary suite and must remain accessory to a permitted principal use.

An application for new residential development must therefore identify the permitted principal use to which the dwelling is accessory.

Agricultural use





The Burnaby Zoning Bylaw 2026 defines Agriculture as the use of land, buildings, and structures for:

- growing, producing, raising, or keeping animals, plants, mushrooms, or their primary products;
- nurseries and greenhouses;
- cannabis production;
- licensed alcohol production; and
- activities that enable these uses, including cultivating and irrigating land, using farm machinery and equipment, applying fertilizers or other agricultural materials, and storing agricultural products and products of on-farm processing.

The definition does not include landscaping, breeding pets, or operating a kennel, and so these activities should not be treated as principal agricultural uses. Kennels may be permitted as a secondary Animal Care use on certain non-ALR lots, subject to the associated conditions for secondary uses.

For Agriculture to qualify as a principal use in the A1 District, it must occupy at least 30% of the lot area, as demonstrated through an agriculture plan satisfactory to the City. The agriculture use may be for domestic or commercial purposes, and there is no minimum requirement for the amount of produce or income generated on the site.

Key regulations

Maximum floor area:
» Farm structures: none
» Residential: 500 sq. m, inclusive of residential accessory buildings

Minimum setbacks:
» Street yard: 3 m (max. 9 m for residential buildings)
» All other yards: 1.5 m

Maximum building height:
» Farm structures: 15 m
» Residential: 10.5 m and 2.5 storeys, inclusive of a basement but not a cellar
» 4 m and 1 storey for detached residential accessory buildings

Maximum lot coverage:
» Farm structures: none
» Residential: 250 sq. m, inclusive of up to 60 sq. m for detached accessory buildings
» No permeable surface area conditions

Required parking:
» Agricultural use: none
» Residential use within a Frequent Transit Network Area (FTNA) or Transit Oriented Area (TOA): none
» Residential outside FTNA: 1 space per dwelling unit

New general regulations:
» New minimum floor area requirements for studio, 2-, 3-, and 4-bedroom+ dwelling units
» Clarified gross floor area calculation methodology

To Consider

Site constraints or encumbrances, such as easements, rights-of-way, environmental factors (e.g. creeks, ravines, flood plains), underground storage tanks, heritage status, and proximity to registered archaeological sites, may restrict the development potential of your property. This includes new A1 District riparian area setback requirements for streams and ditches.

For more information, visit Burnaby.ca/ZoningBylaw