

FOR SALE

SUBJECT

STRATEGICALLY LOCATED FARM LAND

ADJACENT TO HWY 1

AREA:

Sumas Prairie

ADDRESS:

36263 North Parallel Rd.,
Abbotsford

SIZE:

35.98 Acres

PRICE:

\$5,900,000

VARING
MARKETING GROUP
HOMELIFE ADVANTAGE REALTY LTD.

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PROPERTY DESCRIPTION

CIVIC ADDRESS: 36263 North Parallel Rd., Abbotsford, BC

AREA: Sumas Prairie

DESIGNATION: ALR (A2)

SIZE: 35.98 Acres

PRICE: \$5,900,000

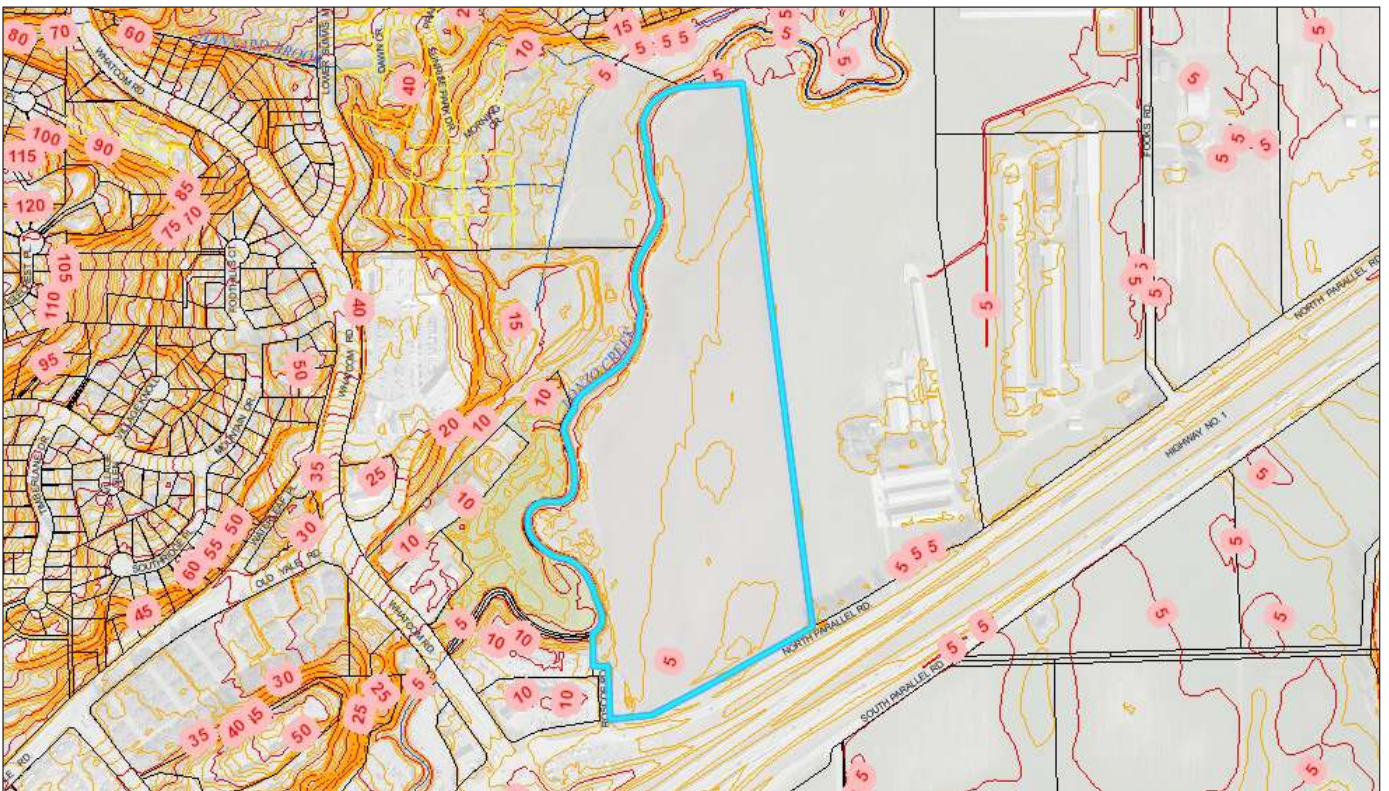
OPPORTUNITY:

- Strategically located, high-exposure property with immediate connectivity to Highway 1 via the Whatcom Road interchange, offering strong frontage and visibility along Hwy 1 and the Whatcom Road exit/overpass.
- Flat, usable land suitable for a range of agricultural operations or long-term holding.
- Property is within the Agricultural Land Reserve (A2 zoning). Zoning document available on page 6.
- Opportunity to work with the ALR: www.alc.gov.bc.ca
- Opportunity to engage with Sumas First Nation on future planning, cultural considerations, and potential partnership initiatives: www.sumasfirstnation.com
Ownership map available with all public information.
- Minutes to Abbotsford amenities, the Sumas border crossing, and major agricultural service hubs.

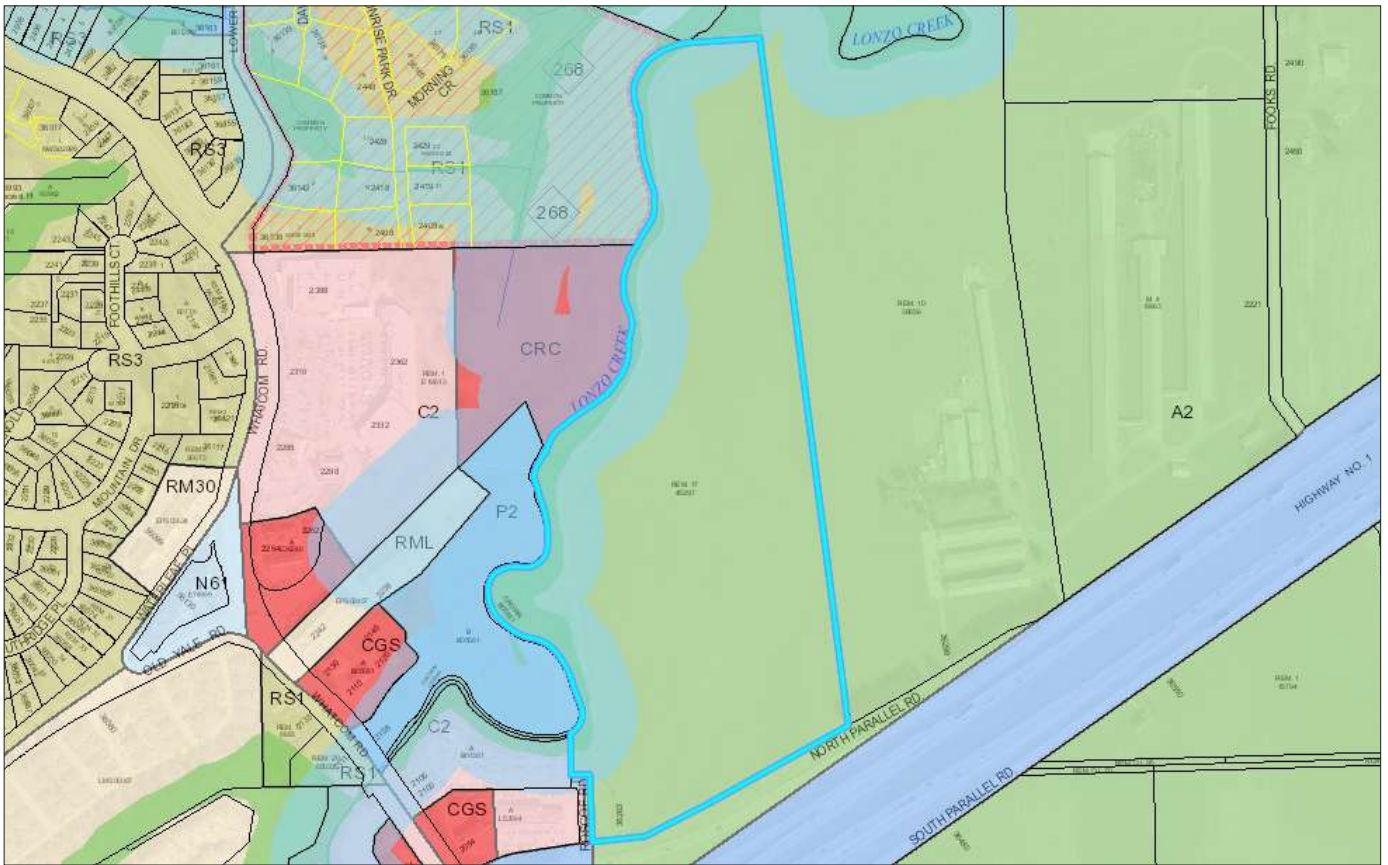
AERIAL VIEW



TOPOGRAPHY



LEGAL VIEW



DIMENSIONS

SUBJECT DIMENSIONS SHOWN IN METERS



NEARBY AMENITIES



220 – Agricultural Two Zone (A2)

A2

Intent: To accommodate agricultural and Agri-Tourism uses on Lots that are 16.0 ha and larger in size

220.1 Permitted Uses

Permitted Uses Table for A2 Zone	
Principal Uses	
.1	Agricultural Use
.2	Agri-Tourism
.3	Farm Retail Sales
.4	Cannabis Production Facility (B/L 2470-2015, 2959-2019)
.5	Single Detached Dwelling
.6	Winery
Accessory Uses	
.7	Accessory Family Residential Use
.8	Accessory Full-Time Employee Residential Use
.9	Accessory Processing Use
.10	Accessory Seasonal Employee Residential Use
.11	Bed and Breakfast
.12	Home Occupation – Level 3
.13	Secondary Suite

220.2 Site Specific Permitted Uses

- .1 Anaerobic Digester shall be a permitted Use on the following Lots:
 - a. PID: 010-837-906
Lot 79 Section 13 Township 19 NWD Plan 4211
 - b. PID: 027-956-814
Lot A Section 11 Township 16 and District Lot 355 Group 2 NWD Plan BCP 41412
- .2 Commercial Composting Facility shall be a permitted Use on the following Lot:
 - a. PID: 002-346-508
South Half Lot 12 Section 4 Township 17 NWD Plan 649 “A”

220.3 Development Regulations (B/L 2454-2015)

Development Regulations Table for A2 Zone	
Column I	Column II
.1 Density (maximum)	n/a
.2 Minimum Setbacks	a. The provisions of section 210.4 contained in the A1 zone shall apply
.3 Height (maximum)	a. The provisions of section 210.3.3 contained in the A1 zone shall apply

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Zoning Bylaw No. 2400-2014



220 – Agricultural Two Zone (A2)

A2

.4 Lot coverage (maximum)	a. The provisions of section 210.3.4 contained in the A1 zone shall apply
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220.4 Subdivision Regulations

Subdivision Regulations Table for A2 Zone	
Column I	Column II
.1 Lot size (minimum)	a. 16.0 ha, except: <ul style="list-style-type: none"> 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 5 of B.C. Reg. 171/2002 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 commercial Agricultural Uses; iv. where the Lot is in the Agricultural Land Reserve and the Provincial Agricultural Land Commission has approved a homesite severance for an owner who has continuously owned and occupied the Lot since December 21, 1972; 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

220.5 Landscaping and Off-Street Parking

Refer to sections 140 and 150 for requirements pertaining to landscaping and off-street parking.

220.6 Conditions of Use

- .1 A Secondary Suite shall:
 - a. be limited to one such Use per Lot and to a maximum floor area of 90 m² or 40% of the Net Floor Area of the Building, whichever is less; and
 - b. be designed to meet the requirements of the BC Building Code.

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220 – Agricultural Two Zone (A2)

A2

- .2 A single-wide A277 or Z240 approved Manufactured Home, or a double-wide Manufactured Home, may be permitted as a Single Detached Dwelling, an Accessory Family Residential Use, or an Accessory Full-Time Employee Residential Use.
- .3 An Accessory Family Residential Use shall comply with the provisions of section 210.7.3.
- .4 An Accessory Full-Time Employee Residential Use shall comply with the provisions of section 210.7.4.
- .5 An Accessory Seasonal Employee Residential Use shall comply with the provisions of section 210.7.5.
- .6 An Accessory Processing Use shall only be permitted:
 - a. where approved by the Provincial Agricultural Land Commission;
 - b. where the Buildings and Structures housing such Use together do not exceed 2,000 m² in floor area; and
 - c. where associated unenclosed storage, including storage of drums, flats, and other containers, does not cover a Lot Area exceeding the floor area of the Buildings and Structures housing the Accessory processing Use.
- .7 Buildings and Structures for Farm Retail Sales shall be:
 - a. limited to one per Farm Operation; and
 - b. have a maximum floor area of 300 m², including both indoor and outdoor sales and display areas.
- .8 Buildings and Structures for a Winery shall:
 - a. be permitted only where licensed by the Province of British Columbia;
 - b. be permitted where:
 - i. at least 50% of that farm product is grown on the farm on which the Winery is located; or
 - ii. the farm that grows the farm products used to produce wine or cider is more than 2 hectares in area, and, unless otherwise authorized with the Agricultural Land Commission, at least 50% of the total farm product for processing is provided under a minimum 3 year contract from a farm in B.C.;
 - c. be limited to a maximum area for sampling, food and beverage service, Retail wine display and sales of 125 m² indoors and 125 m² outdoors, and may include picnic areas Accessory to a Winery Use.
- .9 Buildings and Structures for Agri-Tourism shall:
 - a. be limited to 300 m² in area, excluding exterior activity areas;
 - b. be limited to a catered food and beverage service where farm products from the Farm Operation are highlighted;
 - c. exclude permanent commercial kitchen facilities;

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220 – Agricultural Two Zone (A2)

A2

- d. be limited to a total of 10 months of any calendar year;
 - e. provide within the Lot, parking for all visitors; and
 - f. not exceed 100 m² in area where utilized for biodiversity conservation, passive recreation, heritage, wildlife and scenery view purposes, as long as the area occupied by associated Buildings and Structures do not exceed 100 m² for each parcel.
- .10 An Agricultural Use consisting of the keeping of swine:
- a. shall only be permitted on a Lot with a minimum Lot Area of 8.0 ha;
 - b. shall be provided with a Manure Storage Facility with sufficient capacity to contain all manure generated from the swine operation over a minimum period of four months;
 - c. shall be provided with a mechanical ventilation system for all Buildings and Structures housing swine;
 - d. existing on the date of adoption of this Bylaw, may be expanded provided such expansion is in accordance with section 210.3.4; and
 - e. shall ensure that all new development maintain a minimum 500 m minimum separation distance between the nearest points of any Building, Structure, facility or enclosure used for the storage of swine, including Manure Storage Facilities for the storage of swine manure and the Urban Area Boundary as shown within the Official Community Plan.
- .11 The area used for processing of livestock wastes into garden compost shall not exceed 465 m² per Farm Operation.
- .12 A Cannabis Production Facility shall comply with the provisions of section 210.7.12. (B/L 2470, 2015, 2959-2019)

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