

# AgRefresh

Enhancing Agriculture in Abbotsford

Agricultural Industry & Stakeholder Workshop  
April 19, 2016

📞 604-864-5510

✉️ [AgRefresh@abbotsford.ca](mailto:AgRefresh@abbotsford.ca)

🌐 [www.abbotsford.ca/AgRefresh](http://www.abbotsford.ca/AgRefresh)



# Agenda

Welcome & Introductions

AgRefresh Overview

Context

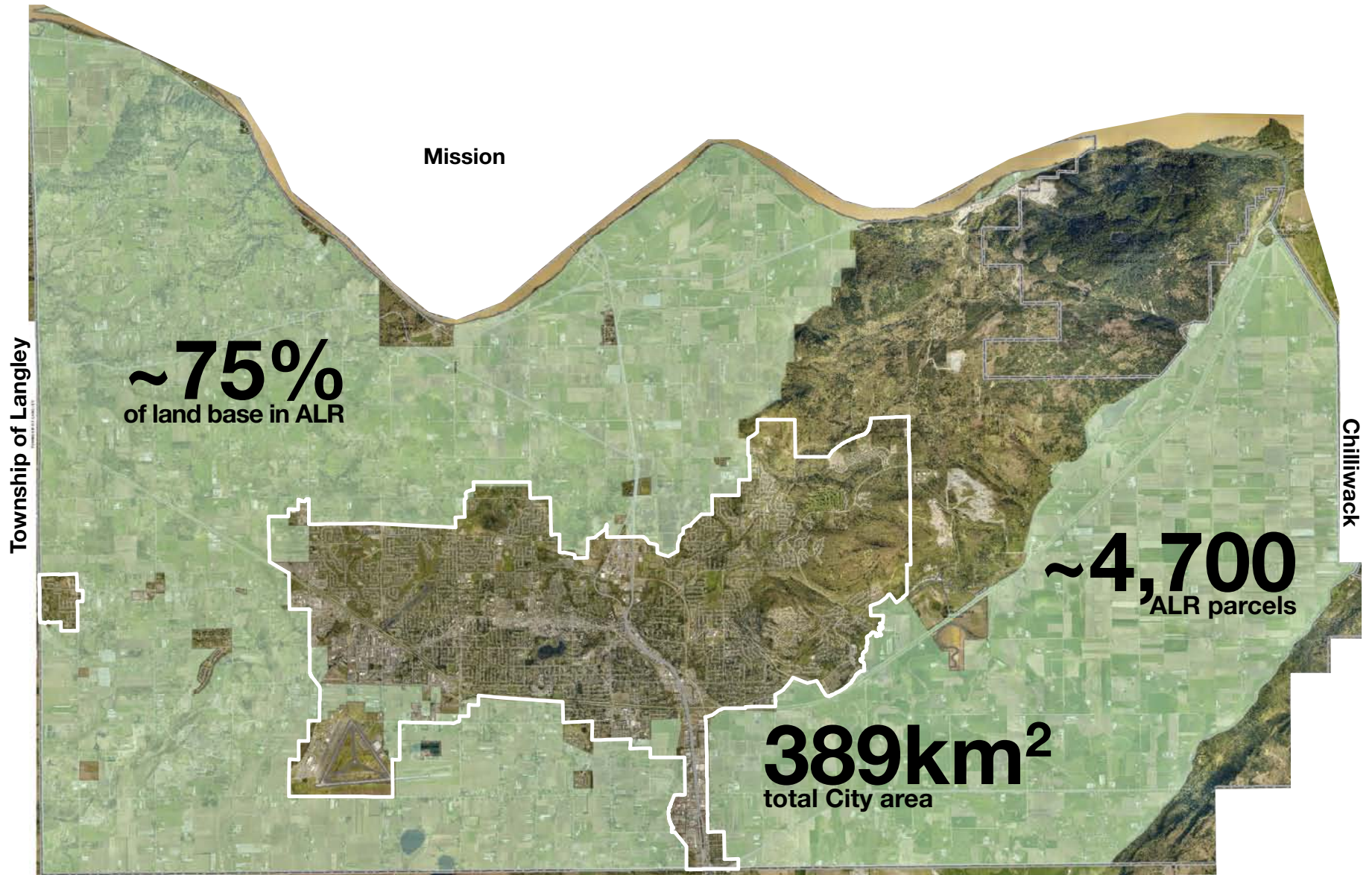
Discussion

Summary & Next Steps





# Context



# Project Overview

## Process

### WHY?



### WE ARE HERE



# Project Overview

## Deliverables

**1**

Updated  
OCP Policy

**2**

Updated  
Zoning  
Bylaw  
Regulation

**3**

Bylaw  
Compliance  
Strategy

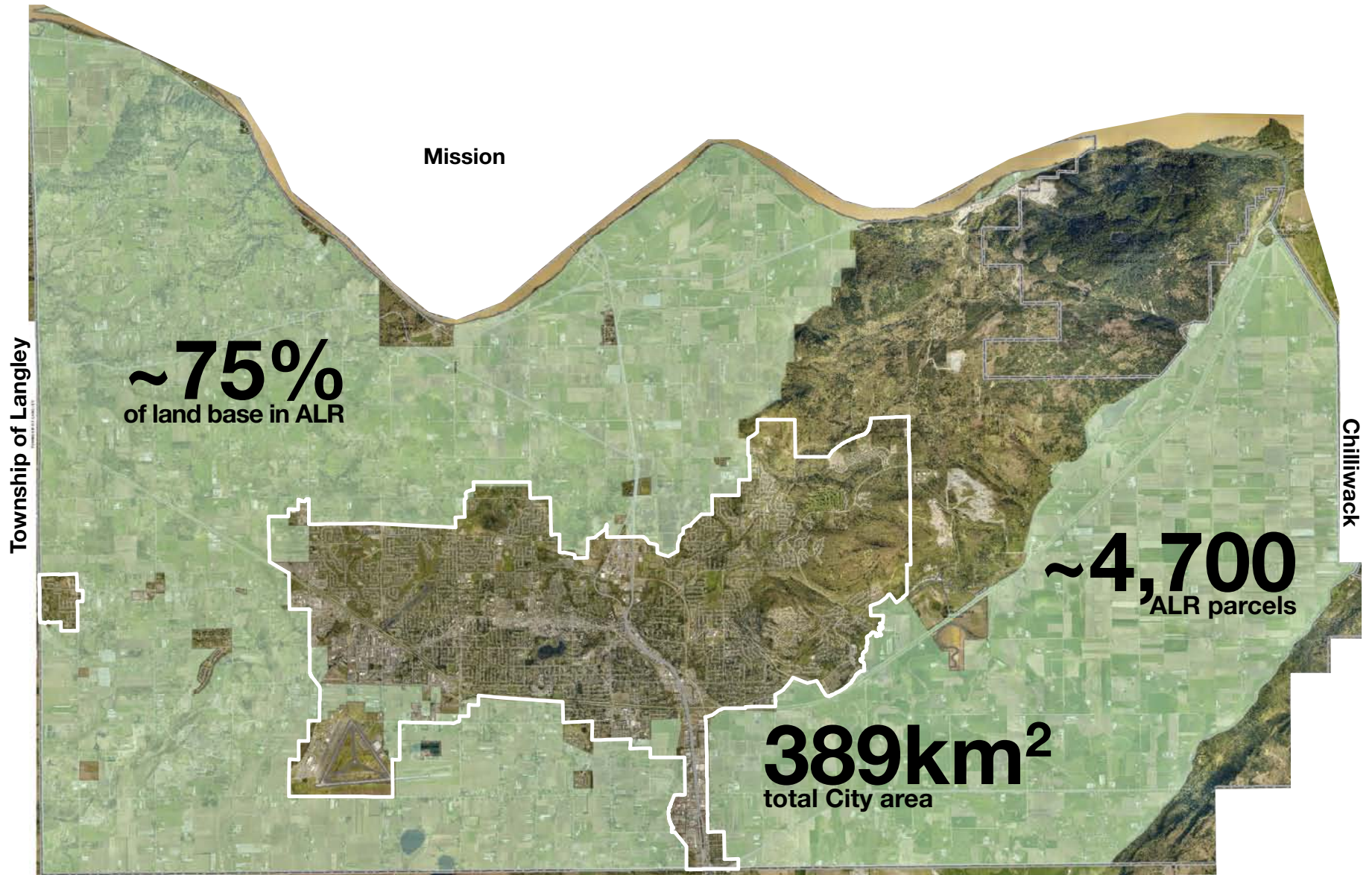
# Project Overview

## Guiding Principles

1. Use an understandable and transparent process inclusive of the City's agricultural community and citizens.
2. Ensure Abbotsford is surrounded and sustained by a thriving and diverse agricultural sector in the future.
3. Clarify and define the City's role with respect to agriculture.
4. Enhance agricultural integrity by preserving, protecting and sustaining agriculture and food within the context of broader City objectives.
5. Develop clear and concise bylaws and policies that are practical, workable and consistent.



# Context



# Context

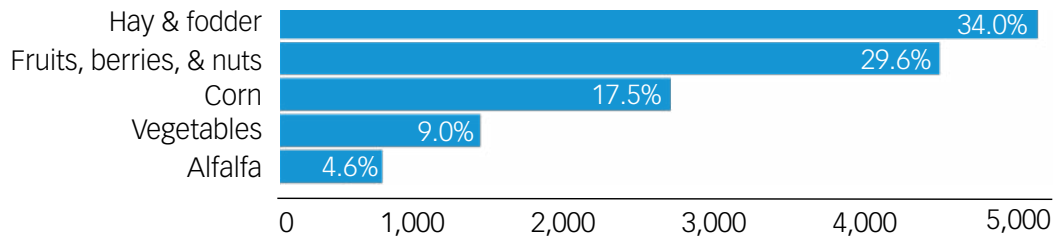
## Agricultural Snapshot: 2011 Crops



### Top Fruits Produced (ha)



### Hay & Field Crops (ha)



**\$639,780,251**

**Total gross farm receipts**

**7,005**

**Total # of farm employees**



# Context

## Agricultural Snapshot: 2011 Livestock & Poultry

Supply management	Producers	% of Provincial producers	% of Provincial production
Registered chicken growers	129	39%	34%
Registered milk producers	103	21%	22%
Registered egg producers	66	53%	55%
Registered turkey growers	23	33%	50%
Registered hatching egg	21	40%	46%

# Context

## Agricultural Snapshot: 2011 Food Processing



**15** berry processors



**3** egg processors & graders



**7** hatcheries



**3** milk processors



**3** poultry processors



Farming  
today

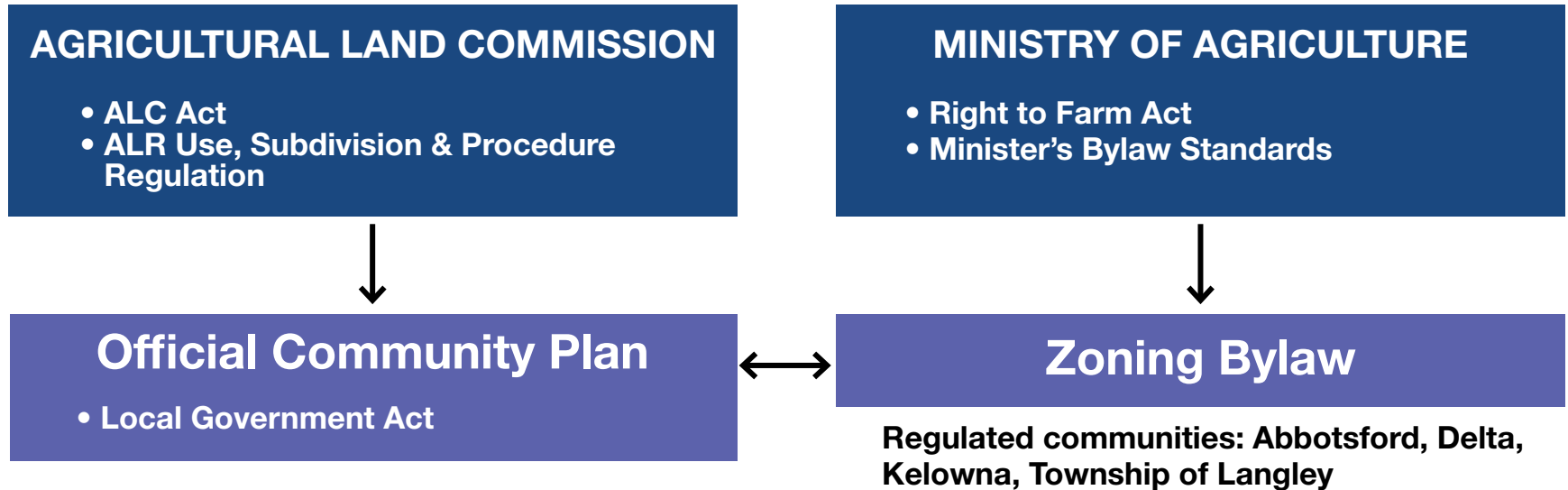


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# Context

## Legislative Framework



## EVOLVING REGULATION

### Agricultural Land Commission

- May 2015: ALC regulation amended to permit federally licensed medical marihuana production facilities
- June 2015: ALC regulation to support co-op owned processing facilities and allow breweries, distilleries and meaderies (with the 50% rule)

### Ministry of Agriculture

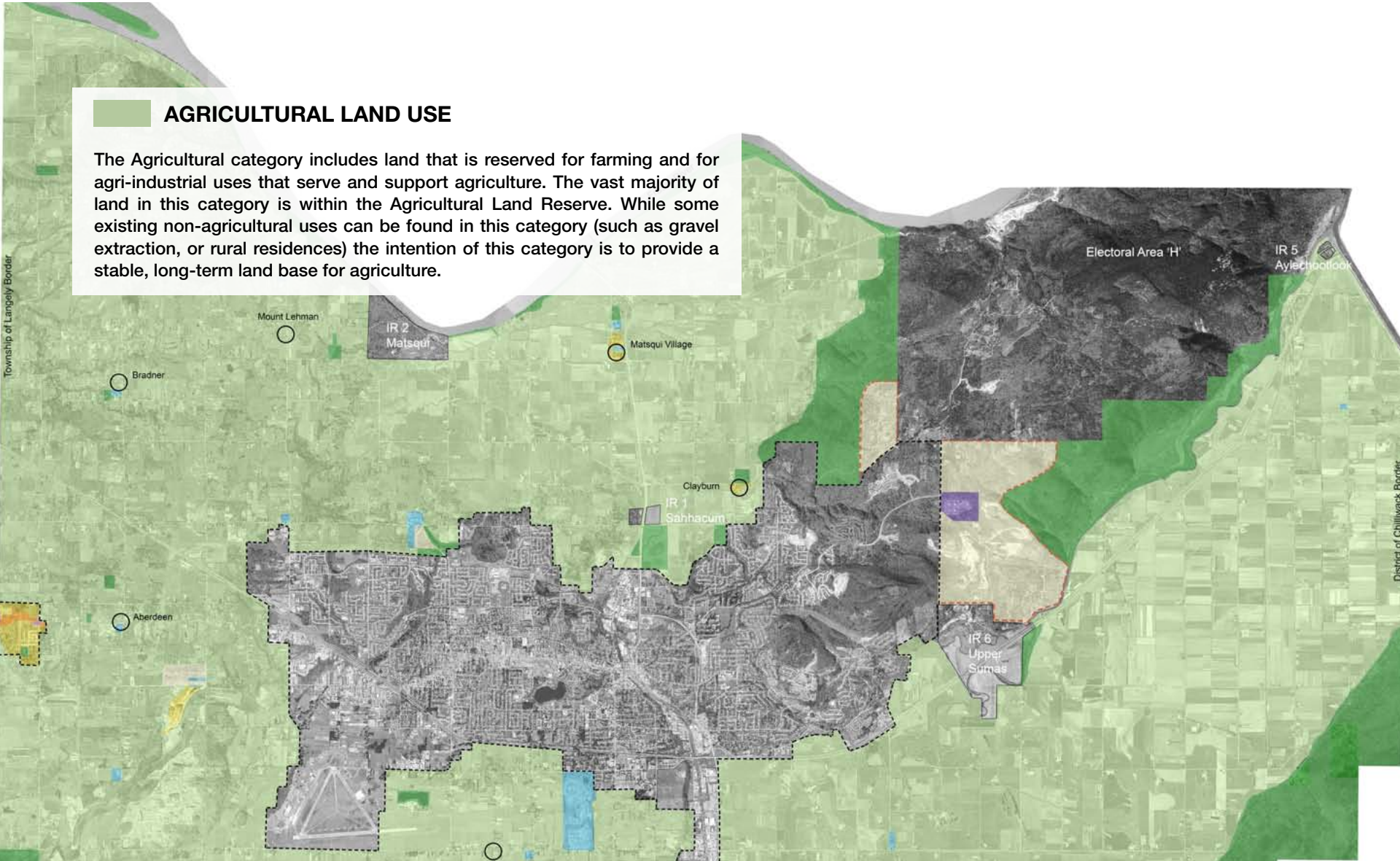
- May 2015: Bylaw Standard for medical marihuana production facilities adopted
- September 2015: Proposed Bylaw Standards for Agri-tourism & Farm Retail Sales

# Context

## Current Official Community Plan

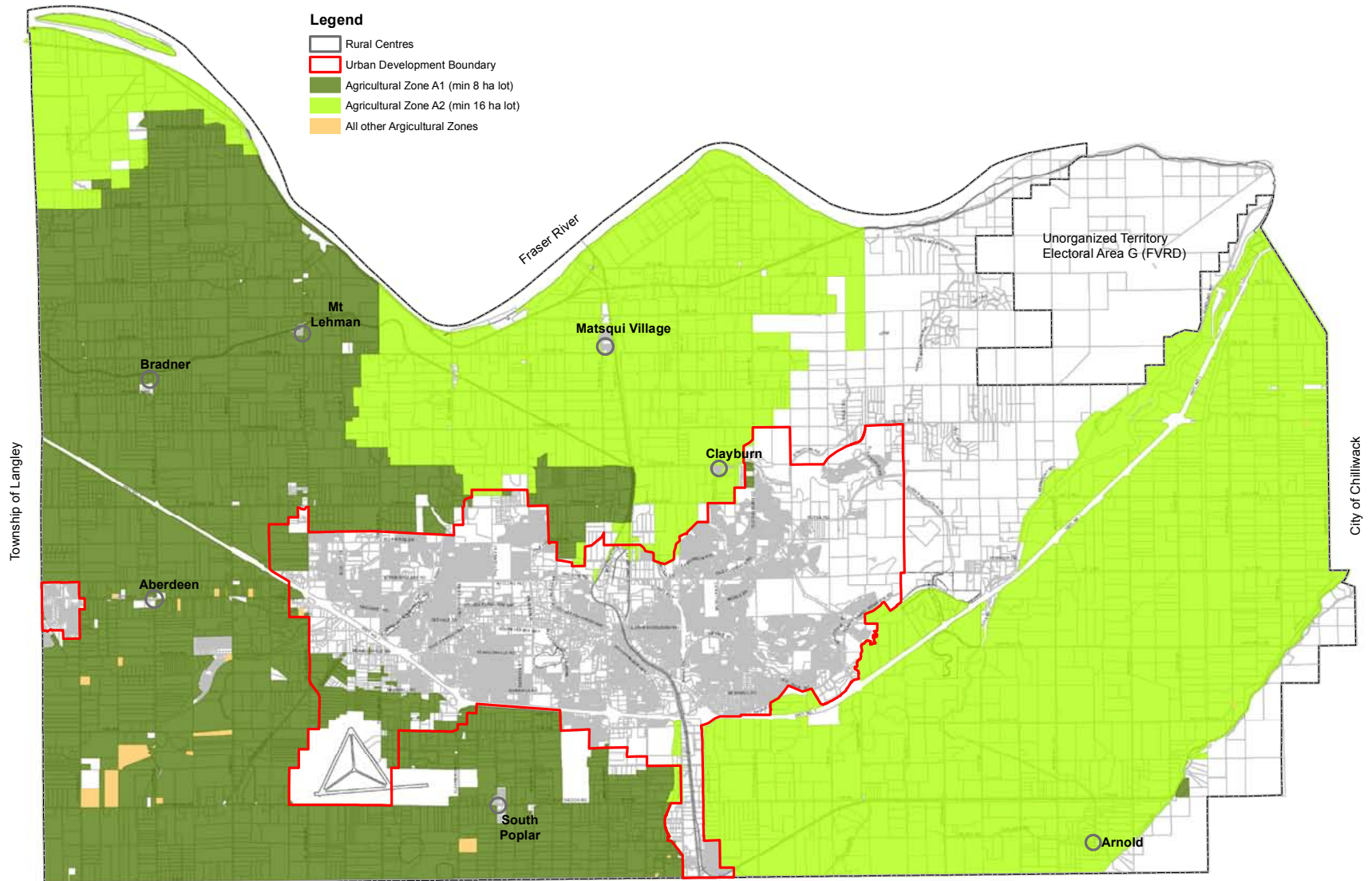
### AGRICULTURAL LAND USE

The Agricultural category includes land that is reserved for farming and for agri-industrial uses that serve and support agriculture. The vast majority of land in this category is within the Agricultural Land Reserve. While some existing non-agricultural uses can be found in this category (such as gravel extraction, or rural residences) the intention of this category is to provide a stable, long-term land base for agriculture.



# Context

## Current Zoning Bylaw





# Context

## Current Zoning Bylaw

**ACCESSORY PROCESSING USE** means a use accessory to an agricultural use providing for, and specifically limited to, the cleaning, grading and packing for marketing as fresh produce of the crops grown on that and other farm operations.

### AGRICULTURAL LAND COMMISSION ACT

**Section 2 (2)** The following activities are designated as farm use for the purposes of the Act and may be regulated but must not be prohibited by any local government bylaw except a bylaw under Section 917 of the Local Government Act:

- c. storage, packing, product preparation or processing of farm products, if at least **50%** of the farm product being stored, packed, prepared or processed is produced on the farm or is feed required for farm production purposes on the farm.

**Section 1 (1)** “farm product” means a commodity that is produced from a farm use as defined in the Act or designated by this regulation.

### ZONING BYLAW

**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 m<sup>2</sup>** 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.

# Context

## Bylaw Compliance

**GOAL:** develop a strategic and systematic approach to existing and future bylaw compliance issues

1

### Inventory

#### IDENTIFY WHAT WE HAVE TODAY

- 2015 air photo scan (in-progress & based on criteria)
- identify & quantify magnitude of potential contraventions

2

### Prioritization

#### OUTLINE PRIORITIES BASED ON NEW DIRECTIONS

- theme & map contraventions
- prioritize compliance with new directions

3

### Compliance

#### DEVELOP A STRATEGIC & SYSTEMATIC APPROACH

- establish systematic approach to achieve compliance
- outline opportunities for process improvements to mitigate future compliance matters

# Discussion

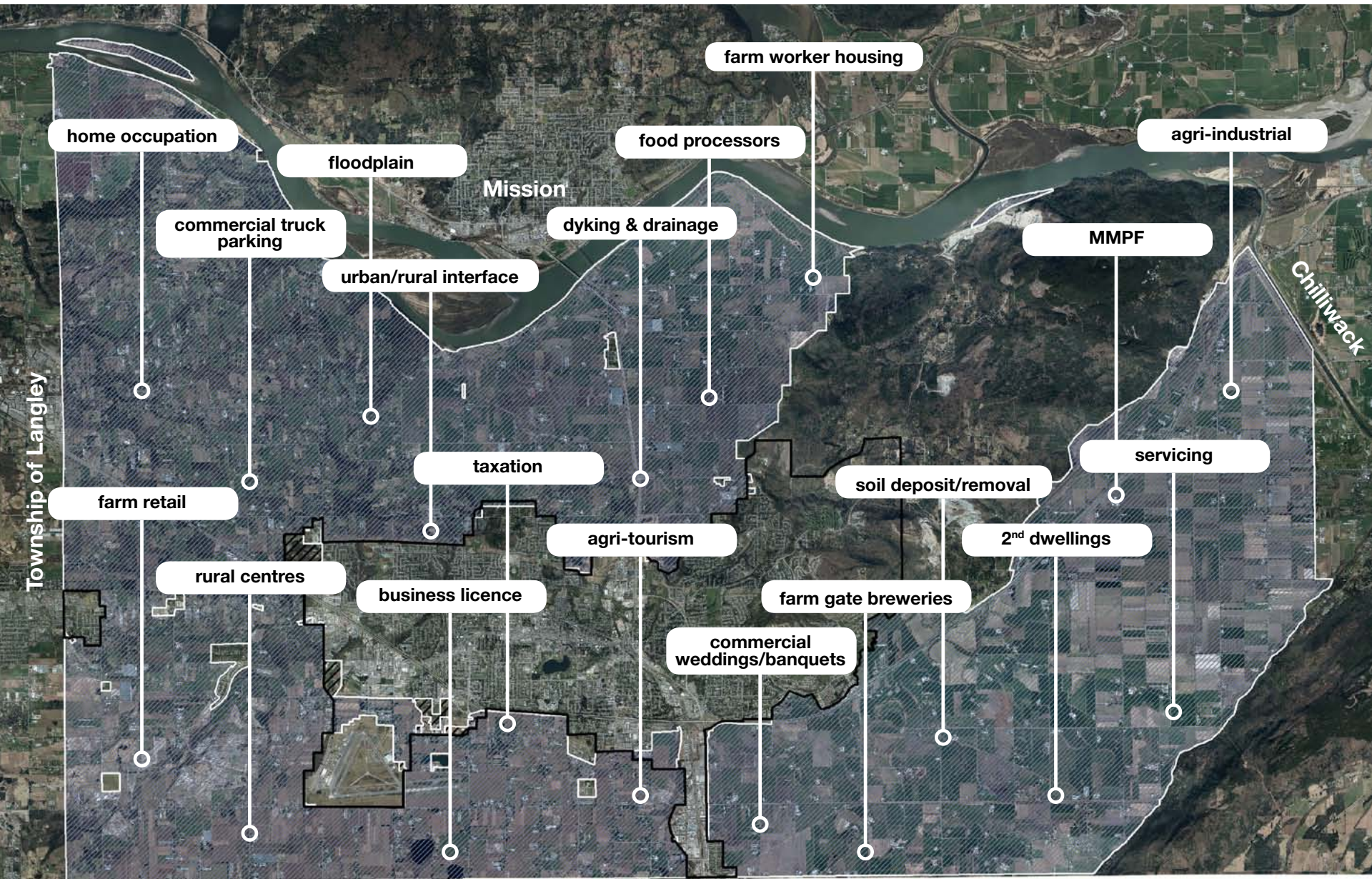
What do you think? Part 1

What are the **opportunities and challenges** for the use of agricultural land in Abbotsford?



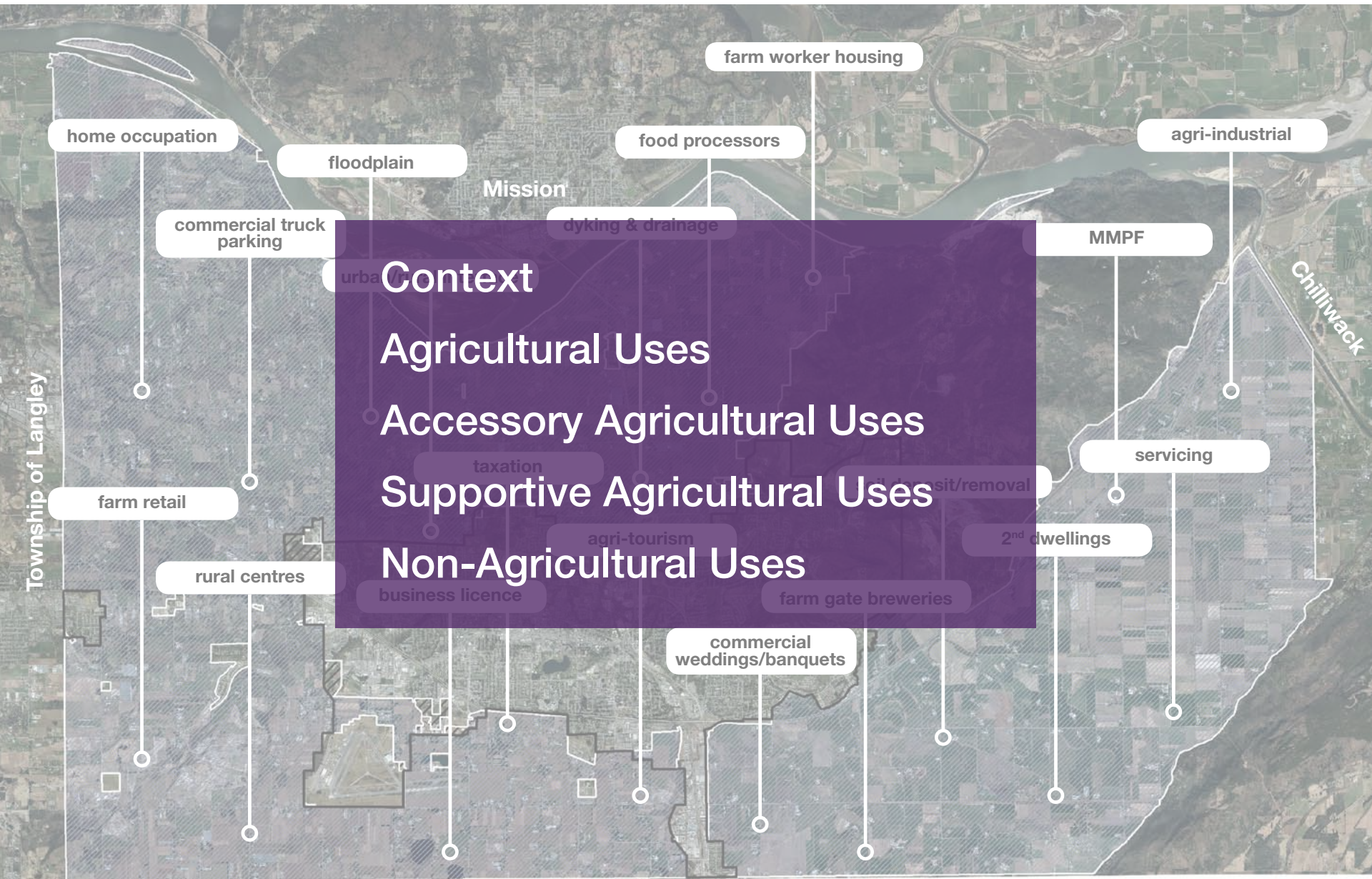


# Opportunities & Challenges





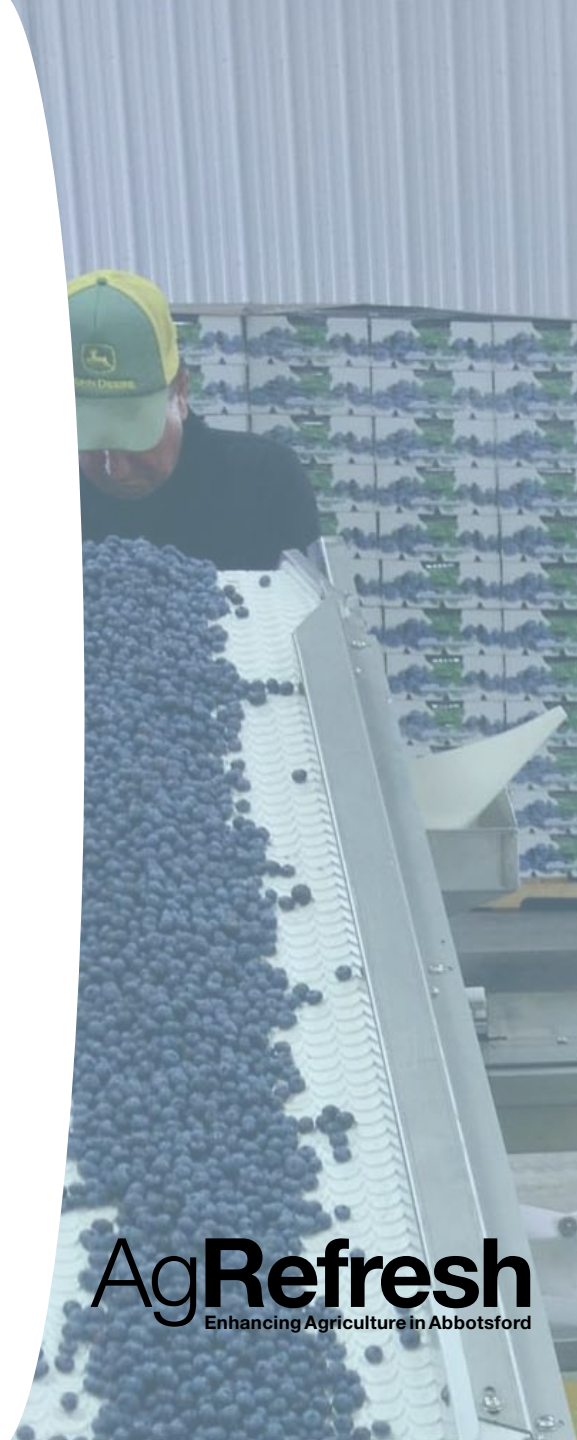
# Opportunities & Challenges



# Opportunities & Challenges

## Agricultural Uses

- Farming such as dairy, poultry, and berry - important to agriculture in Abbotsford
- Agricultural industry is evolving from traditional forms to a wider range of uses such as:
  - food processing
  - breweries
  - medical marihuana production





# Opportunities & Challenges

## Accessory Agricultural Uses

- Economic viability of farms being enhanced by increasing access for the public to buy products and through activities such as:
  - pumpkin patches
  - corn mazes
  - u-pick

# Opportunities & Challenges

## Supportive Agricultural Uses

- Farm workers need permanent or seasonal accommodation on farm properties
- Growing need to facilitate home occupations on farms
- Need to identify and establish rural centres to support the rural community

# Opportunities & Challenges

## Non-Agricultural Uses

- A wide variety of non-agricultural uses currently occur within the ALR such as:
  - commercial truck parking
  - RV storage
  - warehousing
  - gravel extraction
  - soil removal and deposit
  - commercial weddings and banquets



# Discussion

What do you think? Part 2

What is working well? Why?

What is not working well?  
How can it be improved?

Agricultural Uses

Accessory Agricultural Uses

Supportive Agricultural Uses

Non-Agricultural Uses

# AgRefresh

Enhancing Agriculture in Abbotsford

Join us to share your ideas  
for agriculture in Abbotsford

**Public Open House**

**April 28, 2016**

**6:00 pm - 8:00 pm**

**Matsqui Elementary School**

**33661 Elizabeth Ave**

 **604-864-5510**

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# Next Steps

## Engagement



## Stay Involved

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