

WELCOME!

AgRefresh
Enhancing Agriculture in Abbotsford



AgRefresh November 2017 Open House

WHAT IS AgRefresh ?

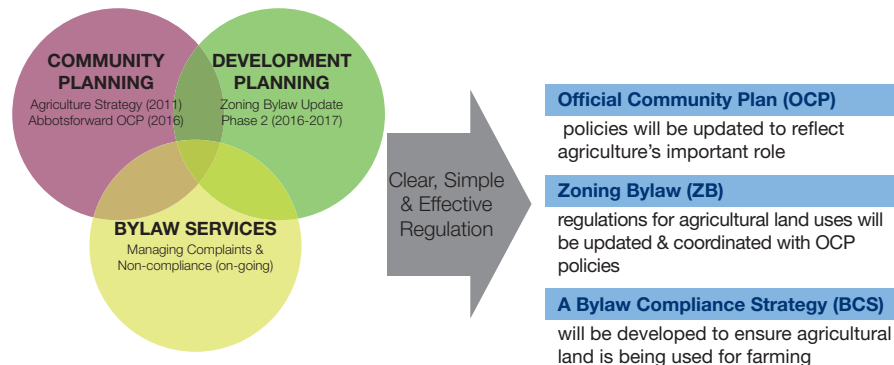
About AgRefresh

Agriculture is an integral component of Abbotsford's economy and an important contributor to the community's overall identity.

With approximately 75% of the City's land base located within the Agricultural Land Reserve (ALR), thriving local farms produce a diversity of crop and livestock commodities, positioning Abbotsford as an agricultural leader in Canada.

In recognition of the important strategic role of the agricultural industry, Abbotsford is undertaking a comprehensive planning process called AgRefresh.

Objectives & Deliverables



AgRefresh 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.



AgRefresh **PLANNING PROCESS**



LEGISLATIVE & POLICY FRAMEWORK

A Layered Regulatory System

Three government agencies have distinct but interrelated roles in regulating agriculture in Abbotsford.

Agricultural Land Commission

The preservation of agricultural land in BC is overseen by the Agricultural Land Commission (the “ALC”).

Ministry of Agriculture

The Ministry of Agriculture supports the ALC’s work by helping ensure the Agricultural Land Reserve (ALR) is being used in a manner that supports agriculture and remains compatible with surrounding urban uses, and between farms.

City of Abbotsford

The City has the ability to plan and regulate agricultural land within Abbotsford, primarily through the Official Community Plan and Zoning Bylaw.

Abbotsford is one of four ‘Regulated Communities’ designated by the Province through the Local Government Act. As a Regulated Community, Abbotsford also has the ability to prohibit or restrict agricultural uses through a farm bylaw. All Farm Bylaws, and any changes to the Zoning Bylaw that prohibit or restrict farming must be approved by the Ministry of Agriculture. Regulated Communities are also expected to remain consistent with the Minister’s Bylaw Standards.

AgRefresh topics addressed by Senior Agencies

As the City develops new and updated regulation, the ALC and Ministry will be consulted and the following documents will guide the preparation of options:

- » **Ministry of Agriculture Bylaw Standards**
- » **The ALC Act**
- » **Agricultural Land Reserve Use, Subdivision & Procedure Regulation**

MINISTRY BYLAW STANDARDS



Residential Uses in the ALR
(siting, footprint, house size)



Temporary Farm
Worker Housing



Urban-Rural Interface

- Urban-side (Bylaw Standards)
- Farm-side (Farm Bylaws)

ALC ACT, REGULATION & POLICIES



Residential Uses in the ALR



Farm Worker Housing



Farm Retail



On-Farm Food Processing



Agri-Tourism &
Gathering for Events



On-Farm Breweries,
Meaderies, & Distilleries

KEY THEMES AND NEW DIRECTIONS

THEME 1

SUPPORT A THRIVING
AGRICULTURAL
SECTOR



Parcel Size



Primary Housing



Temporary Farm
Worker Housing



Urban-Rural Interface

THEME 2

RESPOND TO A
CHANGING
AGRICULTURAL
INDUSTRY



On-Farm Food
Processing



Farm Retail



Agri-Tourism &
Gathering for Events



On-Farm Breweries,
Meaderies, & Distilleries

THEME 3

MANAGE NON-
AGRICULTURAL USES
IN THE ALR



Home Based
Businesses



Rural Centres



Agri-Industrial/
Agri-Innovation



PARCEL SIZE

Maintain and encourage adequate parcel sizes

Parcel size plays an important role in agriculture, with research indicating a relationship between the size of a parcel and the likelihood of it being farmed.

According to Ministry of Agriculture analysis, 61% of parcels in Abbotsford's ALR under 4 ha, and available for farming, are not being farmed (2012).

Stage 2 feedback indicated support for regulating parcel size in some manner, with respondents highlighting the challenge for small parcels to yield sufficient return on investment due to a narrower range of potential activities.

Today, City regulation only permits subdivision of existing farm land if the new lots are at least 8 ha (20 ac) in the A1/A3/A4 Zones and 16 ha (40 ac) in the A2 Zone. In most circumstances, subdivision also requires ALC approval.

Ideas being explored

Require a minimum 16 ha (40 ac) lot size for all new subdivisions in the ALR

Setting a consistent 16 ha minimum lot size for all new subdivisions in agricultural zoning will help maintain parcel diversity and maximize the range of potential farming types into the future.

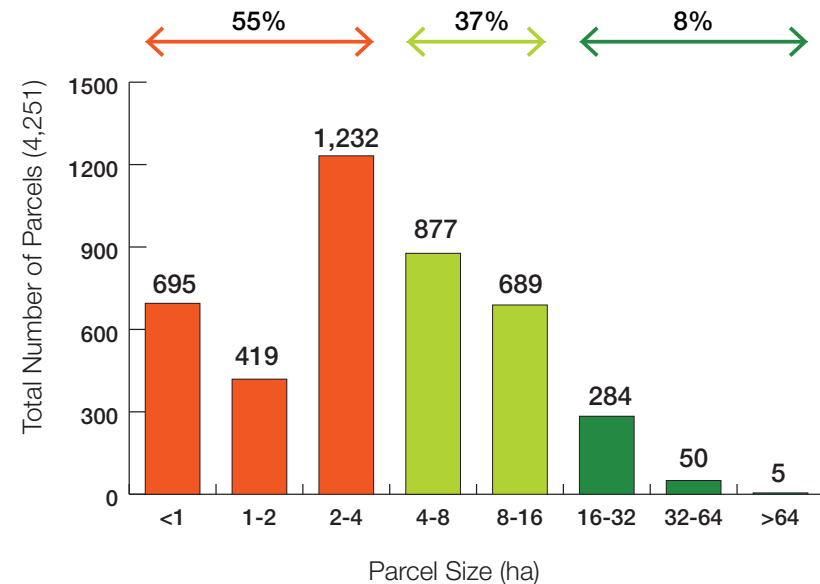
Continue to allow lot line adjustments that benefit farming

In some cases, a farm may need to adjust a lot line to improve the agricultural efficiency or capability of the land, which may result in a lot smaller than the minimum size.

Consider smaller lots in Rural Centres

Rural centres are important nodes that support surrounding agricultural communities. There may be instances where new support services/uses, or other circumstances, will require a subdivision that results in a lot smaller than the zoning minimum. (See Rural Centres panel)

Parcel Size Diversity in Abbotsford's ALR (Agric. zoned lots)



Do you agree with the ideas being explored?

(place a dot below and tell us more on a sticky note)

Yes	Somewhat (tell us more)	Not really (tell us more)	No (tell us more)
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PRIMARY HOUSING

Ensure the appropriate residential footprint and number of homes

Housing plays an important role in the ALR, allowing farmers and their families to live on the farm and conveniently manage the farm operation.

This topic explores new regulation for the main farm house and additional dwellings that support the farm and farmer, aiming to balance farm needs with preserving as much land as possible for agriculture.

Stage 2 feedback highlighted the importance of agriculture as the primary use of ALR land, aiming to minimize the impact of housing on establishing viable farm operations, particularly for smaller parcels.

AgRefresh is exploring new regulation for:

The Main Farm House (with suite)



- » Residential Footprint
- » House Location
- » House Size

Additional Farm Dwelling Types

Mobile Home for Family



Full Time Farm Worker Unit



Coach House (NEW Option)



Tell Us More

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HOUSING - MAIN FARM HOUSE

Farm 'Residential Footprint'

A 'residential footprint' is the area of a farm used solely for residential purposes. It includes elements such as the farm house, yards/decorative landscaping, pools, sport courts, residential sheds/workshops, residential driveways, etc.

Why is residential footprint important?

It is important to balance the residential needs of the farm/ farmer with preserving as much land as possible for agriculture. Regulating the area for residential uses helps to maximize the capacity of each farm property and reduce the overall impact of residential uses in the ALR.

The Ministry of Agriculture recommends a maximum farm 'residential footprint' of **2,000m² (1/2 ac.)** - for main farm house.



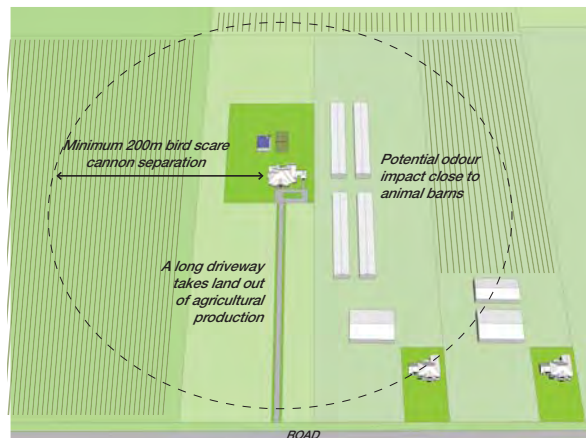
Farm House Location

Why is house location important?

The location of housing on the lot can influence the productivity of the farm and potentially impact surrounding farms.

For example, if a house is placed deep on a farm lot (see below), the location of a house can impact the placement of farm uses such as blueberry cannons (require 200m separation from houses), or potentially result in odour and dust complaints related to ventilation of poultry or livestock barns.

The Ministry of Agriculture recommends a maximum house setback (to back of house) of **50m** from the front lot line.



Farm House Size

Why is house size important?

House size has an impact on the overall value of a farm property, and larger more expensive dwellings can increase the per acre/ hectare value of farmland, increasing costs for farmers. The impact of larger homes is particularly notable for smaller lots.

AgRefresh is exploring the idea of regulating house size on Agricultural Zoned properties in the ALR.

The Ministry of Agriculture recommends a maximum farm house size of **500m² (5,382 ft²)**.





HOUSING - MAIN FARM HOUSE

Farm Residential Footprint

The farm house is essential to supporting agriculture in Abbotsford, however, increasing pressure for non-farm residential uses (e.g., estate homes) is a contributing factor to rising land values and impacts on farmland production.

Currently, Abbotsford permits a single-detached dwelling with suite in agricultural zoning, with few provisions regulating house size or location.

Due to the relationship between lot size and the likelihood of land being farmed, the following options explore more flexibility for lots over 4 ha (10 ac.)

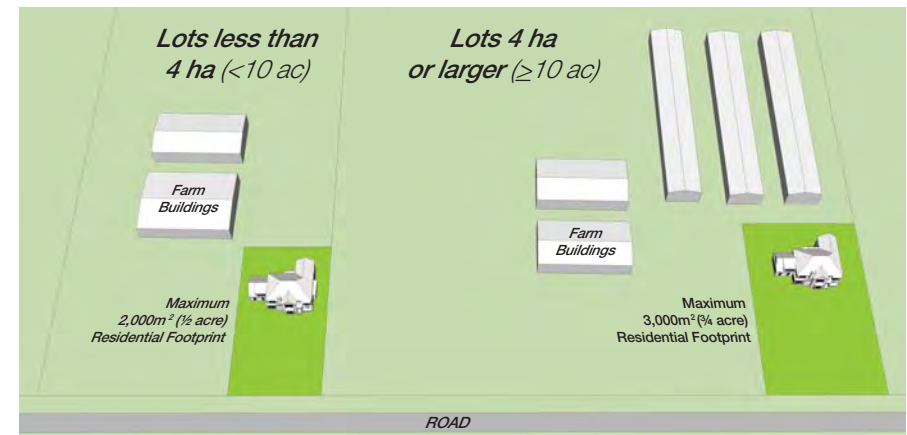
Ideas being explored

Set a maximum 'residential footprint' in relation to lot size	
What we're exploring ...	Maximum Residential Footprint
Lots under 4 ha (<10 acres)	2,000 m ² (1/2 acre)
Lots 4 ha or larger (≥10 acres)	3,000 m ² (3/4 acre)

Do you agree with linking 'residential footprint' to lot size?

(please place a dot below and tell us more on a sticky note)

Yes I like the approach	No Treat all parcels the same	No Don't regulate this	Don't know/No Opinion
<div></div>	<div></div>	<div></div>	<div></div>



Do you agree with the 'residential footprint' size being explored for each lot size category? (please place a dot below and tell us more on a sticky note)

Lots under 4 ha (<10 ac)

Footprint should be slightly smaller	I like the proposed 2,000m ² (1/2 ac.)	Footprint should be slightly larger	Footprint should be much larger
<div></div>	<div>Ministry Recommendation</div>	<div></div>	<div></div>

Lots 4 ha or larger (≥10 ac)

Footprint should be much smaller	Footprint should be slightly smaller	I like the proposed 3,000m ² (3/4 ac.)	Footprint should be slightly larger
<div></div>	<div>Ministry Recommendation</div>	<div></div>	<div></div>





HOUSING - MAIN FARM HOUSE

Farm House Location (setback from road)

Currently, the Zoning Bylaw requires a minimum house setback from the front lot line (9m or 30'), but does not regulate the maximum setback.

This approach explores setting a maximum **distance between the front lot line and the back of a farm house** in relation to parcel size.

The residential footprint would be allowed to extend an extra 10m beyond the house to provide a rear yard and separation from farming activities.

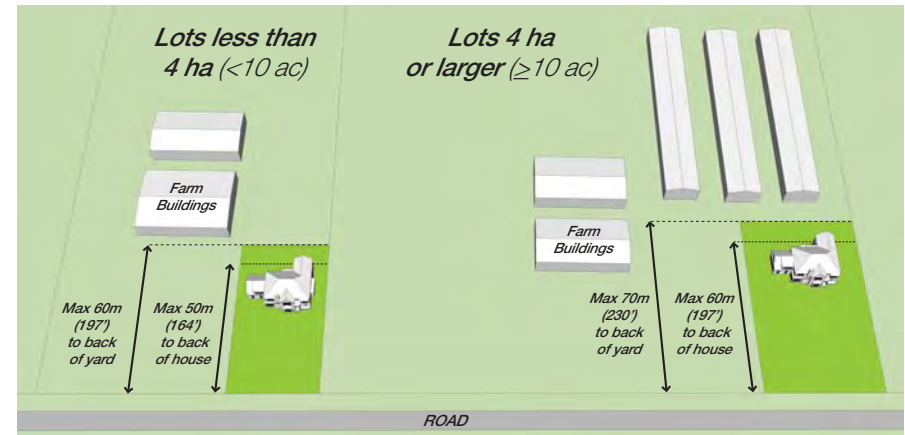
Ideas being explored

Set a maximum house setback in relation to lot size	
What we're exploring ...	Maximum House Setback (back of farm house to front property line)
Lots under 4 ha (<10 acres)	50 m (164')
Lots 4 ha or larger (≥10 acres)	60 m (197')

Do you agree with linking maximum house setback to lot size?

(please place a dot below and tell us more on a sticky note)

Yes I like the approach	No Treat all parcels the same	No Don't regulate this	Don't Know/No Opinion



Do you agree with the maximum house setbacks being explored for each lot size category? (please place a dot below and tell us more on a sticky note)

Lots under 4 ha (<10 ac)

Should be slightly closer to road	I like the proposed 50m (164')	Should be slightly further from road	Should be much further from road
	Ministry Recommendation		

Lots 4 ha or larger (≥10 ac)

Should be much closer to road	Should be slightly closer to road	I like the proposed 60m (197')	Should be slightly further from road
	Ministry Recommendation		





HOUSING - MAIN FARM HOUSE

Farm House Location

What if a different house location is better for farming?

It will be difficult to create standards that fit all circumstances due to varying site characteristics. Flexibility may be needed in some cases where an alternative house location is better for farming or necessary due to land conditions.

Furthermore, there will be circumstances where a house was built prior to adoption of new regulations and therefore it may not be possible for new additions or changes to completely comply with the new rules.

Ideas being explored

Consider applications to locate the residential footprint elsewhere to support farming and minimize the impact on agricultural land

What do you think of these considerations?

- » To cluster residential uses with farm buildings for efficiency or security of operations
- » When ground conditions are not suitable for a septic field
- » To avoid utility corridors, steep slopes, watercourses, environmentally sensitive areas
- » To avoid placement of a dwelling in a floodplain or other hazardous area
- » To consider significant topography or very high quality soils
- » When a farm has an unusual lot configuration (e.g., very narrow at the front)
- » To facilitate minor additions or alterations to a house built before adoption of the residential footprint regulations (in a manner that minimizes non-compliance)



Should alternative house locations be considered in some circumstances?
(please place a dot below and tell us more on a sticky note)

Yes

Don't Know/No Opinion

No

Did we miss any circumstances that should be considered?
(please place a dot below and tell us more on a sticky note)

The considerations sound appropriate

You've missed something
(place sticky below)

Something should be removed
(place sticky below)





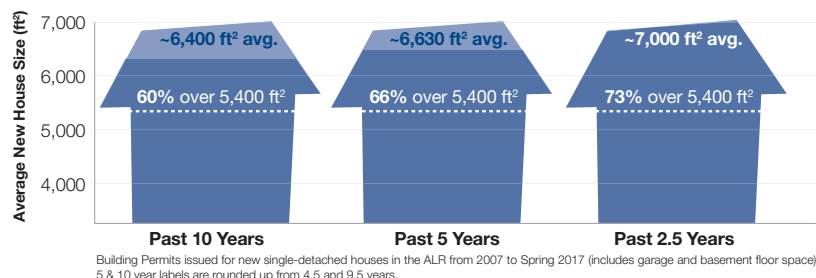
HOUSING - MAIN FARM HOUSE - SIZE

Farm House Size

Currently, Abbotsford's agricultural zoning does not regulate house size. Ministry of Agriculture research (2011) indicates that large and expensive homes can significantly increase the value of a farm property, making it more expensive for farmers and less likely to be farmed, especially for smaller parcels (61% of Abbotsford's ALR parcels <4ha, and available for farming, are not being farmed).

The Ministry of Agriculture recommends a maximum house size of 500m² or (5,382 ft²) for all main farm houses in the ALR.

House Construction Trends in Abbotsford's ALR



Ideas being explored

Set a maximum house size in relation to parcel size in the ALR

The idea would be to link house size to lot size, providing more flexibility for large farms:

- **Small lots** under 4 ha (10 acres)
- **Mid-sized lots** 4 ha to 16 ha (10-40 acres)
- **Large lots** over 16 ha (over 40 acres)

Should Abbotsford regulate house size in relation to lot size in the ALR?

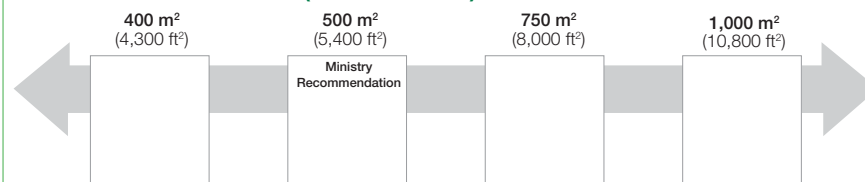
Yes
I like the approach

Regulate house size,
but all lots should be allowed
the same size house

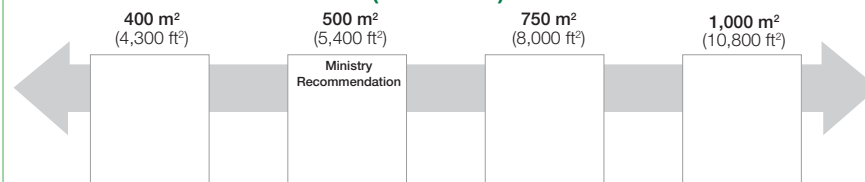
No
We shouldn't regulate house
size in the ALR

What's an appropriate **house size** on Agriculture Zoned ALR lots?
(please place dots below to indicate your preference)

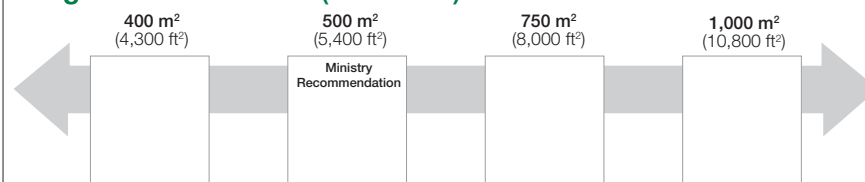
Small ALR Lots <4ha (under ~10ac)



Mid-Size ALR Lots 4-16ha (~10-40ac)



Large ALR Lots 16ha+ (over 40ac)



Tell Us More



HOUSING - MOBILE HOME FOR FAMILY

Abbotsford's agricultural zoning currently allows one mobile home for immediate family in addition to the main farm house, provided the lot is in the ALR, has BC Assessment Authority (BCAA) farm classification, and is at least 3.8 hectares (9.4 acres).

Acknowledging the importance of intergenerational farm operations, AgRefresh is exploring more flexibility for this housing option, in alignment with ALC policy.

Ideas being explored

Remove the requirement for farm classification status

ALC regulation does not require an ALR property to have BCAA farm classification in order to have a mobile home for family in addition to the main farm house.

Remove the minimum lot size

Removing the minimum lots size would allow smaller ALR farms and properties to incorporate this housing option.

Set a maximum 'residential footprint' (1,000m² or ¼ acre)

Similar to 'residential footprint' for the main farm house, this would limit the space a mobile home and yard could occupy on the farm. AgRefresh is exploring allowing a 1,000m² (¼ ac.) maximum area in addition to, and connected with, the main farm house 'residential footprint'.

Establish a maximum building setback from the front lot line (50m or 164')

A maximum 50m (164') setback from the back of the mobile home to the front property line will help minimize the impact of this additional dwelling on productive farming area.

Mobile home for family (accessory to farm house)



Do you agree with the ideas being explored?

(place a dot below and tell us more on a sticky note)

Yes	Somewhat (tell us more)	Not really (tell us more)	No (tell us more)
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Tell Us More



HOUSING - FULL TIME FARM WORKERS

In some cases, a farm may need a worker to live on site full-time to support the needs of the operation. Currently, Abbotsford's Zoning Bylaw allows up to two houses for full time farm workers, depending on farm operation size and scale of production. AgRefresh is exploring options to enhance existing regulation, acknowledging that farm needs may change over time.

Ideas being explored

Only allow as a mobile home or conversion of an existing building/house

Housing for a full-time farm worker is currently permitted as a permanent structure. Moving to a mobile home will allow removal when no longer needed, reverting land back to production. This option also considers conversion of an existing building.

Set a maximum 'residential footprint' (1,000m²) and building setback (50m)

Limits the space a dwelling and yard can occupy on the farm. AgRefresh is exploring a maximum 1,000m² (¼ acre) residential footprint and 50m (164') maximum building setback.

Allow a maximum dwelling floor area of 300m² (3,200ft²)

The Ministry of Agriculture recommends a maximum dwelling size of 300m² for additional dwellings beyond the main farm house. This would apply to converted dwellings.

Minimum 4.0 ha lot size and a maximum of 2 per lot

Farms would need a minimum 4.0 ha lot. Allow up to 2 full-time worker dwellings per lot. This may also limit the total dwellings to 3 per lot, including the main farm house and family mobile home (excludes seasonal worker housing, suites, coach houses).

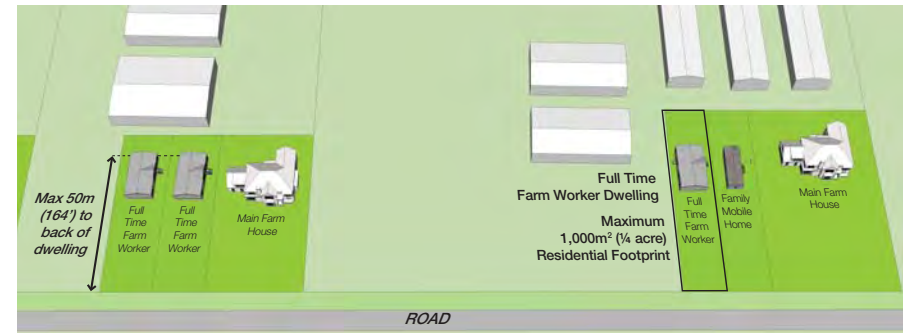
Remove requirements for farm owner to live on the same lot and an adult family member to work full-time on the farm

This would remove the existing requirement for the farm owner to live on the same lot and employ a full-time immediate family member on the farm.

Allow use subject to ALC approval

Currently, a minimum 'level of farm operation' is set out in the Zoning Bylaw. To be flexible to industry changes and farm needs, this approach proposes ALC approval on a farm-by-farm basis.

Full Time Farm Worker Dwelling



Do you agree with the ideas being explored?

(place a dot below and tell us more on a sticky note)

Yes	Somewhat (tell us more)	Not really (tell us more)	No (tell us more)
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Tell Us More



HOUSING - COACH HOUSE

The Agricultural Land Commission recently introduced a new housing option, allowing municipalities to permit a dwelling unit (rental) above an existing building on a farm in the ALR. AgRefresh is exploring this new housing option.

Ideas being explored

Permit a single level dwelling above an accessory farm building (i.e. coach house)

This use is not currently permitted in Abbotsford's Agricultural zones. AgRefresh is exploring this new housing type to support housing choice in farming areas, and as an alternative option to a secondary suite.

Maximum floor area of 90m² (968ft²)

In accordance with ALC policy, this dwelling type may not exceed a floor area of 90m²

Would not be permitted on a lot with a mobile home for family

The ALC does not allow this dwelling type on a lot that already has a mobile home for family.

Farm classification status (BCAA) is required to permit use

This option would only be permitted in the ALR on a lot with BC Assessment Authority farm classification.

Occupancy is not restricted to family or workers

Similar to a secondary suite, the use is not restricted to specific occupants



Do you agree with the ideas being explored?

(place a dot below and tell us more on a sticky note)

Yes	Somewhat (tell us more)	Not really (tell us more)	No (tell us more)



Tell Us More

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AgRefresh
Enhancing Agriculture in Abbotsford



TEMPORARY FARM WORKER HOUSING

Support adaptable temporary farm worker housing

Local labour to support agricultural operations in Abbotsford is in limited supply, resulting in farmers seeking labour from other countries - this creates a need to house these temporary workers. Early feedback identified housing size, duration of stay, and federal program requirements as important considerations.

Ideas being explored

Only allow temporary buildings if new, or conversion of an existing building

Abbotsford's Zoning Bylaw currently permits new permanent buildings. Moving to temporary buildings will allow removal when no longer needed. This option also considers conversion of an existing permanent building that has been on the farm for a minimum of 5 years.

Establish a maximum 'residential footprint' and maximum building setback

Set a maximum residential footprint of 1,050m² for lots 4-16 ha or 1,400m² for lots 16 ha or larger.

Increase allowable building size and add amenity space requirement

Set a 4.0 ha minimum lot size. Increase allowable building size to ~300m² (~3,200 ft²) for lots 4 to 16 ha and ~400m² (~4,300 ft²) for lots 16 ha or larger. Require modest indoor amenity space (e.g., lounge) to support liveability.

Limit to one lot per farm operation and only on land owned by farmer

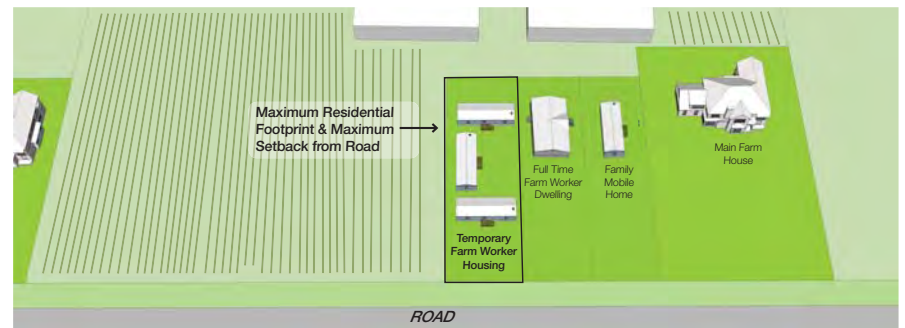
On a multi-lot farm operation, this housing type would be limited to one lot. Only permitted on land owned by the farm owner, but the farm owner would not need to live on the same lot.

Require an Agrologist report to demonstrate the need for housing

The ALC allows additional farm dwellings if necessary for farm use. An Agrologist report will assist in evaluating the need and suitable building size/worker count. This provision would be limited to a maximum of 40 worker units per farm operation.

Expand to allow all fruit operations (not just berries)

This would expand from 'berry and vegetable' operations to include all fruit operations.



Do you agree with the ideas being explored?

(place a dot below and tell us more on a sticky note)

Yes	Somewhat (tell us more)	Not really (tell us more)	No (tell us more)

Should temporary worker housing be limited to Federal Program Workers?

Yes, housing Federal program seasonal agricultural workers is the main need	No, local farms need this housing type for domestic (Canadian) workers too	Don't know/ No Opinion





URBAN-RURAL INTERFACE

Maximize urban-rural interface compatibility

With urban land uses intensifying, the urban-rural interface is an area of possible land use conflict if not effectively managed, potentially straining relationships between farm and non-farm neighbours.

AgRefresh is exploring improvements to urban-side ALR buffering in consideration of the Ministry of Agriculture Guide to Edge Planning and evaluating whether any farm-side setbacks need to be updated.

Ideas being explored

Update landscape buffer design guidelines

A landscape buffer provides an appropriate transition between urban and farming areas. The buffer requirements will be updated to outline the various interface types in Abbotsford.

Analyze specific conditions where exemptions may be appropriate

Circumstances may arise where an urban-side buffer doesn't align with the policy intent or is highly impractical (e.g., where new urban infill development fully interfaces with the residential frontage of a farm). Analyze existing exemption provisions to identify needed updates.

Review and update farm-side setbacks where needed

AgRefresh will analyze existing farm-side building and use setbacks from the urban area and other farm properties to determine if updates are required.



Do you agree with the ideas being explored?

(place a dot below and tell us more on a sticky note)

Yes	Somewhat (tell us more)	Not really (tell us more)	No (tell us more)

Are there any specific **farm-side** zoning setbacks that should be reviewed?

(place a dot below and tell us more on a sticky note)

Yes - please identify the specific issue with a sticky note below	No, the existing farm building setbacks seem about right	I don't know/ No Opinion





ON-FARM FOOD/COMMODITY PROCESSING

Manage more intensive food/commodity processing on farms

The shift away from central processing facilities and consolidation of farm operations is leading to a greater demand for larger on-farm processing facilities. Consultation has indicated support for regulating on-farm processing, noting the need to balance farm and industrial area regulations.

The City currently allows on-farm sorting, washing, storing, and packing of fresh produce, and must be in accordance with ALC 50% source rules.

Ideas being explored

Introduce two levels of on-farm processing and expand permitted activities

Level 1 Processing: crops, eggs, dairy, honey (all agricultural zones)

- allow cleaning, grading, separating, packing, freezing, storing
- allow processes such as mixing, drying, canning, size reduction, fermentation, heat/cold treatments, chemical/biological treatments

Level 2 Processing: meat and aquaculture (case-by-case through rezoning applications)

- allow all Level 1 activities
- allow processing of livestock, poultry, aquaculture

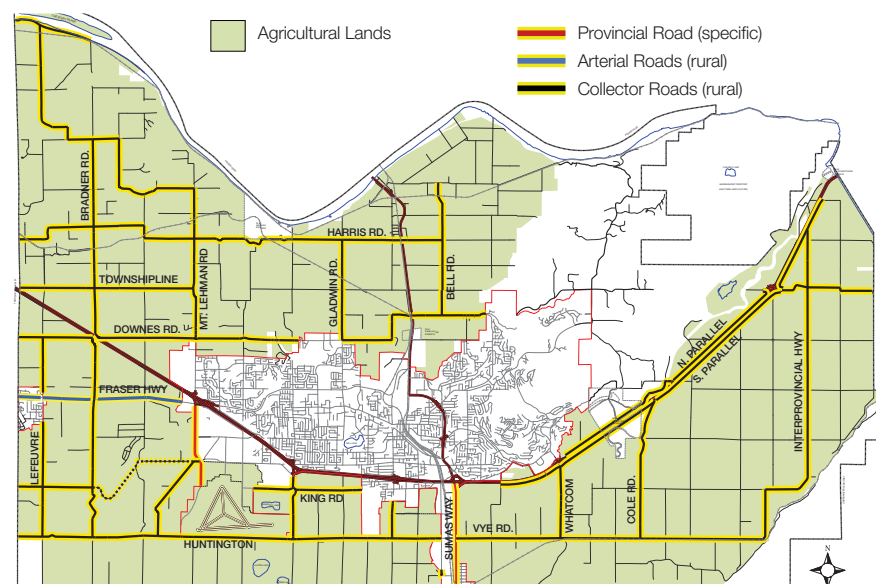
Maintain the 2,000m² (21,500 ft²) maximum on-farm processing floorspace

All A1 and A2 zoned ALR parcels would continue to be eligible for Level 1 with a maximum floorspace of 2,000m² and subject to ALC regulations (i.e., 50% rule)

Establish OCP policy to guide consideration of applications for Level 2 processing and larger facilities (beyond 2,000m²)

Consider access to rural collector/arterial roads and key Provincial corridors serving rural areas. Evaluate supporting transportation infrastructure, water supply, wastewater and stormwater management, compliance with ALC 50% requirements, and local compatibility.

Only consider rezoning applications for Level 2 uses & facilities over 2,000m² (21,500 ft²) on main roads (see map)



Do you agree with the ideas being explored?

(place a dot below and tell us more on a sticky note)

Yes

Somewhat (tell us more)

Not really (tell us more)

No (tell us more)





FARM RETAIL

Guide the scale and location of farm retail operations

The increasing popularity of buying directly from farms is creating a new level of demand for buildings, parking, and other supportive infrastructure.

The majority of feedback to-date supports farm retail and recognizes the need to ensure farm retail is at an appropriate scale. Public input indicates support for regulating on-farm retail (e.g. parking, size and location of buildings).

Ideas being explored

Maintain the existing 300m² maximum floor area for farm retail (indoor/outdoor)

Maintain the 300m² combined maximum indoor and outdoor sales and display space limit. This limit would also apply where 100% of products sold are from the farm.

Allow co-op products to contribute to the 50% ALC floor space requirement

Updating the Zoning Bylaw definition for 'farm retail' to allow products from a co-op will better align with ALC regulation. ALC regulation requires that 50% of farm retail floor area be dedicated to the sale of products from that farm or a co-op to which the farmer belongs.

Set a maximum for permanent farm retail parking (temporary not limited)

To retain land for farming, AgRefresh is exploring a 30 stall maximum for permanent farm retail parking (gravel/pavement). Temporary seasonal parking would not be limited, and non-permanent materials could be used to accommodate increased demand in peak periods. 30 stalls is double the minimum parking requirement for a 300m² farm retail operation.

Require a business licence for farm retail

Requiring a business licence for farm retail operations will help monitor the number and nature of farm retail operations. Would exempt road-side type stands.



Do you agree with the ideas being explored?

(place a dot below and tell us more on a sticky note)

Yes

Somewhat (tell us more)

Not really (tell us more)

No (tell us more)



Tell Us More



AGRI-TOURISM

Guide the scale and location of agri-tourism operations

The growing popularity of activities such as farm tours, hay rides, and corn mazes offer a way to diversify farm income but also introduce activities that can create traffic, parking needs, noise, and other impacts that can disrupt farming activity and land productivity.

Public feedback identified the the need for the City to enhance its role in regulating agri-tourism activities.

Ideas being explored

Differentiate agri-tourism from gathering events

Agri-Tourism is an activity, service or facility where the public is invited that displays, demonstrates, promotes or markets products or operations of the farm. This includes things like harvest festivals or other seasonal events that promote products of the farm.

Limit outdoor agri-tourism to a maximum area of 2,000m² (if year round)

Outdoor areas of the farm used only for agri-tourism activities and not seasonally reverted back to farm production would be limited to 2,000m² (e.g., play areas)

Remove the 10 month agri-tourism limit

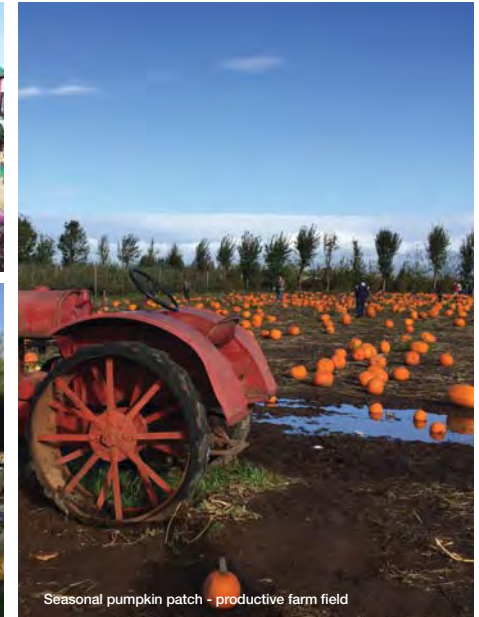
Acknowledging that a farm may have year round operations or commodities that warrant agri-tourism activities, AgRefresh is exploring removal of the 10 month limit.

Remove indoor floor space reference from the Zoning Bylaw

The ALC does not permit the construction of new permanent buildings nor construction to convert or upgrade buildings to meet building code for public assembly without ALC approval.

Require parking to be provided on-farm (and not permanent)

In alignment with the ALC, all parking would need to be provided on the farm, however the site may not be permanently altered (no gravel fill or asphalt). Parking areas must be temporary.



Do you agree with the ideas being explored?

(place a dot below and tell us more on a sticky note)

Yes	Somewhat (tell us more)	Not really (tell us more)	No (tell us more)
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GATHERING EVENTS

Enable and manage gathering for events

Non-agriculture related events, such as music festivals and weddings are increasing in popularity in the ALR. Only recently introduced by the Province, the City is exploring new regulation to help manage this value-added opportunity in a way that supports compatibility with surrounding farms.

Ideas being explored

Differentiate gathering events from agri-tourism

Gathering events in the ALR are different from agri-tourism in that they are not hosted for the purpose of promoting or marketing products from the farm. The ALC identifies weddings and music festivals as examples of events - this type of activity is not considered agri-tourism given that the primary purpose is the event itself and not to promote farm products.

Require compliance with ALC regulations for events

The ALC limits events to a maximum of 150 people, a 24 hour duration, and a maximum of 10 per year. If a proposed event does not meet this criteria, ALC approval is required.

New/converted permanent structures or buildings will not be permitted

The ALC does not permit the construction of new permanent buildings/structures nor construction to convert/upgrade buildings to code for event activities without ALC approval.

Require parking to be provided on-farm (and not permanent)

In alignment with the ALC, all parking would need to be provided on the farm, however the site may not be permanently altered (no gravel fill or asphalt). Parking areas must be temporary.

Only permit events on land in the ALR and with farm classification

Consistent with ALC regulation, only farms with farm classification may host events.



Do you agree with the ideas being explored?

(place a dot below and tell us more on a sticky note)

Yes

Somewhat (tell us more)

Not really (tell us more)

No (tell us more)



Tell Us More



BREWERIES, MEADERIES & DISTILLERIES

Enable on-farm breweries, meaderies, and distilleries in the ALR

The recent growth in popularity of craft beer has spurred the cultivation of hops and interest in on-farm brewing. Meaderies and distilleries are also increasing in popularity, but to a lesser extent.

As a recently permitted farm-use activity in the ALR, the City's agricultural zoning does not yet include this use or supporting regulations.

Ideas being explored

Add to Zoning Bylaw as permitted uses

Consistent with ALC regulations, update the Zoning Bylaw to permit these uses on Agricultural zoned properties in the ALR.

Only permit if licenced by the Province and in compliance with ALC Act

Must be licenced under the BC Liquor Control and Licensing Act and comply with ALC Act. The ALC requires all breweries, meaderies and distilleries to grow at least 50% of the farm product used to make the beer, mead, or spirits on that farm (farm can be multiple parcels), or source the farm product from other BC farms, as per conditions specified in the ALC Act.

Limit the processing area (brewing space) to a maximum of 2,000m²

This limit aligns with maximums set for general on-farm processing uses.

Allow an additional 125m² of indoor space for retail sales, sampling, and/or a food and beverage service lounge. Allow an additional 125m² of outdoor space.

Limit would include combined area of all wineries, breweries, meaderies, and distilleries on a lot.

Establish building setbacks suitable to the use

Similar to other farm uses, establish setbacks for siting of buildings related to production, tasting rooms, and food/beverage service areas.

Establish a minimum lot size

This would set a minimum lot size to permit the use on an ALR property.



Image credit: Field House Brewing

Do you agree with the ideas being explored?

(place a dot below and tell us more on a sticky note)

Yes

Somewhat (tell us more)

Not really (tell us more)

No (tell us more)



Tell Us More



HOME BASED BUSINESSES

Strengthen the management and monitoring of home based businesses

Home based businesses provide additional income opportunities for many farm and rural households, but can sometimes grow out of the allowed space.

The majority of community feedback indicated support for continued regulation of permitted size. Some feedback indicated concern that many home businesses are not related to, or supporting the principal use of farming.

Ideas being explored

Create a new home based business category specific to Agricultural Zoning

This would allow provisions tailored to agricultural ALR areas and help mitigate non-compliance.

Retain 112m² (1,205 ft²) maximum size

The existing size limit would be retained and a home based business would continue to be permitted fully within the single-detached dwelling or an accessory building. Use of outdoor space would continue to be prohibited (including storage).

Prohibit new commercial repair & maintenance of farm trucks/vehicles

A farmer would be permitted to repair vehicles for their own farm operation, but commercial repair services would no longer be permitted to operate on site as a home based business.

Prohibit new truck dispatch services as a home based business

Truck dispatch services would not be permitted to operate as a home based business.

Renewed business licence process

The home based business licence procedure would be updated to confirm business size and uses on an annual basis to ensure on-going compliance with the Zoning Bylaw.



Do you agree with the ideas being explored?

(place a dot below and tell us more on a sticky note)

Yes	Somewhat (tell us more)	Not really (tell us more)	No (tell us more)
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Tell Us More



RURAL CENTRES

Define and enhance rural centres

Abbotsford's seven rural centres offer important amenities to people living in rural and agricultural areas, such as schools, libraries, post-offices and fire halls, commercial services, and residential uses.

Generally, AgRefresh community input has highlighted the importance of rural centres as important local nodes (civic, social, and services) for the farming community, but indicated a general desire to avoid expansion that will impact farmland.

Ideas being explored

Consider new institutional uses on ALR lands within rural centres if they support the agricultural community

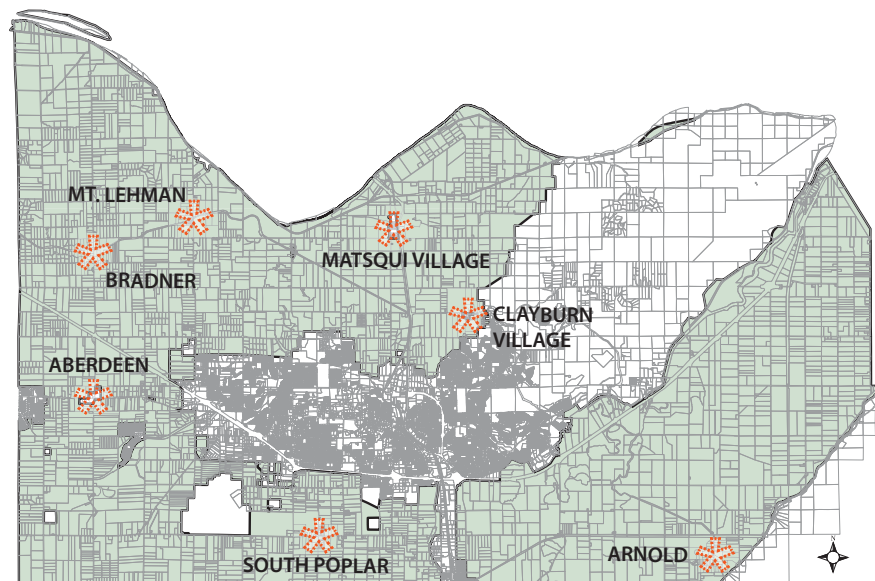
Explore OCP policy that would allow consideration of OCP amendments, Zoning Bylaw Amendments, and/or non-farm use applications on ALR properties to integrate institutional uses (e.g., public schools, community halls) if they support the agricultural community

Consider parcels less than 16 ha (40 acres)

The creation of smaller parcels (less than 16 ha) may be needed to allow additional institutional uses and reflect historical conditions (i.e., zoning).



Rural Centres in Abbotsford



Do you agree with the ideas being explored?

(place a dot below and tell us more on a sticky note)

Yes	Somewhat (tell us more)	Not really (tell us more)	No (tell us more)





AGRI-INDUSTRIAL/ AGRI-INNOVATION

Define and appropriately accommodate agri-industrial/agri-innovation in the ALR

Agriculture is changing and Abbotsford is well positioned to sustain a strong base of traditional agriculture while also looking to the future.

In some cases, farmers and industry stakeholders may be looking for opportunities to push beyond the boundaries of what is currently permitted in the ALR and city zoning to pursue new and innovative agricultural practices.

Ideas being explored

Shift the focus from Agri-Industrial to Agri-Innovation

Explore opportunities to innovate and add value to farm commodities before they leave the farm, or utilize innovative technologies/practices not anticipated under existing regulation.

This direction is not suggesting new ALR areas for farm inputs, such as tractor/machine sales; these uses would remain in industrial areas.

Explore key locations for Agri-Innovation

Identify criteria or strategic locations where applications for agri-innovation might be considered by Council and subsequently by the ALC (i.e., potential rezoning and/or non-farm use applications). Early ideas include proximity to the urban development boundary and existing industrial/regional commercial areas, with good access to transportation routes.

Identify activities/uses considered to be agricultural innovation

Explore policies that would strategically consider proposals that capitalize on the agricultural value of ALR land and advance agriculture through:

- Innovative research and development, advanced education
- Demonstration of best practice or innovation in areas such as farm technology, vertical on-farm integration, on-farm processing, food security



Do you agree with the ideas being explored?

(place a dot below and tell us more on a sticky note)

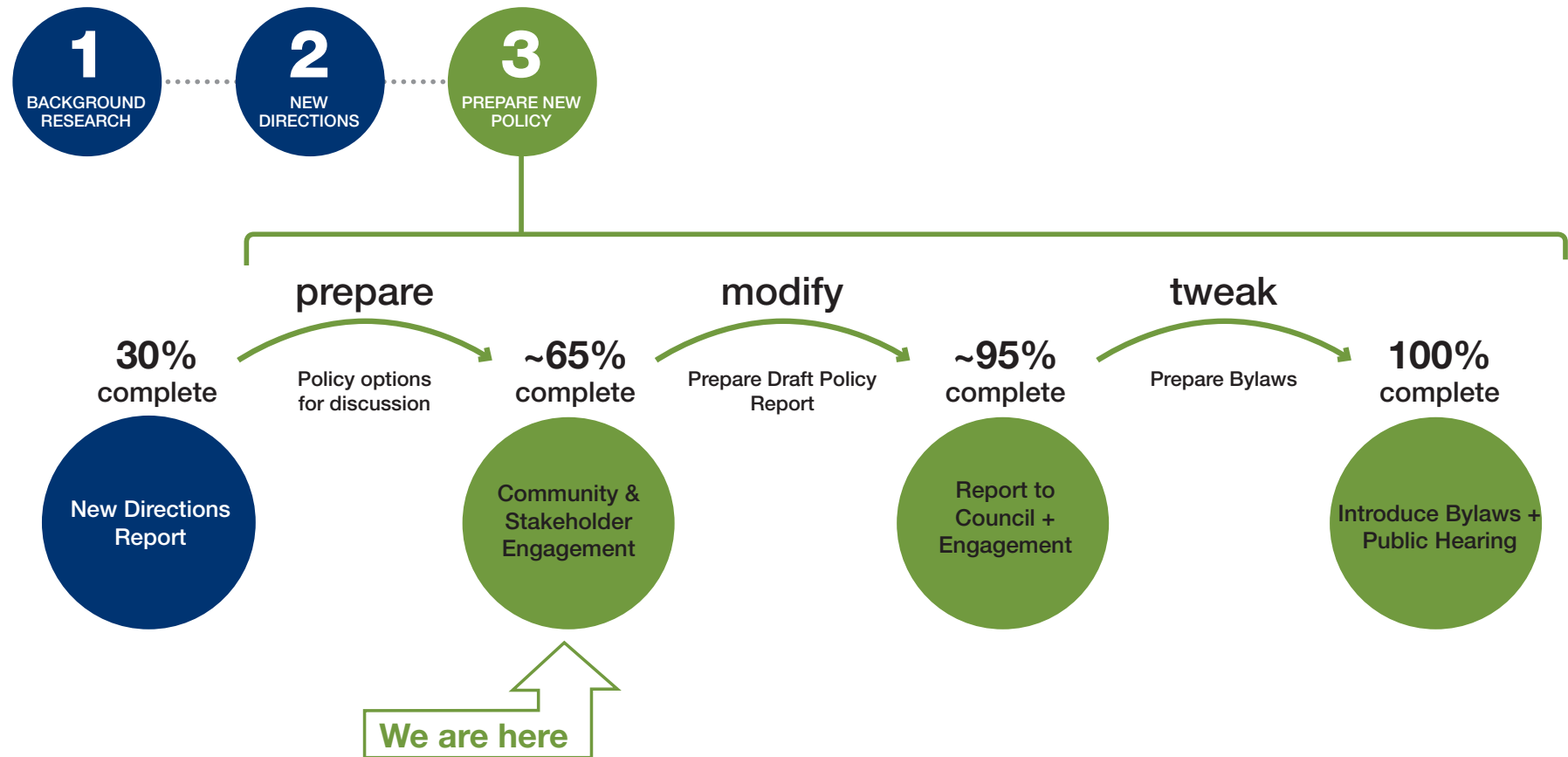
Yes	Somewhat (tell us more)	Not really (tell us more)	No (tell us more)



Tell Us More

STAGE 3 - NEXT STEPS

How we will use your input ...



THANK YOU!



Know someone that couldn't attend the open house?

Please encourage them to provide feedback online at:

www.abbotsford.ca/plan200ksurvey

Please stay involved and connected

✉ Subscribe to the email listserv at **www.abbotsford.ca/plan200ksurvey**

📞 **604-864-5620**

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🌐 **www.abbotsford.ca/AgRefresh**