

AgRefresh

Enhancing Agriculture in Abbotsford

BACKGROUND RESEARCH REPORT

September 2016



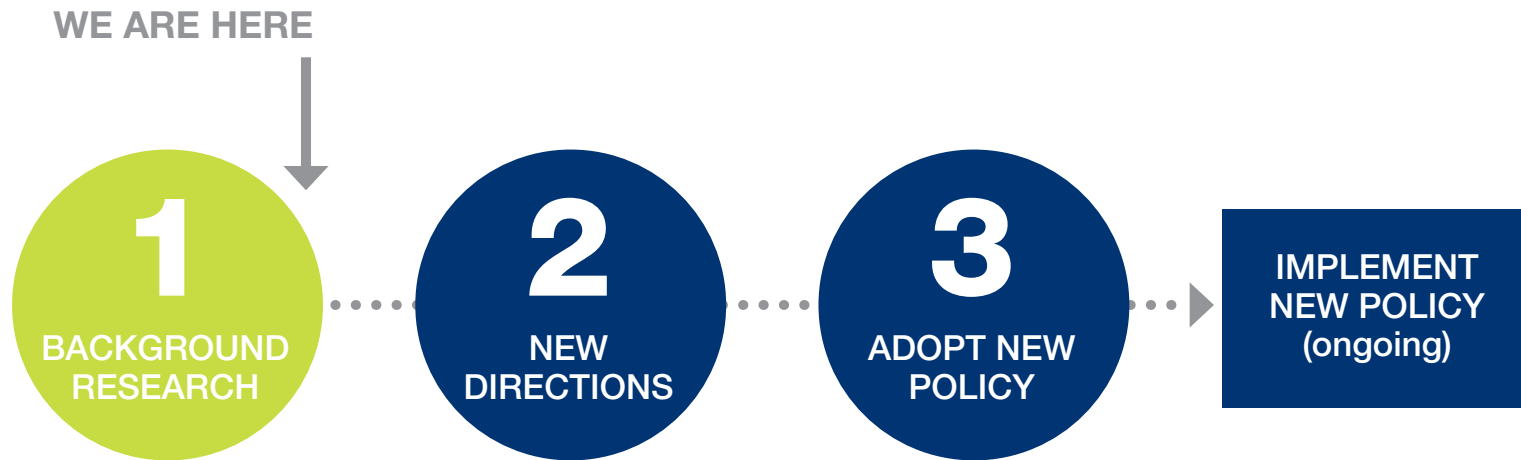
Executive Committee
October 3, 2016



Purpose

- Present Stage 1 Background Research findings for receipt by Council
- Outline next steps for Stage 2 engagement

Project Process



- Inventory & trends
- Compliance
- Engagement findings
- Next steps

Project Deliverables

Three-part planning initiative to review, update, and coordinate agricultural policies, bylaws, and regulations for land in the ALR.

Updated Official Community Plan

1

Include policies that reflect agriculture's important role in Abbotsford

Updated Zoning Bylaw

2

Coordinate regulations for agricultural land and uses with updated OCP policies

Bylaw Compliance Strategy

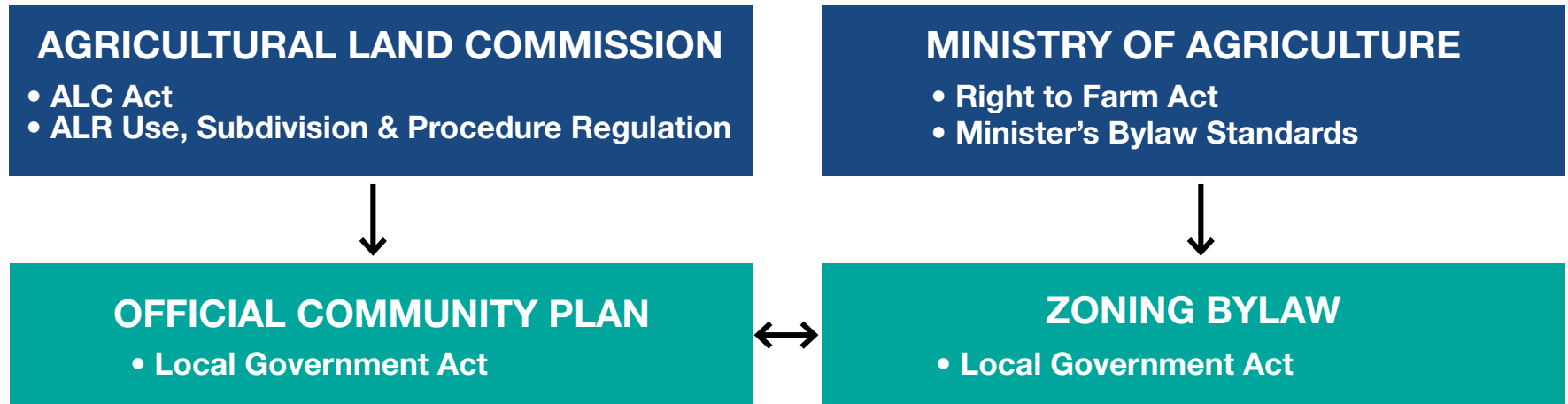
3

Ensure agricultural land is being used for farming or approved agricultural uses

Stage 1: Background Research Report

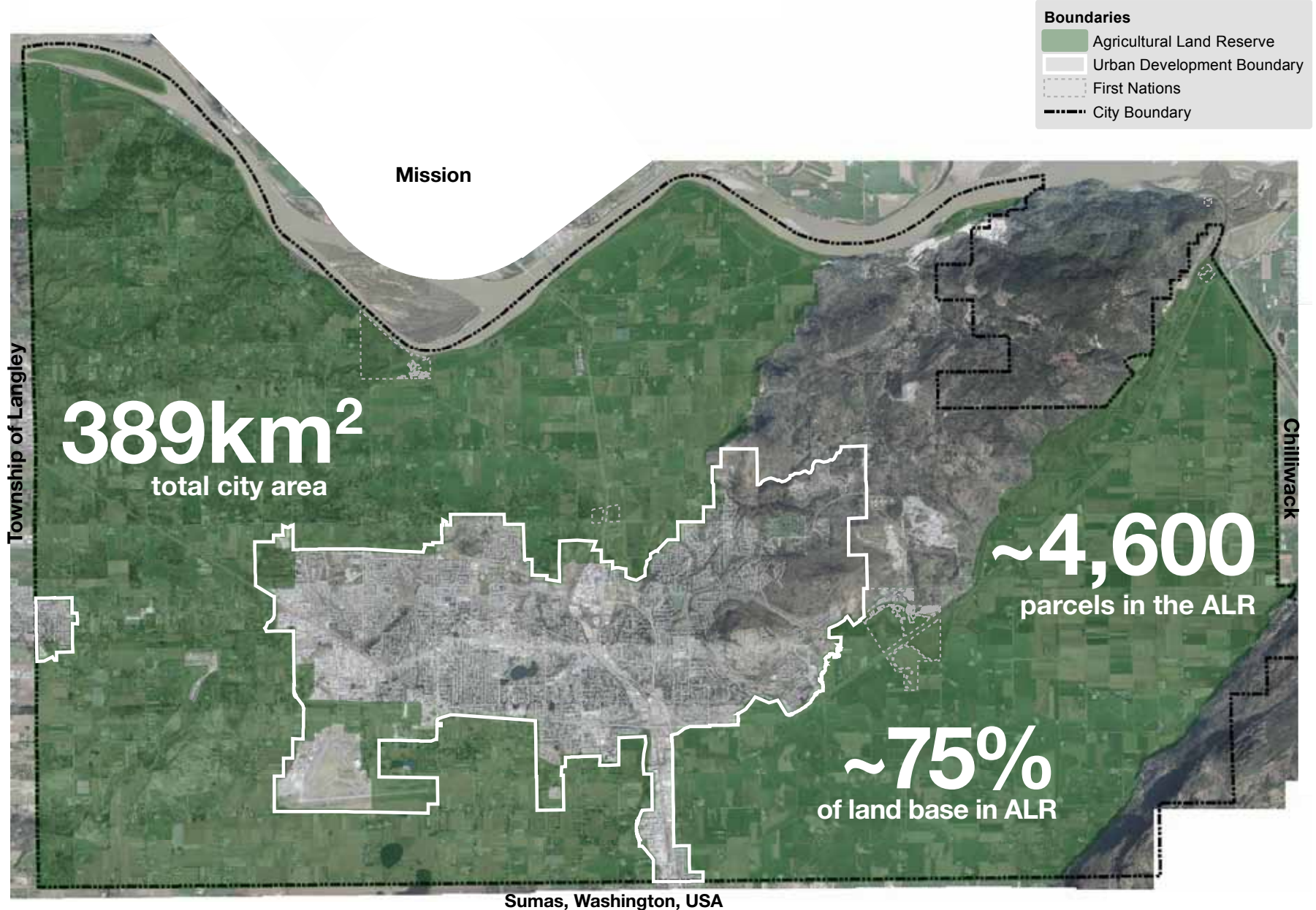
- Review legislative & regulatory framework
- Describe current state of agriculture
- Bylaw compliance assessment summary
- Identify trends & engagement findings
- Set the stage for New Directions in Stage 2

Legislative & Policy Framework

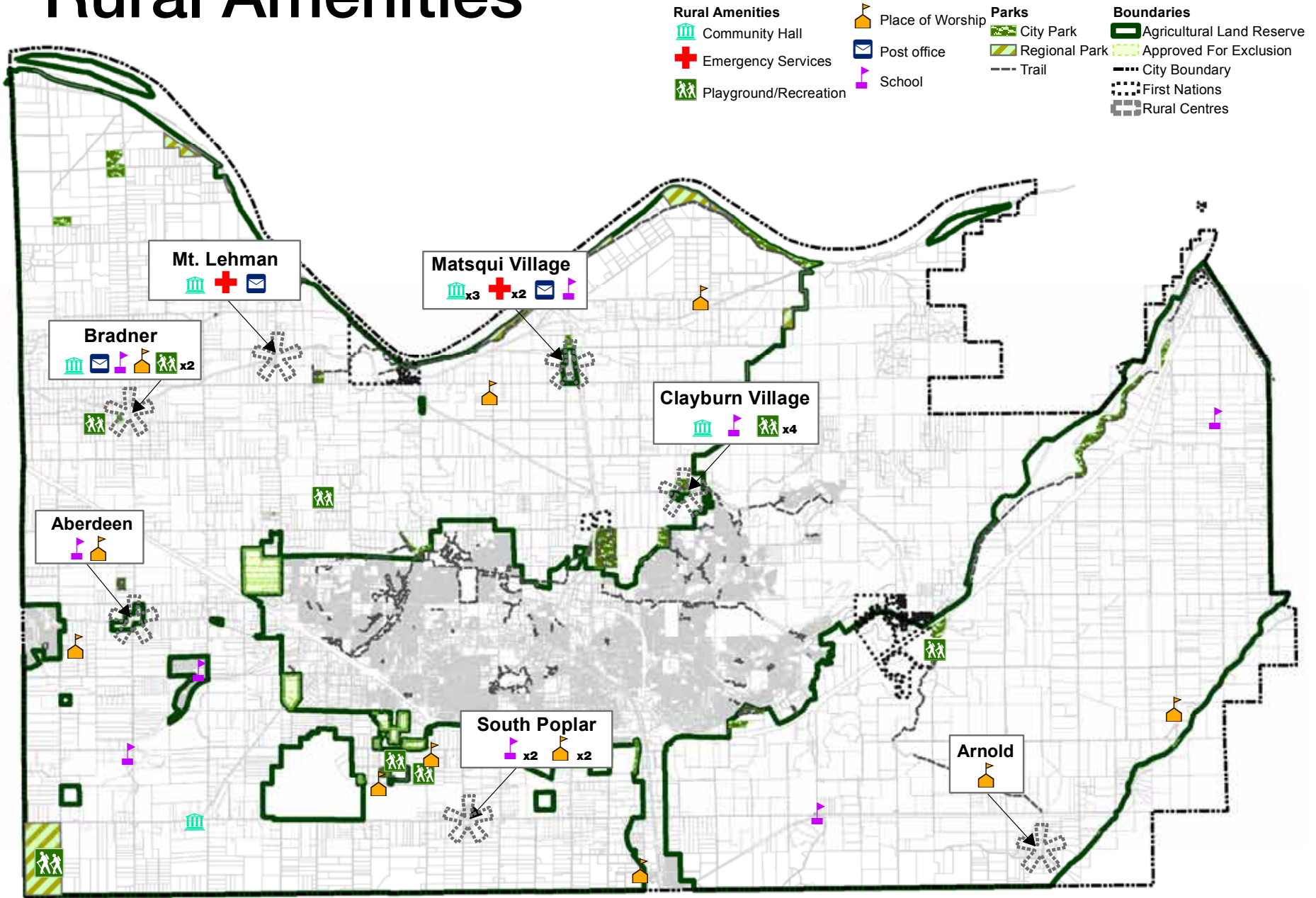


Regulate but not prohibit

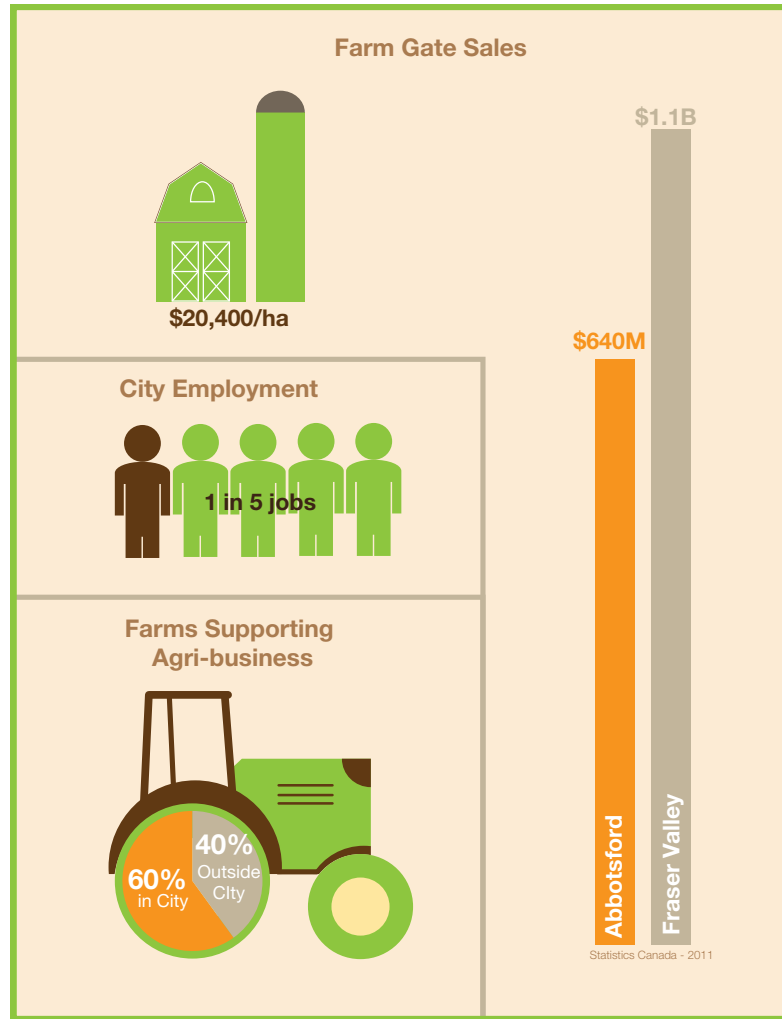
Dominant Land Use



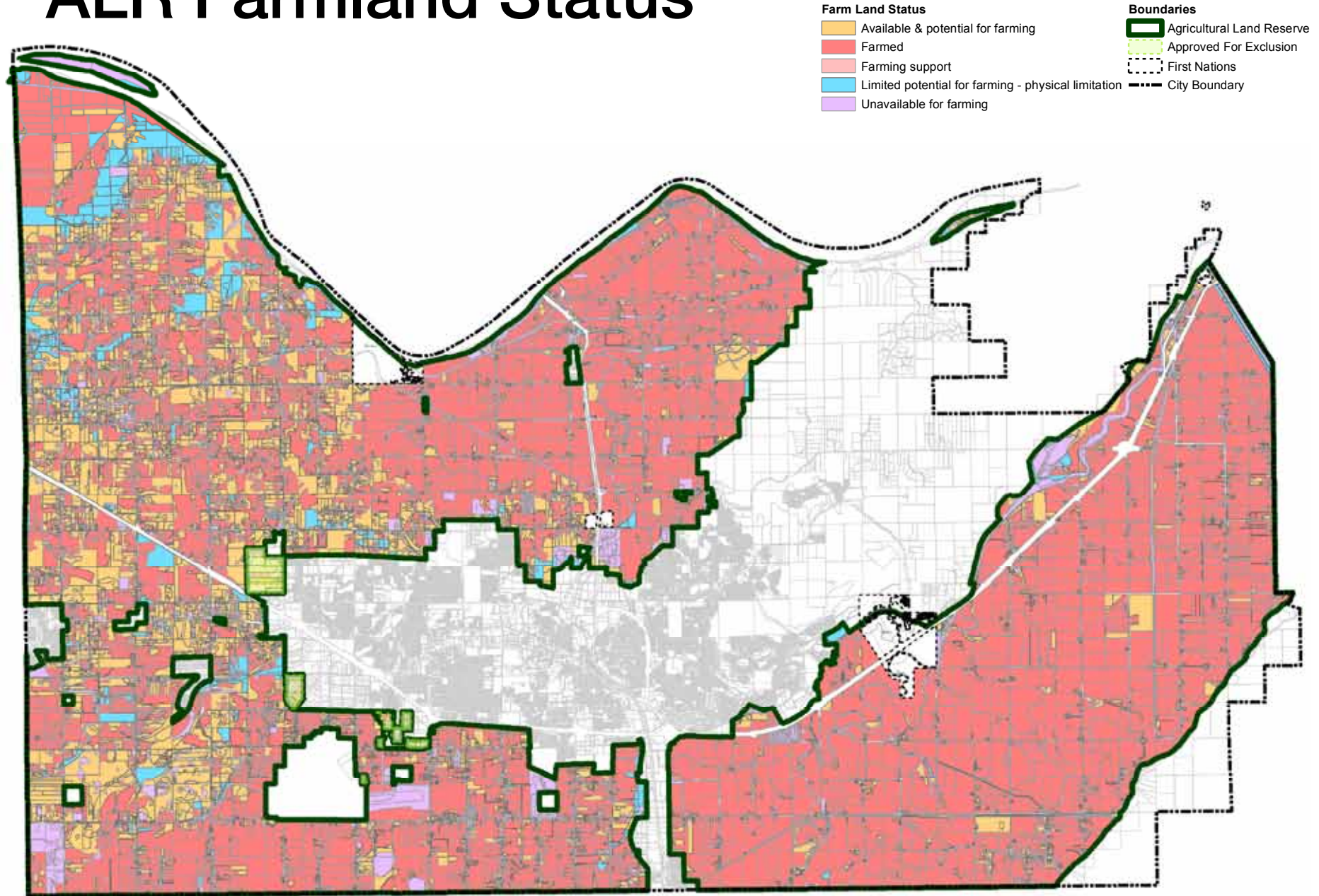
Rural Amenities



Significant Economic Contributor



ALR Farmland Status



ALR Parcels >4 ha

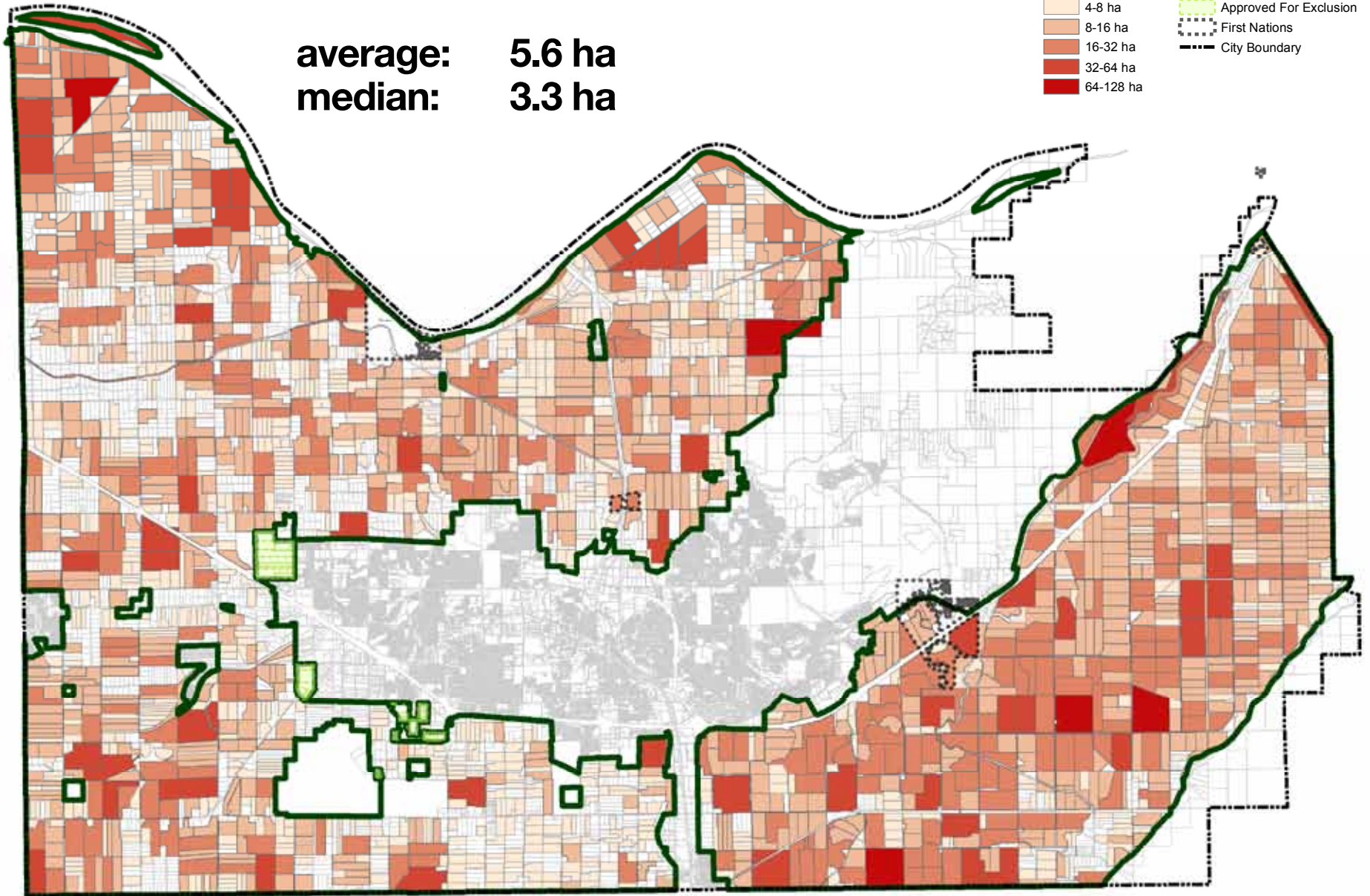
average: 5.6 ha
median: 3.3 ha

**Large Parcels
Parcels > 4 H**

- 4-8 ha
- 8-16 ha
- 16-32 ha
- 32-64 ha
- 64-128 ha

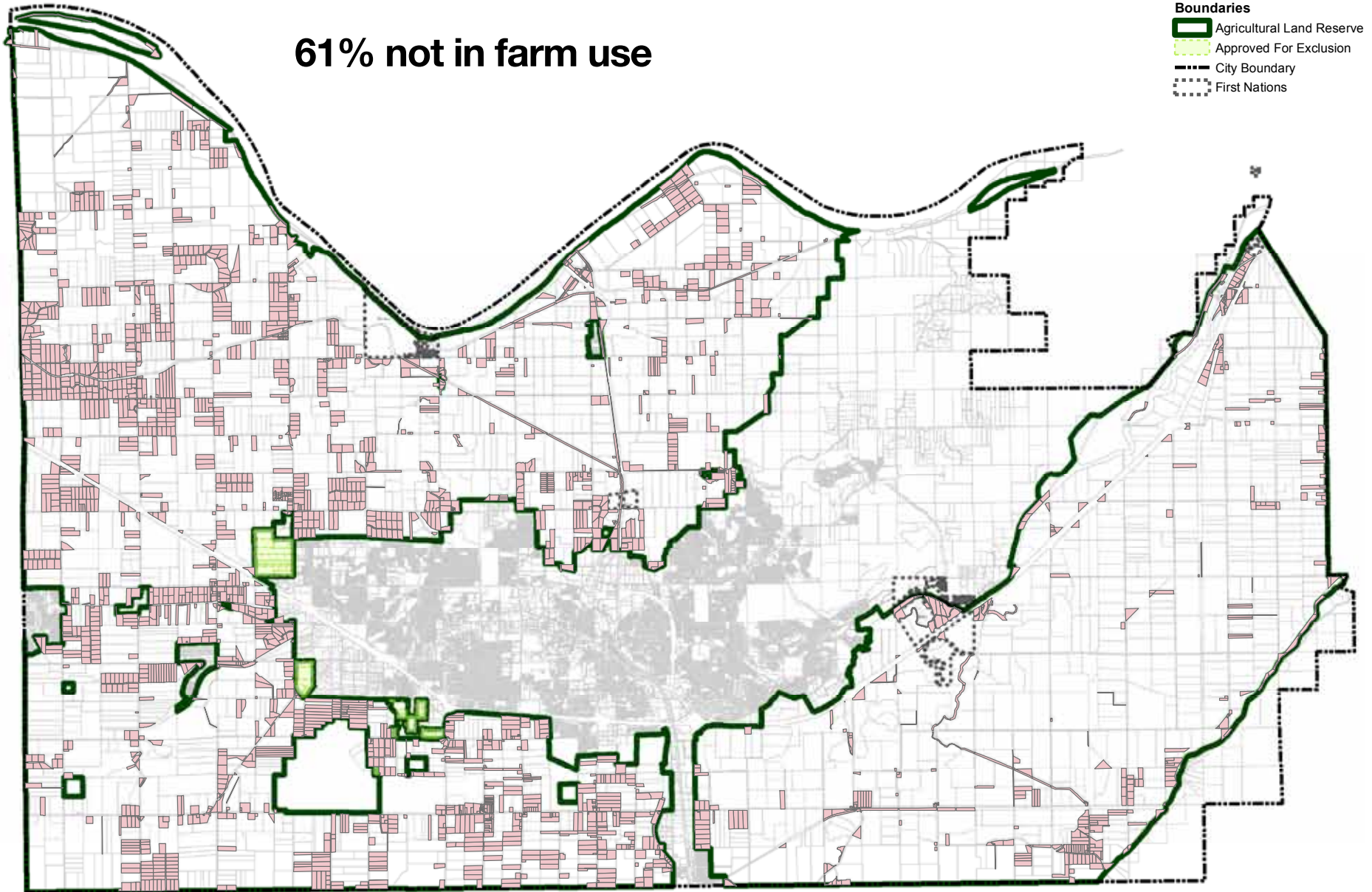
Boundaries

- Agricultural Land Reserve
- Approved For Exclusion
- First Nations
- City Boundary

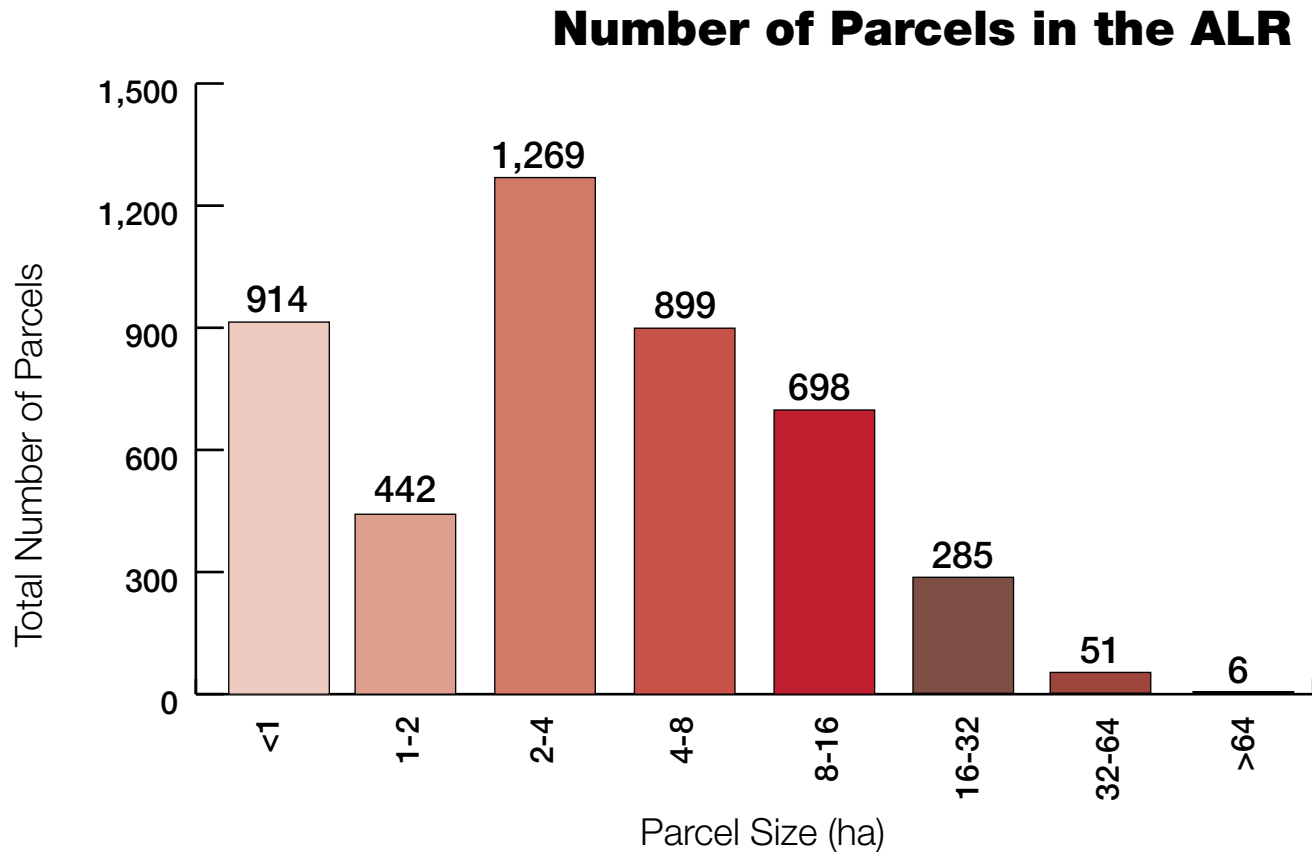


ALR Parcels <4 ha

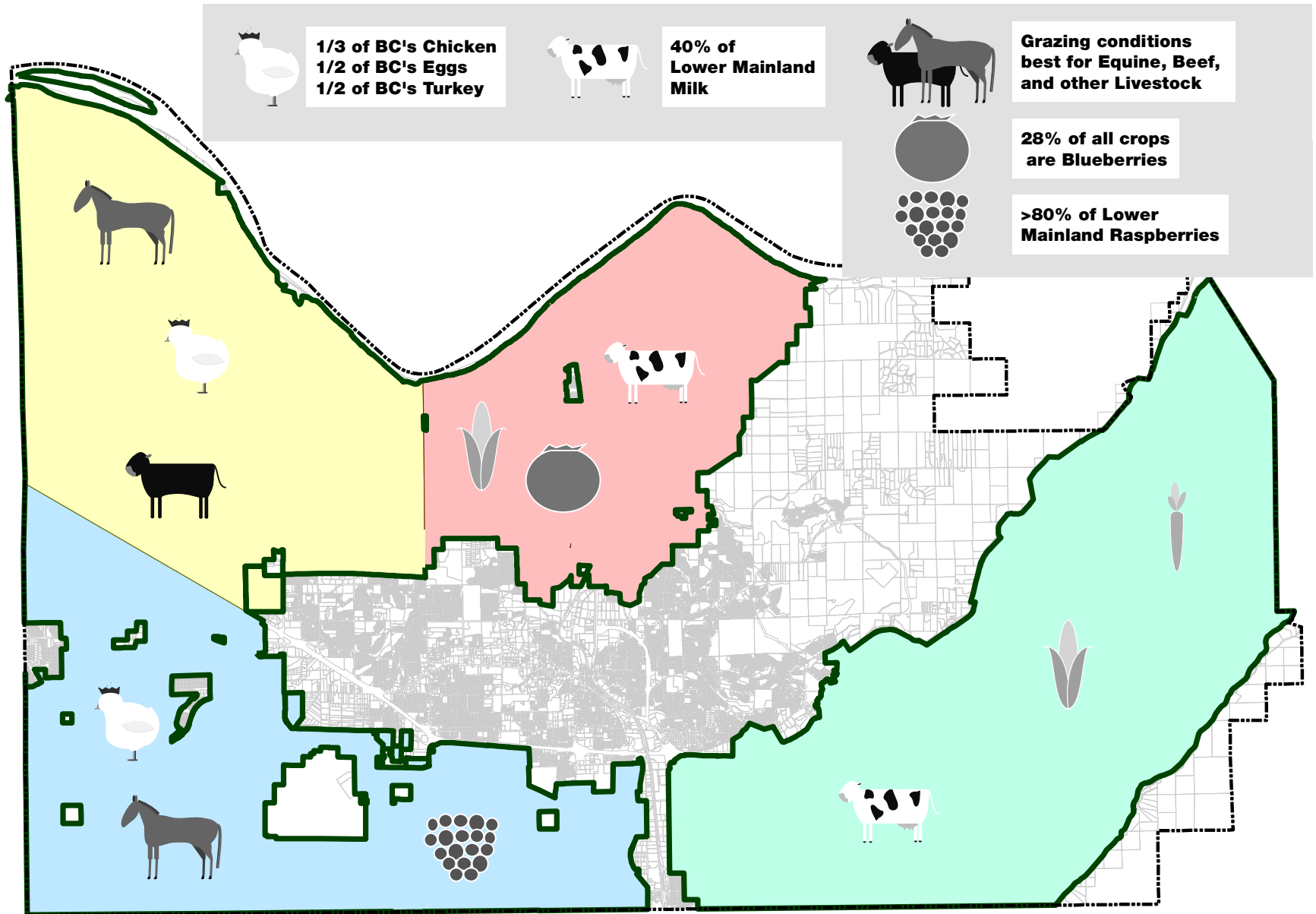
61% not in farm use



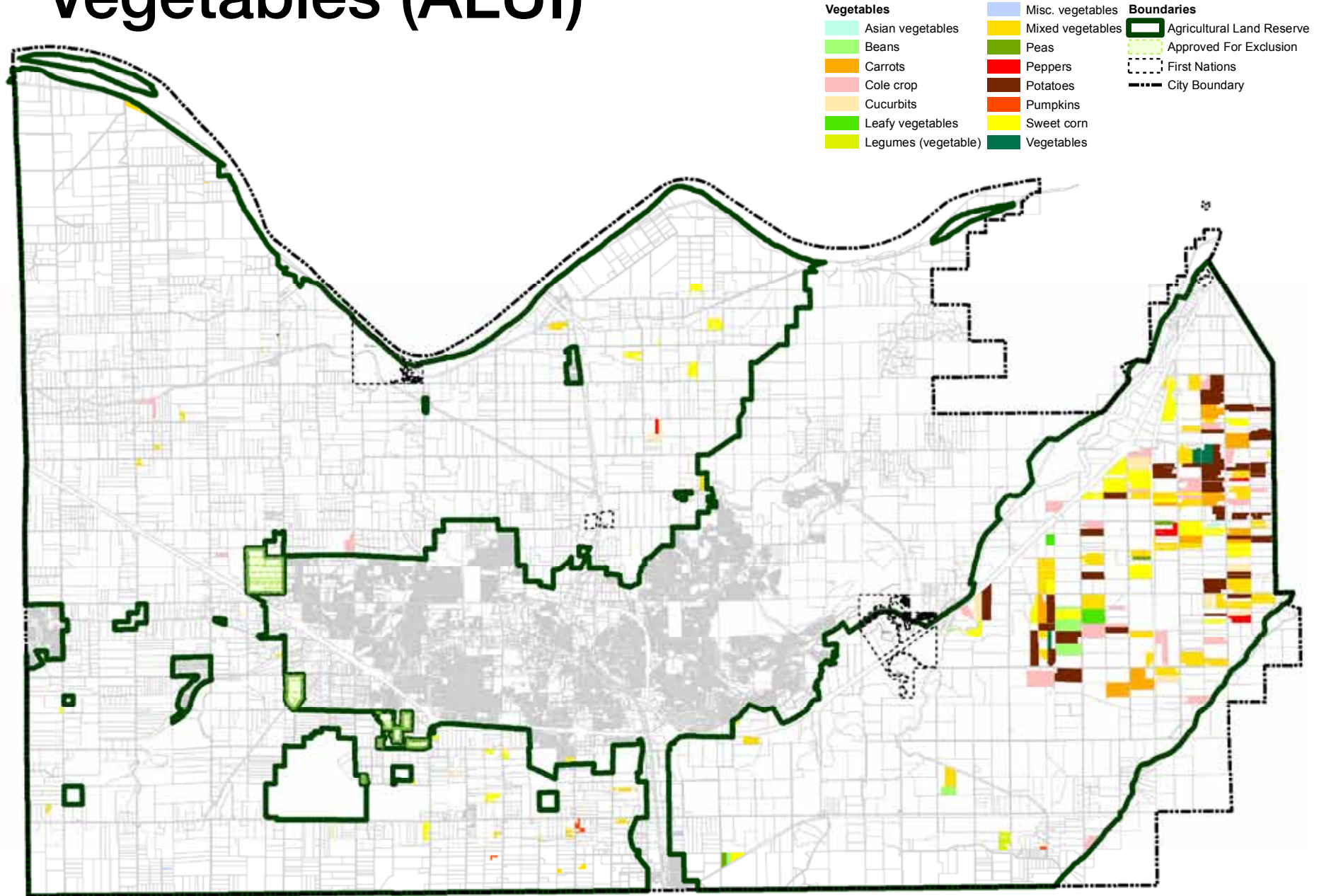
ALR Parcels



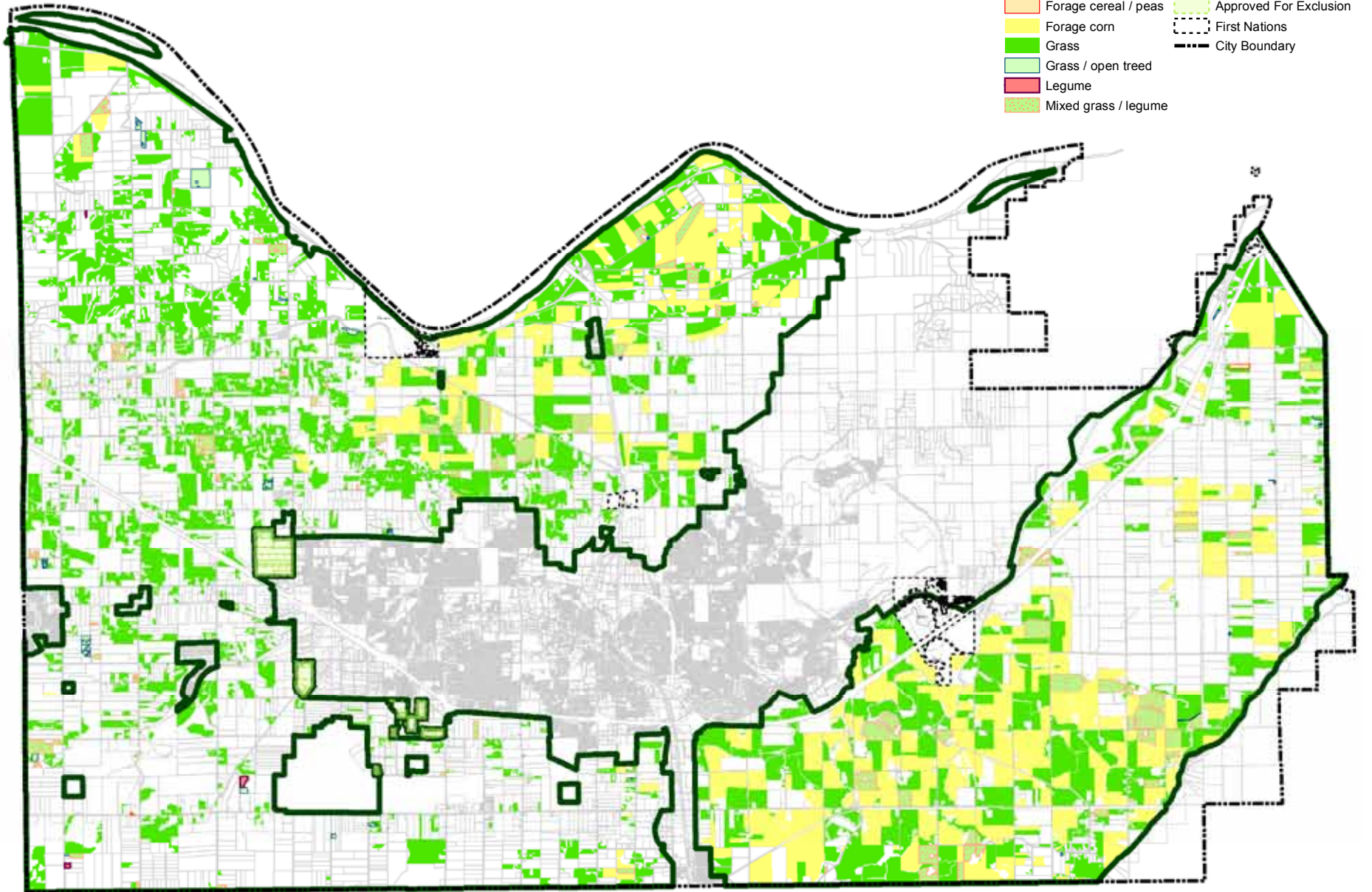
ALUI Summary



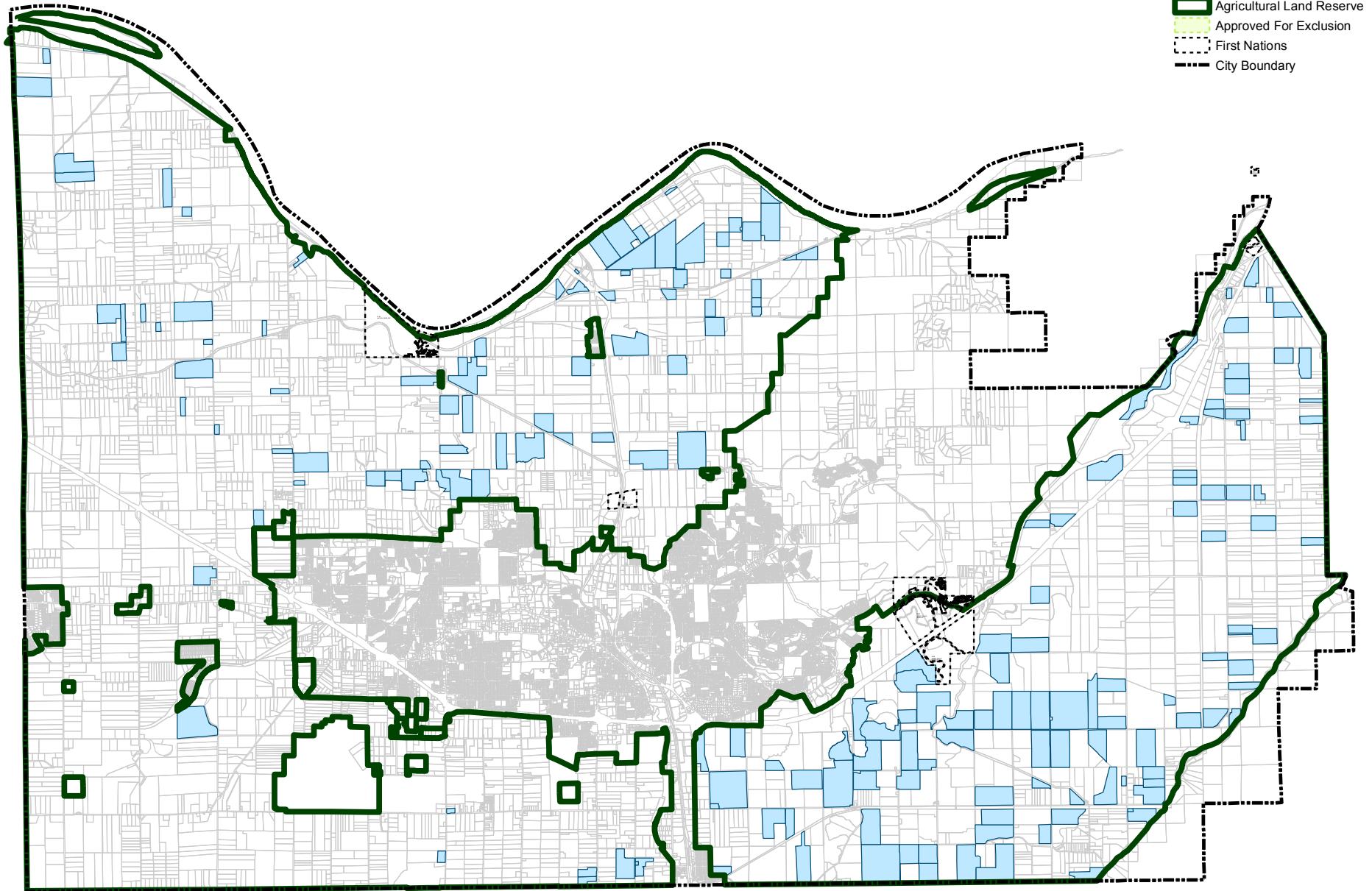
Vegetables (ALUI)



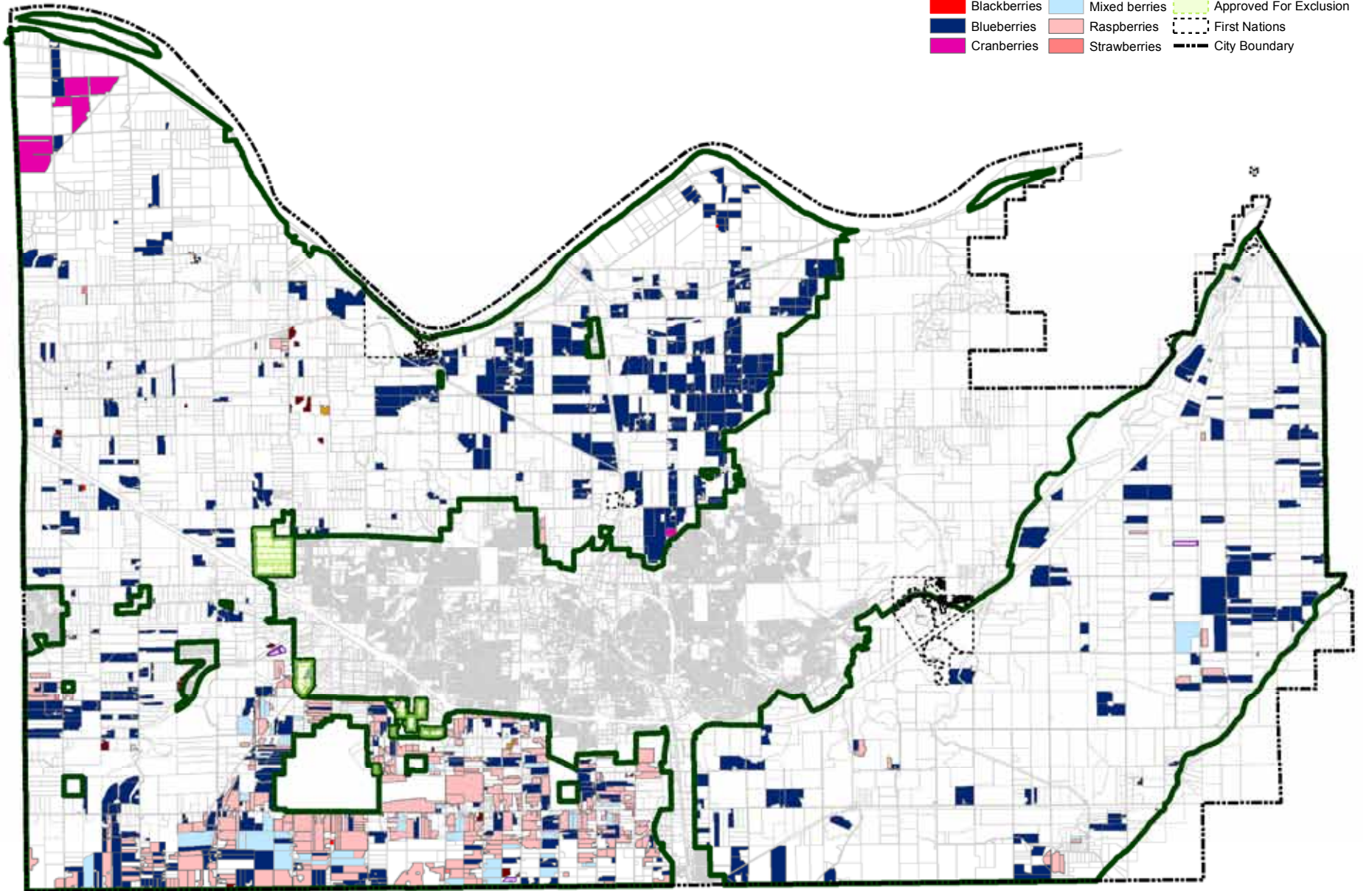
Forage & Pasture (ALUI)



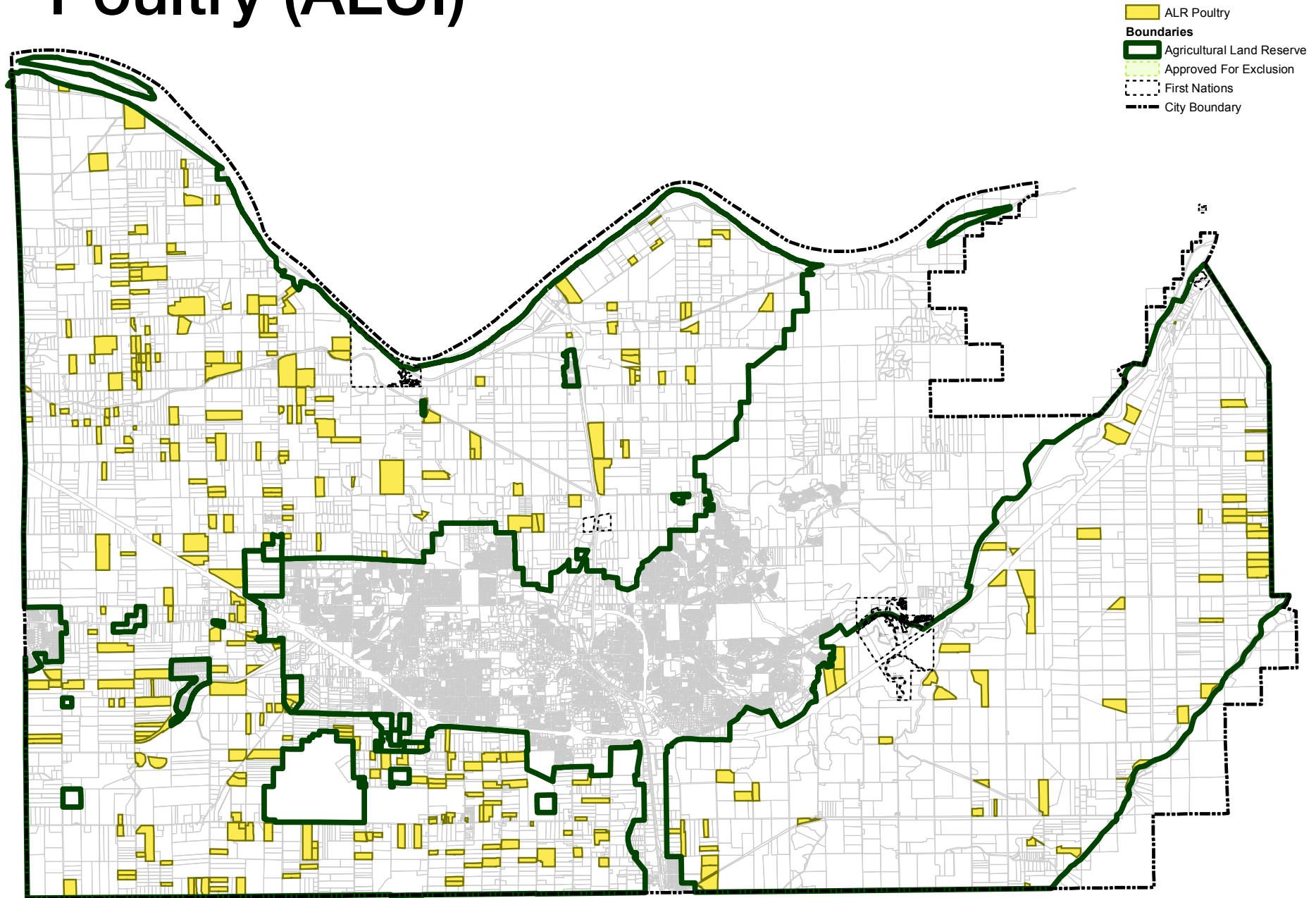
Dairy (ALUI)



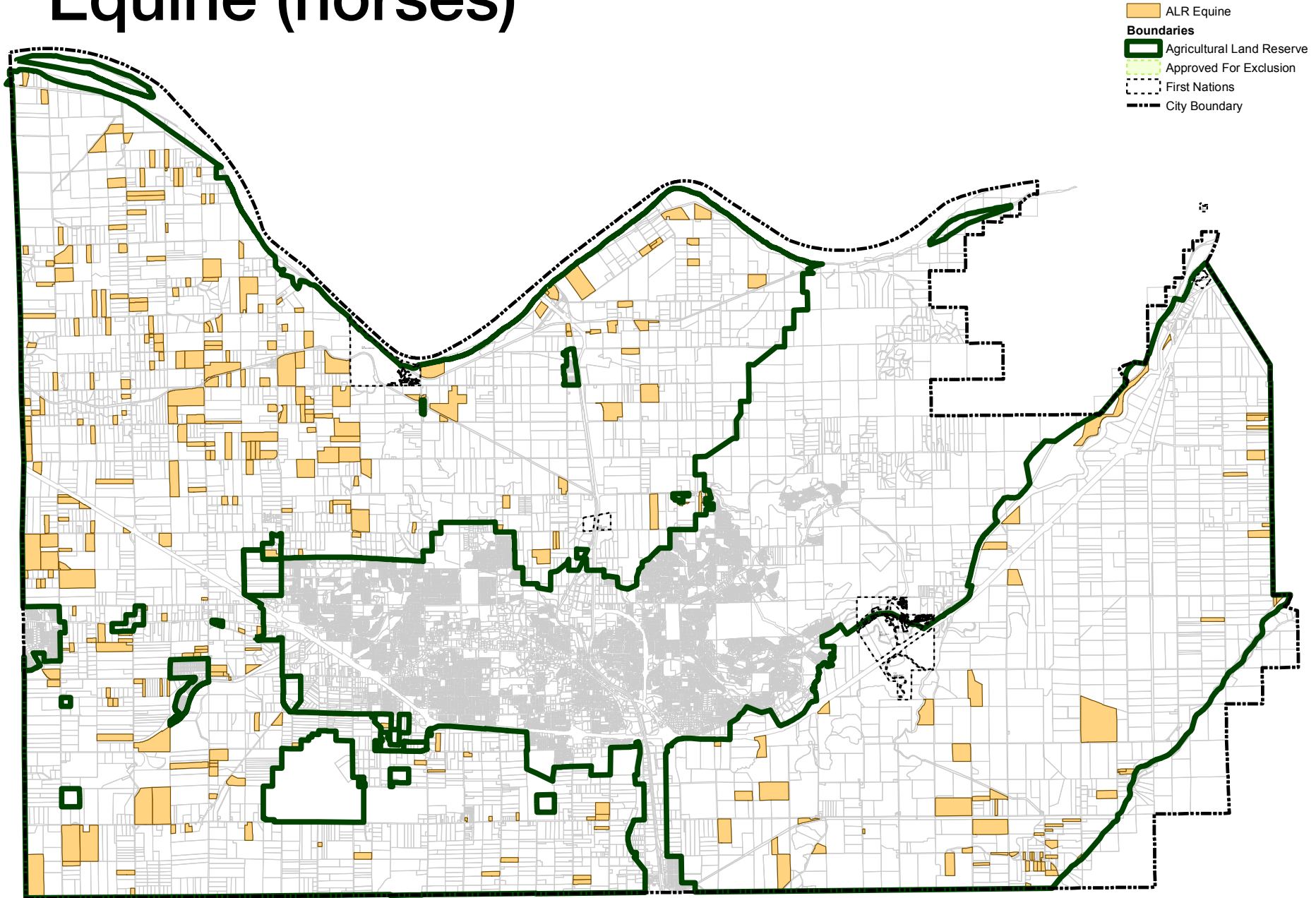
Berries & Vines (ALUI)



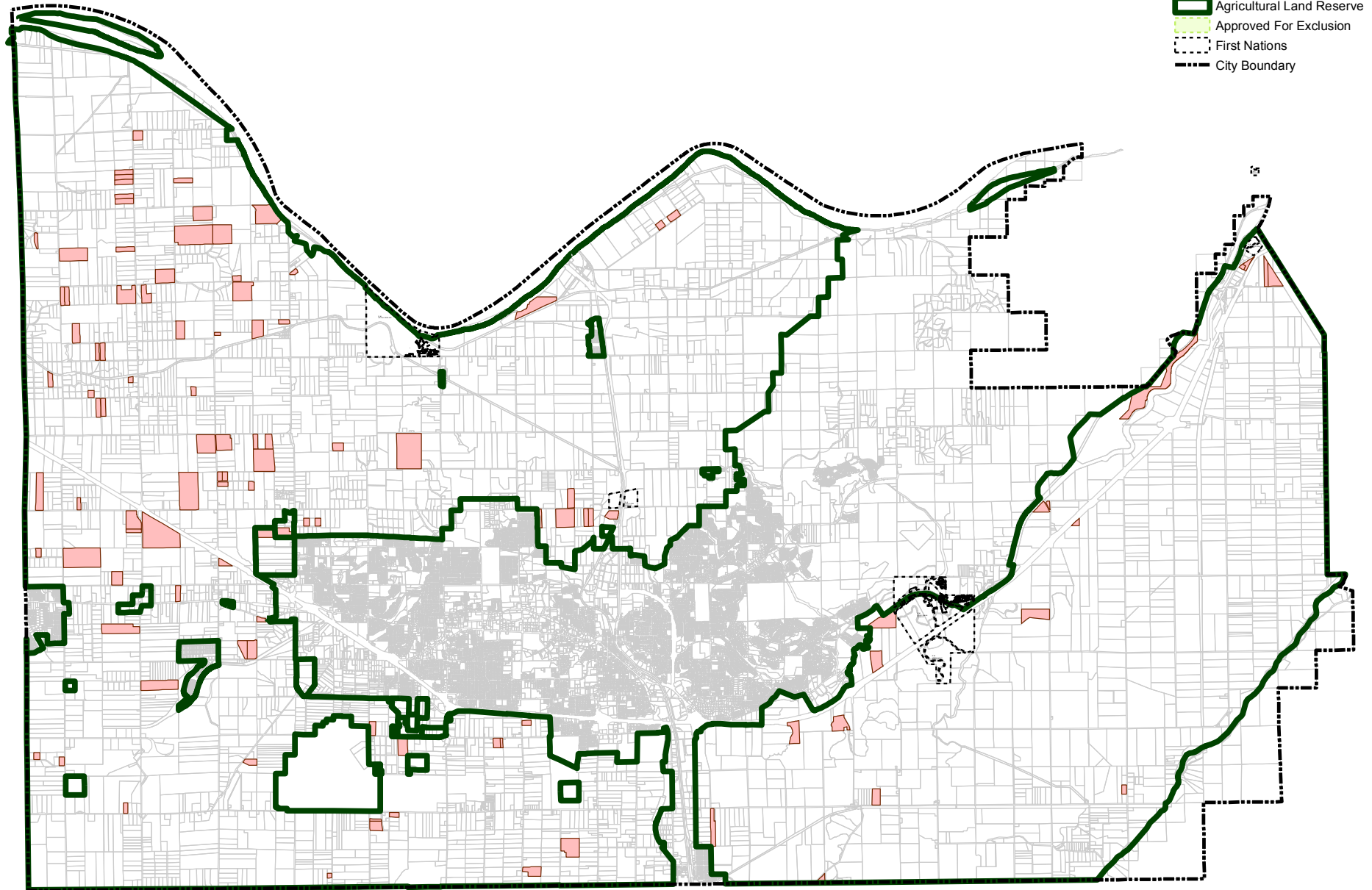
Poultry (ALUI)



Equine (horses)



Beef (ALUI)



Processors & Packers

32 in the ALR
33 in industrial areas

Processors and Packers

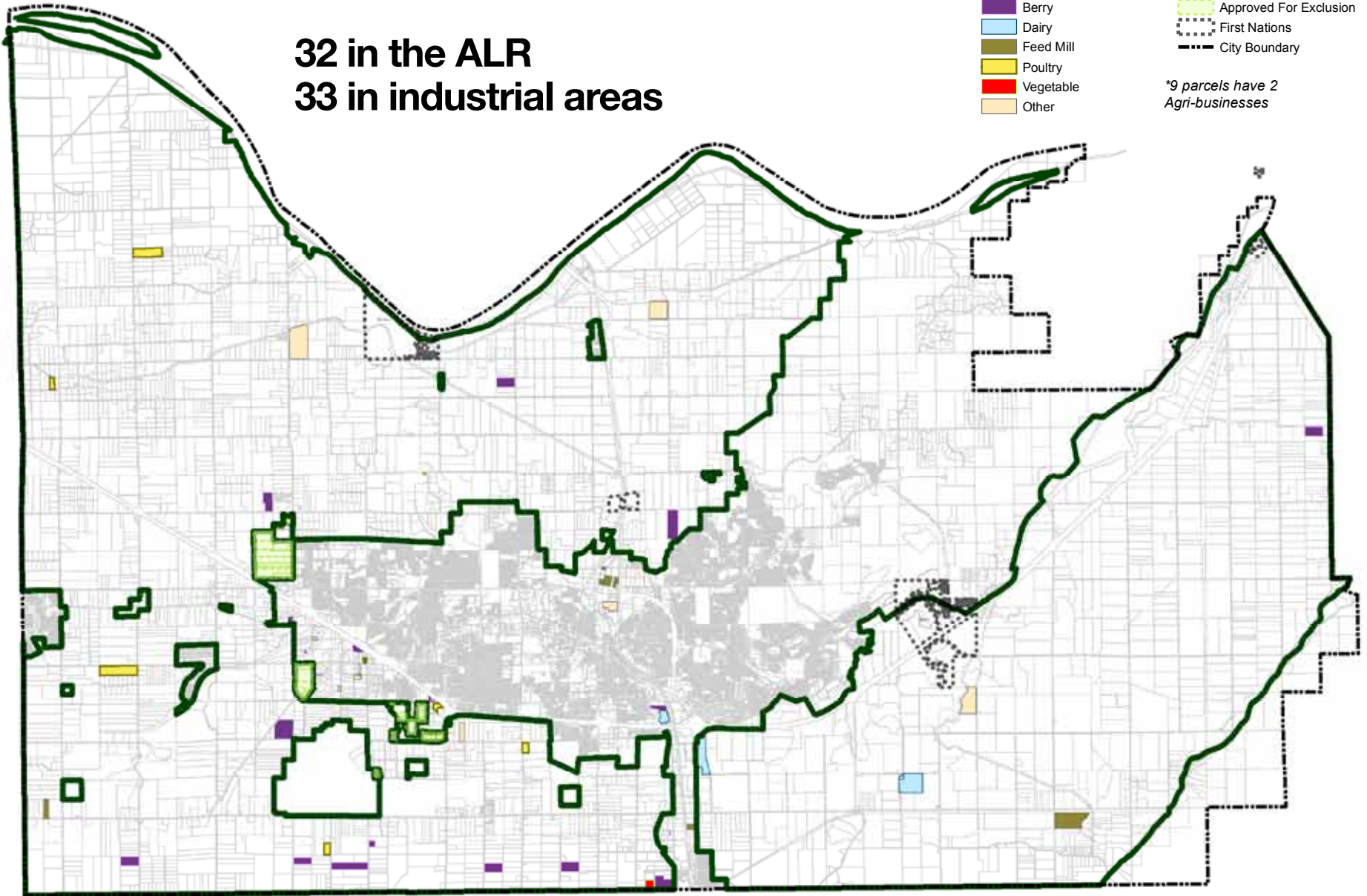
Agri-Business*

- Berry
- Dairy
- Feed Mill
- Poultry
- Vegetable
- Other

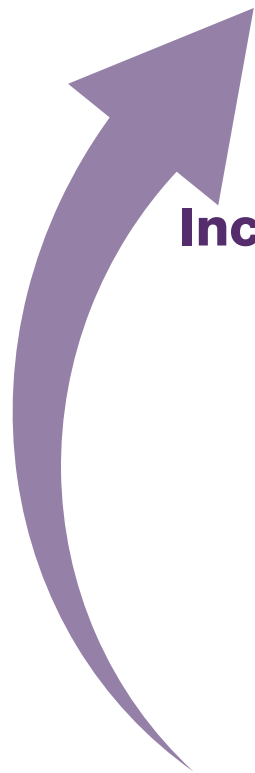
Boundaries

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**9 parcels have 2
Agri-businesses*



Agricultural Trends



Increases

- Blueberries
- Greenhouse production
- Poultry
- Agri-tourism
- Value-added
- Hops
- Seasonal workers
- Accommodations



Decreases

- Raspberries
- Hog
- Pasture

Bylaw Compliance Strategy

- Coordinate a zoning and compliance approach for bylaw compliance issues
- Determine if contraventions are a result of non-compliance, outdated/unclear policy & regulation, or both

1

Preliminary Assessment

IDENTIFY WHAT WE HAVE TODAY

- 2014 air photo scan (based on criteria)
- identify & quantify potential contraventions
- theme & map contraventions

2

Data Analysis

UNDERSTAND MAGNITUDE OF THE CONTRAVENTIONS

- evaluate based on criteria
- determine reason for contravention

3

Compliance

DEVELOP A STRATEGIC & SYSTEMATIC APPROACH

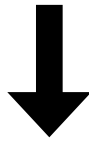
- establish systematic approach to achieve compliance
- outline opportunities for process improvements to mitigate future compliance matters

Bylaw Compliance Assessment

**2014 AIR PHOTO SCAN &
CITY PROPERTY
DATA BASE REVIEW**

Bylaw Compliance Assessment

**2014 AIR PHOTO SCAN &
CITY PROPERTY
DATA BASE REVIEW**

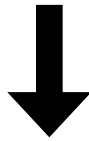


**~400 PROPERTIES WITH
~500 POTENTIAL CONTRAVENTIONS
THEMED BY:**

- secondary dwellings **42%**
- storage **24%**
- commercial truck parking **14%**
- soil deposit & removal **10%**
- other **10%**

Bylaw Compliance Assessment

**2014 AIR PHOTO SCAN &
CITY PROPERTY
DATA BASE REVIEW**



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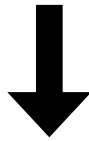
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LIMITATIONS

- High level, preliminary
- Point in time (not 24/7) using 2014 air photo
- Scan of outside activity only

Bylaw Compliance Assessment

2014 AIR PHOTO SCAN & CITY PROPERTY DATA BASE REVIEW



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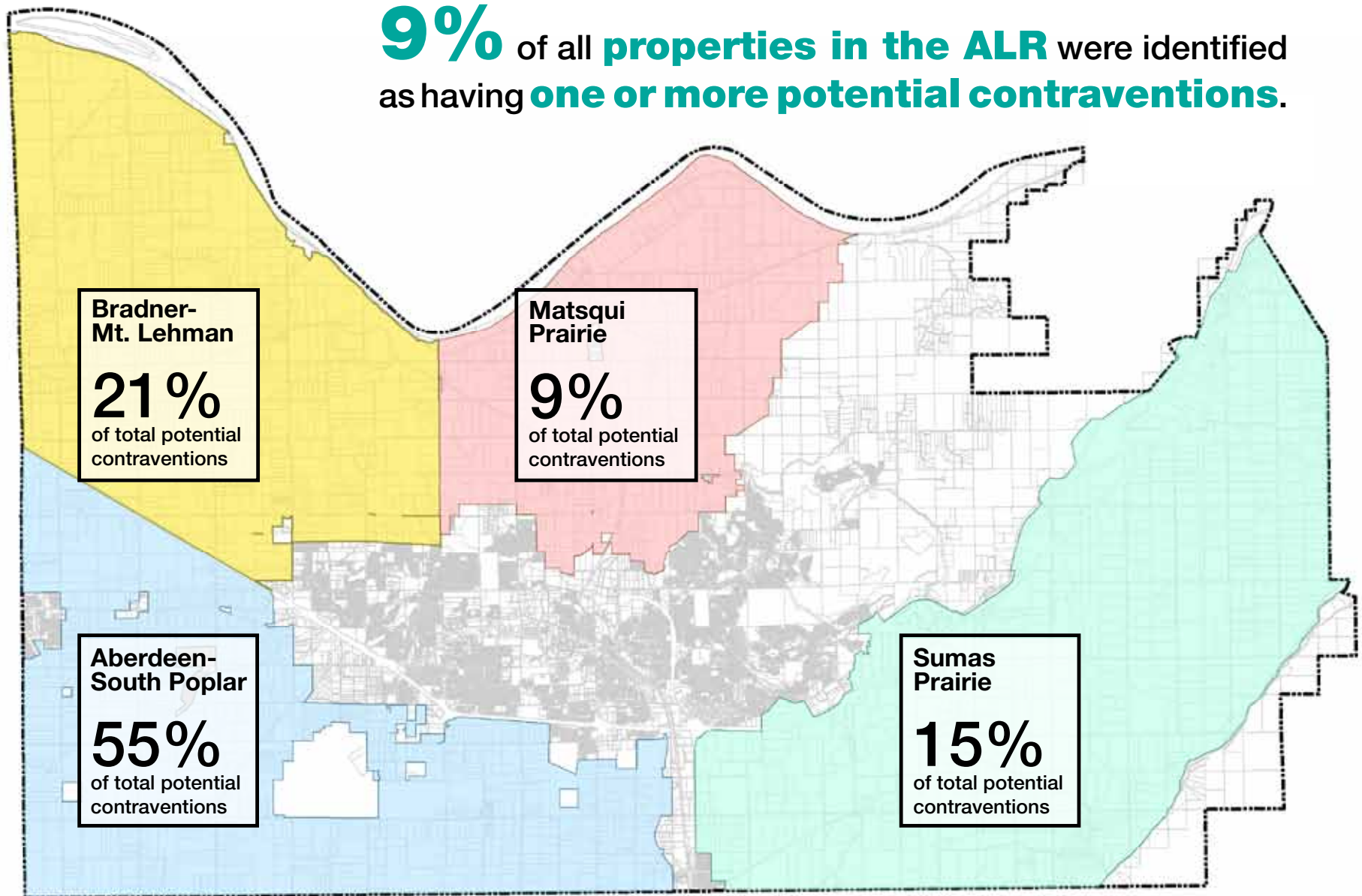
- High level, preliminary
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- Scan of outside activity only

OBSERVATIONS

- 9% of all 4,600 ALR properties
- 74% of properties with 1 potential contravention
- Clustered in uplands
- Each area has similar issues

Bylaw Compliance Assessment

9% of all **properties in the ALR** were identified as having **one or more potential contraventions**.



Stakeholder Engagement

March & April 2016

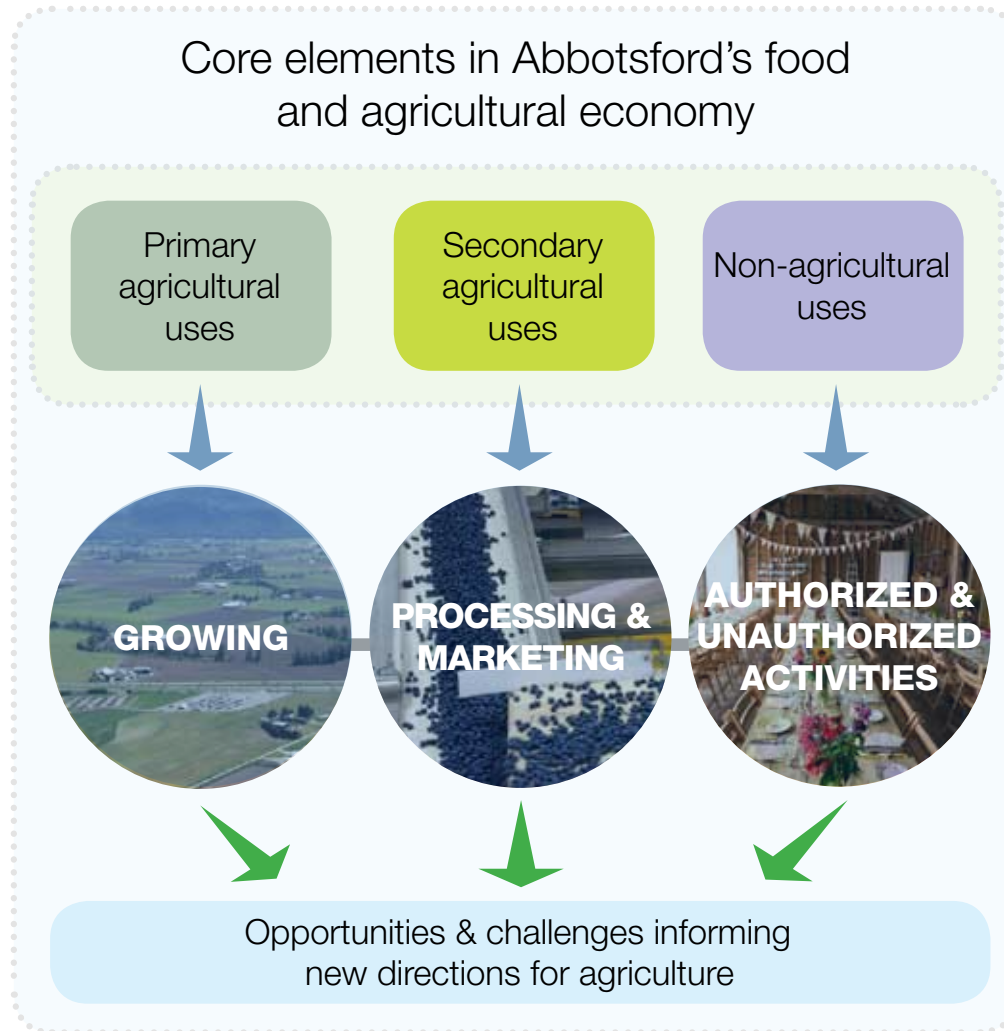
WHO:

- City Committees
- Agricultural industry
- Community partners
- Government agencies
- Abbotsford residents

HOW:

- Individual & group discussions
- Agricultural industry & stakeholder workshop
- Public open house

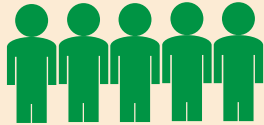
Opportunities & Challenges



Takeaways

Primary Agricultural Uses

GROWING



**11,300
FTE Jobs
(2008)**

**\$1.8B
annual
economic
activity
(2008)**

**Highest
farmgate
receipts in
Canada
(2011)**

Takeaways

Primary Agricultural Uses

HOUSING

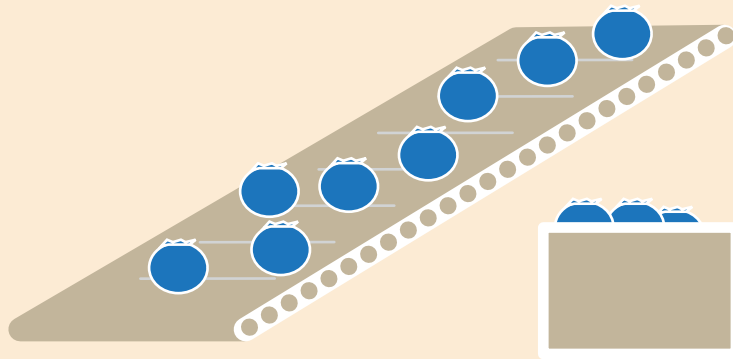


Increased primary residential use

Takeaways

Secondary Agricultural Uses

PROCESSING

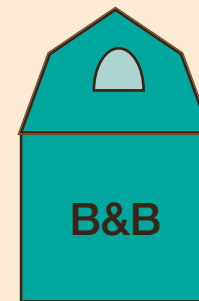
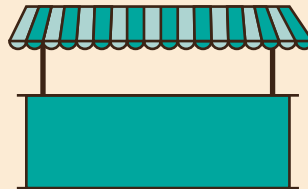


Demand
for
on-farm
processing

Takeaways

Secondary Agricultural Uses

RETAIL & TOURISM



Increased demand for
on-farm tourist accommodation
and more retail space

Takeaways

Secondary Agricultural Uses

ACCESSORY HOUSING



Increased demand for on-farm
farm worker accommodation

Takeaways

Secondary Agricultural Uses

HOME OCCUPATION

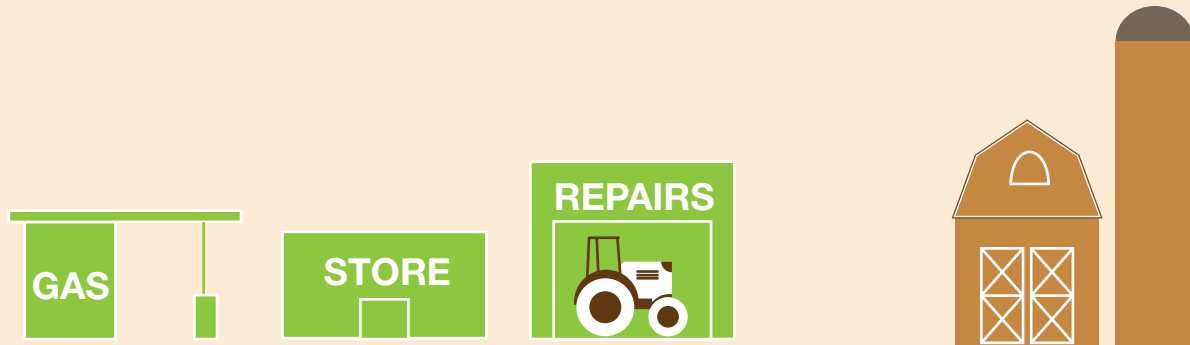


Wide variety of home
businesses on ALR land

Takeaways

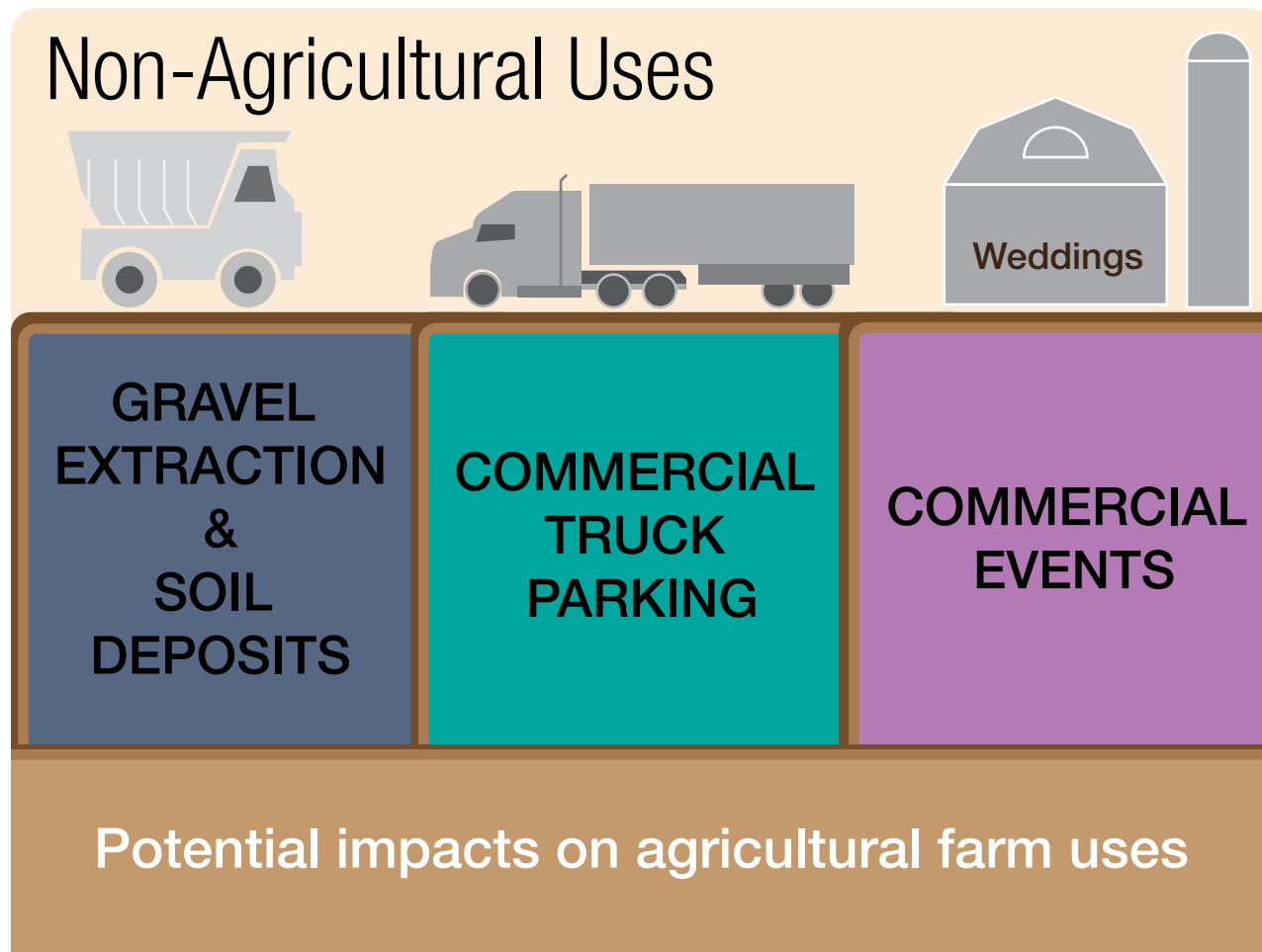
Secondary Agricultural Uses

RURAL CENTRES



Increased demand for support
services close to the farm

Takeaways



Emerging Themes

Primary Agricultural Uses	Secondary Agricultural Uses	Non-Agricultural Uses
<p>Traditional types of farming, and housing accommodation for the farm owner or operator.</p> <p><u>GROWING</u></p> <p><u>HOUSING/LAND VALUATION</u></p>	<p>Accessory activities that support the primary agricultural uses.</p> <p><u>PROCESSING</u></p> <p><u>FARM RETAIL MARKETING AND AGRI-TOURISM</u></p> <p><u>ACCESSORY HOUSING</u></p> <p><u>HOME OCCUPATION</u></p> <p><u>RURAL/AGRI-INDUSTRIAL CENTRES</u></p>	<p>Authorized and unauthorized uses that impact primary and secondary agricultural uses.</p> <p><u>GRAVEL EXTRACTION/SOIL DEPOSIT</u></p> <p><u>COMMERCIAL TRUCK PARKING AND STORAGE</u></p> <p><u>COMMERCIAL EVENTS</u></p>

Preliminary New Directions

SUPPORT A THRIVING AGRICULTURAL SECTOR

- Land quality & climate
- Significant business sector

RESPOND TO A CHANGING AGRICULTURAL INDUSTRY

- Value-added
- Technology
- Labour force

MANAGE NON-AGRICULTURAL USES IN THE ALR

- Soil deposit
- Commercial truck parking
- Commercial events

Next Steps: Stage 2 New Directions

DEVELOP THEMES

ENGAGEMENT

- online survey
- public open house
- workshops with agricultural stakeholders & government agencies
- presentations to City committees

NEW DIRECTIONS REPORT

AgRefresh

Enhancing Agriculture in Abbotsford

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