



STAGE 2: **NEW DIRECTIONS REPORT**

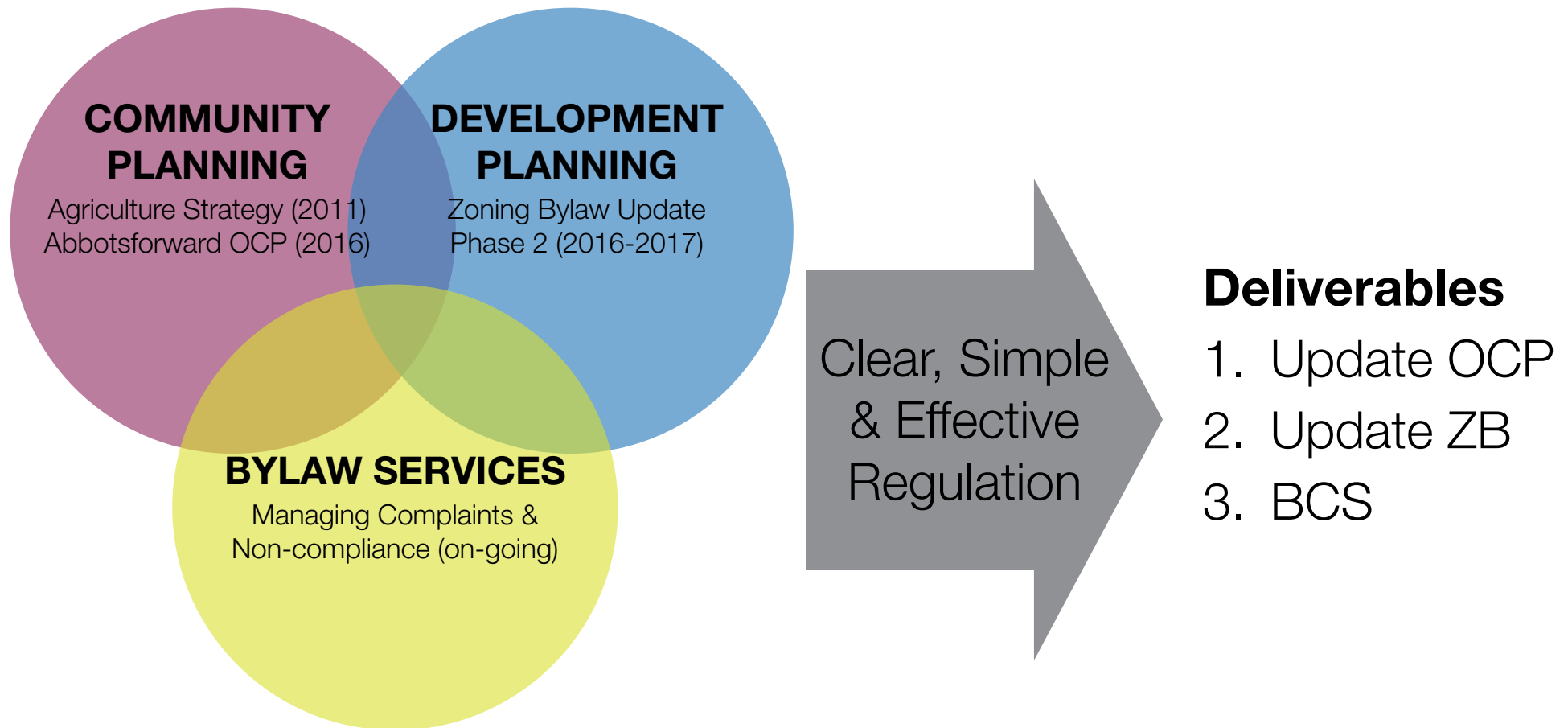
Executive Committee - July 31, 2017



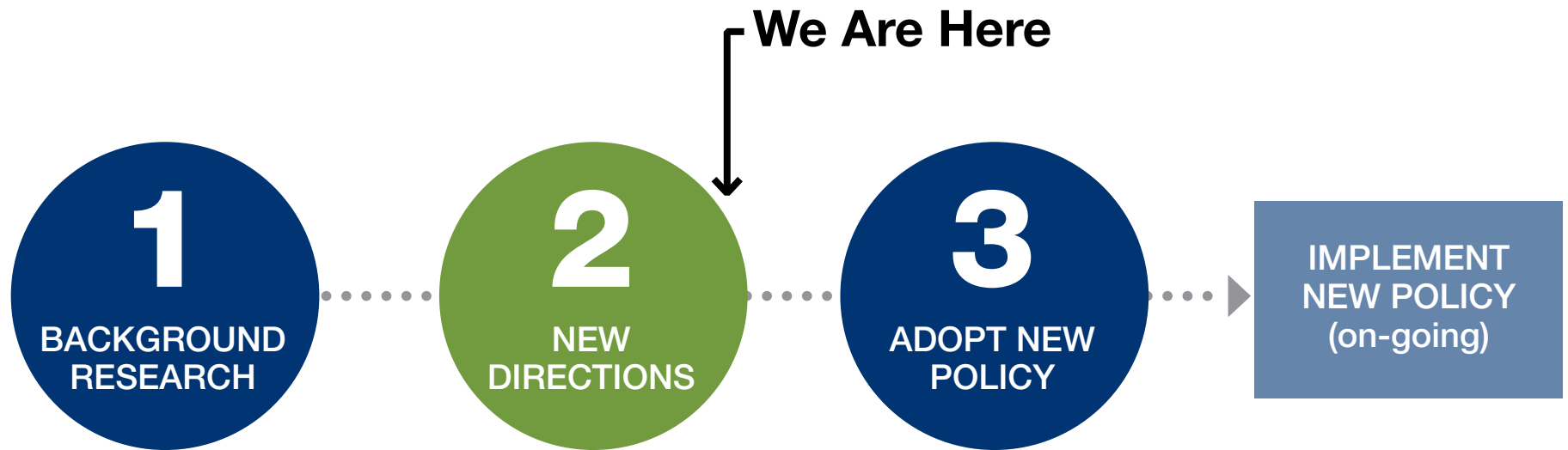
Outline

- AgRefresh Overview & Stages
- Stage 2 New Directions Report Structure
- **New Directions - Highlights**
- Stage 3 Next Steps and Engagement
- Recommendation

AgRefresh Project Overview - Why?



AgRefresh Project Overview - Stages



Stage 2: New Directions Report



AgRefresh
Enhancing Agriculture in Abbotsford

STAGE 2: NEW DIRECTIONS REPORT
July 2017



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Executive Summary

1.0 Introduction

2.0 Regulatory Framework

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6.0 Next Steps

7.0 Sources

Appendix A: Engagement Input

What is a New Direction?

A high level guiding statement addressing an **important agriculture land use topic** identified through AgRefresh research and engagement

How will New Directions be used?

New Directions will guide the preparation of more detailed policies & regulations in Stage 3, involving further community engagement

- New Directions are not ‘set in stone’
- New Directions are not exhaustive

What's the intended outcome?

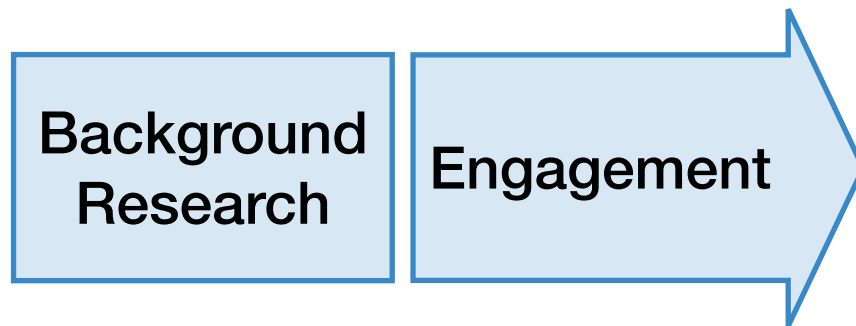
New Directions will ultimately help shape updated OCP Policy, Zoning Bylaw regulation, and the Bylaw Compliance Strategy

Stage 2 - Developing the New Directions



- Inventory & Trends
- Legislative framework

Stage 2 - Developing the New Directions



- Online survey
- Workshop
- Open House
- Agency Meetings
- Roadshow (farmer's market)

Stage 2 - Developing the New Directions



- Staff & Consultants
- City Committees
- Agencies (MoA/ALC)

New Directions (Section 4.0)



THEME 1

SUPPORT A THRIVING AGRICULTURAL SECTOR



THEME 2

RESPOND TO A CHANGING AGRICULTURAL INDUSTRY



THEME 3

MANAGE NON-AGRICULTURAL USES IN THE ALR

New Directions - 11 Topics

THEME 1

SUPPORT A THRIVING
AGRICULTURAL
SECTOR



Parcel Size



Primary Housing



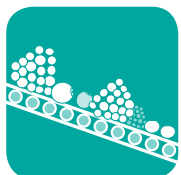
Temporary Farm
Worker Housing



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

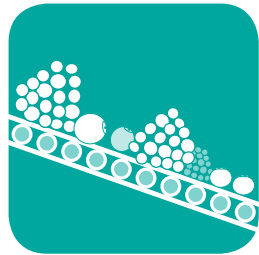
What does the ND Report cover?

- Feedback findings for each land use topic
- New Direction statement
- How we get there

A sample of report content ...



Primary Housing



On-Farm Food Processing



Farm Retail



Primary Housing

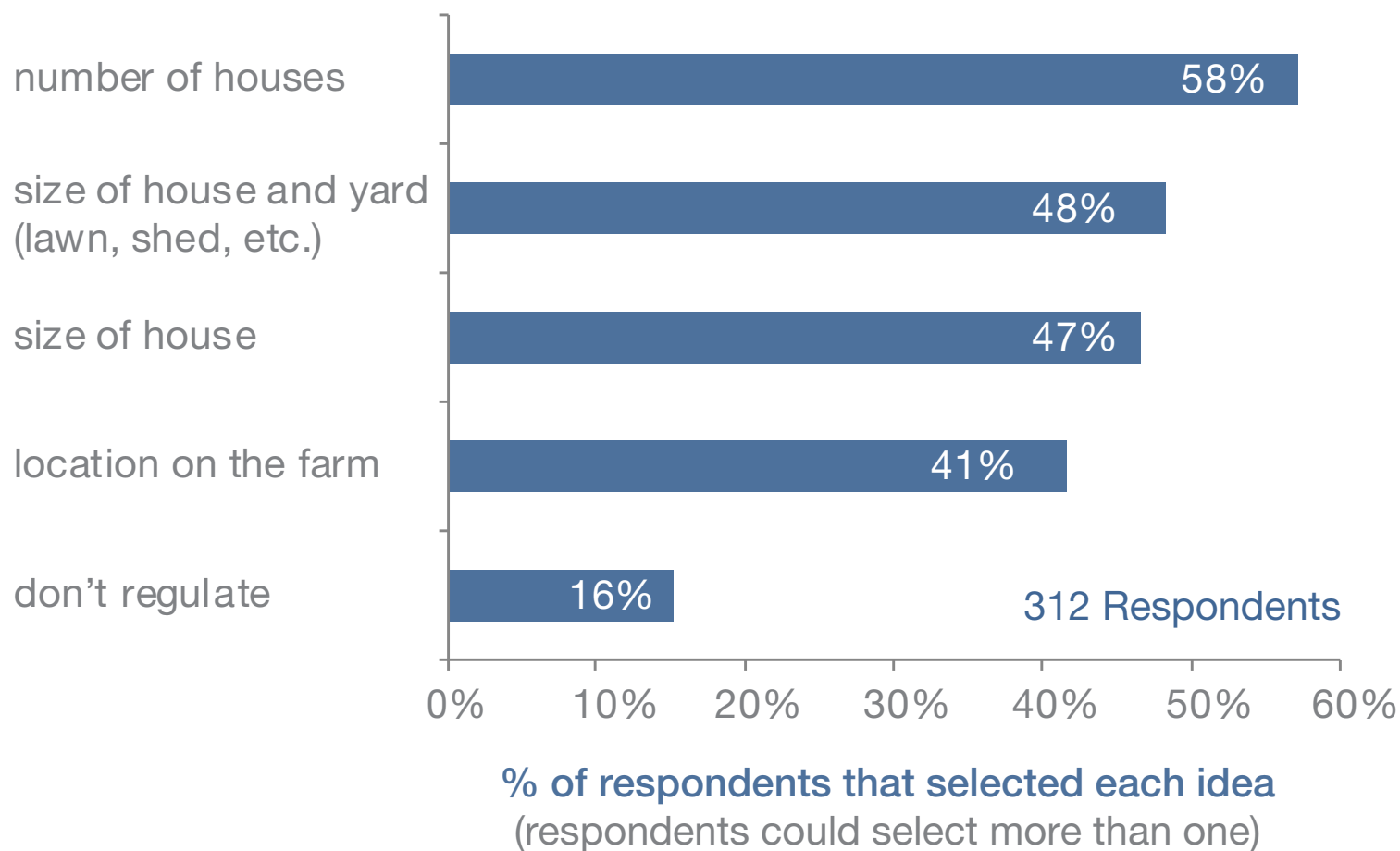


Some of what we heard ...



Primary Housing

How should the City regulate housing in the ALR?



Some of what we heard ...



Primary Housing

- Agriculture needs to be the primary function of ALR lands
- Concerns about size of homes, large estate development, and non-farm uses
- House location important to minimize impact on farmland
- Consider farm size and land characteristics when regulating house size and location

New Direction



Primary Housing

Ensure the appropriate residential footprint and number of homes



New Direction

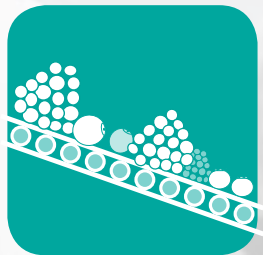


Primary Housing

Ensure the appropriate residential footprint and number of homes

How we get there:

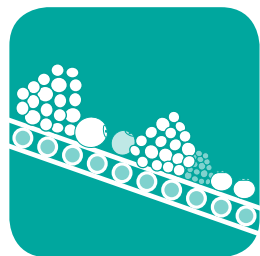
- Explore approaches for managing house size, location, and outdoor residential space on all parcels (i.e., min/max setbacks).
- Develop/update criteria for considering additional farm dwellings (beyond secondary suites, manufactured homes, etc.).
- Consider allowing a dwelling unit above an existing farm building (e.g. coach house), consistent with ALC policies.



On-Farm Food Processing

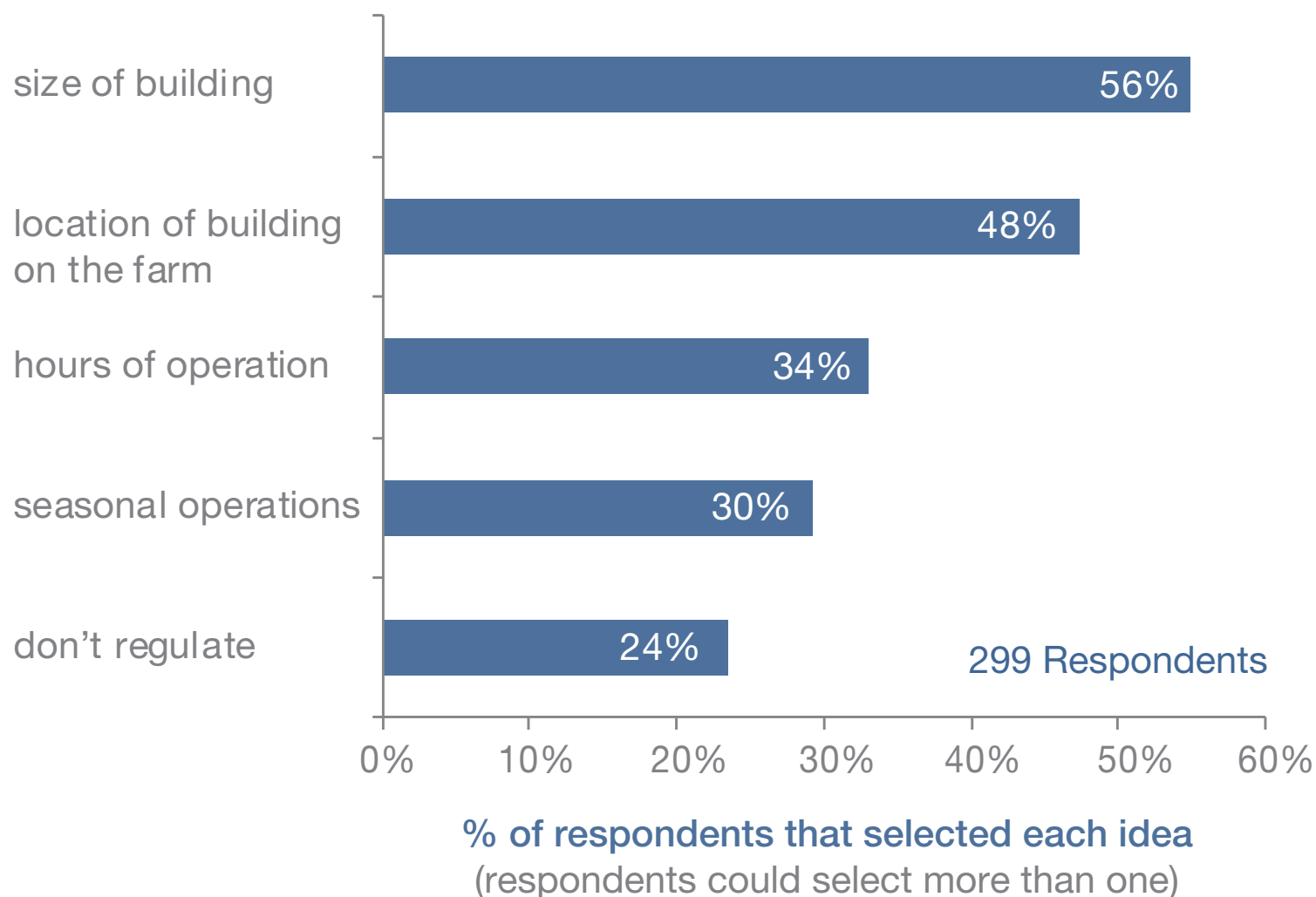


Some of what we heard ...

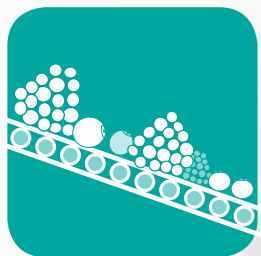


On-Farm Food Processing

How should the City regulate food processing in the ALR?



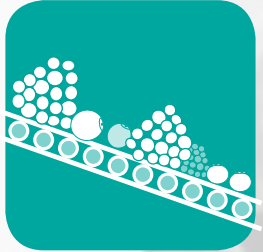
Some of what we heard ...



On-Farm Food Processing

- Concern about increased regulation impacting viability
- Consider cost advantages of farm land vs industrial areas
- Benefits to farming acknowledged (reduced transportation, enhanced value)
- Some concerns about impact on productive lands
- Some prefer to see in industrial areas, particularly larger operations
- Consider regulating by farm size

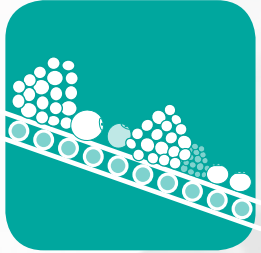
New Direction



On-Farm Food Processing

Manage more intensive food processing on farms





On-Farm Food Processing

Manage more intensive food processing on farms

How we get there:

- Manage building size and location for all parcels in the ALR.
- Develop criteria for determining areas where larger facilities might be considered, such as availability of services, (e.g. sanitary/water) and supporting infrastructure (e.g. roads).
- Broaden allowable accessory processing uses for more agricultural operation types, in alignment with ALC policy.



Farm Retail

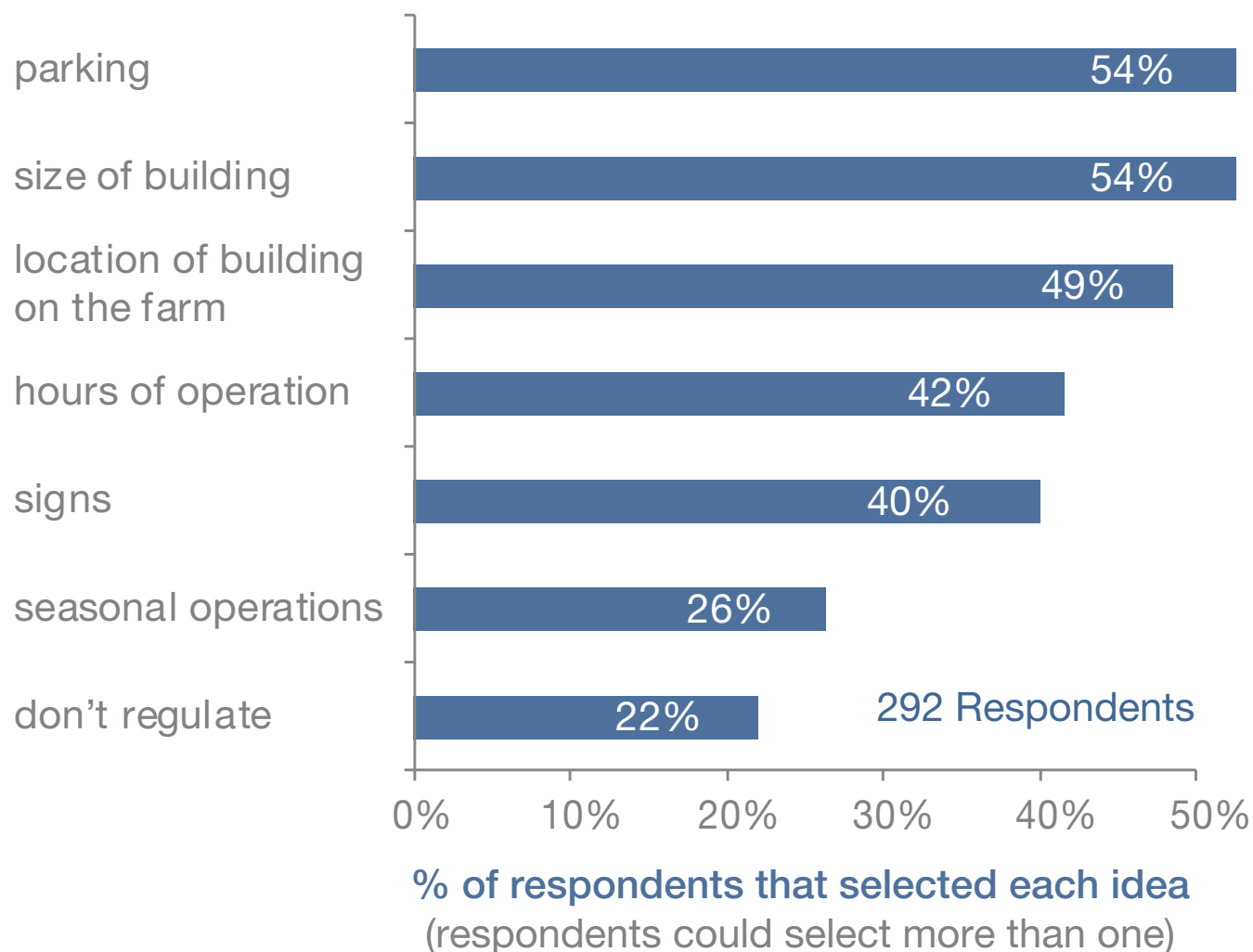


Some of what we heard ...



Farm Retail

How should the City regulate farm retail in the ALR?



Some of what we heard ...



Farm Retail

- Supports farmers & improves farm-customer connection
- Some concern about selling goods not grown on the farm
- Locate on least valuable land; consider parking impacts
- Important to right-size; avoid shift from farm retail to grocery store
- Some opposition to retail buildings in ALR; feel it should be very limited or in urban area

New Direction



Farm Retail

Guide the scale and location of farm retail operations



New Direction



Farm Retail

Guide the scale and location of farm retail operations

How we get there:

- Manage on farm retail building size and outdoor sales space, based on ALC policies.
- Manage the location of on farm retail, including sales and storage buildings, outdoors areas, and parking (with minimums and maximums).
- Allow 50% of the retail sales area to sell products produced by a co-op to which the farm is a member, based on ALC policies.
- Consider requiring a business licence for farm retail.

Strengthening Bylaw Compliance

Bylaw Compliance Strategy (on-going)

- Understand relationship between New Directions and contraventions assessed in Stage 1
 - » Example: enhance management of home based businesses to reduce contraventions (i.e., outdoor storage, out-growing)

Strengthening Bylaw Compliance

Bylaw Compliance Strategy (on-going)

- Understand relationship between New Directions and contraventions assessed in Stage 1
- New Directions should consider compliance & enforcement
 - » Guiding Principle #5: Develop clear and concise bylaws and policies that are practical, workable, and consistent

Strengthening Bylaw Compliance

Bylaw Compliance Strategy (on-going)

- Understand relationship between New Directions and contraventions assessed in Stage 1
- New Directions should consider compliance & enforcement
- Continue to learn about the complexities & potential reasons for contraventions

Strengthening Bylaw Compliance

Bylaw Compliance Strategy (on-going)

- Understand relationship between New Directions and contraventions assessed in Stage 1
- New Directions should consider compliance & enforcement
- Continue to learn about the complexities & potential reasons for contraventions
- Work-in-progress and key task of Stage 3 as new policies and regulations take shape

Next Steps - Stage 3 Process

Fall/Winter 2017



Engage with community to help shape **specific policies & regulations**

Next Steps - Stage 3 Process



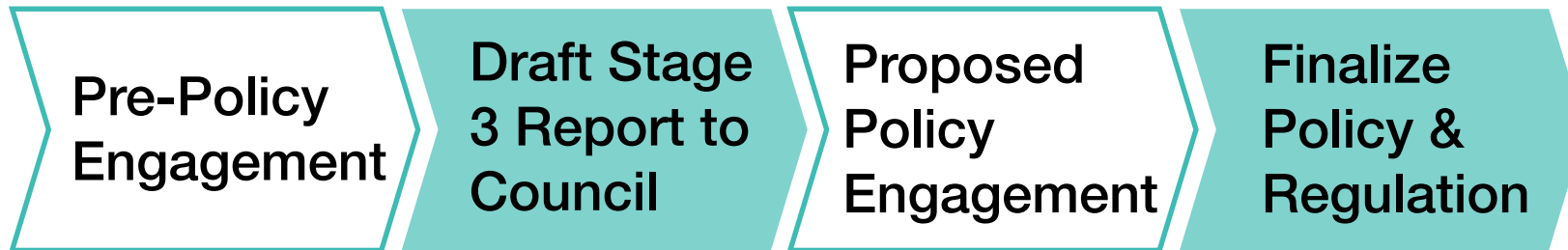
Prepare a **Draft Stage 3** Policy & Regulation Recommendations Report for Council

Next Steps - Stage 3 Process



Seek community feedback on **specific recommendations**

Next Steps - Stage 3 Process



Finalize recommended policy and regulation

Next Steps - Stage 3 Process

(Early 2018)



Introduce policy and bylaw amendments for 1st and 2nd reading

Next Steps - Stage 3 Engagement

Engagement Activities

- Community Open House(s)
- Online Community Feedback
- Stakeholder Workshop
- City Committees
- Senior Government Agencies
- Local First Nations

Outreach & Awareness

- Mail-out to ALR properties
- Project website
- Social & print media advertising

Recommendation

THAT Council:

1. **Receive** the AgRefresh Stage 2 New Directions Report (concluding Stage 2)
2. **Direct staff to begin** AgRefresh Stage 3 - Adopt New Policy
3. **Endorse** the AgRefresh Stage 3 public engagement approach