

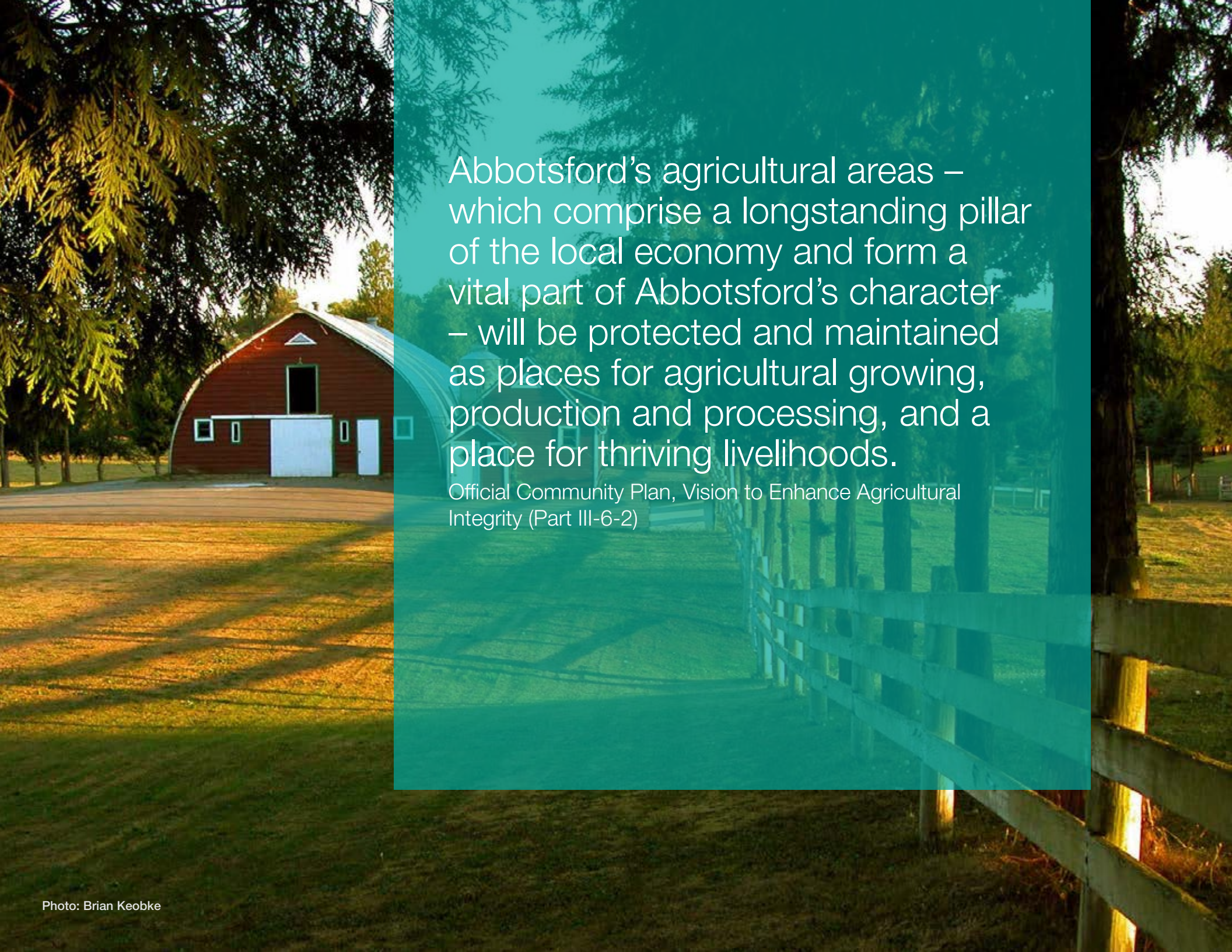


## STAGE 2: NEW DIRECTIONS REPORT

July 2017







Abbotsford's agricultural areas – which comprise a longstanding pillar of the local economy and form a vital part of Abbotsford's character – will be protected and maintained as places for agricultural growing, production and processing, and a place for thriving livelihoods.

Official Community Plan, Vision to Enhance Agricultural Integrity (Part III-6-2)



# Table of Contents

Executive Summary.....	6
1.0 Introduction .....	9
1.1 What is AgRefresh.....	10
1.2 Background Research.....	10
1.3 New Directions Report .....	11
1.4 Guiding Principles .....	11
2.0 Regulatory Framework .....	13
2.1 Provincial Legislation .....	14
2.2 Municipal Policy and Regulations .....	16
3.0 Engagement Findings.....	17
3.1 Who and How? .....	18
3.2 What We Heard .....	23
4.0 New Directions .....	35
4.1 AgRefresh Themes .....	37
4.2 Developing New Directions .....	37

4.3 New Directions .....	38
4.3.1 Theme 1 - Support a Thriving Agricultural Sector .....	39
4.3.2 Theme 2 - Respond to a Changing Agricultural Sector .....	49
4.3.3 Theme 3 - Manage Non-Agricultural uses in the ALR .....	57
4.4 Conclusion .....	62

5.0 Strengthening Bylaw Compliance .....	63
5.1 Why a Bylaw Compliance Strategy .....	64
5.2 Partners & Tools Supporting Compliance .....	65
5.3 What We've Learned About Abbotsford's ALR .....	67
5.4 A Closer Look at the Contraventions .....	68
5.5 Enforcement Challenges .....	74

6.0 Next Steps.....	75
---------------------	----

7.0 Sources .....	77
-------------------	----

## Appendix

*Appendix is available as a supporting document*

Appendix A: Stage 2 Engagement Input

# Table of Figures

Figure 1: Stages of the AgRefresh Process .....	11
Figure 2: Legislative and Policy Framework.....	14
Figure 3: Provincial and Municipal Legislation Summary.	15
Figure 4: New Direction Themes and Topics.....	38

# Table of Maps

Map 1: Bylaw Compliance Assessment Summary .....	67
--	----

# Acronyms

ADDIAC	Agriculture, Dyking, Drainage and Irrigation Advisory Committee
ALC	Agricultural Land Commission
ALR	Agricultural Land Reserve
ALUI	Agricultural Land Use Inventory
BEO	Bylaw Enforcement Officer
BSC	Bylaw Compliance Strategy
CICP	City in the Country Plan
DP	Development Permit
LGA	Local Government Act
OCP	Official Community Plan
UDB	Urban Development Boundary
ZB	Zoning Bylaw

# Executive Summary

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, the City of Abbotsford is undertaking a comprehensive planning process called AgRefresh. This process includes three main components:

**Part 1: Official Community Plan (OCP)** policies will be updated to reflect agriculture's important role in Abbotsford.

**Part 2: Zoning Bylaw (ZB)** regulations for agricultural land uses will be updated and coordinated with OCP policies.

**Part 3: A Bylaw Compliance Strategy (BCS)** will be developed to ensure agricultural land is being used for farming.

AgRefresh is organized in three Stages, each involving input from the community and agricultural stakeholders. Stage 1 concluded in Fall 2016, producing a Background Research Report with an overview of the regulatory framework governing the ALR in Abbotsford, a snapshot of the local agricultural sector, and high level bylaw compliance assessment findings.



This Stage 2 New Directions Report builds on the findings and community input of Stage 1, outlining new high level directions to guide the preparation of more detailed policies and regulations in Stage 3.

## Stage 2 Engagement

A key objective of Stage 2 was to work with the community and agricultural industry stakeholders to validate key themes and discuss locally relevant land use topics that will help shape New Directions for agriculture in Abbotsford. Through a series of initiatives in October and November 2016 (online survey, workshop, open house, meetings), the City received valuable feedback from farmers, agriculture industry and community stakeholders, and citizens.

Feedback confirmed three overarching themes that frame the New Directions (1) Support a Thriving Agricultural Sector; (2) Respond to a Changing Agricultural Industry; and (3) Manage Non-Agricultural Uses in the ALR. These themes, as well as stakeholder input on several topics (e.g., primary housing, farm retail, rural centres, etc.), helped shape the New Directions outlined in this report.

## New Directions

The following New Directions outline the high level framework that will guide the preparation and discussion of more detailed policies and regulations in Stage 3.

The New Directions are not intended to cover all possible ideas for improving agriculture policy and regulation through AgRefresh; however, they do offer a valuable foundation for the next phase of more detailed planning and community engagement. They may evolve through further review and discussion with Council, key stakeholders, the community, and City staff.

The New Directions do not imply a specific outcome, but instead identify approaches that will be explored in more detail and presented for community feedback in Stage 3.

## AgRefresh New Directions



### **Parcel Size**

Maintain and encourage adequate parcel sizes



### **Primary Housing**

Ensure the appropriate residential footprint and number of homes



### **Temporary Farm Worker Housing**

Support adaptable temporary farm worker housing



### **Urban-Rural Interface**

Maximize urban-rural interface compatibility



### **On-Farm Food Processing**

Manage more intensive food processing on farms



### **Farm Retail**

Guide the scale and location of farm retail operations



### **Agri-Tourism & Gathering Events**

Guide the scale and location of agri-tourism operations  
Enable and manage gathering for events in the ALR



### **On-Farm Breweries, Meaderies, and Distilleries**

Enable breweries, meaderies, and distilleries in the ALR



### **Home Based Businesses**

Strengthen the management and monitoring of home based businesses



### **Rural Centres**

Define and enhance rural centres



### **Agri-Industrial**

Define and appropriately accommodate agri-industrial in the ALR

## **Bylaw Compliance Strategy**

A closer look at the Stage 1 Bylaw Compliance Assessment provides a deeper understanding of the challenges and complexities related to bylaw contraventions on Abbotsford's ALR lands. Identifying key observations and exploring contributing factors that may be influencing bylaw contraventions will help inform bylaw compliance improvements moving forward.

## **Next Steps**

The New Directions will provide the framework for developing more detailed policies and regulations for community feedback in Stage 3, and will ultimately help shape recommended OCP policy, Zoning Bylaw regulation, and the Bylaw Compliance Strategy.

Given the provincial regulatory authority over agricultural land use, the objective is to develop the most appropriate approaches for Abbotsford, while remaining in alignment with ALC and Ministry of Agriculture requirements.





## 1.0 Introduction

Agriculture plays an important role in defining the City of Abbotsford. Approximately 75% of the land base in Abbotsford is included in the Agricultural Land Reserve (ALR); land designated by the Province to be reserved for farming activities. The agricultural use of lands in the ALR contributes significantly to Abbotsford's identity and economy.

## 1.1 What is AgRefresh?

In recognition of the important strategic role that the agricultural industry and land base play, the City of Abbotsford initiated a comprehensive planning process called AgRefresh. This initiative will review municipal agricultural policies, bylaws, and regulations, and also establish a framework for on-going bylaw compliance for land within the ALR.

AgRefresh is a three-part planning initiative.

- **Part 1: Official Community Plan (OCP)** policies will be updated to reflect agriculture's important role in Abbotsford.
- **Part 2: Zoning Bylaw (ZB)** regulations for agricultural land uses will be updated and coordinated with OCP policies.
- **Part 3: A Bylaw Compliance Strategy (BCS)** will be developed to ensure agricultural land is being used for farming.

The objectives of AgRefresh are to:

- Create clarity and predictability for the City and the community in regulating agricultural land uses in the ALR.
- Update key planning documents with improved agricultural land regulations.

## 1.2 Background Research

The Stage 1 Background Research Report provided a snapshot of the existing state of agriculture and food in Abbotsford and analyzed land use, including a look at possible compliance issues. The report provided context for understanding opportunities and challenges related to land use regulation, identifying a number of key topics that were built upon in Stage 2, including:

- Primary agricultural use is a significant economic engine
- Increased primary residential use of small parcels
- Increased on-farm processing activity, resulting in demand for expansion
- Increased demand for on-farm tourism and more on-farm retail space
- Increased demand for on-farm temporary farm worker accommodation
- Home occupation and the wide variety of home-based businesses on ALR land
- Rural centres and increased demand for support services close to the farm
- Potential impact of bylaw compliance issues related to non-agricultural uses such as gravel extraction, soil deposits, commercial truck parking, and outdoor storage
- New opportunities permitted by the ALC, such as events and breweries on farmland

The Stage 1 Background Research Report is available on the City's website.

### 1.3 New Directions Report

The New Directions Report brings together the work completed to date. The background research on current land use patterns, challenges and opportunities as they relate to land use regulation, and input received through the extensive stakeholder engagement process, form the basis of the New Directions. Given the provincial regulatory authority for the ALR, input and advice of the Provincial Ministry of Agriculture and ALC will be taken into consideration.

The New Directions Report builds on the foundation contained in the OCP's Big Idea, "Enhance Agricultural Integrity," and Agriculture in the Country policies.

The New Directions will provide the high level framework for developing more detailed policies and regulations for community feedback in Stage 3, and will ultimately help shape and define the updated OCP policy, Zoning Bylaw regulation, and the Bylaw Compliance Strategy.

### 1.4 Guiding Principles

AgRefresh has five guiding principles to lead the planning process and deliverables:

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.



Figure 1: Stages of the AgRefresh Process

blank for double-sided printing





## 2.0 Regulatory Framework

Agriculture operates in a complex and dynamic environment of municipal and provincial policies, programs, and regulatory influences. This section recaps the provincial and municipal regulations that work together to ensure long-term success of Abbotsford's agricultural lands.

## 2.1 Provincial Legislation

Preservation of agricultural land in BC is overseen by the Agricultural Land Commission (the “ALC” or the “Commission”). The Ministry of Agriculture supports the ALC’s work by helping to ensure the ALR is being used in a manner that supports agriculture and remains compatible with surrounding urban uses, and between farms within the ALR.

The following section outlines the key legislative and administrative components related to these two agencies.

### LOCAL GOVERNMENT ACT (LGA)

The LGA provides local governments the ability to plan and regulate land use within their boundaries. The LGA sets out the requirements for local governments that must be met for regulating land use, including adoption of an OCP and Zoning Bylaw. A local government may regulate, but not prohibit any farm uses in the ALR unless regulated by the Minister of Agriculture, as stipulated by s.481 and 533 of the LGA.

Abbotsford is one of four regulated communities ‘designated’ by the Province through the LGA. This allows the City to prepare Farm Bylaws to regulate farm operations. As a Regulated Community, all Farm Bylaws, and any changes to the Zoning Bylaw that prohibit or restrict farming, must be approved by the Minister and should be consistent with the Minister’s Bylaw Standards established under s.551 of the LGA.

### FARM PRACTICES PROTECTION (RIGHT TO FARM) ACT

The Farm Practices Protection Act (FPPA) is a key Ministry of Agriculture tool, that establishes a conflict resolution process intended to protect farms using normal farm practices from unwarranted nuisance lawsuits and local government bylaws involving dust, odour, noise and other disturbances. The FPPA is administered by the Farm Industry Review Board (FIRB), which is an administrative tribunal that is independent of the Ministry of Agriculture.

## Regulating Agricultural Land in Abbotsford

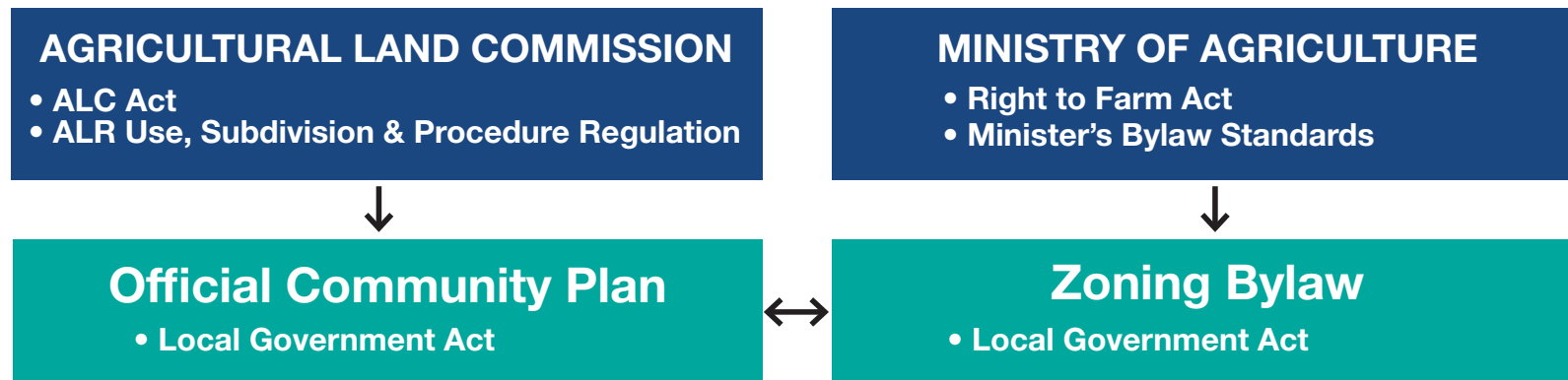


Figure 2: Legislative and policy framework  
Source: City of Abbotsford

## AGRICULTURAL LAND RESERVE (ALR)

The ALR is land designated by the Province and reserved for farming. It includes lands that are private and public that may be farmed, forested, or are vacant. Established in 1973, the ALR is administered by the ALC. The three objectives of the ALR are outlined in Section 6 of the ALC Act. They are to:

1. Preserve agricultural land;
2. Encourage farming on agricultural land in collaboration with other communities of interest; and
3. Encourage local governments, First Nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies (Section 6 of the Agricultural Land Commission Act).

## AGRICULTURAL LAND COMMISSION ACT (ALC ACT)

The ALC Act is a high-level statute that sets out principles and rules for the protection of agricultural land in BC that is located within the ALR. The ALC Act is administered by the ALC.

Section 46 of the ALC Act requires that local government bylaws be consistent with the ALC Act, the Regulations, and the Orders of the Commission; otherwise an inconsistent provision is of no force or effect.

## AGRICULTURAL LAND RESERVE USE, SUBDIVISION & PROCEDURE REGULATION - BC REG. 171/2002

This specific regulation defines farm activities (which can be regulated by a local government, but not prohibited) and permitted non-farm activities (which are permitted in the ALR, but may be prohibited by local government). Some examples of the former include, permitted land uses such as federally licensed medical marihuana production facilities, co-operatively (co-op) owned processing facilities, breweries, distilleries, meaderies, and agri-

tourism events and activities. Some examples of the latter include: home occupation uses, kennels, bed and breakfast uses, agri-tourism accommodation.

The ALC has Policies that provide interpretation and clarification of the regulations, in addition to outlining strategies, rules or positions on various issues. The policies provide clarification on actions consistently taken or adopted by the Commission.

### PROVINCIAL LEGISLATION

**Local Government Act (LGA):** Local governments must use and follow the LGA when creating and/or updating policies and regulations.

**Agricultural Land Reserve (ALR):** Land that is designated by the Province to be reserved for farming.

**Agricultural Land Commission Act:** Sets out principles and rules for the protection of agricultural land in BC.

**ALR Use, Subdivision and Procedure Regulation:** Identifies farm activities that are permitted in the ALR.

**Right to Farm Act:** Enables a farmer to undertake normal farm practices on their property.

### MUNICIPAL POLICY AND REGULATIONS

**Official Community Plan:** Includes objectives and policies to guide decisions on community planning and land use management.

**Zoning Bylaw:** Describes the permitted uses of land and development regulations for buildings.

**Farm Bylaws:** Enables the City to regulate or prohibit certain farm operations, and also regulate types of buildings, structures, equipment, and siting of stored materials.

Figure 3: Provincial and municipal legislation summary

## 2.2 Municipal Policies and Regulations

### **ABBOTSFORD'S ROLE IN THE ALR**

The ALC Act, and ALC policies and regulations identify farm activities and non-farm uses that are permitted in the ALR. Local governments may regulate, but not prohibit farm activities and non-farm uses prescribed in provincial legislation. Thus the City's role is limited to regulating how the farm activities and permitted non-farm uses take place within the City.

### **OFFICIAL COMMUNITY PLAN (OCP)**

An OCP includes objectives and policies to guide decisions on community planning and land use management, and provides important direction for regulations outlined in the Zoning Bylaw. The City is required to consult with the ALC when any changes are proposed to the OCP that impact land in the ALR.

AgRefresh is referenced in the OCP as a way to include agricultural policies in more detail. AgRefresh will be implemented as an OCP amendment to incorporate agricultural policies to enhance agricultural integrity.

### **ZONING BYLAW**

The Zoning Bylaw lists the permitted uses of land, development regulations for building, and minimum size for parcels. Areas of land are divided into zones which regulate permitted uses. Zoning bylaws are enforceable by law and reflect what happens on the ground as a result of policies outlined in the OCP.

The City must obtain approval from the Ministry of Agriculture when any changes are proposed to the Zoning Bylaw that impact farming. There are a number of uses in the ALR (such as on-farm processing and farm retail), which cannot be prohibited but may be regulated by the City.

Currently, the Zoning Bylaw includes agricultural zones and definitions that, along with the OCP, will be updated to reflect recent provincial regulation changes to the ALR, new trends, and to address issues around the use of agricultural land. These updates will lead to improved clarity and consistency for the farming community and the City.

### **FARM BYLAWS**

As a regulated community, the City of Abbotsford has the ability and responsibility to prepare farm bylaws to regulate specific farm operations in a manner consistent with the Ministry's Bylaw Standards. To-date the City has adopted two Farm Bylaws relating to: Audible Bird Scare Devices and Mushroom Growing Operations.

As the MoA develops additional Farm Bylaw Standards, the City is obligated to amend its regulations to remain consistent with these Standards.





## 3.0 Engagement Findings

One of the Council-approved guiding principles for AgRefresh is to “use an understandable and transparent process inclusive of the City’s agricultural community and citizens.” Building on the stakeholder input and insights received through Stage 1, a key objective of Stage 2 was to work with the community to validate the emerging themes and associated land use topics that will inform New Directions for agriculture in Abbotsford.

The engagement process set out to raise awareness and understanding of the land use opportunities and challenges in the ALR. Through community input, Stage 2 sought to understand local perspectives on a range of land use topics, discussing opportunities to refine City regulation of agriculture in Abbotsford.

### 3.1 Who and How

In November 2016, the City held a joint session with Ministry of Agriculture (MoA) and ALC staff to explore opportunities for Abbotsford's ALR lands within the context of provincial regulation, and in consideration of the emerging AgRefresh themes and land use topics.

Through a series of initiatives in October and November 2016, the City received valuable feedback from farmers, agriculture industry and community partners, and citizens.

The engagement achieved three key outcomes:

- Target audiences were reached: farmers, representatives of farm organizations, community groups, and the general public.
- Stakeholders affirmed the emerging themes and land use topics that guided the New Directions.
- MoA and ALC support the City's approach and have committed to continued collaboration on clear, simple and effective regulation.

This section provides an overview of Stage 2 AgRefresh input, including the following:

**Who** - government agencies, agriculture industry, farmers, citizens

**How** - meetings, workshops, online survey, open house

**What we heard** - online survey, workshop, open house highlights



Agriculture Industry and Community Partners Workshop - November 2016

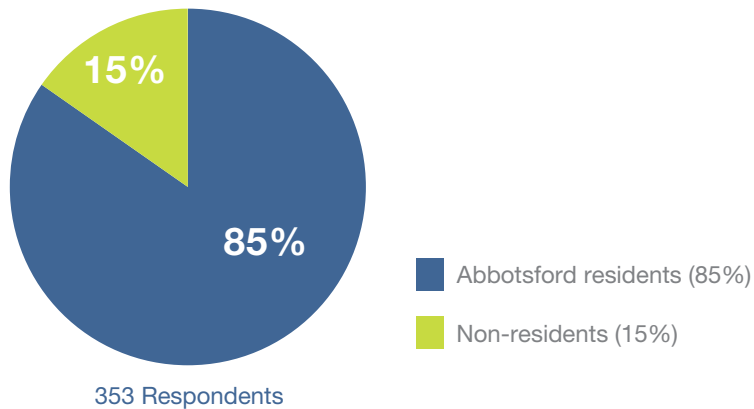


## ONLINE SURVEY RESPONDENTS

The AgRefresh online survey ran from October 28 to December 11, 2016. A total of 353 people took the survey online, providing specific feedback on the land use topics covered through 15 multiple choice questions.

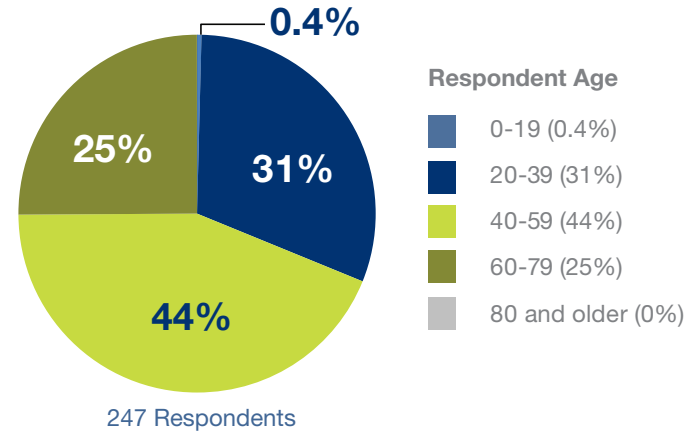
### Who provided input?

While demographic information was not formally collected in other engagement activities, the online survey asked a few questions to allow for a clearer sense of who participated. Of the 353 survey respondents, 85% (299) were Abbotsford residents.



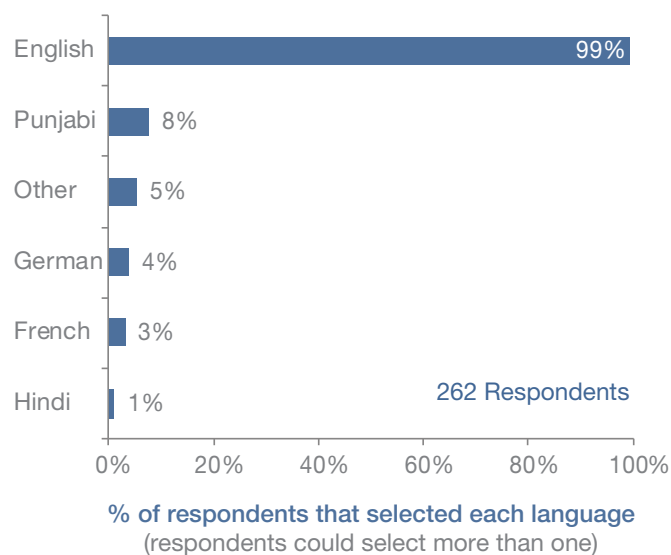
### Respondent age and gender

About 70% of online survey participants provided optional information on their age and gender. The largest proportion of respondents were in the 40-59 age category, with slightly more males (57%) than females (43%) providing input.



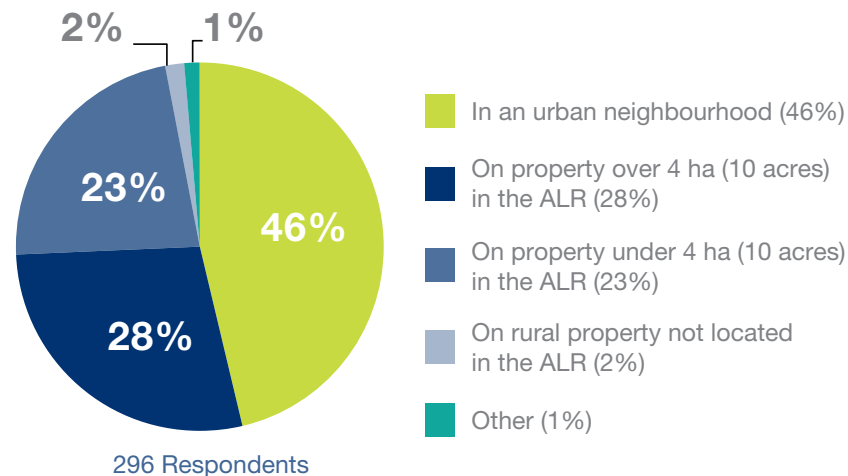
## Language spoken at home

Over 70% of participants provided information about the language(s) they speak at home. Nearly all participants speak English at home (99%), with the second most common language being Punjabi (8%).



## Where do respondents live?

A high proportion of participants provided information about where they live: in the ALR, rural non-ALR, urban neighbourhood, or other. Just over half (150) live on property in the ALR.



It's relevant to consider the relationship of survey responses to available information on the breakdown of parcel size in the ALR. Over half (55%) of survey respondents living in the ALR occupy parcels over 4 ha. According to AgRefresh research, parcels over 4 ha make up 42% of Abbotsford's ALR parcel count and 83% of the ALR land base.

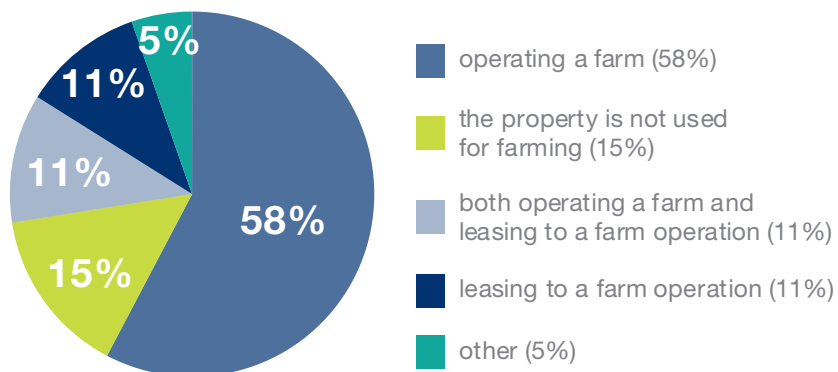
The remaining 45% of survey respondents in the ALR live on parcels under 4 ha. This smaller parcel range (0-4 ha) makes up 58% of the ALR parcel count and 17% of the total ALR land base.



### What are respondent ALR properties being used for?

The survey asked respondents living in the ALR, “What is your ALR property used for?”

80% of respondents indicated that their property is used for farming, including those leasing to a farm operation.



149 Respondents

A total of 22 (15%) respondents indicated that their ALR property is not used for farming. This contrasts AgRefresh background research indicating that 61% of ALR farms less than 4 hectares are “not in farm use.” Owners of smaller ALR properties not in farm use appear to be under represented in the survey.



## AGRICULTURE INDUSTRY AND COMMUNITY PARTNERS WORKSHOP

Farmers and representatives of agricultural and community organizations participated in a Stage 1 Workshop to provide preliminary input as a launch to AgRefresh in April 2016. These groups were invited to participate in a second workshop at the AgRec building on November 16, 2016.

Workshop participants were provided with a summary of the AgRefresh background research, takeaway messages, emerging Stage 2 New Direction themes, and associated land use topics.

A total of 60 workshop attendees provided valuable input. Participants worked through each land use topic in table discussions to affirm whether they felt the land use topics were posing challenges for agricultural land use, and if so, to help staff better understand the problem.

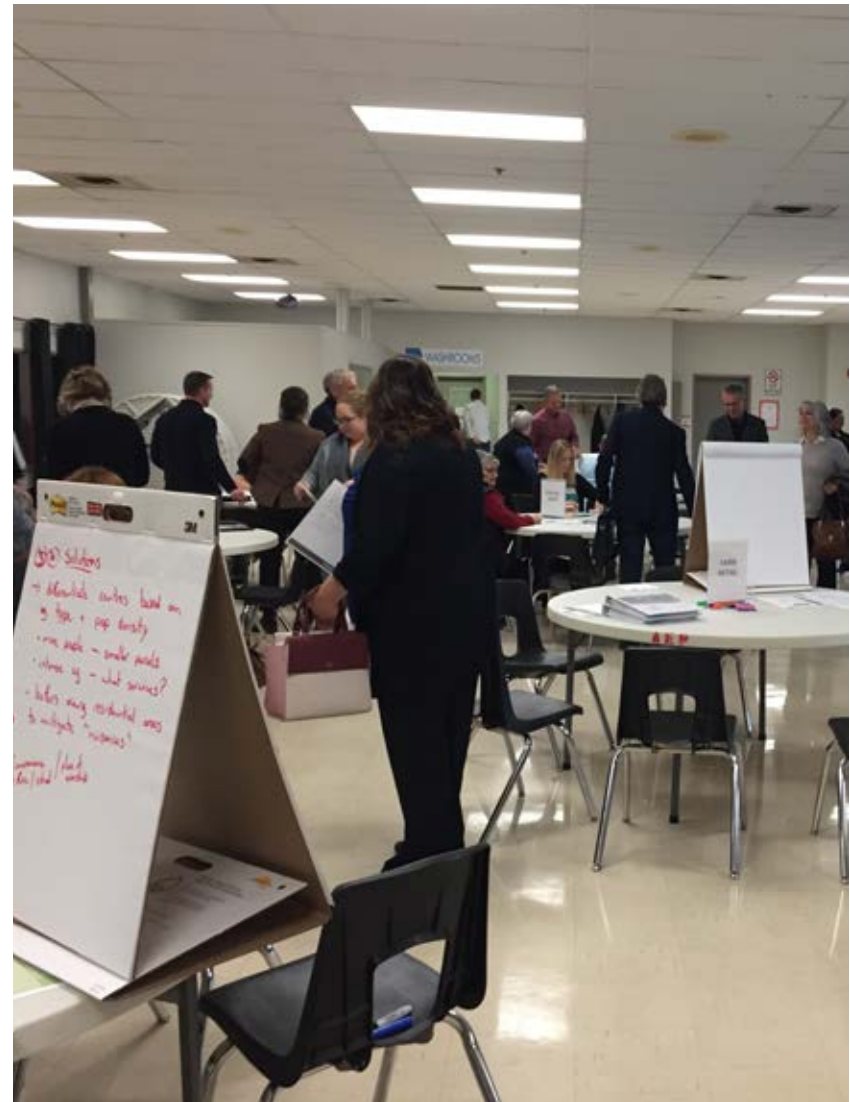
Workshop participants were also asked to identify potential practical, workable solutions to the challenges, and discuss anticipated implications associated with the proposed solutions.

## ROAD SHOW AND OPEN HOUSE

Outreach also included a road show, connecting with the community at the Abbotsford Farm and Country Market on November 19, 2016. A total of 35 participants visited the kiosk, asked questions, and were encouraged to fill out the online survey, which was available on iPads.

An open house was also held at Aberdeen Elementary on November 23, 2016, where 25 participants viewed display boards in English and Punjabi, gave input on the land use topics from the online survey, and spoke with staff to gain a greater understanding of AgRefresh.

A summary of the workshop and open house feedback is included in Appendix A.



Agriculture Industry and Community Partners Workshop - November 2016

### 3.2 What We Heard

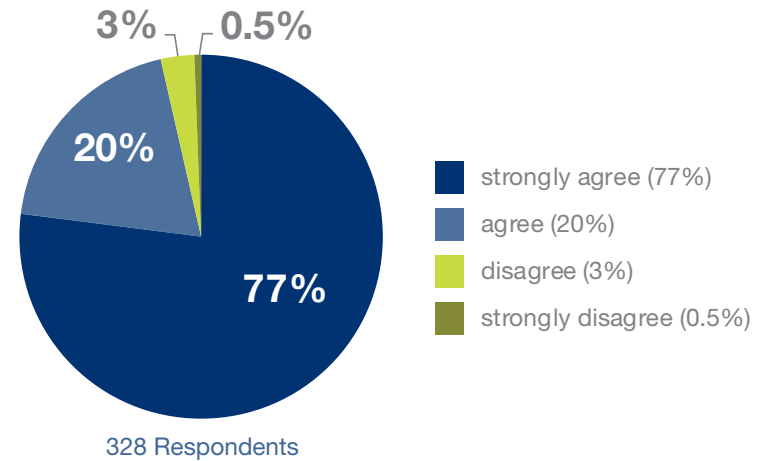
Stage 2 engaged a broad range of interests, both agricultural and non-agricultural, through the various activities and initiatives.

This section summarizes what stakeholders had to say about the themes and associated land use topics. The following charts summarize input received through the online survey, and are accompanied by highlights of workshop and open house feedback.

Feedback summarized in this section supported development of the New Directions outlined in Section 4. A compilation of written comments received through engagement is provided in Appendix A.

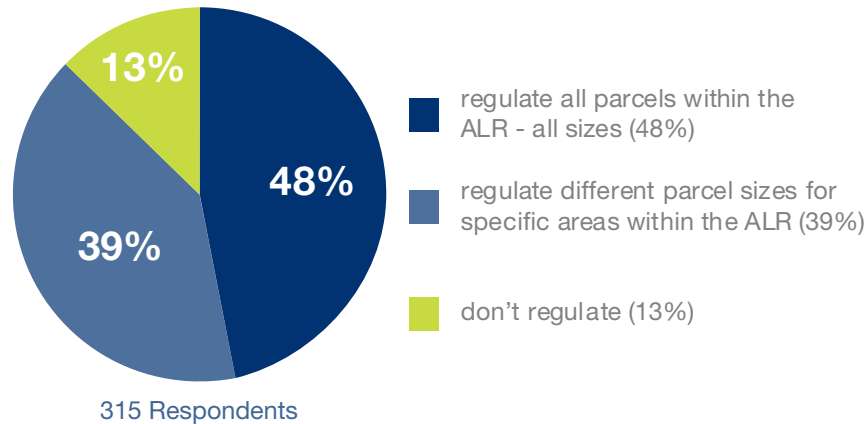
#### Abbotsford as an Agricultural Hub in Canada

The online survey asked respondents if they “agree that Abbotsford should maintain its position as an agricultural hub in Canada”. Respondents overwhelmingly supported (97% strongly agree or agree) the statement, with 77% of the 328 respondents indicating that they “strongly agree”. Strong support was similarly expressed in open house feedback.



## Parcel Size

### *How should the City regulate parcel size in the ALR?*



The majority of online survey respondents (87%) indicated that the City should regulate parcel size in some manner. Responses were split regarding the need to regulate all parcels within the ALR or for specific areas in the ALR. Open house feedback, while limited, focused on regulating different parcel sizes for specific areas within the ALR.

The stakeholder workshop participants affirmed parcel size as a problem, indicating that small parcel sizes inhibit financially viable and sustainable farm operations due to limited farming activities that yield sufficient return on land investment.

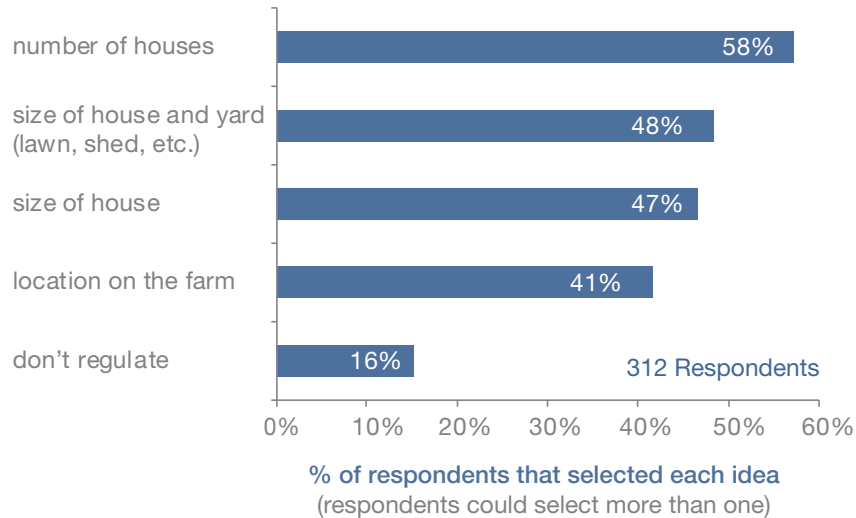
#### Survey Highlights | What we heard about parcel size

- Consider steps to ensure ALR is used for farming and food production (e.g., taxation, compliance enforcement)
- Preserve large parcels by preventing subdivision and incentivizing parcel consolidation
- Consider parcel size regulations with optimal productive uses in mind, acknowledging site conditions (e.g., watercourses, topography, soils)
- Consider smaller farm parcels in the urban-ALR transition
- High land costs are challenging, making smaller parcels important options for new farmers
- Consider options for retiring farmers to stay on land and/or to support division of farm land within family
- Maintain small and large parcel farming options to support innovation and intensive production, including commercial and smaller-scale operations
- Consider flexibility for non-farm uses on existing smaller ALR parcels limited by geographic/environmental factors
- Ensure regulations support innovation
- Concern about very large houses/estates on farm land
- Consider other locations for some forms/methods of agriculture/food production (e.g., greenhouses, poultry)



## Primary Housing

### *How should the City regulate housing in the ALR?*



About 84% of online survey respondents supported some form of regulation, with distributed support for each of the four regulatory tools (number of houses, size of yard and house, size of house, and location). Open house input also supported regulation, with a fairly evenly distributed preference for each of the four provisions.

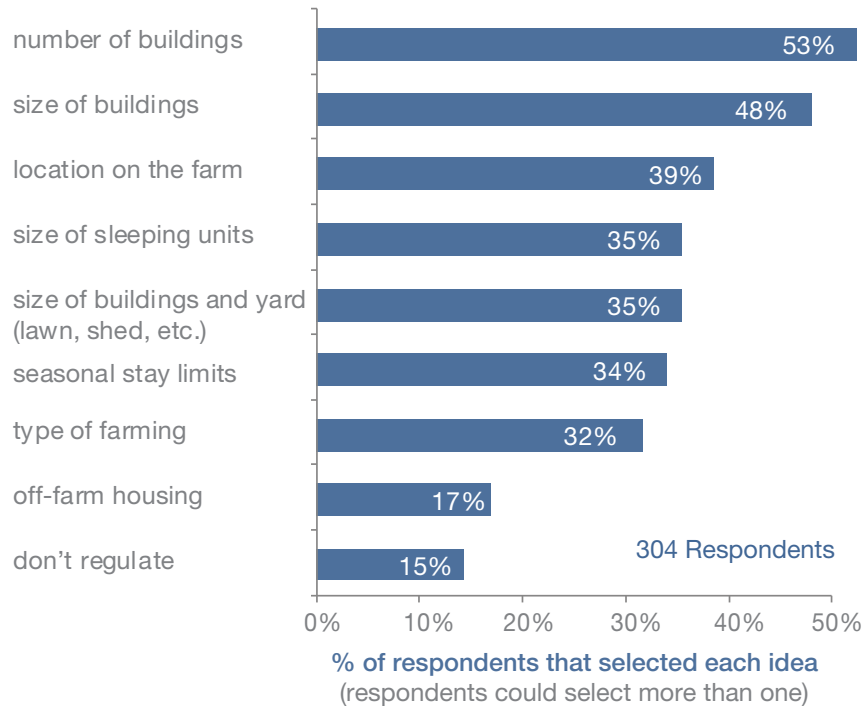
Workshop feedback highlighted the need to manage the size of estate homes to help reduce the pressures influencing the price of land, which limits the opportunity to establish an economically viable farm operation on small parcels in Abbotsford.

### Survey Highlights | What we heard about primary housing

- Agriculture needs to be the primary function of ALR lands and should be maximized
- Concerns about size of homes, large estate homes, and non-farm uses in ALR; further regulation is needed
- House location important to minimize impact on farmland
- Need for stronger regulation for farm status to encourage production on agricultural lands
- Concern about tax benefits for estate homes and non-farming properties
- Consider farm size and land characteristics when regulating housing (house size, location)
- Varying perspectives on suitability of multiple families and multiple family homes on one farm property in ALR
- Automation and technology may reduce the need for on-site residents

## Temporary Farm Worker Housing

### *How should the City regulate additional housing for farm help in the ALR?*



The majority of online survey participants (85%) felt it was important for the City to regulate additional housing for farm workers in the ALR.

Participant response was somewhat distributed on how best to regulate, with the most support for regulating the number (53%) and size of buildings (48%), and less focus on facilitating

off-farm housing (17%). Open house feedback reflected similar preferences, with the highest proportion of responses supporting regulation of location, as well as size and number of buildings.

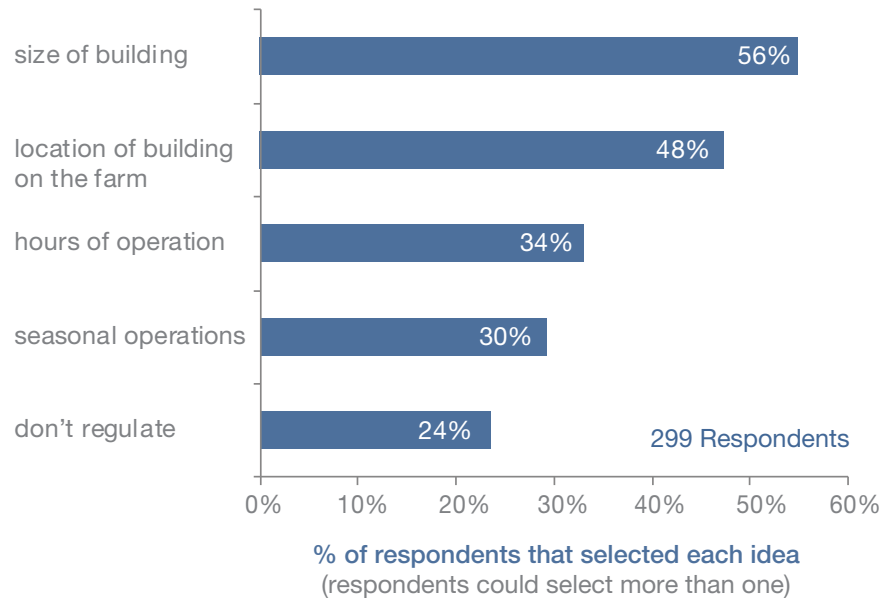
Workshop participants discussed existing challenges with temporary farm worker housing from a farmer perspective. The general consensus indicated a need for flexibility in the size of accommodation to address the number of workers, duration of stay, and Federal Seasonal Agricultural Worker Program requirements for accommodation in relation to the size of farm operation.

#### **Survey Highlights | What we heard about farm worker housing**

- Housing should be temporary and/or have seasonal limits
- Consider the scale and type of operations, as different farms and operations may have different needs
- Ensure it is being used for farm workers and is actually needed
- Health, safety, and quality of life is important
- Need to balance impacts on farm land/productivity and need for housing
- Many farm uses could have housing off-site, or even consider co-op or dorm type arrangements

## Food Processing

### *How should the City regulate food processing in the ALR?*



The majority of online survey respondents supported the idea of regulating food processing activities within the ALR. Respondents identified the size and location of buildings as the most notable considerations, with less emphasis on hours of operation and seasonal considerations. Open house input reflected the same priorities.

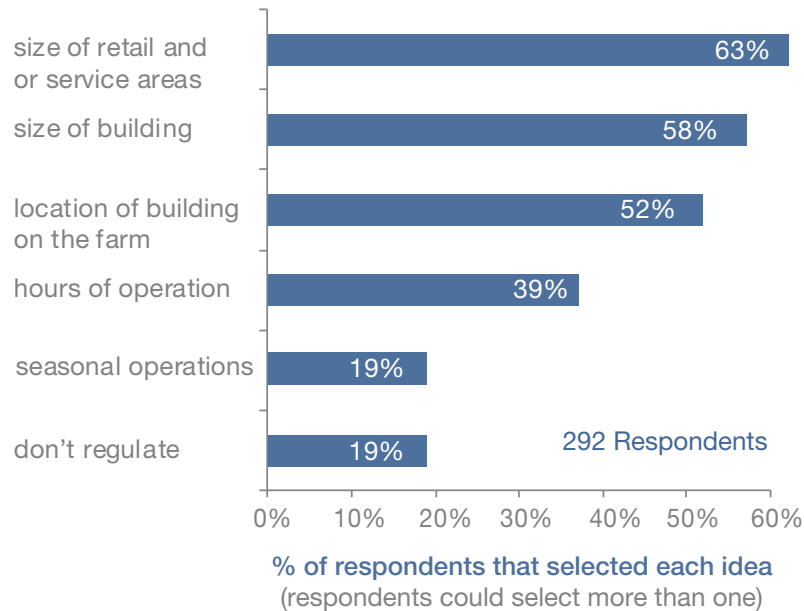
Stakeholder workshop input identified the need to find the right balance of allowable on-farm food processing, food processing outside the ALR (i.e. industrial areas), and the preservation of agricultural land for farming. The City currently regulates food processing in the ALR with minimum setbacks and maximum floor area (2,000 m<sup>2</sup>) for the facility. Proponents of on-farm processing raised the challenge of on-farm processors remaining viable within these parameters, particularly as farm size grows.

#### **Survey Highlights | What we heard about food processing**

- Concern about additional regulation impacting viability
- Benefits to farming (reduced transportation, enhancing value), but consider areas with lower quality soils
- Consider more taxation if in ALR, uneven playing field between ALR and industrial areas
- Important to consider environment and potential impact on surrounding neighbours/community
- Regulate by farm size and where product is grown; large % should be from on-site farm
- Should not be located on farmland, especially highly productive areas
- Industrial/commercial areas more appropriate, particularly for larger facilities

## Breweries

### How should the City regulate breweries in the ALR?



Of the 292 online survey respondents, over 80% supported further regulation of ALR breweries by the City, with a large proportion of input noting the importance of regulating the size of the retail/service area, overall building size, and location on the farm. Open house responses highlighted the same top three priorities.

Workshop participants identified that it is not reasonable to expect a farm to achieve the 50% on-farm production of feedstock requirement ('50% rule'), particularly if local conditions are unsuitable for growing sufficient quantities of malt barley or other grain crops. Participants questioned the fairness of the regulations

in comparison to regulation of on-farm wineries, which are allowed to bring product from other BC farms to make up the 50%. Access to, and burden on existing City infrastructure (water and waste water), and tax equity between on-farm versus off-farm development, were identified as the main challenges to be addressed.

#### Survey Highlights | What we heard about breweries

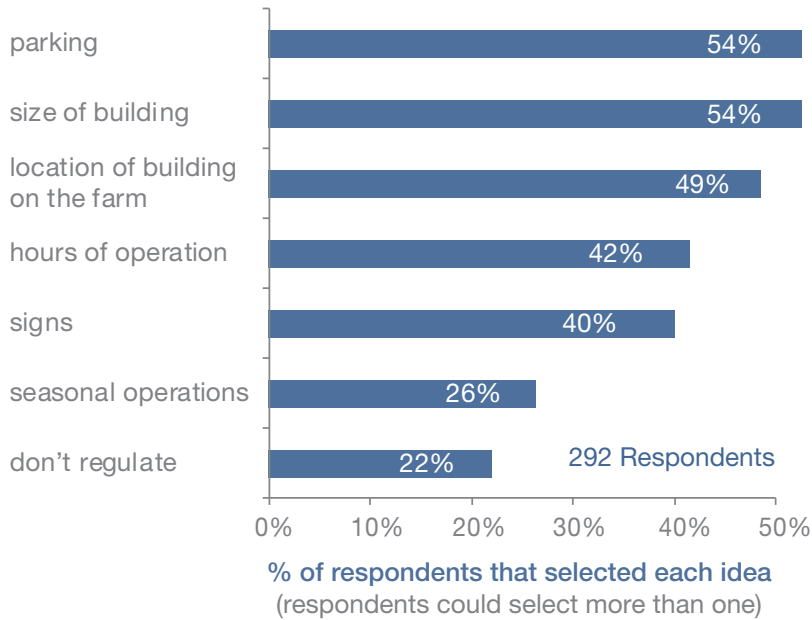
- Should be for product produced on that farm; some suggest a percentage
- Should be taxed as a business, not a farm
- Limit size to ensure breweries don't grow to an industrial scale inappropriate for the ALR
- Several comments in opposition to breweries on agricultural land; some suggest they are more suited to industrial or commercial areas
- Consider the needs and impact on ALR associated with the environment, traffic, parking and servicing requirements
- Value-add for farmers
- Collaborate with micro-brewing industry on regulation

**Note:** The ALC's Land Reserve Use, Subdivision and Procedure Regulation specifies that at least 50% of the product processed must come from that farm operation (the '50% rule').



## Farm Retail

### How should the City regulate farm retail in the ALR?



A large majority (almost 80%) of online survey respondents indicated that some form of farm retail regulation is appropriate.

The most frequently selected considerations included parking and the size of building, followed closely by the location of the building on the farm. Hours of operation and signage were also highlighted as relevant considerations, but less frequently. Open house feedback noted the same top three regulation priorities.

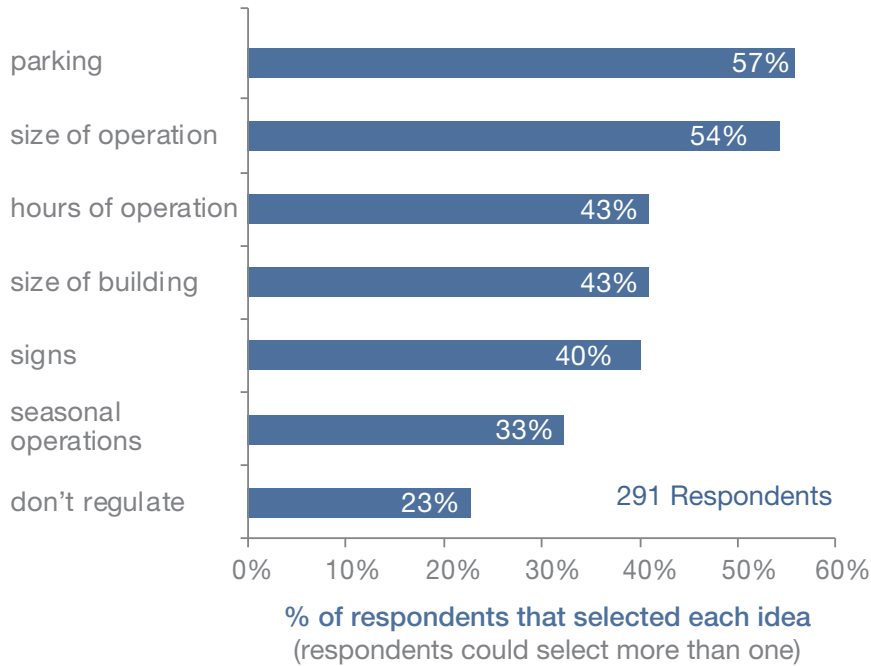
Workshop participants identified that size of facility, not the activity, was the problem to be addressed. The real challenge is the ability to measure and monitor the amount of product sold through the farm retail that is produced on farm or from a co-op (50% rule).

#### Survey Highlights | What we heard about farm retail

- Limit to goods produced on-site (or only allow %); concern about sale of products brought-in from elsewhere
- Locate on least valuable/productive ALR lands
- Supports farmers; improves farm-customer connection
- Should be seasonal and temporary buildings
- Retail area should relate to farm size and ALC approval
- Important to be the right size to avoid creep from farm retail to grocery store
- Thoughtful consideration needed regarding retail location and impact of parking areas on farm land/productivity
- Some opposition to retail buildings in ALR, or view that it be very limited
- Consider central/urban area to sell produce (farmers market)

## Agri-Tourism & Gathering Events

### How should the City regulate agri-tourism?



The online survey only asked for input on agri-tourism. Of the 291 online survey responses, 77% of people indicated that some form of regulation is needed for agri-tourism.

Input suggests that several of the regulatory considerations are valued by the community, with parking and size of operation as the most notable. Hours of operation, size of building, and sign regulations were also frequently selected. Parking was also the most frequently selected regulation for open house attendees.

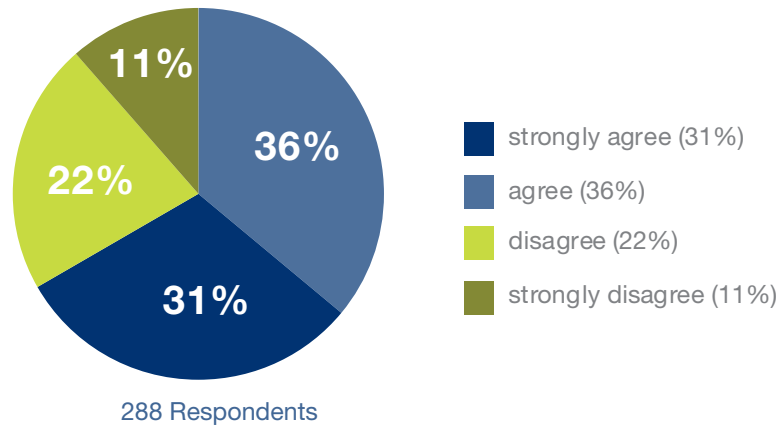
Workshop participants indicated that agri-tourism and gathering events are not a problem if managed properly (i.e. avoid excessive parking lots/traffic congestion; ensure events are only periodic). Participants affirmed the need to separate agri-tourism from gathering events, and suggested that events should be required to have direct ties to the agricultural products produced on-farm.

#### Survey Highlights | What we heard about agri-tourism

- Positive addition if managed properly
- Consider ways to limit/locate space used for events to minimize impact on agricultural land
- Consider taxing as a business rather than farm
- Balance agri-tourism during farming down-time with large operations solely for events
- Minimize disruption to farming activities and consider the impact of buildings, parking, and traffic
- Currently a trend; encourage but think broadly for long term
- Some see agri-tourism distinct from events/event spaces
- Some feel ALR not appropriate; focus should be farming
- Flexibility and consideration of each type important as we learn more about this sector
- Will help public understand importance of agriculture
- Broad term; makes difficult to define and regulate

## Home Based Businesses

*Do you agree that the City should limit the scale and location of home based businesses?*



Of the 288 online survey respondents, two-thirds agreed or strongly agreed with the statement that the City should limit the scale and location of home based businesses, while only 11% strongly disagreed. While open house response was low (8), over half agreed or strongly agreed.

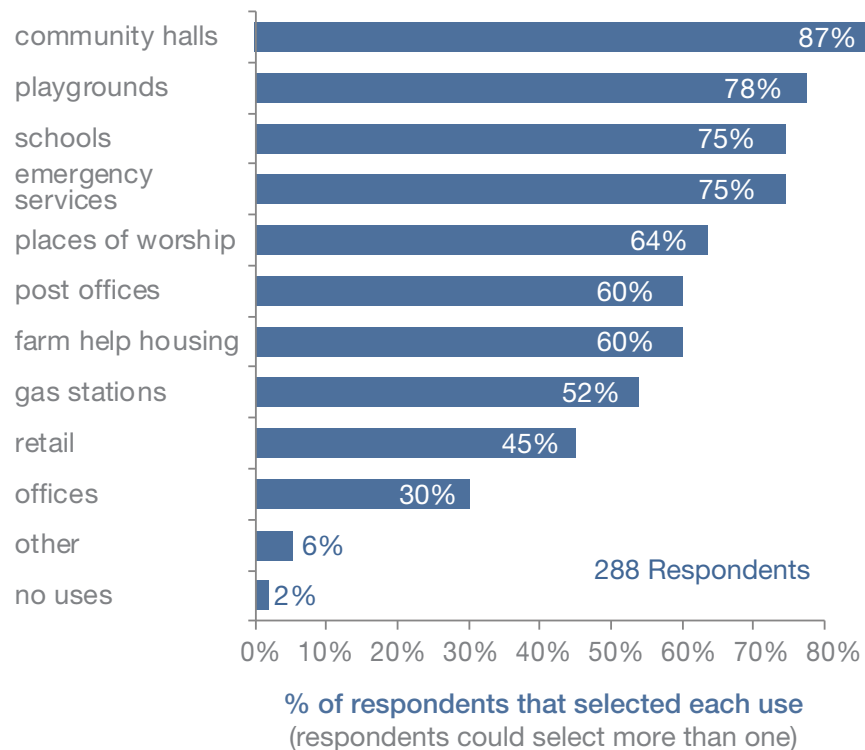
Workshop participants suggested the need to link the business to agricultural support services in situations where the business creates its own footprint (e.g. large shop), and that it must be ancillary to the farm use. Participants also indicated that many home based businesses expand beyond the 112 m<sup>2</sup> maximum specified in the Zoning Bylaw once they have received initial approval from the City, implying that compliance measures may need to be improved.

### Survey Highlights | what we heard about home based businesses

- Regulation and taxation should be same as urban areas
- Important opportunity to support new business development and farmers
- Limit size to prevent businesses from getting too big; don't interfere with farm use
- Consider the type of business and impact on the land (e.g., book-keeping vs. heavy machinery repair); some feel it should be farm related
- Enforcement important to ensure uses are appropriate and farm buildings/outdoor areas remain for farm use
- Allow, but regulate or prohibit the use of non-residence buildings and outdoor areas; limit scale to prevent impact on farm operations/land
- Some opposition to home based businesses in ALR
- Look at proportion of farm income to ensure revenue primarily from farming

## Rural Centres & Amenities

### *What uses are appropriate for rural centres?*



The online survey asked for feedback on the uses appropriate for rural centres. As shown in the chart above, community halls, playgrounds, schools, and emergency services each received support from at least three quarters of the 288 respondents. Retail and offices received less than 50% support. Open house responses also indicated the highest support for community halls, with the second most frequent being places of worship.

Workshop participants suggested that each of the rural centres is unique and different, making it difficult to suggest a single problem statement that needs addressing. To avoid loss of farmland, participants suggested restrictions should be placed on the expansion of the centres to accommodate future growth of schools or other farm and non-farm services.

While not specifically identified as a topic for feedback, engagement input indicated a desire to address urban-rural interface compatibility.

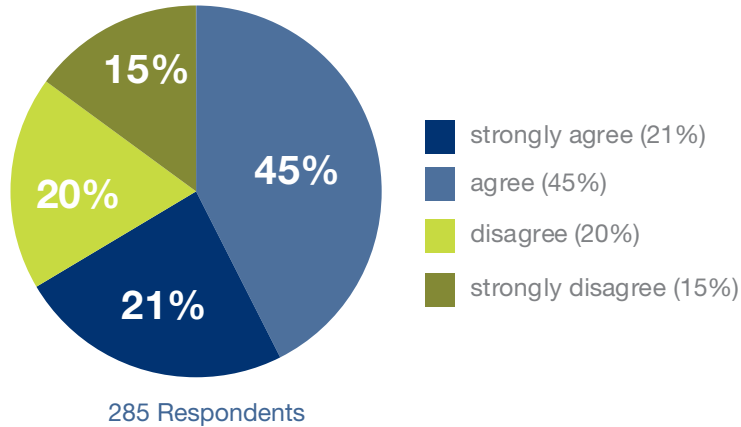
### **Survey Highlights | what we heard about rural centres**

- Retain existing boundaries; avoid 'urban type' centres that will put pressure on ALR
- Respect existing scale and retain historical buildings
- Consider small scale local amenities to support community and small scale co-op agricultural processing/sales (e.g., retail, pub, recreation, farmer's market space)
- Carefully regulate to ensure businesses are not abusing 'inexpensive land' in the ALR
- Some would like to see more opportunity; village model
- Consider local context and actual population served
- Consider uses that support local farming community
- Uses need to respect neighbours and not displace farm operations (e.g., weddings, B&Bs)
- Consider that many residents will still go to City for key amenities and daily needs



## Agri-Industrial

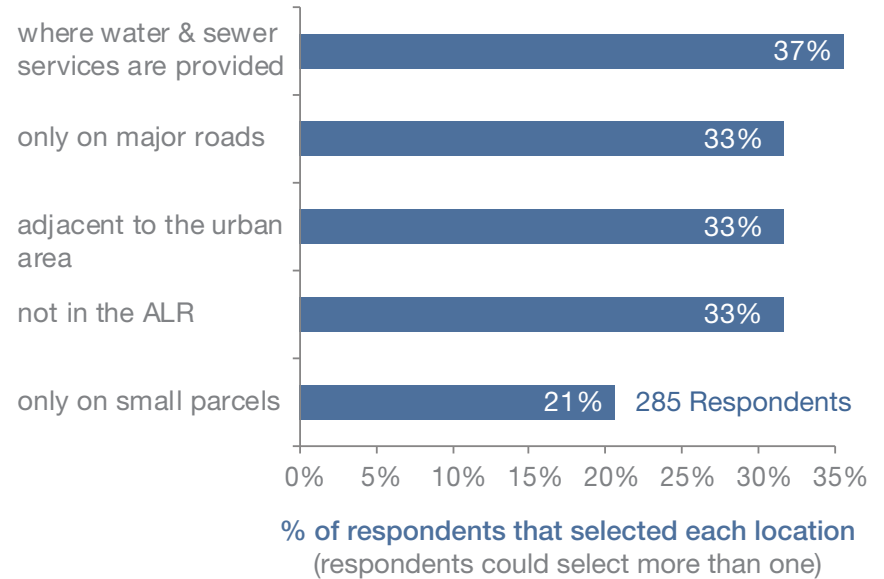
*Do you agree that the City should allow agri-industrial businesses in specific areas of the ALR?*



The online survey asked respondents if the City should allow agri-industrial businesses in specific areas in the ALR. About two-thirds of the 285 respondents agreed or strongly agreed, with 15% strongly disagreeing. Open house responses were largely those who strongly agreed.

Workshop participants identified that agri-industrial is an important part of agriculture and is much needed, however, it takes away from the intent of using agricultural land for farming and can quickly transform from small-scale, low-impact to large-scale, high-impact.

*In which specific areas of the ALR should the City allow agri-industrial businesses?*



The online survey went further, asking which specific areas of the ALR the City should allow agri-industrial businesses. Five choices were provided in the survey, including not in the ALR. Of the 285 respondents, most categories, including not in the ALR received about one-third support, with only on small parcels receiving 21% support. Comments expressed concern over the loss of land for farming if agri-industrial were to be permitted in the ALR. Open house responses were generally consistent, with slightly higher preferences for adjacent to the urban area and on major roads.

### Survey Highlights | what we heard about agri-industrial

- The scale and type of operation influences the impacts and needs of these uses. Some suggest special areas, or locating in industrial or commercial areas
- Concern about using productive ALR land for these uses; should be in less productive areas of the ALR
- Concern about impact on ALR land prices and tax advantages
- Important to distinguish agri-industrial from industrial if using ALR land
- Look at Fraser Highway corridor
- Concern that extension of services to support these uses will increase pressure for other uses
- Important uses to support agriculture but needs to be carefully regulated
- Some prefer less regulation and support in ALR





## 4.0 New Directions

Based on the AgRefresh guiding principles, and building on the background research and engagement input to-date, this section outlines New Directions to improve existing policy and regulation to support agriculture in Abbotsford. The New Directions outline the high level framework that will be further developed through the more detailed work of Stage 3.

blank for double-sided printing



## 4.1 AgRefresh Themes

The input received through Stage 1 engagement and the background research identified three overarching themes to guide the New Directions. These themes were used throughout Stage 2 engagement, and form the basis of the New Directions.



### **THEME 1 - SUPPORT A THRIVING AGRICULTURAL SECTOR**

Abbotsford's success as a leader in agricultural productivity is influenced, in part, by the city's abundant farming areas, favourable climate, high quality soils, and local expertise. Primary agricultural uses, such as growing and harvesting crops, raising livestock and poultry are fundamental to a thriving agricultural sector. Housing accommodation for the farm owner and/or operator is also an important part of the primary use. As Abbotsford continues to grow and urban areas build-out, maintaining a compatible urban-rural interface will help ensure the long term success of agricultural lands and liveability for the broader community.



### **THEME 2 - RESPOND TO A CHANGING AGRICULTURAL INDUSTRY**

In support of growing and harvesting crops, raising livestock and poultry, some farmers are looking to add value to their product before it leaves the farm. This is done through processing, farm retail sales, and agri-tourism activities. The rapidly changing use, intensification, and diversification of agriculture is starting to blur the lines between traditional rural and urban land uses.



### **THEME 3 - MANAGE NON-AGRICULTURAL USES IN THE ALR**

There are a number of non-agricultural uses in the ALR, such as home based businesses, schools, churches, and small stores. While many may support the agriculture sector, it is important to understand how they integrate with agriculture, particularly in the City's seven rural centres.

## 4.2 Developing New Directions

The administrative framework outlined in Section 2 provides the regulatory parameters for setting New Directions. This acknowledges that certain activities are permitted by the ALC and can not be prohibited by the City, only regulated.

A New Direction is intended as a reflection of what we heard through engagement and as supported by research. These New Directions set the foundation for developing specific policies and regulations in Stage 3 and may be refined following further community consultation. The New Directions should result in simple, clear and effective policy and regulation.

It is important to note that New Directions are not intended to cover all possible ideas related to the use of land in the ALR; however, they provide the basis for the next stage of important work. They may also not be new ideas, but rather are important items that need to be highlighted as part of reviewing and updating policies and regulation for the use of land in the ALR.

Given the comprehensive scope of AgRefresh, other topics may also be addressed in the Stage 3 that may not necessarily be contained within a New Direction, such as environmental management.

## 4.3 New Directions

The development of New Directions took into consideration the findings from background research, community and City staff input, and input and advice received from the MoA and ALC.

The New Directions outlined in this chapter do not imply that specific new policies or regulations have been set for each of the land use topics. Instead, the New Directions are intended to identify broad approaches that will be explored and defined in greater detail through Stage 3, which will include further community engagement to help shape the final recommendation.

The ideas and proposed directions outlined in this chapter may evolve through further review and discussion with Council, stakeholders, the community, and staff.

The New Directions are organized under the three AgRefresh themes and will form the basis for updates to the OCP, Zoning Bylaw, and creation of a Bylaw Compliance Strategy in Stage 3.

Each New Direction outlines the following:

- **Where we are today** | regulation and statistics
- **What we heard** | engagement input from stakeholders
- **New Direction**
- **How we get there** | more specific directions

Figure 4: New Direction Themes and Topics



## 4.3 New Directions Continued

### 4.3.1 THEME 1 - SUPPORT A THRIVING AGRICULTURAL SECTOR



#### **Parcel Size**

Maintain and encourage adequate parcel sizes



#### **Primary Housing**

Ensure the appropriate residential footprint and number of homes



#### **Temporary Farm Worker Housing**

Support adaptable temporary farm worker housing



#### **Urban-Rural Interface**

Maximize urban-rural interface compatibility



## **Parcel Size**

### **Maintain and encourage adequate parcel sizes**

It is recognized that parcel size plays an important role in agriculture and there is a relationship between the size of a parcel and the likelihood of it being farmed.

#### **Where we are today**

Background research identified the importance of parcel size when it comes to use of ALR land. The ALUI identified that most of the larger ALR parcels (greater than 4 ha) are located in Matsqui and Sumas Prairie, with the majority having some type of agricultural use occurring (~80%). Of the 4,564 parcels in the ALR, 58% were 4 ha or less in size, with 61% of these parcels not in farm use.

Over half (54%) of ALR parcels are zoned A1 and 38% zoned A2. The majority (65%) of parcels zoned A1 are between 0 and 4 ha, while only 4% are over 16 ha. In the A2 zone, a large proportion (42%) are 4 ha or less, while only 13% are 16 ha or larger.

The City of Abbotsford currently regulates parcel size in the Zoning Bylaw. The minimum lot size when considering a subdivision proposal is 8 ha (20 ac) in the A1 zone and 16 ha (40 ac) in the A2 zone, and is subject to approval from the ALC. This regulation is intended to minimize expectations for the subdivision of land within the ALR, and reduce the impact of small parcels on farming.

#### **What we heard**

The majority of survey participants (87%) indicated that the City should regulate parcel size in some manner. Workshop participants affirmed that parcel size is a problem, stating that small parcel size in the ALR challenges financially viable and sustainable farm operations. This is due to a limited range of possible farming activities yielding sufficient return on the investment.

On the other hand, respondents indicated that the inherent capability of the land is retained irrespective of the size of the parcel. Innovation, the use of smaller parcels with other existing operations, and operating on a small scale combined with other off-farm income activities, can be generated from farming small parcels in the ALR. Some respondents feel this practice should be preserved.

***"It needs to be about the land and what it can be used for" - online survey respondent***



## New Direction | Parcel Size

### Maintain and encourage adequate parcel sizes

#### How we get there:

- Explore opportunities to retain large farm parcels through review of minimum parcel size throughout the ALR, and analyze specific locations where smaller lots may be considered (e.g., rural centres and home site severances).
- Encourage lot consolidation.
- Allow lot line adjustments that benefit farming.

The New Direction suggests the need to continue to minimize the subdivision of agricultural land to maintain the broadest range of opportunities for its agricultural use, thus encouraging the growth and prosperity of agriculture in the ALR.

Given the diversity of parcel sizes in Abbotsford's ALR, approaches will be explored to retain large farm parcels, such as harmonizing minimum parcel size requirements, to help preserve opportunities for a broad range of agricultural commodities and operation types over the long term.

While there is a desire to reduce the creation of additional small lots, lot line adjustments and lot consolidations less than the minimum lot size may be necessary. These scenarios should be reviewed on a case-by-case basis and supported where it can be demonstrated to be an overall benefit to farming compared to existing conditions, consistent with the *ALR Use, Subdivision and Procedure Regulation*.





## Primary Housing

**Ensure the appropriate residential footprint and number of homes**

Housing plays an important role in the farm operation, whereby a primary residence is permitted to allow the farmer to live on the farm, providing convenience to manage the farm operation. However, the use of agricultural land for estate homes is growing in popularity, which contributes to higher land values and reduces short and long term farm production.

### Where we are today:

Background research highlighted that ALR parcels less than 4 ha in size are currently not likely to be farmed (61% not in farm use in 2012) and may be more desirable for estate homes. The increase in the size of houses on ALR parcels has raised concern about the loss of agricultural land.

City regulations allow a parcel to include a single family dwelling with a secondary suite (in the house), as well as a manufactured home (dependent on parcel size and subject to conditions). The City also considers applications for additional dwellings for full time farm employees, subject to demonstrating that it is needed to support the farm operation (maximum of two additional).

The ALC allows for a secondary suite within the primary dwelling, and a manufactured home for immediate family members or a one storey accommodation above an existing building on the farm (e.g., coach house). The ALC also allows additional dwellings, if demonstrated as necessary for the farm use.

The background research preliminary bylaw compliance assessment found that of the 500 potential contraventions, 42% were secondary dwellings. Further detailed analysis in the form of checking for permits and approvals for these second dwellings would be necessary to validate historical permissions granted.

### What we heard:

Workshop participants stated that the problem with respect to primary housing in the ALR was the need to manage the size of homes to ensure agriculture is the primary use of the parcel and does not impact the establishment of an economically viable farm operation, especially on small parcels.

Through feedback from the workshop, online survey, and open house, a key message was that agriculture needs to be the primary function on the lands and should be maximized. Concern was expressed over the size of the homes and serving as multi-family residences in some instances.

***“Controlling the erosion of agricultural capacity by building estate homes is an issue that must be addressed.” - online survey respondent***

## 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., minimum and maximum setbacks).
- Develop/update criteria for considering additional farm dwellings (beyond secondary suite, manufactured home, etc).
- Consider allowing a dwelling unit above an existing farm building (e.g., coach house), consistent with ALC policies.

In support of the ALC Act, the policies and regulations will seek to balance the residential needs of the farm with preserving as much land as possible for farming activities. The City will explore and consult with the community on potential tools for managing the siting, size, and number of homes, in consideration of factors such as parcel size, the needs of larger farms, and opportunities to enhance farm viability.

This approach will aim to balance the focus on preserving the integrity of the land for farming activity with the size, siting, and number of residences.





## **Temporary Farm Worker Housing**

### **Support adaptable temporary farm worker housing**

Agricultural use of the ALR in Abbotsford continues to shift to more intensive production systems. Local labour availability to support agricultural operations is in limited supply, resulting in farmers seeking labour from other countries through the federal Seasonal Agricultural Worker Program. Thus, farmers are required to provide housing for the immigrant workers, with farmer preference being on-farm accommodation.

#### **Where we are today:**

The City currently regulates temporary farm worker housing with different floor areas depending on the size of the farm. The maximum allowable floor area for farms less than 40 ha is 200 m<sup>2</sup>, and 300 m<sup>2</sup> for farms greater than 40 ha. The minimum lot size to qualify for temporary farm worker housing is 3.8 ha. These limits are being reviewed to respond to the increased intensity in production and resulting changing needs to the farm operation.

The MoA has provided guidance on standards for temporary housing through the use of existing buildings or manufactured homes that can be removed, as well as the number of workers per farm to be accommodated.

While the ALC Act and regulations do not set a limit on the number of additional residences for farm worker housing per parcel, all residences must be necessary for farm use. The ALC policies

state that “local government must be provided with evidence that there is a legitimate need for an additional residence for farm help accommodation. In coming to a determination, a local government should consider the size and type of farm operation and other relevant factors.”

#### **What we heard:**

Engagement participants felt it was important for the City to regulate housing for farm workers in the ALR. Workshop participants identified the problem as the need for flexibility in size of housing to address the number of workers, duration of stay and program requirements for housing in relation to the size of farm operation.

*“The land is for farming and there needs to be a balance between the practicality of the workers being on site and use of the land” - online survey respondent*



## **New Direction | Temporary Farm Worker Housing**

### **Support adaptable temporary farm worker housing**

#### **How we get there:**

- Explore opportunities to better manage building size, in consideration of best practices outlined by MoA and other municipalities.
- Require housing to be designed as a temporary structure (i.e., not on foundation).
- Broaden regulation to allow housing for a wider range of farming types (not limited to berry and vegetable operations).

The New Direction seeks to support farm worker housing for temporary, seasonal labour in the ALR and provide a clear basis and rationale for the policies and regulations.

The New Direction is intended to balance farm worker housing needs, and the need to preserve as much farmland as possible for farming activities, through adaptable temporary farm worker housing.



Photo: [www.designcorps.org](http://www.designcorps.org) (James Sweeney rendering)



## **Urban-Rural Interface**

### **Maximize urban-rural interface compatibility**

With urban and rural uses intensifying, the urban-rural interface is the area of potential land use conflict. This can contribute to strained relations and tensions along the urban-rural interface between farm and non-farm neighbours.

#### **Where we are today:**

The LGA provides local governments with mechanisms to promote compatibility between urban development and farm operations. Mechanisms include development permit areas to protect farming, and farm bylaws to manage certain farm practices and operations along the edge.

In 2008, the City adopted an Agricultural Buffering Strategy (ABS), which includes buffering guidelines for designing the interface between agriculture and urban areas in the City so that certain types of conflicts between agricultural and urban uses are minimized. The buffering guidelines are intended to protect farmland from impacts associated with urban development, reduce conflicts between farm operations and urban land uses, define a stable and clearly understood boundary between urban areas and the ALR, and encourage urban development along the urban-rural interface that supports the viability of agriculture.

The buffering guidelines are based on the ALC's Landscape Buffer Specifications (1993). These are included in the City's OCP Protection of Agriculture Development Permit Guidelines, which includes all lands within the Urban Development Boundary (UDB) that are adjacent to lands in the ALR. The buffering guidelines apply only to the urban side of the ALR boundary for areas of new urban development and redevelopment.

#### **What we heard:**

While not specifically identified as a topic for the online survey, open house, or stakeholder workshop, improving the urban-rural buffer was raised by participants through overall feedback. Furthermore, the current guidelines have created inconsistent results because of the flexible and broad nature of the guidelines.

## New Direction | Urban-Rural Interface

### Maximize urban-rural interface compatibility

#### How we get there:

- Incorporate updated landscape buffer Development Permit Guidelines in the OCP, where they are required, based on the Ministry of Agriculture's Guide to Edge Planning.
- Review and update setbacks for principal and accessory farm buildings, structures, and facilities on the ALR side of the interface, where needed.

The New Direction recognizes the potential conflicts between urban development and agricultural land uses, and the need to design for an appropriate interface. This will require a review of current policy to ensure the guidelines contain practical applications to minimize potential conflicts.

Although the urban-rural interface is mostly built out, there are areas along this interface that are either developing or redeveloping. As these areas transition to higher intensity urban uses, it is important to ensure the urban-rural interface is designed in a manner that maximizes compatibility between urban and agricultural land uses, and helps to protect the viability of agricultural operations. The New Direction strives to provide clear and understandable buffering requirements along the urban side of the interface.



Photo source (bottom): Ministry of Agriculture, Guide to Edge Planning, Cover Image

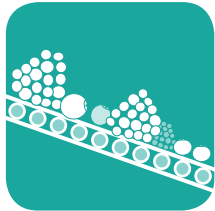






## 4.3 New Directions Continued

### 4.3.2 THEME 2 - RESPOND TO A CHANGING AGRICULTURAL SECTOR



#### **On-Farm Food Processing**

Manage more intensive food processing on farms



#### **Farm Retail**

Guide the scale and location of farm retail operations



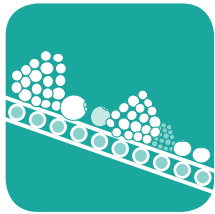
#### **Agri-Tourism & Gathering for Events**

Guide the scale and location of agri-tourism operations  
Enable and manage gathering for events in the ALR



#### **On-Farm Breweries, Meaderies, and Distilleries**

Enable breweries, meaderies, and distilleries in the ALR



## On-Farm Food Processing

Manage more intensive food processing on farms

Initially, changing industry structure contributed to a shift away from single, large scale processing facilities located in industrial zones to smaller on-farm facilities. The consolidation of farms is now leading to greater demand for larger on-farm processing facilities to handle the total production of the farm operation.

### Where we are today:

Abbotsford has a significant number of food processing operations that wash, sort, pack, store, and distribute farm products. These are located both within and outside of the ALR in varying scales of operation.

The storage, packing, preparation, and processing of farm products are permitted by ALC regulation as an accessory use, and as such, may not be prohibited by a local government bylaw. However, the ALC requires at least 50% of the farm products being stored, packed, prepared or processed must come from the farm or a co-op to which the farm belongs (50% rule).

The City currently regulates on-farm food processing through the use of minimum building setbacks (interior 3 m and exterior 9 m) and maximum floor area (2,000 m<sup>2</sup> for all parcel sizes). An increase in the variety and intensity of food processing over the years has resulted in a number of variance requests to go beyond the 2,000 m<sup>2</sup> size limitation, hence the need to review these regulations.

### What we heard:

Survey respondents and open house participants supported the need for regulating food processing activities within the ALR using limits on hours and seasonal operation, and location and size of the building. Workshop feedback identified the need to find the right balance between on-farm processing regulation, food processing within industrial zones, and preservation of agricultural land for farming. Proponents of on-farm processing raised the challenge of on-farm processors remaining viable within the parameters set by the ALC and City, particularly as farm size grows.

*“Processing is important to our farms, the best way to regulate is through footprint” - online survey respondent*

## New Direction | 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.

The New Direction aims to address how to best accommodate the increasing demand for on-farm food processing by recognizing that a set limit (current ZB allows 2,000 m<sup>2</sup>) for all processing facilities and parcel sizes may not be the best approach, within the ALC defined regulation.

The proposed approach seeks to establish and maintain an appropriate balance between the advantages of on-farm food processing and food processing in industrial zones, in consideration of factors such as, but not limited to, servicing, transportation routes, and taxation.





## Farm Retail

Guide the scale and location of farm retail operations

The on-farm sale of fresh products such as berries and vegetables has long been used by farmers in Abbotsford. For the most part, the direct sale of items such as fresh berries or corn is through stands at the farm entrance or within existing barn space. The consumer desire to purchase direct from the farm and to have a wide selection of products has led to increased farm retail activity in Abbotsford.

### Where we are today:

The City currently regulates farm retail through the use of minimum building setbacks (interior 3 m and exterior 9 m) and maximum floor area (300 m<sup>2</sup> for all indoor and outdoor sales and display area) - this floor area aligns with ALC regulations.

Farm retail sales are designated as farm use by the ALC with no limitations for on-site retail sales area if all products are produced on the farm. If any products being sold are not from the farm, the total area (indoor and outdoor) used for retail sales must not exceed 300 m<sup>2</sup>.

As well, at least 50% of the retail sales area must sell products produced on the farm, or by an associated co-op. While the City's floor area regulation aligns with the ALC regulation, the Zoning Bylaw does not currently include regulation related to co-ops.

### What we heard:

The majority of online and open house survey respondents supported the need for the City to regulate on-farm retail, ranking parking, size and location of buildings on the farm as the most important choices for regulation. Workshop participants did not view on-farm retail as being a significant problem except for size and location. Participants suggested differing rules for permanent versus temporary structures as well seasonal considerations. Participants also agreed that monitoring and enforcing the 50% rule was problematic.

*“Recognize that all on farm retail operations are different and flexibility must be granted” - online survey respondent*



## 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, outdoor 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 operations.

While recognizing the ALC's 50% rule, the New Direction focuses on the location, size of buildings, and parking areas, to ensure a viable retail operation that minimizes impacts on farmland. The New Direction also intends to establish and maintain an appropriate balance between the advantages of on-farm retail versus commercially zoned retail, including, but not limited to servicing, transportation routes, and taxation.





## Agri-Tourism & Gathering Events

Guide the scale and location of agri-tourism operations

Enable and manage gathering for events

Agri-tourism is growing in popularity, particularly around activities such as farm tours, hay rides, corn mazes, and pumpkin patches. In addition, interest is also increasing for farm hosted gathering events, such as weddings and outdoor concerts. These activities are intended to help farmers grow their incomes and to expand opportunities for visitors to experience local foods and farming. However, these activities can generate traffic, create parking challenges, noise and other impacts that disrupt farming activity and land productivity. Furthermore, it is also important to consider these uses in relation to fire and building code requirements.

### Where we are today:

The City's Zoning Bylaw includes regulations for agri-tourism activities but not for gathering for an event in the ALR. Agri-tourism activities are permitted for a total of 10 months per year, restricted to 300 m<sup>2</sup> (excluding exterior activity areas), and parking must be on-site. The ALC Regulations were recently revised to allow the hosting of gathering events in the ALR.

### What we heard:

The majority of online survey and open house respondents supported the need for the City to regulate agri-tourism activities. Workshop participants felt that agri-tourism and gathering events would present problems if they start to take land out of production by creating paved or gravelled parking lots, or by creating traffic congestion or continuous operation over long periods of time (as opposed to periodic and short duration). Workshop participants supported the need that the activities should be directly related to agriculture, and the need to clearly separate agri-tourism from gathering for an event.

***“We need to promote [agri-tourism] but there definitely needs to be clear regulations on it” - online survey respondent***

## New Direction | Agri-Tourism and Gathering for Events

Guide the scale and location of agri-tourism operations

Enable and manage gathering for events

### How we get there:

- Manage agri-tourism operation location and footprint size, including buildings, accommodations, outdoor areas, and parking.
- Incorporate ALC's regulation and policies for gathering for an event.
- Define the distinction between agri-tourism and gathering for events.

The New Directions aim to support farmers in marketing the farm experience, while ensuring the operation, location, footprint size, and parking are properly managed.

The proposed approach also seeks to ensure that enabling the activities in the present does not negatively impact the productivity of the land over the long-term.



Photo: [www.vancitybuzz.com](http://www.vancitybuzz.com)



## **On-Farm Breweries, Meaderies, and Distilleries**

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

The recent growth in breweries is an emerging trend in Abbotsford, and beyond. In particular, farms are starting to grow hops for the specialty beer market or with the intent of starting an on-farm brewery.

### **Where we are today:**

The City currently has no regulations for on-farm breweries, meaderies, or distilleries.

The ALC has established policies to allow on-farm breweries, meaderies, and distilleries, provided that 50% of the feedstock for the beer, spirits, or mead is produced on the farm. The ALC also sets the maximum floor area for ancillary use of a food and beverage service lounge to 125 m<sup>2</sup> indoors and 125 m<sup>2</sup> outdoors, but not for the brewery/meadery/distillery itself.

### **What we heard:**

While online and open house survey respondents suggested the need for the City to regulate, workshop participants questioned restrictions applied by the ALC, such as the ability of a farm achieving the 50% rule for on-farm breweries. As well, concern was expressed over the apparent inequity for on-farm breweries in comparison to on-farm wineries and cideries.

## **New Direction | Breweries, Meaderies, and Distilleries**

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

### **How we get there:**

- Allow on-farm breweries, meaderies, and distilleries, as per ALC policy.
- Manage the size and location, based on ALC policies.

Although it may be difficult to meet the 50% rule to establish an on-farm brewery, the New Direction seeks to address how to best accommodate the ALC regulations and policies regarding breweries, meaderies, and distilleries.

*“Regulate to make sure on site breweries are small craft beer operations” - online survey respondent*



## 4.3 New Directions Continued

### 4.3.3 THEME 3 - MANAGE NON-AGRICULTURAL USES IN THE ALR



#### **Home Based Businesses**

Strengthen the management and monitoring of home based businesses



#### **Rural Centres**

Define and enhance rural centres



#### **Agri-Industrial**

Define and appropriately accommodate agri-industrial in the ALR







## Home Based Businesses

Strengthen the management and monitoring of home based businesses

Home based businesses provide supplementary income to some farm and rural households, but can grow out of scale with the farm business.

### Where we are today:

Home based businesses are defined in the Zoning Bylaw as “an occupation or profession that is accessory to the use of the dwelling for residential purposes”.

The City currently requires home based businesses to be carried out within the dwelling unit, or an accessory building, by a resident of the principal dwelling unit. The use must not occupy more than 112 m<sup>2</sup> of floor area, not have any outside storage of materials, and not generate significant vehicle traffic, noise, dust, or odours.

Regulation is organized into three categories, with different allowances for each. Agricultural lands fall under category 3, providing a broad range of allowable uses, which can result in some businesses out-growing the permitted space and using outdoor areas intended for agriculture.

### What we heard:

Two-thirds of survey respondents agreed that it's necessary for the City to regulate the size and footprint of home based businesses. Concern was also expressed with the relationship of the business not being ancillary to or supportive of the principal use, farming.

## New Direction | Home Based Businesses

Strengthen the management and monitoring of home based businesses

### How we get there:

- Regulate the size and scale of home based businesses.
- Analyze and consider creating a specific home occupation category for ALR lands.
- Consider opportunities to update the business licence renewal process to identify any changes to home based businesses.

New Directions are required for home based businesses in the ALR to ensure that the size and scale do not impair the land capability for farming.

*“The home based businesses on ALR lands must not interfere with the farming activities” - online survey respondent*



## Rural Centres

Define and enhance rural centres

Abbotsford has seven historical and distinct rural centres such as Arnold, Mt. Lehman and Matsqui Village, which provide amenities and support services for the farming community. There is potential for rural centres to play a more supportive role for the agriculture community with a wider range of land uses.

### Where we are today:

Each of the rural centres is unique, with amenities and services ranging from community halls, places of worship, emergency services, post offices, schools, playgrounds, as well as commercial and residential uses. Some are in the ALR (4), some out of the ALR (3), and some a combination.

### What we heard:

Survey respondents, and open house and workshop participants supported the use of rural centres to provide amenities and services to the farm community. Participants also pointed out that it was unclear as to what uses are necessary in the rural centres. They respected that the centres did not have common uses and were not in support of further expansion which would result in the loss of farmland.

## New Direction | Rural Centres

Define and enhance rural centres

### How we get there:

- Maintain existing rural centres.
- Better define role and physical boundaries of each rural centre.
- Enhance with agricultural support uses in the ALR (schools, community halls, fire halls, post offices, etc).

The New Direction strives to better define the role and physical boundaries of rural centres, and clarify the uses appropriate for each area. They also consider supporting the amenities and services that provide for the City's farming community in these areas. The New Direction intends to find ways, within existing boundaries, to increase their supportive role in the future, all while maintaining their historical significance and unique character.

*"[Appropriate rural centre uses] dependent on the community and local requirements" - online survey respondent*



## Agri-Industrial

Define and appropriately accommodate agri-industrial in the ALR

Some agri-industrial activities occur on farms and provide vital service to agricultural production. However, this sector is quickly growing and adapting, beyond the existing provincial and municipal regulations.

As agricultural practices evolve over time, with advances such as on-farm robotics, emergence of niche markets, and a greater focus on local food self-sustainability, there is a need to consider how regulation can support innovation and remain adaptable to the changing needs of agriculture. It will be important to look at opportunities to continue to support innovation and advancement in a manner that prioritizes the integrity of agricultural lands while remaining flexible in order to support local farmers as industry leaders into the future.

### Where we are today:

The City currently permits small scale on-farm value-add operations of up to 2,000 m<sup>2</sup> to support agricultural production. These activities are growing, but are limited by the ALC's 50% rule, and many are seeking opportunities to go beyond this provision. Operations beyond these restrictions are permitted in industrial areas.

Previously, the City examined the Fraser Highway corridor through Abbotsford as having potential for designation as agri-industrial within the ALR. In 2014, Council elected to not pursue the Fraser Highway corridor option and directed staff to explore other areas.

Subsequently, the City has been presented with ideas and proposals for increased agri-industrial activities in specific locations in the ALR.

### What we heard:

Survey respondents, and open house and workshop participants expressed moderate support for allowing agri-industrial businesses in specific areas of the ALR to bring these businesses closer to farmers.

The difficulty in monitoring and regulating certain activities (fence post suppliers, equipment/tractor repairs) was acknowledged by participants, along with concern that businesses located in industrial zoned locations are at an economic disadvantage compared to on-farm agri-business enterprises, due to lower land costs and property taxes.

*“[Agri-Industrial] could be clustered in strategic locations at major urban/rural interfaces or intersections.” - online respondent*

### **New Direction | Agri-Industrial**

Define and appropriately accommodate agri-industrial in the ALR

#### **How we get there:**

- Identify specific areas for agri-industrial uses.
- Establish the type and size of agri-industrial in Abbotsford.

The New Direction seeks to provide a clear understanding and definition of what is considered agri-industrial and identify specific locations.



## 4.4 Conclusion

The New Directions outline the path forward for AgRefresh, setting the foundation to prepare and guide consideration of more detailed policy and regulatory options for community feedback. Stage 3 will analyze the best tools for Abbotsford to achieve each new direction, while closely coordinating with the Bylaw Compliance Strategy to ensure long term success.





## 5.0 Strengthening Bylaw Compliance

This section outlines the partners and tools to enhance the City's coordinated zoning and compliance approach. A closer look at Abbotsford's key compliance issues will help the City prepare a Bylaw Compliance Strategy that will support use of the ALR for its intended purpose.

## 5.1 Why a Bylaw Compliance Strategy (BCS)?

A BCS is being completed to coordinate a zoning and compliance approach for bylaw compliance issues. Developing this approach involves getting a better understanding of:

- The magnitude of non-compliance in the ALR.
- If contraventions are a result of non-compliance, outdated and/or unclear policy or regulation, or a combination of both.
- The responsibility of regulatory agencies.

The BCS will include:

- An assessment to understand the magnitude, and possible explanations for, non-compliance in the ALR.
- Identifying the partners and tools for supporting compliance and enforcement.
- Reviewing and/or updating City bylaws and regulation to achieve consistency with provincial regulation, resulting in a clear set of rules.
- Creating an understandable, coordinated, and consistent approach to compliance, including opportunities to mitigate future matters.





## 5.2 Partners and tools supporting compliance

### MINISTRY OF AGRICULTURE (MoA)

The MoA plays a high level role to help ensure the ALR is being used in a manner that supports agriculture and remains compatible with surrounding non-ALR lands, and between farms within the ALR. While overseeing the Right to Farm Act, the MoA may receive and investigate complaints from urban-side residents, or between farmers, regarding nuisance complaints related to ALR land uses. If complaints can not be resolved at this level, they may proceed as formal complaints to the Farm Industry Review Board (FIRB).

The Ministry's role is largely policy focused, not dealing with compliance and enforcement in the ALR.

### AGRICULTURAL LAND COMMISSION (ALC)

The ALC established a Compliance and Enforcement arm in 2007 to help ensure that activities taking place within the ALR are consistent with the ALC Act, the Regulation, and decisions of the ALC. While there are a small number of ALC Compliance and Enforcement Officers to cover the province, compliance activities include a combination of education, information, and enforcement.

The Compliance and Enforcement Officer's key functions include:

- Responding to complaints or referral of alleged or occurring contraventions of the ALC Act, Regulations, or Orders of the Commission on private or public ALR land, for non-farm use activities which include but are not limited to, residential, commercial, or industrial-based activity.
- Conducting inspections.
- Seeking voluntary compliance and taking enforcement actions when necessary.
- Developing and maintaining partnerships with ALR land owners, the public, and other local government agencies.

According to the ALC (January 2017 Compliance and Enforcement Management Framework), the regulatory requirements administered by the ALC are dealt with in the context of a social regulatory approach, with ALC staff taking consultative steps where appropriate and seeking out voluntary compliance.

While the ALC indicates that voluntary compliance is desired, the agency may take further compliance and enforcement measures they deem appropriate.

### Tools the ALC can use to address non-compliance with the ALC Act, Regulations, and Orders of the Commission:

- **Compliance Notice** by ALC acknowledges that a person may not be in compliance.
- **Notice of Contravention** stating a person is in non-compliance.
- **Stop Work Order** requiring a person to cease non-compliant activity.
- **Remediation Order** requiring a person to remedy the contravention.
- **Administrative Penalties** when failing to comply.
- **BC Supreme Court Order** - further assistance to achieve compliance when needed, if previously unsuccessful
- **Court Prosecution** - legal proceeding

## CITY OF ABBOTSFORD

The City of Abbotsford plays an important role in supporting the long-term viability of ALR lands and ensuring agricultural areas are used for the intended purpose.

The City's authority to inspect properties in the ALR falls under the *Community Charter*.

### What approach to bylaw compliance does the City use?

Bylaw staff create an inspection/investigation plan and follow the plan to the conclusion of every investigation. A typical investigation includes, at minimum: a summary of the alleged infraction, review of the relevant bylaw and the test that must be met to confirm that a contravention has occurred, evidence required to meet the test, and timelines for expected compliance. Every investigation is thoroughly documented, including resulting decisions.

Education is the foundation of the City's progressive bylaw compliance approach. The mandate is to achieve voluntary compliance with the City's bylaws through:

**Step 1:** Community Education

**Step 2:** Voluntary compliance on a case-by-case basis

**Step 3:** Formal legal proceedings (i.e. tickets, court, if compliance is not met)

### Inter-Agency Relationship/Cooperation

The City has concurrent regulatory authority with regards to the protection of the environment, building standards, prohibition of soil deposit or removal, and the protection of farmland. Therefore, our enforcement action is subject to provincial involvement and in some cases approval.

The City coordinates its compliance and enforcement efforts through the Abbotsford Combined Enforcement Team (ACET), a multi-agency working team. This allows challenges to be dealt with in a coordinated and effective manner in regards to specific authorities and expertise of each agency. Compliance coordination can be between City departments and outside agencies such as the ALC, Ministry of Transportation, Ministry of Environment, etc.

### Tools and measures the City uses for regulatory compliance:

- **Notice of Contravention** stating a property is in non-compliance.
- **Provide Options** for bringing the property into compliance (i.e., non-farm use application to seek approval to legitimize the use).
- **Stop Work Orders** (Building Bylaw, Soil Removal and Deposit Bylaw) requesting to cease non-compliant activity.
- **Remediation Order** (Soil Removal and Deposit Bylaw) requiring a person to remedy the contravention.
- **Fines** when failing to comply.
- **Court Prosecution/ Injunction** – legal proceeding further assistance to achieve compliance as a last resort to achieve compliance.

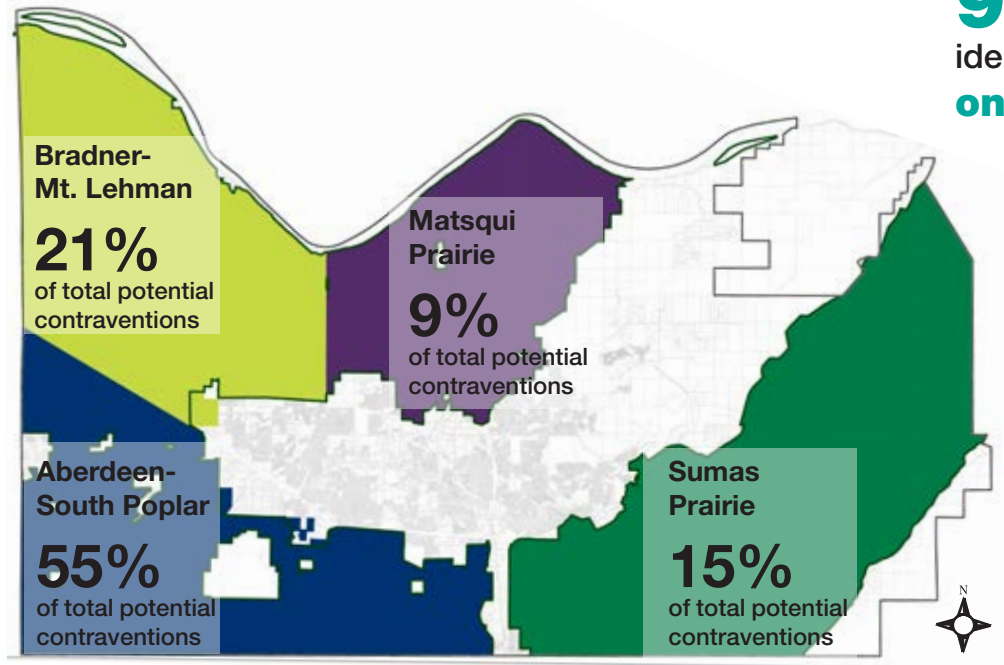
### 5.3 What we've learned about Abbotsford's ALR

As part of AgRefresh Stage 1 background research, the City conducted a preliminary assessment of lands within the ALR to better understand the extent of potential non-compliance of City bylaws and provincial regulation. While only a snapshot in time (based on a 2014 air photo), this high-level assessment of outdoor activity revealed valuable information about the magnitude of common contraventions in the four agricultural areas of the City.

Of the approximately 4,600 parcels in the ALR, about 9% (400) were identified to have one or more potential contraventions,

with a total of approximately 500 potential contraventions at the time of the assessment. Although some of the properties have multiple contraventions, the majority (74%) of identified properties only had one contravention. The majority of the properties are clustered in the uplands (Bradner-Mt. Lehman and Aberdeen-South Poplar). Contraventions are summarized into the following categories, common to all four areas, with the most prominent being unauthorized secondary dwellings.

**9%** of all **properties in the ALR** were identified (through a high level snapshot) as having **one or more potential contraventions.**



Map 1: Bylaw Compliance Assessment Summary (Source: AgRefresh Background Report September 2016)

#### POTENTIAL CONTRAVENTIONS BY KEY THEMES

Unauthorized Secondary Dwellings	42%
Non-Farm Storage (Outdoor)	24%
Commercial Truck Parking	14%
Soil Deposit and Removal	10%
Other	10%



## 5.4 A closer look at the potential contraventions

This section takes a closer look at the potential contraventions impacting Abbotsford's ALR, as identified through the Stage 1 preliminary assessment.

**The following is considered for each issue:**

- existing regulation highlights
- some key observations
- potential reasons for each issue
- New Directions relationship

It is important to note that discussion of existing regulation in this section provides a snapshot of the general intent/allowances of the regulations, but does not include all detail. ***Actual policies and bylaws should always be consulted for full information influencing each topic and associated requirements***

### 5.4.1 UNAUTHORIZED SECONDARY DWELLINGS

#### Existing Regulation Highlights

As noted in Chapter 5.0, ALC policy allows each ALR parcel to have a single-family dwelling with a secondary suite contained within the building, and either a mobile home or a single level dwelling above an existing building. The use of the mobile home is restricted to the immediate family of the farm owner, while there are fewer restrictions as to who can reside in a secondary suite or in a single level suite above an existing structure. In order to have a dwelling above an existing structure, the property must have BC Farm Class status. The latter ALC provision (allowing a unit above a farm structure) is not included in the City's current Zoning Bylaw.

The ALC also allows additional dwellings, if demonstrated as necessary for the farm use. A local government must require evidence that there is a legitimate need for an additional residence for farm help accommodation.

City regulations allow a parcel to include a single family dwelling with a secondary suite (in the house), as well as a manufactured home (dependent on parcel size and subject to conditions). The City also considers applications for additional dwellings for full time farm employees, subject to demonstrating that it is needed to support the farm operation (maximum of two additional).

Abbotsford's administration of replacement dwellings on a farm property is also relevant, allowing an existing single-family dwelling in A1, A2, A3, and A4 zones to remain on a lot during construction of a new dwelling. The existing dwelling must be removed, demolished, or converted to non-residential use within 60 days of occupancy or final inspection of the new dwelling, requiring removal of all residential features (i.e. kitchen cabinetry, showers, bathtubs, and 220v electrical wiring).

### Some Key Observations

- 42% of total potential ALR contraventions are related to secondary dwellings and impact about 5% of total ALR parcels.
- West Abbotsford has a higher concentration of total potential secondary dwelling contraventions: Aberdeen-South Poplar (50% of contraventions) and Bradner-Mt. Lehman (24%).
- Many parcels with two dwellings appear to include a smaller older house (potentially the original farm house) and a larger dwelling (likely newer).

### Potential Reasons

- The preliminary assessment relied on 2014 air photo review and available digital records. Further analysis of older non-digital City records may indicate that some second dwellings have historical approvals, or have been converted to a non-residential use.
- Some dwellings observed through the air photo assessment may be intended as full-time employee residential dwellings. This may include dwellings historically granted permission for farm help at a point in time, but are no longer in compliance with the original conditions of approval.
- Due to the City's layered regulatory history (i.e. amalgamation), some older superseded agricultural zones have included allowances for a second dwelling for farm employees, based on parcel size. It is possible that the understanding of the original intent for these dwellings has been lost as properties changed hands over time.
- There are likely several instances where new homes have been constructed without subsequently demolishing/ decommissioning the original house, or where the house is recommissioned after inspection. Stage 3 will look at this issue in further detail.

### New Directions Relationship

- Revisiting and updating the City's criteria for considering second dwellings will seek to clarify and improve administration of this use.
- Allowing an additional dwelling unit above a farm building may reduce pressure/desire to retain second dwellings illegally for family use or rental income.



## 5.4.2 UNAUTHORIZED STORAGE

### Existing Regulation Highlights

The Zoning Bylaw outlines specific permitted farm related uses for agricultural zoned properties, thereby prohibiting outdoor storage related to non-permitted uses. A home based business is a permitted use in several agriculture zones, which broadens potential business opportunities. However, this use must be wholly contained within the dwelling unit or an accessory building (except horticultural home occupations).



### Some Key Observations

- 24% of total potential ALR contraventions are related to unauthorized storage, impacting about 3% of total ALR parcels.
- The Aberdeen-South Poplar area makes up the highest proportion (60%) of total potential storage infractions; remaining areas account for approximately 11 to 15% each.
- Several sites appear to be storing vehicles/wrecked vehicles, trailers, recreational vehicles, boats, and non-farm equipment.
- Many sites with home based businesses were observed to have potential issues with unauthorized outdoor storage.

### Potential Reasons

- Seeking supplemental farm income.
- Some farm properties may be offering space to off-site, non-farm businesses.
- Some home based businesses may be growing beyond the allowable/intended scale.

### New Directions Relationship

- Strengthening home based business monitoring may reduce extent of unauthorized outdoor storage.
- AgRefresh is not exploring additional allowances for non-farm related outdoor storage.

### 5.4.3 COMMERCIAL TRUCK PARKING

#### Existing Regulation Highlights

Abbotsford's Zoning Bylaw (s.140.5.6) prohibits the parking and storage of commercial vehicles that are unrelated to the farming operation on an agricultural zoned property, except that a maximum of two commercial vehicles may be parked on the property subject to conditions. Conditions include a requirement that the registered owner of at least one of the commercial vehicles is a resident of the lot.

#### Some Key Observations

- 14% of total potential ALR contraventions are related to commercial truck parking, impacting about 2% of total ALR parcels.
- A high proportion in Aberdeen-South Poplar area (69%), with a concentration of properties near Peardonville industrial area.
- Several potential contravention sites are located near key transportation routes or with easy access to Highway 1.

#### Potential Reasons

- There is a high concentration of aggregate operations in Abbotsford, and the Aberdeen-South Poplar area specifically.
- The vast majority of OCP Soil Removal Eligible Areas (e.g., gravel extraction) are in the Aberdeen-South Poplar area.
- Desire to supplement farm income.
- Cheaper land costs compared to general industrial areas.

#### New Directions Relationship

- In the last five years, the City has approved (or is currently processing) 11 development applications for additional commercial vehicle parking on lands where it is permitted under the OCP. These approvals/applications represent a combined land area of just over 25 ha, and if completed, these sites will allow an additional 845 to 1,690 new commercial vehicle parking spaces in the city (assuming 12-24 spaces per acre).
- AgRefresh is focusing on compliance approaches for the ALR, acknowledging that other initiatives, such as the Industrial Land Supply Study, will explore further opportunities for this type of use.



#### 5.4.4 SOIL DEPOSIT AND REMOVAL

##### Existing Regulation Highlights

The City's Consolidated Soil Removal and Deposit Bylaw regulates the removal and deposit of soil and wood waste in Abbotsford, including properties within the ALR. The bylaw involves royalty fees, a security deposit, and set conditions for annual or temporary applications. In some cases, the City's Streamside Protection Bylaw may also apply where activity occurs near a watercourse.

Soil deposit and removal in BC is also governed by provincial legislation such as the Mines Act, ALC Act, ALR Regulation, and the BC Environmental Assessment Act. Federal legislation, such as the Canadian Environmental Assessment Act, also applies.

Historically, the City has responded to unauthorized soil deposit activity by permitting centralized soil deposit sites in southwest Abbotsford, establishing a Soil Watch Program, and providing monitoring programs as resources allowed.



##### Some Key Observations

The 2014 air photo assessment of soil compliance sites was supplemented with further information from the City's Engineering Department.

- 10% of total potential ALR contraventions; impacts about 1% of total ALR parcels.
- Of the total soil infraction sites in Abbotsford's ALR, a large proportion are concentrated in Aberdeen-South Poplar (58%) and Bradner-Mt. Lehman (21%).
- The vast majority of soil infractions are deposition related.
- Several illegal deposit sites are clustered around major transportation routes.

##### Potential Reasons

- Applicants not willing to comply with permit regulations due to economic reasons, time constraints, or potential lack of awareness of permit requirements.
- Profitable for the land owner (improving land, may get paid) and depositor (saving on dumping fees).
- The majority of illegal dumping occurs evenings and weekends when City Works inspectors are not on duty.
- Lack of Soil Bylaw enforcement capacity and monitoring.

##### New Directions Relationship

- AgRefresh will focus on compliance strategies for this issue.



### 5.4.5 HOME BASED BUSINESSES

#### Existing Regulation Highlights

Home based businesses, also referred to as home occupations, are permitted in the ALR in three of the six agricultural zones (A1, A2, A3). Home based businesses are not currently limited to specific business types, but must be wholly contained within the dwelling unit or an accessory building, and take up no more than 112 m<sup>2</sup> of space (except for a licensed family day care facility).

Home based businesses are not permitted to have outside storage, and the business must be carried out exclusively by the resident of the principal dwelling unit, with no more than 2 non-resident employees.

#### Some Key Observations

Unlike other non-compliance ALR issues discussed in this section, home based businesses were not analyzed through the 2014 air photo assessment. The following observations were collected by the City's Bylaw Services division.

- Home based businesses in agricultural areas frequently expand in size after approval.
- There may be a link between home based businesses and unauthorized outdoor storage.

#### Potential Reasons

- Home based businesses may be growing beyond the allowable limits due to the lower ALR land costs relative to commercial and industrial areas.
- Due to lack of monitoring after initial approval.
- Cost incentive to setting up businesses in agricultural zone versus industrial/commercial zones.

#### New Directions Relationship

- Improving the business licence renewal process will allow better monitoring of home based businesses to ensure on-going compliance with regulations (e.g., size/operation).
- Considering specific uses for ALR home based businesses may reduce the frequency of outdoor storage or use of outdoor space for non-farm uses.



## 5.5 Enforcement Challenges

Several factors are currently creating challenges to enforcement in the ALR. It will be important to consider the following factors as the City prepares the Bylaw Compliance Strategy:

- Enforcement capacity/resources/monitoring.
- Need for a coordinated inter-departmental response/enforcement approach.
- Currently service response is complaint-based. Proactive enforcement is difficult due to the lack of visibility of contraventions.
- Degree to which the target group comprehend and know the regulations.
- Degree to which the target group is willing to comply (economic incentives, acceptance of current policies).





## 6.0 Next Steps

Stage 2 of AgRefresh provided valuable insight and input from agricultural industry stakeholders, ALR residents, and the broader community. Building on the *Emerging Themes* set out in Stage 1, Stage 2 sets high level directions to guide Abbotsford's ALR lands into the future.

Receipt of the New Directions report by Council will mark the end of Stage 2 of the AgRefresh process, establishing the guiding framework for Stage 3 to develop more detailed policy and zoning provisions best suited to Abbotsford, and in alignment with ALC and Ministry regulations.

Stage 3 will also include a Bylaw Compliance Strategy to provide a systematic and coordinated approach to support Abbotsford's thriving agricultural industry.

Photo: Randy and Donna Giesbrecht

blank for double-sided printing



## 7.0 Sources

Agricultural Land Commission. 2017. *Compliance and Enforcement Management Framework: ALC's Approach to Ensuring Compliance*.

Agricultural Land Commission. 1993. *Landscaped Buffer Specifications: Agricultural Land Commission, March 1993*.

BC Ministry of Agriculture. 2012. *Agricultural Land Use Inventory: City of Abbotsford, Summer 2012*. (Reference No. 800.510-25.2012).

BC Ministry of Agriculture. 2009. *Regulating Temporary Farm Worker Housing in the ALR: Discussion Paper and Standards*.

BC Ministry of Agriculture. 2004. *Farmland Use in Abbotsford and the Potential for Future Growth*.

BC Ministry of Agriculture and Abbotsford Chamber of Commerce. 2008. *The Economic Impact of Agriculture in Abbotsford (Market Based Goods and Services)*.

BC Ministry of Agriculture and Food Climate Action Initiative. 2015. *BC Agriculture & Climate Regional Adaptation Strategies Series: Fraser Valley*.

Metro Vancouver. 2016. *Metro Vancouver 2015 Industrial Lands Inventory Technical Report*.

Statistics Canada. 2011. *2011 Census of Agriculture*.

Vancity. 2016. *Home on the Range: Cost pressures and the price of farmland in Metro Vancouver*.

## Appendices

*The Appendix is available as a supporting document*

Appendix A: Stage 2 Engagement Input



# AgRefresh

Enhancing Agriculture in Abbotsford

City of Abbotsford  
July 2017  
604-864-5510  
[AgRefresh@abbotsford.ca](mailto:AgRefresh@abbotsford.ca)  
[www.abbotsford.ca/AgRefresh](http://www.abbotsford.ca/AgRefresh)





# AgRefresh

Enhancing Agriculture in Abbotsford

## STAGE 2 NEW DIRECTIONS REPORT - APPENDIX A

July 2017



# Appendix A Table of Contents

## Appendix A - Stage 2 Engagement Input

- Agriculture Industry & Community Partners Workshop Input - November 16, 2016
- Online Survey Written Feedback - October to December 2016
- Open House Feedback - November 23, 2016
- Resident Email submission, November 26, 2016

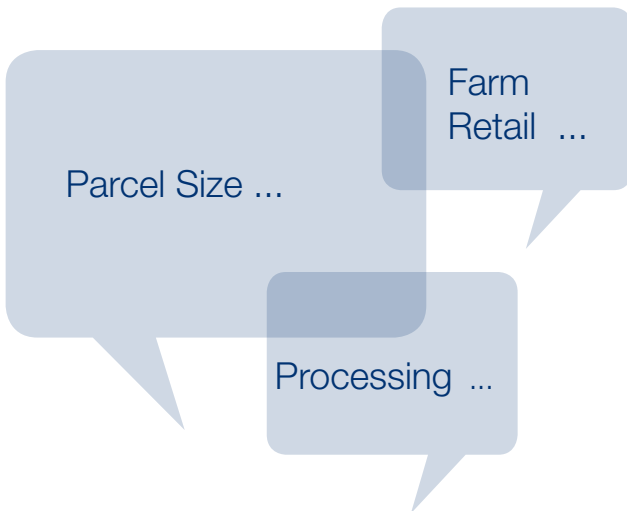
## AGRICULTURAL INDUSTRY & COMMUNITY PARTNERS WORKSHOP - NOVEMBER 16, 2016

**Participants:** 60

This workshop brought together a wide range of agricultural industry and community stakeholders to discuss key themes and sub-topics relevant to Abbotsford's ALR lands.

Participants engaged in staff facilitated table discussions on key topics, guided by the questions below:

1. Is [specific topic] in the ALR a problem? If so, what is it?
2. What are the potential solutions to the problem?
3. What are implications to the solutions?



### Table Discussion Themes/Topics

Support a thriving agricultural sector:

- Parcel sizes
- Primary housing
- Temporary farm worker housing

Respond to a changing agricultural industry:

- Food processing
- Breweries
- Farm retail
- Agri-Tourism & gathering for events

Manage non-agricultural uses in the ALR

- Home based businesses
- Rural centres and amenities
- Agri-Industrial
- Contraventions

## What We Heard by Theme and Topic

### THEME 1 - SUPPORT A THRIVING AGRICULTURAL SECTOR

Parcel Sizes		
Problem	Potential Solutions	Implications
<ul style="list-style-type: none"> <li>Small parcels limit/restrict possibility of developing viable farms (i.e., a 10 acre soil based farm (blueberries) isn't financially viable, but it may work for poultry or greenhouses).</li> <li>Limits future opportunities.</li> <li>Small parcels are in a sense removing land from the ALR as they are not being farmed.</li> <li>Subdivision is first step in removing parcels from the ALR.</li> <li>Also contributing to small parcel problem if not being farmed, as they are using too much of the property for:               <ul style="list-style-type: none"> <li>» Estate homes and sprawling yards</li> <li>» Second dwellings</li> <li>» Home-based-businesses</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Create a fund to incentivize consolidation.</li> <li>Don't create new small parcels.</li> <li>Develop clear criteria for reviewing applications (if considering a subdivision application, zoning shouldn't dictate minimum parcel size – consider on a case by case basis if it's beneficial to agriculture).</li> <li>Establish minimum parcel sizes, yet as soon as a minimum is set it becomes the target, regardless of the need.</li> <li>Restrict or limit impact of non-farm uses on parcels:               <ul style="list-style-type: none"> <li>» Eliminate second dwellings on small parcels.</li> <li>» Restrict footprint and location of footprint of primary residence, hobby shop, home based business, etc.</li> </ul> </li> <li>Raising threshold for farm status through regulatory tax changes.</li> </ul>	<ul style="list-style-type: none"> <li>Never one size fits all.</li> <li>Eliminating second dwellings.</li> <li>Reduces housing opportunities for farmworkers, which can result in loss of workers if they can't be housed.</li> </ul>



What We Heard by Theme and Topic - Continued

THEME 1 - SUPPORT A THRIVING AGRICULTURAL SECTOR

Primary Housing		
Problem	Potential Solutions	Implications
<ul style="list-style-type: none"> <li>• Less concern for existing smaller parcels.</li> <li>• Smaller parcels can be viable for farming.</li> <li>• More land for leasing from estate homes.</li> <li>• Issues not a concern regarding location.</li> <li>• Family member housing.</li> <li>• Home plate, size of residential portion.</li> <li>• Estate homes (economic cost, loss of land, conflicts, inflate cost of land)</li> </ul>	<ul style="list-style-type: none"> <li>• Investigate mobile homes for family members (BC Ag Council).</li> <li>• Home plate regulations? Mixed input.</li> <li>• Coach homes.</li> <li>• Secondary suite options – detached, contained.</li> <li>• 2 houses for family size (cultural differences).</li> <li>• Use of mobile homes.</li> <li>• Home plate with house size restriction, board of variance option.</li> <li>• Tax set up should be revised - City should lobby province.</li> <li>• Primary house and secondary suite attached to house.</li> <li>• One house per lot.</li> </ul>	<ul style="list-style-type: none"> <li>• Mores regulations re: homeplate restrictions.</li> <li>• Restrictions are a hard sell.</li> <li>• Tax increases with legitimate housing.</li> <li>• Safer – not hidden or underground.</li> <li>• People will/could farm elsewhere and that's ok.</li> </ul>

What We Heard by Theme and Topic - Continued

THEME 1 - SUPPORT A THRIVING AGRICULTURAL SECTOR

Temporary Farm Worker Housing		
Problem	Potential Solutions	Implications
<ul style="list-style-type: none"> <li>• Social implications for workers.</li> <li>• Intensity of farming (minimum parcel size).</li> <li>• Size of workers housing may not be sufficient, relationship to foreign workers' legislation.</li> <li>• Better alignment with ALC and federal regulations.</li> <li>• Size inadequate.</li> <li>• Balance permanent structure vs. temporary structure.</li> <li>• 8 months is too short – doesn't meet current year-round demand.</li> <li>• Flexibility is needed – lack of flexibility in the regulations.</li> <li>• Length of stay changing in marketplace – adjust to accommodate.</li> </ul>	<ul style="list-style-type: none"> <li>• Consolidated large scale 'central' workers complex.</li> <li>• Design specifically for temporary workers – purpose built.</li> <li>• More stoves and bathrooms than average house.</li> <li>• Reduce need for variances.</li> <li>• Regulate based on the intensity of the farming, not on lot size.</li> <li>• Length of stay changing in market place – adjust to accommodate</li> </ul>	<ul style="list-style-type: none"> <li>• None listed.</li> </ul>

## What We Heard by Theme and Topic - Continued

### THEME 2 - RESPOND TO A CHANGING AGRICULTURAL INDUSTRY

Food Processing		
Problem	Potential Solutions	Implications
<ul style="list-style-type: none"> <li>Economies of scale.</li> <li>Tax advantages vs. lack of services.</li> <li>Waste water discharge.</li> <li>Facility size cannot keep up with demand (2,000 sqft is too small).</li> <li>Equity between ALR and non-ALR processors.</li> <li>How many processors should be allowed in the ALR in the first place?</li> <li>Niche industries are time sensitive.</li> <li>Foreign workers housing not available to industrial processing.</li> <li>Facility size too small to meet demand.</li> <li>Traffic congestion in industrial areas.</li> <li>Growing methods are changing – high yield but not enough capacity to manage additional volumes.</li> <li>Proliferation of small processing plants – economies of scale for larger facilities to expand.</li> <li>Land being taken out of production.</li> <li>Costly to spread out operation between ALR and industrial sites.</li> <li>Need to re-establish business if it moves to industrial area.</li> <li>Hurts farmers – processors cannot take additional product from farms.</li> <li>Industrial processors have a disadvantage – same competitive market.</li> <li>How to regulate the 50% rule.</li> <li>Product quality reduced if shipped to industrial processors.</li> <li>Facility size is too small.</li> <li>Seasonal/cyclical nature of growing seasons.</li> </ul>	<ul style="list-style-type: none"> <li>Allow established packers to continue expanding to increase competitive advantage.</li> <li>Zone some land with no restrictions and other with limitations – special study.</li> <li>Agri-industrial zones.</li> <li>Manage the number and locations of processors within the ALR.</li> <li>Increase the size of facilities.</li> <li>Greater storage/freezing capacity on individual farms.</li> <li>Processing appropriate number of larger processors in the ALR vs many smaller ones.</li> <li>Tax breaks for industrial processors to minimize difference / inequality.</li> <li>Fairness in land price.</li> </ul>	<ul style="list-style-type: none"> <li>Does this create inequalities?</li> <li>Established packers would have competitive advantage through economies of scale (operation costs).</li> <li>Inequality between ALR and industrial processing.</li> <li>Maintaining infrastructure to get crops to market.</li> </ul>

What We Heard by Theme and Topic - Continued

THEME 2 - RESPOND TO A CHANGING AGRICULTURAL INDUSTRY

Breweries		
Problem	Potential Solutions	Implications
<ul style="list-style-type: none"> <li>• Yes, access to/burden on infrastructure, water, wastewater.</li> <li>• 50% rule is unachievable with hops.</li> <li>• Malt quality barley is difficult.</li> <li>• Different regulations for establishing co-ops than wineries, and must be in same geographic area.</li> <li>• Fairness and equity, tax rates, DCCs compared to industrial.</li> <li>• Wineries vs. breweries (should be equal rules).</li> <li>• Co-op opportunities with Peace River farms (contracts).</li> <li>• Why same geographic area? Define the area as province?</li> <li>• Can grow without barley (potatoes, etc).</li> <li>• Economic considerations.</li> </ul>	<ul style="list-style-type: none"> <li>• Establish policy on support for non-farm use with conditions for less than 50% malt barley production for certain areas (i.e. infrastructure).</li> <li>• Access to infrastructure / areas with services through farm bylaw.</li> <li>• Require practices to minimize wastewater, lower impact on environment.</li> <li>• Max. brewing processing size.</li> <li>• Parking requirements.</li> <li>• Change how we tax.</li> <li>• Product exchange at equal volumes under 50% for hops.</li> <li>• 50% of land?</li> <li>• Size of brewery processing needs is a consideration.</li> <li>• Size of gathering, tasting area.</li> <li>• Relax rule for geography, co-op, etc.</li> </ul>	<ul style="list-style-type: none"> <li>• Fairness/equity, taxation.</li> <li>• Weddings, parking, etc.</li> <li>• Must remain accessory use.</li> <li>• Parking requirements?</li> </ul>



What We Heard by Theme and Topic - Continued

THEME 2 - RESPOND TO A CHANGING AGRICULTURAL INDUSTRY

Farm Retail		
Problem	Potential Solutions	Implications
<ul style="list-style-type: none"> <li>• Yes and no, land is for farming.</li> <li>• Smaller size is not a problem, large retail outlets are a problem.</li> <li>• Problem sites.</li> <li>• Retail outlets.</li> <li>• Depends on how it's done.</li> <li>• Uniqueness – not a problem.</li> <li>• Seasonal aspect.</li> <li>• Not a problem based on current rules.</li> </ul>	<ul style="list-style-type: none"> <li>• Put a cap that is reasonable on the acreage size.</li> <li>• Percent of land used for retail and parking (parking should be gravel so could be reclaimed).</li> <li>• On reclaimable land.</li> <li>• Seasonal elasticity (non-permanent vs. permanent) rules for seasonal aspects.</li> <li>• Having seasons</li> <li>• Proportional.</li> <li>• Seasonal.</li> <li>• Regulate permanent structures differently than temporary tents (create rules to follow seasonal aspects, have permit).</li> </ul>	<ul style="list-style-type: none"> <li>• Talking to people in the business.</li> <li>• Tough to police where product is coming from (50% rule).</li> </ul>

What We Heard by Theme and Topic - Continued

THEME 2 - RESPOND TO A CHANGING AGRICULTURAL INDUSTRY

Agri-Tourism		
Problem	Potential Solutions	Implications
<ul style="list-style-type: none"> <li>• If starts taking land out of production.</li> <li>• If happening without 'banks' on 'rules'.</li> <li>• Not presently a problem at the macro level.</li> <li>• If creating a tax advantage.</li> <li>• If paving/gravel parking lot of 'paradise'.</li> <li>• If creating major congestion.</li> <li>• If destination occurs over long periods of time.</li> </ul>	<ul style="list-style-type: none"> <li>• Agri-tourism should be directly related to agriculture, through education and engagement.</li> <li>• Eliminate the tax advantage.</li> <li>• Clearly separate agri-tourism from 'events'.</li> <li>• Maximum number of licenced event venues.</li> <li>• Events – directly tying into agricultural products from the farm (i.e.. Catering).</li> <li>• Neighbourhood consultation required for larger events.</li> <li>• Developing locational criteria.</li> </ul>	<ul style="list-style-type: none"> <li>• Potential for enhancing regional economy and tourism related to agriculture.</li> <li>• Connecting with our food and farmers.</li> <li>• Become a food hub.</li> </ul>

## What We Heard by Theme and Topic - Continued

### THEME 3 - MANAGING NON-AGRICULTURAL USES IN THE ALR

Home Based Businesses		
Problem	Potential Solutions	Implications
<ul style="list-style-type: none"> <li>• Tend to exceed footprint (e.g. large shops) - business grows over time and exceed footprint.</li> <li>• Not supportive of agriculture - if it's permitted it should be supportive of agriculture.</li> <li>• Non-ag/non-farm use.</li> <li>• 10,000 sqft buildings - shops.</li> </ul>	<ul style="list-style-type: none"> <li>• Don't permit them (case by case).</li> <li>• Only if ancillary to principal use.</li> <li>• Limit/monitor the footprint - proactive approach.</li> <li>• Not allowing without supporting documents.</li> <li>• Follow-ups routinely re: buildings.</li> <li>• Random audits.</li> <li>• Businesses which stay within footprint.</li> <li>• Follow through on permits on anniversary date.</li> <li>• Permissions through Board of Variance should only be related to farm.</li> </ul>	<ul style="list-style-type: none"> <li>• If you don't permit them it could jeopardize farming (supplementary income to support the farm).</li> <li>• Monitor: staffing to monitor.</li> <li>• Challenge to figure out how to regulate.</li> <li>• Tax fairness.</li> <li>• Proactive solves creation of problem.</li> <li>• Changes the activity of the farms.</li> <li>• Tax component unfair for regular businesses.</li> <li>• What's going to happen with current non-conforming businesses?</li> <li>• Non-farm activity should be taxed fairly to similar businesses in other zones.</li> </ul>

## What We Heard by Theme and Topic - Continued

### THEME 3 - MANAGING NON-AGRICULTURAL USES IN THE ALR

Rural Centres and Amenities		
Problem	Potential Solutions	Implications
<ul style="list-style-type: none"> <li>Traffic through.</li> <li>Missed amenities not documented.</li> <li>No issues with having them supporting ag areas.</li> <li>Rural schools full – population growth.</li> <li>Loss of farmland.</li> <li>Not really a problem, provides better access for rural areas to services.</li> <li>Mixed purposes / size / context / history.</li> <li>Loss of farmland if growing.</li> <li>Unclear about what uses are necessary or common.</li> <li>Increase in infrastructure needs.</li> </ul>	<ul style="list-style-type: none"> <li>More research about what is in each and history.</li> <li>Clarify existing conditions.</li> <li>Don't expand.</li> <li>Potential for farm retail hubs.</li> <li>Maintain a level of services to support farming.</li> <li>Should we increase growth around them?</li> <li>Limit the size – impact of growth on farming.</li> <li>Policy should adapt to each unique centre; treat them differently.</li> <li>Differentiate centres based on ag type and population density.               <ul style="list-style-type: none"> <li>» More people – smaller parcels.</li> <li>» Intense ag – what services?</li> <li>» Buffers around residential areas to mitigate “nuisances”.</li> </ul> </li> <li>Gas, convenience stores, post office, school, places of worship.</li> <li>Make centres more complete “necessary services” vs. “extra” or too much – meet demand but not more.</li> <li>Rural centres as farm retail co-ops.</li> <li>Seasonal housing.</li> <li>Acknowledge what's there and legitimize existing state.</li> <li>Do not expand by adding more services.</li> <li>Keep farmland as farmland.</li> </ul>	<ul style="list-style-type: none"> <li>How to balance control of scale with benefit to farming areas?</li> <li>Increase in servicing requirements.</li> <li>Loss of farmland.</li> <li>Require buffering.</li> <li>Could increase traffic.</li> </ul>



## What We Heard by Theme and Topic - Continued

### THEME 3 - MANAGING NON-AGRICULTURAL USES IN THE ALR

Agri-Industrial		
Problem	Potential Solutions	Implications
<ul style="list-style-type: none"> <li>• Takes away the intent of using land for farming.</li> <li>• Growth of small scale ag-industrial to larger more industrial use only.</li> <li>• Also ag-industrial is needed – needs to be close to growers (i.e. Berry producers).</li> <li>• Land value increases because industrial use (\$100,000/acre to \$1 million/acre).</li> <li>• Lack of servicing (wastewater, traffic, electricity).</li> <li>• How do we define ag-industrial?</li> <li>• Ag-industrial is an important part of farming.</li> <li>• Some ag-industrial inputs (fence posts, equipment, tractor repairs) is hard to regulate</li> </ul>	<ul style="list-style-type: none"> <li>• Move ag-industrial off ALR to industrial and commercial land.</li> <li>• Should be considered on ALR land to make farming more efficient.</li> <li>• Clusters of ag-industrial should be considered along traffic corridors, in areas with low quality soil (use rural centres?).</li> <li>• What to include as “ag-industrial”: Process/ packaging (outputs); inputs (farm equipment); services (fixing tractors).</li> <li>• How to separate services from sales (inputs).</li> <li>• Need to define ag-industrial.</li> <li>• Need to develop infrastructure for ag-industrial, without it could put additional pressure on farmland for redevelopment.</li> <li>• Increase in technology is leading to more industrialization of agriculture.</li> <li>• Potential to pair ag-ind with ag tourism.</li> <li>• Cluster around airport to increase transportation efficiency.</li> <li>• Create specific zone.</li> <li>• Allow ag-industrial uses on industrial land but at farm property taxes.</li> <li>• Permit truck parking on MOTI land along highways to alleviate pressure on ALR.</li> </ul>	<ul style="list-style-type: none"> <li>• Loss of productive soil.</li> <li>• Balancing property rights with obligations.</li> <li>• Lack of industrial supply (expensive for ag-industrial) support.</li> <li>• Traffic considerations.</li> <li>• Greater movement of product to processors with increase in costs and potential to spoil (support).</li> <li>• Increase in efficiencies (support).</li> <li>• Ag-industrial will leave Abbotsford (support).</li> <li>• Clustering ag-industrial in ALR – economies of scale, sharing of ideas (support).</li> <li>• How to manage growth and change of ag-industrial uses over time ie small business that grows beyond definition of ag-industrial land.</li> </ul>

## What We Heard by Theme and Topic - Continued

### THEME 3 - MANAGING NON-AGRICULTURAL USES IN THE ALR

Contraventions		
Problem	Potential Solutions	Implications
<ul style="list-style-type: none"> <li>• Secondary dwelling.</li> <li>• Pros: dwelling for farm help, we could regulate it and permit it on certain lot sizes (solution).</li> <li>• Needs to be reviewed.</li> <li>• Cons: safety sub-standards, BC Codes, takes up agricultural land, environmental issues (ie septic concerns, groundwater implications).</li> <li>• Illegal soil fill and removal.</li> <li>• Contamination of land and environment.</li> <li>• Medical Marihuana Production Facilities are a potential concern.</li> </ul>	<ul style="list-style-type: none"> <li>• Truck parking: soil, follow through.</li> <li>• Proactive enforcement.</li> <li>• Systemic response from the City.</li> <li>• Awareness of process to make non-farm use legal, get properties in compliance.</li> <li>• Regulate secondary dwellings, and only permit on &gt;10 acre lots.</li> <li>• Protocols in place.</li> </ul>	<ul style="list-style-type: none"> <li>• Clarity on permitted uses.</li> <li>• Less contraventions.</li> <li>• More available housing.</li> <li>• Collaboration with senior government.</li> </ul>

## ONLINE SURVEY FEEDBACK

OCTOBER 28 TO DECEMBER 11, 2016

### Participants/Respondents: 353

AgRefresh Online Survey responses for all multiple choice questions are fully summarized in Section 3.0 of the New Directions Report.

Several survey questions also included an option to provide additional written comments on key topics. Highlight summaries of the written feedback is provided in Section 3.0 of the New Directions Report. The following section provides the written comments submitted for each question.



## Part 1 - Support a Thriving Agriculture Sector

### How should the City regulate parcel size in the ALR?

#### Comments:

- Allow transition in parcel sizes, i.e. allow small acreage parcels <5 ac. within band immediately adjacent to built-up urban area and in immediate band around existing acreage parcels in ALR; maintain larger parcel holdings in ALR beyond this transition band (just described).
- Some small parcels maybe farmed intensively and a blanket policy by size doesn't work across all sized parcels.
- Too vague a question. What and how are you suggesting to regulate it.
- Industrial sights can be used for farming. Chicken and turkey barns can be located on a vacant parking lot as can greenhouse and hydrophobic buildings. Farming is no longer creating green space.
- ALR is slow and unable to keep up with the pace of innovation. Farmers should not have even more obstacles to innovate farm land if it serves to elevate the agriculture industry.
- Not sure what you mean by regulate parcel size? Does that mean allowing to subdivide?
- End the fraudulent practice of minimalist farm production in order to get a tax break, we all subsidize this fraud end the the practice of parking dump trucks and tractor trailers on ALR stop allowing the construction of churches synagogues and temples on ALR.
- Agricultural Land that can't be used for farming should not be in ALR.
- Farmers should be able to subdivide their land to cut a piece off to retire on even if they didn't own it prior to 1972. Property taxes are so out of hand that people cannot afford to live on their own property. That is the reason you get monster homes without farming. Only very wealthy people can afford to buy land in Abbotsford. We are losing young families. They cannot afford to live on acreage. Quota holders get huge returns on their product. It is an unfair

system. Why are milk, eggs and chicken more valuable than beef? If you are lucky enough to be born into a quota holding family you get an easy ride at the consumer's expense. Regular people cannot afford a quota. It is a feudal like system.

- Do not create smaller parcel sizes but those in place now that are too small to be farmed or can not be farmed due to topography, watercourses etc. should be provided flexibility for a non agr. use.
- The ALR is a provincial invention that randomly ties up land on the surface and then allows development via waivers. The ALR does more harm than good for agriculture and should be killed altogether. If Abbotsford wants to help farming, then the staff from the mayor down should learn about what makes farming work and how the city can help make it better. Many regulations in and of themselves are part of the problem. New regulations without fore thought to long term ramifications for agriculture, are not the answer. Listen to those who are good at farming and understand what they have to say and act on that.
- Need to find ways to encourage some sort of agriculture, even on smaller parcels.
- Many parcels within the ALR are NOT farmable land, we should be taking a common sense approach to allow small business and diversity for our economic future. Good farm land was removed on the new Marshall Rd extension to Mt Lehman while other areas along major routes that have never and never will be farmed are left in the ALR; like Fraser Hwy.
- I believe that fallow land on smaller parcel sizes should be reviewed in terms of be used for a different purpose other than Ag.
- Farming needs to be open to every resident with any size land. Regulating will restrict the average person from being able to farm and will only increase the amount of commercial farming, which will in turn compromise the integrity of the products being produced on Abbotsford farms.

- Areas with poor soil or numerous watercourses, etc, could be given different sizes, but keeping the ag lands large keeps them farmed and used for their intended purpose.
- Specialty crops and high intensity agriculture can be viable on smaller parcels. Not sure how the city would regulate parcel sizes ie how they could be set to optimize productive uses?
- Encourage unification of small parcels through incentives.
- Ag land should be preserved for food production and 'food security' should be paramount in the decision making & assessments. Low impact/organic/pesticide and chemical free should be sought, or the area known for.
- All parcels over 2 Ha should be managed for farm use as they can be viable and should not be split if possible. I have a 1 acre in the ALR, a waste of designation.
- This is a difficult question as the ALR regulates any changes to land in the ALR.
- This is a difficult one, because some farmers can be very productive on a small piece of land. I would support regulation on different size parcels in specific areas IF the farmer/owner actually used the land for agricultural production. Otherwise, a growing trend of non-farm use of land will only continue; this needs to be halted for sustainable farming.
- I need more details on what type of regulation is considered. The problem with smaller parcel not being extensively farmed has commonly less to do with productivity but more with the price of land. Encouraging, through financial stimuli, the use of small parcels for farming purposes may benefit society as a whole, as it can keep or attract young people of less financial means.
- Make agriculture as a family farm viable again instead of corporate farming.
- Micro and organic farming is a growing trend, requiring smaller affordable parcels of land.



- Make them farm it or tax them heavier.....we need more growing and farming soil.
- ALR parcels of land should be made to farm SOMETHING. So tired of people buying 5 acre plots of land, turning them into a huge lawn, using limited water resources to water GRASS!! and adding to air pollution mowing grass every 3 days. We should be using our farm land. We need to protect farming. I do not live IN Abbotsford, but I am only 150 m from the Langley/Abby border. The farmland of the Fraser Valley is so very valuable and should be protected.
- Keep ALR for ALR, whether for hobby farming or income production. Not for development of Monster Mansions or two in the middle of the property.
- It is very important that the City of Abbotsford maximize the parcel sizes of land in the ALR.
- All ALR, parcels should be regulated as farmland,,the 61 percent not being farmed should be looked at as to why it is not,speculators that buy and invest in farms hoping to develop the land, should pay suitable taxes until it is farmed,,we can not let this rich farm land be commercialized into parking lots for trucks,storage facilities,,parking lots to look at tulips for a few weeks,,the line has to be drawn in the sand, farm land is farm land,,you want to be a farmer and produce food ,live stock,or poultry that's great,,if not and just want to build a bid mansion on ten acres , you have to farm that land or sell it to someone who will,,putting pressure on our zoning to make profit off something we will never get back is not acceptable to the future of the Fraser valley , and beyond our borders. Is this question asking for the city to rezone different parcel sizes? I think regulating smaller parcel sizes opens the door for non farming use.
- I think it is important to consider the land itself and what type of farming can be done with the conditions of the land. Some types of farming require far less space than others especially as different types of farming becomes more automated. I agree that some regulation needs to be considered but this needs to be about the land and what it can be used for
- Better adaptation to the soil conditions would be beneficial. Having Greenhouses on fertile and workable soil is inefficient to the environment, yet allowing Greenhouses in areas that are within the ALR that have gravel or unproductive soil conditions would be more prudent.
- The Ag Land Commission should remain the chief regulator not the city of Abbotsford.
- I had less than 4 ha farm for 17 years and grew food for over 20 families small scale farms are the innovators and should be encouraged and supported.
- Small farms are viable and can be farmed -- the smaller parcels should be held to the same standards as large parcels in terms of agricultural use.
- It is not clear what is being suggested here, but if parcels are not being farmed, then Abbotsford should take steps to ensure they are farmed.
- Further subdivision of any ALR parcel should not be permitted.
- Begin ideation for long range plan of agri-innovation in study area C. Communicate vision which incorporates net benefit to the cause of agriculture while also serving the community need to enhance the identity of the major university and create a magnet hub for agri-tech, ag-industrial, and agriculture research. Vision should include strategies and incentives which further position Abbotsford as the agri-food centre of Canada and create a magnet effect for other complementary agri opportunities.
- As we age we have stepped down from our hobby farm and our taxes are forcing us to move out when we don't want to. It would be better if we could subdivide our 5 acres.
- If a house is to be built on smaller parcels, don't allow it to be built smack in the middle of the field. This makes it very hard to farm productively around when renting.

- There needs to be small parcels available for new people wanting to begin farming. Large farms are not affordable for people just starting out. Also farmers should have the option of dividing their farm among children.
- Both large and small parcels can be farmed.
- Farming provides low paid jobs and low incomes for small farmers. The only farmers who are making any money are the corporate farms or farmers who bend regulations in order to compete. Land use in the ALR needs to be the best use. Moving forward with technology, we DO NOT need regulated farm land in order to provide food for our population. We need to re-think food production in clean and strategic locations with-in populated areas.
- Large land parcels need to be preserved. I do not believe any parcel greater than 5 acres in size should ever be considered for exclusion from the ALR.
- Farms should not be confused with country estates. If people want a country estate then zoning with suitable taxation and land use planning should be considered.
- Stop letting developers subdivide into less than 10 acres parcels. Also, put pressure on the provincial government to greatly increase the amount of farm income that must be realized from these parcels to claim farm status. And seriously reduce the size of houses put on these parcels -no more monster houses on farm land!
- I don't understand what the consequences or differences are with this question. It is unclear what the function is of regulating.
- This question is unclear. To answer this question, one would have to know what regulations are being proposed. The next question provides more details into possible ways the City could regulate.
- If the property in question is smaller but used as a hobby farm for the owner and their family, specific growing or raising animals should be considered, but I don't agree that just because you have property that is more than a city lot, you shouldn't be able to claim farm status if you aren't actively growing products ( even if just for your own family ) , or raising animals commercially or for pleasure.

- Quit using farmland for other purposes for insiders.
- Isn't that what the Agricultural Land Commission does presently; why would the City regulate parcels other than agricultural land used applications.
- Strongly discourage subdivision of ALR lands. Penalize violators. Prevent damaging-to-agriculture use of all ALR parcels, especially small ones. Limit amount of paving and outbuildings on very small parcels (<4 acres), unless clearly being used for agriculture. Seek to include parcels in the ALR which should be, but are not so protected.

### How should the City regulate housing in the ALR?

#### Comments:

- Mini apartment buildings have been allowed in ALR by City that should never have happened. Multiple families living in one residence needs to be curbed. Also curb large estate residences where no legitimate agricultural operation occurs on the property. Lobby Prov. hard to eliminate assessment loophole allowing large estate residences to pay less property tax than if the residence was located within the Urban Development Boundary.
- As long as owner is farming land to prevent ownership of land for "estate building" and not farming.
- Farm land used for certain types of agriculture such as chicken barns turkey barns and greenhouses takes more green space from our area than a mansion with lovely landscaping.
- Stronger regulation for farm tax breaks. Lot's of people claim farm status based on "egg sales" etc.
- Force the the estate farms to produce the average gate revenue of similar size parcels or tax them the same as everyone else. It is woefully obvious how unfair it is to not do this for the majority of tax paying citizens, perhaps a class action may be in order.....

- We need higher a property tax category to pay the increased costs of city services to non-farm use in less-dense areas. 2. We need to tighten up the definitions of a farm for reduced property taxes on ag properties.
- No more phony multi-residential houses posing as one house. No monster homes. No homes over 5000 square ft with gigantic yards on 10 or 20 ac parcels.
- In addition COA needs to work with other levels of gov't to change tax structure so estate homes, with a few cows grazing on site, pay an appropriate land and building tax to the COA.
- Why should the city regulate housing in the ALR? Who is complaining about it? Are any complaints valid? Many of these so called "estate" houses are home to three generations of family. If the houses are smaller then three houses are required. What is the point of any regulation that changes that?
- House size greater than 6,500 square feet should require proof of farming.
- If you own the land you should be able to do what you want after all I am the one paying the taxes.
- Too much farm land has been lost to these non-farming monster houses.
- In my opinion, the number of houses on farmland should never be more than two, and we should really enforce that the second one is actually being used for the workers of the farm. I understand that we want affordable housing, so having mobiles homes, multiple physical homes, etc, allows farmers to rent out rooms/suites/the entire house. This reduces the financial burden associated with farms and farmland, but it defeats the purpose of the ag lands. these are meant for agriculture, not affordable housing.
- Estate homes are being built on ALR as there is not enough non-ALR estate lot developments. Look for ways to provide non - ALR low

density estate developments in rural locations.

- There are too many houses on the ALR lands, there are also too many estate homes on ALR lands. Agriculture needs to be the primary function of the lands to maintain food supply.
- With real estate being at an all time high in places like Vancouver and Toronto the risk to our farmland is that it be purchased for purposes other than farming.
- Homes for farmers. houses for families. prioritize the decision in favour of food production/food security.
- Back when farm land, mattered to farmers, the "farm house" was built near a front corner of the lot so as to leave as much land available to farming. That is a secondary concern in many cases now as there driveways seem to be getting quite long in places.
- Location on farm is hard to do in a blanket manner. Each property is different. If a farmer is actually farming his property, he should be allowed to put the house wherever he wants and still continue farming.
- Again a difficult situation, regulating the size would be a good first step and location.
- This is an alarming trend that is a back door way of removing farm land from production, & inflates values beyond accessibility. Regulating this give e/one clear expectations of what they can & can't do on farmland.
- User fees for non-farmers?
- They should be taxed appropriately.
- We are already over regulated.
- I almost wonder if it would be more prudent, depending on the operation, to have no residence on the farm. So many sectors of agriculture are moving to automation, etc. - I'm not sure if an on-site residence is required, particularly for large operations with economies of scale that include staff, automation, electronic monitoring, etc.

- A strong emphasize on the size of the parcel of land.
- I think the main reason for Monster Mansions is for tax purposes, maybe taxing according to size of home and property that house these, like on city lots, will deter a few if not all. ALR should be for agriculture not Mansions. And if on ALR the homes to be situated in such a way that most of the land is still usable for farming.
- It is very important that the City of Abbotsford maximize the amount of land for farming in the ALR.
- Estate homes are becoming to popular as ways of having a giant house on lots of land,,the city should regulate the foot print of these houses
- Adoption of a farm plate bylaw setting standards for dwelling size, location and number as well as setting standards for other no farm structures and the area surrounding the dwelling and the no farm structures. Yards around barns, processing and storage for farm inputs/outputs are essential but not expansive landscaping and vehicle parking.
- Home should be located close to main road, leaving as small a footprint on the farmland as possible. Limit allowable personal residence portion, according to the size of property
- House and yard size should be regulated. Some consideration should be given to the size of the land but if there is a chance this property could be subdivided at a subsequent date that should also play a factor. I think consideration should also be given in regards to properties for an estate home on ALR property. Lastly if non-ALR property has restrictions for number of houses there should be a respective rule for ALR.
- Controlling the erosion of agricultural capacity by building estate homes is an issue that must be addressed.
- Size is the not the correct word here - multi family house would be more appropriate. Further if we continue with “size” of house then it should be proportional to the amount of viable farmland is being utilise.
- Residences for farm owner and farm workers only.
- There is a need for housing for more than one family on many farms that are operated by more than one family or generation.
- Strongly agree should regulated housing on the ALR.
- This is a tough decision.
- Farmers should be able to justify why they need a certain number of houses on the farm.
- Your survey questions are one sided and are worded to get specific answers from your participants. We do not need Government to tell us what we can and cant do on our own property. Government regulations just increase farmers costs.
- Once it is determined that the property is actually being used for farming the city should let the owner determine what he wants to build and how he wants to run the operation. The owner knows a lot better that city bureaucrats what is the most efficient and desirable way to run the farm/residence.
- Regulation should be strict on land parcels greater than 3 acres in size. 3 acre and smaller parcels should be used for large homes.
- There are factors to consider in the size of the house or number of houses. For example, if they plan to use the house in agritourism as bed and breakfast for those who want to be involved in the agriculture during a holiday stay, or have a building to house farm workers, I believe these are acceptable uses. However, a house of >10,000 sq ft for example, as a principle family dwelling is no longer more of an estate home and detracts from agricultural land.
- Taxing the residence separately may resolve the monster home problem. Europe’s model of housing being in villages (with full services) and farm land being for farming not living might produce more livable communities with lower infrastructure costs
- House should be at road frontage.
- I’m ambivalent about regulating “location on the farm”. This doesn’t matter much so long as the amount of dwelling floorspace and of



non-farm land area (including any long driveways) are intelligently regulated. Because siting of a house needs to be suited the circumstances, I think rigid rules on it are not wise. For instance, while “estate homes” tend to be set back from the road, there may be other good reasons for doing this -- topography, traffic. Not specifically mentioned in this question are the huge garage/”shop” out-buildings that I’ve seen built in conjunction with many “estate” type houses out in the country, in recent years. I think these are also a problem, especially given that they often look as though they have living space in the upper part.

- Regulate by size of farm.
- Putting a mansion in the middle of a small property pretty much makes it useless for agriculture.
- Location of a home.
- These massive homes that are being built on farm land may have some value for multi- generational families, but honestly, some of them are ridiculous in size and structure. Whatever happened to the simple farm house. Why does everything need to be so austentacious. (Sp?) when these families decide to not farm anymore, who wants to buy these homes?
- Farm operation housing is not a problem but people that buy parcels and don’t farm are.
- Previous comments apply; is there substantiative evidence that that level of interference adds any value to the City or the user.?
- Tax the homes the same as in the city ( on the value of the house)
- Everything council can do to discourage these homes should be done. Make them build on hills.

## How should the City regulate additional housing for farm help in the ALR?

### Comments:

- Only allow modular residences that can be removed once help is no longer required. Farmer should have to prove annually that help is required. A rental suite on every parcel in ALR is not justified.
- Simply make farm prove housing will be used to legitimately house workers. Different farms have different intensities and blanket policy don’t work, as they currently are. Policy’s requiring multiple worker housing on multiple parcels will detract more for agriculture then building all housing on a central site. City cannot regulate Size as this will be a requirement of the program workers are housed under be it provincial guidelines for domestic workers or federally for seasonal foreign workers and these are subject to change.
- As a business farming operations will try and keep a profit margin by making housing for workers as small as possible.
- This specifically is in relation to help farm operators grow their business and grow agriculture in Abbotsford.
- I don’t know enough about this issue. What do other cities do for farm housing?
- As a greenhouse operation we are very seasonal. So far we’ve managed to get by with local labor however, it gets harder every year to get motivated people. I’m not opposed to bring in foreign labor but would like to support our local community with jobs. A lot of labor in the farm/greenhouse/nursery business is temporary, so let the stay limits be seasonal.
- Some “farmers” are falsifying the fact their tenants are a helping hand, force them to produce a t-4 to prove income.
- The variables of properties owned by one farmer and intensity of labour dictate how many workers are needed. buildings can be multi use and ownership and crops change.

- We also need quality, health and safety standards with guaranteed inspections of farm-help facilities.
- If there is legitimate farm help, they should have dorm type housing.
- Additional housing is very important and becoming more important each day but must be regulated to make sure the issue is not abused and ends up becoming housing for non farm workers or workers that spend a few hours each week working on the farm.
- Look at greenhouses for example. 1 acre of greenhouse can product 25 times that of an outside farm acre. Greenhouses require more manpower than an outside farm and the workers are employed all year. As such per acre a greenhouse should be able to house up 25 times more workers on the property. This may not please everybody but what is more important food production or neighbourhood perception? Each farm should be judged upon its own merit and requirements relative to what that farm can produce in the community. It is fundamental that some farms, like greenhouses. Require more housing than others. Is the city planning to maintain status quo by regulating farm workers to living away from the farm? This is also a human rights issue. Consider farm worker living conditions, travel time and travel safety, among other things. Many farm worker issues can be instantly resolved by allowing more farm workers to be housed at the farm site.
- Some farmworker housing may be needed on farm for direct supervision of animals and poultry. Most farmworker accommodation could be nearby in rural centres or urban communities.
- With the lack of housing in Abbotsford any existing buildings on acreage should be allowed for use
- If the farmer can make their workers' lives more enjoyable (they're doing work I wouldn't want to do!), by giving them their own washrooms, larger common areas, etc, then yes, by all means, let them have larger buildings! the only problem is ensuring that they're all being used by actual, active, full-time workers, and not being rented out as affordable housing under the table.
- There must be a clear need for additional housing before it can even be considered. This can easily be abused.
- Livable wages for farm workers/affordable housing for labour workers.
- The land is for farming and there needs to be a balance between the practicality of the workers being on site and use of the land.
- This is necessary for some farmers. Don't make it too difficult for them.
- Additional housing should be directly tied to the parcel of land in question. example we have a farm with 26 - 300 ft. chicken barns capable of housing 470,000 broiler chickens yet we are under the same restriction as a farm with 60,000 birds or more per cycle, the housing requirements should be scaled. As these workers typically come from economically depressed countries they do not have the resources for a car, and most farms are not on a bus route. It is also the responsibility of the farm employer to provide housing at a maximum cost of \$130.00 per month. Also with the use of more foreign workers who come up to a 4 year contract for a continuous for 12 months per year.
- Decent standards of living quarters, w kitchens, baths, social space etc must also be required. If not on the farm, then perhaps there could be co-op residences supported by the farm sector using migrant workers.
- 1 additional home per farm max.
- For large scale operations with economies of scale, automation, electronic monitoring, I'm not sure if on-site accommodations, for staff or owner(s) is required.
- I have heard some of these farm operators abuse their help in one way or another. That should be checked as well periodically and unannounced. The labour vans and drivers should be checked for being unsafe.
- Removable housing only (e.g. Atco trailers).
- Most types of farm require someone to be available 24/7 and with housing prices and costs the way they are it is important for the farmer to be able to provide this to their workers. There should be careful consideration around whether this can be rented to generate

income, cost recovery should be acceptable but as the purpose is to provide housing to a worker there shouldn't be the ability to generate income.

- Should directly relate to the number of workers who need housing.
- If the units are to be on farm then all of the sizes need to be regulated as well as placement, but prefer to see less housing on the ALR.
- The cleanliness and treatment of the farm help should also be regulated and inspected.
- Total Number of Houses on a Farm. Let the farmer manage how those units are used; manager, farm help, family etc.
- Each farm is different, and each farmers' need is different. The city should be willing to listen and then determine need.
- Again, more government regulations = higher costs and a more restrictive environment
- Off-farm housing would be preferable
- The picking season is not long so why are accommodations needed. They are renting out the units of house year round which is on land that could be farmed
- Not sure what is meant by "off-farm housing". Does that mean requiring that housing be provided off of the farm, only? Anyhow, not sure how to answer that one because I'm not sure what is meant by it.
- I see many examples of "farm help units" being used as year round rentals. Seasonal use should definitely be regulated.
- Speaks for itself.
- Allow seasonal trailer accommodation.

## Part 2 - Respond to a changing agricultural industry

### How should the City regulate food processing in the ALR?

Comments:

- The market will regulate how many processing operations can be established and be economically viable in ALR. Bigger problem for City to regulate is non-agricultural based sales on ALR parcel i.e. sales of goods not produced on the property. It's critical to find effective way to limit incidence of non-property related sale of goods.
- These industrial facilities should not be located on farm land.
- Food processing should not be in the ALR.
- Processing should occur on industrial/commercial land only, a consolidated coop is in order.
- Foreign markets fluctuate and any undo encumbrance from city objections restricts viability.
- Lobby the ALC to rescind this measure. Food processing belongs in industrial zones.
- A farm down the road has recently built a feed mill and the auger runs day and night causing stress and disruption for the surrounding neighbors. It wasn't there when the people living nearby bought their farms. The Right to Farm Act should not allow for farmers to destroy the enjoyment of others through noise pollution, including blueberry cannons and processing plants. That is for industrial areas.
- Should not be allowed on agriculture land.
- This is a very difficult issue. As you allow farmers to process on site you decrease probability of processing on non alr land. The central issue is taxes and I suggest farmers can process on site, with some regulation, but the COA needs to work with senior levels of gov't to have on site processing pay a more equitable share of taxes.

- Food processing is already regulated. Part of that process demands that farmers wash, sort and pack their product prior to shipment. It comes under responsible care of food products, FARSHA, at the very least. Is Abbotsford planning to compete with this? The fact that it requires space to perform and ensure food safety is the nature of the business. The next thing we'll hear is that washrooms and toilets are also taking up valuable farm land. Where will it end (LOL)?
- There are sufficient food processors in Abbotsford. Vegetable processing is non-existent and Blueberry processors are in abundance. Large Freezing facilities on farmland may not be used solely for farm product as is currently happening. What is needed is more support for product produced in Abbotsford to be sold within BC.
- Regulate the location of farm in relation to current urban/commercial/industrial areas.
- I would urge the city of Abbotsford to take a serious look at regulating food processing in a way that is sensible for the environment as well as the surrounding communities.
- I don't know if there's an option for this, but having the poorer soil typed areas, or the areas that are least farmable being used would be ideal. There are so many pros and cons on this topic, I am torn. I understand the processing being done on site, reducing traveling, enhancing the value of the product, reducing waste, etc, I just hate that it means using perfectly good land in order to do so.
- Processing is a more industrial use. Ideally processing would happen not at all or minimally on ag land.
- Most food processing should be restricted to industrial land. ALR areas do not typically have the appropriate level of services, water supply, sanitary mains, etc.
- I don't think processing buildings should be allowed on farm land that should be industrial.
- Minimize displacement.
- Must be as small as possible to leave as much land to farming as

possible. I would rather see this in industrial areas than ALR lands.

- I think on farm processing is important to our farmers, so the best way to regulate is through footprint.
- Farm- and agriculture-related activities should be supported and encouraged. Food processing of own-grown products is part of the farm operations.
- It depends what they are doing, the space it takes, the impact it has on the farm, the degree to which it changes the farm's circumstances. Does it enhance the 'farming' vs the processing. At the same time a farmer needs to make a living and have the opp to make the most of her/his product. Higher impact processing should be in an industrial park.
- Farming is the production of flowers, trees, food goods or goods to raise livestock. Processing is industrial usage, even some of the commercial greenhouses blur the lines of farming vs industrial production of crops. In the greenhouse cases, if the land is not being used like in most vegi production then can we not use poor quality lands? The biggest advantage to the greenhouse operators is that usually good farm land is fairly flat and cheaper.
- In the grand scheme, this is a small amount of farms.
- Those with processing on site should have legitimate processing facilities, not just a token place in order for them to have a retail outlet. A tax structure beyond farm tax category on retail sites could be reviewed to see if it is feasible.
- Really no processing should be allowed to take up productive farmland.
- Size of processing plant should be relative to farm size. Then ok.
- Large, commercial operations are more suitable in industrial areas.
- I would prefer to see food processing concentrated in current areas zoned for light industrial, not land currently in the ALR. We don't need to use prime agriculture land for this type of use.

- If the business is ag related it will benefit farmers
- Another thing that needs checking is over spraying and over fertilizing of our fields and foods for the sake of profit. And the garbage and litter that is accumulating around and on some of these farms. Seepage into our water and air.
- They should regulate on farm processing of products from local farms. Processors that process products from other countries should be on industrial land.
- There are some products that must be washed, sorted processed at the farm while many others can be transported to central processing. There is land that has been used for central processing that is very underused yet there has been an expansion of processing on the farm. Some degree of control of the expansion of on-farm processing is necessary. As an example: If a farm is receiving product from other farm operations for processing then this should be done on commercial land not on ALR farmland.
- Should only be permitted on a sizeable piece of ALR land. If the facility is being used by anyone other than the farm whose land it is on, (outside revenue sources) then the processing should be done offsite. We need to retain our farmland for production.
- Start to run a fine line between a commercial operation and using agricultural land for farming operations. In saying this I do think this should be allowed but it does need to be better regulated. You do not want to get to a stage where you have more processors than product. Ability to use ALR for purposes other than farming needs to be regulated but this does not mean that processing should be disallowed just needs to be reasonably considered.
- Large % of processing to be from farm where processing is done.
- Not sure how to regulate but there is an issue with creating an unfair playing field by allowing processing to occur on Ag land and industrial lands - taxation discrepancies. Also, there may be issues of monitoring environmental impact or provision of adequate servicing on Ag lands.
- Food processing should remain off site. It is only done onsite to give advantage to those that have the room. Farmland needs to be FARMED, packaging and processing are industrial and not at all farm related AGRI Tourism is a tough one good luck.
- At least 50 of food processed grown in the farm give processors on industrial land a tax reduction in order to encourage processing on industrial land.
- Processing should be deemed an industrial use beyond a certain size. Significant truck traffic in rural areas cannot be accommodated on small rural roads.
- Processing is a valuable part of preparing the food for sale. It increases revenue for the farmer who often cannot make enough money when too many middle men are involved.
- Keep your nose out of our business. All you do is add costs and restrict farmers.
- Don't regulate for products produced on the property. Regulate if the facility collects produce from other farms.
- Additional issues to consider waste, effluent, odour, noise management or mitigation.
- Other products that are produced are shipped to assembly plants on industrial or commercial land for processing so why reduce farmable land when the same thing can be done. Increases City tax base.
- What is meant by "seasonal operations"? I'm guess it means limiting the seasons during which the any on-farm processing is allowed -- such as to the cropping season of the farm concerned. On-farm processing, if allowed, should be strictly for the yields of that same farm (not for produce trucked in from wherever).
- Only allow food processing of products grown on that particular farm. Huge Food Processors that buy produce from farmers are commercial and should never be allowed on Ag land.
- Agricultural land should be used to grow product in the dirt, not cover the land with concrete.



- Green house take up large areas of prime land that do not utilize the soil and chemical residue stays trapped in soil probably due to coverage.
- Demand non-gmo production. This is our food!! Disallow processing!
- All alternative uses that are complimentary to Agricultural production should carefully consider the impact on the neighbours; small parcels have proximity to their neighbours; any changes in use must be treated as a zoning issue and have acceptance by people in proximity who will also have to live with the new uses.
- Tax the food processors the same as any business in the city
- Size of building should only be regulated on small parcels and should somehow be related to actual production on the farm.

### How should the City regulate breweries in the ALR?

#### Comments:

- Develop regulations in collaboration with micro brewery industry.
- These are not farms and should pay a business tax rate.
- Industrial buildings should not be located on valuable agricultural land.
- As producers of Hop plants this is a sensitive subject. I would suggest to regulate the opening hours but if a farmer would like to add value to his product and start a microbrewery and a tasting room what is wrong with that?
- They should only be able to market their own product produced exclusively on said farm.
- Breweries are new to the landscape and are still a novelty. most are located in industrial areas because overhead costs are lower and mobility is easier.
- Lobby the ALC to rescind this measure. Breweries belong in industrial zones.
- Breweries should not be located on agricultural land.
- Regulate to make sure on site breweries are small craft beer operations and do not end up on a large industrial scale like on site berry processing has become.
- Who ever allowed breweries on agricultural land does not understand the fundamental definition of “what is a farm” but that was just another political decision made by a department gushing with infinite wisdom, who likely feel the ALR was a debacle in the first place. Are they wrong?
- Hops make up a very small portion of the beer itself. Barley grains and water is what makes up over 95% of beer. How will smaller operations handle water runoff and other environmental. Are the roads and farm communities designed to handle large amounts of traffic ie - tulip festival in Sumas.
- Regulate with respects to the location of farm and current urban/ retail/commercial areas.
- We don't want full blown pubs, restaurants, etc on farm land. I get that you grew the vegetables there, but they don't have full kitchens with waiters and what not to bring me a salad... why should the brewery need a full blown pub to sample and purchase alcohol to go.
- Breweries themselves ideally should be in commercial or industrial areas.
- A brewery isn't a farm use, therefore shouldn't be allowed at all on agriculturally zoned parcels.
- Brewery's should be considered only where the level of servicing is adequate. ALR areas do not typical have the appropriate level services, water supply, sanitary mains, etc.
- Breweries should not be built on farm land should be industrial.
- Minimize displacement. Establish displacement limits using land area use ratio criteria and require beyond limits to be moved to commercial/retail land.
- Breweries are an industrial use, so if the City will allow them, the buildings should be limited in size to ensure the least amount of disturbance on the agricultural lands.

- Once again these are keeping farms viable, but should be managed for footprint and traffic.
- Put big stuff in an industrial park/in non ag land. use the prime ag land in Canada for food security - and - create a diverse ag economy.
- Could limit to a % of coverage, say 10%. The issue with those operations is the waste and also the need for parking spaces of everything so that is also lost land to never get back. Most breweries so far seem to have been in light industrial/commercial where it makes sense.
- Small breweries on a farm site would be acceptable if hops, etc are also grown & processed on site. But to have a giant firm like Molson's move on to ALR farm land in Chilliwack, enjoying farm tax status, is a travesty.
- Don't know.
- Don't allow on Ag land.
- More suitable in industrial areas.
- This seems to overlap a bit with agri-tourism. Agri-tourism should be encouraged because it heightens awareness and education of agriculture while producing an economic benefit. However, we should limit the impact (not the use) of this on prime agriculture land. The benefits of education/awareness vs. farm productivity have to be considered. There should not be limits to hours of operation, etc., just limits on how much of the land can be used for that purpose.
- Do not allow breweries on farm lands.
- Leave this up to the ALC.
- Breweries should only be in the ALR if they are processing local hops. Breweries should be on industrial land.
- Chilliwack is getting a molson brewery, not sure how beer is a food produced. 30 acres gone for this, time will tell, all the questions on here seem to be agreeing with these operations.
- Unlike many farmgate or estate wineries in BC where the majority of the inputs (grapes) are grown on site or on land directly owned/

leased close to the winery, breweries are importing the majority input (e.g., malting barley) from other farm business outside the area. The hops are starting to be grown here again but very little if any malting barley will be grown here. So why allow breweries that are a commercial enterprise (not a farm enterprise) to use farmland?

- Similar to wineries.
- Is this actual farming or crops being grown to get breweries located on farm land.
- Brewery should be limited to selling product that is produced on site.
- WHY are breweries on ALR land. They do not need AG LAND to produce product.
- Consideration to enforce a 51% grapes, hops etc. used to produce the brewery must come from the land where the retail service area is located.
- 50% of food used in brewing from the farm.
- Restrict or do not allow breweries at all on ALR land.
- Breweries which use product produced on the farm should be fine.
- Valuable agricultural farm land is not displaced with development. Use technology to change your attitude.
- I don't agree that breweries should continue to be considered an agricultural use. They should not be permitted on ALR land.
- I would prefer to see NO breweries on ALR land. Hop production is fine. I would prefer ALR land to be for food production.
- People should NOT be allowed to cover over good agricultural land to create parking lots and build buildings (including greenhouses) that forever destroy the land beneath.
- Should be done on commercial and industrial land why waste farm land. Tax increase for City.
- Breweries should not be allowed to import any of their ingredients. Only home grown products on that particular farm should be allowed on Ag Land. Not huge businesses. It should be very strictly regulated so neighbouring farmers are not affected at all.

- Growing hops may be agricultural, but breweries are industrial. They should be set up on industrial land and not in the ALR. Would we allow Molsons or Labatts to set-up a mega brewery on ALR land. They might need 100 acres or more for a mega brewery. Micro breweries should also not be allowed. Example: micro brewery is in Glochester Estates Industrial Park. A hard look should be given to wineries being set up on ALR land, such as along Mt. Lehman Rd.
- Growing the product on farm land should be allowed, but the actual processing and brewing should be done in an industrial type area - keep the farm land to grow products or raise animals only.
- Don't permit breweries on farm land also don't permit greenhouses on farm land. Greenhouses don't use the land. Greenhouses belong in industrial parks where the chemical effluent can be processed not let run into the streams. Land is to be used for growing crops period.
- Non-gmo and organic production ONLY.
- There again tax the retail or service land as you would in the city.
- Access to servicing given high demand for water.

## How should the City regulate farm retail in the ALR?

### Comments:

- Retail buildings should not be located on valuable farm land.
- Creating more awareness and better communication is a great way to work with farmers and consumers.
- I would suggest to change the farm status rules, see previous comment. To have extra sales on the farm is nice but you need to be set up for it. We don't sell to the public for that reason.
- If its produced on the farm it can be sold on the farm, no importing local or international products of any kind.
- Ag retail is a hard business model. it needs to be encouraged as much as possible with the understanding most farmers will be discouraged by the long hours required and only seasonal returns. ag retail cannot drive a city like abbotsford nor can it provide the ag producers needs for consumption. a dozen free range eggs for \$\$\$\$.
- hay rides and pumpkin picks.
- Only on-site grown products should be permitted to be sold. Some of these retail stores look like direct competition to the major chain stores who are compelled to locate on massively more expensive commercial land.
- Should only be temporary small buildings for the season without large parking lots.
- On farm retail is not only great for the farmer but a great experience for the residents. COA must work with ALC to recognize that all on farm retail operations are different and flexibility must be granted (size, products etc) but only after the farmer can make a convincing case to the ALC and COA.
- See my earlier comment about sales of goods not produced on farm parcel.
- Regulate the sign language. Insist that it reads "this is now retail – nothing to do with farming". However, if farms products are sold via retail that is another matter.

- On farm retail is great for local farmers, however where is the line drawn from the retailer as a supermarket vs farm retailer.
- Regulate location of farm in relation to current retail/commercial location.
- I still scratch my head every time I drive past a certain grocery store that is claiming to be on-farm retail. I understand a small storefront with the basic products you produce, but massive retail stores with ample parking is a little too 'commercial' in my opinion.
- Locate on least agriculturally usable land area.
- There can be a thin line between a grocery store and a farm market. Farm markets need to be small and fit into the agricultural feel.
- Reasonable on-farm retail should be supported as it is an important component of the farm-to-customers connection and relationship building. Shop local.
- Location, obviously, is important. hours of operation also and naturally parking and capacity are too. But there is a real difference between a farm gate sale and a retail market store. Farmers work hard to to grow...but its another full job to prep and sell (get to market). makes sense that they can sell it at the gate.
- Dependent on farm size?
- Retail and business on farmland must be thoughtfully determined. There are many operations (vehicle repair, offices, labs, truck parks, trailer sales, lumber storage, etc.) that are several steps removed from actual farm production that should not be allowed to expand in the ALR.
- Leave enough land around to actually farm. the idea is to not put structure in the middle of a field to make farming harder.
- As long as the farm is selling the majority of its own products, the size should not be restricted. This is positive for tourism and locals who want to get their food close to home. However, parking can take up too much space that could be used for agricultural production
- I spoke to this mainly in my previous comment. On this note, it emphasises the need for a more formal farmer's market in

Abbotsford, regarding the infrastructure. We need to look to Ottawa and St. Jacob's Country Market (<http://www.stjacobs.com/>) as examples. Let us concentrate retail of our agricultural products in a central area, in the urban area of Abbotsford, instead of using agricultural land. The former site of the Clayburn Brick Factory in Historic Downtown Abbotsford would be the idea for a St Jacob's Country style market setup.

- Leave up to the ALC.
- By the amount of product that is sold from that farm. Farm retailers on ALR land should be selling mostly local farm products. IF they are selling >50% imported product, they should be on commercial land... otherwise it is unfair to the food retailers who are on commercial land. The City of Abbotsford needs to maximize the amount of land available to farming. We need a local source of food to serve a growing population.
- A small stand out front to sell your goods is ok,,but opening the door for retail,,can be a walmart because they sell food?
- Lets be clear about on-farm retail. 50% of more of product produced on the land or land immediately associated within the local area. Not land that is in the Okanagan or Alberta. Just because you have a tree fruit operation in the Okanagan, a beef ranch in the Cariboo and a berry farm in Abbotsford does it mean you can run a full on farm market selling more than just berries.
- Consider operations like fruit stands in the Okanagan.
- Keep farmland for farming and selling product produced on IT.
- Retail should ensure that a majority of product sold is produced at that farm.
- Should also regulate what is being sold, ie, products should be from a farm.
- Farmers Markets ??? Or Farmers Mall, discount mall for farm fresh produce in a commercial setting, its what the rest of the world does. Bio-security and animal welfare need to be considered. The public can visit Eco Dairy or other enterprises where the publics impact is only on a few animals not the entire ALR.

- Retail other than seasonal farm gate should not be permitted.
- Do not allow retail, or only in very limited circumstances.
- Consumers should be encouraged to visit farms and to know where their food comes from. But it should still primarily be a farm.
- They should require them to sell a high percentage of product grown on that particular parcel of land, and not act as just another grocer selling large quantities of pre-packaged goods.
- Again don't regulate for products produced on the farm.
- Keyword is "retail" and should be done on commercial land.
- The farmland must be preserved and not allowed to become parking lots that cannot revert back to farmland.
- Should only sell what they grow.
- In my opinion the creation of retail operations in the ALR should be restricted. Having a corn stand is one thing, but setting up full blown grocery stores is just wrong. We have been losing small urban grocery stores while farm type operations are springing up in rural areas. The land should be farmed and the produce sold in "real" grocery stores (in my opinion).
- It would appear this survey, or. At least this question is aimed at farm gate sales...I don't see this as an issue anywhere in our agriculture community.
- I have on the farm retail but have provided an easy access and exit on my property that does not interfere with traffic at all ( a u-shaped driveway ) on the street. I also grow for a few businesses and greenhouses in Abbotsford, which contributes to my sales income.
- The movie industry often does filming within a neighbourhood which disrupts existing zoning regs. They are required to petition those affected prior to applying to the City for a permit to operate ; this as you know, includes hours , parking etc. Seems to be a workable prototype.

## How should the City regulate Agri-Tourism?

### Comments:

- Allow activity but make range broad. Percent of farm parcel occupied by agri-tourism use should be minimal e.g. <10% max.
- More awareness and communication.
- Type of activity is not listed but the city should create a list of activities that are considering agritourism. What about farmstays and farm accommodation?
- If it is set up properly, like the tulip festival or the bc hop fest or recently roadside there is nothing wrong with it. Personally I think it is a great way to get the public interested in AG.
- Ag tourism is flash in the pan like the tulip interest this year. having thousands of people in your yard for apple picking every day for retail sales is a burden. encourage it as much as possible but as soon as the model is created it changes. abbotsford needs more certainty then mom and dad fruit stands. the labour is seasonal, low paying and the long term certainty is suspect. thats a fine city growth model for matsqui or arnold but abbotsford has to think bigger.
- Wedding venues, meeting halls, restaurants and conference facilities are not agri-tourism.
- This should not disrupt farming activities or take farm land to use for parking and buildings.
- Agri tourism is very new to Abbotsford and too new to start regulating in a non flexible manner. Regulations must be in place but each agri tourism operation needs to be dealt with on its' own merits. Unfortunately this means more work for staff and some uncertainty in the mind of the farmer regarding what is allowed and not allowed. This will change over time but for now hard and fast regulations in a new industry will present more challenges.
- The city may consider undertaking to championing Agri-tourism to help the public understand the importance of agriculture in their



lives. Education is the conduit to understanding what it takes to make a process work to the mutual benefit of us all. When people understand they usually also appreciate and with that progress can move mountains. Farming has been on the back burner across Canada. Today wars are fought over food. Abbotsford can illustrate that the community is leading edge is food production that can solve current and current food shortages, if farming can evolve here.

- Large farm tours are very disruptive as the roads are not designed to handle large amount of traffic for one day events (ie tulip festival). The traffic is disruptive for other farms around them.
- I know that weddings are a tough issue (or at least there were recently). If a farmer can use their farm building during down time, it makes sense. When a farmer dedicates a large portion of their property to solely serve the function of hosting large events, we have a problem. I don't know if limiting the number of events a year will solve anything, and reducing the size will make them unattractive to most potential clients. Have fun solving this one.
- Parking lots should not be allowed on agricultural land for any purpose.
- Agri-tourism is very broad (from a little kid feeding a goat to having weddings), which makes it difficult to define and regulate. There are many safety concerns associated with it. However living in an urban environment my whole life has made visiting various orchards and petting farms some of my favorite memories. We need to promote it but there definitely needs to be clear regulations on it.
- If using the land for a non-farming use, then business tax should be implemented.
- If its going to be of a 'size' there should be a plan for the operation and when in the alr - impact on the farm land (and safety) should be the considerations.
- This is a tough one as there are big pro's and con's. The agri-tourism really helps the younger generation realize where food comes from.
- Farm tours and related activities are good for engaging non-rural

markets and consumers, but activities such as ongoing concerts, rallies, seasonal retail outlets and weddings should be severely limited to special permits only. These should be retained in the urban areas.

- Limit special events to an area close to the road to preserve the majority of land for agriculture.
- See my previous comments on this subject.
- Agri-tourism can be very disruptive for farming at the peak time of crop season. I ,as a farmer try to avoid these.
- Agritourism is huge industry and is expected to continue to grow... this will benefit our city.
- Leave this up to the ALC.
- Parking lots should not be built to suit these operations.
- We regulate the type of activities all other businesses run on their sites within the commercial zoning - why should farms not be any different. Can I run weddings or parties at my office or grocery store or school or church without some form of regulation?
- Accessory to agriculture!
- Should consider the ALR area. Should also consider whether this is a regular operation, 5 days a week 9-5, seasonal (corn maze, pumpkin patch, etc.) or sporadic (weddings) This should be permit base but should be considered on a case by case basis, there are some operations that are currently in existence that provide a great value to the community and draw in a lot of people from out of town.
- How much land is being taken from farming
- Would size of operation include the proportion of product produced at that location?
- Again the use of ALR land for not growing food should be restricted. If you are not growing food on the land then find less valuable land to do your business.

- Do not permit more than two for profit 50+ guest events on an ALR zoned properties per year.
- The tulip festival is nice for tourism but extremely disruptive for all around to do their work. Allow only in very limited circumstances.
- Size of operation should be in relation to the overall size of the farm. For special events, extra parking should be allowed in areas otherwise used for agricultural purposes. This kind of thing should not have to be regulated.
- These farms are not amusement parks they are for feeding people. I have seen too many that increase in size and slowly decrease farm land.
- Farm tours and weddings should be allowed if they do not impact neighbouring farms. Parking should be temporary so that the land can easily revert back to farmland.
- Should not solely be used as agri tourism.
- Agri-tourism needs parking, so the land gets paved or graveled over. There needs to be restrictions.
- I don't believe events like constant weddings on ALR land should be allowed, that is not a farm practise. If it's the farm owners own children getting married on the property then it should be allowed, but having weddings on a weekly basis - no.
- Should also be taxed appropriately not as a farm. Portion of land used for such purposes should be taxed (commercial) same as in urban part of city. Apply this comment to other commercial/industrial non-ag uses in Alr.

### **Part 3 - Manage Non-Agricultural uses in the ALR**

#### **Do you agree that the City should limit the scale and location of home based businesses?**

##### Comments:

- Opportunity should be regulated as stringently as in built-up urban area. Same rules should apply in ALR and within UDB.
- It depends on the business. Regulation needs to be reasonable.
- This question is vague and does not provide clarification in-terms of what is a home based business?
- Agree if you mean home based businesses on farmland.
- Abbotsford needs to encourage business growth. many people start work at home but when successful realize its far more efficient to not mix the two.
- This is a definitive requirement or the COA will find home based businesses getting very large. Taxes must also be looked at in this case.
- Most entrepreneurs started off working out of their homes. As the business succeeded and grew many evolved and moved away from their houses accordingly. This is a difficult issue because it affects many people who otherwise could not make a living. Perhaps look to the business revenue case by case as well as the neighbourhood itself as to their tolerance of any business.
- It really depends on the businesses. Many farm properties have turned into Construction Yards or Trucking Yards due to the growth of construction in Vancouver. There is no regulation by the City and for those that follow the rules and by-laws of farming ALR zoned farm land. The city has not shown any enforcement in this area. Farm Buildings should be restricted to farm use or minor home based business (less than 30-50K in annual sales)
- As long as 75% of the revenue is created from the farm receipts, the city should butt out.

- By limiting the scale and location of home based businesses you are essentially taking money out of the pockets of hard working families who are the back bone to Abbotsford. Doing this may initiate a series of events that will collapse local family run farms.
- In a non-ALR home there are limits on the size and signage for at-home business. The same rules should fully apply to the farmer. If they're having a farm retail store, that should be their permitted home based business.
- The homebased businesses on ALR lands must not interfere with the farming activities. Therefore if they are kept small or alternatively regulated then it can be allowed.
- If a business on ALR land, then should be taxed accordingly.
- To the degree that home based businesses are allowed in urban areas there shouldn't be limits in rural areas. The number of Farmers have declined in this new urban age and the population is continuing to grow. This could create a food crisis. As long as farm properties are not silently converted to something else I think farmers or their families should be given some freedoms.
- For new buildings on farm-able lands there should be tight controls, for smaller lots say 2 Ha. or under, there should be options for people to have a business and especially should they be in an agricultural support or supply business. I would not agree to put a work shop right next to the neighbours house but common sense should prevail.
- One can understand the need for supplementary incomes for farm owners, but yes, there should be limits on the size of these activities – owners should be expected to move a growing manufacturing enterprise off the farm if it gets to a certain size. This would have to be determined based on income, number of employees, footprint, etc.
- If its a home based business it tends to be quite small, considering the larger picture, and should be encouraged as diversification and for the social benefits of these small operations.
- We should not limit home based businesses on agricultural land, but limit the scale (e.g., in no way, can the non-agricultural operation utilize space outside of the home on ALR property). Concerning B&B/Airbnb we should not limit this on farmland, provided it does not interfere with the farm operation or consume ALR property outside of the designated farmer's residence. By allowing B&B/Airbnb operations on ALR property, we gain an opportunity to enhance awareness and education of agriculture, while gaining economic benefits.
- Home based businesses ie trucking company;s useing farms for parking lots,,the city should limit as to what kind of business,,it has to be farm related,,and not pave over acres of the farm.
- If the home based business stays within the footprint of the farm operation. Say bookkeeping or consulting that uses the farm office or part of the home. Welding or machine repair that uses the same structure as the farm uses for building/repair of equipment.
- Provided it does not impact the farm land.
- Taking a step back and considering the preservation of ALR and the use of such I am unsure how this would be regulated, etc. A farmers wife who does bookkeeping or tax returns in her office at home vs. a farmer who operates a part time heavy duty mechanic shop in a shed in the back may both net \$60,000 but I am not sure both impact ALR the same way... I would need to understand what "scale" is being referenced.
- Does it effect farming.
- The home based business should not be an excuse to take land out of production or significantly constrain production potential.
- Key word is home based- once you need out buildings or storage it becomes a business unto itself therefore needs to follow commercial or retail requirements.
- Farm weddings are a good example of non farm produce being recognized as an agriculture industry. Farms that earn at least 51% of their income from a farm and its produce, should not exceed 49% of the gross income from farm weddings.

- Allow but within the home footprint - no use of extra buildings - no extra parking.
- Do not allow this this.
- Home based business licenses are a front for commercial operations that are not appropriate in agricultural areas.
- Agricultural land should be used primarily for agriculture. But the farmer must be able to pay his bills!
- No regulation if the business is confined to the residence building. Obviously if one wants to build a 10000 sq ft retail building with only an office in the home there should be some regulations.
- With the exception if the home based business is adding value to the product grown.
- Trucking companies have destroyed thousands of acres of farmland in the Fraser Valley and Lower Mainland. The City should operate truck parking areas for increased revenue in industrial or nonfarmable areas.
- I believe it depends on the type of home-based business. Some require little room and can be done within the home adequately, whereas others need a separate building to operate. That needs to be kept in mind.
- Again, this question seems to be aimed at a particular problem... guessing it's the wedding barn scenario? Obviously some rules regarding safety need to be in place.
- The important consideration here is the construction of buildings on agricultural land. Even fractions of acres need to be preserved for farming uses.
- Once reach a certain level, must move to appropriate location and be taxed accordingly.

## What uses are appropriate for rural centres?

### Comments:

- As a resident of Mount Lehman, often I find myself being assisted by having essential amenities close by. Retail business can and should be allowed close to ALR lands.
- These centres should not be developed any larger than they are.
- I'm not sure farmers in arnold do farm dealings in arnold because they live there. nor do they bank there or go to church there. farmers are like other people and are mobile. historical centres are historical. now urbanites live on the small lots for a historical centre feeling.
- Whatever it takes to support the local farming community but carefully regulated to ensure that businesses are not abusing the incredibly inexpensive land of the ALR (as compared to properly zoned commercial and industrial land).
- B and B's & weddings as long as they are respectful of neighbors and do not displace farming operations.
- These communities should not be able to grow any larger than they are.
- Retail on a very small scale.
- Really..!?
- Include recreational facilities such as curling/skating rinks, small scale farmers markets and small scale co-op processing for agricultural products.
- The size and location of each of these should take into consideration the number of people intended to access it.
- No further development or growth.
- SMALL scale retail/café's/restaurants/pubs SMALL scale offices.
- Neighbourhood Pub - Corner Store - Diner.

- These historical centres are natural places to locate (re-vitalize) communities. healthy communities have mixed uses with minimal conflict - ie big processing beside residential wouldn't be good.
- Farm equipment repair, farm supplies, allied trades.
- Farm gate retail.
- Lesser buildings , the more farmable land.
- Most of the people that live in these areas have to come to the city centers for a variety of reasons so additional expenses to maintain amenities really isn't needed, especially a Mt. Lehman library.
- These areas have relatively well defined boundaries - there is no need to go beyond those to provide more services. Redevelop on existing zoned land don't change zoning to increase services and rural center footprint.
- Perhaps retail should be regulated to a certain degree.
- Limited retail - corner store, produce sales, insurance, small café.
- These are from times long gone. We have cars now.
- Police out posts and Fire Halls.
- Keep it small scale, otherwise you destroy these historical centres.
- Current uses in rural centers should stay in place but don't think should encourage formation of new urban type centers putting pressure on ALR.
- Gyms, coffee shops, small restaurant, convenience store, small corner grocer.
- Historical buildings should be valued and maintained. They add character and community to our city.
- Free development.... Grow your tax base, economic diversification, and opportunity for the tax payers!
- Dependent on the community and local requirements.
- I advocate the European model of well defined villages with surrounding farmland.
- It is important to keep rural areas RURAL.
- As long as the service is justified.
- In all cases, "for the local community".
- What is the function of a rural centre?
- Only allow retail if it is not on Ag land and if it fits in with a farming community, and helps farmers.
- Existing facilities should be grand-fathered, but support facilities should not be expanded and over run valuable farm land. The rural centers should not be expanded onto ALR land for residential purposes, or for any of the other purposes listed in this question.
- Go with what we now have if no problems have been encountered
- This is not for council to determine.
- Includes South Poplar area?
- Local retail.
- Retail should only be small scale, designed to support the immediate farming community.



## In which specific areas of the ALR should the City allow agri-industrial businesses?

### Comments:

- If you allow in widespread fashion, this too will drive up land prices for legitimate farmers. It also creates unfair advantage to operations on ALR land whereas operations located within UDB and industrial parks pay higher taxes. Keep the 'playing field' level. Only exception might be along Fraser Hwy. which is a 'dog's breakfast' of uses at present.
- Fraser highway corridor. It can vary depending on the business and how it interacts with the surrounding farm land. I.e. west gen in the heart of dairy farms. Keeping in mind that we have not thought of every possibility.
- I cannot stress enough how many agricultural activities do not need traditional green lands. Let the green lands remain green for grazing for non greenhouse crops for parks and yes nicely landscaped 10 acre mansions and yet the industrial agriculture happen on gravel and in vacant malls.
- I don't know. How are agri-industrial businesses different than processing? Can you give examples.
- On FRASER Hwy.
- Depending on the need and the product. if we do not utilize the alr it has no benefit to the city. when Canada opens the border (as it is doing now) to corporate farming abbotsford will never be the same. quota base farming is the driving force of our present agriculture. when quotas go we need another tax base. a farm tax base and farm labour wages are not enough for abbotsford's growth.
- Only in industrial zoned areas. (not that this question only allows me to tick one box.)
- I don't agree with any of the above choices, but I had to choose something or I could not move forward with this survey I don't like the government to be too involved in regulating what people do with their own land, however there has to be some regulation with respect to being good neighbors.
- Greenhouse operations can be located in areas where the soil is gravel and not able to grow anything.
- The COA needs to understand that Agr. is more than the farmer planting seeds in the ground or raising an animal. The full supply chain for the farmer must be considered to make sure the farmer is supplied quickly, conveniently and in a cost effective manner. In my opinion this means agri industrial on ALR land but with careful regulations or it will get out of control.
- It is relative to the type of business. Small scale sorting operations are quiet and usually only involve trucking. Large scale drying operations can be noisy and may have odor issues. Each requires specific services and each present different control issues. It may be an opportunity for the city to designate a community industrial park to accommodate them all.
- Any available land within the ALR.
- Large amounts of land have been recently removed and are sitting vacant. When there is a demand for lands, then it should be reviewed further. This currently exists in Chilliwack where large amount of agri related lands out of ALR land are sitting vacant.
- Some Agri-industrial might even fit in other industrial/commercial zoned areas of the city.
- Could be clustered in strategic locations at major urban/rural interface or intersections. Could also locate in recently serviced CIOF industrial areas.
- With major access to the Airport & Freeway, Fraser hwy is a natural choice.
- Fraser Highway.
- This is a tough one. I wouldn't want it next to urban areas, and where the road networks allow for smooth access and transport. If they could be permitted only on certain less-farmable lands, that would be idea (but hard to regulate). Poor soil types would be best, but

those can be used for greenhouses, turkey barns, etc.

- Wherever it the agri-industrial services can be provided with minimal distance between the service provider and farm.
- Small being 1-2 acres.
- Agri-industrial uses are heavy uses of city infrastructure (roads, water) and require staff that need to get there. Most agri-industrial businesses require large industrial buildings that should not be located on agricultural land or get the tax breaks.
- Where land or ground is a lesser quality than required for actual plants in the ground farming.
- Agri-Industrial is not a good use of farmland and should be located nearer to an industrial area such as East Mclure Rd. The other option would be to take a hub of small agricultural lots and designate then Agri-Industrial.
- Unless the rest of the parcel is farmed. Any area that shows a need or can accommodate.
- While there are many food processing places in ALR land currently, in the future, Abbotsford should wean the community from the notion & practise of enabling large-scale agri-industry on farm land. Not only does it have a huge footprint, spikes land values beyond affordability, it also negatively impacts natural ecological habitats and values.
- This really depends on size and type of industry.
- This is better suited for neighbouring communities that don't have the same quality of land, even if it means increased transport costs. Maple Ridge, Langley, Hope? Merritt?
- Not only to those politically connected.
- I don't like the fact that the city allows industrial businesses in the country areas with not a lot of traffic and yet they allow construction of family homes under/close to power lines and the freeway. It s.b. the other way around. Somewhere nice to live and polluters along side pollution.
- Only for repairs.

- Convert land to industrial use if that is what is needed and can be justified. However, this should be a last resort and not easily accomplished. Not something that happens every 10 years.
- May be appropriate to have some on ALR but must clearly distinguish between Agri and regular industry...clearly define when and why it MUST be on ALR lands - other than the obvious cost factor.
- Adjacent to the urban area.....but adjacent to existing industrial areas. Not residential!
- Agri-industrial is simply industrial development with agricultural clients.
- In industrial areas.
- The first question assumes agri-industrial is considered for specific areas only - agri-industrial should be allowed anywhere in the ALR that works from a servicing standpoint. This question forces the survey participant to agree that at the very least agri-industrial needs to be regulated to specific areas of the ALR.
- If you keep taking agricultural land to use for things other than growing or raising food, eventually you will simply run out of viable farm land.
- Greenhouses should be located on useless land so the fertile soil underneath them is actually farmed. Soil deposit sites in areas where farming was previously unsuitable would be a good start.
- NEVER in ALR. Business should pay the same taxes as other businesses and have proper zoning.
- These businesses eat a lot of good farm land.
- ALR land should only be used for growing product, repair shops etc should be on non alr.
- Agree, but only in specific areas. It was disappointing that we lost the John Deere dealership along the Sumas highway because we had no alternatives. But adjacent to urban areas is not the answer

because of noise and congestion. Only on small parcels isn't the answer if the small parcel is out in a rural area. Along major roads is OK I guess, but maybe specific zoning is needed.

- Allowing these businesses in the ALR drives the property values up further! Farmland in the valley is no longer affordable to anyone without a big bankroll! Families can no longer afford to hand the farm on to children...big farm corporations are taking over...how sad.
- Reduce the impact that operations might have and save the City a great deal of time and money on adjudicating or intervening in uses that are at cross purposes.
- The soil is what makes framing Abbotsford so valuable. When large buildings such as greenhouses and poultry are built on the ALR.... even though this is for now a "farming" activity, we lose that soil use. Those such activities should be in the industrial zone.
- Remove trucking companies from ALR properties and do not allow more gravel mining in highly productive areas.
- City water and sewer services. Should not be able to use local improvements to get servicing in more remote area - creates pressure to allow other uses and adds costs to existing residents.
- Agri-industrial businesses should be limited to marginal to poor farm land, so as to not impact the production capacity of the better quality farm land.

OPEN HOUSE WRITTEN FEEDBACK SUBMISSION  
NOVEMBER 23, 2016

**AgRefresh**  
Enhancing Agriculture in Abbotsford

NOVEMBER 23, 2016  
OPEN HOUSE  
COMMENT SHEET

Do you have any additional comments?

*We have 5 acres in area - Always farmed pigs for our farm status. We also have 4 horses. Now they took our farm status away, as they want us to use more of our land for farming. We can not use horses for status and can't get rid of the ride pets that they had since very young. The horses need grazing*

PLEASE NOTE ALL INPUT WILL BE A MATTER OF PUBLIC RECORD

THANK YOU!

Planning & Development Services, 2<sup>nd</sup> floor  
City of Abbotsford | 32315 South Fraser Way, Abbotsford, BC V2T 1W7  
p: 604-864-5510 f: 604-853-4981 e: AgRefresh@abbotsford.ca

EMAIL FEEDBACK SUBMISSION  
NOVEMBER 26, 2016

**From:** REMOVED <removed@[removed].ca>  
**Sent:** Saturday, November 26, 2016 4:36 PM  
**To:** AgRefresh  
**Subject:** RE :ALR

I agree only in part with the over all ARL. You mention that keeping land in the ALR also has thru the years kept land pricing more affordable. True ,,,,,  
But on the other side of the coin when subdividing is restricted to hillside lands only, it drives up the price of lots for residential big time. So now you have a situation that 85 % of the population of Abbotsford find themselves in with hugely inflated pricing on lots and housing. Subdivisions up on Sumas Mtn is ok, but the cost of development is ridiculous. The big concern out there today is lower cost for housing or affordable housing. Start releasing land that today is in the ALR that will never be farmed, thereby opening up pieces of property for subdivisions and lowering the costs of development by 25/30%.  
Instead of paying \$400,000.00 for a lot to build on, it may be \$300,000.00. And the other thing I don't agree on is the small lot sizes today. For retiring people like us, we want to live in a rancher style home, not a 3 storey building. We cant walk two flight of stairs any more. So to sum it up the ALR Commission needs a total rethink and coming out of their boxes.

[Name] a resident of Abbotsford and land tax payer for over 50 years

## SUPPORT A THRIVING AGRICULTURAL SECTOR

Abbotsford is a leader in agricultural productivity with the highest annual gross farm receipts in BC totaling \$640 million (2011), and the highest gross farm receipts sales per hectare in Canada at \$20,400 (2008).

Do you agree that Abbotsford should maintain its position as an agricultural hub in Canada?

strongly agree

agree

disagree

strongly disagree

### PARCEL SIZES

- Research suggests the smaller the parcel size the less likely it is to be farmed. 58% of ALR parcels in Abbotsford are less than 4 ha (10 ac) in size, with 61% of those not used for farming.
- The City currently regulates parcel size, when considering a subdivision proposal, by requiring a minimum lot size of 8 ha (20 ac) in the A1 zone and 16 ha (40 ac) in the A2 zone, which is subject to approval from the Agricultural Land Commission.

How should the City regulate parcel size in the ALR? (place a sticker dot in all that apply)

regulate all parcels within the ALR (all sizes)

regulate different parcels for specific areas within the ALR

don't regulate

COMMENTS (use a sticky note)

more in number of parcels  
not in number of acres  
more in number of parcels  
not in number of acres

more in number of parcels  
not in number of acres  
more in number of parcels  
not in number of acres

more in number of parcels  
not in number of acres  
more in number of parcels  
not in number of acres

## SUPPORT A THRIVING AGRICULTURAL SECTOR

### PRIMARY HOUSING

- The use of agricultural land for estate homes is growing in popularity. While it is important to support housing for the farm operation, estate homes may inflate land values and displace farmland.
- The City currently allows one single family dwelling plus a secondary suite, and a mobile home for immediate family or farm help.

How should the City regulate housing in the ALR? (place a sticker dot in all that apply)

size of house

size of house & yard (lawn, shed, etc.)

number of houses

location on the farm

don't regulate

### TEMPORARY FARM WORKER HOUSING

- The need for a larger farm labour work force has increased the demand for on-farm temporary farm worker housing. It remains questionable as to how much housing should be accommodated on-farm.
- The City currently limits the maximum floor area of seasonal farm worker housing to 200 m<sup>2</sup> for farm operations less than 40 ha, and 300 m<sup>2</sup> for farm operations greater than 40 ha.

How should the City regulate additional housing for farm help in the ALR? (place a sticker dot in all that apply)

size of sleeping units

size of buildings

size of buildings & yard (lawn, shed, etc.)

number of buildings

location on the farm

off-farm housing

seasonal stay limits

type of farming

don't regulate

COMMENTS (use a sticky note)

more in number of parcels  
not in number of acres  
more in number of parcels  
not in number of acres

more in number of parcels  
not in number of acres  
more in number of parcels  
not in number of acres

more in number of parcels  
not in number of acres  
more in number of parcels  
not in number of acres

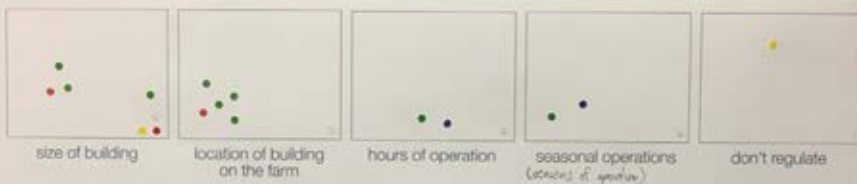


## RESPOND TO A CHANGING AGRICULTURAL INDUSTRY

### FOOD PROCESSING

- Provincial ALC regulations allow on-farm processing facilities, provided at least 50% of the farm product processed comes from the farm where processing occurs (50% rule), or by a co-op.
- The City currently regulates food processing in the ALR with maximum floor space (2,000 m<sup>2</sup>), which allows farmers to wash, sort, and pack the product before leaving the farm.

How should the City regulate food processing in the ALR? (place a sticker dot in all that apply)



### BREWERIES

- Recently, the ALC regulations were amended to allow breweries on ALR land given that they operate within the 50% rule. Additionally, food and beverage service lounges are permitted at a maximum floor space of 125 m<sup>2</sup> indoors and a maximum of 125 m<sup>2</sup> outdoors.
- The City currently has no regulations for on-farm breweries, but must now allow them due to the ALC regulation changes.

How should the City regulate breweries in the ALR? (place a sticker dot in all that apply)



COMMENTS (use a sticky note)

we have a small brewery in the ALR and we need to be able to process our own product on the farm.

we have a small brewery in the ALR and we need to be able to process our own product on the farm.

## ਬਦਲਦੀ ਖੇਤੀਬਾੜੀ ਉਪਯੋਗ ਨੂੰ ਜਵਾਬ

### ਖੁਰਾਕ ਦੀ ਕਾਰਵਾਈ ਕਰਨਾ

- ਸੂਚੇ ਦੇ ਏ ਐਲ ਸੀ ਨਿਯਮ ਖੇਤਾਂ ਤੇ ਖੁਰਾਕ ਦੀ ਕਾਰਵਾਈ ਕਰਨ ਦੀ ਇਜਾਜ਼ਤ ਦਿੰਦੀ ਹੈ ਜੇਕਰ 50% ਉਤਪਾਦ ਉਹਨਾਂ ਖੇਤਾਂ ਤੋਂ ਹੁੰਦੀ ਹੈ।
- ਸਿਟੀ ਇਸ ਵੇਲੇ ਏ ਐਲ ਆਰ ਵਿੱਚ ਖਾਣੇ ਦੀ ਕਾਰਵਾਈ ਨੂੰ ਨਿਯਮਿਤ ਕਰਦੀ ਹੈ ਅਤੇ ਸਿਰਫ਼ 2,000 ਮੀਟਰ ਦੀ ਸਫ਼ਤ ਦੀ ਇਜਾਜ਼ਤ ਦਿੰਦੀ ਹੈ ਜਿਥੇ ਕਿਸਾਨਾਂ ਨੂੰ ਫਸਲ ਨੂੰ ਧੋਣਾ, ਲਭੀਬੰਧ ਕਰਨਾ, ਉਪਜ ਨੂੰ ਪੁਰਾ ਪੈਕ ਕਰਕੇ ਵਾਹਮ ਤੇ ਭੇਜਣ ਦੀ ਇਜਾਜ਼ਤ ਹੁੰਦੀ ਹੈ।

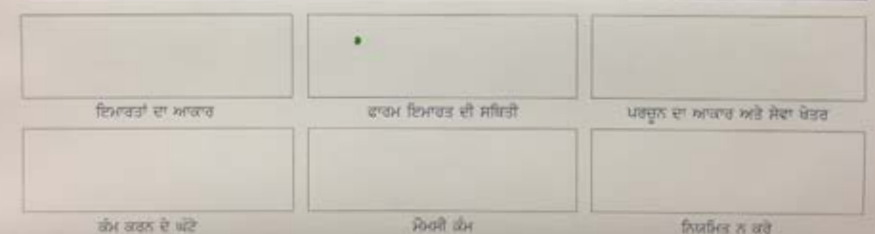
ਸਿਟੀ ਨੂੰ ਏ ਐਲ ਆਰ ਵਿੱਚ ਖਾਣੇ ਦੀ ਕਾਰਵਾਈ ਨੂੰ ਕਿਵੇਂ ਨਿਯਮਿਤ ਕਰਨਾ ਚਾਹੀਦਾ ਹੈ? (ਜਿਥੇ ਵੀ ਲਾਜ਼ ਹੋਵੇ ਉਥੇ ਸਟਿਕਰ ਲਗਾਓ)



### ਬਰੂਅਰੀ

- ਹਾਲ ਵਿੱਚ ਹੀ, ਏ ਐਲ ਆਰ ਨਿਯਮਾਂ ਵਿੱਚ ਬਰੂਅਰੀ 50% ਦਸਤੂਰ ਦੇ ਮੁਤਾਬਿਕ ਕੰਮ ਕਰ ਸਕਦੀ ਹੈ। ਇਸ ਵਿੱਚ ਨਾਲ ਆਣ-ਪੈਣ ਲਈ ਬੈਠਕ ਵੱਧ ਤੋਂ ਵੱਧ 125 ਮੀਟਰ ਆਂਦਰ ਅਤੇ 125 ਮੀਟਰ ਬਾਹਰ ਛਣਾਉਣ ਦੀ ਇਜਾਜ਼ਤ ਕਰਦੀ ਹੈ।
- ਇਸ ਵੇਲੇ ਸਿਟੀ ਨੇ ਵਾਹਮ ਤੇ ਛਣੀ ਬਰੂਅਰੀ ਤੇ ਕੋਈ ਰੋਕ ਨਹੀਂ ਲਗਾਈ ਹੋਵੇ ਅਤੇ ਹੋਰ ਨਿਯਮਾਂ ਦੇ ਬਦਲਾਵ ਦੇ ਨਾਲ ਇਸ ਦੀ ਇਜਾਜ਼ਤ ਹੈ।

ਸਿਟੀ ਨੂੰ ਏ ਐਲ ਆਰ ਵਿੱਚ ਬਰੂਅਰੀ ਨੂੰ ਕਿਵੇਂ ਨਿਯਮਿਤ ਕਰਨਾ ਚਾਹੀਦਾ ਹੈ? (ਜਿਥੇ ਵੀ ਲਾਜ਼ ਹੋਵੇ ਉਥੇ ਸਟਿਕਰ ਲਗਾਓ)



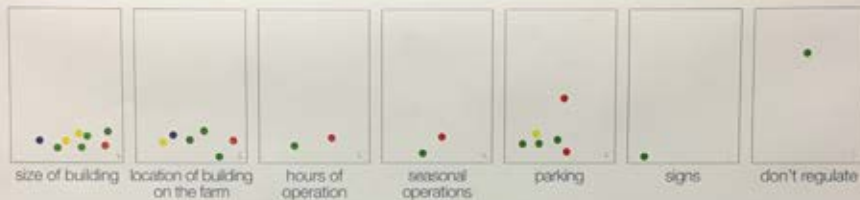
ਟਿੱਪਣੀ (ਸਟਿਕਰੋ ਨੋਟ ਦੀ ਵਰਤੋਂ ਕਰੋ)

## RESPOND TO A CHANGING AGRICULTURAL INDUSTRY

### FARM RETAIL

- On-farm retail gives the farmer an opportunity to add value to their product through direct sales to consumers.
- The City currently regulates farm retail buildings with setbacks and by size (maximum floor area of 300 m<sup>2</sup> for both indoor and outdoor sales and display areas), and must comply with the ALC's 50% rule (50% of the retail sales area is limited to the sale of farm products produced on the farm or by a co-op).

How should the City regulate farm retail in the ALR? (place a sticker dot in all that apply)



### AGRI-TOURISM

- Agri-tourism is growing in popularity particularly around activities such as farm tours, hay rides, corn mazes, and pumpkin patches, and is intended to help farmers grow their incomes and connect people to local foods and farming.
- The City currently regulates agri-tourism with time limits on operations (10 months per year); by size (300 m<sup>2</sup> excluding exterior activity space) and special requirements (i.e., on-site parking, no commercial kitchens, etc.).

How should the City regulate agri-tourism? (place a sticker dot in all that apply)



COMMENTS (use a sticky note)

Agri-tourism  
should be regulated  
in the ALR

## MANAGE NON-AGRICULTURAL USES IN THE ALR

### HOME BASED BUSINESSES

- Home based businesses provide supplementary income to farms. Although restricted in floor area, and must be contained within a building, over time they often increase in size and include outdoor storage.
- The City's regulations require businesses to be within the dwelling unit or an accessory building, occupying no more than 112 m<sup>2</sup> of the floor area, and should not generate significant vehicle traffic.

Do you agree that the City should limit the scale and location of home based businesses?



### AGRI-INDUSTRIAL

- Some agri-industrial activities occur on farms and provide vital service to agricultural production. These activities are growing as farmers look to add value to their farm product but are limited by the 50% rule. Agri-businesses located in industrial zoned locations indicate there is an unfair economic advantage with on-farm agri-business enterprises due to lower land costs and property taxes.
- Agri-industrial uses in key locations in the ALR beyond the 50% rule could bridge the gap between facilities on-farm and those located on industrial land.

Do you agree that the City should allow agri-industrial businesses in specific areas of the ALR?



In which areas of the ALR should the City allow agri-industrial businesses? (place a sticker dot in all that apply)



COMMENTS (use a sticky note)



## ਏ ਐਲ ਆਰ 'ਚ ਜ਼ਮੀਨ ਦੀ ਗੈਰ-ਖੇਤੀਬਾੜੀ ਵਰਤੋਂ ਦਾ ਪ੍ਰਬੰਧਨ

### ਘਰ ਆਧਾਰਿਤ ਕਾਰੋਬਾਰ

- ਘਰ ਆਧਾਰਿਤ ਕਾਰੋਬਾਰ ਫਾਰਮਾਂ ਨੂੰ ਵਾਧੂਕ ਆਮਦਨੀ ਮੁਹੱਈਆ ਕਰਦੇ ਹਨ। ਭਾਵੇਂ ਇਨ੍ਹਾਂ ਲਈ ਫਲੋਰ ਏਰੀਆ ਸੀਮਤ ਹੁੰਦਾ ਅਤੇ ਇਹ ਚਰਚੀ ਭੇਰ 'ਤੇ ਇਕੱਠੇ ਦੇ ਅੰਦਰ ਰਹਿਣੇ ਚਾਹੀਦੇ ਹਨ, ਪਰ ਸਮੇਂ ਬੀਤਣ ਨਾਲ ਇਹ ਸਾਈਜ਼ ਵਿਚ ਵਧ ਜਾਂਦੇ ਹਨ ਅਤੇ ਇਨ੍ਹਾਂ 'ਚ ਬਾਹਰਵਾਰਲਾ ਸਟੋਰੇਜ਼ ਏਰੀਆ ਵੀ ਸ਼ਾਮਲ ਹੋ ਜਾਂਦਾ ਹੈ।
- ਸਿਟੀ ਰੈਗੂਲੇਸ਼ਨਾਂ ਮੁਤਾਬਕ ਇਹ ਕਾਰੋਬਾਰ ਰਿਹਾਇਸ਼ੀ ਯੂਨਿਟ ਜਾਂ ਇਸੇ ਨਾਲ ਲੱਗਦੀ ਵਾਧੂ ਇਕੱਠੇ ਦੇ ਅੰਦਰ ਰਹਿਣੇ ਚਾਹੀਦੇ ਹਨ, ਫਲੋਰ ਏਰੀਆ ਦਾ ਇਹ 112 ਵਰਗਮੀਟਰ ਤੋਂ ਵੱਧ ਥਾਂ ਨਾ ਮੇਲਦੇ ਹੋਣ ਅਤੇ ਇਨ੍ਹਾਂ ਖਾਦਨ ਸੇਂਟਰ ਡੀਫੀਨੀ ਦੀ ਆਵਾਜਾਈ ਬਹੁਤ ਹਿਲਾਵਾ ਨਹੀਂ ਵਧਣੀ ਚਾਹੀਦੀ।

ਕੀ ਤੁਸੀਂ ਸਹਿਮਤ ਹੋ ਕਿ ਸਿਟੀ ਨੂੰ ਘਰ ਆਧਾਰਿਤ ਕਾਰੋਬਾਰਾਂ ਦਾ ਪੱਧਰ ਅਤੇ ਸਥਾਨ ਸੀਮਤ ਕਰਨੇ ਚਾਹੀਦੇ ਹਨ?

ਪੂਰੀ ਤਰ੍ਹਾਂ ਸਹਿਮਤ	ਸਹਿਮਤ	ਅਸਹਿਮਤ	ਪੂਰੀ ਤਰ੍ਹਾਂ ਅਸਹਿਮਤ

### ਐਗਰੀ-ਇੰਡਸਟਰੀਅਲ

- ਕੁਝ ਐਗਰੀ-ਇੰਡਸਟਰੀਅਲ ਡਰੀਵਿਓਆਂ ਫਾਰਮਾਂ 'ਤੇ ਹੁੰਦੀਆਂ ਹਨ ਅਤੇ ਉਹ ਖੇਤੀਬਾੜੀ ਦੇ ਉਤਪਾਦਨ ਨੂੰ ਮਹੱਤਵਪੂਰਨ ਸੇਵਾ ਪ੍ਰਦਾਨ ਕਰਦੀਆਂ ਹਨ। ਇਹ ਡਰੀਵਿਓਆਂ ਵਧ ਰਹੀਆਂ ਹਨ, ਜਿਉਂ ਜਿਉਂ ਰਿਸ਼ਟਨ ਆਪਣੇ ਫਾਰਮ ਦੇ ਪ੍ਰਾਡਕਟ ਦੇ ਮੁੱਲ 'ਚ ਵਾਧਾ ਕਰਨਾ ਚਾਹੁੰਦੇ ਹਨ, ਪਰ ਇਹ 50% ਰਿਸ਼ਟਨ ਤਹਿਤ ਸੀਮਤ ਹਨ। ਇੰਡਸਟਰੀਅਲ ਡਰੀਵਿਓਆਂ ਵਾਧਾ 'ਤੇ ਸਥਿਤ ਐਗਰੀ-ਇੰਡਸਟਰੀਅਲ ਡਰੀਵਿਓਆਂ ਦੇ ਹੇਠਾਂ ਨਾਲ ਫਾਰਮਾਂ 'ਤੇ ਸਥਿਤ ਐਗਰੀ-ਇੰਡਸਟਰੀਅਲ ਡਰੀਵਿਓਆਂ ਨੂੰ ਚਮਕੇਣ ਦੇ ਘੱਟ ਖਰਚੇ ਅਤੇ ਘੱਟ ਪ੍ਰਾਪਰਟੀ ਟੈਕਸਾਂ ਕਾਰਨ ਗੈਰ-ਵਾਸਯੋਗਿਕ ਕਿਸਮ ਦਾ ਆਰਥਿਕ ਫਾਇਦਾ ਹੁੰਦਾ ਹੈ।
- ਏ ਐਲ ਆਰ 'ਚ ਕੁਝ ਮੁੱਲ ਸਥਾਨਾਂ 'ਤੇ 50% ਦੇ ਰਿਸ਼ਟਨ ਤੋਂ ਅਧੀਕ ਜਾਂ ਘੱਟ ਜ਼ਮੀਨ ਦੀ ਐਗਰੀ-ਇੰਡਸਟਰੀਅਲ ਡਰੀਵਿਓਆਂ ਲਈ ਵਰਤੋਂ ਫਾਰਮਾਂ ਵਿਚ ਸਥਿਤ ਅਤੇ ਇੰਡਸਟਰੀਅਲ ਡਰੀਵਿਓਆਂ ਵਿਚ ਸਥਿਤ ਕਾਰੋਬਾਰਾਂ ਵਿਚਲਾ ਪਾੜਾ ਭਰ ਸਕਦੀ ਹੈ।

ਕੀ ਤੁਸੀਂ ਸਹਿਮਤ ਹੋ ਕਿ ਸਿਟੀ ਨੂੰ ਏ ਐਲ ਆਰ ਦੇ ਕੁਝ ਵਿਸ਼ੇਸ਼ ਏਰੀਆ 'ਚ ਐਗਰੀ-ਇੰਡਸਟਰੀਅਲ ਕਾਰੋਬਾਰਾਂ ਦੀ ਇਜਾਜ਼ਤ ਦੇ ਦੇਣੀ ਚਾਹੀਦੀ ਹੈ?

ਪੂਰੀ ਤਰ੍ਹਾਂ ਸਹਿਮਤ	ਸਹਿਮਤ	ਅਸਹਿਮਤ	ਪੂਰੀ ਤਰ੍ਹਾਂ ਅਸਹਿਮਤ

ਏ ਐਲ ਆਰ ਦੇ ਕਿਹੜੇ ਏਰੀਆ 'ਚ ਸਿਟੀ ਨੂੰ ਐਗਰੀ-ਇੰਡਸਟਰੀਅਲ ਕਾਰੋਬਾਰਾਂ ਦੀ ਇਜਾਜ਼ਤ ਦੇ ਦੇਣੀ ਚਾਹੀਦੀ ਹੈ? (ਜੇ ਲਗਭਗ ਉਹ ਸਹਿਮਤ 'ਤੇ ਸਹਿਮਤ ਭਰ ਲਵੋ)

ਸਹਿਮਤ ਏਰੀਆ ਦੇ ਨਾਲ ਸ਼ਾਮਲ ਹੋ	ਕੇਵਲ ਫੋਟੋ ਜ਼ਮੀਨੀ ਏਰੀਆ 'ਤੇ	ਕੇਵਲ ਵੱਡੀਆਂ ਸਰਕਾਂ 'ਤੇ	ਸਿੱਧੇ ਪਾਣੀ ਅਤੇ ਸੀਵਰ

ਟਿਪਣੀ (ਪਟੀਕੀ ਨੋਟ ਦੀ ਵਰਤੋਂ ਕਰੋ)

## MANAGE NON-AGRICULTURAL USES IN THE ALR

### RURAL CENTRES & AMENITIES

- Abbotsford has seven historical rural centres, such as Arnold, Mt. Lehman and Matsqui, which provide amenities and support services for the farming community. Some are in the ALR, some out of the ALR, and some a combination. Amenities and services include: community halls, places of worship, emergency services, post offices, schools, and playgrounds.
- There is potential for rural centres to play a more supportive role for the agriculture community with a wider range of land uses.

What uses are appropriate for rural centres? (place a sticker dot in all that apply)

community halls	places of worship	emergency services	post offices	schools	playgrounds
retail	gas stations	farm help housing	offices	no uses	other

### CONTRAVENTIONS

- The City's review of properties in the ALR, using an air photo scan and property database research, showed a variety of potential contravention activities including secondary dwellings, outdoor storage, commercial truck parking, and soil deposit and/or removal.
- It is in the City's interest to explore opportunities and strategies to determine if contraventions are a result of non-compliance, outdated and/or unclear policy and regulation, or both; and, if necessary, to bring these into compliance through a coordinated zoning and compliance approach.

What contraventions should the City's Bylaw Compliance Strategy prioritize? (place a sticker dot in all that apply)

secondary dwellings	outdoor storage	commercial truck parking	soil deposit & removal

COMMENTS (use a sticky note)



# AgRefresh

Enhancing Agriculture in Abbotsford

City of Abbotsford

July 2017

604-864-5510

AgRefresh@abbotsford.ca

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

