

AgRefresh

Enhancing Agriculture in Abbotsford

STAGE 3 WINTER 2017-18 ENGAGEMENT RESULTS

THE NUMBERS

4 OPEN HOUSES

316 OPEN HOUSE ATTENDEES

207 ONLINE SURVEY RESPONDENTS

48 AGRICULTURAL INDUSTRY & COMMUNITY
PARTNERS WORKSHOP PARTICIPANTS

February 26, 2018



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1.0 Introduction

AgRefresh Stage 3 builds on the Stage 2 New Directions Report by exploring more specific policies and regulations for each of the key AgRefresh topics.

To support the preparation of effective policies and regulations, it is important to understand community and agricultural industry stakeholder perspectives on the specific ideas being explored.

A range of engagement initiatives were undertaken between November 23, 2017 and January 4, 2018 to gauge support for the ideas being explored and to help improve approaches prior to making recommendations to Council.

In addition to the engagement initiatives outlined in this document, dialogue is also underway with local first nations, the Ministry of Agriculture, and the Agricultural Land Commission.

2.0 How We Engaged

This document provides results for the following:

- Agricultural Industry and Community Partners Workshop (November 23, 2017)
 - » Post-workshop stakeholder letters
- Open house events (4 events, November 27-30, 2017)
- Online survey (Nov 27, 2017 to Jan 4, 2018)
- Email submissions



3.0 What We Talked About - Key Engagement Topics

THEME 1

SUPPORT A THRIVING
AGRICULTURAL SECTOR



Parcel Size



Primary Housing



Temporary Farm
Worker Housing



Urban-Rural Interface

THEME 2

RESPOND TO A
CHANGING
AGRICULTURAL
INDUSTRY



On-Farm Food
Processing



Farm Retail



Agri-Tourism &
Gathering for Events



On-Farm Breweries,
Meaderies, & Distilleries

THEME 3

MANAGE NON-
AGRICULTURAL USES IN
THE ALR



Home Based
Businesses



Rural Centres



Agri-Industrial

4.0 Open Houses and Online Survey

Open houses were held in four locations, distributed throughout Abbotsford's ALR in order to reach the broadest possible audience and solicit a diversity of perspectives.

Each open house was organized as a drop-in event with information display boards (Appendix A) and staff available to answer questions, discuss the proposed AgRefresh ideas, and listen to feedback.

Raising Awareness

To maximize awareness of the AgRefresh planning process and this important opportunity for input, the following outreach measures were used to advertise the open houses and online survey:

- Project information postcards were mailed to all ALR and A Zoned properties in Abbotsford (~5,500 recipients)
- Newspaper advertisements in the Abby News and The Patrika
- Social media and Plan 200k email notifications
- Promotion on the City website and AgRefresh webpage



The postcard features the 'plan FOR 200K' logo in the top left. The main heading is 'AgRefresh Enhancing Agriculture in Abbotsford'. Below this, it states: 'Agriculture is important to Abbotsford's economy and identity. The City is undertaking a comprehensive planning process called AgRefresh to update policies and regulations for a range of topics important to the future of agriculture in Abbotsford. AgRefresh is now exploring specific changes to City regulation and we want your input on the ideas being considered. Please join us at an open house near you to let us know what you think!'. A line of text in Gurmukhi script follows: 'ਇਹ ਜਾਣਕਾਰੀ ਬਹੁਤ ਮਹੱਤਵਪੂਰਨ ਹੈ। ਭਿਊਪਾ ਕਰਕੇ ਕਿਸੇ ਕੋਲੋਂ ਇਸ ਦੀ ਅਨੁਵਾਦ ਕਰਵਾ ਕੇ ਇਸ ਨੂੰ ਸਮਝ ਲੈਣਾ।'. On the right side, there is a vertical line and the text 'Resident/Owner'. At the bottom, there is a dashed line with two circular end caps. The bottom right corner contains contact information: 'www.abbotsford.ca/AgRefresh', 'AgRefresh@abbotsford.ca', '604-864-5620', and '#plan200K'. The Abbotsford logo is in the bottom left.



The postcard is divided into two main sections. The left section, titled 'AGRICULTURE IN ABBOTSFORD IS CHANGING', lists various agricultural topics: 'parcel size', 'farm housing', 'on-farm processing', 'farm retail', 'farm breweries', 'agri-tourism', 'events', 'rural centres', and 'and others ...'. It includes the text 'HAVE YOUR SAY ON ...' with a speech bubble icon. The right section, titled 'JOIN US AT AN OPEN HOUSE*', lists four locations with their respective dates, times, and addresses: Bradner Hall (Monday, Nov 27, 6:00PM-8:00PM, 5305 Bradner Road), Matsqui Community Hall (Tuesday, Nov 28, 6:00PM-8:00PM, 33676 St. Olaf Avenue), Aberdeen Elementary (Wednesday, Nov 29, 6:00PM-8:00PM, 2975 Bradner Road), and Upper Sumas Elementary (Thursday, Nov 30, 6:00PM-8:00PM, 36321 Vye Road). A note states: '*The same information will be presented at each location'. Below this, the section 'PROVIDE FEEDBACK ONLINE' encourages online input starting November 27, 2017, with the URL 'www.abbotsford.ca/plan200ksurvey'. At the bottom, it says 'FOR MORE PROJECT INFORMATION VISIT www.abbotsford.ca/AgRefresh', 'CALL US OR WRITE US AN EMAIL', 'phone: 604-864-5620', and 'email: AgRefresh@abbotsford.ca'. The bottom of the postcard features the 'AgRefresh' logo and the URL 'www.abbotsford.ca/AgRefresh'.

AgRefresh information postcard



4.1 Who we heard from

Open house attendees were asked to read the background information for each topic, review policy ideas being explored, and answer questions on the display panels by placing a coloured dot on the answer best representing their opinion. Further comment could be provided on a sticky note.

The online survey presented the same information and questions as the open houses, with the intent to mirror the open house experience.

To help understand the point of view of open house respondents, each participant was assigned a dot colour corresponding to their relationship to the ALR. Online respondents were asked to indicate their relationship to the ALR through a survey question.

Respondents were differentiated as follows:

I live in Abbotsford in the ALR ...



on a property that is being farmed



on a property that is not being farmed

I live in Abbotsford outside the ALR...



but own property in the ALR that is farmed



in a rural area



in an urban area



I don't live in Abbotsford

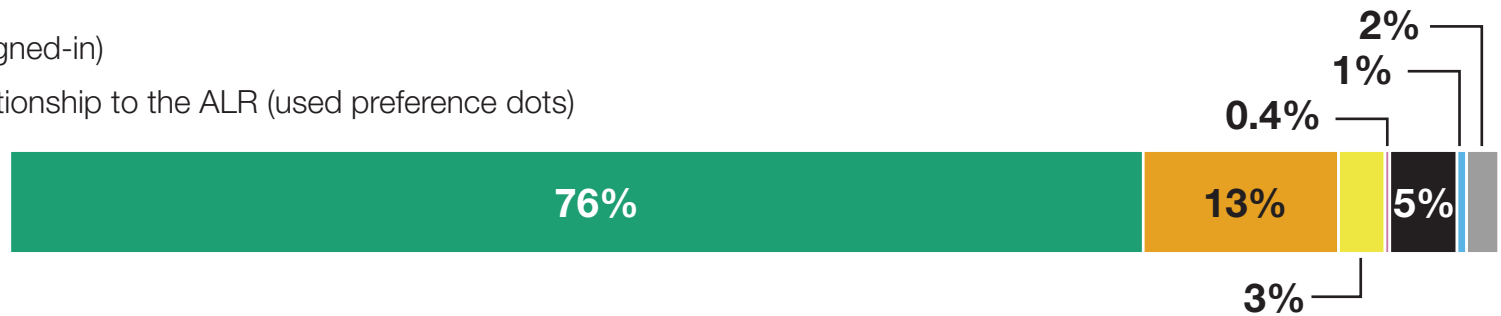


Other

OPEN HOUSES

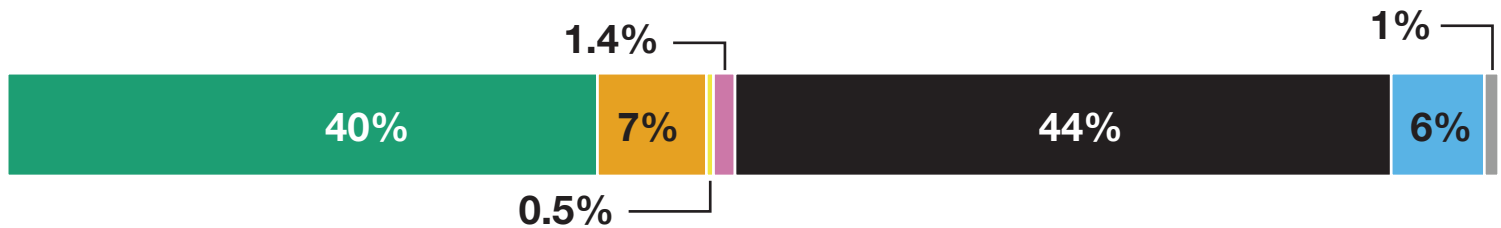
316 Attendees (signed-in)

289 shared their relationship to the ALR (used preference dots)



ONLINE

207 Survey Respondents shared their relationship to the ALR



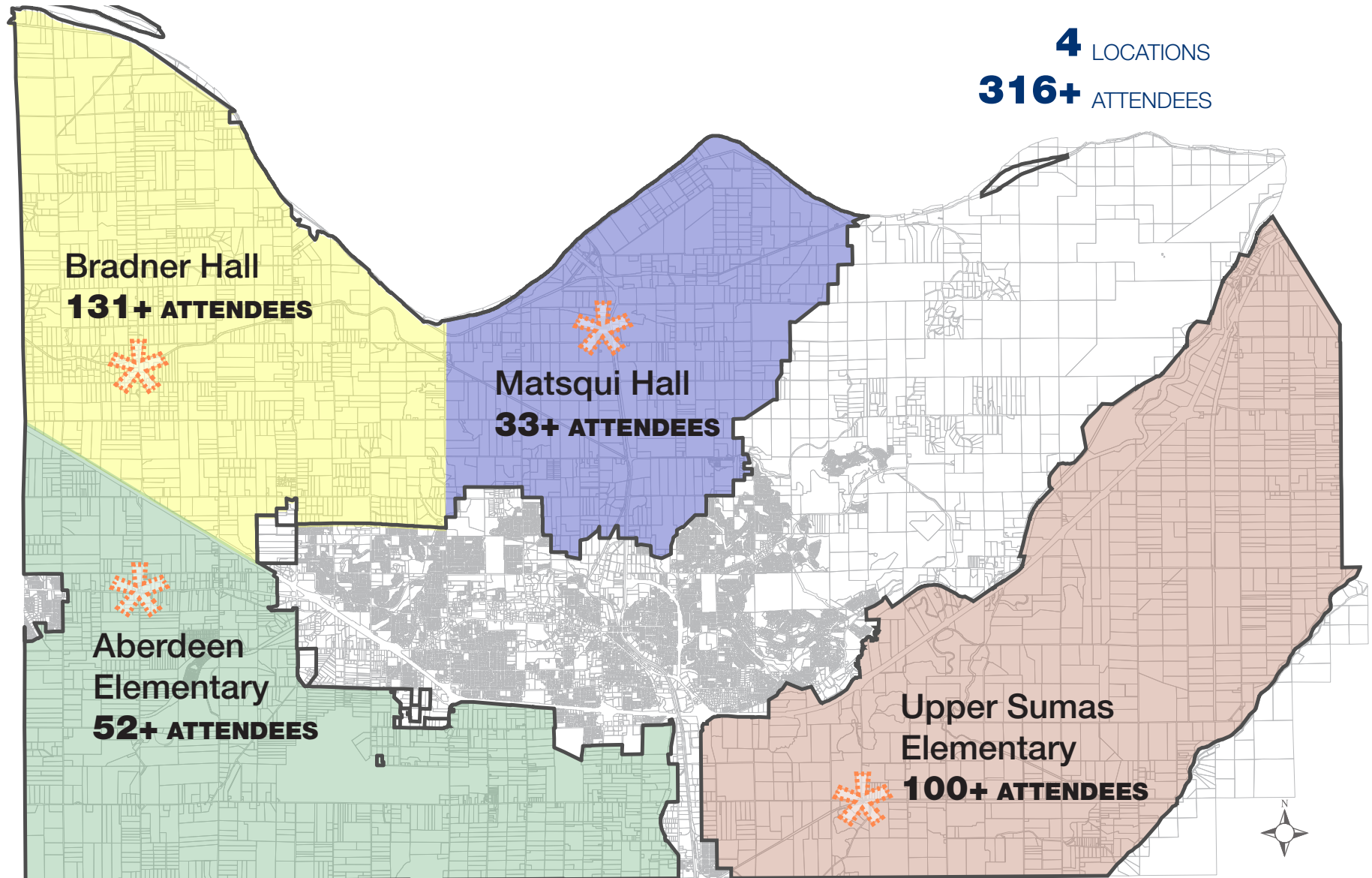
COMBINED (Open House + Online)

496 Respondents shared their relationship to the ALR



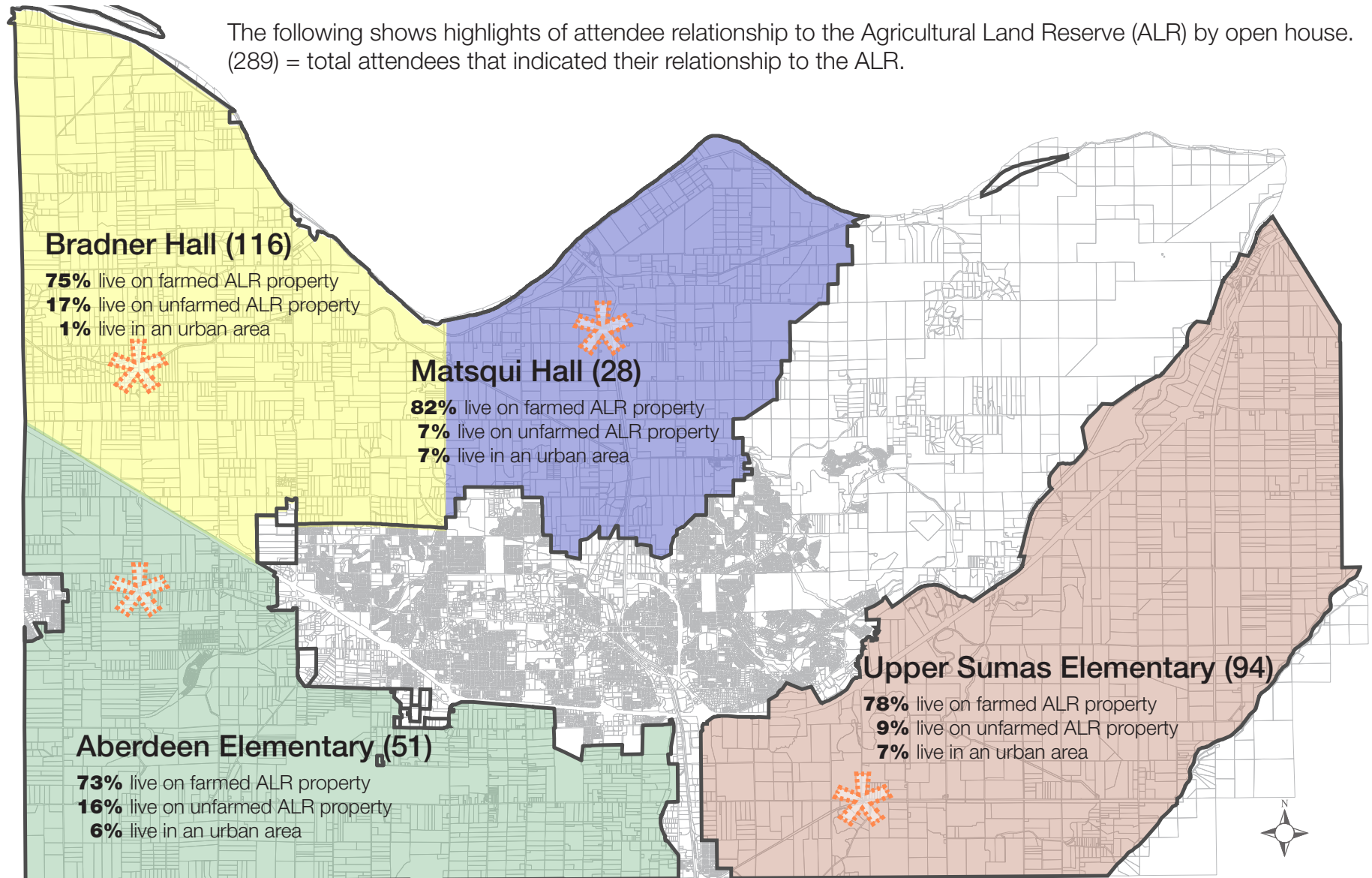
Open Houses November 27-30, 2017

4 LOCATIONS
316+ ATTENDEES



Respondents by open house location

The following shows highlights of attendee relationship to the Agricultural Land Reserve (ALR) by open house. (289) = total attendees that indicated their relationship to the ALR.



4.2 Snapshot - What we heard | Open House + Online Survey Responses (combined)

This section provides a basic snapshot of the feedback received through the open houses and the online survey.

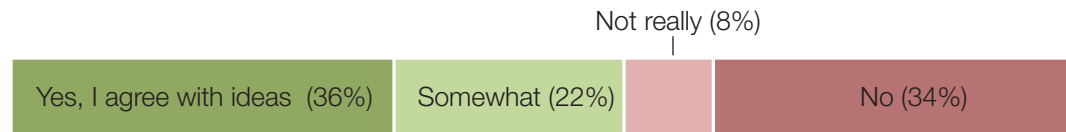
Additional detail for each topic is provided in **Section 4.3**, including a breakdown of respondents and highlights of written comments.

Readers may wish to use **Appendix A - Open House Panels** as a reference when reviewing the results for each topic.

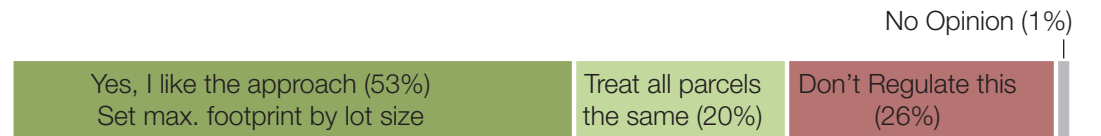
Appendix B provides a full breakdown of responses for each open house and the online survey, including all written comments.

THEME 1: Support a Thriving Agricultural Sector

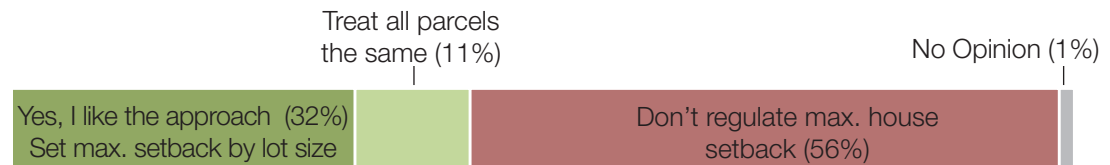
Parcel Size



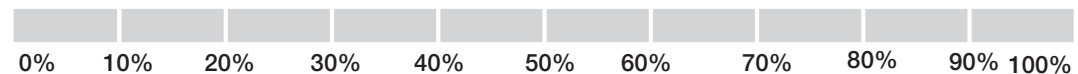
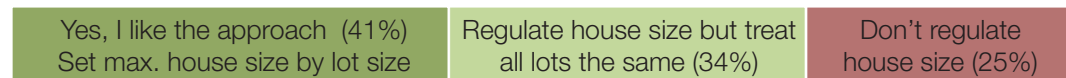
Farm House Footprint



Farm House Setback



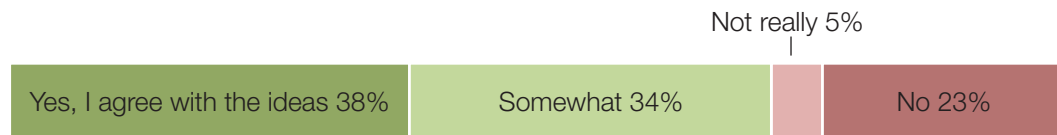
Farm House Size



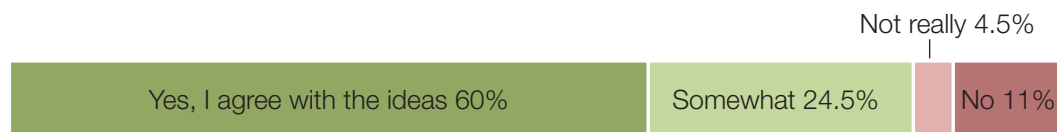
Mobile Home for Family



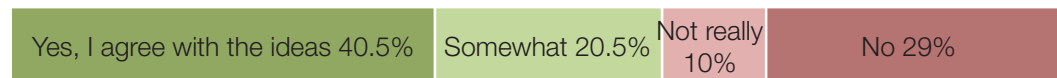
FT Farm Worker Dwelling



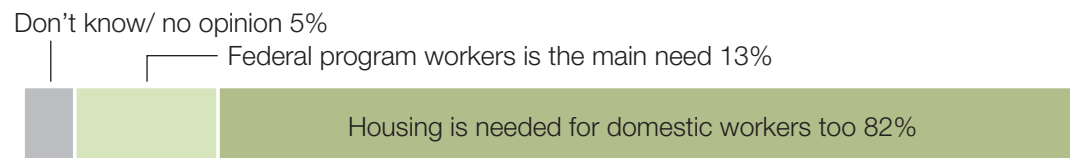
Coach House



Temporary Farm Worker Housing

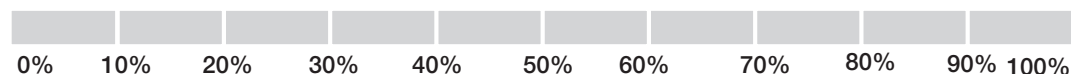
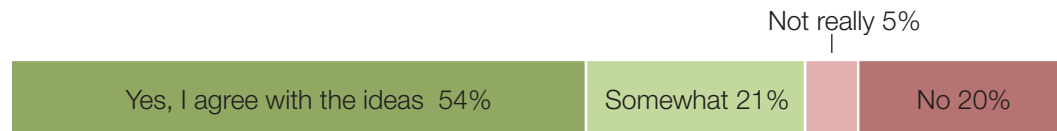


Temporary Farm Worker Housing

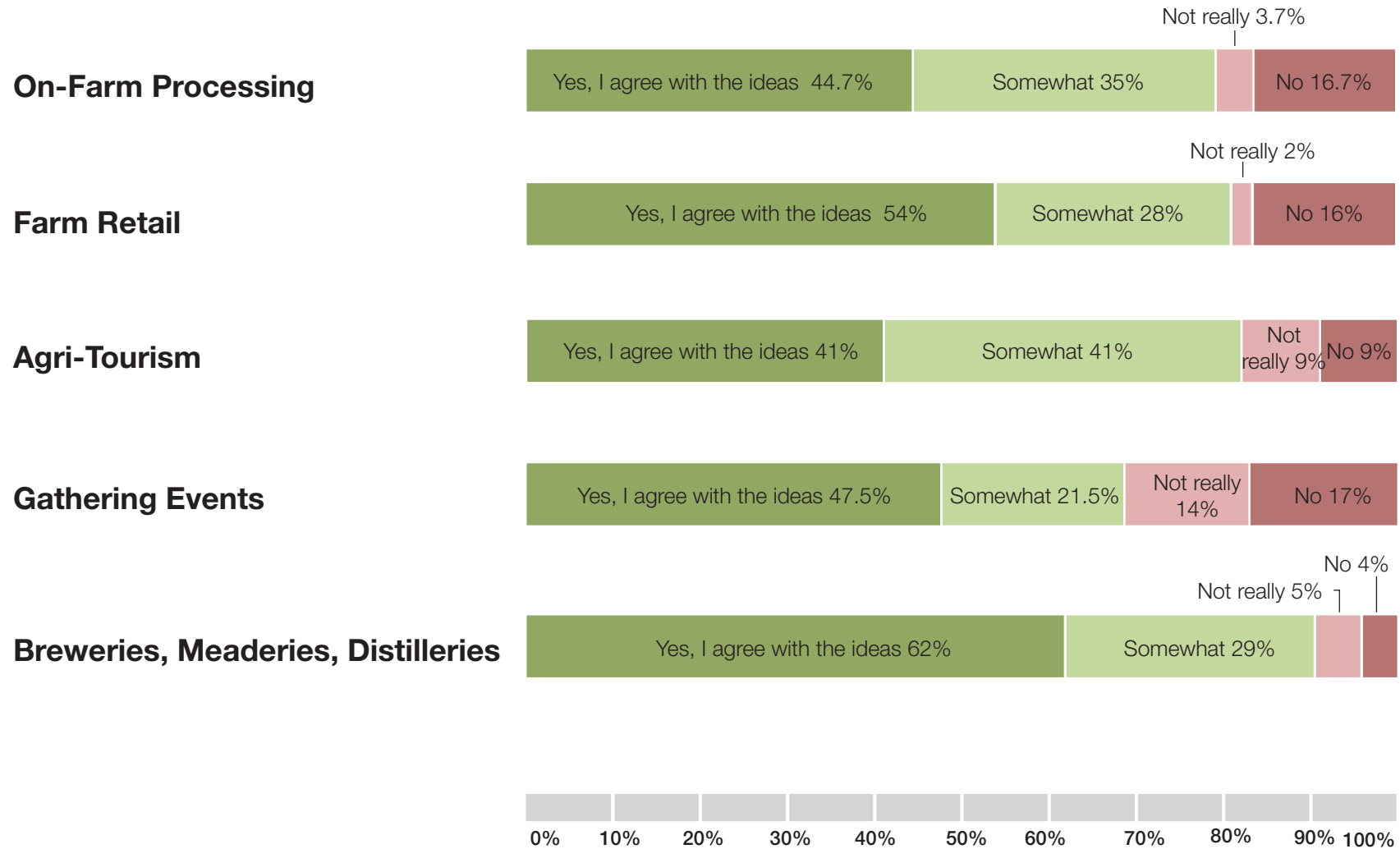


Urban-Rural Interface

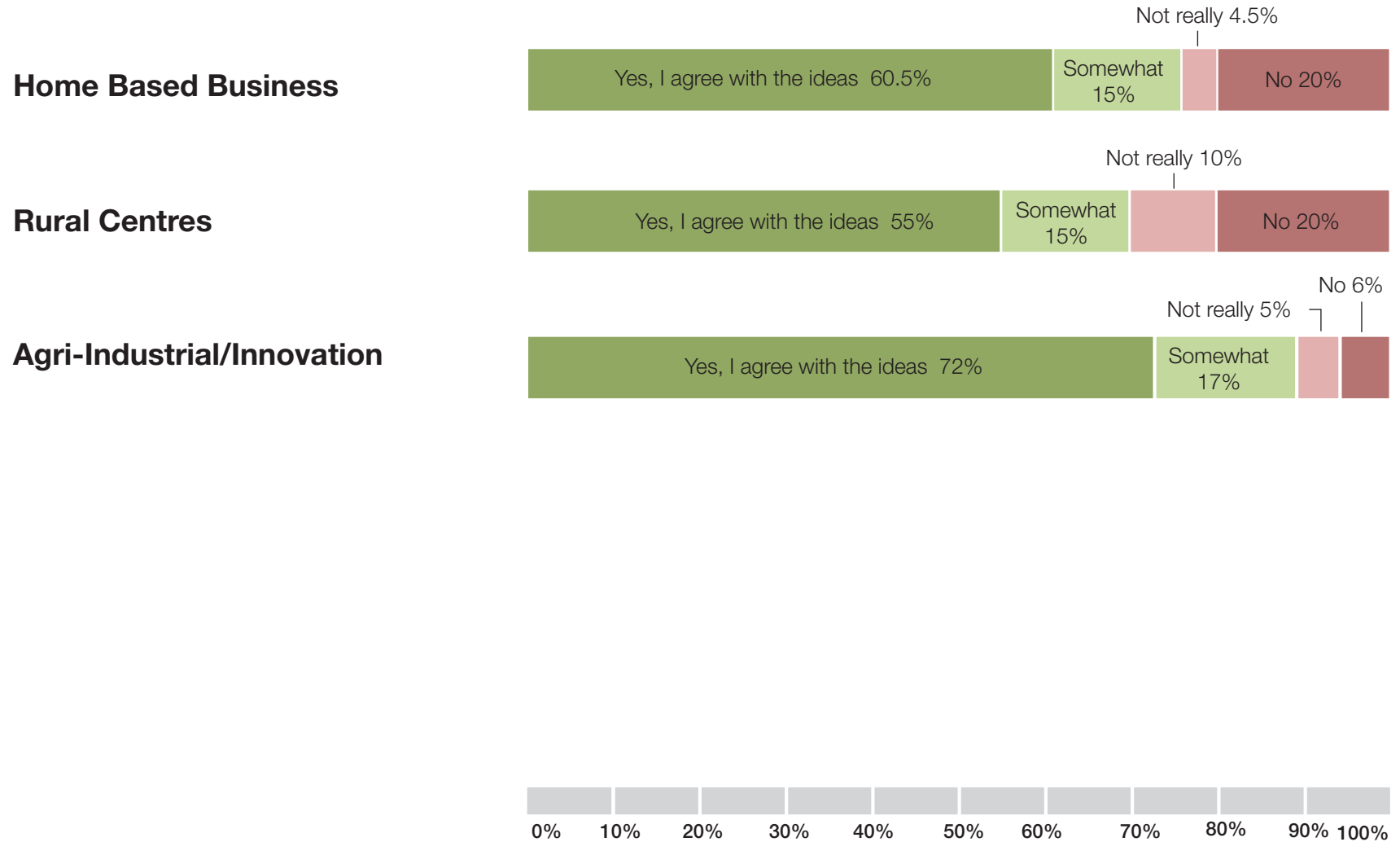
*A specific question re: farm-side setbacks is not shown here



Theme 2: Respond to a Changing Agricultural Industry



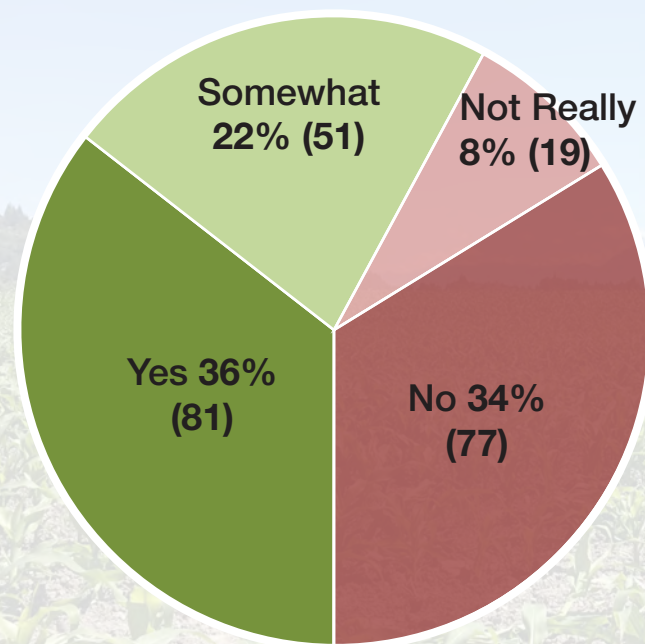
Theme 3: Manage Non-Agricultural Uses in the ALR





Parcel Size

Do you agree with the ideas being explored?



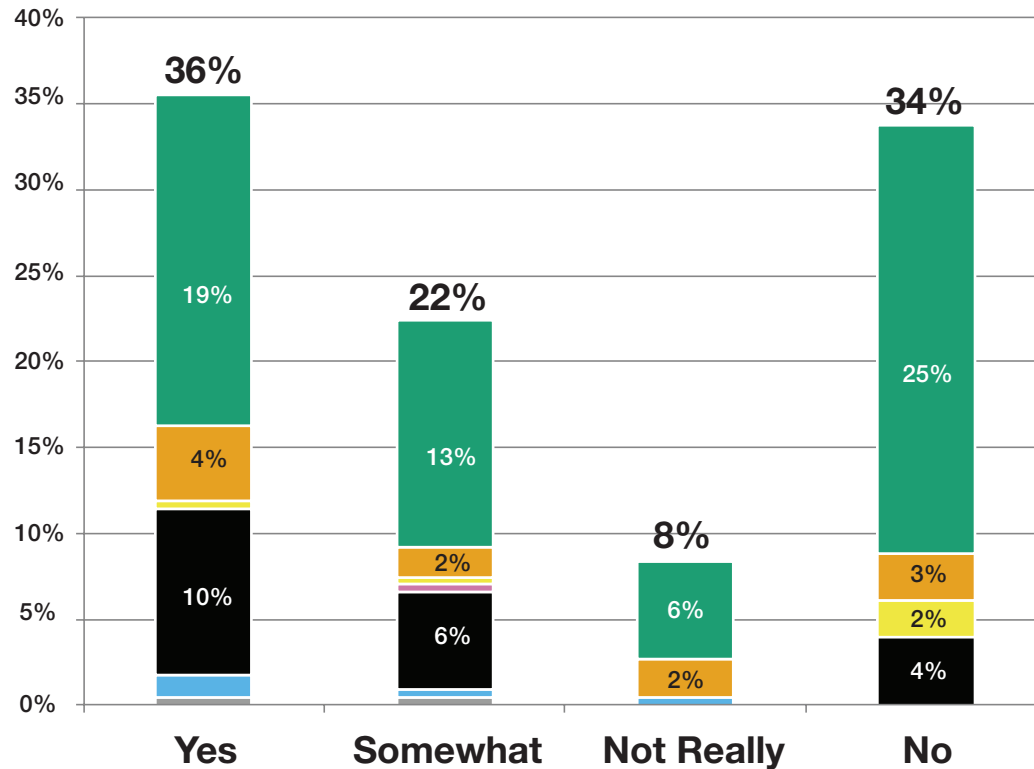
If you don't agree, tell us why ...

- Affordability
- Young farmers
- Supports corporations, but not family farming

228 respondents answered this question at the open houses (136) and online (92)

See **Appendix A p.9** to view the topic ideas and questions presented.

Who did we hear from?



I live in Abbotsford in the ALR ...

- on a property that is being farmed
- on a property that is not being farmed

I live in Abbotsford outside the ALR...

- but own property in the ALR that is farmed
- in a rural area
- in an urban area

I don't live in Abbotsford

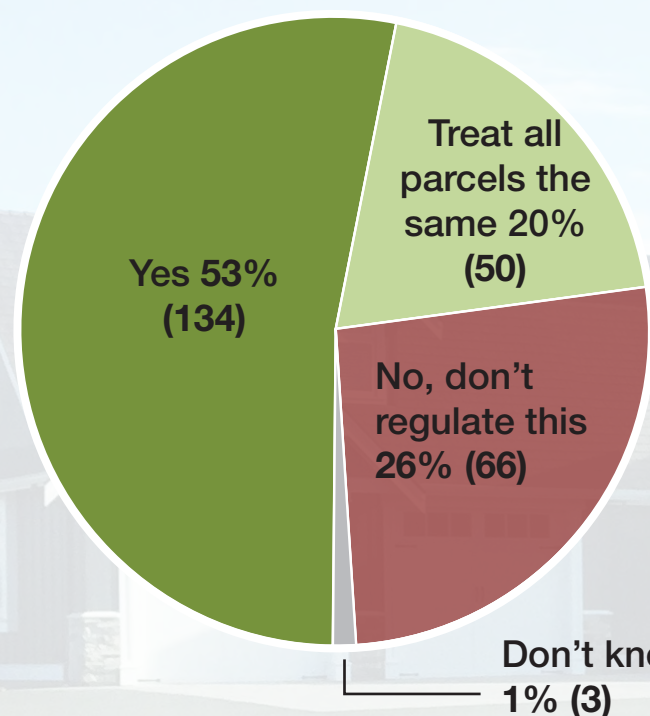
Other

NOTE: Appendix A provides an individual breakdown of responses for each open house and the online survey. All written comments submitted through the open houses and online survey are also included.



Farm House Residential Footprint

Do you agree with linking residential footprint to lot size?



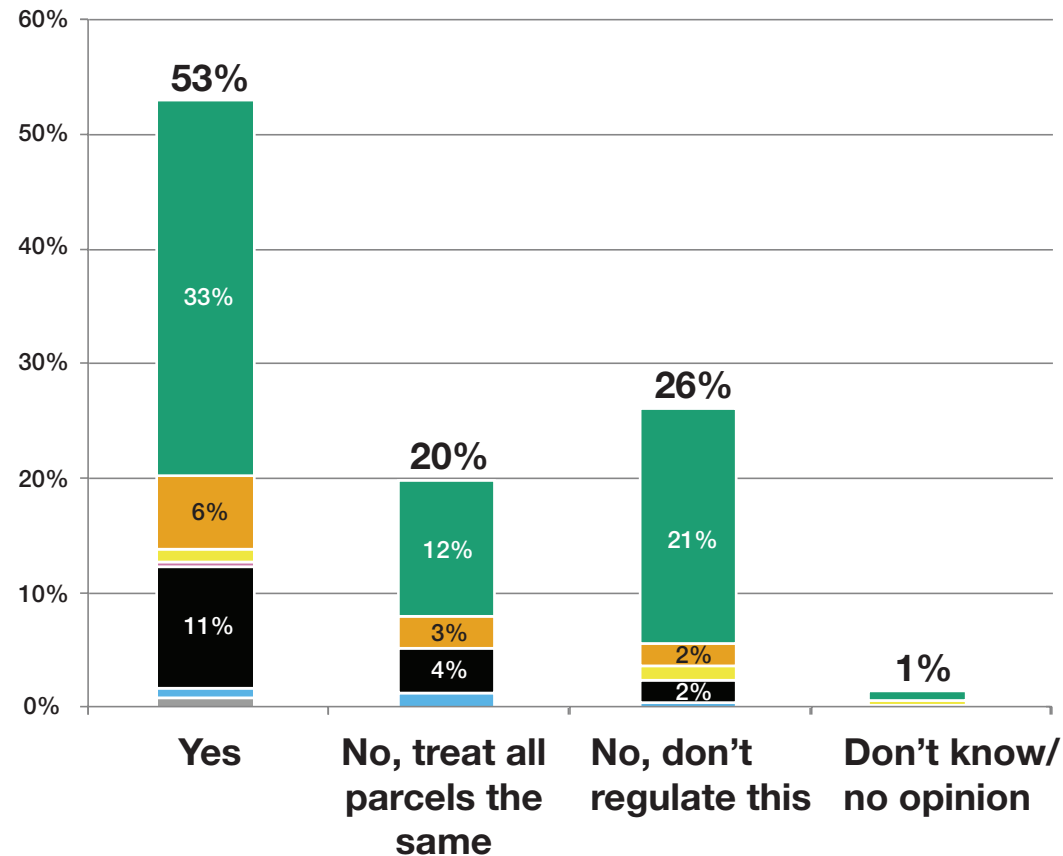
If you don't agree, tell us why ...

- Penalizes legitimate farmers
- Use Ministry Standards for all lots
- Doesn't work for creeks and ravines

253 respondents answered this question at the open houses (166) and online (87)

See **Appendix A p.12** to view the topic ideas and questions presented.

Who did we hear from?



I live in Abbotsford in the ALR ...

- on a property that is being farmed
- on a property that is not being farmed

I live in Abbotsford outside the ALR...

- but own property in the ALR that is farmed
- in a rural area
- in an urban area

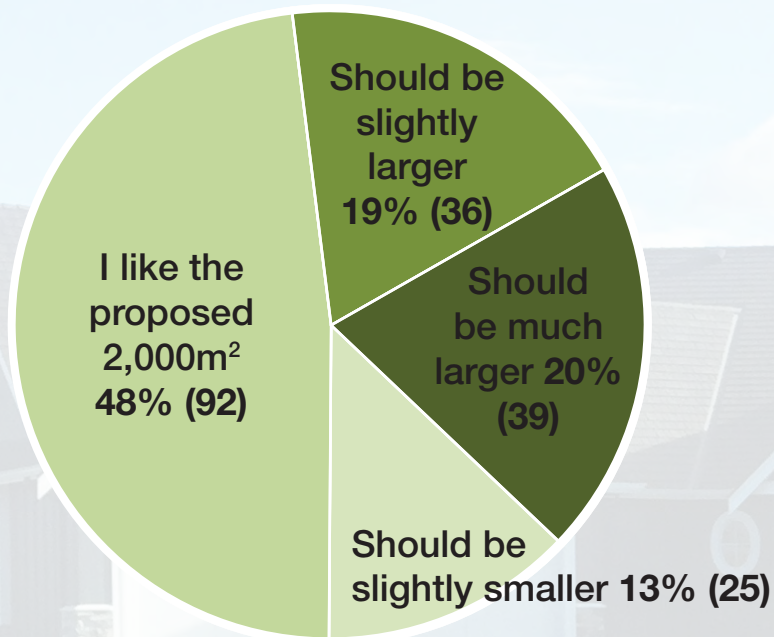
I don't live in Abbotsford

Other



Farm House Residential Footprint

Do you agree with the **2,000m²** residential footprint being explored for **lots under 4 ha** (10ac)?

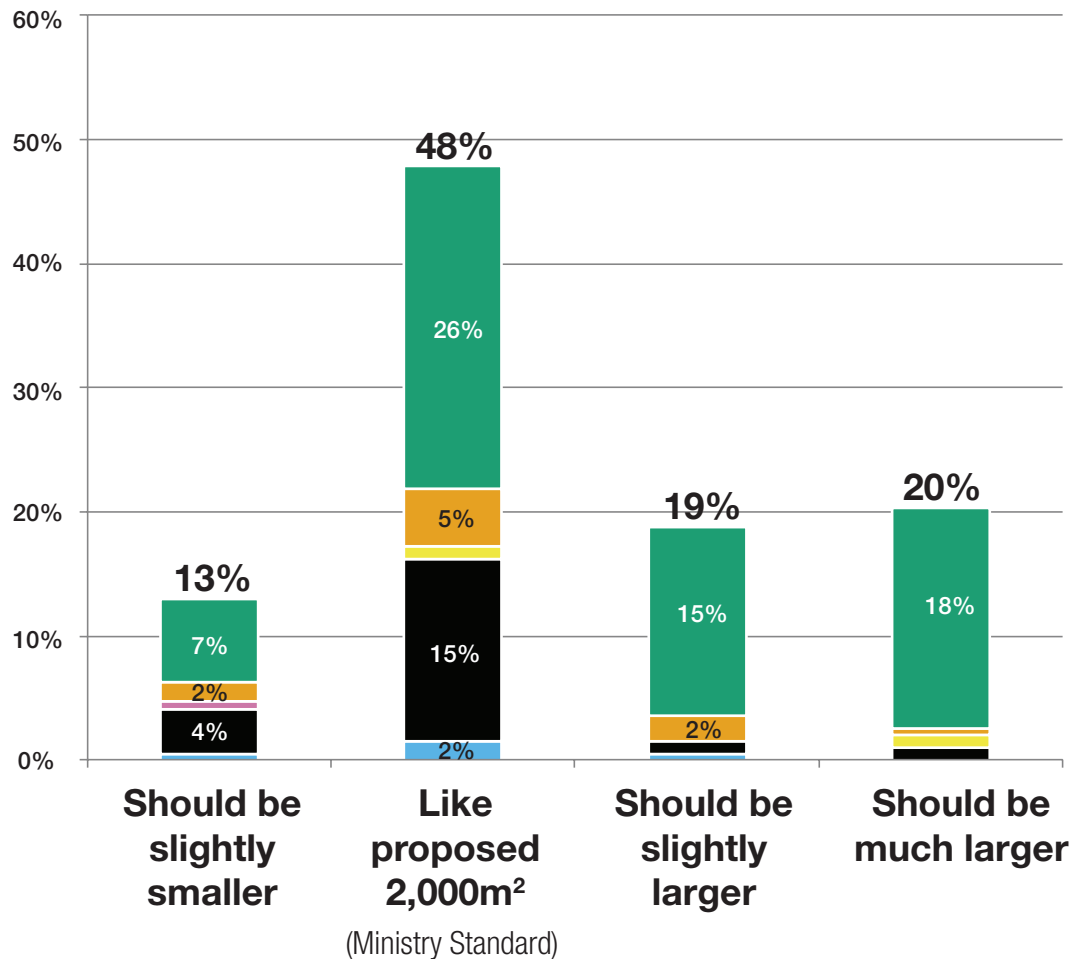


192 respondents answered this question at the open houses (118) and online (74).

11 additional online respondents specified they “don’t want to regulate residential footprint” instead of choosing one of the options above.

See **Appendix A p.12** to view the topic ideas and questions presented.

Who did we hear from?



I live in Abbotsford in the ALR ...

- on a property that is being farmed
- on a property that is not being farmed

I live in Abbotsford outside the ALR...

- but own property in the ALR that is farmed
- in a rural area
- in an urban area

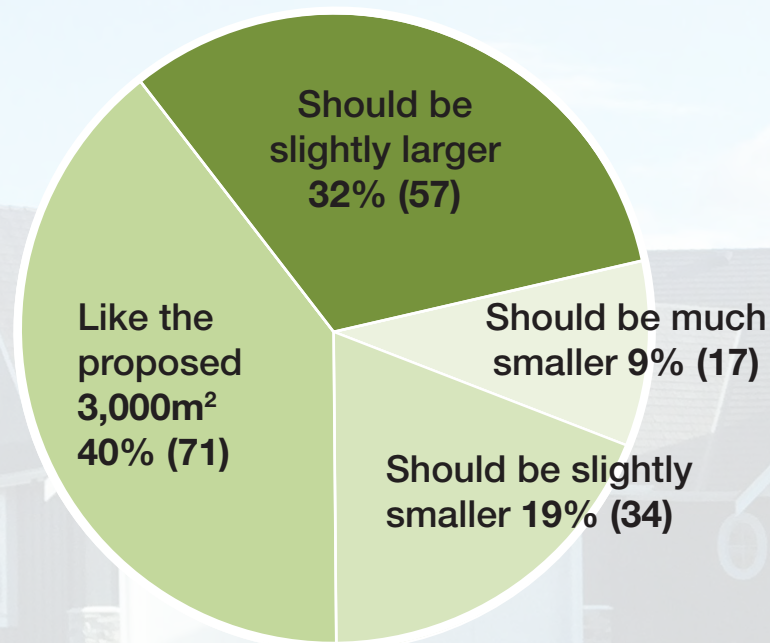
I don't live in Abbotsford

- Other



Farm House Residential Footprint

Do you agree with the **3,000m²** residential footprint being explored for **lots 4 ha (10ac) and larger**?

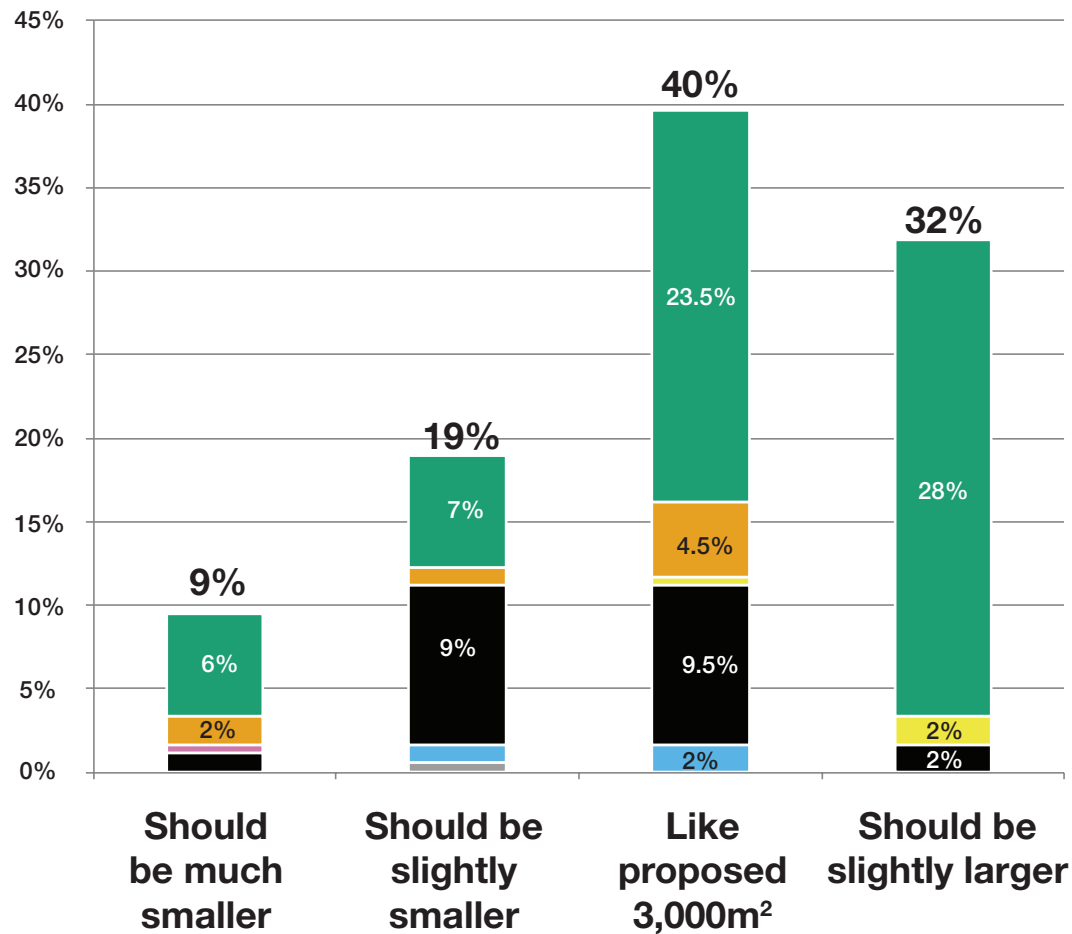


179 respondents answered this question at the open houses (104) and online (75).

10 additional online respondents specified they “don’t want to regulate residential footprint” instead of choosing one of the options above.

See **Appendix A p.12** to view the topic ideas and questions presented.

Who did we hear from?



I live in Abbotsford in the ALR ...

- on a property that is being farmed
- on a property that is not being farmed

I live in Abbotsford outside the ALR...

- but own property in the ALR that is farmed
- in a rural area
- in an urban area

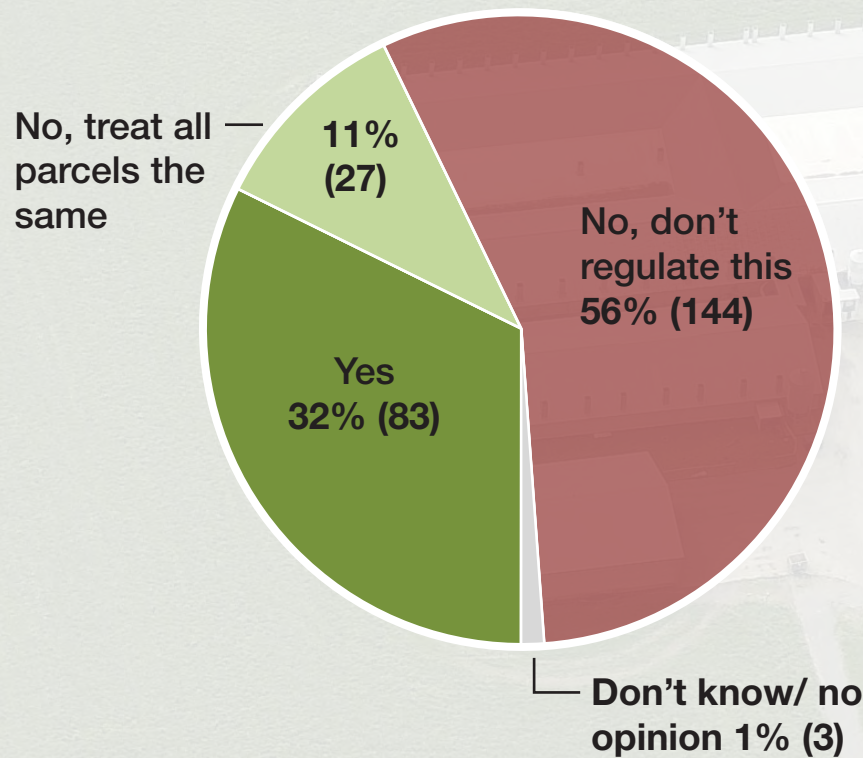
I don't live in Abbotsford

Other



Farm House Setback

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



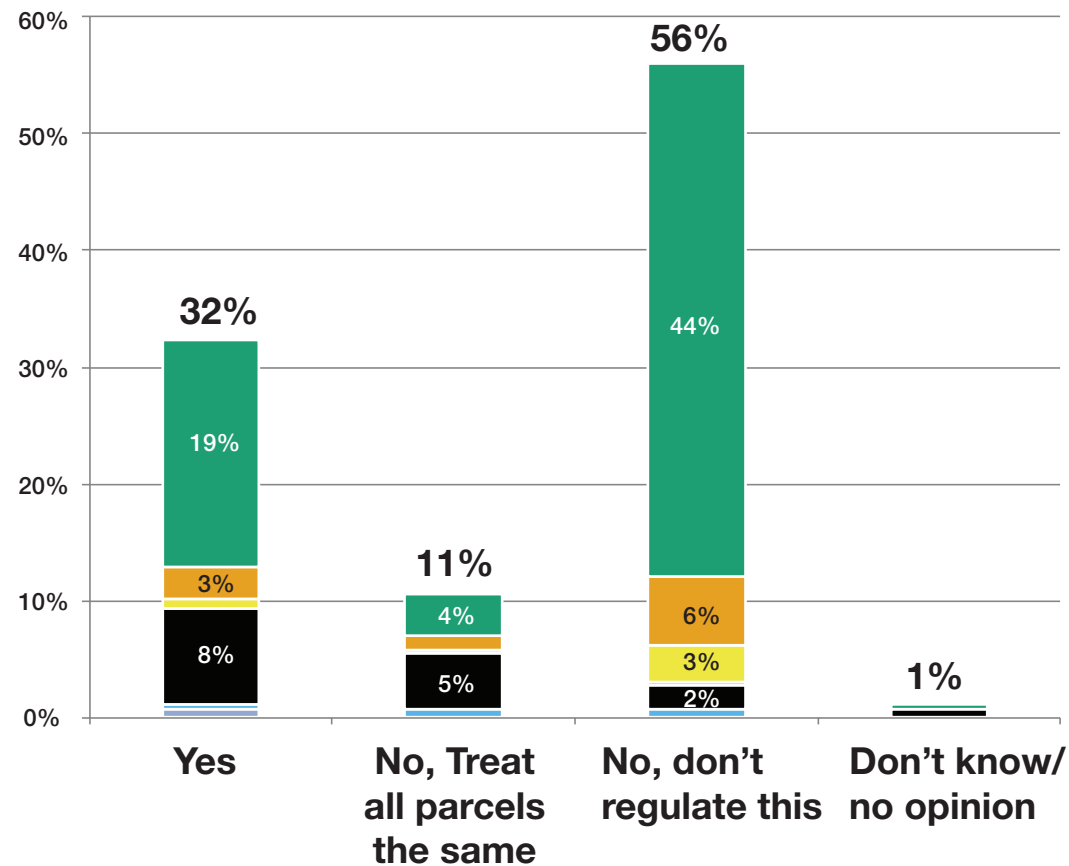
If you don't agree, tell us why ...

- Too much regulation
- Shouldn't be a one-size-fits-all, many unique circumstances

257 respondents answered this question at the open houses (171) and online (86)

See **Appendix A p.13** to view the topic ideas and questions presented.

Who did we hear from?



I live in Abbotsford in the ALR ...

- on a property that is being farmed
- on a property that is not being farmed

I live in Abbotsford outside the ALR...

- but own property in the ALR that is farmed
- in a rural area
- in an urban area

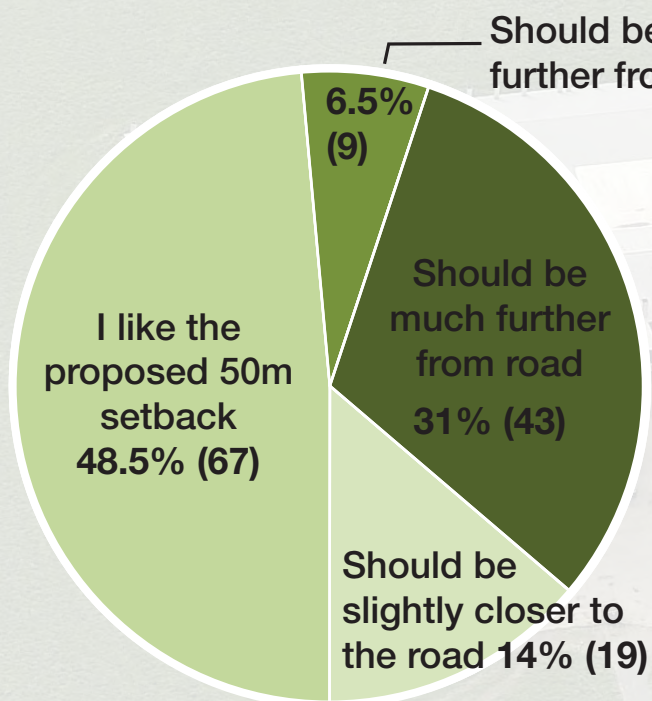
I don't live in Abbotsford

Other



Farm House Setback

Do you agree with the **50m maximum house setback** being explored for **lots under 4 ha (10ac)**?

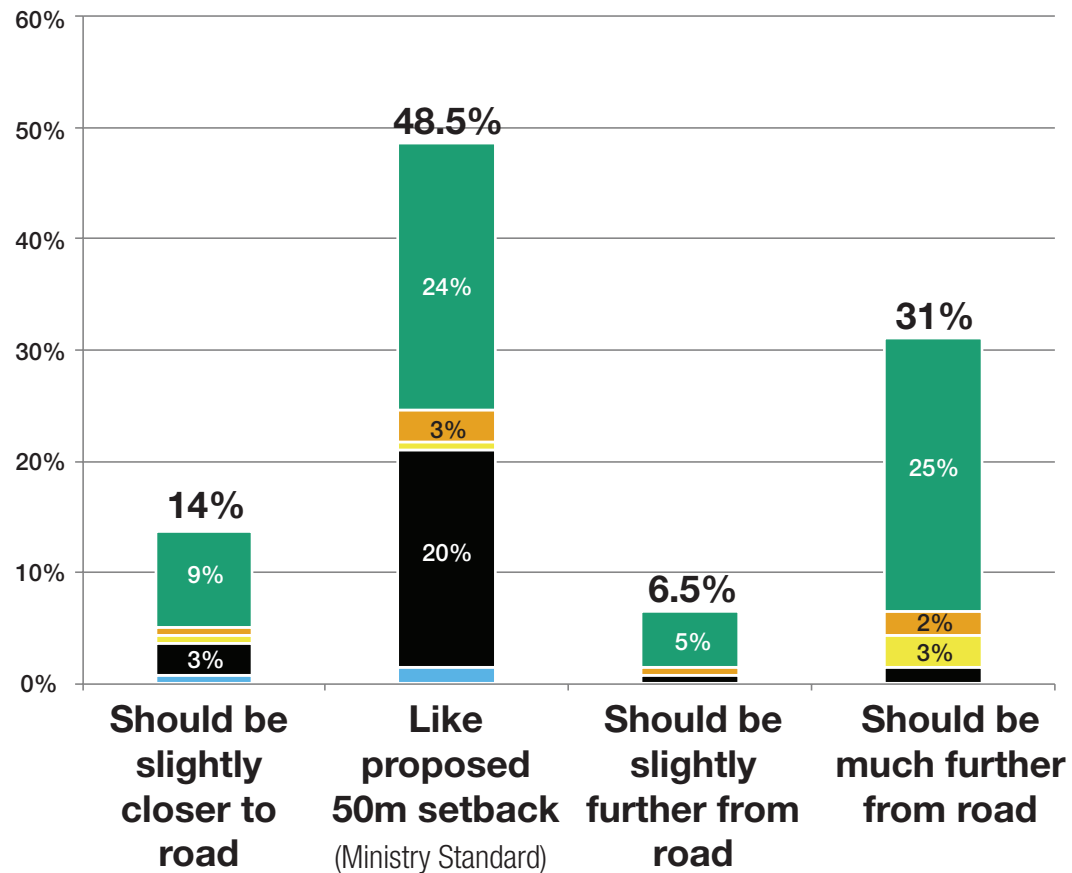


138 respondents answered this question at the open houses (82) and online (56).

25 additional online respondents specified they “don’t want to regulate maximum house setback” instead of choosing one of the options above.

See **Appendix A p.13** to view the topic ideas and questions presented.

Who did we hear from?



I live in Abbotsford in the ALR ...

- on a property that is being farmed
- on a property that is not being farmed

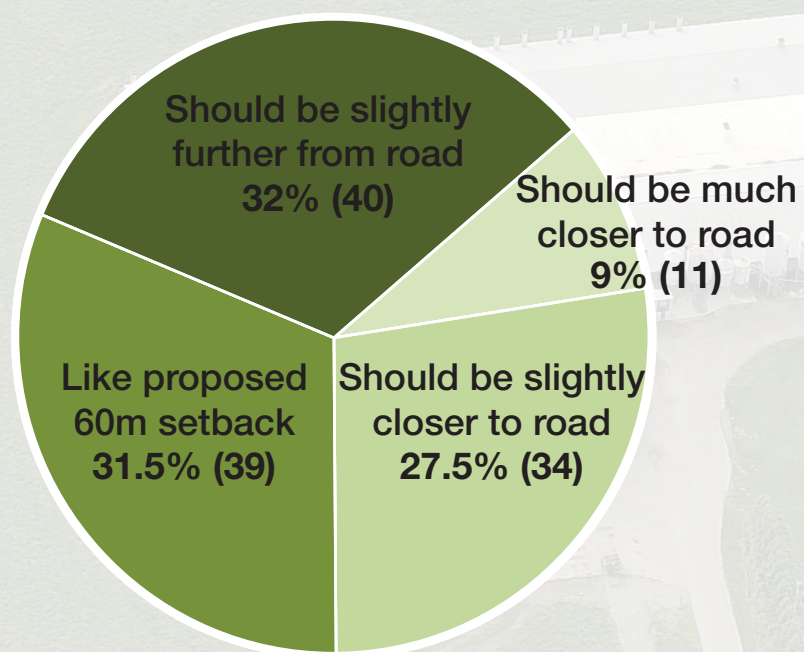
I live in Abbotsford outside the ALR...

- but own property in the ALR that is farmed
- in a rural area
- in an urban area
- I don't live in Abbotsford
- Other



Farm House Setback

Do you agree with the **60m maximum house setback** being explored for **lots 4 ha (10ac) and larger?**

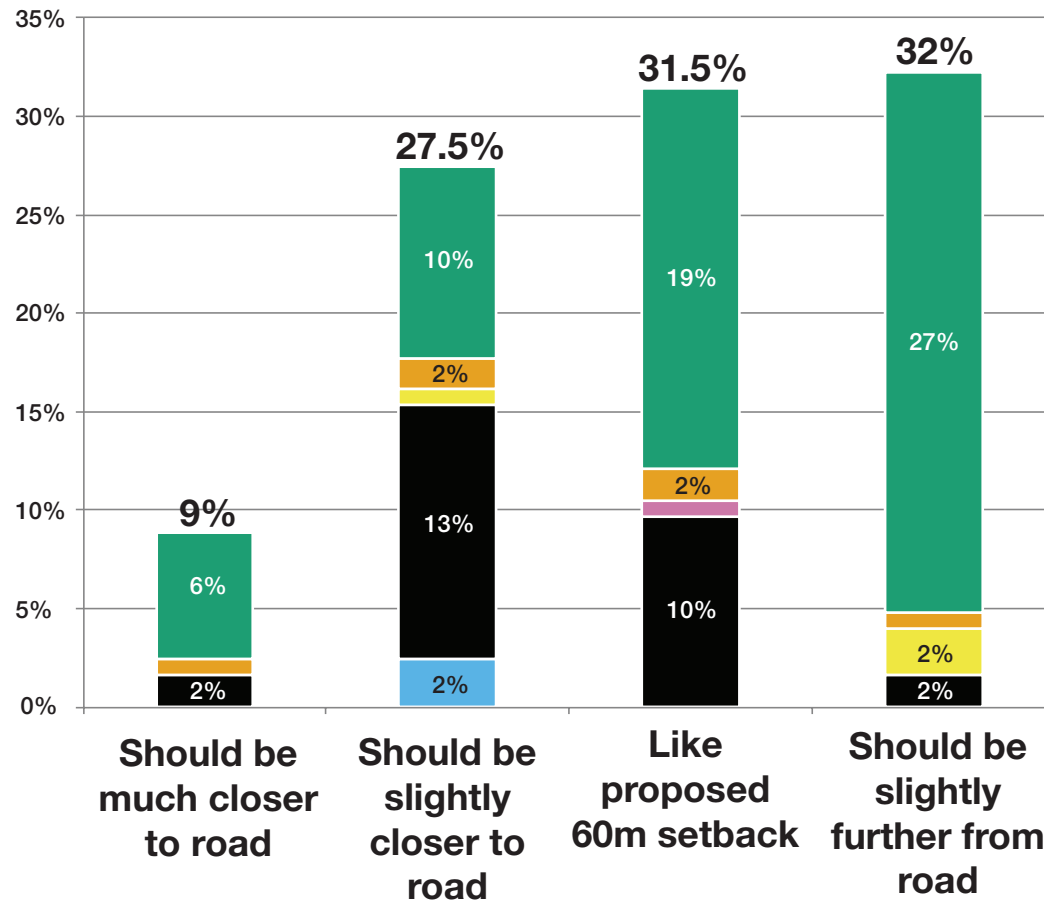


124 respondents answered this question at the open houses (69) and online (55).

25 additional online respondents specified they “don’t want to regulate maximum house setback” instead of choosing one of the options above.

See **Appendix A p.13** to view the topic ideas and questions presented.

Who did we hear from?



I live in Abbotsford in the ALR ...

- on a property that is being farmed
- on a property that is not being farmed

I live in Abbotsford outside the ALR...

- but own property in the ALR that is farmed
- in a rural area
- in an urban area

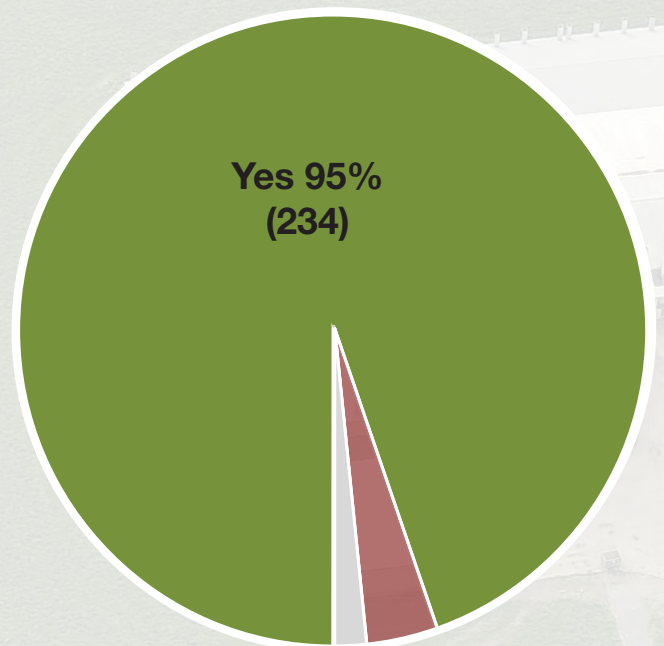
I don't live in Abbotsford

Other



Farm House Setback Variance

Should alternative house locations be considered in some circumstances?



**Don't Know/
No Opinion 1.5% (4)**

No 3.5% (9)

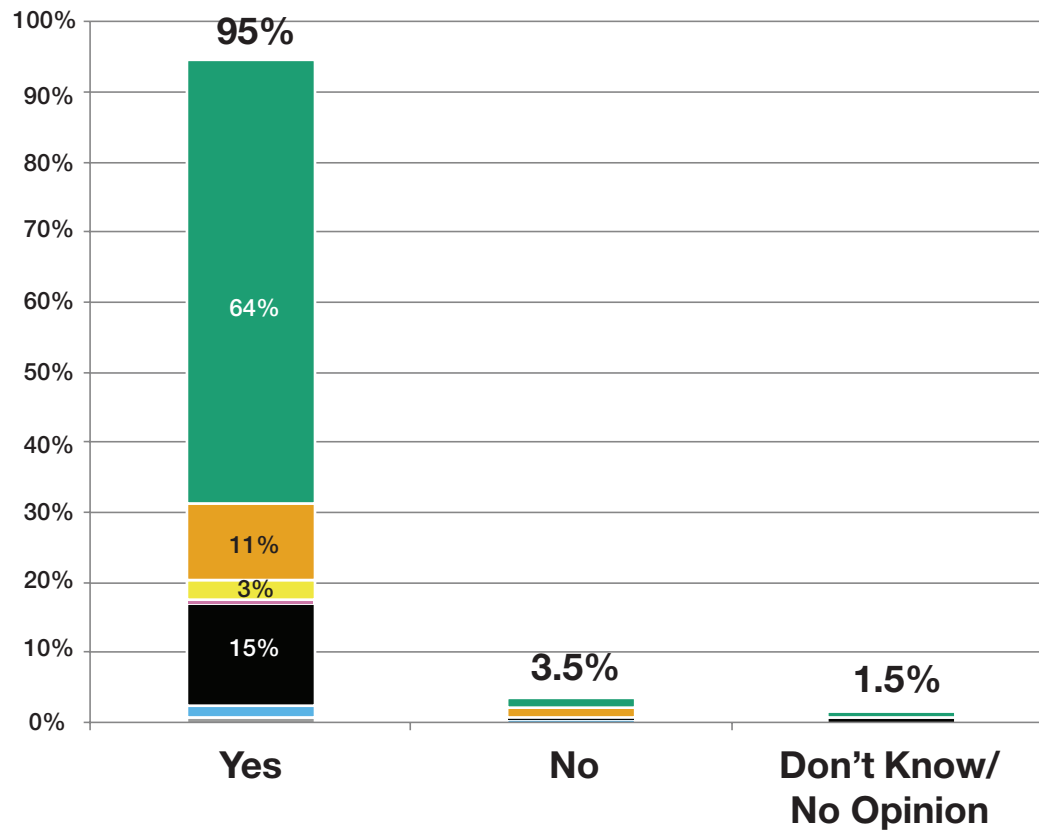
If you don't agree, tell us why ...

- Don't regulate setbacks
- Too many variables to enforce setbacks

247 respondents answered this question at the open houses (164) and online (83)

See **Appendix A p.14** to view the topic ideas and questions presented.

Who did we hear from?



I live in Abbotsford in the ALR ...

- on a property that is being farmed
- on a property that is not being farmed

I live in Abbotsford outside the ALR...

- but own property in the ALR that is farmed
- in a rural area
- in an urban area

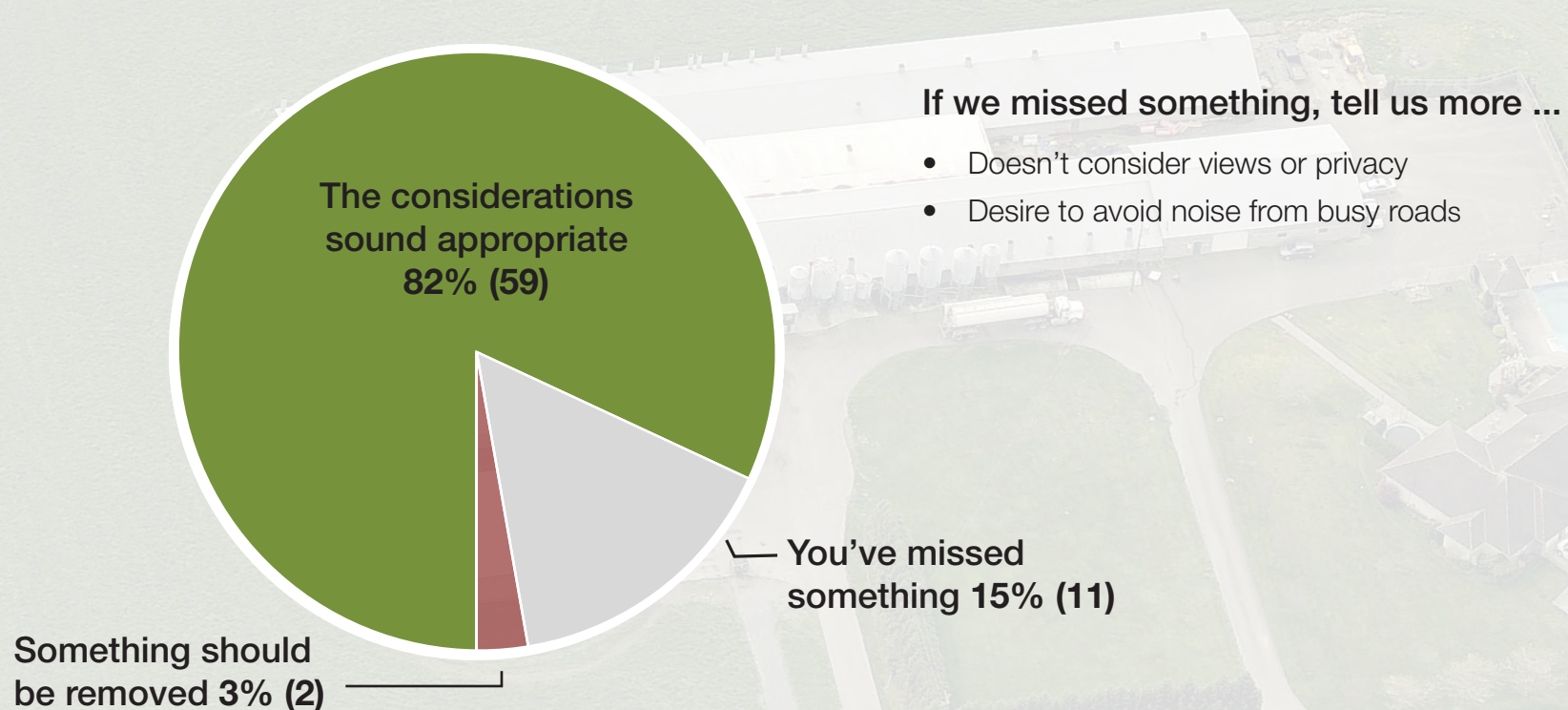
■ I don't live in Abbotsford

■ Other



Farm House Setback Variance

Did we miss any circumstances that should be considered?

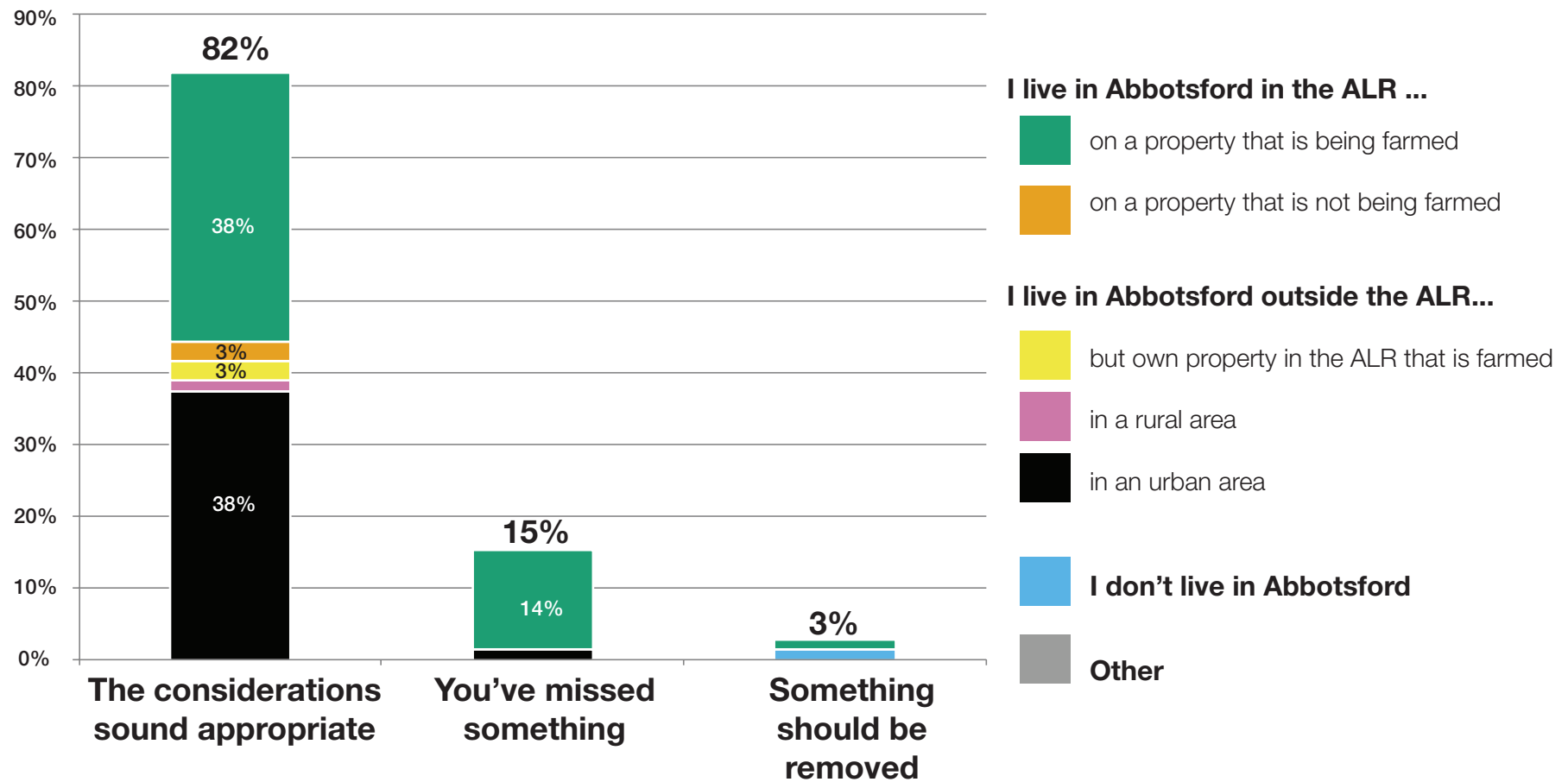


72 respondents answered this question at the open houses (10) and online (62)

21 additional online respondents specified "Don't Know/No Opinion" instead of choosing one of the options above.

See **Appendix A p.14** to view the topic ideas and questions presented.

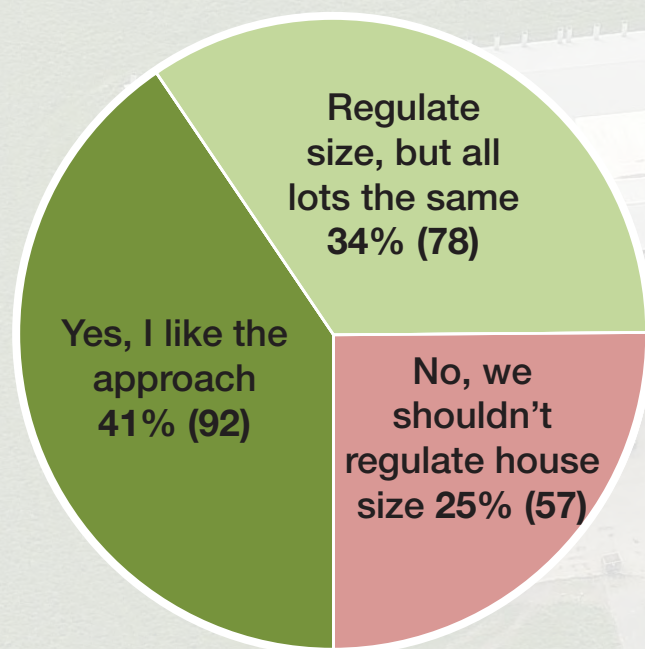
Who did we hear from?





Farm House Size

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

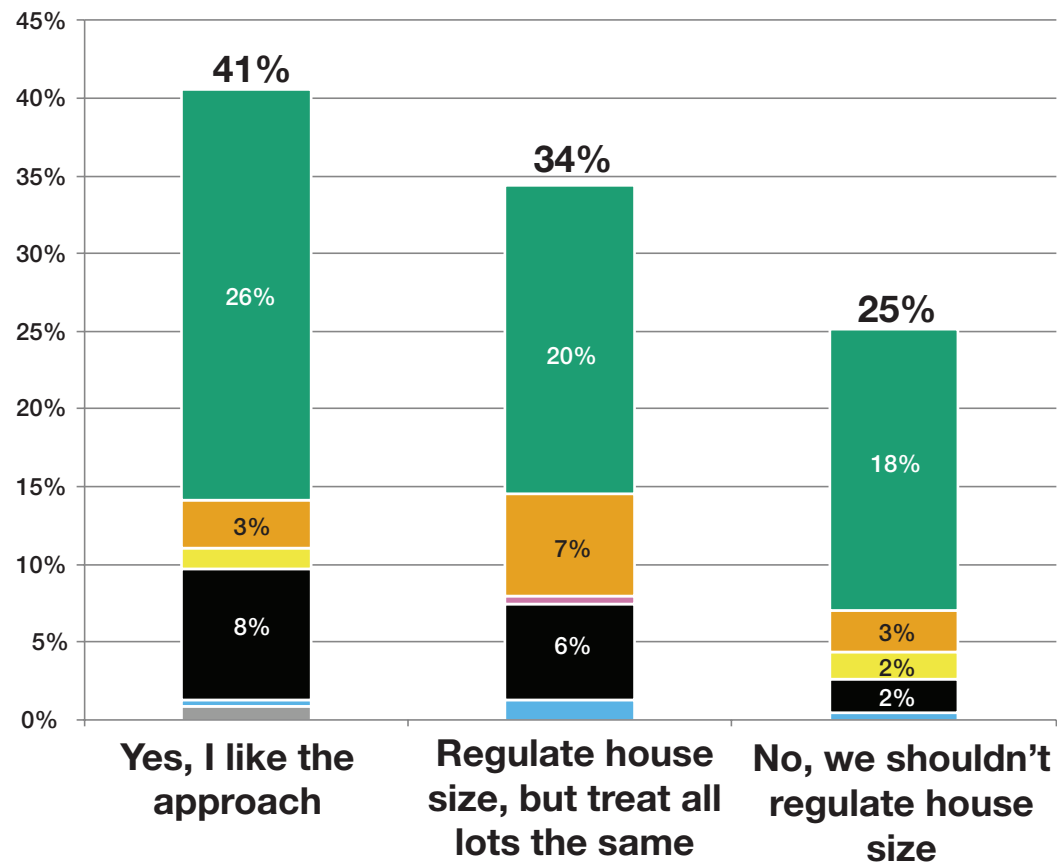


Tell us more ...

- Same size for all lots
- Family/farm needs should determine house size
- Don't regulate house size
- Use Ministry Standard
- Large homes drive up land values

227 respondents answered this question at the open houses (147) and online (80)
See **Appendix A p.15** to view the topic ideas and questions presented.

Who did we hear from?



I live in Abbotsford in the ALR ...

- on a property that is being farmed
- on a property that is not being farmed

I live in Abbotsford outside the ALR...

- but own property in the ALR that is farmed
- in a rural area
- in an urban area

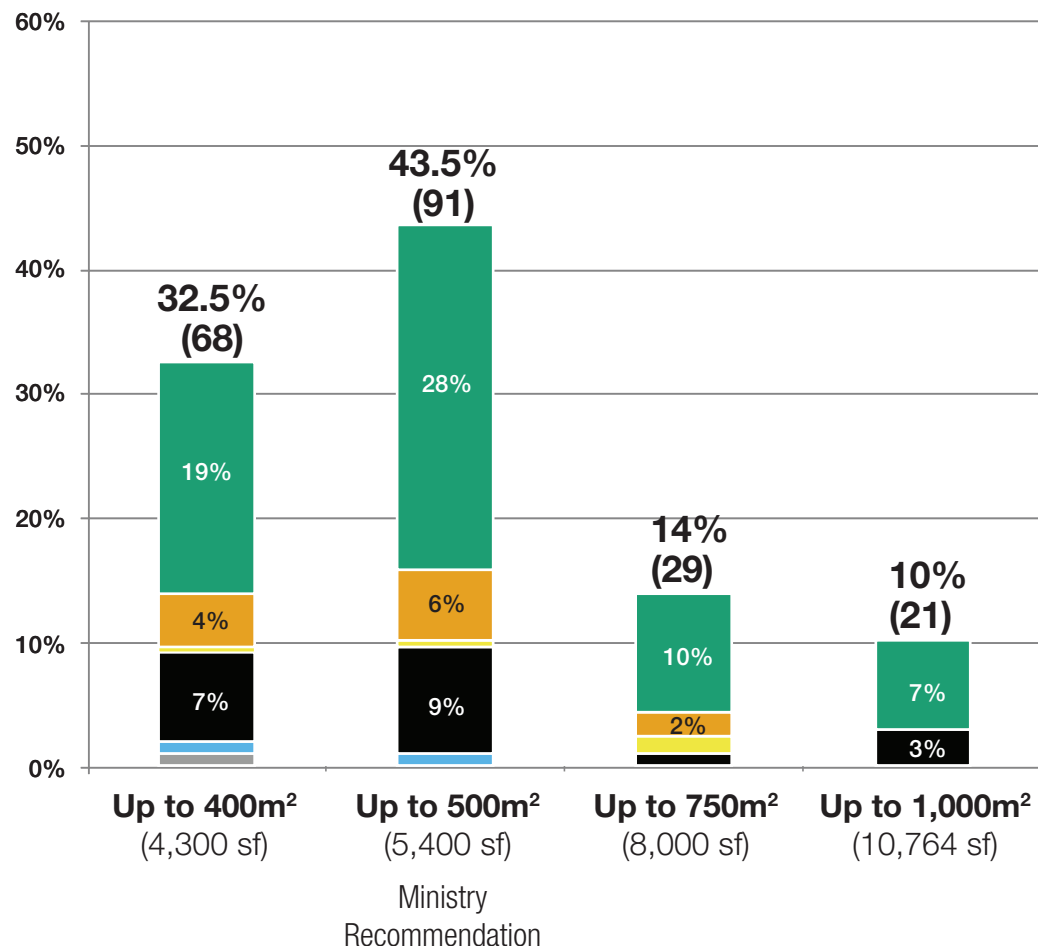
I don't live in Abbotsford

Other



Farm House Size

Appropriate house size for properties **under 4ha (10 acres)**



I live in Abbotsford in the ALR ...

- on a property that is being farmed
- on a property that is not being farmed

I live in Abbotsford outside the ALR...

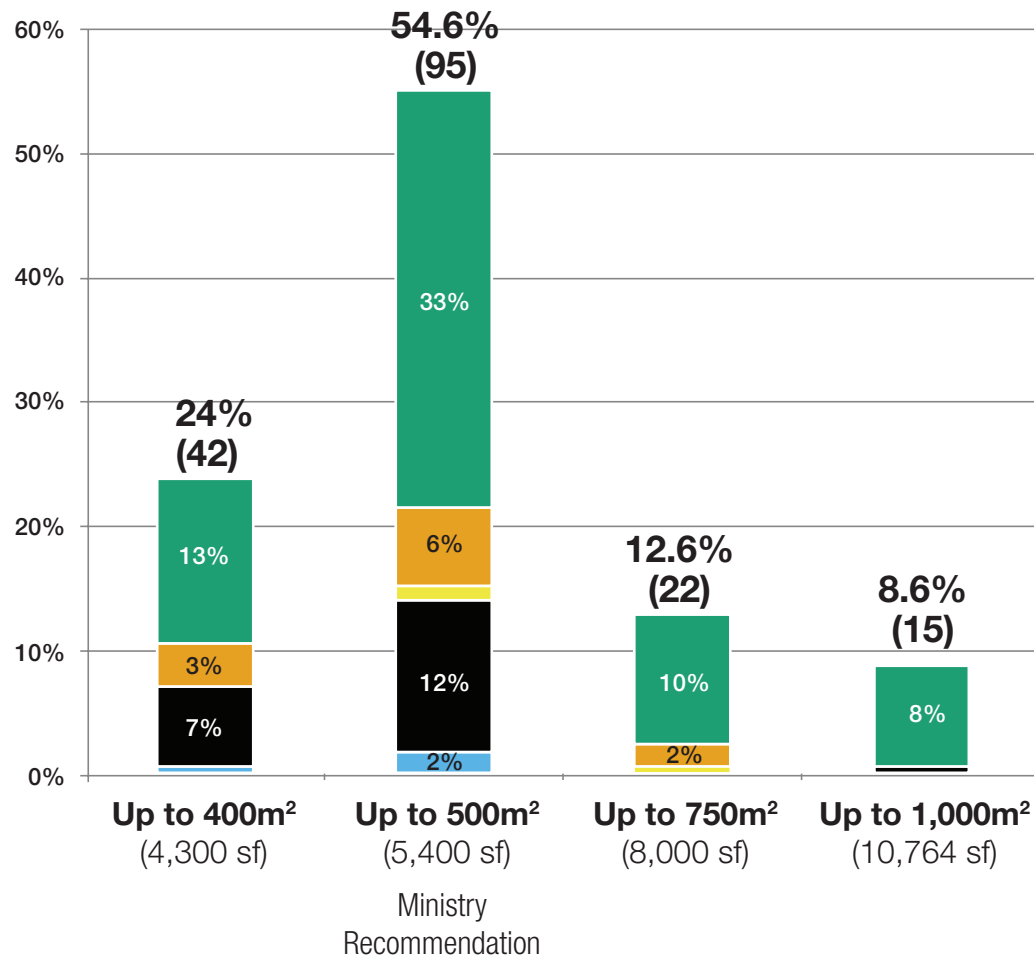
- but own property in the ALR that is farmed
- in a rural area
- in an urban area

I don't live in Abbotsford

Other

209 respondents answered this question at the open houses (135) and online (74). An additional 7 online respondents indicated "other" for this question. See **Appendix A p.15** to view the topic ideas and questions presented.

Appropriate house size for properties 4-16 ha (10-40ac)



I live in Abbotsford in the ALR ...

- on a property that is being farmed
- on a property that is not being farmed

I live in Abbotsford outside the ALR...

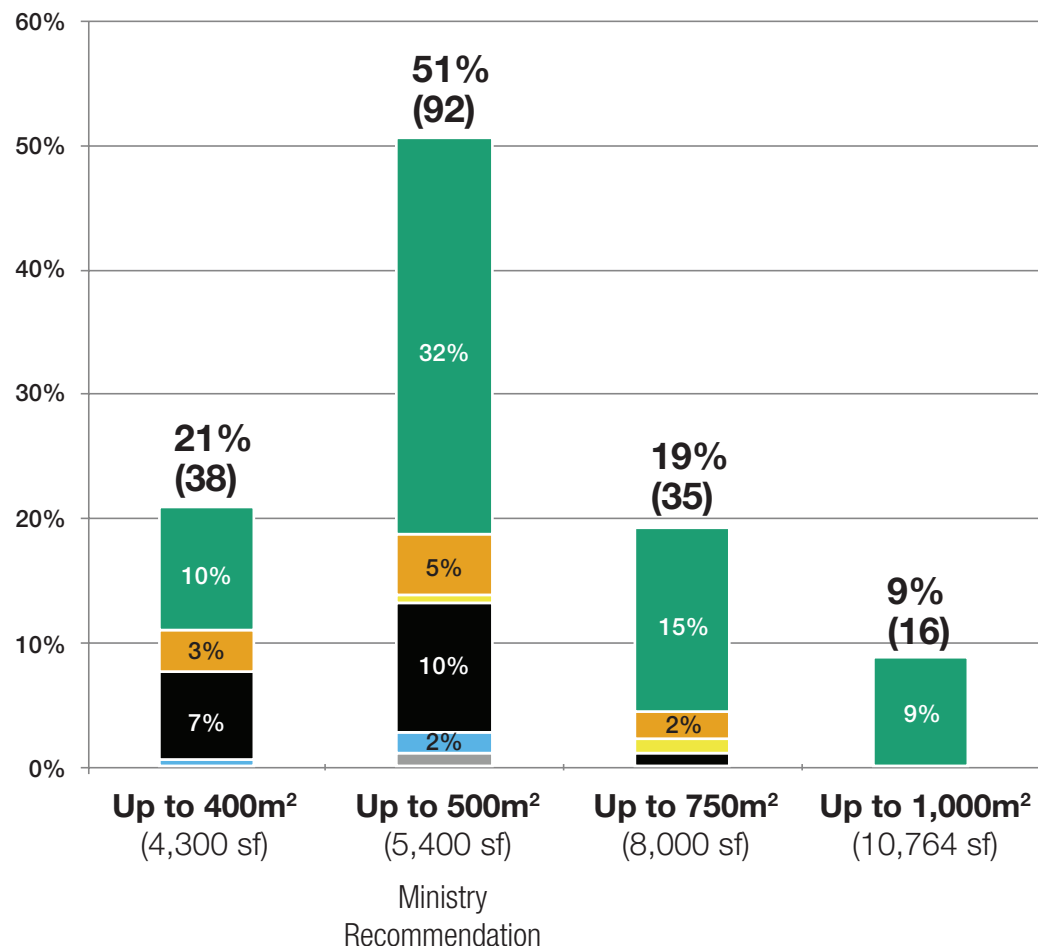
- but own property in the ALR that is farmed
- in a rural area
- in an urban area

I don't live in Abbotsford

Other

174 respondents answered this question at the open houses (103) and online (71). An additional 10 online respondents indicated "other" for this question.

Appropriate house size for properties **16ha (40 acres) +**



I live in Abbotsford in the ALR ...

- on a property that is being farmed
- on a property that is not being farmed

I live in Abbotsford outside the ALR...

- but own property in the ALR that is farmed
- in a rural area
- in an urban area

I don't live in Abbotsford

Other

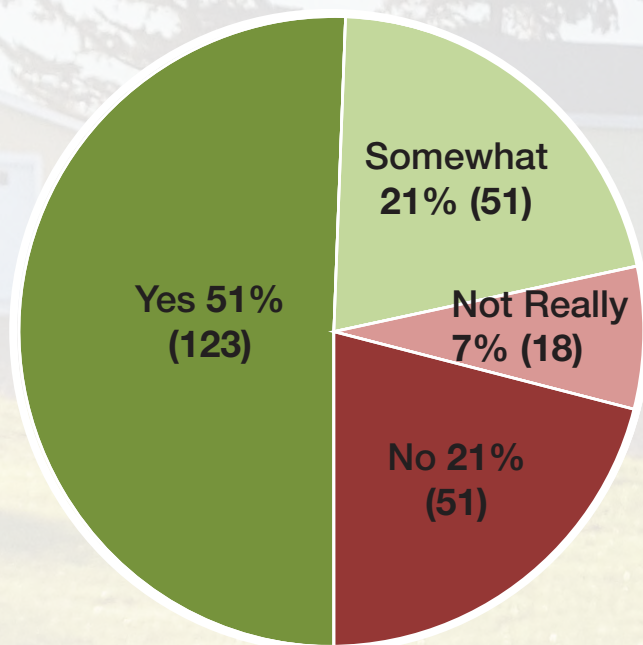
181 respondents answered this question at the open houses (111) and online (70). An additional 11 online respondents indicated "other" for this question.





Mobile Home for Family

Do you agree with the ideas being explored?



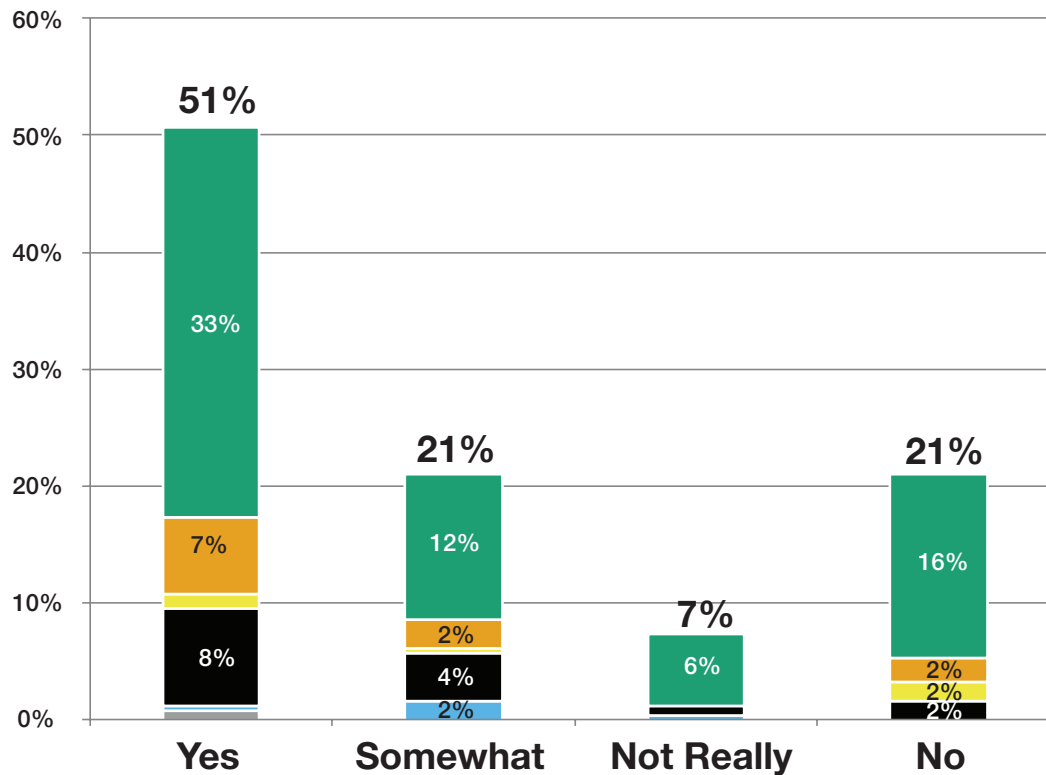
If you don't agree, tell us why ...

- Should retain "farm class" requirement
- Location is too restrictive
- Keep the minimum lot size
- Regulate the size, but not type of dwelling

243 respondents answered this question at the open houses (159) and online (84)

See **Appendix A p.16** to view the topic ideas and questions presented.

Who did we hear from?



I live in Abbotsford in the ALR ...

- on a property that is being farmed
- on a property that is not being farmed

I live in Abbotsford outside the ALR...

- but own property in the ALR that is farmed
- in a rural area
- in an urban area

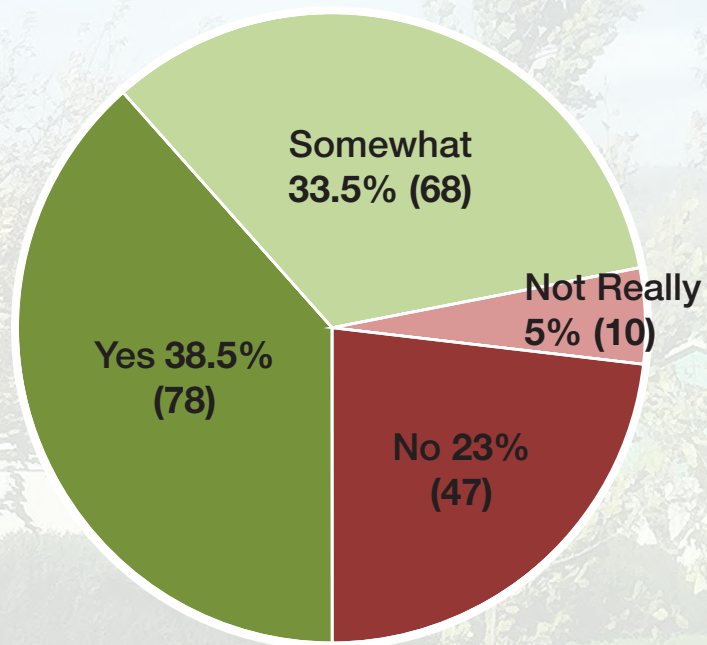
I don't live in Abbotsford

Other



Full Time Farm Worker Dwelling

Do you agree with the ideas being explored?



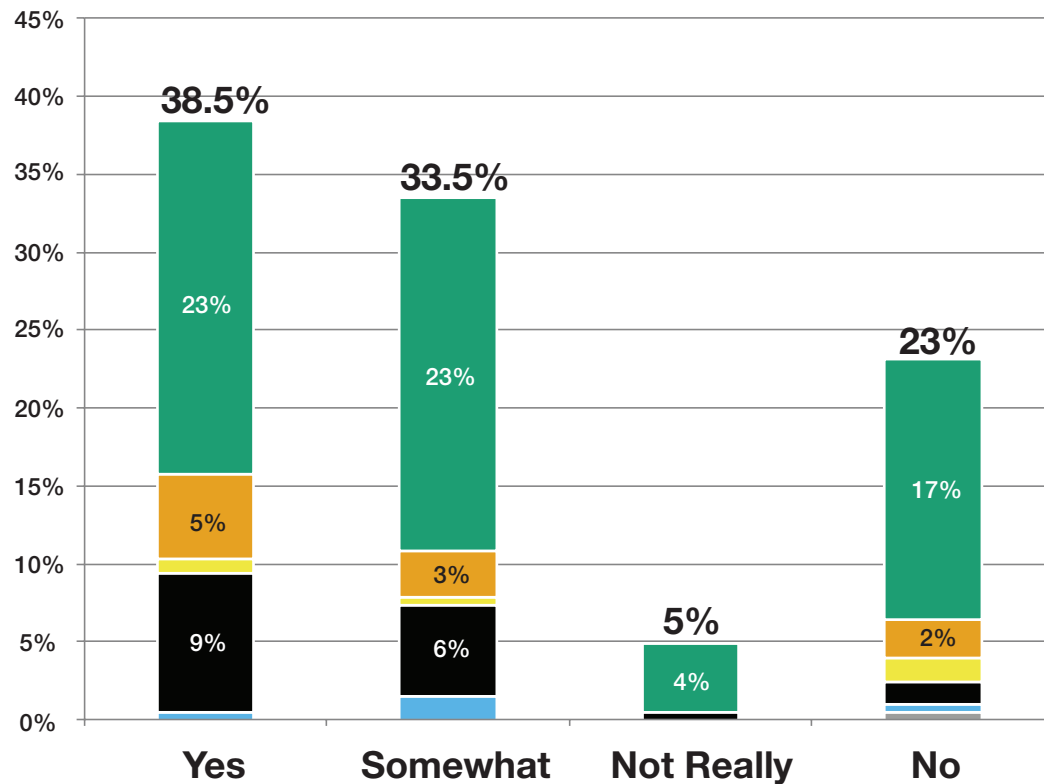
If you don't agree, tell us why ...

- Allow permanent structures
- Don't allow this dwelling type
- Farmer should be required to live on same parcel
- Manage size

203 respondents answered this question at the open houses (120) and online (83)

See **Appendix A p.17** to view the topic ideas and questions presented.

Who did we hear from?



I live in Abbotsford in the ALR ...

- on a property that is being farmed
- on a property that is not being farmed

I live in Abbotsford outside the ALR...

- but own property in the ALR that is farmed
- in a rural area
- in an urban area

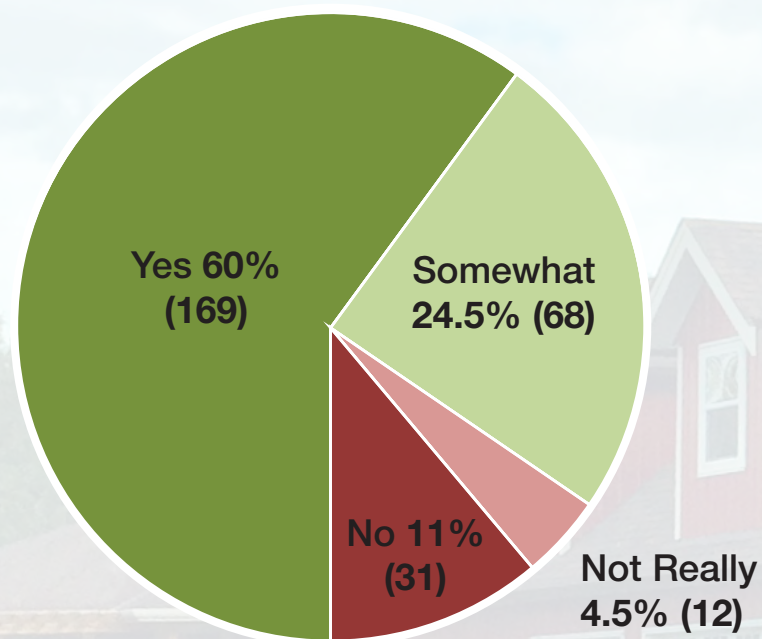
I don't live in Abbotsford

- Other



Coach House

Do you agree with the ideas being explored?



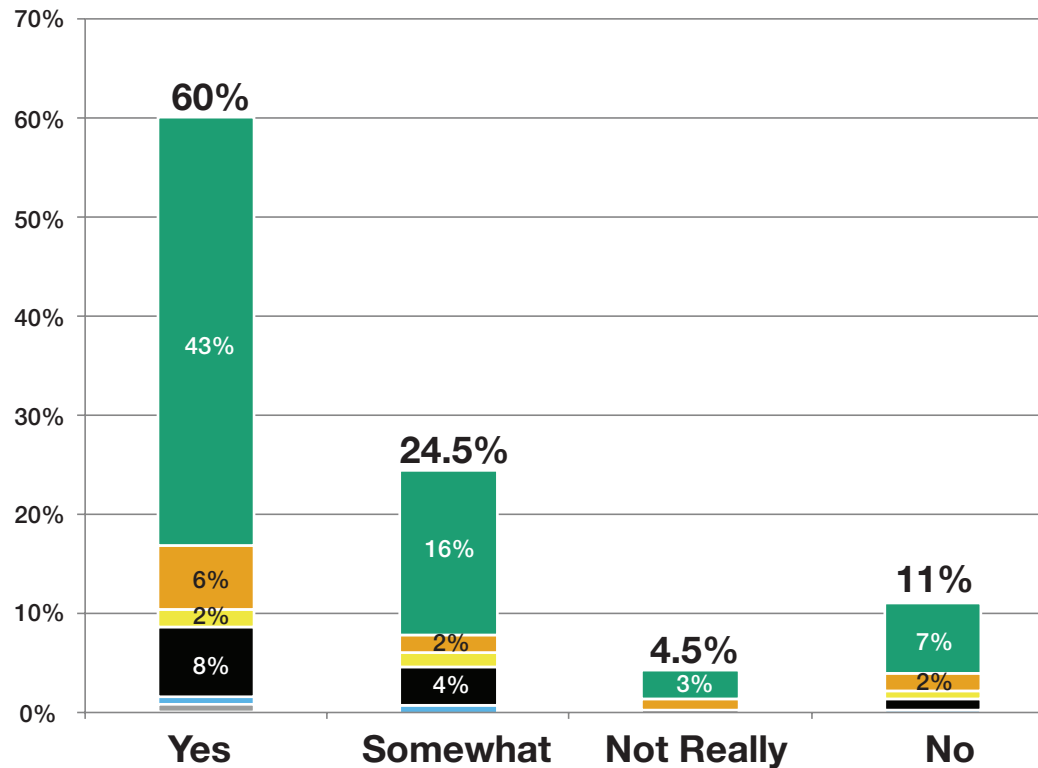
If you don't agree, tell us why ...

- Should be larger permitted size
- Should be used for family or farm help
- Should not be limited to "farm class" properties

280 respondents answered this question at the open houses (198) and online (82)

See **Appendix A p.18** to view the topic ideas and questions presented.

Who did we hear from?



I live in Abbotsford in the ALR ...

- on a property that is being farmed
- on a property that is not being farmed

I live in Abbotsford outside the ALR...

- but own property in the ALR that is farmed
- in a rural area
- in an urban area

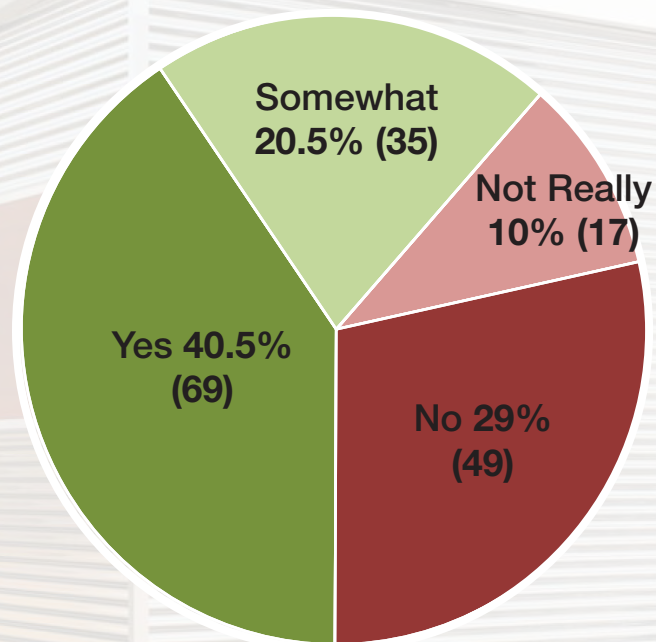
I don't live in Abbotsford

Other



Temporary Farm Worker Housing

Do you agree with the ideas being explored?



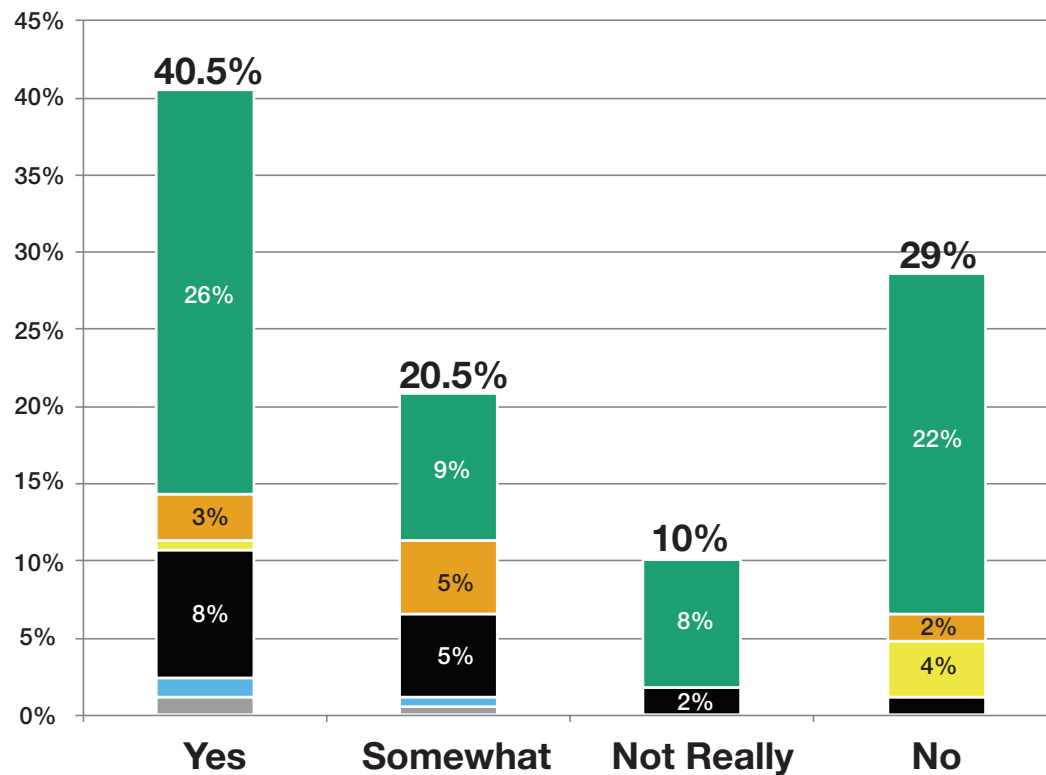
If you don't agree, tell us why ...

- Should allow permanent structures
- Require higher quality housing

170 respondents answered this question at the open houses (121) and online (49)

See **Appendix A p.19** to view the topic ideas and questions presented.

Who did we hear from?



I live in Abbotsford in the ALR ...

- on a property that is being farmed
- on a property that is not being farmed

I live in Abbotsford outside the ALR...

- but own property in the ALR that is farmed
- in a rural area
- in an urban area

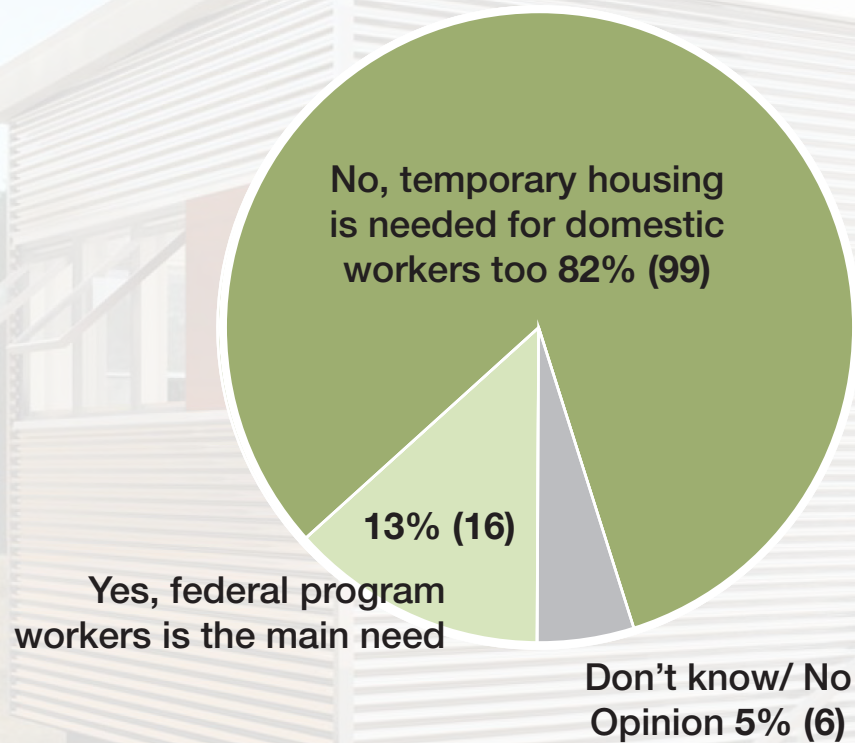
I don't live in Abbotsford

- Other



Temporary Farm Worker Housing

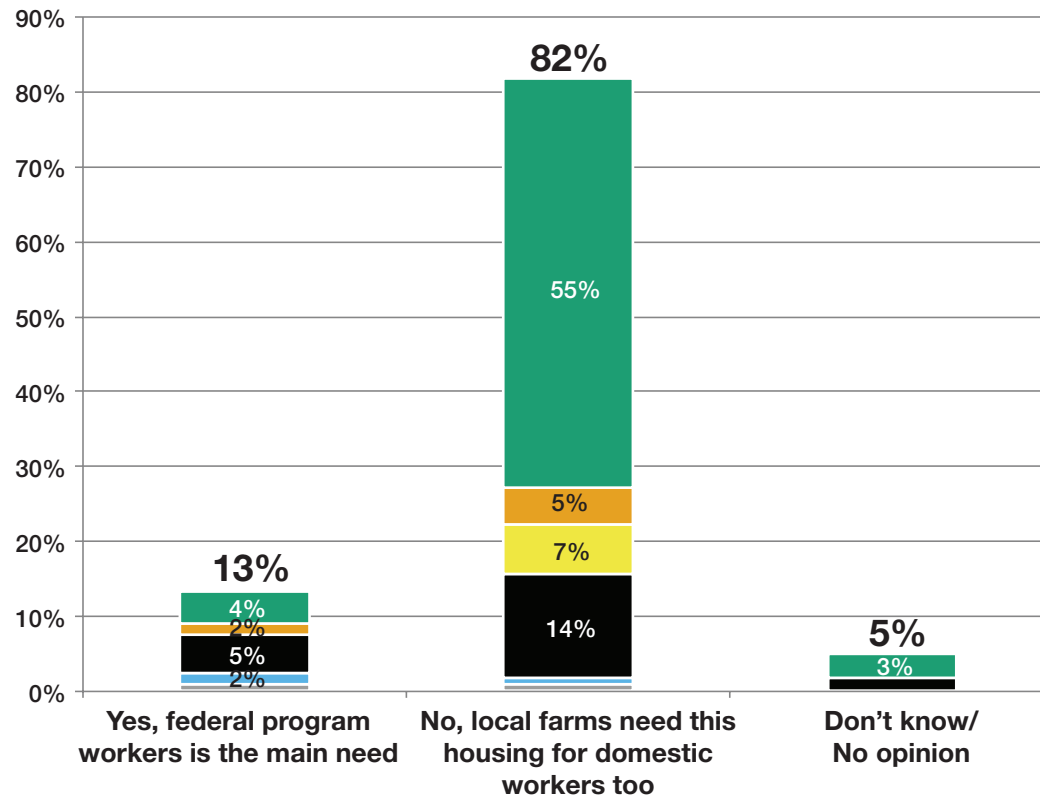
Should temporary farm worker housing be limited to federal program workers?



121 respondents answered this question at the open houses (71) and online (50)

See **Appendix A p.19** to view the topic ideas and questions presented.

Who did we hear from?



I live in Abbotsford in the ALR ...

- on a property that is being farmed
- on a property that is not being farmed

I live in Abbotsford outside the ALR...

- but own property in the ALR that is farmed
- in a rural area
- in an urban area

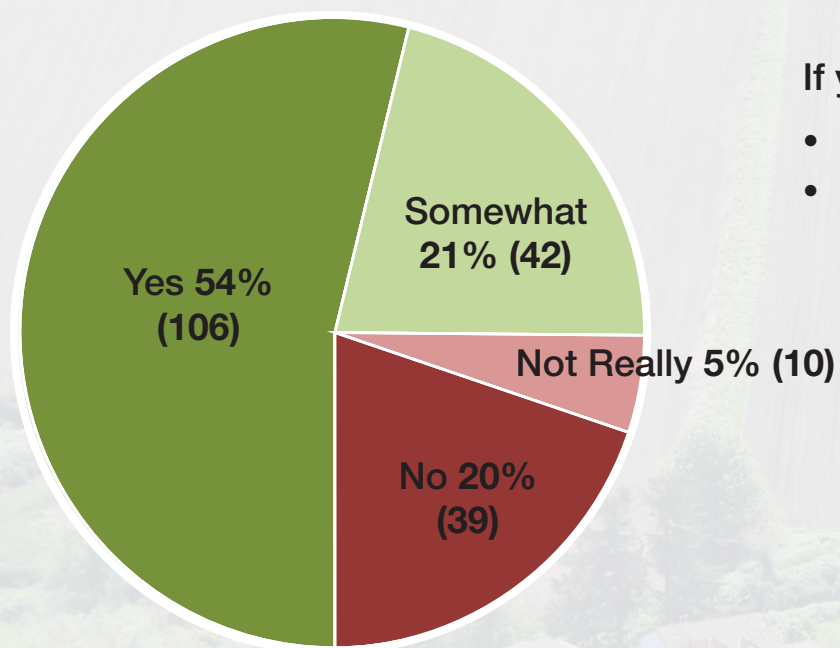
■ I don't live in Abbotsford

■ Other



Urban-Rural Interface

Do you agree with the ideas being explored?



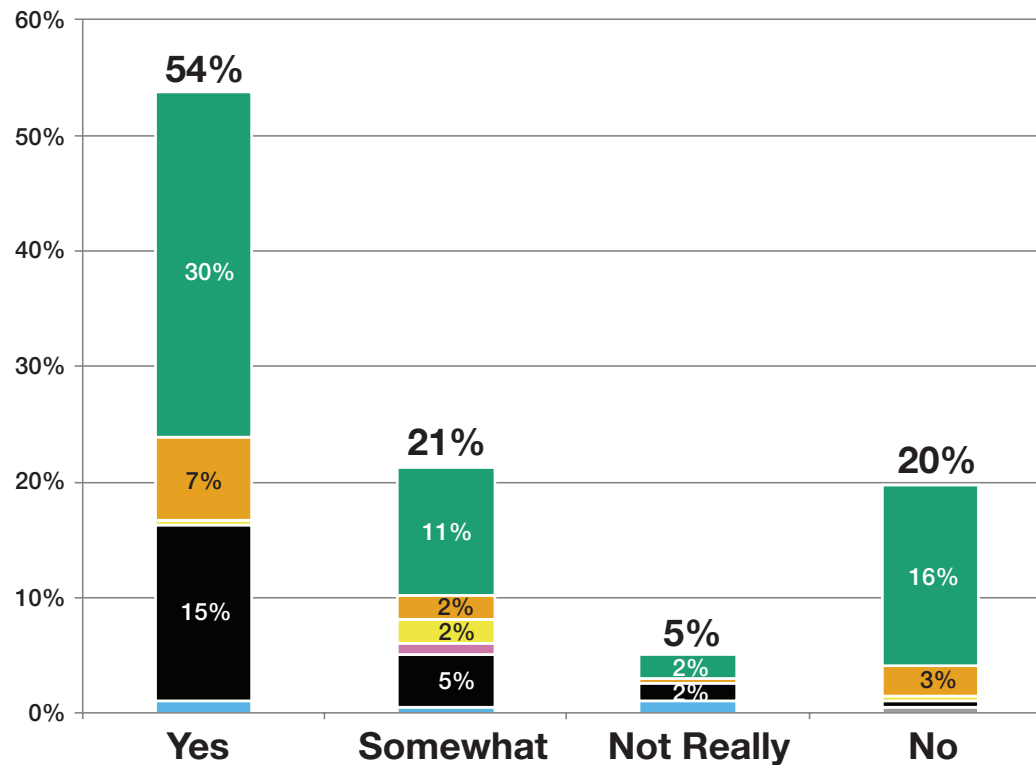
If you don't agree, tell us why ...

- Locate the buffer/setbacks on the urban side
- Design buffer for pollinators and lost habitat

197 respondents answered this question at the open houses (129) and online (68)

See **Appendix A p. 20** to view the topic ideas and questions presented.

Who did we hear from?



I live in Abbotsford in the ALR ...

- on a property that is being farmed
- on a property that is not being farmed

I live in Abbotsford outside the ALR...

- but own property in the ALR that is farmed
- in a rural area
- in an urban area

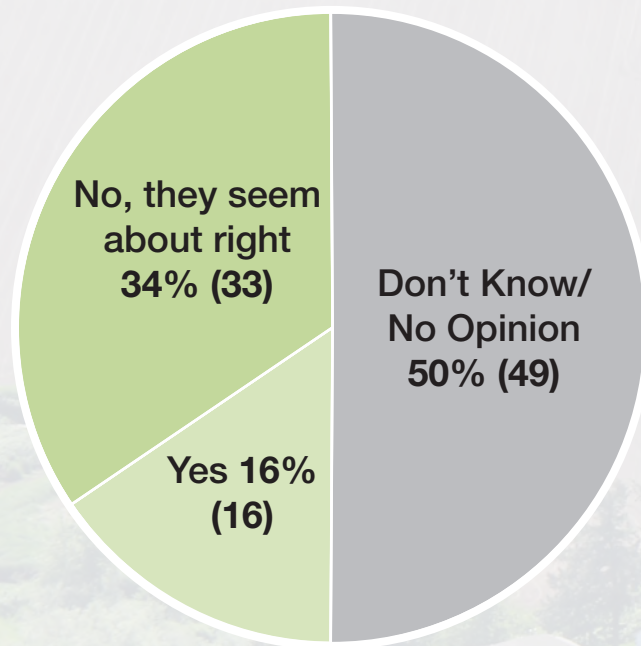
I don't live in Abbotsford

Other



Urban-Rural Interface

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

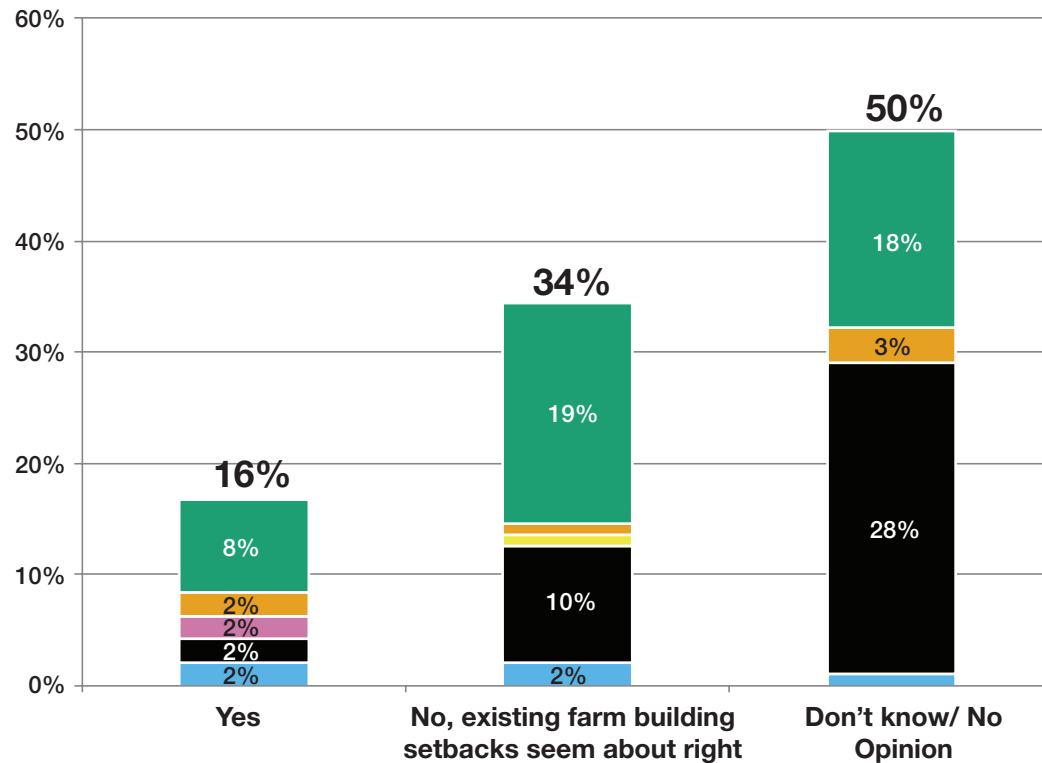


Tell us more ...

- Make horse barn setbacks the same as for other livestock
- Setbacks should be the same as Ministry Standards

98 respondents answered this question at the open houses (24) and online (74)
See **Appendix A p. 20** to view the topic ideas and questions presented.

Who did we hear from?



I live in Abbotsford in the ALR ...

- on a property that is being farmed
- on a property that is not being farmed

I live in Abbotsford outside the ALR...

- but own property in the ALR that is farmed
- in a rural area
- in an urban area

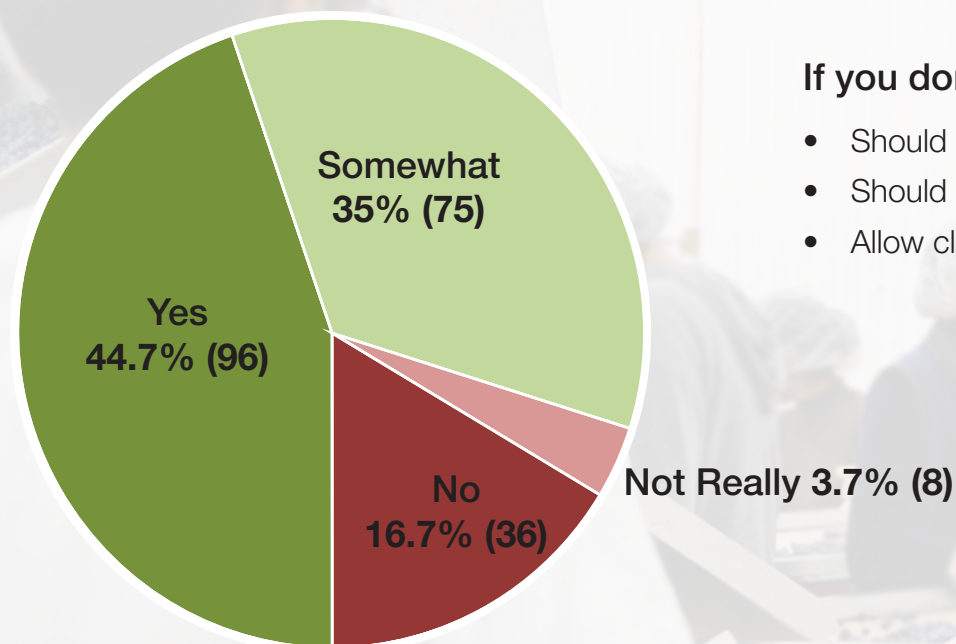
I don't live in Abbotsford

Other



On-Farm Processing

Do you agree with the ideas being explored?



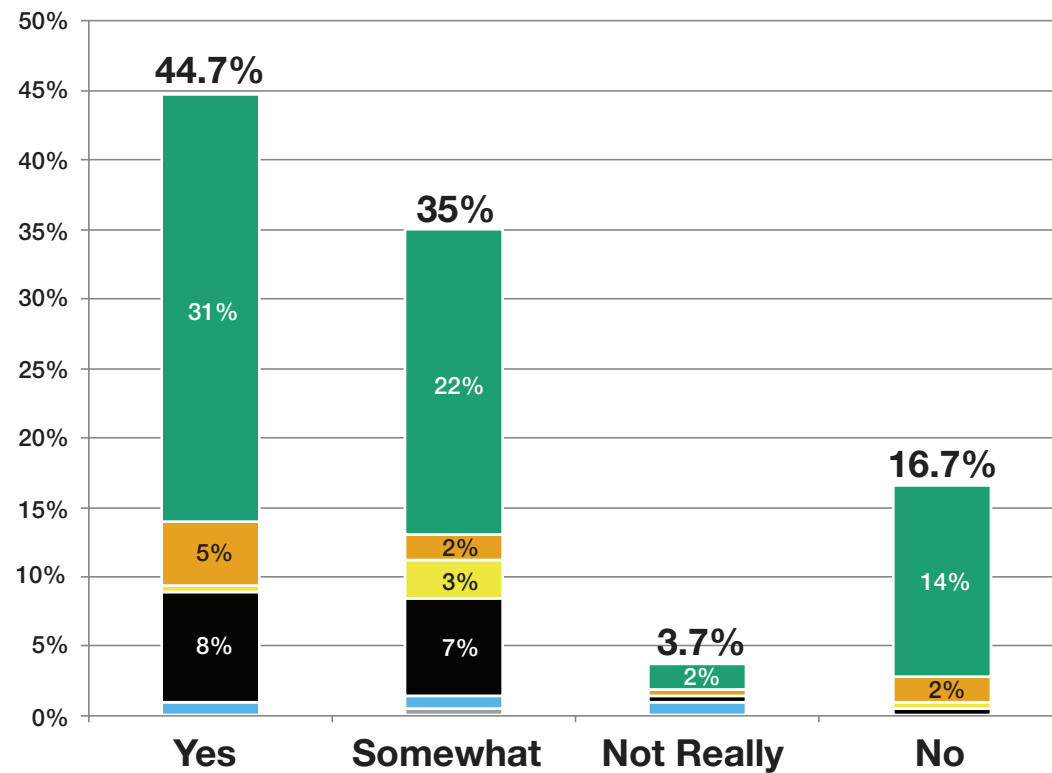
If you don't agree, tell us why ...

- Should be on industrial land
- Should be larger (more floor space allowed)
- Allow close to urban area only

215 respondents answered this question at the open houses (158) and online (57)

See **Appendix A p. 21** to view the topic ideas and questions presented.

Who did we hear from?



I live in Abbotsford in the ALR ...

- on a property that is being farmed
- on a property that is not being farmed

I live in Abbotsford outside the ALR...

- but own property in the ALR that is farmed
- in a rural area
- in an urban area

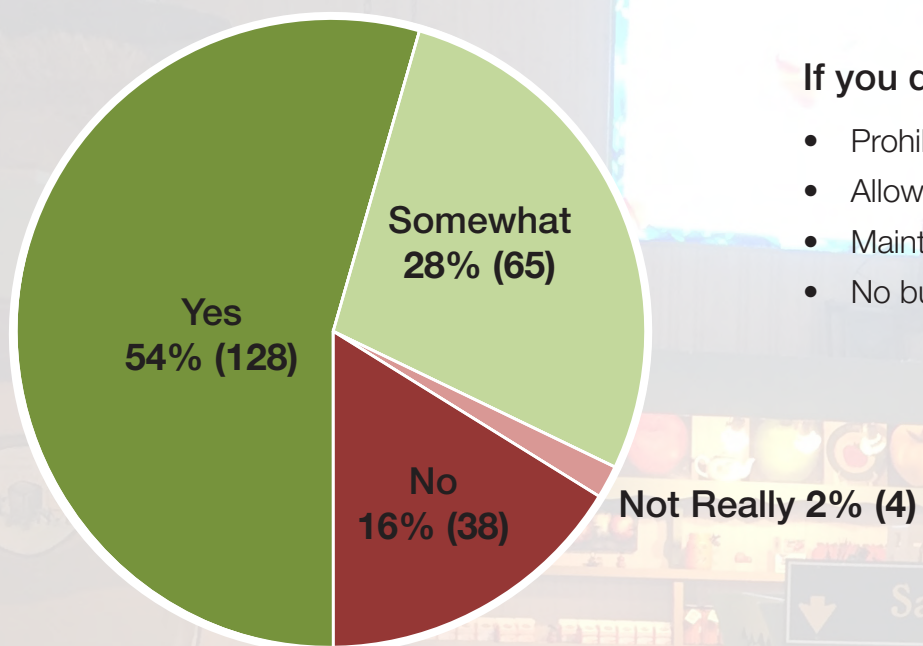
I don't live in Abbotsford

Other



Farm Retail

Do you agree with the ideas being explored?

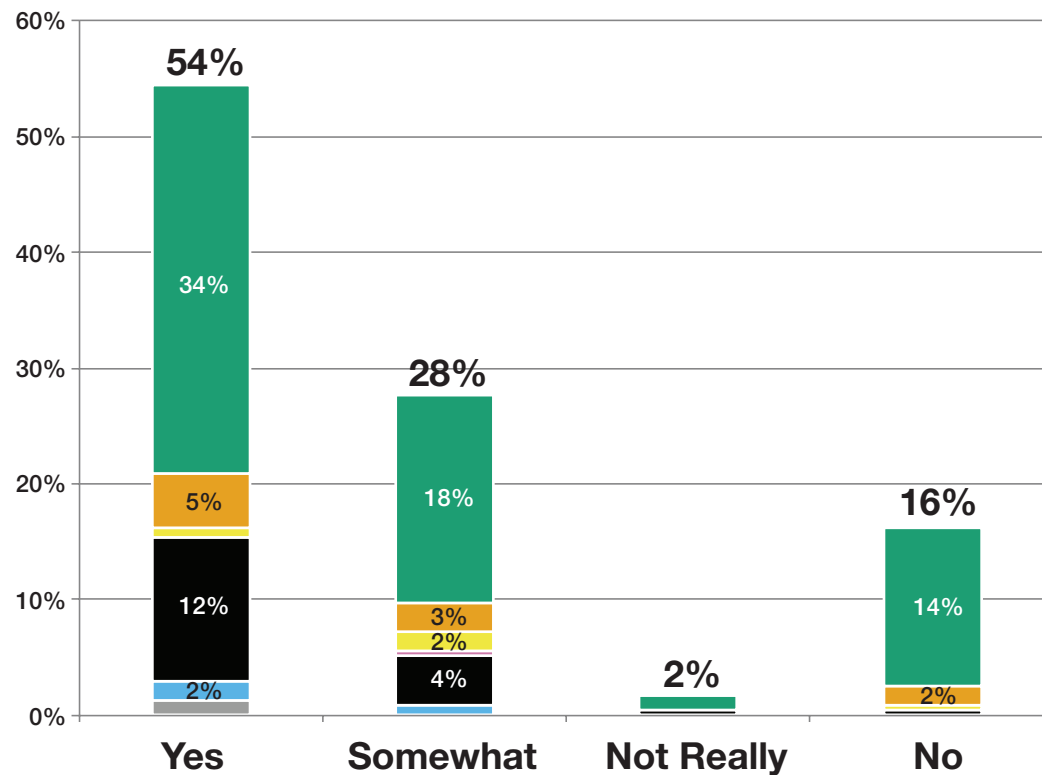


If you don't agree, tell us why ...

- Prohibit co-ops
- Allow flexible size and parking
- Maintain or reduce allowable size
- No business licence requirement

235 respondents answered this question at the open houses (166) and online (69)
See **Appendix A p. 22** to view the topic ideas and questions presented.

Who did we hear from?



I live in Abbotsford in the ALR ...

- on a property that is being farmed
- on a property that is not being farmed

I live in Abbotsford outside the ALR...

- but own property in the ALR that is farmed
- in a rural area
- in an urban area

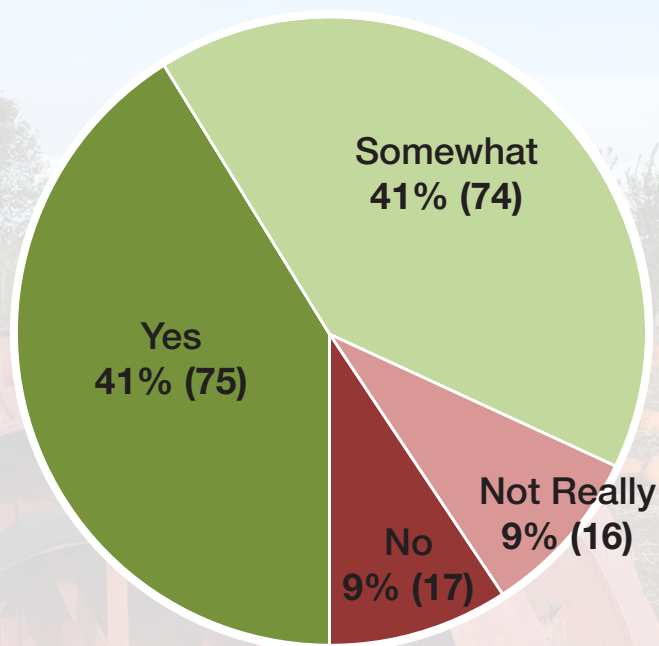
I don't live in Abbotsford

Other



Agri-Tourism

Do you agree with the ideas being explored?



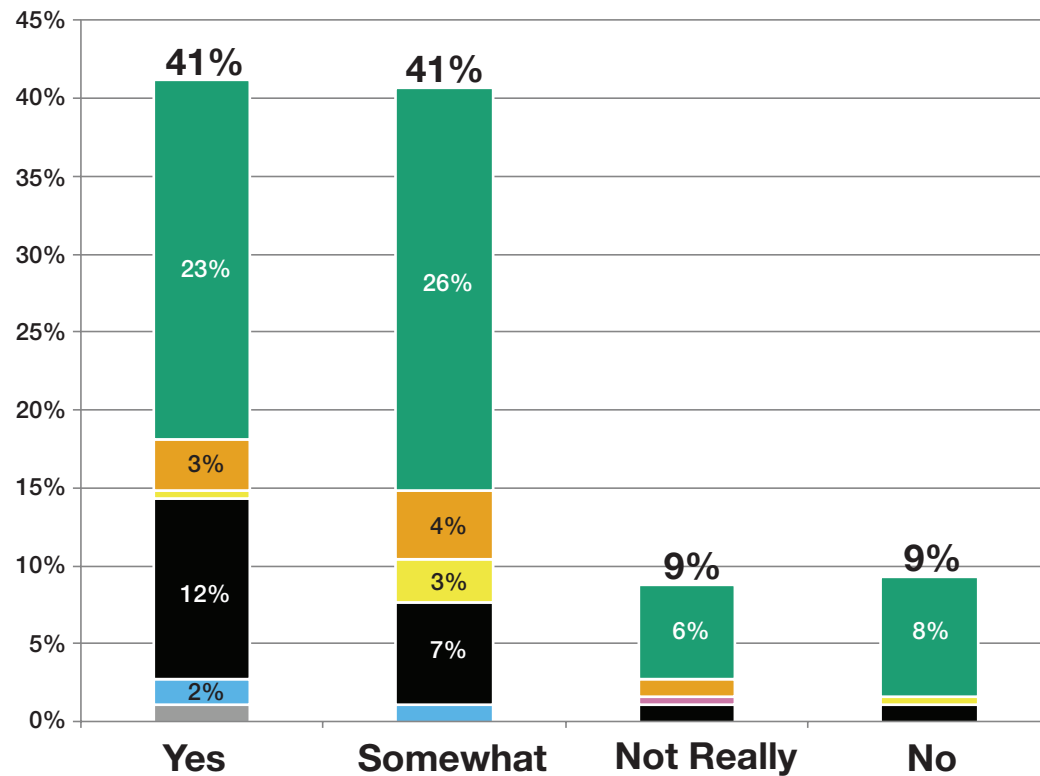
If you don't agree, tell us why ...

- Should allow use of buildings
- Add flexibility
- Allow gravel parking
- Threat to farmland/farming

182 respondents answered this question at the open houses (119) and online (63)

See **Appendix A p. 23** to view the topic ideas and questions presented.

Who did we hear from?



I live in Abbotsford in the ALR ...

- on a property that is being farmed
- on a property that is not being farmed

I live in Abbotsford outside the ALR...

- but own property in the ALR that is farmed
- in a rural area
- in an urban area

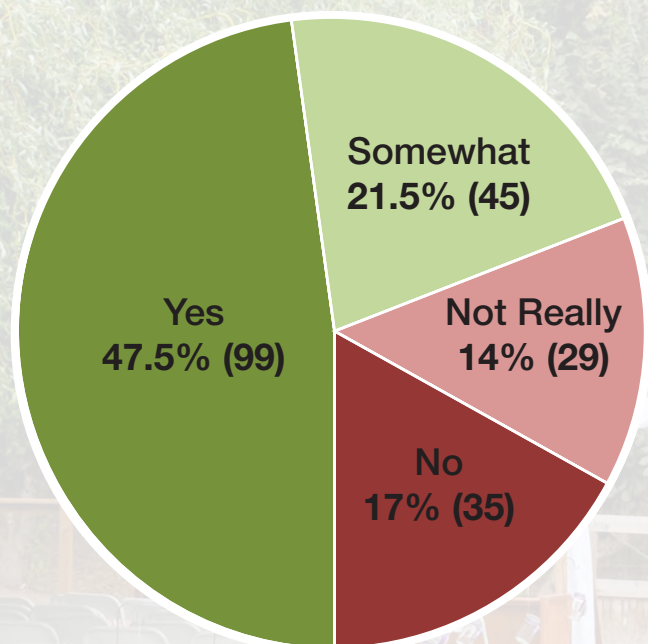
I don't live in Abbotsford

Other



Events

Do you agree with the ideas being explored?

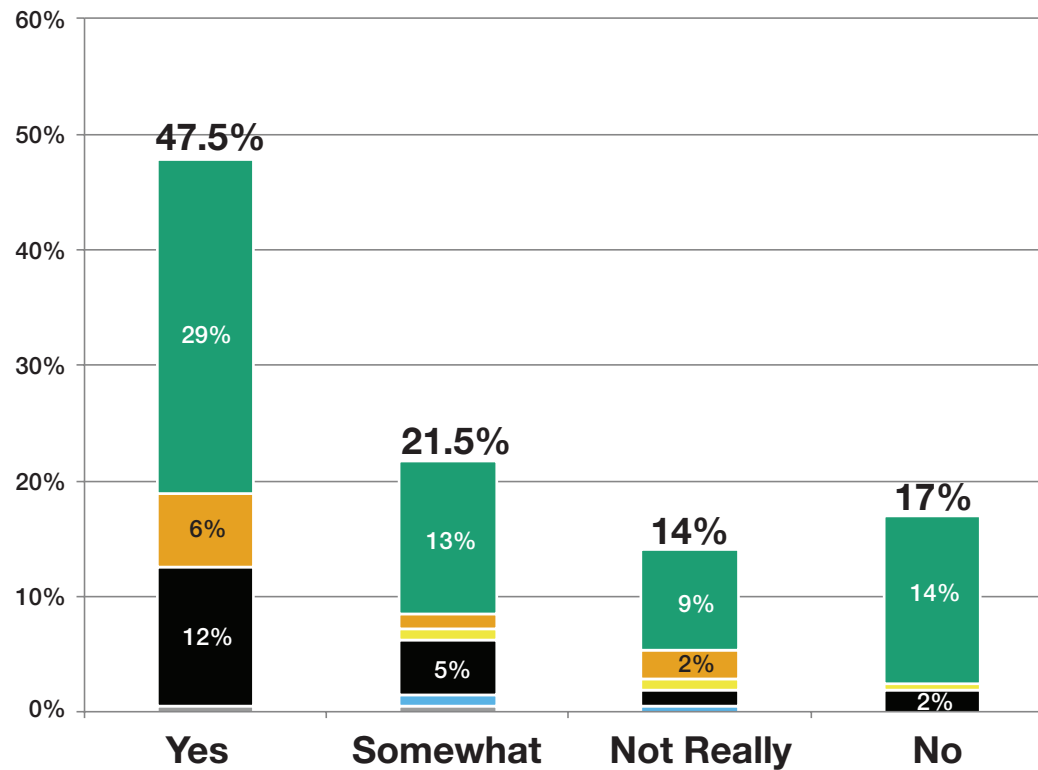


If you don't agree, tell us why ...

- Allow for larger and more events
- Concern with noise
- Allow conversion of farm buildings
- Don't allow commercial events on farmland

208 respondents answered this question at the open houses (149) and online (59)
See **Appendix A p. 24** to view the topic ideas and questions presented.

Who did we hear from?



I live in Abbotsford in the ALR ...

- on a property that is being farmed
- on a property that is not being farmed

I live in Abbotsford outside the ALR...

- but own property in the ALR that is farmed
- in a rural area
- in an urban area

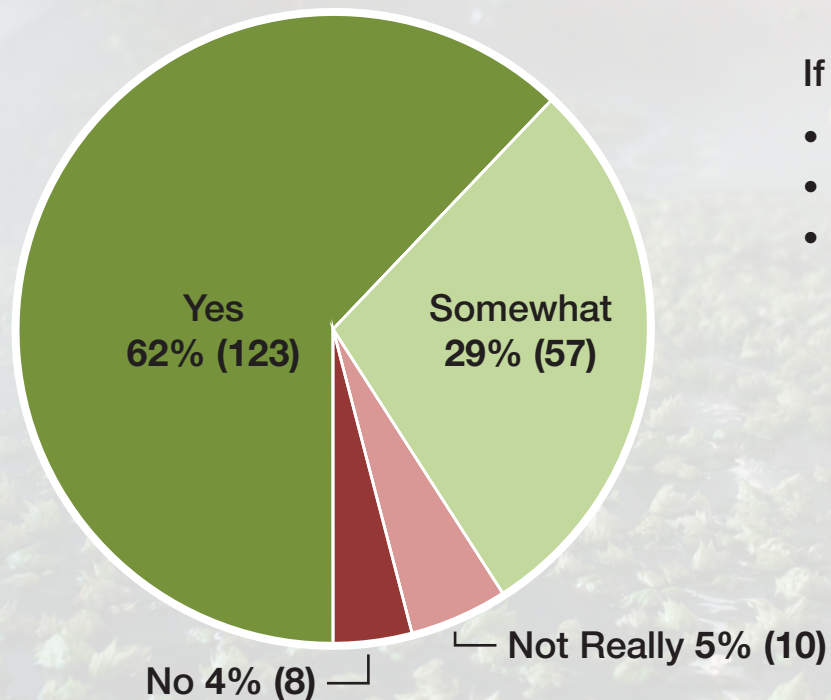
I don't live in Abbotsford

Other



Breweries, Meaderies, Distilleries

Do you agree with the ideas being explored?



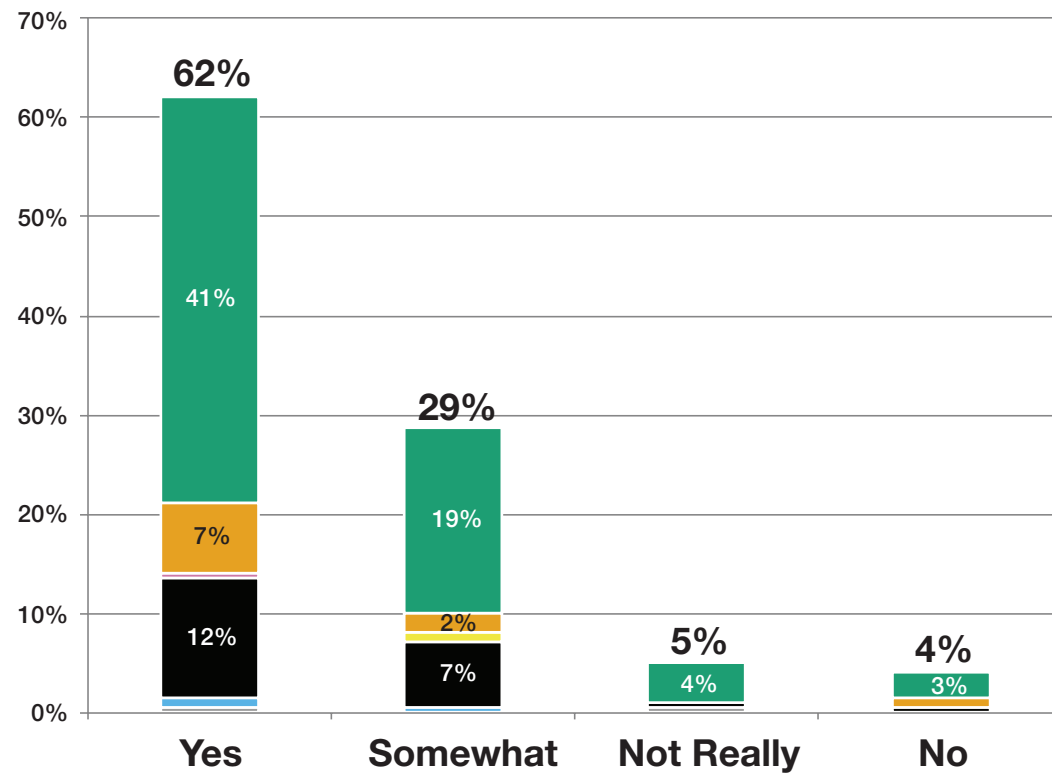
If you don't agree, tell us why ...

- Allow more space
- Limit to industrial/commercial areas
- Relax 50% rule

198 respondents answered this question at the open houses (142) and online (56)

See **Appendix A p. 25** to view the topic ideas and questions presented.

Who did we hear from?



I live in Abbotsford in the ALR ...

- on a property that is being farmed
- on a property that is not being farmed

I live in Abbotsford outside the ALR...

- but own property in the ALR that is farmed
- in a rural area
- in an urban area

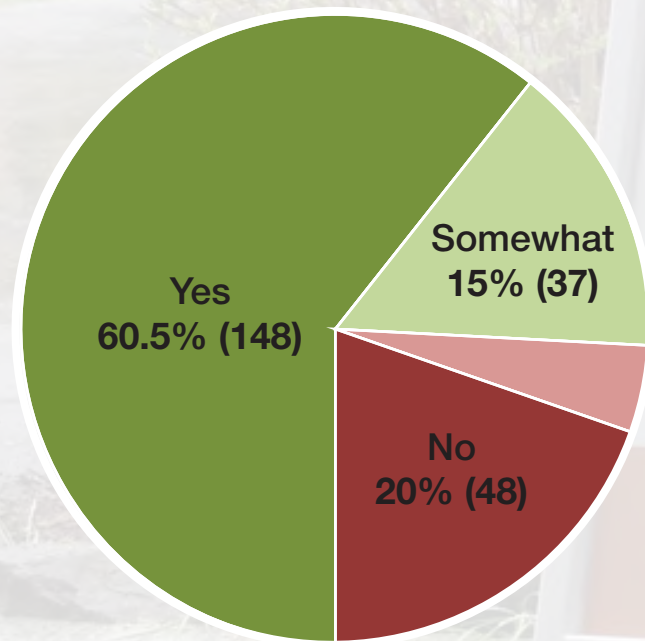
I don't live in Abbotsford

- Other



Home Based Business

Do you agree with the ideas being explored?



If you don't agree, tell us why ...

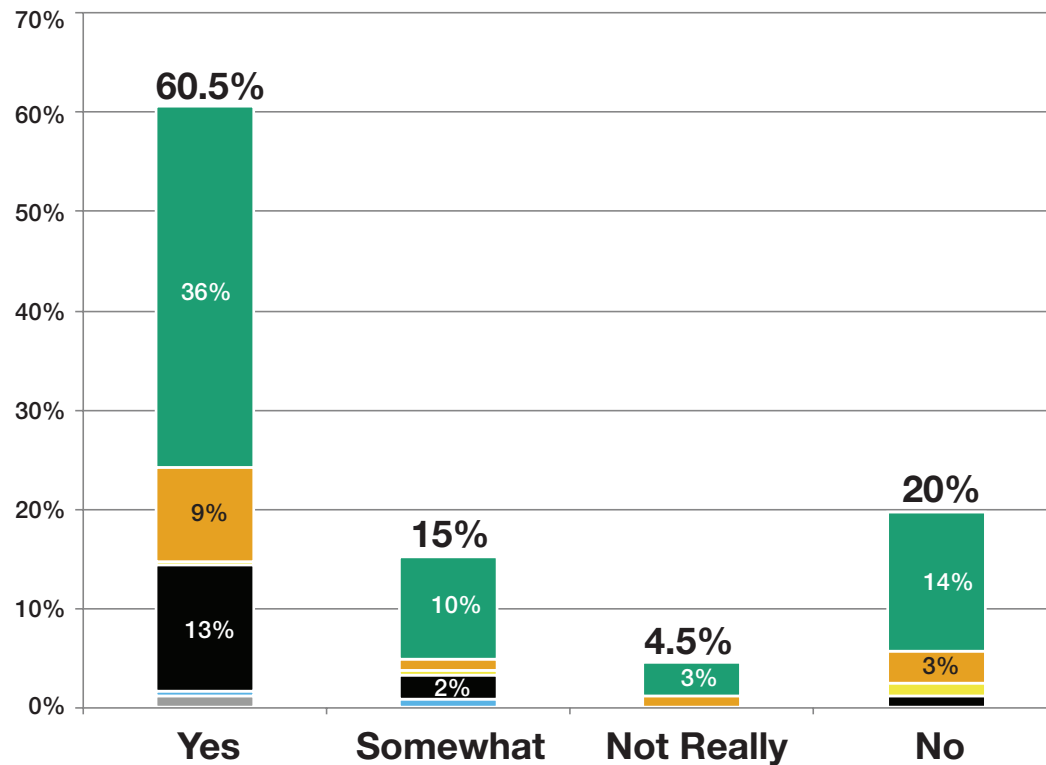
- Allow farm vehicle repair
- Prohibit truck parking/dispatch
- Only allow in the home
- Prohibit home based businesses
- More flexibility

Not Really 4.5% (11)

244 respondents answered this question at the open houses (179) and online (65)

See **Appendix A p. 26** to view the topic ideas and questions presented.

Who did we hear from?



I live in Abbotsford in the ALR ...

- on a property that is being farmed
- on a property that is not being farmed

I live in Abbotsford outside the ALR...

- but own property in the ALR that is farmed
- in a rural area
- in an urban area

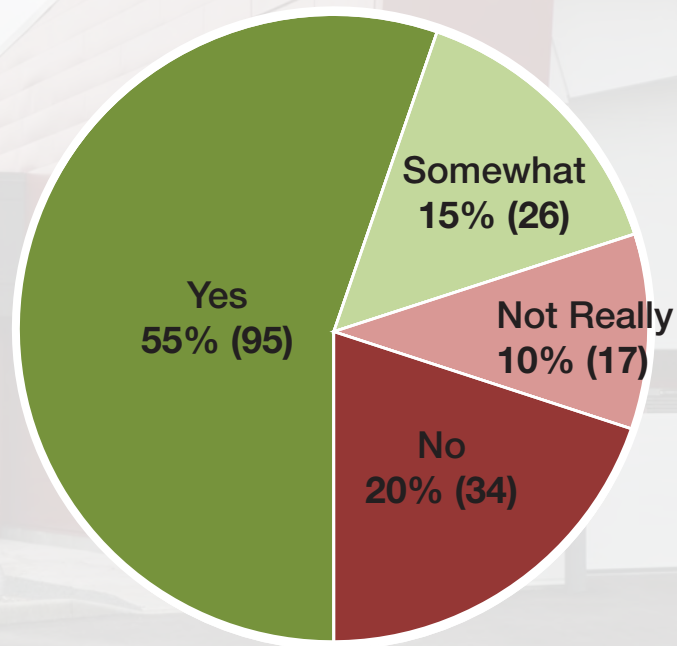
I don't live in Abbotsford

Other



Rural Centres

Do you agree with the ideas being explored?



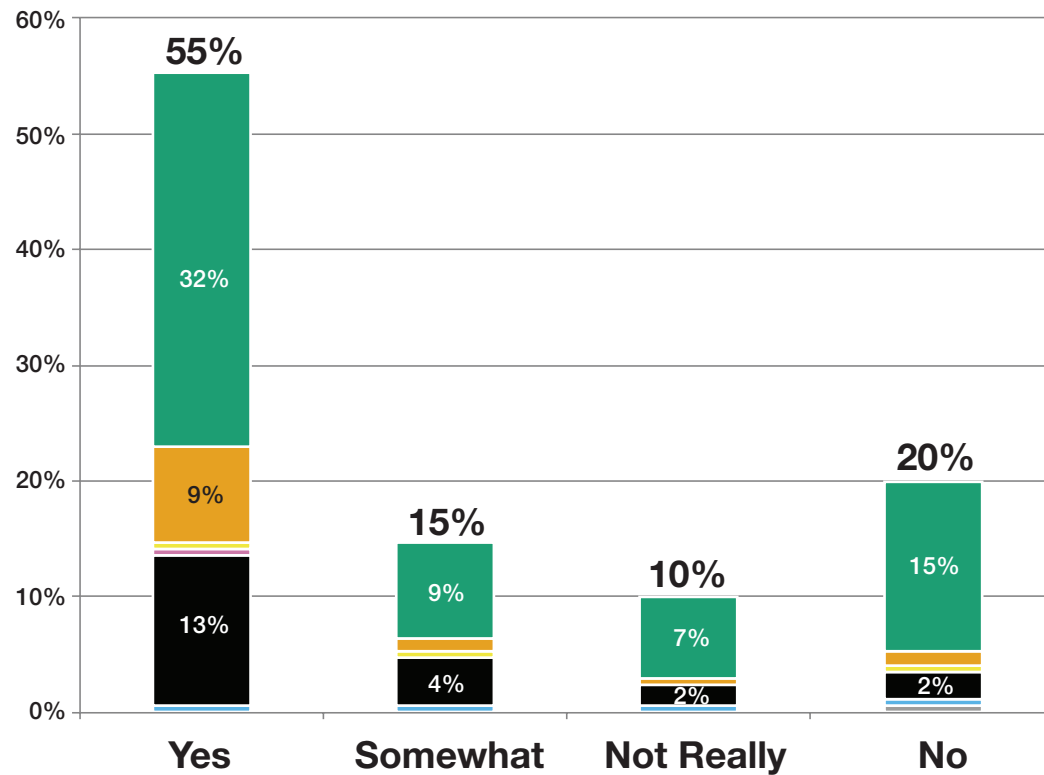
If you don't agree, tell us why ...

- Don't allow subdivision
- Support institutional uses but not commercial or residential
- Case-by-case basis

172 respondents answered this question at the open houses (111) and online (61)

See **Appendix A p. 27** to view the topic ideas and questions presented.

Who did we hear from?



I live in Abbotsford in the ALR ...

- on a property that is being farmed
- on a property that is not being farmed

I live in Abbotsford outside the ALR...

- but own property in the ALR that is farmed
- in a rural area
- in an urban area

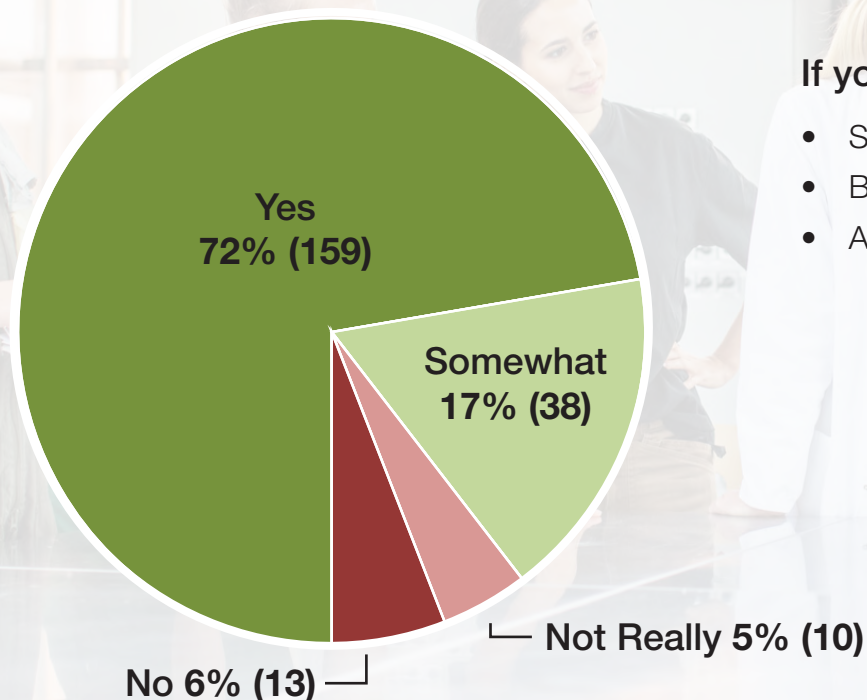
I don't live in Abbotsford

Other



Agri-Industrial/Innovation

Do you agree with the ideas being explored?



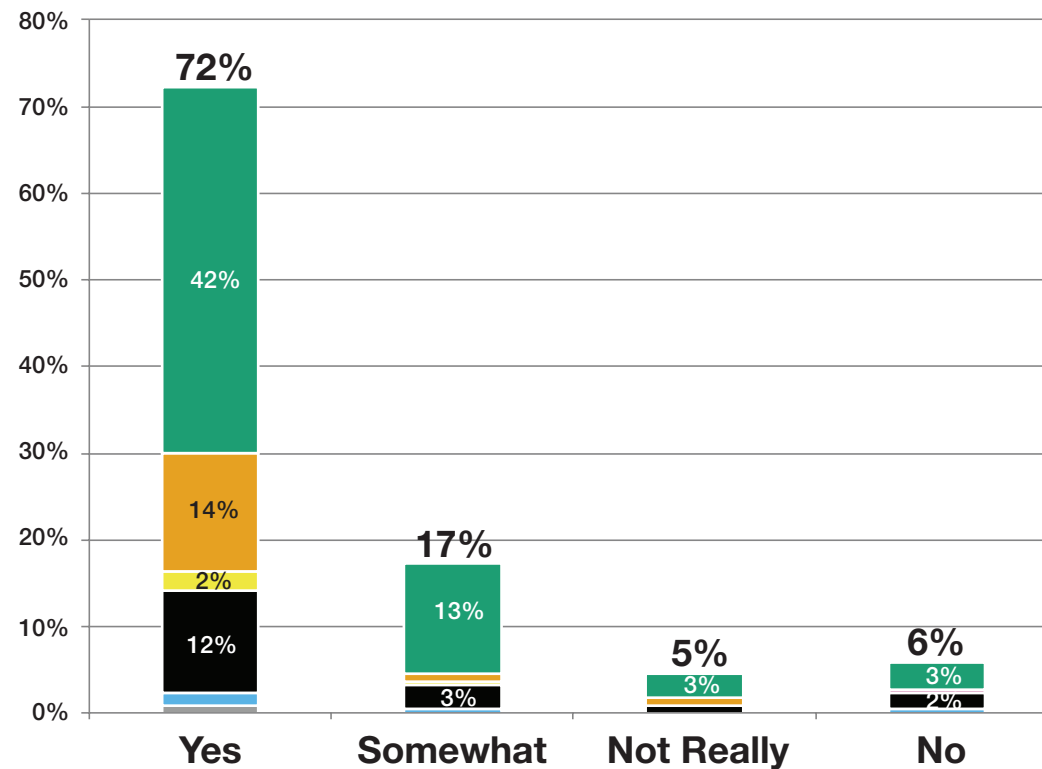
If you don't agree, tell us why ...

- Should be on industrial land
- Be more flexible
- Along the Fraser Highway

220 respondents answered this question at the open houses (157) and online (63)

See **Appendix A p. 28** to view the topic ideas and questions presented.

Who did we hear from?



I live in Abbotsford in the ALR ...

- on a property that is being farmed
- on a property that is not being farmed

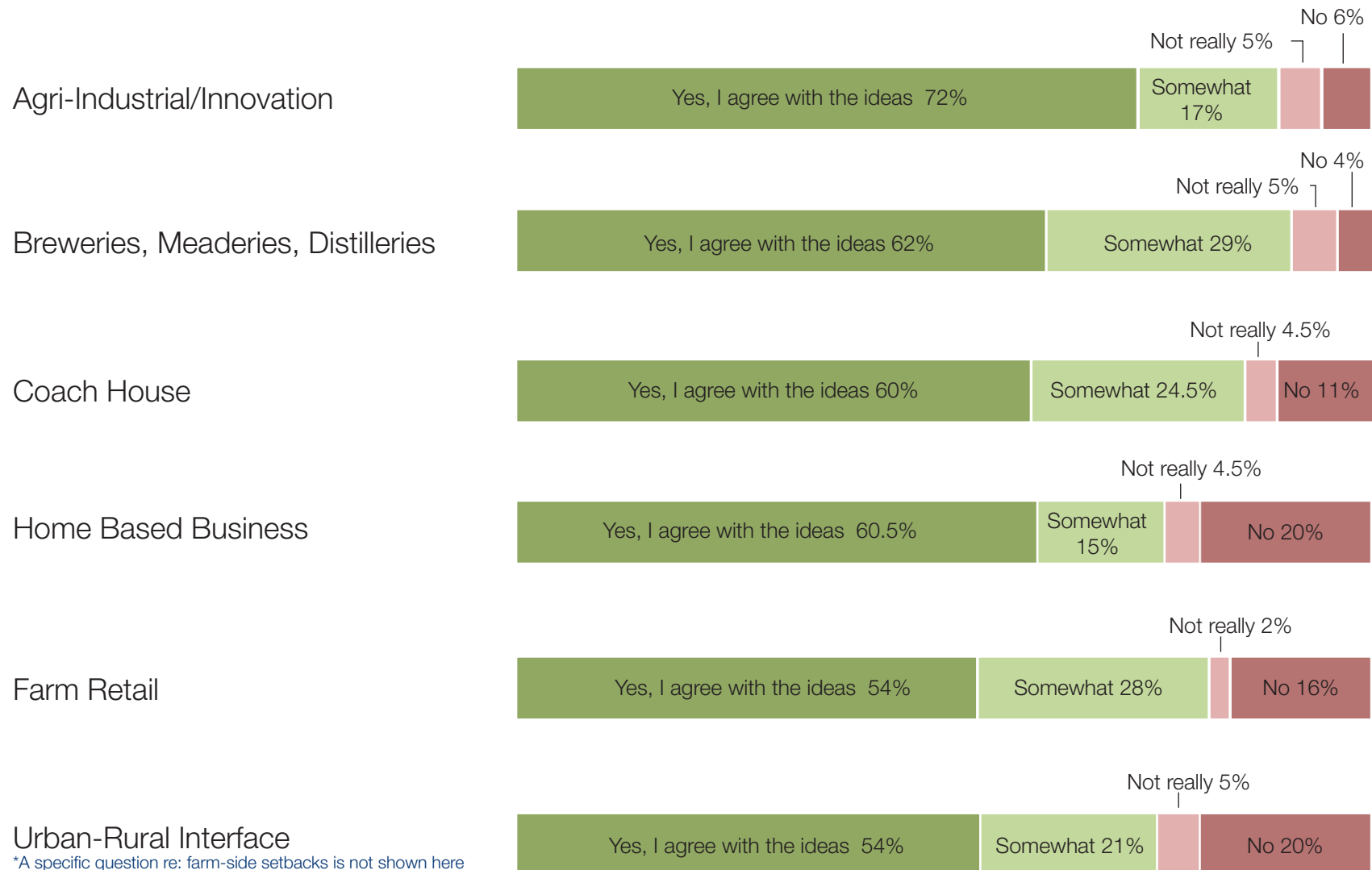
I live in Abbotsford outside the ALR...

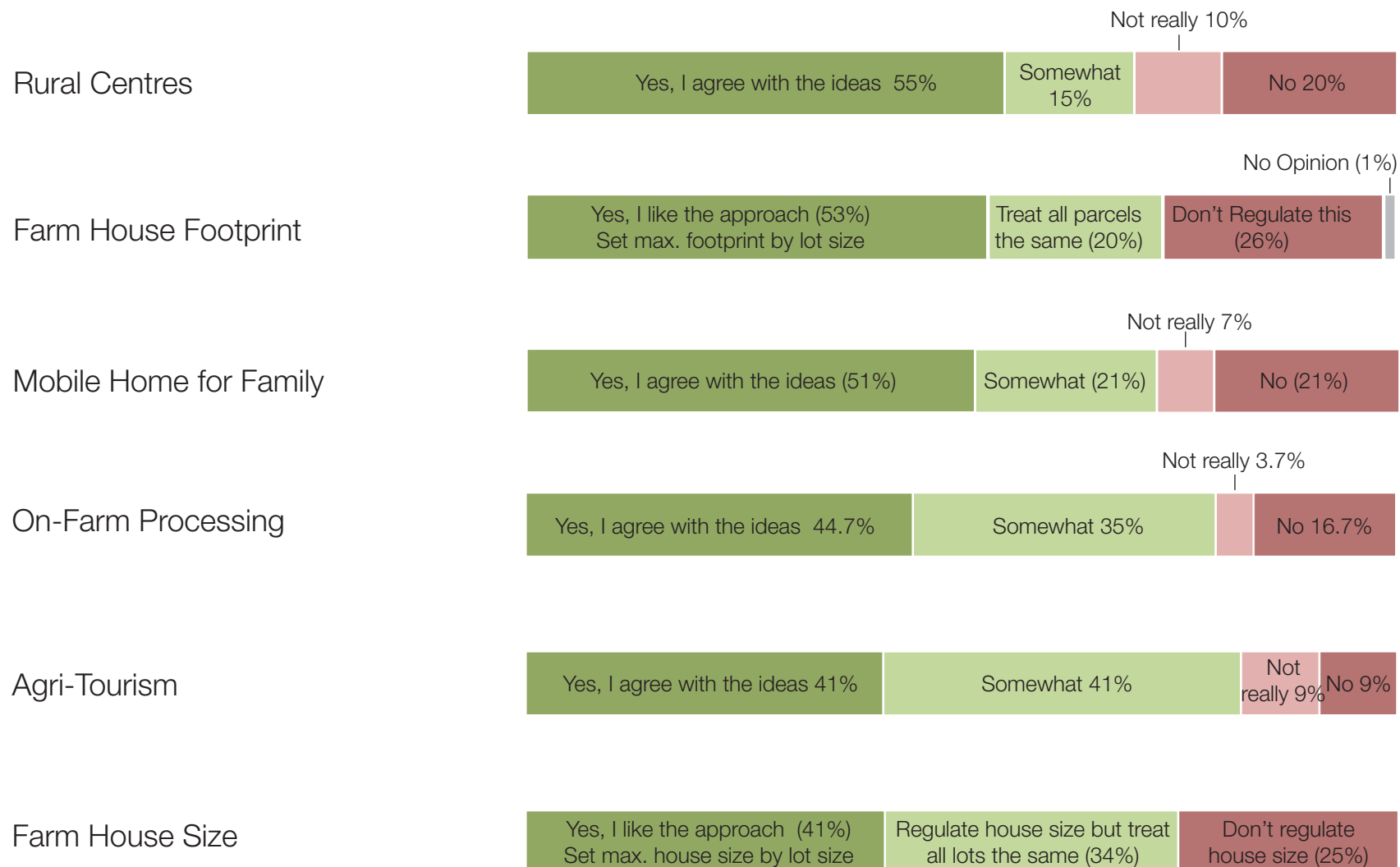
- but own property in the ALR that is farmed
- in a rural area
- in an urban area

I don't live in Abbotsford

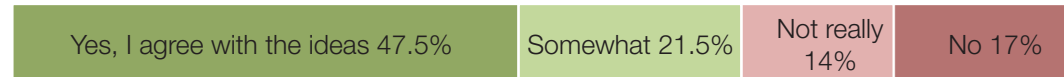
- Other

4.4 Snapshot - Topics ordered by general level of support (open houses + online)

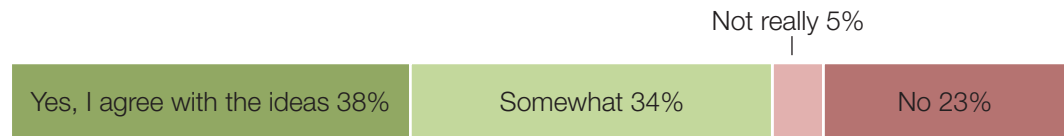




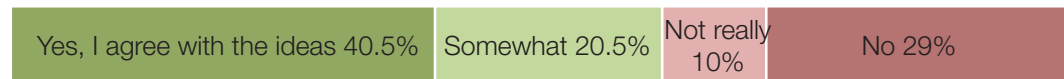
Gathering Events



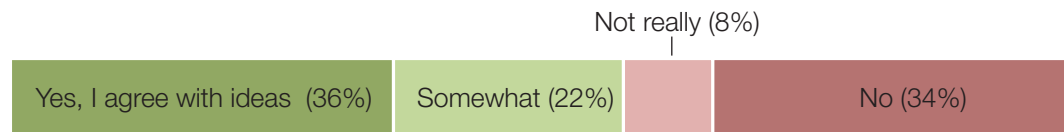
Full Time Farm Worker Dwelling



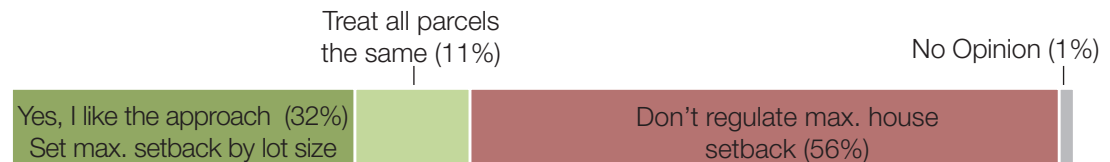
Temporary Farm Worker Housing



Parcel Size



Farm House Setback



5.0 Agricultural Stakeholders & Community Partners Workshop - Summary

Participants: 48

Farmers and representatives from a range of agricultural and community organizations, as well as some City Council members, participated in a Stage 3 Workshop on November 23, 2017. This workshop asked for feedback on specific policy and regulatory ideas being explored for each AgRefresh topic.

The workshop involved three rounds of group discussion facilitated by City staff and project consultants. Each table addressed an individual topic. As a preamble to each discussion, facilitators introduced the topic with an overview of the policy and regulatory ideas being explored (same as open house information/ideas).

First round topics were assigned, followed by two rounds where participants could choose topics of specific interest.

This section highlights participant input and ideas by topic.





Parcel Size

3 group discussions with 13 total participants

Discussion Highlights

- General support for the idea of limiting subdivision potential in the ALR to protect viable farmland, with some specific comments and differing perspectives on the 'right' minimum lot size. The third group felt subdivision should not be allowed in the ALR at all.
- Recognition of and concern about increasing agricultural land values and changing technology/automation, and how these factors impact land availability and land needs for viable farm operations.
- General support for considering subdivision to create lots smaller than 16 ha in Rural Centres, provided the proposed use is an 'essential service' and the overall footprint of the Rural Centre does not increase.



Primary Housing - Main Farm House

3 group discussions with 17 total participants

Discussion Highlights

- Concerns and comments from Group 1 (approximately 1/3 of total topic participants) included:
 - » perception that additional regulations may be placed on farmers as an outcome of AgRefresh;
 - » participant desire for the City to differentiate farmers from non-farmers in future regulations and policy;
 - » issues regarding topics outside the scope of AgRefresh that have an impact on agricultural land (e.g., BC Assessment land classification process and municipal taxation);
 - » feeling that City is not listening to full range of participant comments/concerns.
- Support from Groups 2 and 3 on the ideas presented for farm residential footprint, setbacks and farm house size, with a general preference for tighter restrictions for lots under 4 ha (10 ac) and more flexibility for lots 4 ha (10 ac) or larger.



Primary Housing - Additional Dwellings

(mobile homes for family, full-time farm worker dwellings, coach houses)

2 group discussions with 8 total participants

Discussion Highlights

- General support for proposed footprints and setbacks, although flexibility is desired to accommodate unique existing configurations.
- Positive feedback for ideas that would align City of Abbotsford regulations with the ALC.
- Specific concern around potential new regulations that may impact multi-generational farming of property (e.g., Full-time farm worker maximum dwelling size).



Temporary Farm Worker Housing

2 group discussions with 12 total participants

Discussion Highlights

- General support for some of the ideas presented, such as expanding the types of farm operations eligible to have Temporary Farm Worker Housing (TFWH) and requiring an Agrologist report (or other proof such as Labour Market Assessment) to demonstrate need for housing.
- Concern and/or disagreement about some ideas, including limiting TFWH to one lot per farm operation on land owned by farmer, and the proposed maximum residential footprint and building setback regulations.
- More exploration and analysis may be required for some ideas, including the proposed allowable building size, amenity space requirements, and the idea of transitioning to only temporary buildings if new or conversion of an existing building.



Urban-Rural Interface

3 group discussions with 13 total participants

Discussion Highlights

- General support for updating the landscape buffer design guidelines with a focus on adding detail and improving clarity.
- Mixed opinions on the width of buffer needed to minimize urban-rural conflicts and protect agricultural viability. Suggested minimum buffer widths ranged from 7.5m to 15m depending on the group and participant.
- Mixed opinions on updating existing Protection of Agriculture Development Permit Exemptions. Some participants feel that flexibility is needed while others expressed a desire to enforce firm regulations/requirements.
- General support for reviewing and updating farm-side setbacks with a focus on ensuring regulations are fair, clear/unambiguous, and reflect best practice.



On-Farm Food/Commodity Processing

3 group discussions with 14 total participants

Discussion Highlights

- General support for the proposed two levels of on-farm processing, and for the expansion of permitted uses within the two levels.
- Mixed opinions with respect to maintaining the 2,000 m² maximum on-farm processing floorspace. Some participants suggested consideration of a 4,000 m² maximum to account for changing technologies and other factors.
- Concerns about non-compliance with the ALC 50% rule and participant desire for enforcement.
- Concerns about issues that are outside the scope of AgRefresh but have an impact on agricultural land (e.g., desired changes to ALC 50% rule, BC assessment land classification process and associated tax impacts and unfair tax advantages).



Farm Retail

3 group discussions with 11 total participants

Discussion Highlights

- Support for maintaining existing 300 m² regulation with clear explanation of the 'farm retail' floor area calculation. Consider allowing increased floor area (above 300 m²) on a case-by-case basis.
- Little support for co-op products to contribute to the 50% requirement, but concern about difficulties re: regulation and enforcement.
- General agreement that permanent parking should be regulated, but mixed opinions on the proposed 30-stall maximum and on whether gravel should be considered permanent.
- Support for requiring a business license for farm retail (and exempting road-side stands), with a comparable process to neighbouring municipalities.



Agri-Tourism & Events

3 group discussions with 16 total participants

Discussion Highlights

- Ideas somewhat supported as proposed, with the exception of concern around the 2,000 m² maximum area for outdoor agri-tourism. Consider exploring alternatives (e.g., maximum outdoor area tied to parcel area).
- General support for ideas that would align City of Abbotsford regulations with the ALC.
- Effective municipal bylaw enforcement needed to implement new / revised regulations for agri-tourism and events; cannot rely solely on the ALC.
- Concerns raised around limitations on materials for temporary parking; participants expressed desire to use gravel or other materials on top of a liner.



On-Farm Breweries, Meaderies, Distilleries

3 group discussions with 14 total participants

Discussion Highlights

- General support for only permitting if licensed by the Province and in compliance with the ALC Act (some participants suggested breweries should not be located on productive farm land).
- Mixed opinions on limiting processing area/brewing space to 2,000 m²; some participants agree with 2,000 m² while others feel it is too generous or restrictive.
 - » Proposed alternative: brewing space regulated as % of total land area with a defined maximum or minimum (e.g., 2,000 m²).
- Mixed opinions on allowing an additional 125 m² for indoor and outdoor space; some agreed with this approach while others think retail should be excluded from the 125 m². It was also suggested that additional floor area be considered when multiple uses (e.g., winery/distillery) are on the same lot.
- General support for establishing a minimum lot size. Less appetite for building setbacks (i.e., “City shouldn’t have to regulate” and “good siting will happen naturally”).
- Concerns around parking impacts of breweries, meaderies and distilleries in the ALR.



Home Based Business

1 group discussion with 4 total participants

Discussion Highlights

- General support for ideas presented, including the creation of a new home based business category specific to agricultural zoning, retaining the existing 112 m² maximum size, prohibiting truck dispatch, and renewing the business licence renewal/application process.
- Specific concern/disagreement over idea to prohibit new commercial repair & maintenance of farm trucks and vehicles.
- Support for enforcement (regular follow-up is needed to identify and address non-compliance).



Rural Centres

3 group discussions with 8 total participants

Discussion Highlights

- General support for the idea of considering new institutional uses on ALR lands within Rural Centres if: (a) the uses support the agricultural community; and (b) applications are reviewed on a case-by-case basis and are subject to policy/criteria.
- General support for the idea of considering parcels smaller than 16 ha to allow institutional uses, provided that: (a) the use necessitating the subdivision supports the agricultural community; and (b) applications are reviewed on a case-by-case basis and are subject to policy/criteria.
- General feeling that establishing policy (to guide the review of applications for new institutional uses and parcels smaller than 16 ha) will be difficult but should be pursued. Such policy should focus primarily on supporting the local agricultural community; secondary considerations could include promotion of public health and/or environmental protection/preservation.



Agri-Innovation

3 group discussions with 7 total participants

Discussion Highlights

- Support for shifting the focus from Agri-Industrial to Agri-Innovation, recognizing that a clear definition for Agri-Innovation is needed and may be a challenge to prepare.
- Dialogue that innovation can occur on all farms, by all farmers, and is not limited to specific locations.
- Acknowledging previous bullet, general support for the early ideas about re-zoning/non-farm use criteria. Suggestion to explore clustering agri-innovation activities/uses.
- Activities/uses that could be generally classified as Agri-Innovation include farm-related research, education and demonstration activities/uses, including production, processing and the distribution/sale of farm products.
 - Activities/uses may involve continuous refining and defining of ideas/processes:
R&D ↔ Demonstrate ↔ Educate ↔ Pilot Commercial / Farm Retail
- Activities/uses should be at a smaller/pilot scale and not industrial/commercial in nature.

Post-Workshop Correspondence

Following the Agricultural Industry Stakeholder and Community Partners Workshop, participant organizations were invited to provide further written feedback to outline any specific areas of support or concern.

Letters were received from the following organizations and copies are included in **Appendix C**.

- BC Berry Council Letter
- Chamber of Commerce
- Fraser Health Authority

Appendices (available as a separate document)

Appendix A: November 2017 Open House Panels

Appendix B: Full Open House/Survey Response Data

Provides all responses by open house/respondent type 33

Appendix C: Agric. Industry & Community Partner Letters:

BC Berry Council Letter 159

Chamber of Commerce 161

Fraser Health Authority 163

Appendix D: Email Submissions:

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S. Kahlon 169

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