



## STAGE 3 WINTER 2017-18 ENGAGEMENT RESULTS



## APPENDICES

**Appendix A:** November 2017 Open House Panels

**Appendix B:** Full Open House/Survey Response Data

**Appendix C:** Agricultural Industry & Community Partner Letters

**Appendix D:** Email Submissions

February 26, 2018



Blank for double-sided printing

## Appendix A - Stage 3 Winter 2017-18 Open House Panels



# WE WANT YOUR INPUT!

## HOW TO PROVIDE FEEDBACK ...

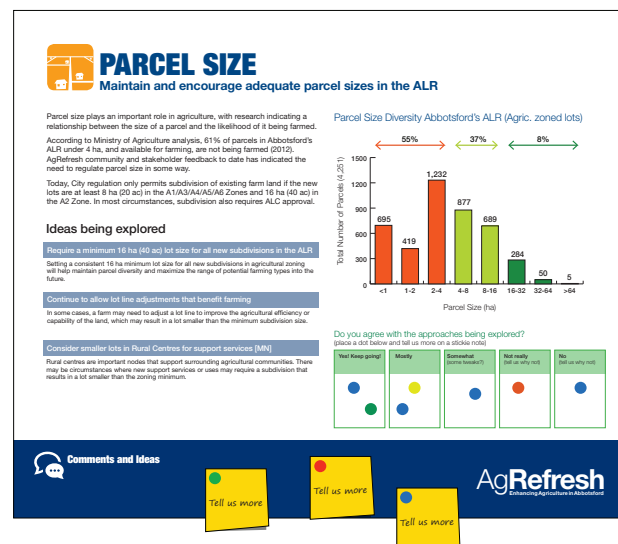
1. **Review** the “Ideas being explored” for each AgRefresh topic
2. **Read** the questions for each topic
3. **Place** a dot on the answer you most agree with
4. **Tell us more** with a sticky note

## HELP US UNDERSTAND YOUR PERSPECTIVE ...

Please answer panel questions with a coloured dot that best represents you ...

I live in Abbotsford:

- ☐ in the **ALR** and **my property is used for farming**  
(I operate/work on a farm, or lease my land to a farming operation)
- ☐ in the **ALR** and **my property is not used for farming**
- ☐ **outside** the **ALR** and **own land in the ALR that is being farmed**  
(I farm it or lease the land to a farmer)
- ☐ on a **rural property outside the ALR**
- ☐ in an **urban area**
- ☐ **I don't live in Abbotsford**
- ☐ **Other** (specify on a sticky below)



**AgRefresh**  
Enhancing Agriculture in Abbotsford



# WHAT IS AgRefresh ?

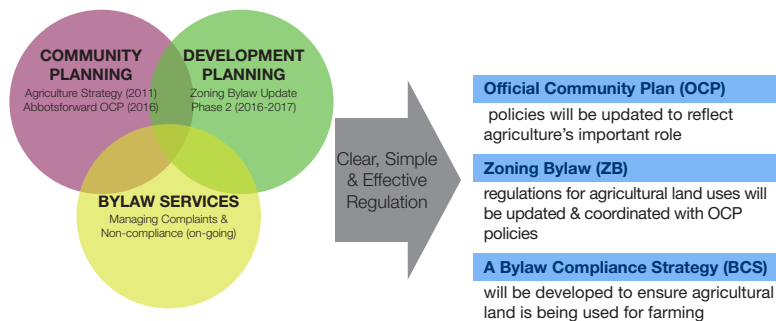
## About AgRefresh

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

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

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

## Objectives & Deliverables



## AgRefresh Guiding Principles

1. Use an understandable and transparent process inclusive of the City's agricultural community and citizens.
2. Ensure Abbotsford is surrounded and sustained by a thriving and diverse agricultural sector in the future.
3. Clarify and define the City's role with respect to agriculture.
4. Enhance agricultural integrity by preserving, protecting, and sustaining agriculture and food within the context of broader City objectives.
5. Develop clear and concise bylaws and policies that are practical, workable, and consistent.



# AgRefresh **PLANNING PROCESS**



# LEGISLATIVE & POLICY FRAMEWORK

## A Layered Regulatory System

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

### Agricultural Land Commission

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

### Ministry of Agriculture

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

### City of Abbotsford

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

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

## AgRefresh topics addressed by Senior Agencies

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

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

### MINISTRY BYLAW STANDARDS



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



Temporary Farm  
Worker Housing



Urban-Rural Interface

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

### ALC ACT, REGULATION & POLICIES



Residential Uses in the ALR



Farm Worker Housing



Farm Retail



On-Farm Food Processing



Agri-Tourism &  
Gathering for Events



On-Farm Breweries,  
Meaderies, & Distilleries

# KEY THEMES AND NEW DIRECTIONS

## THEME 1

SUPPORT A THRIVING AGRICULTURAL SECTOR



Parcel Size



Primary Housing



Temporary Farm Worker Housing



Urban-Rural Interface

## THEME 2

RESPOND TO A CHANGING AGRICULTURAL INDUSTRY



On-Farm Food Processing



Farm Retail



Agri-Tourism & Gathering for Events



On-Farm Breweries, Meaderies, & Distilleries

## THEME 3

MANAGE NON-AGRICULTURAL USES IN THE ALR



Home Based Businesses



Rural Centres



Agri-Industrial/Agri-Innovation





# PARCEL SIZE

Maintain and encourage adequate parcel sizes

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

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

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

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

## Ideas being explored

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

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

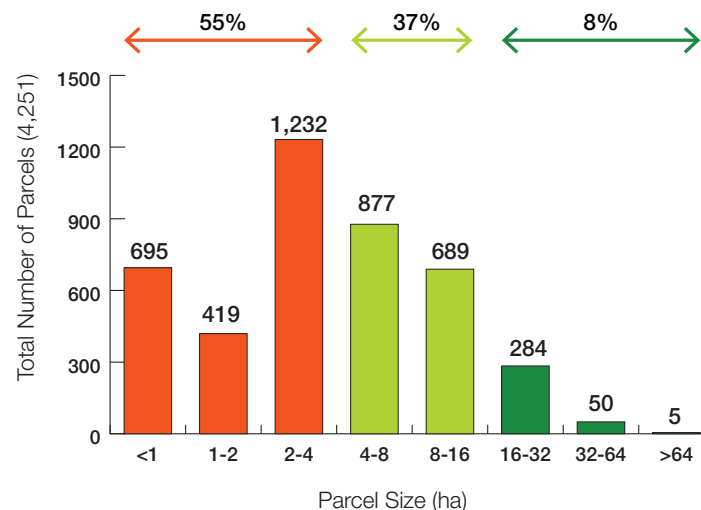
Continue to allow lot line adjustments that benefit farming

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

Consider smaller lots in Rural Centres

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

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



Do you agree with the ideas being explored?  
(place a dot below and tell us more on a sticky note)

Yes	Somewhat (tell us more)	Not really (tell us more)	No (tell us more)
<div></div>	<div></div>	<div></div>	<div></div>



Tell Us More

AgRefresh  
Enhancing Agriculture in Abbotsford



# PRIMARY HOUSING

Ensure the appropriate residential footprint and number of homes

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

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

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

## AgRefresh is exploring new regulation for:

The Main Farm House (with suite)



» Residential Footprint

» House Location

» House Size

### Additional Farm Dwelling Types

Mobile Home for Family



Full Time Farm Worker Unit



Coach House (NEW Option)



Tell Us More

**AgRefresh**  
Enhancing Agriculture in Abbotsford



# HOUSING - MAIN FARM HOUSE

## Farm 'Residential Footprint'

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

### Why is residential footprint important?

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

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



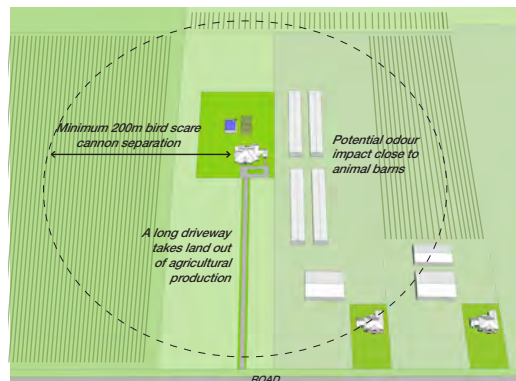
## Farm House Location

### Why is house location important?

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

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

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



## Farm House Size

### Why is house size important?

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

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

The Ministry of Agriculture recommends a maximum farm house size of **500m<sup>2</sup> (5,382 ft<sup>2</sup>)**.



**AgRefresh**  
Enhancing Agriculture in Abbotsford



# HOUSING - MAIN FARM HOUSE

## Farm Residential Footprint

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

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

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

## Ideas being explored

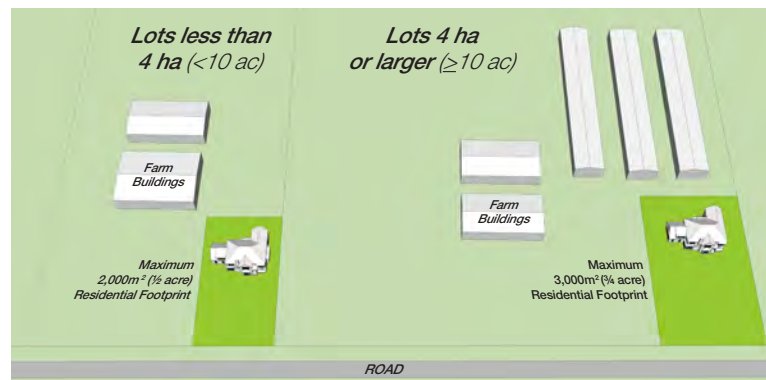
Set a maximum 'residential footprint' in relation to lot size

What we're exploring ...	Maximum Residential Footprint
Lots under 4 ha (<10 acres)	2,000 m <sup>2</sup> (1/2 acre)
Lots 4 ha or larger (≥10 acres)	3,000 m <sup>2</sup> (3/4 acre)

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

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

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



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

### Lots under 4 ha (<10 ac)

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

### Lots 4 ha or larger (≥10 ac)

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



Tell Us More

**AgRefresh**  
Enhancing Agriculture in Abbotsford





# HOUSING - MAIN FARM HOUSE

## Farm House Location (setback from road)

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

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

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

## Ideas being explored

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

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

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

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



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

### Lots under 4 ha (<10 ac)

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

### Lots 4 ha or larger (≥10 ac)

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





# HOUSING - MAIN FARM HOUSE

## Farm House Location

What if a different house location is better for farming?

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

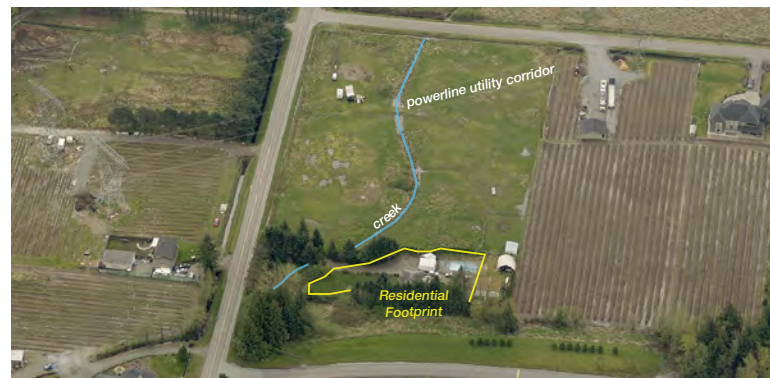
Furthermore, there will be circumstances where a house was built prior to adoption of new regulations and therefore it may not be possible for new additions or changes to completely comply with the new rules.

## Ideas being explored

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

### What do you think of these considerations?

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



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

Yes	Don't Know/No Opinion	No

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

The considerations sound appropriate	You've missed something (place sticky below)	Something should be removed (place sticky below)



Tell Us More

**AgRefresh**  
Enhancing Agriculture in Abbotsford



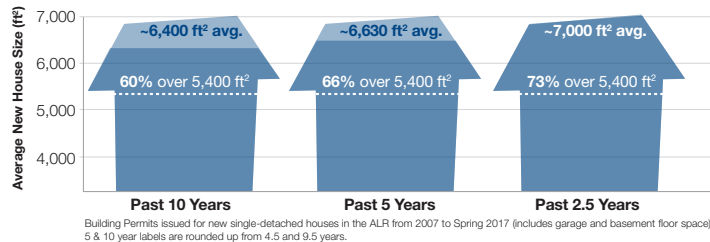
# HOUSING - MAIN FARM HOUSE - SIZE

## Farm House Size

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

The Ministry of Agriculture recommends a maximum house size of 500m<sup>2</sup> or (5,382 ft<sup>2</sup>) for all main farm houses in the ALR.

## House Construction Trends in Abbotsford's ALR



## Ideas being explored

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

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

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

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

Yes

I like the approach

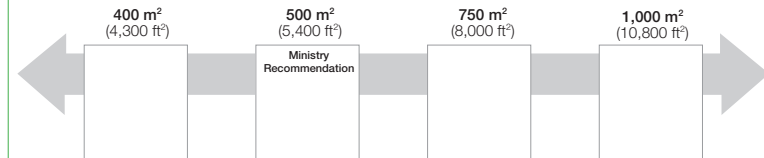
Regulate house size,  
but all lots should be allowed  
the same size house

No

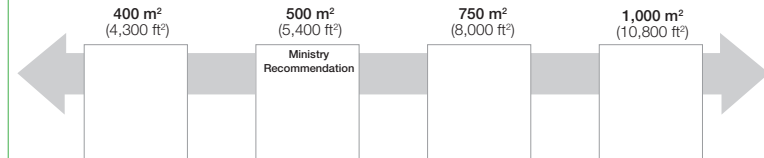
We shouldn't regulate house  
size in the ALR

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

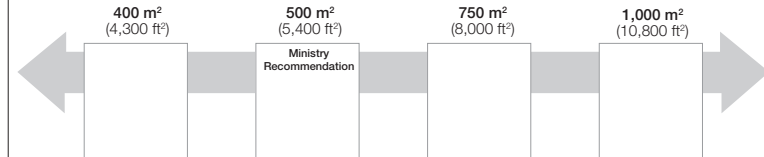
### Small ALR Lots <4ha (under ~10ac)



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



### Large ALR Lots 16ha+ (over 40ac)



Tell Us More

**AgRefresh**  
Enhancing Agriculture in Abbotsford



# HOUSING - MOBILE HOME FOR FAMILY

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

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

## Ideas being explored

### Remove the requirement for farm classification status

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

### Remove the minimum lot size

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

### Set a maximum 'residential footprint' (1,000m<sup>2</sup> or ¼ acre)

Similar to 'residential footprint' for the main farm house, this would limit the space a mobile home and yard could occupy on the farm. AgRefresh is exploring allowing a 1,000m<sup>2</sup> (¼ ac.) maximum area in addition to, and connected with, the main farm house 'residential footprint'.

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

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

## Mobile home for family (accessory to farm house)



Do you agree with the ideas being explored?  
(place a dot below and tell us more on a sticky note)

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



Tell Us More

**AgRefresh**  
Enhancing Agriculture in Abbotsford





# HOUSING - FULL TIME FARM WORKERS

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

## Ideas being explored

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

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

Set a maximum 'residential footprint' (1,000m<sup>2</sup>) and building setback (50m)

Limits the space a dwelling and yard can occupy on the farm. AgRefresh is exploring a maximum 1,000m<sup>2</sup> (¼ acre) residential footprint and 50m (164') maximum building setback.

Allow a maximum dwelling floor area of 300m<sup>2</sup> (3,200ft<sup>2</sup>)

The Ministry of Agriculture recommends a maximum dwelling size of 300m<sup>2</sup> for additional dwellings beyond the main farm house. This would apply to converted dwellings.

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

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

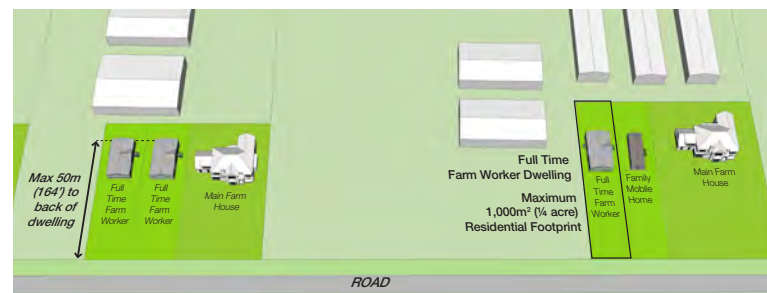
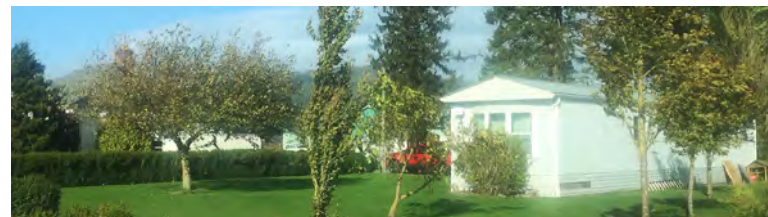
Remove requirements for farm owner to live on the same lot and an adult family member to work full-time on the farm

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

Allow use subject to ALC approval

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

## Full Time Farm Worker Dwelling



Do you agree with the ideas being explored?

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

Yes	Somewhat (tell us more)	Not really (tell us more)	No (tell us more)
<div></div>	<div></div>	<div></div>	<div></div>



Tell Us More

**AgRefresh**  
Enhancing Agriculture in Abbotsford



# HOUSING - COACH HOUSE

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

## Ideas being explored

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

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

**Maximum floor area of 90m<sup>2</sup> (968ft<sup>2</sup>)**

In accordance with ALC policy, this dwelling type may not exceed a floor area of 90m<sup>2</sup>

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

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

**Farm classification status (BCAA) is required to permit use**

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

**Occupancy is not restricted to family or workers**

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



Dwelling unit above an accessory building

Do you agree with the ideas being explored?

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

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



**Tell Us More**

**AgRefresh**  
Enhancing Agriculture in Abbotsford



# TEMPORARY FARM WORKER HOUSING

Support adaptable temporary farm worker housing

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

## Ideas being explored

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

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

Establish a maximum 'residential footprint' and maximum building setback

Set a maximum residential footprint of 1,050m<sup>2</sup> for lots 4-16 ha or 1,400m<sup>2</sup> for lots 16 ha or larger.

Increase allowable building size and add amenity space requirement

Set a 4.0 ha minimum lot size. Increase allowable building size to ~300m<sup>2</sup> (~3,200 ft<sup>2</sup>) for lots 4 to 16 ha and ~400m<sup>2</sup> (~4,300 ft<sup>2</sup>) for lots 16 ha or larger. Require modest indoor amenity space (e.g., lounge) to support liveability.

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

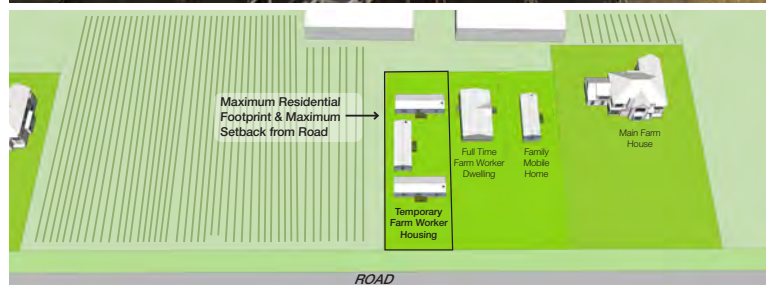
On a multi-lot farm operation, this housing type would be limited to one lot. Only permitted on land owned by the farm owner, but the farm owner would not need to live on the same lot.

Require an Agrologist report to demonstrate the need for housing

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

Expand to allow all fruit operations (not just berries)

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



Do you agree with the ideas being explored?

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

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

Should temporary worker housing be limited to Federal Program Workers?

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



Tell Us More

**AgRefresh**  
Enhancing Agriculture in Abbotsford



# URBAN-RURAL INTERFACE

Maximize urban-rural interface compatibility

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

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

## Ideas being explored

### Update landscape buffer design guidelines

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

### Analyze specific conditions where exemptions may be appropriate

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

### Review and update farm-side setbacks where needed

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



### Do you agree with the ideas being explored?

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

Yes	Somewhat (tell us more)	Not really (tell us more)	No (tell us more)
<div></div>	<div></div>	<div></div>	<div></div>

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

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

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



Tell Us More

**AgRefresh**  
Enhancing Agriculture in Abbotsford





# ON-FARM FOOD/COMMODITY PROCESSING

Manage more intensive food/commodity processing on farms

The shift away from central processing facilities and consolidation of farm operations is leading to a greater demand for larger on-farm processing facilities. Consultation has indicated support for regulating on-farm processing, noting the need to balance farm and industrial area regulations. The City currently allows on-farm sorting, washing, storing, and packing of fresh produce, and must be in accordance with ALC 50% source rules.

## Ideas being explored

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

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

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

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

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

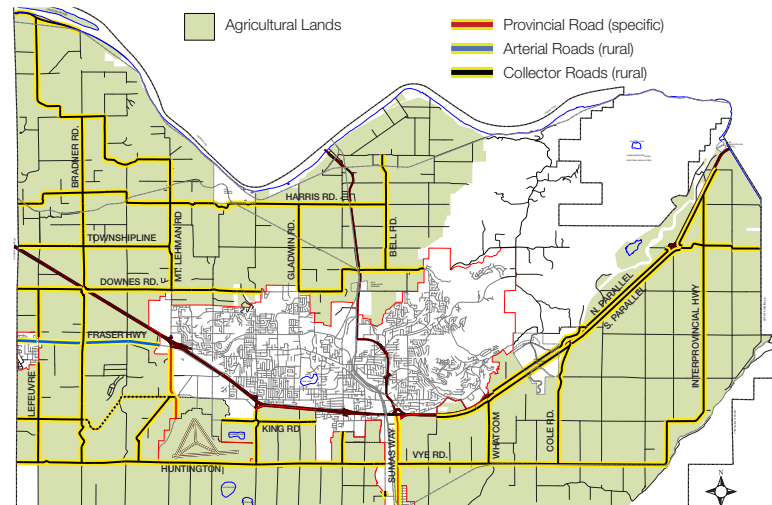
Maintain the 2,000m<sup>2</sup> (21,500 ft<sup>2</sup>) maximum on-farm processing floorspace

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

Establish OCP policy to guide consideration of applications for Level 2 processing and larger facilities (beyond 2,000m<sup>2</sup>)

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

Only consider rezoning applications for Level 2 uses & facilities over 2,000m<sup>2</sup> (21,500 ft<sup>2</sup>) on main roads (see map)



Do you agree with the ideas being explored?

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

Yes	Somewhat (tell us more)	Not really (tell us more)	No (tell us more)
<div></div>	<div></div>	<div></div>	<div></div>



Tell Us More

**AgRefresh**  
Enhancing Agriculture in Abbotsford



# FARM RETAIL

Guide the scale and location of farm retail operations

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

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

## Ideas being explored

Maintain the existing 300m<sup>2</sup> maximum floor area for farm retail (indoor/outdoor)

Maintain the 300m<sup>2</sup> combined maximum indoor and outdoor sales and display space limit. This limit would also apply where 100% of products sold are from the farm.

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

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

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

To retain land for farming, AgRefresh is exploring a 30 stall maximum for permanent farm retail parking (gravel/pavement). Temporary seasonal parking would not be limited, and non-permanent materials could be used to accommodate increased demand in peak periods. 30 stalls is double the minimum parking requirement for a 300m<sup>2</sup> farm retail operation.

Require a business licence for farm retail

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



Do you agree with the ideas being explored?

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

Yes	Somewhat (tell us more)	Not really (tell us more)	No (tell us more)
<div></div>	<div></div>	<div></div>	<div></div>



Tell Us More

**AgRefresh**  
Enhancing Agriculture in Abbotsford



# AGRI-TOURISM

Guide the scale and location of agri-tourism operations

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

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

## Ideas being explored

### Differentiate agri-tourism from gathering events

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

### Limit outdoor agri-tourism to a maximum area of 2,000m<sup>2</sup> (if year round)

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

### Remove the 10 month agri-tourism limit

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

### Remove indoor floor space reference from the Zoning Bylaw

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

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

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



## Do you agree with the ideas being explored?

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

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



**AgRefresh**  
Enhancing Agriculture in Abbotsford



# GATHERING EVENTS

## Enable and manage gathering for events

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

### Ideas being explored

#### Differentiate gathering events from agri-tourism

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

#### Require compliance with ALC regulations for events

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

#### New/converted permanent structures or buildings will not be permitted

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

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

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

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

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



Do you agree with the ideas being explored?  
(place a dot below and tell us more on a sticky note)

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



Tell Us More

**AgRefresh**  
Enhancing Agriculture in Abbotsford





# BREWERIES, MEADERIES & DISTILLERIES

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

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

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

## Ideas being explored

### Add to Zoning Bylaw as permitted uses

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

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

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

### Limit the processing area (brewing space) to a maximum of 2,000m<sup>2</sup>

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

### Allow an additional 125m<sup>2</sup> of indoor space for retail sales, sampling, and/or a food and beverage service lounge. Allow an additional 125m<sup>2</sup> of outdoor space.

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

### Establish building setbacks suitable to the use

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

### Establish a minimum lot size

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



Image credit: Field House Brewing

## Do you agree with the ideas being explored?

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

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



Tell Us More

**AgRefresh**  
Enhancing Agriculture in Abbotsford





# HOME BASED BUSINESSES

Strengthen the management and monitoring of home based businesses

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

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

## Ideas being explored

### Create a new home based business category specific to Agricultural Zoning

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

### Retain 112m<sup>2</sup> (1,205 ft<sup>2</sup>) maximum size

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

### Prohibit new commercial repair & maintenance of farm trucks/vehicles

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

### Prohibit new truck dispatch services as a home based business

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

### Renewed business licence process

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



## Do you agree with the ideas being explored?

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

Yes	Somewhat (tell us more)	Not really (tell us more)	No (tell us more)
<div></div>	<div></div>	<div></div>	<div></div>



Tell Us More

**AgRefresh**  
Enhancing Agriculture in Abbotsford



# RURAL CENTRES

Define and enhance rural centres

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

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

## Ideas being explored

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

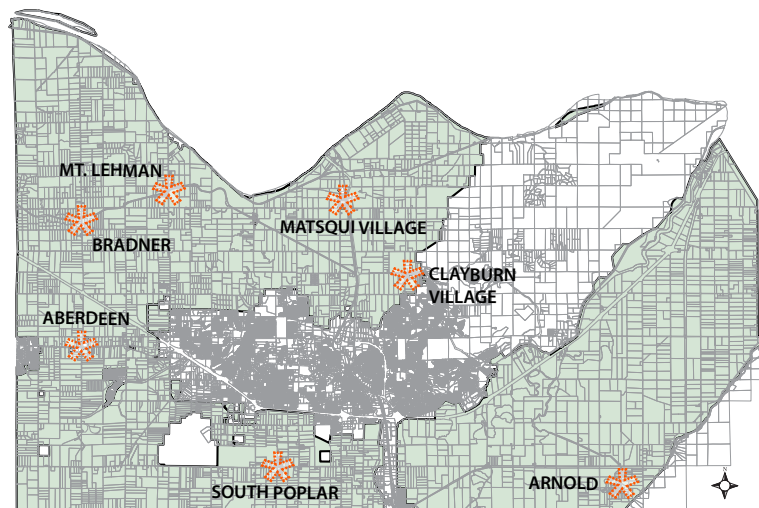
Explore OCP policy that would allow consideration of OCP amendments, Zoning Bylaw Amendments, and/or non-farm use applications on ALR properties to integrate institutional uses (e.g., public schools, community halls) if they support the agricultural community

Consider parcels less than 16 ha (40 acres)

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



## Rural Centres in Abbotsford



## Do you agree with the ideas being explored?

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

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



Tell Us More

**AgRefresh**  
Enhancing Agriculture in Abbotsford



# AGRI-INDUSTRIAL/ AGRI-INNOVATION

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

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

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

## Ideas being explored

### Shift the focus from Agri-Industrial to Agri-Innovation

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

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

### Explore key locations for Agri-Innovation

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

### Identify activities/uses considered to be agricultural innovation

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

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



Do you agree with the ideas being explored?  
(place a dot below and tell us more on a sticky note)

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

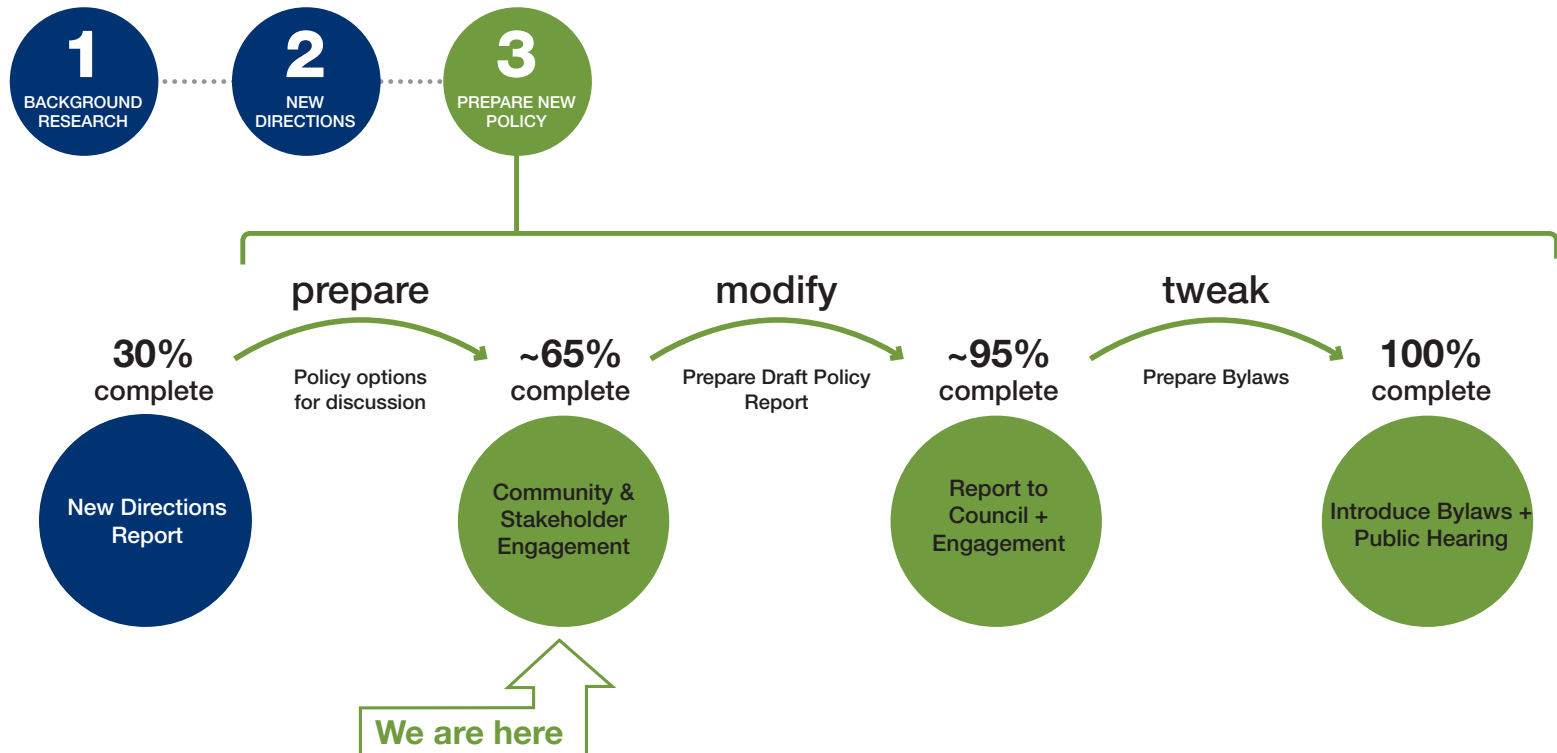


Tell Us More

**AgRefresh**  
Enhancing Agriculture in Abbotsford

# STAGE 3 - NEXT STEPS

How we will use your input ...



# DID WE MISS SOMETHING?

If you have an idea, thought, or concern related to something we didn't discuss please feel free to share it here!



**AgRefresh**  
Enhancing Agriculture in Abbotsford

# THANK YOU!



## Know someone that couldn't attend the open house?

Please encourage them to provide feedback online at:

**[www.abbotsford.ca/plan200ksurvey](http://www.abbotsford.ca/plan200ksurvey)**

## Please stay involved and connected

✉ Subscribe to the email listserv at **[www.abbotsford.ca/plan200ksurvey](http://www.abbotsford.ca/plan200ksurvey)**

📞 **604-864-5620**

✉ **[AgRefresh@abbotsford.ca](mailto:AgRefresh@abbotsford.ca)**

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

**AgRefresh**  
Enhancing Agriculture in Abbotsford



Blank for double-sided printing

## Appendix B - Online & Open House Feedback (Full Data)

---

This section provides the full response data and written submissions for each open house and the online survey. Personal information or profanity included in the written comments has been removed.



## Parcel Size (full data)

Do you agree with the ideas being explored?

### BRADNER (November 27, 2017)

	Yes	Somewhat	Not Really	No
Live in ALR and property used for farming	1	0	1	30
Live in ALR and property not used for farming	2	0	4	7
Live outside ALR and own land being farmed in ALR	0	0	0	2
Live on rural property outside ALR	0	0	0	0
Live in urban area	0	0	0	1
Don't live in Abbotsford	0	0	0	0
Other	0	0	0	0
<b>Total respondent count (48)</b>	3	0	5	40
<b>% of total responses</b>	<b>6%</b>	<b>0%</b>	<b>10%</b>	<b>83%</b>

### MATSQUI (November 28, 2017)

	Yes	Somewhat	Not Really	No
Live in ALR and property used for farming	9	4	0	0
Live in ALR and property not used for farming	3	0	0	0
Live outside ALR and own land being farmed in ALR	1	0	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	2	0	0	0
Don't live in Abbotsford	0	0	0	0
Other	0	0	0	0
<b>Total respondent count (19)</b>	15	4	0	0
<b>% of total responses</b>	<b>79%</b>	<b>21%</b>	<b>0%</b>	<b>0%</b>

### Parcel Size - Do you agree with the ideas being explored? (cont'd)

<b>ABERDEEN</b> (November 29, 2017)				
	<b>Yes</b>	<b>Somewhat</b>	<b>Not Really</b>	<b>No</b>
Live in ALR and property used for farming	6	3	5	3
Live in ALR and property not used for farming	1	1	1	0
Live outside ALR and own land being farmed in ALR	0	1	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	1	0	0	2
Don't live in Abbotsford	0	0	0	0
Other	1	1	0	0
<b>Total respondent count (26)</b>	<b>9</b>	<b>6</b>	<b>6</b>	<b>5</b>
<b>% of total responses</b>	<b>35%</b>	<b>23%</b>	<b>23%</b>	<b>19%</b>

<b>UPPER SUMAS</b> (November 30, 2017)				
	<b>Yes</b>	<b>Somewhat</b>	<b>Not Really</b>	<b>No</b>
Live in ALR and property used for farming	9	3	0	21
Live in ALR and property not used for farming	0	0	0	0
Live outside ALR and own land being farmed in ALR	0	0	0	3
Live on rural property outside ALR	0	0	0	0
Live in urban area	2	0	0	5
Don't live in Abbotsford	0	0	0	0
Other	0	0	0	0
<b>Total respondent count (43)</b>	<b>11</b>	<b>3</b>	<b>0</b>	<b>29</b>
<b>% of total responses</b>	<b>26%</b>	<b>7%</b>	<b>0%</b>	<b>67%</b>

### Parcel Size - Do you agree with the ideas being explored? (cont'd)

ONLINE SURVEY (Nov 27, 2017 - Jan 4, 2018)				
	Yes	Somewhat	Not Really	No
Live in ALR and property used for farming	19	20	7	3
Live in ALR and property not used for farming	4	3	0	0
Live outside ALR and own land being farmed in ALR	0	0	0	0
Live on rural property outside ALR	0	1	0	0
Live in urban area	17	13	0	0
Don't live in Abbotsford	3	1	1	0
Other	0	0	0	0
<b>Total respondent count (92)*</b>	43	38	8	3
<b>% of total responses</b>	<b>47%</b>	<b>41%</b>	<b>9%</b>	<b>3%</b>
<i>*3 additional online respondents indicated "Don't Know/No Opinion" instead of choosing one of the options above.</i>				

## Parcel Size - Written Feedback (Tell us More...)

### Bradner Open House (November 27, 2017)

- Restrict poultry layers, broilers, to 100,000 km<sup>2</sup> or 10,000 per acre. Re: future waste and avian flu, etc.
- Why is A2 Zone larger parcel size [illegible] compared to A1? Makes no sense. Should be 8ha min.
- I would like parcel size to get smaller. 10 acres would be ideal.
- I like parcel size to get smaller, like 10 acres would be ideal.
- Like existing minimum parcel size.
- Woodlots, creeks?
- Keep parcel sizes.
- Keep current parcel sizes.
- Big farm can still farm 2.5 and 5 acres - what can they farm

### Matsqui Open House (November 28, 2017)

- The 40 acre limit might be high ... 20? (ex. Very few 40 acre parcels available in Matsqui).
- Okay with lot line adjustment and rural centre ideas, but not 16 ha minimum.
- Property line changes to improve farming. No subdivision but amalgamation of parcels.

### Aberdeen Open House (November 29, 2017)

- Very interesting ideas but it is hard to provide feedback without knowing what developers, etc. may get to do once these changes are made.
- Suddenly real estate developers get very interested.
- Farming the property must be stipulated.
- Parcel size adjacent to urban zone should have some flexibility to make smaller acreages.

- Concepts should be separated. I agree with one, but not with all.
- 3 different ideas. Each one should have its own 'do you agree'.
- Too many ideas. They need to be separated.
- Too many different ideas here.

### Upper Sumas Open House (November 30, 2017)

- 40 acres is too big. Young new farmers could not afford to purchase property at current values. Encourage young/new farmers.

### Online Survey (Nov 27, 2017 - Jan 4, 2018)

- We are a small family farm that produces beef & chicken to meet the needs of 5 to 10 other families in the community. We need to allow for more farms like ours. Not less. It seems that every new rule to help the large commercial operation and make it difficult for family farms.
- 40 acres is a giant number, and will only serve to promote Corporatization of Ag land. That number is not family friendly.
- I agree with the 1st two ideas, the 3rd is bad as it is a easy way out of the 1st two guidelines.
- But, one thing not explored, which is disappointing, is to encourage payment for amalgamation in order to obtain more parcel of 40 acres or more. There is a big demand for it! Vegetables, Blueberries, Greenhouses.
- Each situation should be assessed. Having farm land turned into 'estate' homes where no farming is being done is pointless. Also having minimums on lot size where you can add farm help housing is useless, each individual case needs to be assessed.
- Cannot afford the property taxes without farming, but am asset rich (land) and cash poor so would like to be able to cut property in half so I could sell half and farm the rest. Not allowed to do this. Some properties seem to be able to get permission for this. Our area is zoned 20 acres,



yet many properties are cut in half or have several residences constructed yet others cannot get permission to do anything. No consistency. It almost appears as if it's who you know, not what you do.

- Decreasing parcel size may seem like a good idea but it leads to more estate residential developments.
- Abbotsford should be more open to small, boutique farming operations. A lot can be done on 8 hectares, or even a parcel as small as 5 acres, if the rules and regulations can be made to better support small farms. Small parcels may not be actively farmed as much currently because current bylaws make some things very difficult for small farms.
- I feel there is no need to restrict lot sizes to a 16ha minimum as the costs to buy and start any farming venture in the FV would be far too high to even qualify for a loan to afford such a venture.
- Minimum 16 ha parcels make it difficult for young farms to afford farmland. It is possible to have productive parcels that are 2-4 ha and are much more affordable.
- Do not consider smaller lots.
- Prefer minimum size for parcels except in rural centres.
- I'm worried that preventing smaller subdivisions will lead to increasingly unaffordable parcels for regular, local folk.
- Too many options not enough info.
- I am concerned about the consideration of smaller lots in rural centres.
- Flexibility for land owners is important.
- I don't like the idea of smaller lots being considered in Rural Centers.
- I support smaller parcels for rural centres (creates sense of community).
- Need land to grow food. The more land taken away from farming means our food dependence is not in Canada. It's already bad enough for the amount of food brought in from outside of Canada.
- 20 - 30 acres can be effectively farmed and are more affordable for the beginning farmer.
- I'm not sure what the benefit is to adjusting lot lines and I am wary of allowing smaller lots in rural centers beyond what currently exists.
- A farm may need to adjust a lot line to improve the agricultural efficiency or capability of the land, which may result in a lot smaller than the minimum size.
- If the property is within close proximity to residential neighborhoods and is allocated "urban core" there should be considerations for ALR removal. My property is only 2 Ha in size and not suitable for intensive farming. I currently have restrictions on the land because of the "urban core" designation.
- Agr land not used for agr must be taxed at a premium to encourage agr activities.
- It is important to keep a somewhat open policy, not all one size fits all.
- Subdivision under the condition that the totality of all parcels remain as ALR!
- Strongly support a minimum lot size of 16 ha and lot line adjustments that benefit agriculture, but if smaller zoning minimums are to be considered for rural centres, then the decision must directly support agriculture rather than just enabling increased urbanization from the rural centres.
- To allow lot line adjustments sounds like it may have a lot of grey areas. I support increasing the minimum lot size of 40 acres for all new subdivisions in the ALR.



## Primary Housing - Residential Footprint

**Q1 - Do you agree with linking residential footprint to lot size?**

**BRADNER** (November 27, 2017)

	Yes	No, treat all the same	No - Don't Regulate	Don't Know/ No Opinion
Live in ALR and property used for farming	22	15	3	0
Live in ALR and property not used for farming	6	6	4	0
Live outside ALR and own land being farmed in ALR	1	0	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	1	0	0	0
Don't live in Abbotsford	1	0	0	0
Other	0	0	0	0
<b>Total respondent count (59)</b>	31	21	7	0
<b>% of total responses</b>	<b>53%</b>	<b>36%</b>	<b>12%</b>	<b>0%</b>

**MATSQUI** (November 28, 2017)

	Yes	No, treat all the same	No - Don't Regulate	Don't Know/ No Opinion
Live in ALR and property used for farming	15	2	0	0
Live in ALR and property not used for farming	1	0	0	0
Live outside ALR and own land being farmed in ALR	1	0	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	2	0	0	0
Don't live in Abbotsford	0	0	0	0
Other	0	0	0	0
<b>Total respondent count (21)</b>	19	2	0	0
<b>% of total responses</b>	<b>90%</b>	<b>10%</b>	<b>0%</b>	<b>0%</b>

## Q1 - Do you agree with linking residential footprint to lot size? (cont'd)

### ABERDEEN (November 29, 2017)

	Yes	No, treat all the same	No - Don't Regulate	Don't Know/ No Opinion
Live in ALR and property used for farming	13	1	6	0
Live in ALR and property not used for farming	3	1	0	0
Live outside ALR and own land being farmed in ALR	1	0	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	2	1	0	0
Don't live in Abbotsford	0	0	0	0
Other	2	0	0	0
<b>Total respondent count (30)</b>	21	3	6	0
<b>% of total responses</b>	<b>70%</b>	<b>10%</b>	<b>20%</b>	<b>0%</b>

### UPPER SUMAS (November 30, 2017)

	Yes	No, treat all the same	No - Don't Regulate	Don't Know/ No Opinion
Live in ALR and property used for farming	7	5	34	0
Live in ALR and property not used for farming	2	0	1	0
Live outside ALR and own land being farmed in ALR	0	0	3	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	0	0	4	0
Don't live in Abbotsford	0	0	0	0
Other	0	0	0	0
<b>Total respondent count (56)</b>	9	5	42	0
<b>% of total responses</b>	<b>16%</b>	<b>9%</b>	<b>75%</b>	<b>0%</b>

## Q1 - Do you agree with linking residential footprint to lot size?

**ONLINE SURVEY** (Nov 27, 2017 - Jan 4, 2018)

	Yes	No, treat all the same	No - Don't Regulate	Don't Know/ No Opinion
Live in ALR and property used for farming	26	7	9	2
Live in ALR and property not used for farming	4	0	0	0
Live outside ALR and own land being farmed in ALR	0	0	0	1
Live on rural property outside ALR	1	0	0	0
Live in urban area	22	9	1	0
Don't live in Abbotsford	1	3	1	0
Other	0	0	0	0
<b>Total respondent count (87)</b>	54	19	11	3
<b>% of total responses</b>	<b>62%</b>	<b>22%</b>	<b>13%</b>	<b>3%</b>

## Q2 - Do you agree with the residential footprint being explored for lots <4 ha?

### BRADNER (November 27, 2017)

	Footprint should be slightly smaller	I like the proposed 2,000m <sup>2</sup>	Footprint should be slightly larger	Footprint should be much larger
Live in ALR and property used for farming	6	6	6	5
Live in ALR and property not used for farming	2	2	4	0
Live outside ALR and own land being farmed in ALR	0	0	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	0	1	0	0
Don't live in Abbotsford	1	0	0	0
Other	0	0	0	0
<b>Total respondent count (33)</b>	9	9	10	5
<b>% of total responses</b>	<b>27%</b>	<b>27%</b>	<b>30%</b>	<b>15%</b>

### MATSQUI (November 28, 2017)

	Footprint should be slightly smaller	I like the proposed 2,000m <sup>2</sup>	Footprint should be slightly larger	Footprint should be much larger
Live in ALR and property used for farming	1	9	6	0
Live in ALR and property not used for farming	0	2	0	0
Live outside ALR and own land being farmed in ALR	0	1	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	0	1	0	0
Don't live in Abbotsford	0	0	0	0
Other	0	0	0	0
<b>Total respondent count (20)</b>	1	13	6	0
<b>% of total responses</b>	<b>5%</b>	<b>65%</b>	<b>30%</b>	<b>0%</b>



## Q2 - Do you agree with the residential footprint being explored for lots <4 ha? (cont'd)

### ABERDEEN (November 29, 2017)

	Footprint should be slightly smaller	I like the proposed 2,000m <sup>2</sup>	Footprint should be slightly larger	Footprint should be much larger
Live in ALR and property used for farming	1	6	7	2
Live in ALR and property not used for farming	1	0	0	0
Live outside ALR and own land being farmed in ALR	0	1	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	1	1	0	0
Don't live in Abbotsford	0	0	0	0
Other	0	0	0	0
<b>Total respondent count (20)</b>	3	8	7	2
<b>% of total responses</b>	<b>15%</b>	<b>40%</b>	<b>35%</b>	<b>10%</b>

### UPPER SUMAS (November 30, 2017)

	Footprint should be slightly smaller	I like the proposed 2,000m <sup>2</sup>	Footprint should be slightly larger	Footprint should be much larger
Live in ALR and property used for farming	2	7	3	25
Live in ALR and property not used for farming	0	1	0	1
Live outside ALR and own land being farmed in ALR	0	0	0	2
Live on rural property outside ALR	0	0	0	0
Live in urban area	0	2	0	2
Don't live in Abbotsford	0	0	0	0
Other	0	0	0	0
<b>Total respondent count (45)</b>	2	10	3	30
<b>% of total responses</b>	<b>4%</b>	<b>22%</b>	<b>7%</b>	<b>67%</b>

## Q2 - Do you agree with the residential footprint being explored for lots <4 ha? (cont'd)

ONLINE SURVEY (Nov 27, 2017 - Jan 4, 2018)				
	Footprint should be slightly smaller	I like the proposed 2,000m <sup>2</sup>	Footprint should be slightly larger	Footprint should be much larger
Live in ALR and property used for farming	3	22	7	2
Live in ALR and property not used for farming	0	4	0	0
Live outside ALR and own land being farmed in ALR	0	0	0	0
Live on rural property outside ALR	1	0	0	0
Live in urban area	6	23	2	0
Don't live in Abbotsford	0	3	1	0
Other	0	0	0	0
<b>Total respondent count (74)*</b>	10	52	10	2
<b>% of total responses</b>	<b>14%</b>	<b>70%</b>	<b>14%</b>	<b>3%</b>
*11 additional online respondents indicated they do not want to regulate residential footprint instead of choosing one of the options above. 2 additional online respondents indicated "Don't Know/No Opinion".				

### Q3 - Do you agree with the residential footprint being explored for lots 4 ha and larger?

#### BRADNER (November 27, 2017)

	Footprint should be much smaller	Footprint should be slightly smaller	I like the proposed 3,000m <sup>2</sup>	Footprint should be slightly larger
Live in ALR and property used for farming	3	1	7	8
Live in ALR and property not used for farming	2	0	3	0
Live outside ALR and own land being farmed in ALR	0	0	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	0	0	1	0
Don't live in Abbotsford	0	0	1	0
Other	0	0	0	0
<b>Total respondent count (26)</b>	<b>5</b>	<b>1</b>	<b>12</b>	<b>8</b>
<b>% of total responses</b>	<b>19%</b>	<b>4%</b>	<b>46%</b>	<b>31%</b>

#### MATSQUI (November 28, 2017)

	Footprint should be much smaller	Footprint should be slightly smaller	I like the proposed 3,000m <sup>2</sup>	Footprint should be slightly larger
Live in ALR and property used for farming	0	2	7	3
Live in ALR and property not used for farming	0	1	1	0
Live outside ALR and own land being farmed in ALR	0	0	1	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	0	0	1	0
Don't live in Abbotsford	0	0	0	0
Other	0	0	0	0
<b>Total respondent count (16)</b>	<b>0</b>	<b>3</b>	<b>10</b>	<b>3</b>
<b>% of total responses</b>	<b>0%</b>	<b>19%</b>	<b>63%</b>	<b>19%</b>

### Q3 - Do you agree with the residential footprint being explored for lots 4 ha and larger? (cont'd)

ABERDEEN (November 29, 2017)				
	Footprint should be much smaller	Footprint should be slightly smaller	I like the proposed 3,000m <sup>2</sup>	Footprint should be slightly larger
Live in ALR and property used for farming	2	0	7	8
Live in ALR and property not used for farming	1	0	0	0
Live outside ALR and own land being farmed in ALR	0	0	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	1	0	0	1
Don't live in Abbotsford	0	0	0	0
Other	0	1	0	0
<b>Total respondent count (21)</b>	4	1	7	9
<b>% of total responses</b>	<b>19%</b>	<b>5%</b>	<b>33%</b>	<b>43%</b>

UPPER SUMAS (November 30, 2017)				
	Footprint should be much smaller	Footprint should be slightly smaller	I like the proposed 3,000m <sup>2</sup>	Footprint should be slightly larger
Live in ALR and property used for farming	3	1	4	26
Live in ALR and property not used for farming	0	0	1	0
Live outside ALR and own land being farmed in ALR	0	0	0	2
Live on rural property outside ALR	0	0	0	0
Live in urban area	0	0	2	2
Don't live in Abbotsford	0	0	0	0
Other	0	0	0	0
<b>Total respondent count (41)</b>	3	1	7	30
<b>% of total responses</b>	<b>7%</b>	<b>2%</b>	<b>17%</b>	<b>73%</b>

### Q3 - Do you agree with the residential footprint being explored for lots 4 ha and larger? (cont'd)

ONLINE SURVEY (Nov 27, 2017 - Jan 4, 2018)

	Footprint should be much smaller	Footprint should be slightly smaller	I like the proposed 3,000m <sup>2</sup>	Footprint should be slightly larger
Live in ALR and property used for farming	3	8	17	6
Live in ALR and property not used for farming	0	1	3	0
Live outside ALR and own land being farmed in ALR	0	0	0	1
Live on rural property outside ALR	1	0	0	0
Live in urban area	1	17	13	0
Don't live in Abbotsford	0	2	2	0
Other	0	0	0	0
<b>Total respondent count (75)*</b>	5	28	35	7
<b>% of total responses</b>	<b>7%</b>	<b>37%</b>	<b>47%</b>	<b>9%</b>

*\*10 additional online respondents indicated they do not want to regulate residential footprint instead of choosing one of the options above. 2 additional online respondents indicated "Don't Know/No Opinion".*

## Residential Footprint - Written Feedback (Tell us More...)

### Bradner Open House (November 27, 2017)

- This does not work in this area. Too many ravines and creeks.

### Matsqui Open House (November 28, 2017)

- No written comments provided.

### Aberdeen Open House (November 29, 2017)

- I agree but each lot and its owners to be assessed on its own. I have a lot of kids and want them at home for as long as I can.
- I have 7 children and they all live at home. Could you consider making it a 5,000 sf footprint. Not total.
- Extra large homes go against original reason for having a farm house on ALR land (i.e. place for farmer and family and workers).

### Upper Sumas Open House (November 30, 2017)

- Main housing footprint according to Ministry of Ag Standards. However, 4 ha should be 3.8 ha.
- Extra dwelling should be allowed if they do not exceed the area that was already used as residential.

### Online Survey (Nov 27, 2017 - Jan 4, 2018)

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

- 0.65 acre
- It preserves costly farmland, and prevent mansion building, prevent non-farmers building mansions on scarce farmland
- What is height max on building?
- Depends on the situation. If anyone in the ALR can prove need for what they are asking, and are actually farming, there is no need for city interference. However if farming can not be shown, taxes should be tripled as a penalty.
- The reasons given don't seem adequate to me. This should not be

regulated.

- Yes, we need to limited the size of the main house so people do not use AGRY land only for housing
- Tax rules allow property owners to own 1.24 acres for their principle residence. The rules should be in line with the ability to use personally owned land as a residential footprint.
- Protect farmland
- My 5 acre plot has one acre of forest. Does this count as my "residential footprint"? Am I expected to remove the trees if I want to build a house?
- Yes but only parcels under 10 acres.
- For new residential structures - yes there should be a limit on yard size, but I'm more concerned with houses being built right in the middle of ALR land or at the back of ALR land, taking usable ALR land away
- A small property may be used as a hobby farm vs a commercial farm and as such may have a more blurred division between residential and farm use.
- 2000 m2 is a generous footprint on any lot size
- Unless a second residence for a farm hand is required, the footprint doesn't need to change.
- I don't agree with having a 3,000 m2 residential footprint for a lot of 4 ha or larger. Allowing so much residential use on farmland is creating speculative pricing on farmland and making it very difficult for new farmers to buy land and build up a farm business and is encouraging those who are not really interested in farming, but rather in simply owning a large home or rural lifestyle in buying land in the ALR.
- More land for farming needed. 5000+m2 is too large for a small farm.
- At the current costs of land and the new ideal of efficient farming residential footprint will take care of itself.
- Yes, I think Abbotsford need to do more regulation of housing in farm land
- However please consider the type of farm, a poultry or intensive livestock is different than a field crop farm
- I think you need to regulate lot size but I think if a farmer wants to have a

smaller main house and maybe some affordable housing units on the lot to help with income and make it more financially feasible for young farmers to carry on the farming tradition.

- A variable lot size as proposed will likely lead to an increasing number of larger lots being converted into estate homes, which would likely lead to more land essentially removed from the ALR. As we have seen, many of the families that want estate homes are not deterred by price of land. Further, land prices per ha decrease with increasing parcel size, which combined with the proposal will reinforce decisions to purchase larger lots for estate homes.
- A larger house shouldn't have to take up more land. Houses should be close to the road to maximize land efficiency.

#### **Do you agree with the residential footprint being explored for lots under 4ha (10 ac.)?**

- What is height max on building??
- I do not agree with this. Our acreage is 5.5 acres and we 'out farm' all the properties around us, yet are penalized for asking to add a dwelling for direct family to help out on the farm. The current bylaws are daft.
- 2500
- As ministry have number, accepted
- As stated about I think the footprint should be 1.24 acres based on the allowable area that can be used for the principle residence capital gains exemption.
- I'm concerned about those who build large homes on agricultural land to avoid high property taxes. Limiting the size of homes might deter some from doing this
- Honestly if someone is farming the property producing an income and paying taxes on it. It should be none of the cities or public's business.
- Not all properties are equal. A property that has a smaller area of land suitable for farming should be able to use the rest of the land as the residential footprint.
- I think this is a very good compromise in terms of size
- Again leave it open to some discretion
- See previous answer.

- Not too large. But some may want to put a secondary building for family to help with the farm

#### **Do you agree with the residential footprint being explored for lots 4ha or larger?**

- 4000
- I do not agree with monster homes, these are actually more than one residence disguised under one roof line. This should be stopped, but I do not agree with telling people how small or large their single family residence is.
- This is larger than what ministry recommended
- Percentage of property size up to 1 acre, not fixed number
- Some farm businesses own more than one parcel ranging from 10 acres to 100 acres. If I want to build a large house on my less than 10 acre parcel but still farm the rest of my land I own lets say 100 acres what is that anyones business to even have voice in?
- The a larger lot doesn't necessarily warrant a larger home plate. Keep it the same across the board, as per ministry rules.
- I don't think 3/4 of an acre is necessary for a farm that could still be relatively small. 10 acres isn't a big farm.
- The footprint of 2,000 m2 is very generous. That size or smaller
- No one NEEDS more than 1/2 acre for the residential footprint.
- Already answered above





## Primary Housing - Farm House Location - Setback

Q1 - Do you agree with linking maximum house setback to lot size?

**BRADNER** (November 27, 2017)

	Yes	No, treat all the same	No - Don't Regulate	Don't Know/ No Opinion
Live in ALR and property used for farming	12	1	37	1
Live in ALR and property not used for farming	1	2	11	0
Live outside ALR and own land being farmed in ALR	0	0	1	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	1	0	0	0
Don't live in Abbotsford	0	0	0	0
Other	0	0	0	0
<b>Total respondent count (67)</b>	14	3	49	1
<b>% of total responses</b>	<b>21%</b>	<b>4%</b>	<b>73%</b>	<b>1%</b>

**MATSQUI** (November 28, 2017)

	Yes	No, treat all the same	No - Don't Regulate	Don't Know/ No Opinion
Live in ALR and property used for farming	11	2	1	0
Live in ALR and property not used for farming	2	0	0	0
Live outside ALR and own land being farmed in ALR	1	0	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	1	0	0	0
Don't live in Abbotsford	0	0	0	0
Other	0	0	0	0
<b>Total respondent count (18)</b>	15	2	1	0
<b>% of total responses</b>	<b>83%</b>	<b>11%</b>	<b>6%</b>	<b>0%</b>

## Q1 - Do you agree with linking maximum house setback to lot size? (cont'd)

### ABERDEEN (November 29, 2017)

	Yes	No, treat all the same	No - Don't Regulate	Don't Know/ No Opinion
Live in ALR and property used for farming	3	0	25	0
Live in ALR and property not used for farming	2	0	0	0
Live outside ALR and own land being farmed in ALR	1	0	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	1	1	0	0
Don't live in Abbotsford	0	0	0	0
Other	2	0	0	0
<b>Total respondent count (35)</b>	9	1	25	0
<b>% of total responses</b>	<b>26%</b>	<b>3%</b>	<b>71%</b>	<b>0%</b>

### UPPER SUMAS (November 30, 2017)

	Yes	No, treat all the same	No - Don't Regulate	Don't Know/ No Opinion
Live in ALR and property used for farming	8	0	29	0
Live in ALR and property not used for farming	0	0	3	0
Live outside ALR and own land being farmed in ALR	0	0	7	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	0	1	3	0
Don't live in Abbotsford	0	0	0	0
Other	0	0	0	0
<b>Total respondent count (51)</b>	8	1	42	0
<b>% of total responses</b>	<b>16%</b>	<b>2%</b>	<b>82%</b>	<b>0%</b>

### Q1 - Do you agree with linking maximum house setback to lot size? (cont'd)

**ONLINE SURVEY** (Nov 27, 2017 - Jan 4, 2018)

	Yes	No, treat all the same	No - Don't Regulate	Don't Know/ No Opinion
Live in ALR and property used for farming	16	6	21	0
Live in ALR and property not used for farming	2	1	1	0
Live outside ALR and own land being farmed in ALR	0	1	0	0
Live on rural property outside ALR	0	0	1	0
Live in urban area	18	10	2	2
Don't live in Abbotsford	1	2	2	0
Other	0	0	0	0
<b>Total respondent count (86)</b>	37	20	27	2
<b>% of total responses</b>	<b>43%</b>	<b>23%</b>	<b>31%</b>	<b>2%</b>

## Q2 - Do you agree with the maximum house setback being explored for lots <4 ha?

**BRADNER** (November 27, 2017)

	Should be slightly closer to the road	I like the proposed 50m	Should be slightly further from the road	Should be much further from the road
Live in ALR and property used for farming	4	5	3	4
Live in ALR and property not used for farming	0	1	0	2
Live outside ALR and own land being farmed in ALR	0	0	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	0	1	0	0
Don't live in Abbotsford	0	0	0	0
Other	0	0	0	0
<b>Total respondent count (20)</b>	4	7	3	6
<b>% of total responses</b>	<b>20%</b>	<b>35%</b>	<b>15%</b>	<b>30%</b>

**MATSQUI** (November 28, 2017)

	Should be slightly closer to the road	I like the proposed 50m	Should be slightly further from the road	Should be much further from the road
Live in ALR and property used for farming	6	6	0	0
Live in ALR and property not used for farming	0	1	0	0
Live outside ALR and own land being farmed in ALR	1	0	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	0	1	0	0
Don't live in Abbotsford	0	0	0	0
Other	0	0	0	0
<b>Total respondent count (15)</b>	7	8	0	0
<b>% of total responses</b>	<b>47%</b>	<b>53%</b>	<b>0%</b>	<b>0%</b>

## Q2 - Do you agree with the maximum house setback being explored for lots <4 ha? (cont'd)

### ABERDEEN (November 29, 2017)

	Should be slightly closer to the road	I like the proposed 50m	Should be slightly further from the road	Should be much further from the road
Live in ALR and property used for farming	0	0	0	1
Live in ALR and property not used for farming	0	1	0	0
Live outside ALR and own land being farmed in ALR	0	1	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	0	2	0	0
Don't live in Abbotsford	0	0	0	0
Other	0	0	0	0
<b>Total respondent count (5)</b>	0	4	0	1
<b>% of total responses</b>	<b>0%</b>	<b>80%</b>	<b>0%</b>	<b>20%</b>

### UPPER SUMAS (November 30, 2017)

	Should be slightly closer to the road	I like the proposed 50m	Should be slightly further from the road	Should be much further from the road
Live in ALR and property used for farming	0	6	1	27
Live in ALR and property not used for farming	0	0	0	1
Live outside ALR and own land being farmed in ALR	0	0	0	4
Live on rural property outside ALR	0	0	0	0
Live in urban area	0	0	1	2
Don't live in Abbotsford	0	0	0	0
Other	0	0	0	0
<b>Total respondent count (42)</b>	0	6	2	34
<b>% of total responses</b>	<b>0%</b>	<b>14%</b>	<b>5%</b>	<b>81%</b>

## Q2 - Do you agree with the maximum house setback being explored for lots <4 ha? (cont'd)

ONLINE SURVEY (Nov 27, 2017 - Jan 4, 2018)				
	Should be slightly closer to the road	I like the proposed 50m	Should be slightly further from the road	Should be much further from the road
Live in ALR and property used for farming	2	16	3	2
Live in ALR and property not used for farming	1	1	1	0
Live outside ALR and own land being farmed in ALR	0	0	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	4	23	0	0
Don't live in Abbotsford	1	2	0	0
Other	0	0	0	0
<b>Total respondent count (56)*</b>	8	42	4	2
<b>% of total responses</b>	<b>14%</b>	<b>75%</b>	<b>7%</b>	<b>4%</b>
*25 additional online respondents indicated they do not want to regulate maximum house setback instead of choosing one of the options above. 5 additional online respondents indicated "Don't Know/No Opinion".				

### Q3 - Do you agree with the maximum house setback being explored for lots 4 ha and larger?

#### BRADNER (November 27, 2017)

	Should be much closer to the road	Should be slightly closer to the road	I like the proposed 60m	Should be slightly further from the road
Live in ALR and property used for farming	4	2	4	6
Live in ALR and property not used for farming	0	1	0	0
Live outside ALR and own land being farmed in ALR	0	0	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	0	1	0	0
Don't live in Abbotsford	0	0	0	0
Other	0	0	0	0
<b>Total respondent count (18)</b>	4	4	4	6
<b>% of total responses</b>	<b>22%</b>	<b>22%</b>	<b>22%</b>	<b>33%</b>

#### MATSQUI (November 28, 2017)

	Should be much closer to the road	Should be slightly closer to the road	I like the proposed 60m	Should be slightly further from the road
Live in ALR and property used for farming	0	3	7	0
Live in ALR and property not used for farming	0	0	1	0
Live outside ALR and own land being farmed in ALR	0	1	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	0	0	1	0
Don't live in Abbotsford	0	0	0	0
Other	0	0	0	0
<b>Total respondent count (13)</b>	0	4	9	0
<b>% of total responses</b>	<b>0%</b>	<b>31%</b>	<b>69%</b>	<b>0%</b>



### Q3 - Do you agree with the maximum house setback being explored for lots 4 ha and larger? (cont'd)

#### ABERDEEN (November 29, 2017)

	Should be much closer to the road	Should be slightly closer to the road	I like the proposed 60m	Should be slightly further from the road
Live in ALR and property used for farming	0	0	1	1
Live in ALR and property not used for farming	0	0	1	0
Live outside ALR and own land being farmed in ALR	0	0	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	0	2	0	0
Don't live in Abbotsford	0	0	0	0
Other	0	0	0	0
<b>Total respondent count (5)</b>	0	2	2	1
<b>% of total responses</b>	<b>0%</b>	<b>40%</b>	<b>40%</b>	<b>20%</b>

#### UPPER SUMAS (November 30, 2017)

	Should be much closer to the road	Should be slightly closer to the road	I like the proposed 60m	Should be slightly further from the road
Live in ALR and property used for farming	1	2	1	23
Live in ALR and property not used for farming	0	0	1	0
Live outside ALR and own land being farmed in ALR	0	0	0	3
Live on rural property outside ALR	0	0	0	0
Live in urban area	0	0	0	2
Don't live in Abbotsford	0	0	0	0
Other	0	0	0	0
<b>Total respondent count (33)</b>	1	2	2	28
<b>% of total responses</b>	<b>3%</b>	<b>6%</b>	<b>6%</b>	<b>85%</b>

### Q3 - Do you agree with the maximum house setback being explored for lots 4 ha and larger? (cont'd)

**ONLINE SURVEY** (Nov 27, 2017 - Jan 4, 2018)

	Should be much closer to the road	Should be slightly closer to the road	I like the proposed 60m	Should be slightly further from the road
Live in ALR and property used for farming	3	5	10	4
Live in ALR and property not used for farming	1	1	0	1
Live outside ALR and own land being farmed in ALR	0	0	0	0
Live on rural property outside ALR	0	0	1	0
Live in urban area	2	13	11	0
Don't live in Abbotsford	0	3	0	0
Other	0	0	0	0
<b>Total respondent count (55)*</b>	6	22	22	5
<b>% of total responses</b>	<b>11%</b>	<b>40%</b>	<b>40%</b>	<b>9%</b>

*\*25 additional online respondents indicated they do not want to regulate maximum house setback instead of choosing one of the options above. 6 additional online respondents indicated "Don't Know/No Opinion".*

## Maximum House Setback - Written Feedback (Tell us More...)

### Bradner Open House (November 27, 2017)

- Totally impractical. Stop trying to take away our right to live where we want.
- No, no, no. Quit trying to regulate us to death.
- Too many regs. Stay out.
- Too much regulation. Let people put their houses where they want.
- Too much variability in specific land layouts. Dual use driveway, topography, lot shape, etc.
- Nanny state. Do not regulate every last little thing.
- If the maximum residential footprints are respected, regulating setbacks seems unnecessarily limiting.

### Matsqui Open House (November 28, 2017)

- *No comments provided.*

### Aberdeen Open House (November 29, 2017)

- Sometimes long driveways provide access to various areas of the farm, not just housing. The lay of the land, such as watercourses, low levels, etc, come into factor.
- Allow houses where you can't farm (e.g. hillsides).
- Really don't understand why or how we can put an envelope over all the land. Different lots/ different needs.
- Where are the options?
- Consideration must be given to the lay of the land and soil condition.

### Upper Sumas Open House (November 30, 2017)

- Our property is very low nearest the road. The old farm house we need to replace is already farther than 60m from the road. We would likely

have to build past that house. Exceptions need to be considered.

- You have way too many regs already.
- No regulation required.

### Online Survey (Nov 27, 2017 - Jan 4, 2018)

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

- It depends on the land if this approach would work. if there are hills at the front of the property this could be not feasible
- Allow a person to do what they want on their own property!
- You cannot have a one size fits all rule for this. Each parcel is unique and ideal house location will vary.
- It's not the city's place to decide how a farm 'design' is to best work for that owner.
- The city has no business regulating this.
- Min 50m is a good setback for lot less than 10ac
- Every parcel has unique characteristics. Regulating setbacks limits the ability to place a house on some properties.
- See below
- I want my house at the back of my property for the view and noise reduction. I do not want to be near both busy roads and do not want to be forced to plant hedging around the property to cut down traffic noise
- Depends on the land
- It is possible to set a house well back from the road and still use a portion of the land leading up to the house, depending on the type of farming done
- If houses are allowed to be set back too far, it leads to complaints about farming practices and makes it hard to site barns, etc.
- Some properties have easements or streams running through which affect the placement of the residence.

- The cost of land and efficient use will manage this by itself
- It doesn't make as much sense in this case to allow a larger lot a greater set back. It should be the same for all parcels
- House location should be decision of the owner and should not be regulated. As depending on location of the farm it may or may not be suitable for all farms to have house that close to the lot line
- May depend on specific property - are there exceptions and variances allowed?
- If we are trying to maximize agriculture use, then why have a different requirement. If the motivation is to appease purchasers with more money to the detriment of agriculture, then the approach is appropriate.

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

- 150m
- Agree, see above
- Farmers should be able to build houses where they want to on their own property. Properties with low lying areas in the front of the property would not be able to build a home with that limiting setback. Some farm parcels are on extremely busy roads and having the house close to the road would be undesirable.
- See below
- Depends on the land
- It is possible to set a house well back from the road and still use a portion of the land leading up to the house, depending on the type of farming done. Furthermore on a busy road, allowing a greater setback and or larger back yard for privacy is not unreasonable.
- Depends if the house is going to be built on arable land. Less is better if on arable land.
- I should depend on the lay of the land. eg hills, trees, waterways etc.

- It really sometimes depends on the layout of the parcel along with the geography. So would need to be careful on regulations and have some special cause.

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

- Bigger lot bigger setback
- Lots are too varied to regulate this. also being close to road can be too much traffic
- Depends on the land
- It is possible to set a house well back from the road and still use a portion of the land leading up to the house, depending on the type of farming done
- Depends if the house is going to be built on arable land. Less is better if on arable land.
- As above
- It is about agriculture.
- It really sometimes depends on the layout of the parcel along with the geography. So would need to be careful on regulations and have some special cause.



## Primary Housing - Farm House Location - Variances

### Q1 - Should alternative locations be considered in some circumstances?

BRADNER (November 27, 2017)			
	Yes	No	Don't Know/ No Opinion
Live in ALR and property used for farming	36	1	0
Live in ALR and property not used for farming	16	2	0
Live outside ALR and own land being farmed in ALR	1	0	0
Live on rural property outside ALR	0	0	0
Live in urban area	1	0	0
Don't live in Abbotsford	1	0	0
Other	0	0	0
<b>Total respondent count (58)</b>	<b>55</b>	<b>3</b>	<b>0</b>
<b>% of total responses</b>	<b>95%</b>	<b>5%</b>	<b>0%</b>

MATSQUI (November 28, 2017)			
	Yes	No	Don't Know/ No Opinion
Live in ALR and property used for farming	19	0	0
Live in ALR and property not used for farming	2	0	0
Live outside ALR and own land being farmed in ALR	1	0	0
Live on rural property outside ALR	0	0	0
Live in urban area	2	0	0
Don't live in Abbotsford	0	0	0
Other	0	0	0
<b>Total respondent count (24)</b>	<b>24</b>	<b>0</b>	<b>0</b>
<b>% of total responses</b>	<b>100%</b>	<b>0%</b>	<b>0%</b>

**Q1 - Should alternative locations be considered in some circumstances ? (cont'd)**

<b>ABERDEEN (November 29, 2017)</b>			
	<b>Yes</b>	<b>No</b>	<b>Don't Know/ No Opinion</b>
Live in ALR and property used for farming	26	1	0
Live in ALR and property not used for farming	2	1	0
Live outside ALR and own land being farmed in ALR	1	0	0
Live on rural property outside ALR	0	0	0
Live in urban area	1	0	0
Don't live in Abbotsford	0	0	0
Other	2	0	0
<b>Total respondent count (34)</b>	<b>32</b>	<b>2</b>	<b>0</b>
<b>% of total responses</b>	<b>94%</b>	<b>6%</b>	<b>0%</b>

<b>UPPER SUMAS (November 30, 2017)</b>			
	<b>Yes</b>	<b>No</b>	<b>Don't Know/ No Opinion</b>
Live in ALR and property used for farming	38	0	0
Live in ALR and property not used for farming	3	0	0
Live outside ALR and own land being farmed in ALR	3	0	0
Live on rural property outside ALR	0	0	0
Live in urban area	4	0	0
Don't live in Abbotsford	0	0	0
Other	0	0	0
<b>Total respondent count (48)</b>	<b>48</b>	<b>0</b>	<b>0</b>
<b>% of total responses</b>	<b>100%</b>	<b>0%</b>	<b>0%</b>

### Q1 - Should alternative locations be considered in some circumstances? (cont'd)

#### ONLINE SURVEY (Nov 27, 2017 - Jan 4, 2018)

	Yes	No	Don't Know/ No Opinion
Live in ALR and property used for farming	38	2	2
Live in ALR and property not used for farming	4	0	0
Live outside ALR and own land being farmed in ALR	1	0	0
Live on rural property outside ALR	1	0	0
Live in urban area	28	1	2
Don't live in Abbotsford	3	1	0
Other	0	0	0
<b>Total respondent count (83)</b>	75	4	4
<b>% of total responses</b>	<b>90%</b>	<b>5%</b>	<b>5%</b>



## Q2 - Did we miss any circumstances that should be considered?

### BRADNER (November 27, 2017)

	The considerations sound appropriate	You've missed something	Something should be removed
Live in ALR and property used for farming	0	0	0
Live in ALR and property not used for farming	0	0	0
Live outside ALR and own land being farmed in ALR	0	0	0
Live on rural property outside ALR	0	0	0
Live in urban area	0	0	0
Don't live in Abbotsford	0	0	0
Other	0	0	0
<b>Total respondent count (0)</b>	0	0	0
<b>% of total responses</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>

### MATSQUI (November 28, 2017)

	The considerations sound appropriate	You've missed something	Something should be removed
Live in ALR and property used for farming	8	0	0
Live in ALR and property not used for farming	0	0	0
Live outside ALR and own land being farmed in ALR	1	0	0
Live on rural property outside ALR	0	0	0
Live in urban area	1	0	0
Don't live in Abbotsford	0	0	0
Other	0	0	0
<b>Total respondent count (10)</b>	10	0	0
<b>% of total responses</b>	<b>100%</b>	<b>0%</b>	<b>0%</b>

## Q2 - Did we miss any circumstances that should be considered? (cont'd)

### ABERDEEN (November 29, 2017)

	The considerations sound appropriate	You've missed something	Something should be removed
Live in ALR and property used for farming	0	0	0
Live in ALR and property not used for farming	0	0	0
Live outside ALR and own land being farmed in ALR	0	0	0
Live on rural property outside ALR	0	0	0
Live in urban area	0	0	0
Don't live in Abbotsford	0	0	0
Other	0	0	0
<b>Total respondent count (0)</b>	0	0	0
<b>% of total responses</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>

### UPPER SUMAS (November 30, 2017)

	The considerations sound appropriate	You've missed something	Something should be removed
Live in ALR and property used for farming	0	0	0
Live in ALR and property not used for farming	0	0	0
Live outside ALR and own land being farmed in ALR	0	0	0
Live on rural property outside ALR	0	0	0
Live in urban area	0	0	0
Don't live in Abbotsford	0	0	0
Other	0	0	0
<b>Total respondent count (0)</b>	0	0	0
<b>% of total responses</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>

## Q2 - Did we miss any circumstances that should be considered? (cont'd)

**ONLINE SURVEY** (Nov 27, 2017 - Jan 4, 2018)

	The considerations sound appropriate	You've missed something	Something should be removed
Live in ALR and property used for farming	19	10	1
Live in ALR and property not used for farming	2	0	0
Live outside ALR and own land being farmed in ALR	1	0	0
Live on rural property outside ALR	1	0	0
Live in urban area	26	1	0
Don't live in Abbotsford	0	0	1
Other	0	0	0
<b>Total respondent count (62)*</b>	49	11	2
<b>% of total responses</b>	<b>79%</b>	<b>18%</b>	<b>3%</b>

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

## House Setback Variance - Written Feedback (Tell us More...)

### Bradner Open House (November 27, 2017)

- Do not regulate this.
- Do not regulate.
- Farmers know the best land to build on on their own property, leave them alone!
- Missed - traffic on road
- Missed - don't like to be close to noisy road.

### Matsqui Open House (November 28, 2017)

- *No comments provided.*

### Aberdeen Open House (November 29, 2017)

- Will new regulations impact current designs when properties sell or will existing positioning be grandfathered?
- Could be that "agricultural" land should not be identified as such. Squeezing every inch out of space is not farm living.
- You don't necessarily want to be right next to your neighbour.
- Why are some farmers covering up streams so they can plant more and are just given a small fine?
- If the agriculture proposal is sound these regulations are unnecessary. Viability of the operation will dictate considerations.

### Upper Sumas Open House (November 30, 2017)

- A quick variance application process. Not months and months!

### Online Survey (Nov 27, 2017 - Jan 4, 2018)

#### Should alternative house locations be considered in some circumstances?

- Sound reasons as above are given
- It can affect the main house
- This is a really difficult one to answer as it is too hypothetical. Most houses and farms are in the floodplain. I think if the house is built before the standards are put in place, they should not really be accommodated. Things are very far gone in many parts of Abbotsford now and we need to try to get the farmland back.
- Preference is to put houses on non-arable land
- Please ensure that a persistent "developer" / "estate owner" doesn't simply wear down city staff, but that there are solid definitions for when exceptions are required.
- Again the maximums and minimums are considered however final locations can be based on best utilization of the land
- Always there are exceptions and common sense should always apply. The smaller the house footprint the more flexibility they should have.
- Geography of land is highly variable and variances should be permitted when it is proven that agriculture will benefit.
- Maybe someone would want to take advantage of a view or privacy

#### Did we miss any circumstances that should be considered?

- Location of the house should be allowed to be placed with views and noise reduction in mind
- Grandfathering or lots that are near traffic - highway/rural commuting route
- Should be dealt case by case basis as business operations can be affected.

- This is okay as long as the driveway access does not restrict the ability of the land to be farmed.
- Wet land, unliveable land
- A floodplain can be built upon if the building is raised.
- If a house already exists in a certain location and for whatever reason it needs to be rebuilt , it should be allowed to be rebuilt in that same location
- Properties along busy roads would prefer to have homes set further back.
- Road traffic avoidance; general topography, existing trees... could be many factors
- Refuse to pull more land from the ALR. If possible more sites should be put into the ALR to enlarge our farming community
- If a property is on a very busy street and a different house location gives better privacy and noise reduction.
- Each farm and farming family has it's own uses, this has too much governmental interference which is not only unnecessary but the City will not be able to monitor or enforce it. Why create something unachievable?
- The new water act requires wells to be 100ft from animal buildings this may affect the placement of residential housing in relation to the barns. Also incinerators have new regulations that make it almost impossible to locate one in an efficient manner on most farm lots. Composting will be getting setback that could affect building accommodations
- Always provide for exceptions.
- Provide more flexibility to those who build smaller houses or provide affordable housing.



## Primary Housing - Farm House Size

### Q1 - Should Abbotsford regulate house size in relation to lot size in the ALR?

#### BRADNER (November 27, 2017)

	Yes, I like the approach	Regulate size, but all lots should be allowed the same size house	No, we shouldn't regulate house size
Live in ALR and property used for farming	5	17	6
Live in ALR and property not used for farming	3	10	5
Live outside ALR and own land being farmed in ALR	1	0	0
Live on rural property outside ALR	0	0	0
Live in urban area	0	1	0
Don't live in Abbotsford	1	0	0
Other	0	0	0
<b>Total respondent count (49)</b>	<b>10</b>	<b>28</b>	<b>11</b>
<b>% of total responses</b>	<b>20%</b>	<b>57%</b>	<b>22%</b>

#### MATSQUI (November 28, 2017)

	Yes, I like the approach	Regulate size, but all lots should be allowed the same size house	No, we shouldn't regulate house size
Live in ALR and property used for farming	17	2	0
Live in ALR and property not used for farming	2	0	0
Live outside ALR and own land being farmed in ALR	1	0	0
Live on rural property outside ALR	0	0	0
Live in urban area	1	0	0
Don't live in Abbotsford	0	0	0
Other	0	0	0
<b>Total respondent count (23)</b>	<b>21</b>	<b>2</b>	<b>0</b>
<b>% of total responses</b>	<b>91%</b>	<b>9%</b>	<b>0%</b>

## Q1 - Should Abbotsford regulate house size in relation to lot size in the ALR? (cont'd)

### ABERDEEN (November 29, 2017)

	Yes, I like the approach	Regulate size, but all lots should be allowed the same size house	No, we shouldn't regulate house size
Live in ALR and property used for farming	15	1	3
Live in ALR and property not used for farming	2	0	0
Live outside ALR and own land being farmed in ALR	1	0	0
Live on rural property outside ALR	0	0	0
Live in urban area	1	2	0
Don't live in Abbotsford	0	0	0
Other	2	0	0
<b>Total respondent count (27)</b>	<b>21</b>	<b>3</b>	<b>3</b>
<b>% of total responses</b>	<b>78%</b>	<b>11%</b>	<b>11%</b>

### UPPER SUMAS (November 30, 2017)

	Yes, I like the approach	Regulate size, but all lots should be allowed the same size house	No, we shouldn't regulate house size
Live in ALR and property used for farming	7	11	22
Live in ALR and property not used for farming	0	1	1
Live outside ALR and own land being farmed in ALR	0	0	3
Live on rural property outside ALR	0	0	0
Live in urban area	0	0	3
Don't live in Abbotsford	0	0	0
Other	0	0	0
<b>Total respondent count (48)</b>	<b>7</b>	<b>12</b>	<b>29</b>
<b>% of total responses</b>	<b>15%</b>	<b>25%</b>	<b>60%</b>



## Q1 - Should Abbotsford regulate house size in relation to lot size in the ALR? (cont'd)

**ONLINE** (Nov 27, 2017 - Jan 4, 2018)

	Yes, I like the approach	Regulate size, but all lots should be allowed the same size house	No, we shouldn't regulate house size
Live in ALR and property used for farming	16	14	10
Live in ALR and property not used for farming	0	4	0
Live outside ALR and own land being farmed in ALR	0	0	1
Live on rural property outside ALR	0	1	0
Live in urban area	17	11	2
Don't live in Abbotsford	0	3	1
Other	0	0	0
<b>Total respondent count (80)*</b>	33	33	14
<b>% of total responses</b>	<b>41%</b>	<b>41%</b>	<b>18%</b>

*\*1 additional online respondent indicated "Don't Know/No Opinion" instead of choosing one of the options above.*

## Q2 - What's an appropriate house size on Agriculture Zoned ALR lots under 4 ha (10 acres)?

### BRADNER (November 27, 2017)

	up to 400m <sup>2</sup> (4,300sf)	up to 500m <sup>2</sup> (5,400sf)	up to 750m <sup>2</sup> (8,000sf)	up to 1,000m <sup>2</sup> (10,800sf)
Live in ALR and property used for farming	8	10	5	5
Live in ALR and property not used for farming	6	6	2	0
Live outside ALR and own land being farmed in ALR	0	0	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	1	0	0	0
Don't live in Abbotsford	0	1	0	0
Other	0	0	0	0
<b>Total respondent count (44)</b>	15	17	7	5
<b>% of total responses</b>	<b>34%</b>	<b>39%</b>	<b>16%</b>	<b>11%</b>

### MATSQUI (November 28, 2017)

	up to 400m <sup>2</sup> (4,300sf)	up to 500m <sup>2</sup> (5,400sf)	up to 750m <sup>2</sup> (8,000sf)	up to 1,000m <sup>2</sup> (10,800sf)
Live in ALR and property used for farming	6	10	0	0
Live in ALR and property not used for farming	1	1	0	0
Live outside ALR and own land being farmed in ALR	0	1	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	1	1	0	0
Don't live in Abbotsford	0	0	0	0
Other	0	0	0	0
<b>Total respondent count (21)</b>	8	13	0	0
<b>% of total responses</b>	<b>38%</b>	<b>62%</b>	<b>0%</b>	<b>0%</b>

**Q2 - What's an appropriate house size on Agriculture Zoned ALR lots under 4 ha (10 acres)? (cont'd)**

**ABERDEEN** (November 29, 2017)

	up to 400m <sup>2</sup> (4,300sf)	up to 500m <sup>2</sup> (5,400sf)	up to 750m <sup>2</sup> (8,000sf)	up to 1,000m <sup>2</sup> (10,800sf)
Live in ALR and property used for farming	6	8	0	0
Live in ALR and property not used for farming	1	0	0	0
Live outside ALR and own land being farmed in ALR	1	0	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	0	1	0	0
Don't live in Abbotsford	0	0	0	0
Other	2	0	0	0
<b>Total respondent count (19)</b>	10	9	0	0
<b>% of total responses</b>	<b>53%</b>	<b>47%</b>	<b>0%</b>	<b>0%</b>

**UPPER SUMAS** (November 30, 2017)

	up to 400m <sup>2</sup> (4,300sf)	up to 500m <sup>2</sup> (5,400sf)	up to 750m <sup>2</sup> (8,000sf)	up to 1,000m <sup>2</sup> (10,800sf)
Live in ALR and property used for farming	6	15	8	7
Live in ALR and property not used for farming	1	2	1	0
Live outside ALR and own land being farmed in ALR	0	0	2	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	0	1	2	6
Don't live in Abbotsford	0	0	0	0
Other	0	0	0	0
<b>Total respondent count (51)</b>	7	18	13	13
<b>% of total responses</b>	<b>14%</b>	<b>35%</b>	<b>25%</b>	<b>25%</b>

**Q2 - What's an appropriate house size on Agriculture Zoned ALR lots under 4 ha (10 acres)? (cont'd)**

<b>ONLINE SURVEY</b> (Nov 27, 2017 - Jan 4, 2018)				
	<b>up to 400m<sup>2</sup> (4,300sf)</b>	<b>up to 500m<sup>2</sup> (5,400sf)</b>	<b>up to 750m<sup>2</sup> (8,000sf)</b>	<b>up to 1,000m<sup>2</sup> (10,800sf)</b>
Live in ALR and property used for farming	13	15	7	3
Live in ALR and property not used for farming	0	3	1	0
Live outside ALR and own land being farmed in ALR	0	0	1	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	13	15	0	0
Don't live in Abbotsford	2	1	0	0
Other	0	0	0	0
<b>Total respondent count (74)*</b>	28	34	9	3
<b>% of total responses</b>	<b>38%</b>	<b>46%</b>	<b>12%</b>	<b>4%</b>

*\*7 additional online respondents indicated "Other" instead of choosing one of the options above.*

### Q3 - What's an appropriate house size on Agriculture Zoned **ALR** lots 4 ha (10ac) to 16 ha (40ac)?

#### BRADNER (November 27, 2017)

	up to 400m <sup>2</sup> (4,300sf)	up to 500m <sup>2</sup> (5,400sf)	up to 750m <sup>2</sup> (8,000sf)	up to 1,000m <sup>2</sup> (10,800sf)
Live in ALR and property used for farming	5	10	5	5
Live in ALR and property not used for farming	5	5	1	0
Live outside ALR and own land being farmed in ALR	0	0	0	0
Live on rural property outside ALR	0	0		0
Live in urban area	1	0	0	0
Don't live in Abbotsford	0	1	0	0
Other	0	0	0	0
<b>Total respondent count (38)</b>	11	16	6	5
<b>% of total responses</b>	<b>29%</b>	<b>42%</b>	<b>16%</b>	<b>13%</b>

#### MATSQUI (November 28, 2017)

	up to 400m <sup>2</sup> (4,300sf)	up to 500m <sup>2</sup> (5,400sf)	up to 750m <sup>2</sup> (8,000sf)	up to 1,000m <sup>2</sup> (10,800sf)
Live in ALR and property used for farming	4	11	0	0
Live in ALR and property not used for farming	1	1	0	0
Live outside ALR and own land being farmed in ALR	0	1	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	1	0	0	0
Don't live in Abbotsford	0	0	0	0
Other	0	0	0	0
<b>Total respondent count (19)</b>	6	13	0	0
<b>% of total responses</b>	<b>32%</b>	<b>68%</b>	<b>0%</b>	<b>0%</b>

**Q3 - What's an appropriate house size on Agriculture Zoned ALR lots 4 ha (10ac) to 16 ha (40ac)? (cont'd)**

**ABERDEEN** (November 29, 2017)

	up to 400m <sup>2</sup> (4,300sf)	up to 500m <sup>2</sup> (5,400sf)	up to 750m <sup>2</sup> (8,000sf)	up to 1,000m <sup>2</sup> (10,800sf)
Live in ALR and property used for farming	1	8	2	0
Live in ALR and property not used for farming	0	1	0	0
Live outside ALR and own land being farmed in ALR	0	1	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	0	0	0	0
Don't live in Abbotsford	0	0	0	0
Other	0	0	0	0
<b>Total respondent count (13)</b>	1	10	2	0
<b>% of total responses</b>	<b>8%</b>	<b>77%</b>	<b>15%</b>	<b>0%</b>

**UPPER SUMAS** (November 30, 2017)

	up to 400m <sup>2</sup> (4,300sf)	up to 500m <sup>2</sup> (5,400sf)	up to 750m <sup>2</sup> (8,000sf)	up to 1,000m <sup>2</sup> (10,800sf)
Live in ALR and property used for farming	5	12	3	7
Live in ALR and property not used for farming	0	1	1	0
Live outside ALR and own land being farmed in ALR	0	0	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	0	3	0	1
Don't live in Abbotsford	0	0	0	0
Other	0	0	0	0
<b>Total respondent count (33)</b>	5	16	4	8
<b>% of total responses</b>	<b>15%</b>	<b>48%</b>	<b>12%</b>	<b>24%</b>

**Q3 - What's an appropriate house size on Agriculture Zoned ALR lots 4 ha (10ac) to 16 ha (40ac)? (cont'd)**

**ONLINE SURVEY** (Nov 27, 2017 - Jan 4, 2018)

	up to 400m <sup>2</sup> (4,300sf)	up to 500m <sup>2</sup> (5,400sf)	up to 750m <sup>2</sup> (8,000sf)	up to 1,000m <sup>2</sup> (10,800sf)
Live in ALR and property used for farming	8	17	8	2
Live in ALR and property not used for farming	0	3	1	0
Live outside ALR and own land being farmed in ALR	0	0	1	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	10	18	0	0
Don't live in Abbotsford	1	2	0	0
Other	0	0	0	0
<b>Total respondent count (71)*</b>	19	40	10	2
<b>% of total responses</b>	<b>27%</b>	<b>56%</b>	<b>14%</b>	<b>3%</b>

*\*10 additional online respondents indicated "Other" instead of choosing one of the options above.*



#### Q4 - What's an appropriate house size on Agriculture Zoned ALR lots 16 ha and larger?

##### BRADNER (November 27, 2017)

	up to 400m <sup>2</sup> (4,300sf)	up to 500m <sup>2</sup> (5,400sf)	up to 750m <sup>2</sup> (8,000sf)	up to 1,000m <sup>2</sup> (10,800sf)
Live in ALR and property used for farming	2	12	6	6
Live in ALR and property not used for farming	5	3	2	0
Live outside ALR and own land being farmed in ALR	0	0	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	1	0	0	0
Don't live in Abbotsford	0	1	0	0
Other	0	0	0	0
<b>Total respondent count (38)</b>	8	16	8	6
<b>% of total responses</b>	<b>21%</b>	<b>42%</b>	<b>21%</b>	<b>16%</b>

##### MATSQUI (November 28, 2017)

	up to 400m <sup>2</sup> (4,300sf)	up to 500m <sup>2</sup> (5,400sf)	up to 750m <sup>2</sup> (8,000sf)	up to 1,000m <sup>2</sup> (10,800sf)
Live in ALR and property used for farming	3	11	2	0
Live in ALR and property not used for farming	1	1	0	0
Live outside ALR and own land being farmed in ALR	0	1	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	1	1	0	0
Don't live in Abbotsford	0	0	0	0
Other	0	0	0	0
<b>Total respondent count (21)</b>	5	14	2	0
<b>% of total responses</b>	<b>24%</b>	<b>67%</b>	<b>10%</b>	<b>0%</b>

#### Q4 - What's an appropriate house size on Agriculture Zoned **ALR** lots 16 ha and larger? (cont'd)

<b>ABERDEEN</b> (November 29, 2017)				
	up to 400m <sup>2</sup> (4,300sf)	up to 500m <sup>2</sup> (5,400sf)	up to 750m <sup>2</sup> (8,000sf)	up to 1,000m <sup>2</sup> (10,800sf)
Live in ALR and property used for farming	1	6	8	0
Live in ALR and property not used for farming	0	1	0	0
Live outside ALR and own land being farmed in ALR	0	0	1	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	0	0	0	0
Don't live in Abbotsford	0	0	0	0
Other	0	2	0	0
<b>Total respondent count (19)</b>	1	9	9	0
<b>% of total responses</b>	<b>5%</b>	<b>47%</b>	<b>47%</b>	<b>0%</b>

<b>UPPER SUMAS</b> (November 30, 2017)				
	up to 400m <sup>2</sup> (4,300sf)	up to 500m <sup>2</sup> (5,400sf)	up to 750m <sup>2</sup> (8,000sf)	up to 1,000m <sup>2</sup> (10,800sf)
Live in ALR and property used for farming	5	12	5	6
Live in ALR and property not used for farming	0	1	1	0
Live outside ALR and own land being farmed in ALR	0	0	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	0	1	2	0
Don't live in Abbotsford	0	0	0	0
Other	0	0	0	0
<b>Total respondent count (33)</b>	5	14	8	6
<b>% of total responses</b>	<b>15%</b>	<b>42%</b>	<b>24%</b>	<b>18%</b>

**Q4 - What's an appropriate house size on Agriculture Zoned ALR lots 16 ha and larger? (cont'd)**

<b>ONLINE SURVEY</b> (Nov 27, 2017 - Jan 4, 2018)				
	<b>up to 400m<sup>2</sup> (4,300sf)</b>	<b>up to 500m<sup>2</sup> (5,400sf)</b>	<b>up to 750m<sup>2</sup> (8,000sf)</b>	<b>up to 1,000m<sup>2</sup> (10,800sf)</b>
Live in ALR and property used for farming	7	17	6	4
Live in ALR and property not used for farming	0	3	1	0
Live outside ALR and own land being farmed in ALR	0	0	1	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	11	17	0	0
Don't live in Abbotsford	1	2	0	0
Other	0	0	0	0
<b>Total respondent count (70)*</b>	19	39	8	4
<b>% of total responses</b>	<b>27%</b>	<b>56%</b>	<b>11%</b>	<b>6%</b>
<i>*11 additional online respondents indicated "Other" instead of choosing one of the options above.</i>				

## House Size - Written Feedback (Tell us More...)

### Bradner Open House (November 27, 2017)

- Too many mega large homes on farm land.
- Rather than house size, how many couples/families live in one house.
- How are we not too little, too late with this? Serious remedial measures would be required.
- Who needs a house over 4,300 sf?

### Matsqui Open House (November 28, 2017)

- *No comments provided.*

### Aberdeen Open House (November 29, 2017)

- The size of the home should reflect the size of the farm (production) but even still it will likely lead to fewer numbers of people (families) being able to access the privilege of farming.
- Mega mansions on ALR farmland ensures only rich people can buy the property.
- I support limiting mansions in favour of family homes (i.e., 5,000sf is plenty; 30,000sf is too much)
- I support mobile or coach houses for family members.
- Often large families purchase these type properties as a safe, whole-some lifestyle. While I disagree with mega mansions on farmland how do you dictate family size of farmers. Some may need a large home.
- I don't get why these 20,000 sf houses are placed in the middle of good farm land.

### Upper Sumas Open House (November 30, 2017)

- House size on agri-land needs to be limited.
- I don't see why a larger property needs a larger house.

### Online Survey (Nov 27, 2017 - Jan 4, 2018)

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

- Bigger houses hold more people, farmers need farm hands housing and extended family housing. Currently we don't have that and its crippling farmers!! No wonder they aren't being farmed!
- Don't base it off of house size, base it off of actual farming!
- They should be allowed to be larger.
- Since it affect use of land
- People work hard for the ability to own and build homes. Let them build what they want.
- No
- As a senior, I want to remain on my farm but I need housing for someone to actively work on the farm.
- Let's remove any motivation for people to buy alr properties to build mansions, regardless of lot size.
- I don't think larger farms should have more flexibility. I also think that the house size of 5,400 ft2 is generous. If people want a really large house they should build it in a urban zone where the purpose of the zone is to support housing. The purpose of the ALR is not to support very large homes that don't fit in the urban zone.
- Each family has it's own needs and size should not be regulated
- Larger parcels should have stricter size regulations in order to prevent speculation and keep farmland affordable for serious farmers
- Each farmer has the right to live the way he wants and has a house size as he needs
- Why should large farms need larger houses? The logic is not clear.

**What do you think is an appropriate house size on Agriculture Zoned ALR lots under 4 ha (10 acres)?**

- Agree
- The purpose of small lots should be to support small farming enterprises. Not to support large homes. Housing prices are driving the costs of smaller parcels up beyond what legitimate farmers who are really interested in developing farming businesses can afford and creating a form of sprawl
- Should let the families decide.
- It should not be regulated
- I'm somewhat spatially challenged!

**What do you think is an appropriate house size on Agriculture Zoned ALR lots 4 ha (10 acres) to 16 ha (40 acres)?**

- Agree
- No more than 15000sqft living.
- One house can be used for families to work together to get ahead rather than building 2
- This is a generous house size for the ALR. If people want larger homes they can locate in the urban area. Otherwise you will cause housing speculation price pressure on parcels in the ALR and drive the price of farmland up beyond what farmers can afford to pay. You will have people buying large parcels in order to build large homes.
- Should let the families decide.
- It should not be regulated

**What do you think is an appropriate house size on Agriculture Zoned ALR lots over 16 ha (40 acres)?**

- Agree
- Footprint should be more important than building up. Limit footprint of house more than square footage total
- No more than 20000sqft living.
- Monster sized Mansions on ALR land drives building prices and property taxes up for those in surrounding areas who do not have such large residences
- Larger lots does not mean housing should be larger. Ministry recommendations are generous.
- Should let the families decide.
- It should not be regulated
- I am appalled at the enormous mansions being built supposedly as 'farm houses', which obviously are obviously just using some blueberry fields to reduce their property taxes! Perhaps there should be a limit as to how many people can live in such places as well?



## Mobile Home for Family

Do you agree with the ideas being explored?

### BRADNER (November 27, 2017)

	Yes	Somewhat	Not Really	No
Live in ALR and property used for farming	29	9	4	1
Live in ALR and property not used for farming	6	5	0	3
Live outside ALR and own land being farmed in ALR	0	1	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	1	0	0	0
Don't live in Abbotsford	1	1	0	0
Other	0	0	0	0
<b>Total respondent count (61)</b>	<b>37</b>	<b>16</b>	<b>4</b>	<b>4</b>
<b>% of total responses</b>	<b>61%</b>	<b>26%</b>	<b>7%</b>	<b>7%</b>

### MATSQUI (November 28, 2017)

	Yes	Somewhat	Not Really	No
Live in ALR and property used for farming	10	0	3	1
Live in ALR and property not used for farming	1	0	0	0
Live outside ALR and own land being farmed in ALR	1	0	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	1	0	0	0
Don't live in Abbotsford	0	0	0	0
Other	0	0	0	0
<b>Total respondent count (17)</b>	<b>13</b>	<b>0</b>	<b>3</b>	<b>1</b>
<b>% of total responses</b>	<b>76%</b>	<b>0%</b>	<b>18%</b>	<b>6%</b>

### Mobile Home for Family - Do you agree with the ideas being explored? (cont'd)

<b>ABERDEEN</b> (November 29, 2017)				
	<b>Yes</b>	<b>Somewhat</b>	<b>Not Really</b>	<b>No</b>
Live in ALR and property used for farming	18	1	0	4
Live in ALR and property not used for farming	3	0	0	1
Live outside ALR and own land being farmed in ALR	0	0	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	1	0	1	0
Don't live in Abbotsford	0	0	0	0
Other	2	0	0	0
<b>Total respondent count (31)</b>	<b>24</b>	<b>1</b>	<b>1</b>	<b>5</b>
<b>% of total responses</b>	<b>77%</b>	<b>3%</b>	<b>3%</b>	<b>16%</b>

<b>UPPER SUMAS</b> (November 30, 2017)				
	<b>Yes</b>	<b>Somewhat</b>	<b>Not Really</b>	<b>No</b>
Live in ALR and property used for farming	10	2	1	27
Live in ALR and property not used for farming	0	0	0	1
Live outside ALR and own land being farmed in ALR	1	0	0	4
Live on rural property outside ALR	0	0	0	0
Live in urban area	2	0	0	2
Don't live in Abbotsford	0	0	0	0
Other	0	0	0	0
<b>Total respondent count (50)</b>	<b>13</b>	<b>2</b>	<b>1</b>	<b>34</b>
<b>% of total responses</b>	<b>26%</b>	<b>4%</b>	<b>2%</b>	<b>68%</b>

### Mobile Home for Family - Do you agree with the ideas being explored? (cont'd)

ONLINE SURVEY (Nov 27, 2017 - Jan 4, 2018)				
	Yes	Somewhat	Not Really	No
Live in ALR and property used for farming	14	18	7	5
Live in ALR and property not used for farming	6	1	0	0
Live outside ALR and own land being farmed in ALR	1	0	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	15	10	1	2
Don't live in Abbotsford	0	3	1	0
Other	0	0	0	0
<b>Total respondent count (84)*</b>	36	32	9	7
<b>% of total responses</b>	<b>43%</b>	<b>38%</b>	<b>11%</b>	<b>8%</b>
<i>*3 additional online respondents indicated "Don't Know/No Opinion" instead of choosing one of the options above.</i>				



## Mobile Home for Family - Written Feedback (Tell us More...)

### Bradner Open House (November 27, 2017)

- “Connected with” should not be required.
- Should support farming operation only
- Allow equivalent to a mobile home - modern portable, modular home - see [www.karoleenahomes.com](http://www.karoleenahomes.com)
- This is a good idea to help start a farm operation.
- Depending on existing buildings!
- Limiting the footprint seems reasonable.
- This option would definitely help to get farm status and actually start farming on this land.
- I agree with removing farm status and minimum lot size, but not setback and footprint.
- I would like to see mobile homes allowed to be placed on acreages of less than 9.4 acres to allow a family member to live on the property.

### Matsqui Open House (November 28, 2017)

- Should still be BCAA classified.
- Honour the current zoning.
- Should be for farm use only.
- BCAA Farm Classification should be essential for second homes.
- There should be provisions for non-family arrangements (e.g. farm business partners who co-operate the same business or if there are 2 operations on the same property).

### Aberdeen Open House (November 29, 2017)

- I do not agree with the maximum setback. Particularly if established buildings are further in.
- If two families own the property there should be alternate housing options.
- Must be farmed.
- Farms are often multi-generation. Farmers often have families. Better security to have separate locations.
- It is already in place on many farm properties.

### Upper Sumas Open House (November 30, 2017)

- Make sense to align policy with ALC - helps to simplify things.
- Should not be limited to mobile home (i.e. carriage house).
- Do not remove minimum lot size.
- No mobile home, nor any other second home to preserve farmland.

### Online Survey (Nov 27, 2017 - Jan 4, 2018)

- I think the secondary housing for family shouldn't be regulated so much by type ie mobile, coach home etc. A secondary dwelling could be built and could be regulated by size rather than building type.
- I like everything except the setback
- I agree with everything except removing the minimum lot size
- Abuse is around the corner. We must preserve farmland in Abbotsford
- Not all lots are the same, there should be more flexibility with maximum set backs, and setback requirements should not apply to grandfathered situations
- I was forced to pay \$5000.00 to allow my mother to live on our property with us. we followed all the rules, jumped through all the hoops and was badged by the city a month after she passed to get the Mobile home off of the property. Sickening and sad that our family lost ten of thousands of dollars, and brand new mobile home and faith in our mayor's office all because of the size of our farm!
- Should not necessarily be at the front of the property. Some farmland is best used at the front of the property and housing at the rear. Or for security and privacy, one home at the front, one home at the rear.
- Should increase the size to 1750
- Farm status should be mandatory, small hobby farms without it will become subdivisions otherwise. Minimum lot size is important, as small farms don't need more than one family to operate, so an additional dwelling isn't required.
- Again, it depends on the land topography, wetlands, etc. I imagine planning for a second dwelling has enough logistics besides saying exactly where it has to go on the property.
- I don't see why the mobile home would have to be restricted to 'family', when there could be more than one operation on a given parcel of land.

For example, for cooperatively owned land.

- Foot print is too small
- Do not regulate how close to road for mobile. land too varied to have both homes close together near road. Do not require mobile rather than keeping old farmhouse of same square footage. Seems crazy to require grandpa's house to be gutted and replaced with a mobile when more modern and very small home built.
- I agree with removing the min lot size
- Owner of property should have the right to build a home wherever he wants on his property
- I think this option opens up more risk of smaller properties not being used for farming.
- If a certain percentage of property area has been established for a long time that should be considered when determining residential area allowed.
- ALR parcels are for farming not houses. I think that farm classification should be required before a mobile home is allowed and that the mobile home should be within the farm residential footprint and close to the front of the lot
- Should have a requirement for farm class for additional housing
- Should let the families decide.
- It is not right to have the distance to the home from the front lot line designated. All properties are different and this could be a problem. Also, consideration of carriage homes instead of mobile homes should absolutely be allowed. Mobile Homes don't look as nice and are a bit tacky. The community would benefit from neater looking property than placing mobile homes at the front of properties.
- If the mobile home is for family, it could be fit onto the existing footprint
- Set backs and home foot print is key
- I don't agree with removing minimum lot size



## Full-Time Farm Worker Dwelling

Do you agree with the ideas being explored?

**BRADNER** (November 27, 2017)

	Yes	Somewhat	Not Really	No
Live in ALR and property used for farming	10	6	1	3
Live in ALR and property not used for farming	6	1	0	3
Live outside ALR and own land being farmed in ALR	0	1	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	1	0	0	0
Don't live in Abbotsford	0	0	0	1
Other	0	0	0	0
<b>Total respondent count (33)</b>	17	8	1	7
<b>% of total responses</b>	<b>52%</b>	<b>24%</b>	<b>3%</b>	<b>21%</b>

**MATSQUI** (November 28, 2017)

	Yes	Somewhat	Not Really	No
Live in ALR and property used for farming	12	6	0	0
Live in ALR and property not used for farming	2	0	0	0
Live outside ALR and own land being farmed in ALR	1	0	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	1	1	0	0
Don't live in Abbotsford	0	0	0	0
Other	0	0	0	0
<b>Total respondent count (23)</b>	16	7	0	0
<b>% of total responses</b>	<b>70%</b>	<b>30%</b>	<b>0%</b>	<b>0%</b>

### Full-Time Farm Worker Dwelling - Do you agree with the ideas being explored? (cont'd)

#### ABERDEEN (November 29, 2017)

	Yes	Somewhat	Not Really	No
Live in ALR and property used for farming	3	10	5	0
Live in ALR and property not used for farming	0	1	0	1
Live outside ALR and own land being farmed in ALR	0	0	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	2	0	0	0
Don't live in Abbotsford	0	0	0	0
Other	0	0	0	1
<b>Total respondent count (23)</b>	5	11	5	2
<b>% of total responses</b>	<b>22%</b>	<b>48%</b>	<b>22%</b>	<b>9%</b>

#### UPPER SUMAS (November 30, 2017)

	Yes	Somewhat	Not Really	No
Live in ALR and property used for farming	8	2	1	23
Live in ALR and property not used for farming	0	0	0	1
Live outside ALR and own land being farmed in ALR	0	0	0	3
Live on rural property outside ALR	0	0	0	0
Live in urban area	0	1	0	2
Don't live in Abbotsford	0	0	0	0
Other	0	0	0	0
<b>Total respondent count (41)</b>	8	3	1	29
<b>% of total responses</b>	<b>20%</b>	<b>7%</b>	<b>2%</b>	<b>71%</b>

### Full-Time Farm Worker Dwelling - Do you agree with the ideas being explored? (cont'd)

ONLINE SURVEY (Nov 27, 2017 - Jan 4, 2018)				
	Yes	Somewhat	Not Really	No
Live in ALR and property used for farming	13	22	2	8
Live in ALR and property not used for farming	3	4	0	0
Live outside ALR and own land being farmed in ALR	1	0	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	14	10	1	1
Don't live in Abbotsford	1	3	0	0
Other	0	0	0	0
<b>Total respondent count (83)*</b>	32	39	3	9
<b>% of total responses</b>	<b>39%</b>	<b>47%</b>	<b>4%</b>	<b>11%</b>
<i>*3 additional online respondents indicated "Don't Know/No Opinion" instead of choosing one of the options above.</i>				

## Full-Time Farm Worker Dwelling - Written Feedback (Tell us More...)

### Bradner Open House (November 27, 2017)

- Like ALC approval on a farm-by-farm basis.
- Why restrict lot size?

### Matsqui Open House (November 28, 2017)

- Limiting options to a mobile home or conversion doesn't seem reasonable. A smaller footprint, but a permanent structure is more attractive and comfortable.
- 3,200 sf seems too large for an additional dwelling.
- I agree, 3,200sf is too large.
- One farm worker dwelling with owner living on the same lot.

### Aberdeen Open House (November 29, 2017)

- Who monitors the residents in any of the 3 options. Will they be checked to ensure they are occupied by farm workers.
- Small parcels should not get extra dwellings.
- In some cases - very important to define. E.g. animal operations vs. vegetable or berry operation.
- Can this create corporate farms? Absentee owners?
- Need more info.
- Allow mobile home or new permanent structure.
- No max residential footprint.
- Limit floor area to 5,000sf.
- Keep 4.0 ha minimum lot size.
- Remove requirements for farm owner to live there.
- Keep requirement for adult family member to live on farm. Keep family run farms - not mega companies.
- Who will check and confirm that additional housing is for farm workers?

### Upper Sumas Open House (November 30, 2017)

- Mobiles 99% of the time become permanent. Just allow a proper small home.
- Farmer should live on property.
- Like ALC approval based on merit.
- Align max setback to 60m.
- Leave mobile/traditional housing type to ALC.
- No second housing to preserve farmland. (Second house not needed anyway).
- Farm owner should live on property.

### Online Survey (Nov 27, 2017 - Jan 4, 2018)

- Farmer should live on his own land so that he must also bear the consequences of his farming (noise, smell etc)
- In this day and age (computer control, also on distance), a secondary dwelling for a farmworker is not needed any longer and to be disallowed. Abuse is expected, and discourage this strongly
- The mobile idea is cheap and looks terrible beside beautiful farm houses. They should be allowed to build a permanent house in any style the farmer likes
- Secondary home size should be increased to max of 450m2
- Minimum lot size should be 8 ha.
- This allows residential - no farm use creep and therefore loss of land to production
- Like to see opportunities for young people interested in agriculture to have a house and land-greenhouse to get started. We have an 8 acre farm with some extra land and greenhouses. Would love to see some flexibility offered to those wanting to get into agriculture but do not have the money to finance land let alone accommodation.
- Again proximity to road should not be regulated. good idea to regulate

size. Size more importance than permanence. Ok to have real building and I would support a real building for family as well, so long as its small (<2000 ft square footprint).

- Further Comments....Agriculture sustainability rests upon multi-generational families having the ability to stay/live on their farm land to continue the family operations. Thus, to ensure this happens families should be permitted to construct a secondary home on their farm land for their children who will continue farming. To prevent abuse of this allowance, criteria can be listed such as: 1. Children must be actively farming the land 2. Both homes on the property must be occupied by the family members (ie. 1 home can't be rented out for rental income to an outside individual) 3. The farming operation must be profit-oriented, producing a consumable commodity (ie cannot be a hobby farm). This housing provision is necessary to ensure that farming operations can continue to thrive, while accommodation family/estate succession plans for future generations of farmers.
- As long as the farm produces a minimum \$ amount there should be no restrictions on housing for family or employees
- I don't think there is a strong argument for employee housing on farms. Technology allows for quick alerts and almost no farm in Abbotsford is more than 20 minutes away from the urban zone. Additional housing drives up the cost of farmland and has the potential to convert farm businesses into housing with some farming activity. The option of allowing 2 per lot is about rental income or could easily become so. Such housing, if allowed and I think it is a bad idea, should occur within the residential footprint. Should be subject to ALC approval and hopefully they would not approve
- Require farm class status
- Seems too spread out and could be closer together. Escape from each other is provided by the housing. Limit the space and placement more.
- I don't understand the "family member" requirement but support the

other ideas.

- Similar opinions as the previous comments
- City needs to regulate this since the owners will not tell the truth
- Farms are becoming larger and the owner can not live on every land parcel they own, some need managers and additional full time employees
- Would like to see options for affordable housing
- Not sure about the owner not having to live there.. wondering what the ramifications are of the position.



## Coach House

Do you agree with the ideas being explored?

### BRADNER (November 27, 2017)

	Yes	Somewhat	Not Really	No
Live in ALR and property used for farming	31	9	1	12
Live in ALR and property not used for farming	8	4	2	4
Live outside ALR and own land being farmed in ALR	1	0	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	0	0	0	0
Don't live in Abbotsford	1	0	0	1
Other	0	0	0	0
<b>Total respondent count (74)</b>	<b>41</b>	<b>13</b>	<b>3</b>	<b>17</b>
<b>% of total responses</b>	<b>55%</b>	<b>18%</b>	<b>4%</b>	<b>23%</b>

### MATSQUI (November 28, 2017)

	Yes	Somewhat	Not Really	No
Live in ALR and property used for farming	15	0	1	2
Live in ALR and property not used for farming	2	0	0	0
Live outside ALR and own land being farmed in ALR	1	0	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	2	0	0	0
Don't live in Abbotsford	0	0	0	0
Other	0	0	0	0
<b>Total respondent count (23)</b>	<b>20</b>	<b>0</b>	<b>1</b>	<b>2</b>
<b>% of total responses</b>	<b>87%</b>	<b>0%</b>	<b>4%</b>	<b>9%</b>



### Coach House - Do you agree with the ideas being explored? (cont'd)

<b>ABERDEEN</b> (November 29, 2017)				
	<b>Yes</b>	<b>Somewhat</b>	<b>Not Really</b>	<b>No</b>
Live in ALR and property used for farming	19	4	2	0
Live in ALR and property not used for farming	2	1	0	1
Live outside ALR and own land being farmed in ALR	0	0	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	2	0	0	2
Don't live in Abbotsford	0	0	0	0
Other	2	0	0	0
<b>Total respondent count (35)</b>	<b>25</b>	<b>5</b>	<b>2</b>	<b>3</b>
<b>% of total responses</b>	<b>71%</b>	<b>14%</b>	<b>6%</b>	<b>9%</b>

<b>UPPER SUMAS</b> (November 30, 2017)				
	<b>Yes</b>	<b>Somewhat</b>	<b>Not Really</b>	<b>No</b>
Live in ALR and property used for farming	32	20	0	2
Live in ALR and property not used for farming	2	0	0	0
Live outside ALR and own land being farmed in ALR	2	4	0	2
Live on rural property outside ALR	0	0	0	0
Live in urban area	2	0	0	0
Don't live in Abbotsford	0	0	0	0
Other	0	0	0	0
<b>Total respondent count (66)</b>	<b>38</b>	<b>24</b>	<b>0</b>	<b>4</b>
<b>% of total responses</b>	<b>58%</b>	<b>36%</b>	<b>0%</b>	<b>6%</b>

### Coach House - Do you agree with the ideas being explored? (cont'd)

ONLINE SURVEY (Nov 27, 2017 - Jan 4, 2018)				
	Yes	Somewhat	Not Really	No
Live in ALR and property used for farming	23	13	4	4
Live in ALR and property not used for farming	4	0	1	0
Live outside ALR and own land being farmed in ALR	1	0	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	15	11	1	1
Don't live in Abbotsford	2	2	0	0
Other	0	0	0	0
<b>Total respondent count (82)*</b>	45	26	6	5
<b>% of total responses</b>	<b>55%</b>	<b>32%</b>	<b>7%</b>	<b>6%</b>
<i>*2 additional online respondents indicated "Don't Know/No Opinion" instead of choosing one of the options above.</i>				

## Coach House - Written Feedback (Tell us More...)

### Bradner Open House (November 27, 2017)

- Coach houses and additional worker units must be monitored and taxed accordingly. Not just rental suites.
- Abbotsford wants more house, more tax, less farm.
- Like idea but a little bit larger - 1500.
- How is this being done already if it is not permitted?
- Coach house could be bigger in ALR.
- I agree but the max sqft should be more.
- This doesn't seem to support farming.
- Why must be BCAA? (E.g. 2.5 ALR).

### Matsqui Open House (November 28, 2017)

- Not for revenue. In order to allow this as well as a house, mobile home and two worker accommodations would require a huge septic system (field).
- Family or farm workers, yes - just revenue rental, no. (1x agreed).

### Aberdeen Open House (November 29, 2017)

- Yes - but would like to see farm status removed.
- Allow coach house.
- Set max floor space to 3,500sf.
- In addition to mobile home.
- Remove farm status.
- Not restricted to family or workers.
- Secondary suite should be used for workers.
- Why a coach house? Mobiles now allowed and where more space is needed applicants now apply for 'shop' construction. Also not checked by the City.

### Upper Sumas Open House (November 30, 2017)

- Coach house is a good idea, but too small. 1,200 sf.
- Include properties in the ALR not under BC Assessment Authority farm classification.
- Make the minimum 1,500sf for a family farm worker.
- Make size bigger.
- Could be larger.
- Size should be slightly larger 1,100sf?
- Square footage of coach house should be larger.
- Doesn't make sense to require farm classification for a coach house if it is considered an equal alternative to secondary suite or mobile home for family.
- Size is okay.
- Size is too small.
- Too small. 1,500-1,800sf is more needed.
- Size is too small 1,250-1,500sf.

### Online Survey (Nov 27, 2017 - Jan 4, 2018)

- Size is too small. Farm status shouldn't have to be required.
- I agree with everything, except I think occupancy should be limited to family or workers to prevent making agricultural properties rental properties
- But it should be tightly regulated to prevent abuse
- But, should be allowed with a mobile home for family as well. Privacy increases quality of life, happy people are more productive. Better what farmers are forced to do now - ie. splitting the main house into 8 suites! Farms are micro-communities.
- Size should be increased to 450m2 as some garage/shop structures are larger.
- Increase allowable size to 150m2

- Farm classification status should not be required to permit use. Building coach houses increases population density (necessary in today's housing climate) while reducing total building footprints. This is a win-win, whether on farm-classified land or not.
- The positive is it allows for additional income to help make the farm property more affordable. The downside is it will likely drive up real estate value as it allows for farm properties to be a source of residential rental income.
- This is just supporting "subdivision" of ALR for residential - non-farm use.
- Should be restricted to family or workers, floor space too small
- Farm status should not be required. Coach house should be ok for family or farm help. If any building is okay for general renters, it should be the mobile home.
- Vacancy rate for rentals should force us to allow rentals especially for families with pets
- Good way to open up more rental housing around the city
- If possible to utilize existing structures and space would be better than removing ALR land for additional housing
- It should be permitted on a lot with a mobile home for family if there isn't already a second home for full time workers. The limit of 2 secondary homes should allow for any combination of mobile homes or coach house
- Larger size should be allowed. these types of properties provide the unique opportunity to establish multi-generational family cnger generations can afford quality housing with separate living areas while being close to family.
- Use should be restricted for family members or farm workers. Too many housing options on the ALR
- Should be available on non-farm status propoerties
- Too restrictive
- Be less restrictive. Win win for farmer and tenant.
- As long as it is not in addition to a mobile home for family.
- With the rental situation. This might be a positive action and also as adult children try to move out. This may help
- There needs to be oversight and enforcement!



## Temporary Farm Worker Housing

### Q1 - Do you agree with the ideas being explored?

#### BRADNER (November 27, 2017)

	Yes	Somewhat	Not Really	No
Live in ALR and property used for farming	9	4	8	7
Live in ALR and property not used for farming	2	3	0	3
Live outside ALR and own land being farmed in ALR	0	0	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	0	0	0	0
Don't live in Abbotsford	0	1	0	0
Other	0	0	0	0
<b>Total respondent count (37)</b>	<b>11</b>	<b>8</b>	<b>8</b>	<b>10</b>
<b>% of total responses</b>	<b>30%</b>	<b>22%</b>	<b>22%</b>	<b>27%</b>

#### MATSQUI (November 28, 2017)

	Yes	Somewhat	Not Really	No
Live in ALR and property used for farming	12	1	0	2
Live in ALR and property not used for farming	2	0	0	0
Live outside ALR and own land being farmed in ALR	1	0	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	1	0	0	0
Don't live in Abbotsford	0	0	0	0
Other	0	0	0	0
<b>Total respondent count (19)</b>	<b>16</b>	<b>1</b>	<b>0</b>	<b>2</b>
<b>% of total responses</b>	<b>84%</b>	<b>5%</b>	<b>0%</b>	<b>11%</b>

## Temporary Farm Worker Housing - Q1 - Do you agree with the ideas being explored? (cont'd)

### ABERDEEN (November 29, 2017)

	Yes	Somewhat	Not Really	No
Live in ALR and property used for farming	5	5	2	0
Live in ALR and property not used for farming	0	2	0	0
Live outside ALR and own land being farmed in ALR	0	0	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	0	0	2	1
Don't live in Abbotsford	0	0	0	0
Other	2	0	0	0
<b>Total respondent count (19)</b>	7	7	4	1
<b>% of total responses</b>	<b>37%</b>	<b>37%</b>	<b>21%</b>	<b>5%</b>

### UPPER SUMAS (November 30, 2017)

	Yes	Somewhat	Not Really	No
Live in ALR and property used for farming	10	1	0	24
Live in ALR and property not used for farming	0	1	0	1
Live outside ALR and own land being farmed in ALR	0	0	0	6
Live on rural property outside ALR	0	0	0	0
Live in urban area	2	0	0	1
Don't live in Abbotsford	0	0	0	0
Other	0	0	0	0
<b>Total respondent count (46)</b>	12	2	0	32
<b>% of total responses</b>	<b>26%</b>	<b>4%</b>	<b>0%</b>	<b>70%</b>

### Temporary Farm Worker Housing - Q1 - Do you agree with the ideas being explored? (cont'd)

ONLINE SURVEY (Nov 27, 2017 - Jan 4, 2018)				
	Yes	Somewhat	Not Really	No
Live in ALR and property used for farming	8	5	4	4
Live in ALR and property not used for farming	1	2	0	0
Live outside ALR and own land being farmed in ALR	1	0	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	11	9	1	0
Don't live in Abbotsford	2	0	0	0
Other	0	1	0	0
<b>Total respondent count (49)*</b>	23	17	5	4
<b>% of total responses</b>	<b>47%</b>	<b>35%</b>	<b>10%</b>	<b>8%</b>
<i>*1 additional online respondent indicated "Don't Know/No Opinion" instead of choosing one of the options above.</i>				

## Temporary Farm Worker Housing - Q1 - Written Feedback (Tell us More...)

### Bradner Open House (November 27, 2017)

- No one enforces bylaws now!
- This seems to support farming.
- I would like to know who regulates the existing “temporary housing”? Are they actually removed after seasonal use?
- Canada slave labour deplorable conditions in Canada.

### Matsqui Open House (November 28, 2017)

- Allow farmer to decide if they want to put up temporary or permanent housing.
- We need to increase the ability to have foreign workers.
- It seems most temporary farm worker housing becomes permanent housing.

### Aberdeen Open House (November 29, 2017)

- Some ideas are worth exploration, but not all.
- Allowing farmers to house migrant Canadian farm workers is a good idea, but awfully hard to police.
- What about moveable tiny homes on farmland?

### Upper Sumas Open House (November 30, 2017)

- Permanent farm worker housing.
- Demonstration of need a good idea.
- Temporary workers becoming permanent.

### Online Survey (Nov 27, 2017 - Jan 4, 2018)

- Simply a grab of authority from autonomy
- Too heavily restricted. Housing is limited as it is.
- Regular and frequent inspections should be required to ensure quality of housing and quality of life for seasonal workers.
- Completely disagree with temporary requirement, allowable building size is still too restrictive

- Temporary buildings are generally unattractive, would rather see the older homes continued to be retained and maintained, so long as they are appropriate size.
- “...Agrologist report will assist in evaluating the need...” The farmer does not need an ‘expert’ to tell him whether he needs to hire a worker
- Buildings should be permanent, not temporary. Increase the standard of housing for temporary farm workers.
- Greenhouse farms have large labour needs and are on smaller lots in proportion to their labour needs. The housing should be permanent structures large enough to house multiple workers with amenity areas to make the housing livable. Your limit of 40 workers for multiple farm locations on one lot would not satisfy the labour demands of a greenhouse.
- Non permanent housing means that if land not farmed, more land available - lease out to farm, avoid loss to farming? Supervision of staff easier if on lot where house is, i.e., is this the kind of person wanted on their land?
- Should let the families decide.
- In doing this they should choose and cap it at the 3 dwelling max unlike the above example. Some are just going to rent the units out.
- A general statement. Ag land needs to have a new tax system that flushes out the non ag user and taxes them at a premium. In addition we need a new system to gain farm status because at present the system is being abused and too much tax money is being missed
- Are there other options that would encourage LESS use of laborers from other countries? Encourage residents to work locally?
- As stated previously, the Family Mobile Home should be located on the Main Farm House footprint
- Each farm is case by case relative to farm workers. The worker housing must be up to standards not just the typical make-shift housing. Foreign workers should be treated to better facilities given the sacrifice they make to come and work here. Local workers will not do the job so we rely upon outside help to make it happen. The net result is that there is that we must stop thinking of facilities as temporary workers housing and build them as just workers housing. Thereby they must be well designed and facilitated and the size must meet the demand per farm.





## Temporary Farm Worker Housing

### Q2 - Should temporary farm worker housing be limited to Federal Program workers?

**BRADNER** (November 27, 2017)

	Yes, Federal Program worker housing is the main need	No, housing is needed for domestic workers too	Don't Know/ No Opinion
Live in ALR and property used for farming	0	14	0
Live in ALR and property not used for farming	0	1	0
Live outside ALR and own land being farmed in ALR	0	0	0
Live on rural property outside ALR	0	0	0
Live in urban area	0	0	0
Don't live in Abbotsford	1	0	0
Other	0	0	0
<b>Total respondent count (16)</b>	1	15	0
<b>% of total responses</b>	<b>6%</b>	<b>94%</b>	<b>0%</b>

**MATSQUI** (November 28, 2017)

	Yes, Federal Program worker housing is the main need	No, housing is needed for domestic workers too	Don't Know/ No Opinion
Live in ALR and property used for farming	1	11	1
Live in ALR and property not used for farming	0	1	0
Live outside ALR and own land being farmed in ALR	0	1	0
Live on rural property outside ALR	0	0	0
Live in urban area	0	0	0
Don't live in Abbotsford	0	0	0
Other	0	0	0
<b>Total respondent count (15)</b>	1	13	1
<b>% of total responses</b>	<b>7%</b>	<b>87%</b>	<b>7%</b>

## Q2 - Should temporary farm worker housing be limited to Federal Program workers? (cont'd)

### ABERDEEN (November 29, 2017)

	Yes, Federal Program worker housing is the main need	No, housing is needed for domestic workers too	Don't Know/ No Opinion
Live in ALR and property used for farming	0	1	0
Live in ALR and property not used for farming	0	0	0
Live outside ALR and own land being farmed in ALR	0	0	0
Live on rural property outside ALR	0	0	0
Live in urban area	0	0	0
Don't live in Abbotsford	0	0	0
Other	0	1	0
<b>Total respondent count (2)</b>	0	2	0
<b>% of total responses</b>	<b>0%</b>	<b>100%</b>	<b>0%</b>

### UPPER SUMAS (November 30, 2017)

	Yes, Federal Program worker housing is the main need	No, housing is needed for domestic workers too	Don't Know/ No Opinion
Live in ALR and property used for farming	0	26	0
Live in ALR and property not used for farming	1	2	0
Live outside ALR and own land being farmed in ALR	0	6	0
Live on rural property outside ALR	0	0	0
Live in urban area	0	3	0
Don't live in Abbotsford	0	0	0
Other	0	0	0
<b>Total respondent count (38)</b>	1	37	0
<b>% of total responses</b>	<b>3%</b>	<b>97%</b>	<b>0%</b>

## Q2 - Should temporary farm worker housing be limited to Federal Program workers? (cont'd)

**ONLINE SURVEY** (Nov 27, 2017-JAN 4, 2018)

	Yes, Federal Program worker housing is the main need	No, housing is needed for domestic workers too	Don't Know/ No Opinion
Live in ALR and property used for farming	4	14	3
Live in ALR and property not used for farming	1	2	0
Live outside ALR and own land being farmed in ALR	0	1	0
Live on rural property outside ALR	0	0	0
Live in urban area	6	14	2
Don't live in Abbotsford	1	1	0
Other	1	0	0
<b>Total respondent count (50)</b>	13	32	5
<b>% of total responses</b>	<b>26%</b>	<b>64%</b>	<b>10%</b>

## Temporary Farm Worker Housing - Written Feedback (Tell us More...)

### Q2 - Should temporary farm worker housing be limited to Federal Program workers? (cont'd)

#### Online Survey (Nov 27, 2017 - Jan 4, 2018)

- Cdns travel to regional work and need the same housing provision
- Temporary housing for domestic migrant workers during harvest season may aid with increased participation from this demographic.
- We cannot attract workers if we cannot provide housing, zero vacancy in Abbotsford
- I would be concerned about abuse if domestic workers were included - could be renters, family, etc
- There should be a way to make sure the housing provided is clean and reasonable to live in
- Are there Canadians who do this type of work? I thought Canadians wouldn't do it. Maybe they should. Times could change where they will need to eat
- High intensity farms such as ours requires 10 full time foreign workers 12 months per year on a poultry farm. Be flexible
- It is unlikely that temporary domestic workers will require housing. In addition, it would be very difficult to enforce if the landowner decided to convert the housing for domestic workers into permanent housing.
- If we build housing for "all" workers it will encourage local workers to get into farming as their living costs will be reduced. An issue with local farm workers is that they come here for seasonal work but find no place to live during said season. Again, stop thinking of worker housing as temporary and it helps solve that part of the problem.



## Urban-Rural Interface

### Q1 - Do you agree with the ideas being explored?

#### BRADNER (November 27, 2017)

	Yes	Somewhat	Not Really	No
Live in ALR and property used for farming	21	1	0	8
Live in ALR and property not used for farming	7	2	0	3
Live outside ALR and own land being farmed in ALR	0	0	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	1	0	0	0
Don't live in Abbotsford	1	0	0	0
Other	0	0	0	0
<b>Total respondent count (44)</b>	<b>30</b>	<b>3</b>	<b>0</b>	<b>11</b>
<b>% of total responses</b>	<b>68%</b>	<b>7%</b>	<b>0%</b>	<b>25%</b>

#### MATSQUI (November 28, 2017)

	Yes	Somewhat	Not Really	No
Live in ALR and property used for farming	13	2	0	0
Live in ALR and property not used for farming	2	0	0	0
Live outside ALR and own land being farmed in ALR	1	0	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	2	0	0	0
Don't live in Abbotsford	0	0	0	0
Other	0	0	0	0
<b>Total respondent count (20)</b>	<b>18</b>	<b>2</b>	<b>0</b>	<b>0</b>
<b>% of total responses</b>	<b>90%</b>	<b>10%</b>	<b>0%</b>	<b>0%</b>

### Urban-Rural Interface - Q1 - Do you agree with the ideas being explored? (cont'd)

<b>ABERDEEN</b> (November 29, 2017)				
	<b>Yes</b>	<b>Somewhat</b>	<b>Not Really</b>	<b>No</b>
Live in ALR and property used for farming	0	1	1	17
Live in ALR and property not used for farming	1	0	1	1
Live outside ALR and own land being farmed in ALR	0	0	0	1
Live on rural property outside ALR	0	0	0	0
Live in urban area	3	0	0	0
Don't live in Abbotsford	0	0	0	0
Other	0	0	0	1
<b>Total respondent count (27)</b>	4	1	2	20
<b>% of total responses</b>	<b>15%</b>	<b>4%</b>	<b>7%</b>	<b>74%</b>

<b>UPPER SUMAS</b> (November 30, 2017)				
	<b>Yes</b>	<b>Somewhat</b>	<b>Not Really</b>	<b>No</b>
Live in ALR and property used for farming	16	11	0	3
Live in ALR and property not used for farming	0	1	0	1
Live outside ALR and own land being farmed in ALR	0	4	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	1	0	0	1
Don't live in Abbotsford	0	0	0	0
Other	0	0	0	0
<b>Total respondent count (38)</b>	17	16	0	5
<b>% of total responses</b>	<b>45%</b>	<b>42%</b>	<b>0%</b>	<b>13%</b>

### Urban-Rural Interface - Q1 - Do you agree with the ideas being explored? (cont'd)

ONLINE SURVEY (Nov 27, 2017 - Jan 4, 2018)				
	Yes	Somewhat	Not Really	No
Live in ALR and property used for farming	9	7	3	3
Live in ALR and property not used for farming	4	1	0	0
Live outside ALR and own land being farmed in ALR	0	0	0	0
Live on rural property outside ALR	0	2	0	0
Live in urban area	23	9	3	0
Don't live in Abbotsford	1	1	2	0
Other	0	0	0	0
<b>Total respondent count (68)*</b>	37	20	8	3
<b>% of total responses</b>	<b>54%</b>	<b>29%</b>	<b>12%</b>	<b>4%</b>
<i>*6 additional online respondents indicated "Don't Know/No Opinion" instead of choosing one of the options above.</i>				

## Urban-Rural Interface - Q1 - Written Feedback (Tell us More...)

### Bradner Open House (November 27, 2017)

- More land out of ALR more tax \$ for City of Abby.
- What about industrial-ALR buffering?
- Regulate generically, not specifically; i.e., what degree of smell is permitted? What % of additional mono-crop can be planted. What % of fallow must be allowed for pollinators.
- Align setbacks with Ministry of Agriculture, or best practices, for keeping of poultry, swine, cattle and so forth to the maximum permitted as to avoid conflict with adjacent neighbours. Or adopt a simple, straight forward setback requirement, such as keeping of animals.
- Who is responsible for buffer - developers?

### Matsqui Open House (November 28, 2017)

- These buffer zones should be pollinator friendly habitat - especially when next to mono-culture farm that have no pollinator or forage other than bloom time.

### Aberdeen Open House (November 29, 2017)

- Buffer zones period, are a good idea. What about species that both farms and homes displace?
- Combination of forest and farm as a buffer.
- Farming is what we expect in the ALR. New intrusions such as cannons require considerable buffering.
- This is country living - smell, noise, et al.
- Allow for smaller ALR lots closer to urban zone.
- This is ALR. If they move next to a farm they should expect it to look and smell like a farm (x 1 agree).
- It will be a haven for homeless camps.

- Farmers need to be respected by their urban neighbours, not screened away. Let them see the farms.

### Upper Sumas Open House (November 30, 2017)

- Setback should focus more on the urban side and less on established farm side.
- Implement and enforce strict dust control especially when there are homes close by.
- Put a buffer between houses and farm activities.

### Online Survey (Nov 27, 2017 - Jan 4, 2018)

- Not an actionable question
- Consider an additional agricultural zoning regulation for “buffer agriculture” which may have regulations on sound/noise/odor in these potentially contested areas.
- There should absolutely be no more ALR land re-zoned
- The farmer should not be responsible for providing setbacks. Too many complaints arise from people moving into a farming area and then complaining about the farm that was there before they moved into the area
- Would need more information than what is provided here.
- I think developers will always want more housing and infill. There are some great possibilities with buffers that are done well to both reduce impact of farming on residential zones and reduce impact of residential zones on farming. If buffers are firmly in place it may allow for trail or other types of recreational development
- The farming use should generally take precedence over “suburbia” there should be minimal limitations to farm activities. maybe minimum setbacks for certain new farm building like pig & chicken barns but if people don't want to smell a farm then don't move to a rural area



- The marketplace will take care of this.
- All buffer zones should be on the residential side not on ALR side. This buffer should not come at the expense of ALR land
- More consideration of land removal where it makes sense should be considered
- The buffer should be included on the land to be developed for new residential purposes and not taken out of the agricultural land.
- I am not sure about having. Residential mixed with good farming land. Should try to keep separate from all.
- People purchasing a home next to or near ALR land must expect noises of farm machinery and animals as well as smells related to the farming process.
- On new development the set backs should be on the urban side
- Why does there need to be a “set back” from farms and urban areas? Seems to me that is a waste of space.
- Don't interfere with farm operations....



## Urban-Rural Interface

### Q2 - Are there any specific farm-side setbacks that should be reviewed?

#### BRADNER (November 27, 2017)

	Yes	No, they seem right	Don't know/ No Opinion
Live in ALR and property used for farming	0	9	1
Live in ALR and property not used for farming	0	0	0
Live outside ALR and own land being farmed in ALR	0	0	0
Live on rural property outside ALR	0	0	0
Live in urban area	0	0	0
Don't live in Abbotsford	1	0	0
Other	0	0	0
<b>Total respondent count (11)</b>	1	9	1
<b>% of total responses</b>	<b>9%</b>	<b>82%</b>	<b>9%</b>

#### MATSQUI (November 28, 2017)

	Yes	No, they seem right	Don't know/ No Opinion
Live in ALR and property used for farming	1	4	4
Live in ALR and property not used for farming	0	0	1
Live outside ALR and own land being farmed in ALR	0	1	0
Live on rural property outside ALR	0	0	0
Live in urban area	0	0	1
Don't live in Abbotsford	0	0	0
Other	0	0	0
<b>Total respondent count (12)</b>	1	5	6
<b>% of total responses</b>	<b>8%</b>	<b>42%</b>	<b>50%</b>

## Urban-Rural Interface

### Q2 - Are there any specific farm-side setbacks that should be reviewed? (cont'd)

<b>ABERDEEN</b> (November 29, 2017)			
	<b>Yes</b>	<b>No, they seem right</b>	<b>Don't know/ No Opinion</b>
Live in ALR and property used for farming	0	0	0
Live in ALR and property not used for farming	0	0	0
Live outside ALR and own land being farmed in ALR	0	0	0
Live on rural property outside ALR	0	0	0
Live in urban area	0	0	0
Don't live in Abbotsford	0	0	0
Other	0	0	0
<b>Total respondent count (0)</b>	0	0	0
<b>% of total responses</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>

<b>UPPER SUMAS</b> (November 30, 2017)			
	<b>Yes</b>	<b>No, they seem right</b>	<b>Don't know/ No Opinion</b>
Live in ALR and property used for farming	1	0	0
Live in ALR and property not used for farming	0	0	0
Live outside ALR and own land being farmed in ALR	0	0	0
Live on rural property outside ALR	0	0	0
Live in urban area	0	0	0
Don't live in Abbotsford	0	0	0
Other	0	0	0
<b>Total respondent count (1)</b>	1	0	0
<b>% of total responses</b>	<b>100%</b>	<b>0%</b>	<b>0%</b>

## Q2 - Are there any specific farm-side setbacks that should be reviewed? (cont'd)

### ONLINE SURVEY (Nov 27, 2017-Jan 4, 2018)

	Yes	No, they seem right	Don't know/ No Opinion
Live in ALR and property used for farming	6	6	13
Live in ALR and property not used for farming	2	1	2
Live outside ALR and own land being farmed in ALR	0	0	0
Live on rural property outside ALR	2	0	0
Live in urban area	2	10	26
Don't live in Abbotsford	1	2	1
Other	0	0	0
<b>Total respondent count (74)</b>	13	19	42
<b>% of total responses</b>	<b>18%</b>	<b>26%</b>	<b>57%</b>

## Urban-Rural Interface - Q2 - Written Feedback (Tell us More...)

### Bradner Open House (November 27, 2017)

- No specific comments.

### Matsqui Open House (November 28, 2017)

- No specific comments.

### Aberdeen Open House (November 29, 2017)

- No specific comments.

### Upper Sumas Open House (November 30, 2017)

- Horse barn setbacks are 30m. Cow/chicken barns are only 15m. Something is wrong here ....

### Online Survey (Nov 27, 2017 - Jan 4, 2018)

- Covered under other topics
- Force new developments to fund the setbacks and zones. Force the new developer to plant trees or provide noise reduction zones
- We live on the edge of the ALR and have a berry farm beside us. It has never been a problem, although I hear many complaints about farms/ noise from bird control devices in other areas. With more development done next to farmland this is likely going to be an ongoing issue.
- If the farming operation is there first then it takes precedent over the urban development. Urban development cannot move in and then complain about farming practices.
- Buffers and an 'edge' a firm boundary, should be required in all circumstances.
- Setbacks should be increased
- This is a probably yes. Don't waste good farmland to meet the setback
- Don't know what they currently are.

- Some setbacks could be larger or smaller depending on the situation
- All set backs and bylaws should be the same as the provincial regulations
- Not sure why we need an set back. Particularly if the farms have been there before the urban encroachment.



## On-Farm Food/Commodity Processing

Do you agree with the ideas being explored?

### BRADNER (November 27, 2017)

	Yes	Somewhat	Not Really	No
Live in ALR and property used for farming	19	14	0	11
Live in ALR and property not used for farming	3	4	0	4
Live outside ALR and own land being farmed in ALR	0	0	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	1	0	0	0
Don't live in Abbotsford	0	1	0	0
Other	0	0	0	0
<b>Total respondent count (57)</b>	<b>23</b>	<b>19</b>	<b>0</b>	<b>15</b>
<b>% of total responses</b>	<b>40%</b>	<b>33%</b>	<b>0%</b>	<b>26%</b>

### MATSQUI (November 28, 2017)

	Yes	Somewhat	Not Really	No
Live in ALR and property used for farming	10	4	2	1
Live in ALR and property not used for farming	2	0	0	0
Live outside ALR and own land being farmed in ALR	0	1	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	1	0	0	0
Don't live in Abbotsford	0	0	0	0
Other	0	0	0	0
<b>Total respondent count (21)</b>	<b>13</b>	<b>5</b>	<b>2</b>	<b>1</b>
<b>% of total responses</b>	<b>62%</b>	<b>24%</b>	<b>10%</b>	<b>5%</b>

### On-Farm Processing - Do you agree with the ideas being explored? (cont'd)

<b>ABERDEEN</b> (November 29, 2017)				
	<b>Yes</b>	<b>Somewhat</b>	<b>Not Really</b>	<b>No</b>
Live in ALR and property used for farming	19	0	0	7
Live in ALR and property not used for farming	2	0	1	0
Live outside ALR and own land being farmed in ALR	0	1	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	3	2	0	0
Don't live in Abbotsford	0	0	0	0
Other	0	1	0	0
<b>Total respondent count (36)</b>	<b>24</b>	<b>4</b>	<b>1</b>	<b>7</b>
<b>% of total responses</b>	<b>67%</b>	<b>11%</b>	<b>3%</b>	<b>19%</b>

<b>UPPER SUMAS</b> (November 30, 2017)				
	<b>Yes</b>	<b>Somewhat</b>	<b>Not Really</b>	<b>No</b>
Live in ALR and property used for farming	7	22	1	6
Live in ALR and property not used for farming	0	0	0	0
Live outside ALR and own land being farmed in ALR	0	4	0	1
Live on rural property outside ALR	0	0	0	0
Live in urban area	2	1	0	0
Don't live in Abbotsford	0	0	0	0
Other	0	0	0	0
<b>Total respondent count (44)</b>	<b>9</b>	<b>27</b>	<b>1</b>	<b>7</b>
<b>% of total responses</b>	<b>20%</b>	<b>61%</b>	<b>2%</b>	<b>16%</b>

## On-Farm Processing - Do you agree with the ideas being explored? (cont'd)

ONLINE SURVEY (Nov 27, 2017 - Jan 4, 2018)				
	Yes	Somewhat	Not Really	No
Live in ALR and property used for farming	11	7	1	5
Live in ALR and property not used for farming	3	0	0	0
Live outside ALR and own land being farmed in ALR	1	0	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	10	12	1	1
Don't live in Abbotsford	2	1	2	0
Other	0	0	0	0
<b>Total respondent count (57)*</b>	27	20	4	6
<b>% of total responses</b>	<b>47%</b>	<b>35%</b>	<b>7%</b>	<b>11%</b>
<i>*3 additional online respondents indicated "Don't Know/No Opinion" instead of choosing one of the options above.</i>				



## On-Farm Processing - Written Feedback (Tell us More...)

### Bradner Open House (November 27, 2017)

- Processing supports farming and is part of its economy. If I find their activities noisy or disturbing I should move to the City.
- There are no rural collector/arterial roads, only rural local traffic only roads.
- Bigger processing facilities should be around 1 mile radius of all current industrial areas.
- Increased processing requires more machinery, buildings, parking, etc. How would the City possibly ensure these operations don't evolve into commercial/industrial type of operations that are untidy, noisy, and industrial looking.

### Matsqui Open House (November 28, 2017)

- Prefer not to put a maximum on processing footprint.
- No level 2.
- Floor space should be on a case-by-case basis or relative to farm size.

### Aberdeen Open House (November 29, 2017)

- Keep reefer/large trucks off narrow country roads where school children are walking to/from school buses!
- The expense of sending everything out for processing is making it hard to be viable.
- What about mobile abattoirs/ slaughter units? (1x agree).
- Great - sounds like an attempt to address footprint and sustainability.

### Upper Sumas Open House (November 30, 2017)

- 4,000m<sup>2</sup> footprint required instead of 2,000m<sup>2</sup>. (cover and panel)
- 50% rule to be slashed. (cover and panel)
- Large plants should be located near (2 mile radius) existing industrial

lands. (cover and panel)

- Allow grower/packers to expand into value add on farm.
- Growers need to sell their products. Let them.
- Need to consider feed/input storage and processing.
- Too easy to abuse. Too noisy, smelly, stress on roads. Uses up too much farmland.

### Online Survey (Nov 27, 2017 - Jan 4, 2018)

- These larger facilities should not be build on prime farm land
- Increase size to 10000m<sup>2</sup>
- It is really depend on the type of processing, and equipment size
- Only if land used for processing is on least productive land - don't want high quality soil used for buildings
- Having processing plants built on ALR land takes away from usable farm land. Processing plants should be built elsewhere and can create local jobs in city area limits
- I think more processing should be moved to exisiting industrial zoned land and less should be allowed on ALR. The ALR is not properly serviced for this type of activity. Only the type 1 should be allowed at all on the ALR and it should be very restricted in footprint. IE. the ALR rules are too hard to enforce. A small footprint for processing should be allowed for on-farm. If more is required then this is an industrial business activity that should be in the industrial zone. Option 2 should only be allowed in the industrial zone.
- Don't let new construction for processing be built on arable land
- Farm processing uses should be small relative to the land area and should primarily focus on on site produce (50%)
- These accessory buildings take up far too much productive farm land especially in the most fertile farm land areas. The main reason these are built on farmland is to avoid the high cost of industrial land and the

property taxes that go with that. So, I suggest the City set aside Industrial areas that have specific zoning to allow agriculture processing plants and tax them at a lower rate similar to what they would pay when built on the farm site.

- Close to a main rd should also be fine.
- Not in favour of any processing on ALR land
- I want to see farm land kept in a way that it can produce food in the future, and not process the ag products. If processing facilities are built, they should be on poorer quality farm land
- This needs to be monitored very closely. Do not trust the owners
- Again, do not make a one policy fits all approach,
- The berry industry has many packers in the ALR some are bigger than what is allowed any changes could be detrimental to the berry industry
- I would hope that by allowing more processing on the farm that the farm would not become obsolete and just become an industrial processing site.
- Food handling is a key issue relative to contamination and freshness. When processing is handled within close proximity to the location where the product is grown it results in a better overall product, with longer shelf life. Longer shelf life for quality products opens the markets for these products to be sold in communities a greater distance. This helps drive the demand for the product. The net result is greater business potential for the local farm and the community therein.



## Farm Retail

Do you agree with the ideas being explored?

### BRADNER (November 27, 2017)

	Yes	Somewhat	Not Really	No
Live in ALR and property used for farming	12	19	0	20
Live in ALR and property not used for farming	2	5	0	2
Live outside ALR and own land being farmed in ALR	0	0	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	1	0	0	0
Don't live in Abbotsford	0	1	0	0
Other	0	0	0	0
<b>Total respondent count (62)</b>	15	25	0	22
<b>% of total responses</b>	<b>24%</b>	<b>40%</b>	<b>0%</b>	<b>35%</b>

### MATSQUI (November 28, 2017)

	Yes	Somewhat	Not Really	No
Live in ALR and property used for farming	10	6	1	1
Live in ALR and property not used for farming	2	0	0	0
Live outside ALR and own land being farmed in ALR	0	1	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	1	0	0	0
Don't live in Abbotsford	0	0	0	0
Other	0	0	0	0
<b>Total respondent count (22)</b>	13	7	1	1
<b>% of total responses</b>	<b>59%</b>	<b>32%</b>	<b>5%</b>	<b>5%</b>

### Farm Retail - Do you agree with the ideas being explored? (cont'd)

<b>ABERDEEN</b> (November 29, 2017)				
	<b>Yes</b>	<b>Somewhat</b>	<b>Not Really</b>	<b>No</b>
Live in ALR and property used for farming	25	0	0	0
Live in ALR and property not used for farming	1	0	0	1
Live outside ALR and own land being farmed in ALR	1	0	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	5	0	0	0
Don't live in Abbotsford	0	0	0	0
Other	2	0	0	0
<b>Total respondent count (35)</b>	<b>34</b>	<b>0</b>	<b>0</b>	<b>1</b>
<b>% of total responses</b>	<b>97%</b>	<b>0%</b>	<b>0%</b>	<b>3%</b>

<b>UPPER SUMAS</b> (November 30, 2017)				
	<b>Yes</b>	<b>Somewhat</b>	<b>Not Really</b>	<b>No</b>
Live in ALR and property used for farming	20	7	1	7
Live in ALR and property not used for farming	2	0	0	1
Live outside ALR and own land being farmed in ALR	0	3	0	1
Live on rural property outside ALR	0	0	0	0
Live in urban area	4	1	0	0
Don't live in Abbotsford	0	0	0	0
Other	0	0	0	0
<b>Total respondent count (47)</b>	<b>26</b>	<b>11</b>	<b>1</b>	<b>9</b>
<b>% of total responses</b>	<b>55%</b>	<b>23%</b>	<b>2%</b>	<b>19%</b>

### Farm Retail - Do you agree with the ideas being explored? (cont'd)

ONLINE SURVEY (Nov 27, 2017 - Jan 4, 2018)				
	Yes	Somewhat	Not Really	No
Live in ALR and property used for farming	12	10	1	4
Live in ALR and property not used for farming	4	1	0	0
Live outside ALR and own land being farmed in ALR	1	0	0	0
Live on rural property outside ALR	0	1	0	0
Live in urban area	18	9	1	1
Don't live in Abbotsford	4	1	0	0
Other	1	0	0	0
<b>Total respondent count (69)</b>	40	22	2	5
<b>% of total responses</b>	<b>58%</b>	<b>32%</b>	<b>3%</b>	<b>7%</b>

## Farm Retail - Written Feedback (Tell us More...)

### Bradner Open House (November 27, 2017)

- Love the idea of being able to sell local products locally.

### Matsqui Open House (November 28, 2017)

- Is a business licence required for existing structures that are smaller than 300m<sup>2</sup> and permanently in place?
- Yes to the co-op option.
- No to increased temporary parking.

### Aberdeen Open House (November 29, 2017)

- Product 50% should be based on actual product, not just floor space for offering!
- I may be happy with agriculture next door. Retail sales are quite different.
- What you are suggesting (exploring) is retail enterprises. Farm retail is window dressing. Let's be careful about the proposal.

### Upper Sumas Open House (November 30, 2017)

- Food hub.
- Parking should not be limited as farms should be able to set as many people on-farm. Brings income to farm.
- Business licence should be required for larger operations.
- Licence makes sense for larger operations, less so for smaller. Maybe a threshold.
- Allowing co-ops may align with ALC, but may be onerous to document.
- Retail space 300m<sup>2</sup> is too small to sell all of farm products properly as you have value added items to display too. Do not agree with 300m<sup>2</sup>. Increase to 500m<sup>2</sup>.
- Business licence requirements too onerous for small operations.
- 50% own product a must for retail to begin with. Begin with 300m<sup>2</sup>

- space but larger expansion should be easily allowed. More m<sup>2</sup> allowed.
- Increase farm retail space. It's a big deal for agri-tourism. Tourism is a very big industry for Abbotsford.
- Co-op should not be allowed for a farm retail clarification. Only 50% + own farm grown incorporated/value added products should only be allowed as farm retail!
- Fruits, vegetables waste can be composted. How will retail meat kill waste be gotten rid of?
- No to 300m<sup>2</sup> and 30 stall parking limit. Needs more parking and retail space to grow.
- Number of stalls is way too small (max 30 - farm retail).

### Online Survey (Nov 27, 2017 - Jan 4, 2018)

- Increase size of max indoor+outdoor to 6000m<sup>2</sup> AND CO-OP should not be allowed AND Max perm parking should be 200 stalls YES business licence should be acquired
- A 30-stall maximum seems excessive for permanent farm retail, as this space would generally be underutilized. Once land is converted to parking space, it's next-to-impossible to return to viable farmland, and thus it may be better to have a lower maximum with the option to apply for a larger lot given reasonable need.
- Size of retail space and number of parking spaces should depend on size of farm, not be a flat limit
- Business licence is a good way of knowing what is happening from the local government perspective
- Business licence should not be required if 100% of products are from the farm itself
- Farm 'stores' should be restricted to items the farmer produces - not allow them to open up general stores. Otherwise more land is used for store than farming. I love buying fresh from farms and do it a lot but think there should be some limits on how much farm space is used for

commercial purposes.

- Many people want to “buy local” but don’t know how to get direct to the farm for their needs
- I think the co-op requirement is a loop hole for some of these retailers. It has to be fixed or removed.
- There should be strict 300 m2 limits. 30 stall max parking. Business licence should be required.
- Don’t build on arable land. Use slightly wider roadside areas as best space to use
- How will this be enforced? who will pay for that/
- Prefer to see a farmers market place of some type that allows for proper services for public and sellers
- Thanks for keeping the “roadside stand exemption (flower / eggs / corn) Seems these small stalls are not needing more regulation.
- Need flexibility to increase size under certain circumstances. Need flexibility to increase parking under certain circumstances. Be careful that rules do not allow big corporations to sneak in the back door.
- Business license might be a good idea.. somehow to track. Also some seem to get quite large as they become more successful. This will be a real balance game. Not sure we want to get it too large and commercial. Not wanting people to misuse it.
- I like farm markets - just make sure the buildings and parking are near the main road and on land that would perhaps not be good for farming anyway.
- I don’t want farms to become large industrial or commercial operations. That’s what stores are for.
- No business license as long as primarily a farm.



## Agri-Tourism

Do you agree with the ideas being explored?

### BRADNER (November 27, 2017)

	Yes	Somewhat	Not Really	No
Live in ALR and property used for farming	7	17	2	1
Live in ALR and property not used for farming	1	6	1	0
Live outside ALR and own land being farmed in ALR	0	0	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	0	1	0	0
Don't live in Abbotsford	0	0	0	0
Other	0	0	0	0
<b>Total respondent count (36)</b>	8	24	3	1
<b>% of total responses</b>	<b>22%</b>	<b>67%</b>	<b>8%</b>	<b>3%</b>

### MATSQUI (November 28, 2017)

	Yes	Somewhat	Not Really	No
Live in ALR and property used for farming	17	2	0	0
Live in ALR and property not used for farming	1	1	0	0
Live outside ALR and own land being farmed in ALR	0	1	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	2	0	0	0
Don't live in Abbotsford	0	0	0	0
Other	0	0	0	0
<b>Total respondent count (24)</b>	20	4	0	0
<b>% of total responses</b>	<b>83%</b>	<b>17%</b>	<b>0%</b>	<b>0%</b>



### Agri-Tourism - Do you agree with the ideas being explored? (cont'd)

<b>ABERDEEN</b> (November 29, 2017)				
	<b>Yes</b>	<b>Somewhat</b>	<b>Not Really</b>	<b>No</b>
Live in ALR and property used for farming	6	7	3	0
Live in ALR and property not used for farming	1	0	1	0
Live outside ALR and own land being farmed in ALR	0	1	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	1	0	0	0
Don't live in Abbotsford	0	0	0	0
Other	2	0	0	0
<b>Total respondent count (22)</b>	<b>10</b>	<b>8</b>	<b>4</b>	<b>0</b>
<b>% of total responses</b>	<b>45%</b>	<b>36%</b>	<b>18%</b>	<b>0%</b>

<b>UPPER SUMAS</b> (November 30, 2017)				
	<b>Yes</b>	<b>Somewhat</b>	<b>Not Really</b>	<b>No</b>
Live in ALR and property used for farming	3	14	5	8
Live in ALR and property not used for farming	0	1	0	0
Live outside ALR and own land being farmed in ALR	0	3	0	1
Live on rural property outside ALR	0	0	0	0
Live in urban area	1	0	0	1
Don't live in Abbotsford	0	0	0	0
Other	0	0	0	0
<b>Total respondent count (37)</b>	<b>4</b>	<b>18</b>	<b>5</b>	<b>10</b>
<b>% of total responses</b>	<b>11%</b>	<b>49%</b>	<b>14%</b>	<b>27%</b>

## Agri-Tourism - Do you agree with the ideas being explored? (cont'd)

ONLINE SURVEY (Nov 27, 2017 - Jan 4, 2018)				
	Yes	Somewhat	Not Really	No
Live in ALR and property used for farming	9	7	1	5
Live in ALR and property not used for farming	3	0	0	0
Live outside ALR and own land being farmed in ALR	1	0	0	0
Live on rural property outside ALR	0	0	1	0
Live in urban area	17	11	2	1
Don't live in Abbotsford	3	2	0	0
Other	0	0	0	0
<b>Total respondent count (63)*</b>	33	20	4	6
<b>% of total responses</b>	<b>52%</b>	<b>32%</b>	<b>6%</b>	<b>10%</b>
<i>*1 additional online respondent indicated "Don't Know/No Opinion" instead of choosing one of the options above.</i>				

## Agri-Tourism - Written Feedback (Tell us More...)

### Bradner Open House (November 27, 2017)

- Before new things implemented, enforce bylaw.

### Matsqui Open House (November 28, 2017)

- How could parking be temporary? Practically, no pavement or gravel seems hard to do and still have good parking.

### Aberdeen Open House (November 29, 2017)

- What restrictions are being suggested for noise and hours of operation? Ideas are diverse and should not be presented in tandem.

### Upper Sumas Open House (November 30, 2017)

- Should be allowed to renovate an existing building to make safer for use.
- Outdoor agri-tourism should be no limit if you have land. As education about farming is must should be suppressed not discouraged.
- ALC should permit construction/renovation of barn buildings. Gravel needs to be allowed for parking. Limit to year round.
- Tourism and agri-tourism is a growing industry for Abbotsford and it is important for them to have a larger permanent structure to support the public. People come and learn about agriculture when they come to these farms!!
- Gravel parking lot is easily removed if fill is separated with fabric.
- More space than 2,000m<sup>2</sup> allowed to expand in the future.
- Outdoor space is limited to a very small area which does not allow for growth of existing operations.
- Allow for larger outdoor area for agri-tourism. How will they manage the 1,000s of people that visit them in one day with only 1/4 acre.
- For agri-tourism, expansion for larger building should be allowed for future growth.
- Outdoor area too small.

- Should allow gravel parking. With wet soils, it is very hard to use anything else. If not gravel then ALC/City should provide \$ to help with parking.

### Online Survey (Nov 27, 2017 - Jan 4, 2018)

- Opposed to agri-tourism
- Focus should remain on farming and not tourism
- Gathering Events and Agri Tourism IS THE SAME. There can be limitations on WEDDINGS but some events are held on farms which specifically support AGRICULTURE and these operations should NOT be limited by the rules under "gathering events". NO "AGRITOURISM FARM in the FRASER VALLEY is below the 2000m<sup>2</sup> for its play areas. This should be limited to 10 acres and NOT lot size as many agritourism operations have large farming operations on other many other lots within Abbotsford but only have a single lot where all the items are sold/play area is housed. ALC SHOULD allow for the construction/conversion/upgrades to buildings for Agritourism/farm retail and event gatherings. Parking should not be required by the farm especially if it is to be restricted to 30 stalls, further more asphalt should be allowed. This all efficiently and effectively regulated case by case as this 'industry' is limited to only a few players while new players have a high barrier to entry.
- We need more of this. period
- This is allowing non-farm use creep .
- We need allow more flxibility in this area
- Way too restrictive
- Only if land used for tourism/parking is lowest quality land - do not allow if all land in parcel is high quality
- Bringing people into our farms to show them our products will ensure return year round rather than a shortened season
- Is a good add-on activity to a farm but size, parking and new buildings

should be restricted or can quickly become a holiday theme park. We don't want good agriculture land converted to parking lots.

- Limit sizes should be adjustable based on land size.
- Prefer to see a farmers market where every commodity has equal exposure and proper traffic flow and services. Minimizing the amount of traffic on all farm roads and possible criminal activity would also be reduced
- When I think of Mann farms, or the corn maze place they have significant footprint dedicated to agritourism, I'm not sure how they could manage 2000meters as their existing facilities seem larger.
- Agri tourism is so difficult to define so flexibility is required because farmers are very innovative.
- Flexibility, our Urban customers need to have access to our farms, albeit a tourist attraction, should be looked at on a case by case basis
- Agriculture education and public engagement with their food supply is important, but agriculture capacity must also be retained..



## Gathering for Events

Do you agree with the ideas being explored?

### BRADNER (November 27, 2017)

	Yes	Somewhat	Not Really	No
Live in ALR and property used for farming	13	12	5	8
Live in ALR and property not used for farming	7	2	3	0
Live outside ALR and own land being farmed in ALR	0	0	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	1	0	0	0
Don't live in Abbotsford	0	1	0	0
Other	0	0	0	0
<b>Total respondent count (52)</b>	<b>21</b>	<b>15</b>	<b>8</b>	<b>8</b>
<b>% of total responses</b>	<b>40%</b>	<b>29%</b>	<b>15%</b>	<b>15%</b>

### MATSQUI (November 28, 2017)

	Yes	Somewhat	Not Really	No
Live in ALR and property used for farming	13	3	0	1
Live in ALR and property not used for farming	1	1	0	0
Live outside ALR and own land being farmed in ALR	0	1	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	1	1	0	0
Don't live in Abbotsford	0	0	0	0
Other	0	0	0	0
<b>Total respondent count (22)</b>	<b>15</b>	<b>6</b>	<b>0</b>	<b>1</b>
<b>% of total responses</b>	<b>68%</b>	<b>27%</b>	<b>0%</b>	<b>5%</b>

## Events - Do you agree with the ideas being explored? (cont'd)

<b>ABERDEEN</b> (November 29, 2017)				
	<b>Yes</b>	<b>Somewhat</b>	<b>Not Really</b>	<b>No</b>
Live in ALR and property used for farming	18	2	0	6
Live in ALR and property not used for farming	2	0	0	0
Live outside ALR and own land being farmed in ALR	0	0	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	2	0	0	0
Don't live in Abbotsford	0	0	0	0
Other	1	1	0	0
<b>Total respondent count (32)</b>	<b>23</b>	<b>3</b>	<b>0</b>	<b>6</b>
<b>% of total responses</b>	<b>72%</b>	<b>9%</b>	<b>0%</b>	<b>19%</b>

<b>UPPER SUMAS</b> (November 30, 2017)				
	<b>Yes</b>	<b>Somewhat</b>	<b>Not Really</b>	<b>No</b>
Live in ALR and property used for farming	8	4	11	10
Live in ALR and property not used for farming	1	0	2	0
Live outside ALR and own land being farmed in ALR	0	0	2	1
Live on rural property outside ALR	0	0	0	0
Live in urban area	3	0	0	1
Don't live in Abbotsford	0	0	0	0
Other	0	0	0	0
<b>Total respondent count (43)</b>	<b>12</b>	<b>4</b>	<b>15</b>	<b>12</b>
<b>% of total responses</b>	<b>28%</b>	<b>9%</b>	<b>35%</b>	<b>28%</b>

## Events - Do you agree with the ideas being explored? (cont'd)

<b>ONLINE SURVEY</b> (Nov 27, 2017 - Jan 4, 2018)				
	<b>Yes</b>	<b>Somewhat</b>	<b>Not Really</b>	<b>No</b>
Live in ALR and property used for farming	8	6	2	5
Live in ALR and property not used for farming	2	0	0	0
Live outside ALR and own land being farmed in ALR	0	1	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	18	9	3	3
Don't live in Abbotsford	0	1	1	0
Other	0	0	0	0
<b>Total respondent count (59)*</b>	28	17	6	8
<b>% of total responses</b>	<b>47%</b>	<b>29%</b>	<b>10%</b>	<b>14%</b>
<i>*1 additional online respondent indicated "Don't Know/No Opinion" instead of choosing one of the options above.</i>				

## Events - Written Feedback (Tell us More...)

### Bradner Open House (November 27, 2017)

- Don't restrict events to farm classification
- Limit noise, especially music.
- Noise factor! Time frame for music. Special monitoring for these events.
- No concerts, no noise.
- You are not differentiating between family and non-family events. Example: weddings.

### Matsqui Open House (November 28, 2017)

- Should be allowed to convert existing structures that are not being used for farming.
- Should not have a limit on people attending, specifically where people are coming and going.

### Aberdeen Open House (November 29, 2017)

- Property size? (1x agree)
- Potential for a summer full of noise.

### Upper Sumas Open House (November 30, 2017)

- Need option for permanent parking.
- 10 per year is too low, as weddings on farms is big demand.
- Ten events too low per year. Should be at least 20 per year. Also should be allowed to make existing building better suited for events.
- More events should be allowed for agri-land.
- Need to renovate existing structure.
- Need to be able to renovate existing structures.
- Allow for ability to expand/convert existing buildings for gatherings that support agriculture. Case-by-case basis as to limit new pop up of wedding venues that do not support ag as much.
- Should not be a business on ALR. Limit # per year.

### Online Survey (Nov 27, 2017 - Jan 4, 2018)

- Opposed to events, belongs into town
- 20 max events a year with the ability to increase from case to case. Ability to convert existing buildings.
- I strongly agree that these events should only be permitted on land with farm classification.
- We need more of this. period
- Agree
- Current buildings should be allowed to be upgraded
- I agree with wedding ceremonies or even funeral services - but anything "festival" type can get too large - there should be a maximum person capacity limit
- I think upgrades to buildings should be allowed and encouraged
- I don't like this use on the ALR as I think it must interfere with legitimate farming activity -- how do you spread manure when your neighbor is hosting a wedding? I would suggest further restricting beyond what ALC rules are and you can ask for that.
- I don't agree with the permanent structures/upgrade clause
- Parking along the road should be ok. Also maybe 200 people.
- Farms without farm classification should be able to host events
- Would the limit on assembly meetings interfere with or restrict religious assembly of communities that farm? (If I think of the loft country church, or on the prairies we have Hutterites, who farm and assemble as a religious group.) Perhaps there is an exemption or different category under consideration.
- If the farmer wants to use an existing building then it must be brought up to assembly code which therefore means it is a not an existing building. This rule contradicts itself and does not work.
- I think weddings on a farm are beautiful!



- There must be a balance between support for entrepreneurial activities that reinforce economic stability for farmers and ensuring a level playing field for similar businesses within urban city limits, and the importance of food security via local production.
- Agricultural land should be used for that purpose and not for social functions outside the immediate family. Consideration must be given to neighbours with no trespassing or loud music after 10pm.
- I don't see why there must be a limit of 150 people at a wedding event!
- 10 per year is not enough..



## Breweries, Meaderies, and Distilleries

Do you agree with the ideas being explored?

### BRADNER (November 27, 2017)

	Yes	Somewhat	Not Really	No
Live in ALR and property used for farming	25	10	0	2
Live in ALR and property not used for farming	6	2	0	2
Live outside ALR and own land being farmed in ALR	0	0	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	1	0	0	0
Don't live in Abbotsford	1	0	0	0
Other	0	0	0	0
<b>Total respondent count (49)</b>	<b>33</b>	<b>12</b>	<b>0</b>	<b>4</b>
<b>% of total responses</b>	<b>67%</b>	<b>24%</b>	<b>0%</b>	<b>8%</b>

### MATSQUI (November 28, 2017)

	Yes	Somewhat	Not Really	No
Live in ALR and property used for farming	13	4	4	0
Live in ALR and property not used for farming	1	1	0	0
Live outside ALR and own land being farmed in ALR	0	1	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	0	1	0	0
Don't live in Abbotsford	0	0	0	0
Other	0	0	0	0
<b>Total respondent count (25)</b>	<b>14</b>	<b>7</b>	<b>4</b>	<b>0</b>
<b>% of total responses</b>	<b>56%</b>	<b>28%</b>	<b>16%</b>	<b>0%</b>

### Breweries, Meaderies, Distilleries - Do you agree with the ideas being explored? (cont'd)

<b>ABERDEEN</b> (November 29, 2017)				
	<b>Yes</b>	<b>Somewhat</b>	<b>Not Really</b>	<b>No</b>
Live in ALR and property used for farming	15	3	2	0
Live in ALR and property not used for farming	1	1	0	0
Live outside ALR and own land being farmed in ALR	0	0	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	1	2	0	0
Don't live in Abbotsford	0	0	0	0
Other	1	0	1	0
<b>Total respondent count (27)</b>	18	6	3	0
<b>% of total responses</b>	<b>67%</b>	<b>22%</b>	<b>11%</b>	<b>0%</b>

<b>UPPER SUMAS</b> (November 30, 2017)				
	<b>Yes</b>	<b>Somewhat</b>	<b>Not Really</b>	<b>No</b>
Live in ALR and property used for farming	22	12	0	1
Live in ALR and property not used for farming	2	0	0	0
Live outside ALR and own land being farmed in ALR	0	1	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	2	0	0	1
Don't live in Abbotsford	0	0	0	0
Other	0	0	0	0
<b>Total respondent count (41)</b>	26	13	0	2
<b>% of total responses</b>	<b>63%</b>	<b>32%</b>	<b>0%</b>	<b>5%</b>

### Breweries, Meaderies, Distilleries - Do you agree with the ideas being explored? (cont'd)

ONLINE SURVEY (Nov 27, 2017 - Jan 4, 2018)				
	Yes	Somewhat	Not Really	No
Live in ALR and property used for farming	6	8	2	2
Live in ALR and property not used for farming	4	0	0	0
Live outside ALR and own land being farmed in ALR	0	0	0	0
Live on rural property outside ALR	1	0	0	0
Live in urban area	20	10	1	0
Don't live in Abbotsford	1	1	0	0
Other	0	0	0	0
<b>Total respondent count (56)*</b>	32	19	3	2
<b>% of total responses</b>	<b>57%</b>	<b>34%</b>	<b>5%</b>	<b>4%</b>
<i>*2 additional online respondents indicated "Don't Know/No Opinion" instead of choosing one of the options above.</i>				

## Breweries, Meaderies, Distilleries - Written Feedback (Tell us More...)

### Bradner Open House (November 27, 2017)

- Consider cideries as well.
- Adding vitality to rural areas.
- Yes, yes, yes.

### Matsqui Open House (November 28, 2017)

- Need higher limits for processing space and indoor space.
- Reduce 50% requirement as it is not realistic.
- Reduce 50% limit to promote more of it here. 20%?
- All brewers source products. Don't allow for low cost land for brewing and wine making if inputs need truck.

### Aberdeen Open House (November 29, 2017)

- Food first!

### Upper Sumas Open House (November 30, 2017)

- Support this, but concerned about 50% rule.
- Drop the 50% down to 25%.
- Do not limit 50% of product used to be grown on farm. Should be less.
- Retail shops are commercial and should be on commercial property.

### Online Survey (Nov 27, 2017 - Jan 4, 2018)

- Looks good, except for the outdoor space. Having very small outdoor space restriction is not compatible with the "farm" experience. Saying you cannot take your "beer" while you tour the hop yard is silly.
- Opposed to this, belongs in industrial area
- Can't believe this wasn't allowed before!
- The production of materials used in process are too varied to restrict

use.

- Increase brewing space to 4000m2 increase indoor sales space to 500m2
- Requirement to grow >50% of ingredients is unreasonable for some products that do not grow in our geographic area!
- The minimum lot size seems unnecessary. If there has to be minimum, I would hope it would be no larger than 5 acres.
- Agree
- Don't limit processing area or require products to be grown on the farm. Less regulation please.
- As long as the land will be usable for other crops - hops should be allowed to be grown on ALR land
- Breweries can be very smelly and should not be allowed.
- As per previous comments, I would suggest placing a very strong restriction on amount of processing space--this should be a commercial/ industrial activity in the urban and is unsuited to the ALR. Also really dislike the lounge idea for the ALR, as most craft places now serve food so you can see the slippery slope. Unfair tax regime with similar businesses in the urban zone. This is provincial policy I don't like and I would restrict it in the ALR.
- Seems like more and more land will be used for non-arable uses. That would hugely disappoint me and others who like to eat :)
- This may also soon apply to marijuana growth as well?
- Ultimately the business should be able to expand as necessary - it's good for the entire community
- Centralization of these ventures to allow equal opportunity for all sellers and ensure public services. Biosecurity and criminal activity around farms would be minimized
- Watch out this does not get out of control

- There is a need to align all municipal policies with ALC and Provincial policies
- Not sure about the maximum limit. Is the idea to prevent them from getting too large and successful.
- I worry that multi national breweries would buy the farm based brewery and operate on a commercial scale. There should be something to prevent this.
- There should be a limit to the number of breweries et al for the city.



## Home Based Business

Do you agree with the ideas being explored?

**BRADNER** (November 27, 2017)

	Yes	Somewhat	Not Really	No
Live in ALR and property used for farming	19	10	2	10
Live in ALR and property not used for farming	15	2	3	4
Live outside ALR and own land being farmed in ALR	0	0	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	1	0	0	0
Don't live in Abbotsford	0	1	0	0
Other	0	0	0	0
<b>Total respondent count (67)</b>	35	13	5	14
<b>% of total responses</b>	<b>52%</b>	<b>19%</b>	<b>7%</b>	<b>21%</b>

**MATSQUI** (November 28, 2017)

	Yes	Somewhat	Not Really	No
Live in ALR and property used for farming	17	2	1	0
Live in ALR and property not used for farming	2	0	0	0
Live outside ALR and own land being farmed in ALR	1	0	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	1	0	0	0
Don't live in Abbotsford	0	0	0	0
Other	0	0	0	0
<b>Total respondent count (24)</b>	21	2	1	0
<b>% of total responses</b>	<b>88%</b>	<b>8%</b>	<b>4%</b>	<b>0%</b>

## Home Based Business - Do you agree with the ideas being explored? (cont'd)

<b>ABERDEEN</b> (November 29, 2017)				
	<b>Yes</b>	<b>Somewhat</b>	<b>Not Really</b>	<b>No</b>
Live in ALR and property used for farming	24	1	0	7
Live in ALR and property not used for farming	3	0	0	0
Live outside ALR and own land being farmed in ALR	0	0	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	5	0	0	0
Don't live in Abbotsford	0	0	0	0
Other	2	0	0	0
<b>Total respondent count (42)</b>	<b>34</b>	<b>1</b>	<b>0</b>	<b>7</b>
<b>% of total responses</b>	<b>81%</b>	<b>2%</b>	<b>0%</b>	<b>17%</b>

<b>UPPER SUMAS</b> (November 30, 2017)				
	<b>Yes</b>	<b>Somewhat</b>	<b>Not Really</b>	<b>No</b>
Live in ALR and property used for farming	19	3	1	13
Live in ALR and property not used for farming	0	0	0	3
Live outside ALR and own land being farmed in ALR	0	0	0	3
Live on rural property outside ALR	0	0	0	0
Live in urban area	3	0	0	1
Don't live in Abbotsford	0	0	0	0
Other	0	0	0	0
<b>Total respondent count (46)</b>	<b>22</b>	<b>3</b>	<b>1</b>	<b>20</b>
<b>% of total responses</b>	<b>48%</b>	<b>7%</b>	<b>2%</b>	<b>43%</b>



### Home Based Business - Do you agree with the ideas being explored? (cont'd)

ONLINE SURVEY (Nov 27, 2017 - Jan 4, 2018)				
	Yes	Somewhat	Not Really	No
Live in ALR and property used for farming	10	9	4	4
Live in ALR and property not used for farming	3	1	0	1
Live outside ALR and own land being farmed in ALR	0	1	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	21	6	0	2
Don't live in Abbotsford	1	1	0	0
Other	1	0	0	0
<b>Total respondent count (65)*</b>	36	18	4	7
<b>% of total responses</b>	<b>55%</b>	<b>28%</b>	<b>6%</b>	<b>11%</b>
<i>*3 additional online respondents indicated "Don't Know/No Opinion" instead of choosing one of the options above.</i>				

## Home Based Business - Written Feedback (Tell us More...)

### Bradner Open House (November 27, 2017)

- Shut down junkyard next door.
- Enforcement is necessary.
- As long as the business supports farming.
- A home-based business that supports the farm and local community should be permitted.
- Adds vitality to rural areas.
- If the land is being farmed, who cares if there is a hair salon in the basement?
- Prohibit existing commercial repair and maintenance of farm trucks/vehicles.

### Matsqui Open House (November 28, 2017)

- Why not commercial repair and maintenance of farm vehicles? E.g. tractors.
- Do not prohibit businesses that are repairing farm vehicles.

### Aberdeen Open House (November 29, 2017)

- Over regulation.

### Upper Sumas Open House (November 30, 2017)

- On small properties one can not generate enough income off the land to support a living. In small properties non farm based businesses should be allowed.
- Don't force people to move their businesses, just set limits on new businesses.
- Existing policies need to be enforced. New policies should not harm farmers.
- Home based businesses do not belong. Abuse is easy.

### Online Survey (Nov 27, 2017 - Jan 4, 2018)

- No to item 1 [creating new home based business category for Agricultural zoning]
- Not sure about the 1st point. Does that mean the business would need to be related to farming. What if one of the residents did some book-keeping? Do you want to stop that?
- Stop trying to tell entrepreneurs how to live and work.
- Totally opposed to this activity, which is not farm related, occupies farmland and opens the door wide open to abuse, as it does now already
- Commercial vehicle repair should be allowed as it is convenient for neighbouring farmers to have these mechanic shops nearby.
- Agree
- What about truck "farming/parking"? allow 2 per farm as current, but tax it or require permits at the same rate truck parking costs at truck parking lots
- Agricultural related home based businesses should be allowed. Farmers shouldn't be required to take their tractor into town to get repaired
- Home based businesses on farms should be regulated especially if they aren't farm related. I wonder how many of the 'farms' around the city are not actually growing anything but operating multiple businesses
- If it's on their own property, there shouldn't be regulations on what type or how big their business space can be.
- A lot of farmers rely on a 2nd income for additional support - but we need to be close to our farms to monitor at all times. taking away our opportunities for additional income makes it difficult on the farmer.
- If a property is being used for farming, an additional home-based business that is not agricultural (such as hairdressing) should still be allowed.
- The truck stops on all land because they have blueberries, raspberries or some other farming has to be fixed.

- Home based businesses should operate within the residential footprint with strong restrictions
- Uses like hair dresser etc that use a small portion of the house and parking should be ok but uses such as material or truck storage should be prohibited
- Unfortunatley most of farm equipment is designated commercial, therefore it would seem unreasonable to eliminate some type of commercial repair.
- Truck parking lots should also not operate as a “home based business” (e.g. Queen St. had some of this taking place on agricultural land.
- Non compliance on ALR land is out of control and must be stopped. Be careful that you do not create rules that could make the problem worse.
- There should not be any commercial trucks allowed to park or be dispatched from residential neighbourhoods.



## Rural Centres

Do you agree with the ideas being explored?

### BRADNER (November 27, 2017)

	Yes	Somewhat	Not Really	No
Live in ALR and property used for farming	11	8	0	14
Live in ALR and property not used for farming	5	1	0	2
Live outside ALR and own land being farmed in ALR	0	0	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	0	0	0	0
Don't live in Abbotsford	1	0	0	0
Other	0	0	0	0
<b>Total respondent count (42)</b>	17	9	0	16
<b>% of total responses</b>	<b>40%</b>	<b>21%</b>	<b>0%</b>	<b>38%</b>

### MATSQUI (November 28, 2017)

	Yes	Somewhat	Not Really	No
Live in ALR and property used for farming	9	5	3	0
Live in ALR and property not used for farming	2	0	0	0
Live outside ALR and own land being farmed in ALR	1	0	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	1	0	0	0
Don't live in Abbotsford	0	0	0	0
Other	0	0	0	0
<b>Total respondent count (21)</b>	13	5	3	0
<b>% of total responses</b>	<b>62%</b>	<b>24%</b>	<b>14%</b>	<b>0%</b>

### Rural Centres - Do you agree with the ideas being explored? (cont'd)

<b>ABERDEEN</b> (November 29, 2017)				
	<b>Yes</b>	<b>Somewhat</b>	<b>Not Really</b>	<b>No</b>
Live in ALR and property used for farming	12	0	3	4
Live in ALR and property not used for farming	3	0	1	0
Live outside ALR and own land being farmed in ALR	0	0	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	2	0	0	1
Don't live in Abbotsford	0	0	0	0
Other	0	0	0	1
<b>Total respondent count (27)</b>	<b>17</b>	<b>0</b>	<b>4</b>	<b>6</b>
<b>% of total responses</b>	<b>63%</b>	<b>0%</b>	<b>15%</b>	<b>22%</b>

<b>UPPER SUMAS</b> (November 30, 2017)				
	<b>Yes</b>	<b>Somewhat</b>	<b>Not Really</b>	<b>No</b>
Live in ALR and property used for farming	11	0	2	3
Live in ALR and property not used for farming	2	0	0	0
Live outside ALR and own land being farmed in ALR	0	0	0	1
Live on rural property outside ALR	0	0	0	0
Live in urban area	2	0	0	0
Don't live in Abbotsford	0	0	0	0
Other	0	0	0	0
<b>Total respondent count (21)</b>	<b>15</b>	<b>0</b>	<b>2</b>	<b>4</b>
<b>% of total responses</b>	<b>71%</b>	<b>0%</b>	<b>10%</b>	<b>19%</b>

## Rural Centres - Do you agree with the ideas being explored? (cont'd)

ONLINE SURVEY (Nov 27, 2017 - Jan 4, 2018)				
	Yes	Somewhat	Not Really	No
Live in ALR and property used for farming	12	2	4	4
Live in ALR and property not used for farming	3	1	0	0
Live outside ALR and own land being farmed in ALR	0	1	0	0
Live on rural property outside ALR	1	0	0	0
Live in urban area	17	7	3	3
Don't live in Abbotsford	0	1	1	1
Other	0	0	0	0
<b>Total respondent count (61)*</b>	33	12	8	8
<b>% of total responses</b>	<b>54%</b>	<b>20%</b>	<b>13%</b>	<b>13%</b>
<i>*3 additional online respondents indicated "Don't Know/No Opinion" instead of choosing one of the options above.</i>				

## Rural Centres - Written Feedback (Tell us More...)

### Bradner Open House (November 27, 2017)

- Love Merrifield subdivision (Mt. Lehman) - supports the rural centre. Adds diversity to the rural population.
- We have traditionally just created parcel sizes and uses as we see fit.
- Rural centres are important to rural community life.
- This is a tax grab to rezone agri land.

### Matsqui Open House (November 28, 2017)

- Each area on a case-by-case basis.
- The City needs to be a good neighbour. Don't put stolen property depositories in town centres.
- No creation of smaller parcels.
- This is the one proposal that is too general in its scope.
- I disagree with subdividing into smaller parcels.
- Allow these institutions access to municipal services (e.g., sewer).

### Aberdeen Open House (November 29, 2017)

- Rural centres have been losing public services (schools, swimming pools) that farm families need and they must be permitted.
- When placing a school = consider the neighbourhood (i.e., King Traditional does not serve the local area).

### Upper Sumas Open House (November 30, 2017)

- Keep existing rural centres the way they are. Do not expand the area. Inside the community can decide.

### Online Survey (Nov 27, 2017 - Jan 4, 2018)

- Parcels less than 40 acres in Mt. Lehman and Bradner? Duh.

- New civic and public uses should not be allowed, unless approved by the ALC and public. Deviations from agriculture uses should not be added into the OCP, but rather addressed on a case-by-case basis with public input and ALC approval.
- The existing rural centres should stay the same size, not more. Inside these boundaries, the community living there can decide about a fire hall or use a church as community centre (not both)
- As a baby boomer I remember the famous "Snack Shack" it was beside the "Blue Star Motel" those truly were happy days! Aberdeen and the transport cafe couldn't compare. Intersection of lefeuvre rd and fraser hwy rules! i bought candy at the shack and sold my cherries to mr. hamilton.
- Agree
- Seems it ok for city to do what they want on ag land but highly restrictive for farm/property owners, seems like a double standard
- Must be located on least productive land
- Do not allow removal of land from the ALR for industrial or institutional use. at all.
- Research on farmland disintegration in other parts of Canada and the world show that this is a very slippery slope toward disintegration of farmland. Subdivision is a form of urbanization. Consolidate all activities into existing urban footprint in Abbotsford or the farmland will be threatened and break up
- Clayburn village does not seem a rural centre as it is essentially a suburb with a rental hall, church and (usually closed) candy store for ammenities.
- On a case by case basis
- Only for institutional uses and not commercial or residential uses.
- The size of the parcels under consideration is too large. You don't need 40 acres to build a school or community centre!



## Agri-Innovation/Industrial

Do you agree with the ideas being explored?

### BRADNER (November 27, 2017)

	Yes	Somewhat	Not Really	No
Live in ALR and property used for farming	25	6	1	3
Live in ALR and property not used for farming	22	1	0	0
Live outside ALR and own land being farmed in ALR	0	0	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	1	0	0	0
Don't live in Abbotsford	1	0	0	0
Other	0	0	0	0
<b>Total respondent count (60)</b>	<b>49</b>	<b>7</b>	<b>1</b>	<b>3</b>
<b>% of total responses</b>	<b>82%</b>	<b>12%</b>	<b>2%</b>	<b>5%</b>

### MATSQUI (November 28, 2017)

	Yes	Somewhat	Not Really	No
Live in ALR and property used for farming	9	4	3	0
Live in ALR and property not used for farming	1	0	0	0
Live outside ALR and own land being farmed in ALR	1	0	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	2	0	0	0
Don't live in Abbotsford	0	0	0	0
Other	0	0	0	0
<b>Total respondent count (20)</b>	<b>13</b>	<b>4</b>	<b>3</b>	<b>0</b>
<b>% of total responses</b>	<b>65%</b>	<b>20%</b>	<b>15%</b>	<b>0%</b>



### Agri-Innovation - Do you agree with the ideas being explored? (cont'd)

<b>ABERDEEN</b> (November 29, 2017)				
	<b>Yes</b>	<b>Somewhat</b>	<b>Not Really</b>	<b>No</b>
Live in ALR and property used for farming	17	2	1	1
Live in ALR and property not used for farming	1	0	2	0
Live outside ALR and own land being farmed in ALR	1	0	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	0	1	0	4
Don't live in Abbotsford	0	0	0	0
Other	2	0	0	0
<b>Total respondent count (32)</b>	<b>21</b>	<b>3</b>	<b>3</b>	<b>5</b>
<b>% of total responses</b>	<b>66%</b>	<b>9%</b>	<b>9%</b>	<b>16%</b>

<b>UPPER SUMAS</b> (November 30, 2017)				
	<b>Yes</b>	<b>Somewhat</b>	<b>Not Really</b>	<b>No</b>
Live in ALR and property used for farming	31	3	0	0
Live in ALR and property not used for farming	4	0	0	0
Live outside ALR and own land being farmed in ALR	3	0	0	0
Live on rural property outside ALR	0	0	0	0
Live in urban area	3	0	1	0
Don't live in Abbotsford	0	0	0	0
Other	0	0	0	0
<b>Total respondent count (45)</b>	<b>41</b>	<b>3</b>	<b>1</b>	<b>0</b>
<b>% of total responses</b>	<b>91%</b>	<b>7%</b>	<b>2%</b>	<b>0%</b>

### Agri-Innovation - Do you agree with the ideas being explored? (cont'd)

ONLINE SURVEY (Nov 27, 2017 - Jan 4, 2018)				
	Yes	Somewhat	Not Really	No
Live in ALR and property used for farming	11	13	1	3
Live in ALR and property not used for farming	2	1	0	0
Live outside ALR and own land being farmed in ALR	0	1	0	0
Live on rural property outside ALR	0	0	0	1
Live in urban area	20	5	1	0
Don't live in Abbotsford	2	1	0	1
Other	0	0	0	0
<b>Total respondent count (63)*</b>	35	21	2	5
<b>% of total responses</b>	<b>56%</b>	<b>33%</b>	<b>3%</b>	<b>8%</b>
<i>*4 additional online respondents indicated "Don't Know/No Opinion" instead of choosing one of the options above.</i>				

## Agri-Innovation - Written Feedback (Tell us More...)

### Bradner Open House (November 27, 2017)

- This is the most reasonable board in the room..

### Matsqui Open House (November 28, 2017)

- A lot of this activity could be done on non-agricultural land.
- Be flexible on sites that have poor soil/non-soil use agriculture.
- Greenhouse: recognize the importance of the use of prime farm land for field crops. Even though the greenhouse yield (\$) is higher.
- On #3 or lower land class only.
- This looks like it could be put in warehouses.
- Need to address providing incentives for non-soil based agriculture to not take place on our #1 and #2 soils.
- Not on ALR land. Keep the land for food production.
- Looks like backdoor to non-approved uses.

### Aberdeen Open House (November 29, 2017)

- This kind of industry should be located next to industrial areas.
- Agri innovation is an industrial application. Let's leave it as it is.
- Need Fraser Highway light industrial area. Too busy road.
- Fraser Highway very busy road.
- They should drop agri-industrial and just make it industrial and for whoever wants to do agri-industrial they should be given an incentive but it should be just industrial and up to the owner.

### Upper Sumas Open House (November 30, 2017)

- Important to not be too restrictive on activities (commercial that support farming)
- If providing funding or land for innovation make persons responsible

show reports annually and reviewed annually at minimum to retain use permit. No accountability is unacceptable.

- Why is agricultural equipment sales specifically excluded. These are essential inputs that need to be close to farms to provide adequate service.

### Online Survey (Nov 27, 2017 - Jan 4, 2018)

- These policies will continue to drive business to Chilliwack and other communities where Agri Inputs are valued. The farmers need services that support what they are ACTUALLY DOING. Innovation is great, and should be supported, but it is mostly fu-fu dust and dreamers who suck the grant money until they go bankrupt. Let real businesses set root and employ people.
- The farm land is so limited and should be used for growing food.
- The future of food production is non soil base. the alr concept of 40 years ago is antiquated. legal indoor pot production could be our biggest agricultural product in the next decade. who would have thought? warehouses with a billion dollar revenue.
- We already have agri-industrial uses. Greenhouses that sell flowers and shrubs get farm status, when they are actually industrial in my opinion
- Agree
- We are engaged in a new concept. The marriage of farming to fish-ing by bringing live salt water fish to the Abbotsford area for ongrowing and slaughtering for maximum freshness (24 hour fresh) This would be vertically integrated with the effluent waters being distributed to the Aquaponics section and used for growing salt water tolerant vegetables. Highly organic and a good use of the resources at hand. On-site processing is a must to enable the kind of quality and immediate distribution to customers.
- Have qualified agrologists on committees in the areas where these projects are being submitted for review and approved projects have to

regularly submit progress reports. Too many freebies given under the auspice of innovation and research.

- Is Agri-innovation just another word for commercial/industrial park that can then be re-sold as such? Can be accommodated within existing rules.
- If food production increases, then yes.
- Do not understand the benefit of regulating
- Agr is the backbone of Abby. Let us find ways for our community to be a leader in innovation related to agr and this should take place in a few specific areas that are on agr land close to the crops and animals.
- Farming is high tech and changing every day, policies should remain flexible to adapt.
- Innovation is essential for the long-term viability of agriculture and it will benefit the region greatly if Abbotsford is an agriculture innovation hub.
- The ALR was set up as a political decision to appease the voters of the day. Consider the many years that have passed since then, the massive innovations experienced in industry around the world, and one has to conclude that change is not just inevitable it has become our way of life. We are faced with climate change. We are faced with a world population that can not be sustained with the current food production. If agriculture does not step up we sign our own death warrant. The swing over to cannibals growing in greenhouse is a negative impact upon food supply. The result will be significant price increases in an already short-supplied vegetable market. If the ALR does not meet the challenges and cities like Abbotsford continue on their path of permit procrastination, we will all pay the price at the dinner table.



## Did we miss something?

If you have an idea, thought, or concern related to something that we didn't discuss please feel free to share it here!

### Bradner Open House (November 27, 2017)

- You don't enforce the regs you have. Why put in more?
- Look at the bigger picture. We have a housing crisis. Why should people not be allowed to refit coach houses or unused farm help houses?
- How about cleaning all the ditches at least once every three years. Is that too much to ask?
- Traffic volumes must be addressed in NW Abbotsford.
- Last time you asked us our thoughts, the City planners had "greater" ideas and we were not listened to. Will you really listen now or are you coming to us but have your own agenda which will be pushed through!!
- You have not mentioned poisoning of farm land by auto emissions and aircraft emissions, including noise.
- Do not over regulate. Enforce existing regulations.
- Stop the process.
- Enforce based on neighbourhood complaints.
- Presentation! (vs. print)
- Environmental and tree regulations should be applicable in ALR (esp. related to "estates")
- Requiring removal of small [house] <1,000 sf and replacing with a mobile home make no sense for family. Limit square footage and limit ability to rent instead.
- You don't enforce the regulations.
- What to do about existing non-compliant properties (wreckers, trucking outfits, some home-based businesses)
- Bylaws mean nothing if not enforced.
- Limit number of living units on one property (i.e., secondary houses cut into 3-4 suites).

### Matsqui Open House (November 28, 2017)

- Spraying on blueberry farms must be regulated as when and where on properties. (x1 agree)
- Considering pollinator habitat in rural and urban areas.
- Green house glass restrictions; % of acreage should be considered.
- Enforcement of Provincial regulations (e.g. environmental practices - spraying manure).
- Enforce OCP principles - no ALR exclusions for industrial development.
- Policy 6.10 OCP - Add bees. Implement this important bylaw.

### Aberdeen Open House (November 29, 2017)

- Each property to be assessed for its individual characteristics. Not like they did in Study B.
- They should drop agri-industrial and just make it industrial and it should be up to the owner and to increase more agri-ind.
- To busy road Hwy Fraser. Too many car trucking all time. Needs 4 lanes.
- Nothing about 5 acre parcels.
- Small acreages -> 4 ha should not be forced to show such high income.
- Are plans for reducing light pollution - not so much greenhouses but yard lights, loading dock lights, convert to LED?
- Agro-forestry.
- 90% of Sumas and Matsqui farms use well water. The Kinder Morgan pipeline goes over Abbotsford. Sumas aquifer and Matsqui groundwater. Food growing and processing need high quality water. Therefore a spill could put export of food from Abbotsford at risk.
- Hardcopy of online article provided - "Pipelines and Farmers Battle Over Lifetime Loss" author Chris Bennett, November 14, 2017.

- Hardcopy of Kinder Morgan Pipeline information sheet provided “Land Owner Update” dated August 2017.
- The negative impact of the Kinder Morgan pipeline expansion construction and lifecycle operations on soils/yields/access day to day farming operations.
- Given more stickers than there are boards. Too many items on some boards make it hard to vote.
- Reclaimed land in the ALR should be allowed to use for other purposes than farming because your regular crops do not produce nearly as much.

#### **Upper Sumas Open House (November 30, 2017)**

- Dust producing activities should require dust minimizing alterations and huge setbacks from road allowance.
- Address the lack of protection for streams/waterways. Riparian setbacks are routinely ignored.
- Make funds available (from industry taking out ALR land) and use for amalgamation of smaller sizes. There is a big demand for >40 ha parcels (vegetables, blueberries, greenhouses). This is needed for Abbotsford to compete in the world!
- When you increase the hard surface (concrete, pavement, roofs) you increase the flood land, water. Has nowhere to be soaked up. How will drainage issues be solved?
- How are fish bearing streams, rivers going to be protected? Example - no walking in streams and rivers in spawning season.

Blank for double-sided printing

## Appendix C Agricultural Industry & Community Partners Post-Workshop Letters

---



Blank for double-sided printing



January 4<sup>th</sup>, 2018

Dear AgRefresh Committee members,

Please accept this letter as our submission for feedback on the AgRefresh initiative.

We understand that the City of Abbotsford has initiated the AgRefresh project to develop a new land use policy that will enhance agriculture in Abbotsford. The berry sector, which accounts for approximately 30% of farm acreage in Abbotsford, is very interested in the changes in land use policies that are being proposed. The berry industry believes that the most important means of ensuring the desired outcomes under AgRefresh is to promote economic viability of the family farm. This is particularly important in maintaining a competitive edge in an increasingly challenging global landscape.

The berry industry is a dynamic sector of the Abbotsford economy, but there are many serious challenges that have impact on its economic viability. The stiff global competition from low cost producers such as Mexico, Chile, and Serbia, as well as the protectionist trade rhetoric from our biggest trading partner, the United States of America. Shortage of domestic labour and reliance on foreign workers with the associated costs, has added to our overall cost of production. Additionally, evolving regulations and policies from all levels of government are adding instability to our industry, as some of these well intended initiatives restrict viability options, increase administrative burdens, and increase overall costs on investments of the agriculture industry.

Staples for sustainable farm operations include the land itself, improvements on the land (e.g., capital, machinery and buildings), and human resources. Over the last few decades, diversity of agriculture activity has increased, and farming operations are more vertically integrated. The Agriculture Land Commission recognizes this diversity of agriculture activity on ALR lands in keeping with changing character of agriculture.

After consultation with our members we have the following recommendations for many specific area policies.

#### **Primary Housing**

The proposed home plate concept for primary residence needs further consideration, particularly in light of multi-generational/multi-family residence farmers that tend to make good and practical decisions on the placement of the family home. A farmer is concerned with preserving the farm land and they are likely to preserve as much land for production as possible for economic reasons (i.e. more production). The industry is concerned with the building of estate homes that may use the land for purposes other than farming. We understand stricter regulation is required, however, it should not impact the choices and options of bonified farmers. Before any changes to the primary housing policy, the berry industry requests further dialogue regarding this matter.

#### **On Farm Food/ Commodity Processing**

Growers generally are in favor of classified levels 1 and 2, however activities such as “cleaning, grading, separating, packing, freezing and storing” is an extension of harvesting and not necessarily processing activities. As you may be aware, these activities have been and are essential parts of berry production and should be included in the definition of farming to avoid additional restrictions on vital crop management operations.

The current limit on this activity is a maximum floor space of 2000 m<sup>2</sup> per lot. Our growers recommend that when an operation consists of more than one lot and the aforementioned activities is located on a single lot, maximum floor space be increased accordingly. The upper limit for the floor space for packing and storage activities should be based on the size of the farm operation and number of parcels that are currently farmed so that these activities can be conducted efficiently in a central location.

The berry industry supports the ALC’s 50% rule for fruit originating on the farm operation. Packing facilities that conform to the 50% rule are considered **grower packers** because their main business activity is considered farming. The berry industry strongly supports this business model as it is important to the family farm. Furthermore, the packing facility that processes less than 50% of their own fruit would appropriately be termed as packers and these facilities serve an important function for the industry. Our production has more than doubled in less than a decade, but with approximately 29 processor/packing facilities available to handle our large volume of berries, any changes in regulations/policies implemented without sufficient engagement can have dire consequence on our industry as large volumes may not be processed or packed.

#### **Temporary Farm Working Housing**

Providing on-farm housing for temporary labour is a necessity for many agricultural operations. It is a cost of doing business, and is not a revenue generator. However, there are several different authorities that regulate the welfare of farm workers with ever increasing requirements by farm owners to provide a greater standard of housing, larger space and amenities but without any increased compensation.

The berry industry proposes that housing size and amenity requirement be determined by consulting industry and by analyzing current housing guidelines for seasonal workers. This information should be available from BC Agriculture Council.

The berry industry highly recommends that permanent housing remain as an option to adequately meet the housing guidelines for the foreign worker program. Industry also recommends that an option should remain to locate housing on more than one lot per farm operation as a single location may not always make economic or practical sense.

Current regulations require that housing for temporary workers be located on a lot with a primary residence. This requirement should be removed as it does nothing to ensure preservation of agriculture land and adds another hurdle to farm owners.

Housing for temporary workers is no longer seasonal. Even though the workers may be temporary, the housing is sometimes occupied year-round.

We recommend City staff engage with the berry industry on the seasonal worker housing policies to achieve the desired outcome under the AgRefresh initiative.

#### **Housing – Full Time Farm Workers**

The berry industry is supportive of full-time farm worker housing as proposed. However, there should be an option to build a permanent structure when the employee is a family member or a key employee. This would enhance the quality of life for the family member who, in many cases, will eventually assume succession of the farm. The industry would support any initiative that gives young people the incentive to stay and work on the farm.

#### **Farm Retail**

The berry industry is generally supportive of farm retail when the 50% rules are observed. When locally-produced products are sold and consumed, the returns to farmers are greater because it creates direct selling opportunities that build connections between farmers and their urban customers, reducing reliance on volatile commodity markets. The berry industry is supportive of the proposed changes; however, we suggest that flexibility be shown when the operation size is large, and production occurs on multiple parcels.

#### **Agri-Tourism and Gathering Events**

The berry industry supports Agri-tourism and gathering events because they enhance agriculture by showcasing farming, selling locally grown products, and educating the public. The industry does believe that these activities require additional regulation, particularly regarding traffic control and parking.

#### **Home Based Businesses**

The berry industry believes that home-based businesses do not make a significant contribution to agriculture when they are not related to farming. The same rules should apply to non-farm related home businesses on the farm as apply in urban areas. However, consideration should be given to businesses that provide valuable service to the farming community, such as farm machinery and equipment mechanics.

#### **Rural Centers**

The berry industry supports the preservation of existing rural centers. Critical services for nearby farming communities can be located in rural centers. Local gas stations, repair shops, schools and corner grocery stores etc. can all provide convenience to rural communities.

#### **Agri-Industrial**

Strategically locating industrial and commercial service providers to serve farming communities can enhance the competitiveness of agriculture. Forward-looking equipment suppliers with a strong service component can play a prominent role in introduction and adoption of new farming technologies.

Thank you for the opportunity for submission on this very important matter. We hope for your sincerest consideration of our challenges and recommendations in the formation of your final recommendations to the City of Abbotsford.

Sincerely,

Jack Bates, Chair  
BC Blueberry Council  
[j.r.bates@outlook.com](mailto:j.r.bates@outlook.com)

Arvin Neger, Chair  
Raspberry Industry  
Development Council  
[arvineger@hotmail.com](mailto:arvineger@hotmail.com)

Ed McKim, President  
BC Strawberry Growers  
Association  
[edwindmckim@hotmail.com](mailto:edwindmckim@hotmail.com)

Jan 12, 2018

Mark Neill  
Director Community Planning  
City of Abbotsford  
32315 South Fraser Way  
Abbotsford, BC V2T 1W7

Re: Feedback on AgRefresh Stage 3 Workshop Topics

Dear Mark:

Thank-you for your recent letter soliciting feedback on the topics covered at the Stakeholder and Community Partners Workshop held recently. Representatives of the Abbotsford Chamber enjoyed their participation in the event and we have now had the opportunity to more fully consider the ideas being explored.

We understand that this is just one stage of the AgRefresh process and our comments regarding areas of support or our concerns may change as we get closer to the actual proposed policies and regulations. We will also continue to dialogue with our Chamber members and our various committees to gather further comments and/or concerns.

The comments below highlight what we feel are some of the more important issues to our members:

#### **Theme 1 - Support a Thriving Agricultural Sector**

We are concerned with the high percentage of smaller parcels (under 4 ha) not being farmed and feel that measures need to be taken to protect the agricultural viability of these parcels and encourage their return to farm use. The demand for housing in the lower mainland area will continue to be strong and further erosion of the smaller parcels for housing purposes needs to have limits placed on it.

**Parcel Size:** We support the idea of a 16ha minimum lot size and feel that the accommodation of lot line adjustments that benefit farming is fair. The provisions for smaller lots in Rural Centres is workable but needs to be clearly regulated and managed carefully. Once non-farming activity, particularly commercial, starts to establish itself in a location there is a potential for demand to encourage further growth.

**Primary Housing:** Regulation in this area needs to address the needs of the farm and farmer but also protect the overall farming future of the ALR land. Our Agriculture Committee has long felt that limits on the residential footprint and location as proposed by the Ag. Ministry were a reasonable step in the right direction and should be implemented locally. Without at least some

limits on house size we run the risk of opening up our ALR land to rampant speculation and possible non-farm use. As other local jurisdictions address this issue we will see increasingly greater pressure on our local agricultural land if it becomes a commodity. The considerations suggested for alternative house locations are reasonable and can be easily managed.

The approach proposed, to set two maximums based on parcels under/over 4ha looks to be reasonable and is consistent with the protection of the smaller parcels. It also addresses the need of the individual situation where, for family composition reasons, a larger residence or multiple residence situation is desired.

There are a number of other options that could be considered in this area that might involve a new approach to classification of farm property by BC Assessment and/or the qualification level for farm status. We feel that more discussion in this area could be beneficial.

**Other Housing:** The ideas explored with regard to mobile homes, coach houses and farm worker housing are bringing forward workable ideas that reflect more current needs in the local area. Our main concern with easing some of the requirements such as farm classification and minimum lot size is that it may result in situations that further encourage higher density housing and inhibit future farming use of what is now ALR land.

**Urban-Rural Interface:** As urban density increases and farming activities intensify it will be important to have practical guidelines in place to ease the conflicts that may otherwise occur. It will be imperative that opportunities for public engagement become a part of the process.

#### **Theme 2 - Respond to a Changing Agricultural Industry**

The importance of Abbotsford as a major agricultural centre means that innovation, new technology and process improvements will play a strong role in shaping the future of the agricultural sector. It will be important for the City to look well ahead to be able to deal with ongoing change that will continue to occur. However, factors outside of local control, such as climate, global competition and shifting market demands will need to be taken into account as well. Over dependence on one sector, crop or product type may create uncertainty for long-term economic viability. Investment in infrastructure and industrial servicing needs to provide for some measure of resiliency as future conditions change.

**On-Farm Food/Commodity Processing:** The nature of a perishable product demands quick access to processing facilities and consolidation of farm operations is an important economic consideration. The Chamber supports provisions to allow processing facilities (beyond 2,000m<sup>2</sup>) subject to ALC regulations but with guidelines such as proximity to main roads/transportation and infrastructure.

At present there are financial incentives for this type of agri-industrial activity to locate on ALR land as opposed to seeking an industrial zoned property. This places those facilities properly located on industrial land at a competitive disadvantage. Here is an opportunity to examine the BC Assessment classification of this type agri-industrial use to level the playing field with those facilities on industrial land. Perhaps some type of contingent assessment could be made on the

ALR land being used for processing purposes. This would help level the economic discrepancy and create an incentive for the land to return to farming use should it no longer be needed for processing facilities.

**Farm Retail:** We support the ideas put forward to support farm retail operations. This has direct economic benefit to the farmer and the community benefits from greater access to local products and increased tourism activity. Again we feel that limits need to be in place to ensure that there is a level of fairness with commercial businesses that are not on ALR land. Retail operations that support farming are desirable but we would not want to see an incentive that would encourage unlimited commercial activities to use ALR land for non-farming purposes when more appropriate locations are available. In this regard we would support the requirement for a business licence for farm retail operations as suggested.

**Agri-Tourism/Gathering Events:** Our comments here are similar to those for Farm Retail. We support the growth of agri-tourism within the guidelines established by the ALC. Many of these types of activities currently occur in the City in commercially zoned locations and we would want to ensure that there is an economic fairness with those businesses operating there.

**Breweries, Meaderies & Distilleries:** Our Chamber had lobbied for the recent changes made to the ALC regulations that level the playing field for breweries, meaderies and distilleries with wineries on ALR land. We support regulations that would limit the size and extent of these operations.

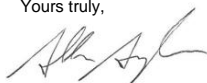
### **Theme 3 - Manage Non-Agricultural Uses in the ALR**

**Home Based Businesses:** We support the introduction of measures to better manage and monitor home based businesses located on ALR land.

**Rural Centres:** The Chamber supports the identification of specific Rural Centres for the purposes of managing the growth and land usage in these locations. This will help to strengthen and support the farming community and reduce the proliferation of non-farming uses.

**Agri-Industrial/Agri-Innovation:** If Abbotsford is to maintain its national position as an agricultural leader it is imperative that this sector looks to the future. The Chamber welcomes any new initiatives in this area and is prepared to engage or assist the City in any way.

Yours truly,



Allan Asaph  
Executive Director



SENT VIA (EMAIL, FAX OR REGISTERED MAIL)

January 15, 2018

Mark Neill  
Director of Community Planning  
City of Abbotsford  
32315 South Fraser Way  
Abbotsford, BC V2T 1W7

Dear Mr. Neill;

**Re: RE: AgRefresh – Enhancing Agriculture in Abbotsford**

Thank you for inviting the Fraser Health, Healthy Built Environment program to participate in the open house on November 23, 2017. We value the opportunity to provide feedback and contribute to the AgRefresh process.

It is important to recognize the impact of agricultural industries on economical and further environmental impact on developing healthier communities. Enhancing agriculture sustainable communities is a very important tool that can provide predictability and stability for rural and agricultural development far into the future.<sup>1</sup>

Fraser Health, Healthy Built Environment supports five Healthy Built Environment principles (Healthy Neighborhood design, Healthy Food Networks, Healthy Transportation Networks, Healthy Housing and Healthy Natural Environment ) to help build and sustain a healthier communities.

In reviewing the New Directions Report, we are pleased to see an alignment with key healthy built environment principles. Agricultural capacity is a key aspect of healthy food systems.<sup>2</sup> Food systems determine how we choose food and what foods we have access to. The food we eat is critical to our health and the prevention of chronic conditions such as diabetes, heart disease and obesity. Evidence shows vegetables and fruit have a protective effect against the development of chronic disease and that even a one-serving-per-day increase is linked to a 20% reduction in all causes of mortality.<sup>4</sup>

We support the strategy objective on improving agriculture capacity and providing healthier options to the food network in the community (such as farm to school programs, farm-gate sales, farmers markets). Community gardens and farmers markets help increase the availability of healthy foods, contribute to improved dietary health of community and also lead to an increase in physical activity.<sup>3</sup>

Fraser Health Authority  
Health Protection  
Healthy Built Environment

#207 – 2776 Bourquin Cres West  
Abbotsford BC  
V2S 6A4 Canada

Tel (604) 870-7900  
Fax (604) 870-7901  
www.fraserhealth.ca

City of Abbotsford

Page 2 of 3

January 15, 2018

It is a positive trend to support farm intensification and promote the "value-added" farm products (e.g. hosting agri-tourism events, farm tours, food processing, food storage facilities, etc.). The City recognizes that increased public support and working together with other stockholders will promote and support development of agricultural industry. Different food strategies may also highlight the consideration of a health equity lens as health inequalities can exist due to unequal accessibility to the healthy food options.<sup>4</sup>

**Recommendations:** to further recognize and incorporate some of the healthy built options, we are suggesting the following observations and proposed recommendations for your consideration:

**Theme 1: Supporting a Thriving Agricultural Sector**

Parcel Size; Primary Housing and Farm Worker Housing; Urban-Rural Interface

- Consider housing policies that prioritize needs for vulnerable groups such as seasonal farm workers, elderly, people with disabilities, and low income groups. Housing is a major determinant of health. Good quality housing for all that is free of hazards will enable people to engage in activities of daily living while optimizing their health.<sup>1</sup>
- Consider limiting non-farm uses in agricultural areas that is going to secure local food production and maintain a natural urban containment boundary. Land use decisions can influence food production which can thereby impact the accessibility, quality and variety of food available to us.<sup>1</sup>

**Theme 2: Respond to a Changing Agricultural Sector**

On-Farm Food Processing; Farm Retail; Agri-Tourism and Gathering for Events; On-Farm Breweries, Meaderies and Distilleries

- Consider planning and assessing public transportation to support citizens to access healthy food sources and local food farm markets (e.g. agri-tour buses). This may promote local, small scale production and direct purchasing from farmers. An increase in healthy food is associated with an increase in the purchase and consumption of healthy foods such as fruit and vegetables.<sup>1</sup>
- Consider developing amenities to minimize agricultural food waste that is a significant contributor to greenhouses gas emissions. Waste of spoiled food and uneaten leftovers contributes is responsible for over 25% of household waste in BC.<sup>5</sup>
- Consider incorporating programs that will make farm donations accessible for vulnerable populations, and food security programs in the community services kitchens. Affordable, healthy, local and culturally acceptable food makes a difference to our individual health, the resilience of our community and the integrity of our environment.<sup>1</sup>

**Theme 3: Manage Non-Agricultural Uses in the ALR**

Home Based Businesses; Rural Centers; Agri-Industrial

- Consider improving safety on the roads (e.g. bicycling through rural areas) to help encourage the use of the active transportation and connect smaller, rural communities. Reducing travel distances to food source will provide availability of and accessibility to fresh food at affordable price is linked to decreased obesity rates.<sup>1</sup>

- Design rural community centers that will be a "heart" of the agricultural community with public events, farmers markets and community support for senior farmers, daycare and youth centers. This strategy can support farming families. Our built environments affect the structures of our community and play a key role in development and maintenance of our social connections and positive health behaviours. People who rated their neighbourhood higher on built environment features were also likely to report stronger sense of community belonging.<sup>5</sup>

**Conclusion:**

We support the intent of the OCP and Agriculture strategy to protect importance of agricultural land in the Abbotsford City area from competing land use. Such strategies provide opportunities for farmers to make long-term agricultural investments with the assurance that their land will continue in agricultural use without interference from urban pressures.

We are pleased to provide our feedback to help inform the AgRefresh process. We encourage the process to include health as a desired outcome and welcome the opportunity for further dialogue as you proceed with the next steps. If you have any questions or require clarification regarding any of the above comments please contact me at (604) 870-7904.

Sincerely,



Dragana Djordjevic MSc., CPHI(C)

Environmental Health Officer

Healthy Built Environment Program

DD/dt

Encl(s).

**References**

1. Provincial Health Services Authority ( 2014 ) Health Environment Linkages A toolkit for Design, Planning, Health; at [http://www.phsa.ca/Documents/linkagestoolkitrevisedoct16\\_2014full.pdf](http://www.phsa.ca/Documents/linkagestoolkitrevisedoct16_2014full.pdf)
2. Wakefield, S., Yeudall, F., Taron, C., Reynold, J., & A. Skinner (2007) 'Growing urban health: Community Gardening in South East Toronto' in Health Protection International Issue 2, Vol 22.
3. [http://planh.ca/sites/default/files/planh\\_healthy\\_eating\\_action\\_guide.pdf](http://planh.ca/sites/default/files/planh_healthy_eating_action_guide.pdf)
4. <http://www.fvrd.ca/assets/Government/Documents/AgricultureSnapshot.pdf>
5. Abbotsford - Community Health Profile [www.myhealthmycommunity.org](http://www.myhealthmycommunity.org)
6. <https://www.abbotsford.ca/Assets/2014+Abbotsford/Communications/Master+Plans+and+Strategies/2011+Agriculture+Strategy.pdf>

## Attachment D - Stage 3 Engagement Email Submissions

---



Email Submission: November 16, 2017

**From:** Jivan Dhaliwal  
**To:** [AgRefresh](#)  
**Subject:** Feedback - Farm Housing  
**Date:** Thursday, November 16, 2017 4:47:29 PM

---

Agriculture sustainability rests upon multi-generational families having the ability to stay/live on their farm land to continue the family operations.

Thus, to ensure this happens families should be permitted to construct a secondary home on their farm land for their children who will continue farming.

To prevent abuse of this allowance, criteria can be listed such as:

1. Children must be actively farming the land
2. Both homes on the property must be occupied by the family members (ie. 1 home can't be rented out for rental income to an outside individual)
3. The farming operation must be profit-oriented, producing a consumable commodity (ie cannot be a hobby farm)

This housing provision is necessary to ensure that farming operations can continue to thrive, while accommodation family/estate succession plans for future generations of farmers.

Thanks!  
Jivan Dhaliwal  
604-removed (cell)

Sent from my iPhone

**From:** Groves <REMOVED>

**Date:** November 30, 2017 at 5:29:00 PM PST

**To:** Henry Braun <[mayorbraun@abbotsford.ca](mailto:mayorbraun@abbotsford.ca)>, Patricia Ross <[PRoss@abbotsford.ca](mailto:PRoss@abbotsford.ca)>, Ross Siemens <[rsiemens@abbotsford.ca](mailto:rsiemens@abbotsford.ca)>, Brenda Falk <[bfalk@abbotsford.ca](mailto:bfalk@abbotsford.ca)>, Kelly Chahal <[kchahal@abbotsford.ca](mailto:kchahal@abbotsford.ca)>, Moe Gill <[mgill@abbotsford.ca](mailto:mgill@abbotsford.ca)>, Dave Loewen <[DFLoewen@abbotsford.ca](mailto:DFLoewen@abbotsford.ca)>, Les Barkman <[lbarkman@abbotsford.ca](mailto:lbarkman@abbotsford.ca)>, Sandy Blue <[sblue@abbotsford.ca](mailto:sblue@abbotsford.ca)>

**Subject:** AgRefresh

Dear Mayor Braun and Councillors,

We attended the open house at Bradner Monday night and among other things see that you have reintroduced the "homeplate" proposal. Negative comments were posted on the board with which we agree. Even with the 'unsuitable' situations you showed on the boards it was quite obvious there was plenty of room for a viable crop. Farmers know the best places on their own properties to erect buildings and plant crops. Is a farmer to be denied a view if he lives on a view property? Monster houses (over 5000sq ft), on the other hand, should not be allowed no matter what the size of the acreage.

The 2016 decision of the Min of Ag to allow concerts and weddings, 10 per year, no permits required, on properties in the ALR with farm status is basically every weekend during the summer. It's hardly what you'd call an agricultural use or even a benefit to agriculture.

Under a proposed bylaw to regulate these activities your AgRefresh information on-line (Background Research Report 2016) talks about off road parking, paved parking lots and,

Permits and business licences with conditions could be required to regulate amplified sound, parking, fireworks, fire protection, washrooms, food and beverage preparation, and **land** or other **disturbances**.

None of this relates to agriculture and has absolutely no benefit to agricultural land. More detriments than anything. Car fumes, cars leaking oil, compacted soil from parking, garbage, noise, trespassing on neighbouring farms, etc., etc.

It's a complete misuse of farmland.

We know you are only trying to regulate what is a ludicrous ministry decision but:

1. How does this fall under the ALR objectives to preserve and protect agricultural land?
2. Is this "in accordance with normal farm practices" under the Right to Farm Act?

1

3. Can you explain how weddings, concerts and festivals are related to farming and have some kind of benefit to agriculture?

4. How many events to be allowed in a specific area at the same time? A concert on one side of you and a wedding on the other side?

5. Whose going to enforce the bylaw? Will bylaw officers be available on evenings and weekends when these events occur?

6. Whose going to pay for policing? Policing is fairly scarce out here now especially if they're "too busy".

Abbotsford is always touting what a wonderful agricultural area this is, and it is, so let's keep it that way.

Perhaps the new ag minister can be convinced to change this.

We look forward to your reply.

Sincerely,

Matt and Cherry Groves

Bradner

**From:** Parm Bains  
**To:** [AgRefresh](#)  
**Cc:** [Ryan Perry: "Anju.Gill"](#)  
**Subject:** AgRefresh submission from westberry farms  
**Date:** Saturday, December 30, 2017 3:49:20 PM

---

Hello Ryan,

I wish to provide some feedback on the AgReFresh program as it pertains to processing facilities located on farm sites.

My processing facility is located at [REMOVED Rd., Abbotsford](#). We have been in business processing blueberries since 1996 at this site.

This year we added a freezer and additional processing area.

We and other processors serve a very vital role to the blueberry industry. We are the primary processors and handle combined over 160 million lbs annually. The industry is growing by 10 to 15 million lbs a year. The existing facilities will have to keep expanding or new ones will be also coming up to manage all of this growth.

There is a report done by the BC Government highlighting the opportunities and challenges for the BC blueberry industry that I have below the url of the pdf to pass onto you as part of this submission.

[https://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/agriculture-and-seafood/statistics/exports/identifying\\_opportunities\\_bchighbush\\_blueberry.pdf](https://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/agriculture-and-seafood/statistics/exports/identifying_opportunities_bchighbush_blueberry.pdf)

I am requesting as part of the proposed expansion for housing and value added production by the city that our facility along with other existing ones be grandfathered for all of these proposed implementations if any facility wishes to take advantage.

We should not be left out just because we may not fall within the recommended corridors as the city is considering this to be one of the options.

Our facility is well served with sewer and water connections as well as 3 phase power and upgraded roads and plus there is very limited activity on our road as to other farms.

Westberry Farms blueberry processing facility and others are part of the local and national economy. Providing jobs to local students , recent immigrants as they look to settle in our community.

Also our facilities are part of an industry that supports other parts of the value chain from cold storages; trucking companies; banks; local grocery chains; agricultural research so that Canadian farms and fruit farmers can be international leaders; local farm equipment dealers - the list of integrated

services is diverse and numerous.

If you require additional information please do not hesitate to contact me.

Regards,

Parm Bains

The survey is available at: [www.abbotsford.ca/Plan200kSurvey](http://www.abbotsford.ca/Plan200kSurvey).  
Alternatively, you can submit written feedback to [AgRefresh@abbotsford.ca](mailto:AgRefresh@abbotsford.ca) prior to January 4, 2018.

Westberry Farms Ltd.

[REMOVED](#)

[REMOVED](#)

Tel: [removed](#)

Fax: [removed](#)

E-mail: [removed](#)

Website: <http://westberryfarms.com/>

Email Submission: January 4, 2018

Email sent to the AgRefresh Team as follow-up comments to the Berry Council letter of January 4, 2018

**From:** RIDC <[council@bcraspberries.com](mailto:council@bcraspberries.com)>  
**Date:** January 4, 2018 at 6:34:08 PM PST  
**To:** Sukh Kahlon <email removed>  
**Cc:** Jack Bates <email removed>, Arvin Neger <email removed>, edwindmckim <email removed>, Anju Gill <email removed>, [Harvey Sasaki \[AgRefresh\]](#)  
**Subject:** Re: Final

Sukh since this submission has already been sent I have included Harvey Sasaki on this email so he is aware of your additional concerns.  
Lisa

Raspberry Industry Development Council - Council Manager  
Sent from my iPhone

On Jan 4, 2018, at 6:09 PM, Sukh Kahlon <email removed> wrote:

Lisa and Anju,

Thank you for putting in some valuable time to put this together on behalf of the industry. This looks good. I would like to suggest that we add something regarding parcel size as the City of Abbotsford is considering increasing the minimum parcel size from 8 hectare to 16 hectare. This would have implication for affordability and succession planning. Please find below the suggested inclusion:

The berry industry is **not supportive** of increasing the minimum parcel size from 8 to 16 hectares. The current size is a good succession planning tool for retiring farmers to pass an 'affordable' size parcel to the next generation. The proposed larger parcel size will be cost prohibitive for most young farmers. We believe 8 hectares is a substantial parcel size for establishing a viable farmstead.

Thank you.

Regards,  
Sukh Kahlon

---

**From:** "council" <[council@bcraspberries.com](mailto:council@bcraspberries.com)>  
**To:** "Jack Bates" <email removed>, "Arvin Neger" <email removed>, "edwindmckim" <email removed> **Cc:** "Sukh Sukh" <email removed>, "Anju Gill" <email removed>, "council" <[council@bcraspberries.com](mailto:council@bcraspberries.com)>  
**Sent:** Thursday, January 4, 2018 5:26:55 PM  
**Subject:** Final

Gentlemen,

Here is the final letter that we are sending for the AgRefresh submission.

Thanks,  
Lisa Craig  
Council Manager

**Raspberry Industry Development Council**  
Rm 265, 32160 S. Fraser Way  
Abbotsford, BC V2T 1W5  
Tel: removed Cell: removed

Fax: removed  
[www.bcraspberries.com](http://www.bcraspberries.com)  
Like us on Instagram & Twitter [@bcrapberries](#)  
Follow us on [Facebook](#)