

AgRefresh

Enhancing Agriculture in Abbotsford

WELCOME!



Project overview

What is AgRefresh?

AgRefresh is a three-part planning initiative by the City of Abbotsford to review and update agricultural policies, bylaws, and regulations for land in the Agricultural Land Reserve (ALR).

- **Part 1 | Official Community Plan:** We are updating the Official Community Plan (OCP) with policies that reflect agriculture's important role in Abbotsford.
- **Part 2 | Zoning Bylaw:** We are updating the Zoning Bylaw to coordinate regulations for agricultural land and uses with updated OCP policies.
- **Part 3 | Bylaw Compliance Strategy:** We are developing a compliance strategy to ensure agricultural land is being used for farming.

Project Objectives:

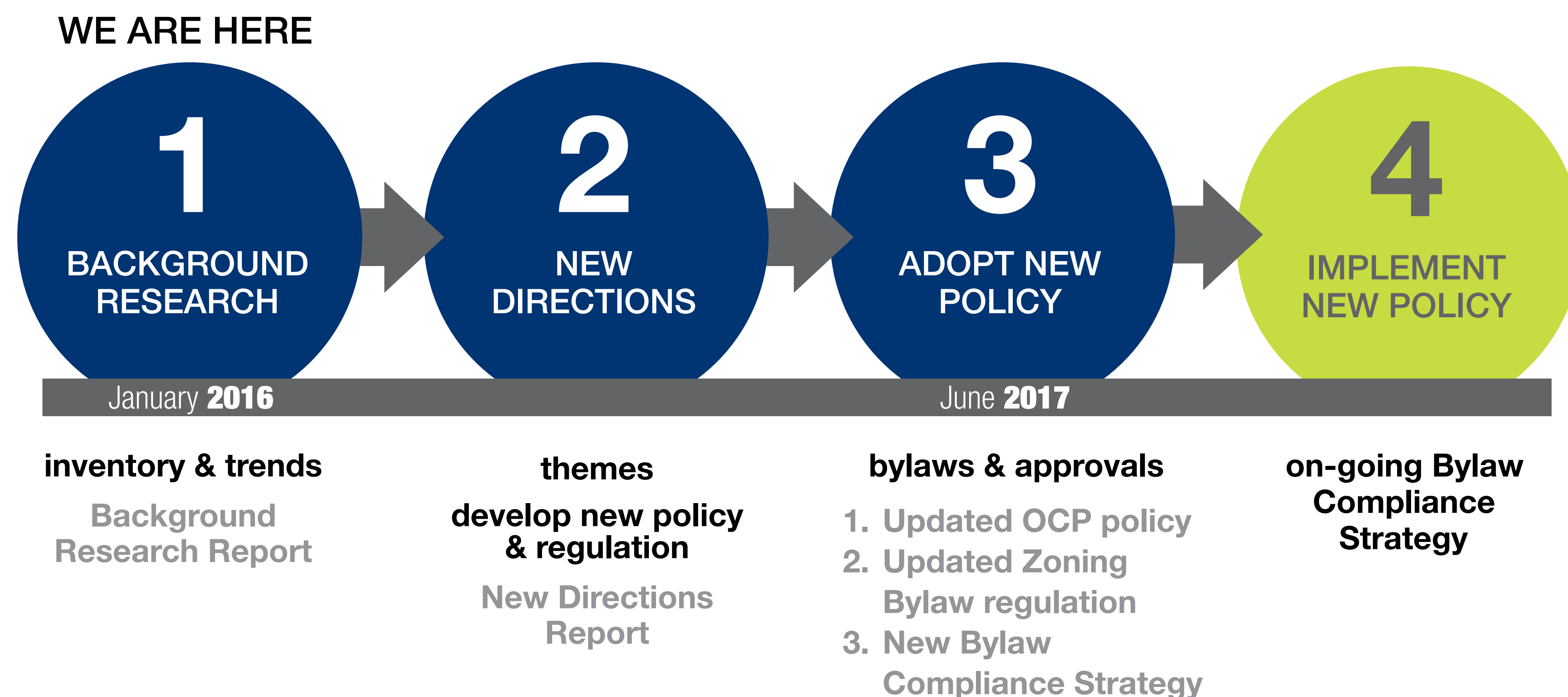
- To create clarity and predictability for the City and the community in regulating agricultural land uses.
- To update key planning documents with improved agricultural land regulations.

AgRefresh Guiding Principles

The following guiding principles were created to guide the AgRefresh project:

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 Process



Learn about the **project** & share your ideas!

Purpose of the open house

- To launch AgRefresh and learn about your ideas on the opportunities and challenges around the use of agricultural land in Abbotsford

How to provide feedback today

- Please review the information on the boards
- Pick up dot stickers and indicate on the boards what you think is an opportunity (working well) and a challenge (not working well and needs to be improved)
- Complete a comment sheet
- Feel free to ask us any questions

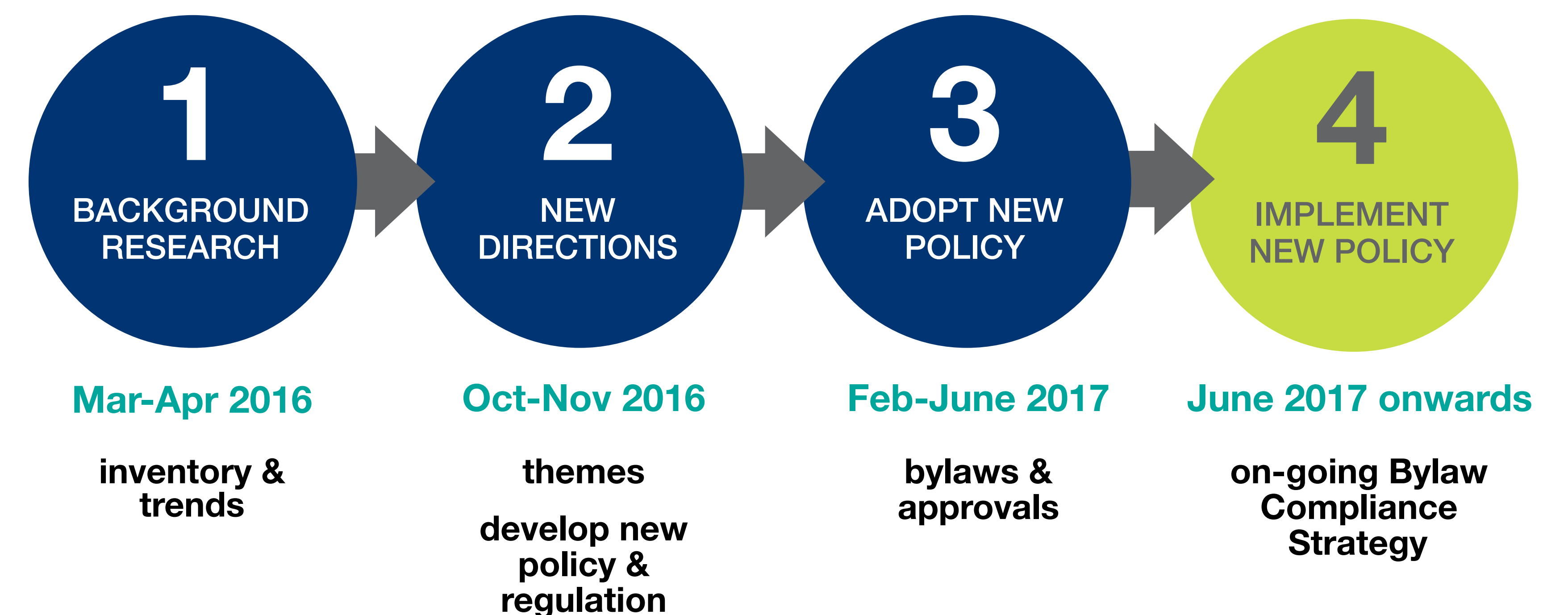
How we will use your feedback

AgRefresh is in Stage 1, collecting background data and feedback to establish existing conditions which will inform the development of themes in Stage 2.

Information that you share today will be used to:

- Inform the Stage 1 Background Research Report
- Inform the priorities for various issues
- Help set directions for the OCP and Zoning Bylaw updates
- Build upon the work of the 2011 Agricultural Strategy with a new framework for agricultural land use planning and compliance


Future engagement



We will be out in the community again in the fall as part of Stage 2, so stay tuned for more information about upcoming events!

How to stay connected after today

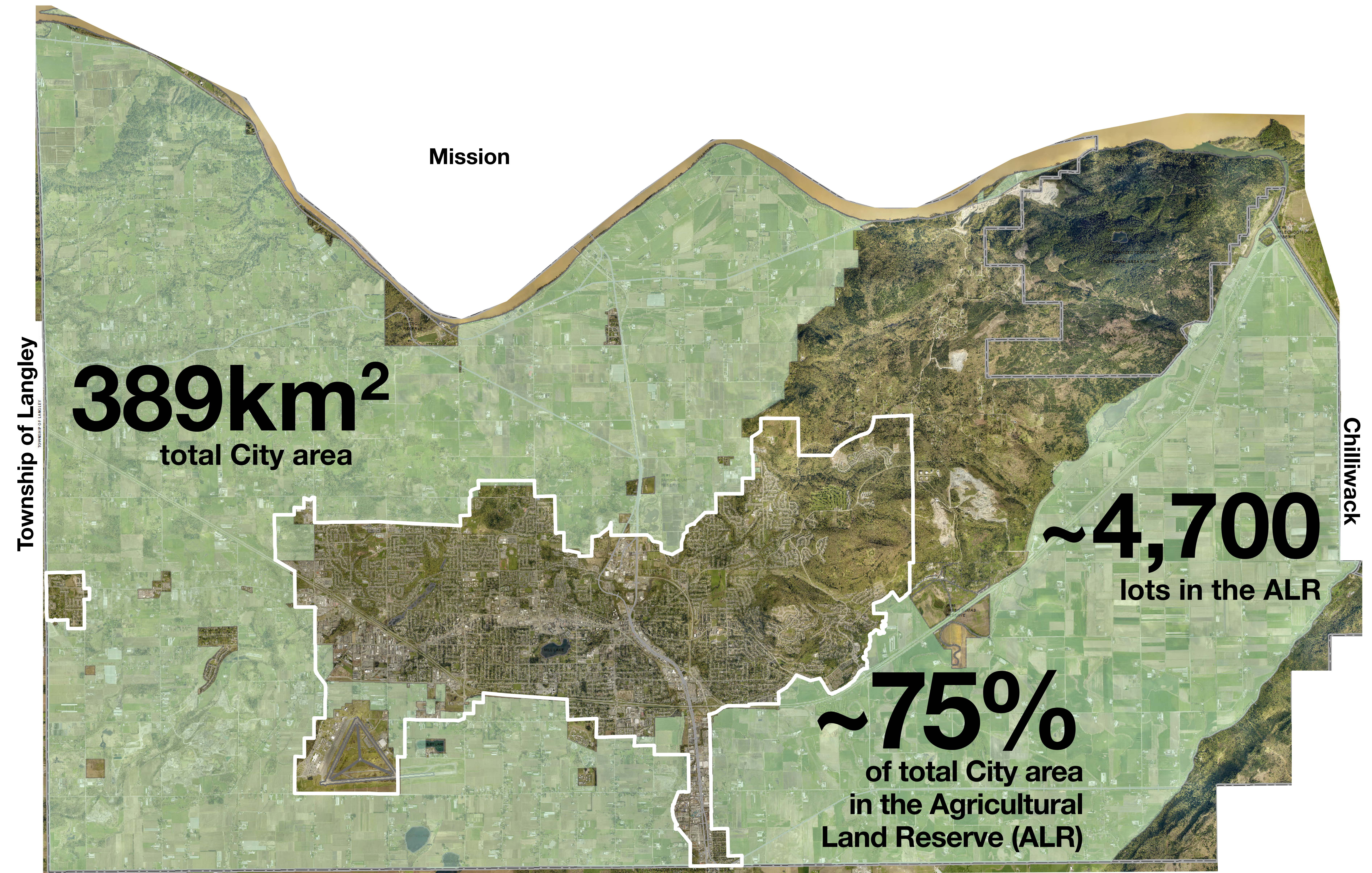
Residents are invited and encouraged to participate throughout the process. For future events be sure to check www.abbotsford.ca/AgRefresh for up to date information.

 **604-864-5510**

 **AgRefresh@abbotsford.ca**

 **www.abbotsford.ca/AgRefresh**

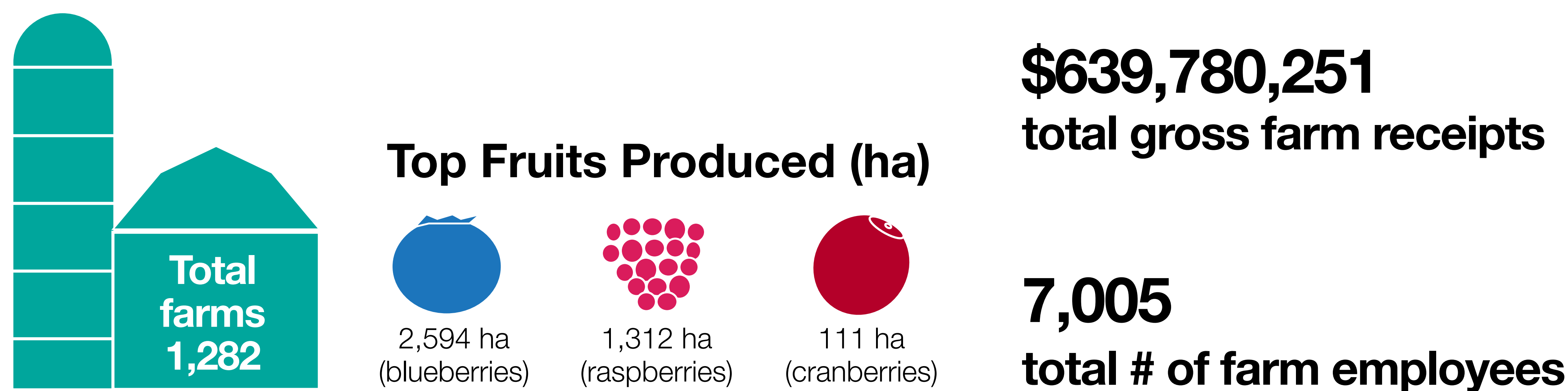
Agricultural **context** in Abbotsford



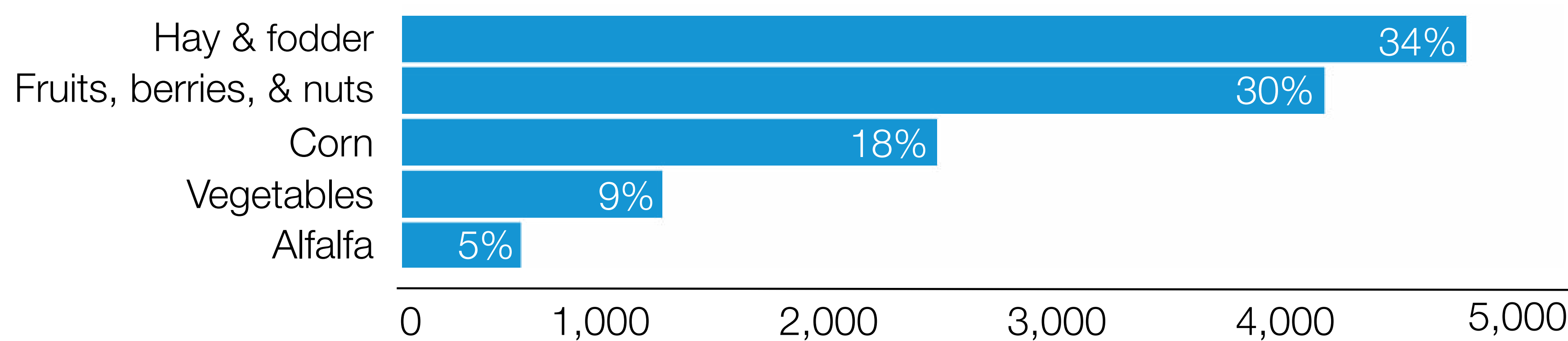
Sumas, Washington, USA

Agricultural snapshot

2011 Crops



Hay & Field Crops (ha)



2011 Livestock & Poultry

Supply management	Producers	% of Provincial producers	% of Provincial production
Registered chicken growers	129	39%	34%
Registered milk producers	103	21%	22%
Registered egg producers	66	53%	55%
Registered turkey growers	23	33%	50%
Registered hatching egg	21	40%	46%

2011 Food Processing



Framework for agriculture policy & regulation

Provincial legislation

Agricultural Land Reserve (ALR)

Land that is designated by the Province that is reserved for farming.

Agricultural Land Commission Act

Sets out principles and rules for the protection of agricultural land in BC.

ALR Use, Subdivision & Procedure Regulation

Identifies farm activities that are permitted in the ALR.

Right to Farm Act

Enables a farmer to undertake normal farm practices on their property.

Local Government Act (LGA)

Local governments must use and follow the LGA when creating and/or updating policies and regulations.

Minister's Bylaw Standards

The LGA permits the Minister of Agriculture to establish Minister's Bylaw Standards that require regulated local governments, including Abbotsford, to prepare bylaws affecting agriculture.

Evolving Provincial regulation

The Province (Agricultural Land Commission and Ministry of Agriculture) update their policies and regulations from time to time that the City must incorporate into its Zoning Bylaw. Below are some recent examples.

Agricultural Land Commission regulation was amended to:

- permit federally licensed medical marijuana production facilities
- support co-op owned processing facilities and to allow breweries, distilleries and meaderies (with the 50% rule)

Ministry of Agriculture

- adopted Bylaw Standards for medical marijuana production facilities
- proposed Bylaw Standards for agri-tourism and farm retail sales

Municipal legislation

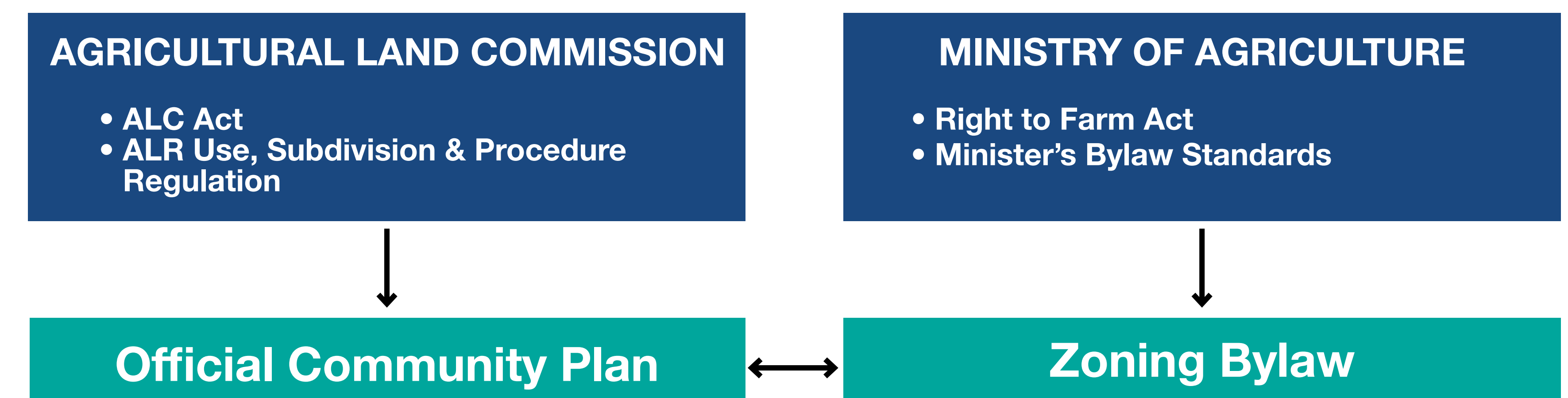
Official Community Plan (OCP)

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

Zoning Bylaw

Zoning describes the permitted uses of land and buildings. Areas of land are divided into zones within which various permitted uses are defined. Zoning Bylaws are enforceable by law and reflect what happens on the ground as a result of policies outlined in the OCP. The City must obtain approval from the Ministry of Agriculture when any changes are proposed to the Zoning Bylaw that impact farming.

Legislative framework



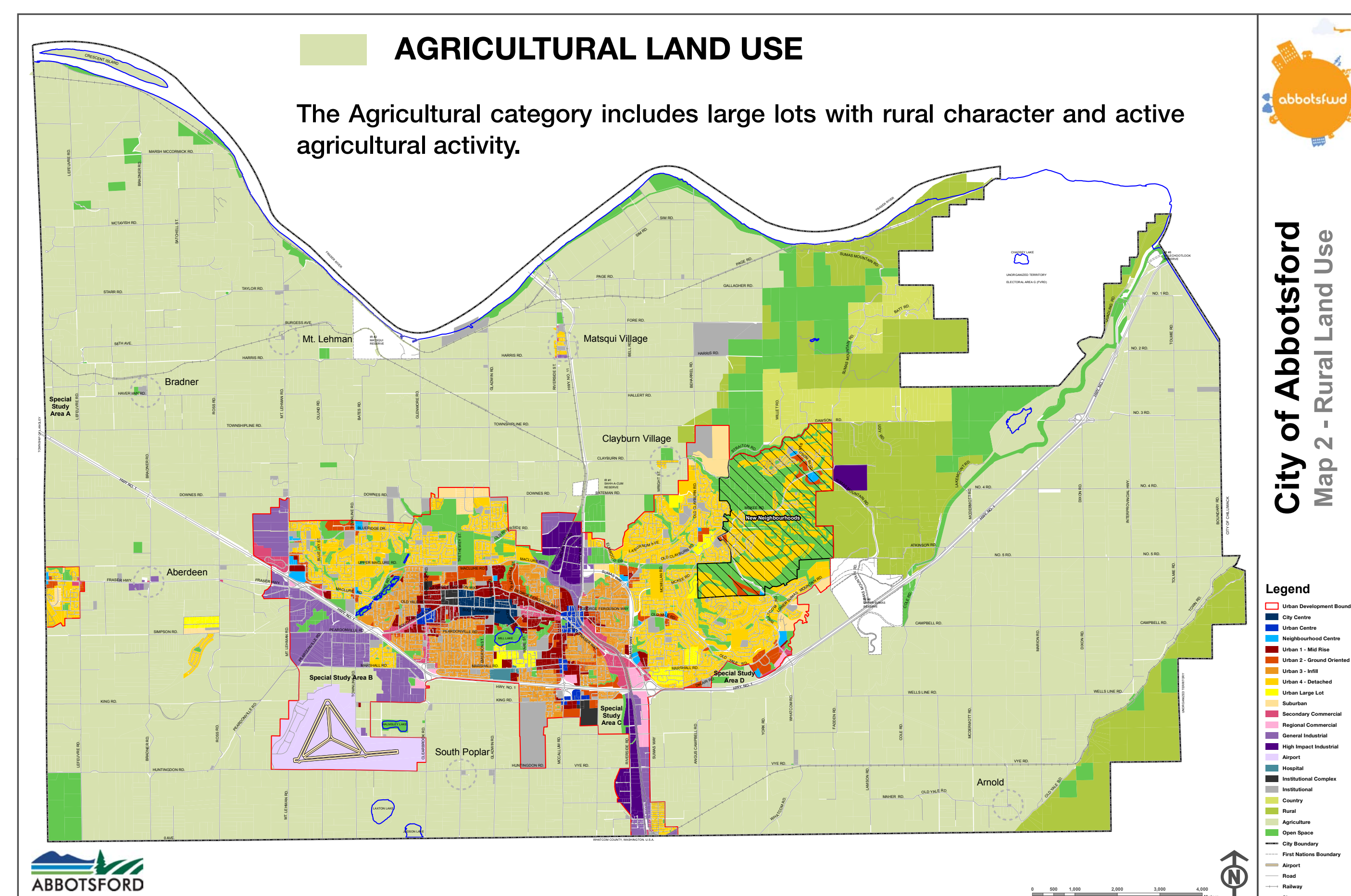
Why is AgRefresh being completed?

Three key tools for guiding agriculture

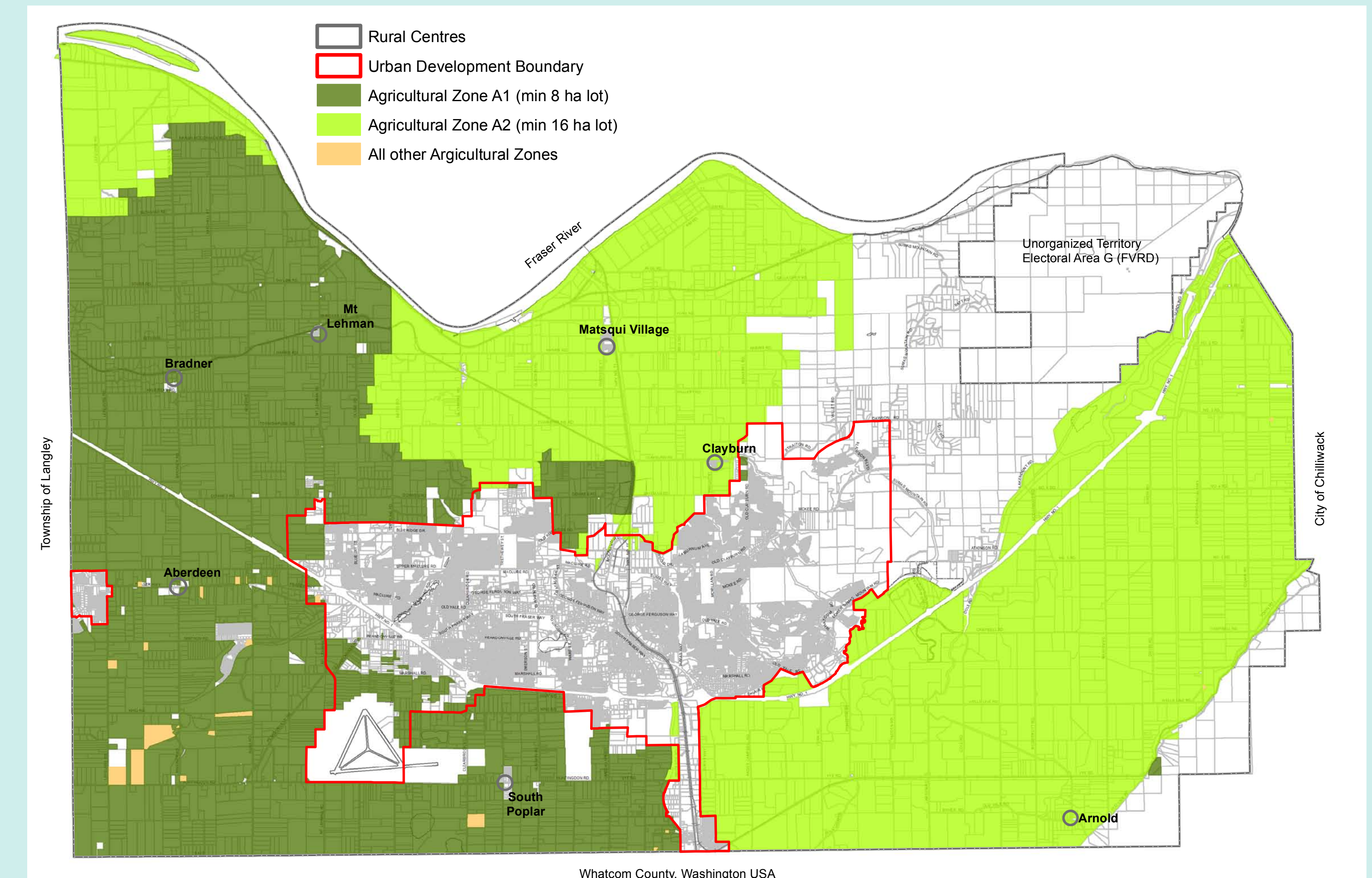
In response to the evolving regulation, there are three key tools for the City to use to regulate agricultural land use that AgRefresh will address:

- The **Official Community Plan** is the main guidebook for the City when making decisions regarding land use over the short, medium, and long term. The current OCP provides little direction regarding agricultural land use.
- The **Zoning Bylaw** is the main tool that the City uses to require what a property can be used for. The current Zoning Bylaw has definitions of agriculture that may be out of date, and several agricultural zones that may cause confusion for owners when considering what they can and cannot do with their property.
- There is a lot of anecdotal evidence regarding misuse of land in the ALR, so a **Bylaw Compliance Strategy** will help to identify non-compliance using mapping data and will help to determine non-compliance priority issues.

Draft Official Community Plan



Current Zoning Bylaw



Bylaw Compliance Strategy

GOAL: develop a strategic and systematic approach to existing and future bylaw compliance issues

1 Inventory

IDENTIFY WHAT WE HAVE TODAY

- 2015 air photo scan (in-progress & based on criteria)
- identify & quantify magnitude of potential contraventions

2 Prioritization

OUTLINE PRIORITIES BASED ON NEW DIRECTIONS

- theme & map contraventions
- prioritize compliance with new directions

3 Compliance

DEVELOP A STRATEGIC & SYSTEMATIC APPROACH

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

What do you think?

Land use trends

- In addition to changing regulations, market and consumer trends shape the use of agricultural land.
- There are many other trends impacting agriculture in Abbotsford including intensification, industrialization, value-added processing, that begin to blur the lines between urban and agricultural land uses.
- Primary, secondary, and non-agricultural uses are changing as a result of these trends.

Agricultural & non-agricultural uses

Primary Agricultural Uses:

- Farming has been an important part of Abbotsford particularly for dairy, poultry, and berry; however, the agricultural industry is quickly evolving from traditional forms of soil based farming to incorporate a wider range of uses.

Secondary (Accessory & Supportive) Uses:

- There is a growing trend to enhance the economic viability of farms by increasing access for the public to buy products from the farm and through various activities.
- Many agricultural businesses require farm workers for permanent or seasonal operations, and need to provide accommodation on farm properties.
- Rural centres need to be identified and established to support the needs of the rural community.

Non-Agricultural Uses:

- A wide variety of non-agricultural uses currently occur within the ALR.













Your input on the boards!

The following three boards include examples of primary, secondary, and non-agricultural uses for you to provide your input.

- Pick up sticker dots and indicate on the boards what you think is an opportunity (working well) and a challenge (not working well and needs to be improved)
- Feel free to ask us any questions













Your Input on Primary Agricultural Uses

Please determine whether the use is an OPPORTUNITY (working well) or a CHALLENGE (not working well and needs to be improved) for Abbotsford, and place a ‘sticker dot’ in the corresponding column.

	OPPORTUNITY	CHALLENGE
 Field production		
 Livestock		
 Poultry		
 Mushroom barns		
 Greenhouse		
 Food processing		
 Vineyard		
 Fruit & nut trees		
 Hops		
 Medical Marihuana Production Facilities		
 Horse training & boarding		
 Kennels		

Your Input on Secondary Agricultural Uses

Please determine whether the use is an OPPORTUNITY (working well) or a CHALLENGE (not working well and needs to be improved) for Abbotsford, and place a ‘sticker dot’ in the corresponding column.

	OPPORTUNITY	CHALLENGE
 Farm retail		
 Wineries		
 Breweries		
 Bed & breakfast		
 Cideries		
 Restaurants, tasting rooms & lounges		
 Farm worker housing (seasonal & permanent)		
 Corn mazes		
 Pumpkin patches		
 Home based business		
 Secondary dwellings		
 Campgrounds		

Your Input on Non-Agricultural Uses

Please determine whether the use is an OPPORTUNITY (working well) or a CHALLENGE (not working well and needs to be improved) for Abbotsford, and place a ‘sticker dot’ in the corresponding column.

		OPPORTUNITY	CHALLENGE
	Commercial truck parking		
	Commercial weddings & banquets		
	Soil removal & deposit		
	Secondary dwellings		
	RV storage		
	Equipment storage		
	Trades		

Did we miss anything?

Write your idea on a post-it note and identify whether it is an opportunity or challenge.

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THANK YOU! Please stay connected.



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