

Report No. PDS 133-2016

Executive Committee

September 15, 2016

File No: 6520-20

To: Mayor and Council
From: Amy Anaka, Planner, Community Planning
Subject: AgRefresh Stage 1 Background Research Report

RECOMMENDATIONS

1. THAT Council receive the AgRefresh Stage 1 Background Research Report, as attached to Report No. PDS 133-2016; and
2. THAT Council direct staff to begin AgRefresh Stage 2 New Directions, including engagement, as contained in Report No. PDS 133-2016.

SUMMARY OF THE ISSUE

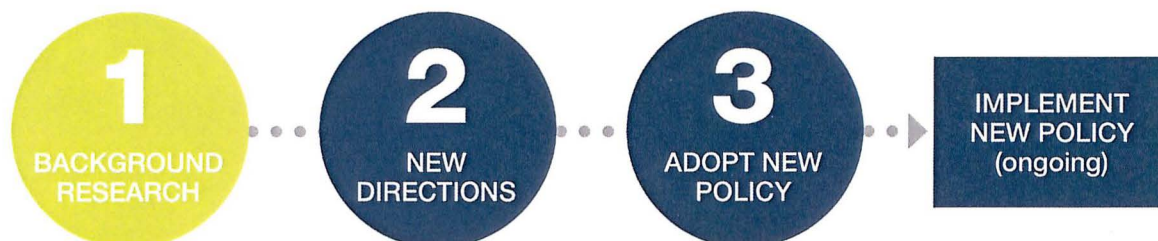
The AgRefresh project team has prepared a detailed Background Research Report (Attachment A) for the conclusion of Stage 1. This report is being brought to Council to provide the findings contained in the Stage 1 Background Research Report and to formally request authorization to proceed with AgRefresh Stage 2 New Directions.

BACKGROUND

On March 14, 2016, Council supported the AgRefresh Project Introduction as part of Report No. PDS 031-2016. The next steps were to complete the Background Research Report outlining the state of agriculture in Abbotsford, and engagement that included a stakeholder workshop, public open house, and meetings with City Committees and Provincial agencies. The research and engagement findings are consolidated within the Background Research Report (Attachment A).

DISCUSSION

AgRefresh is being completed over a three stage planning process, which includes: Background Research, New Directions, and Adopt New Policy. Stage 1 will conclude when Council receives the Background Research Report and commences Stage 2 looking at new directions for Official Community Plan (OCP) policies, Zoning Bylaw regulations, and bylaw compliance.



Stage 1 Background Research

The Background Research Report discusses the current state of agriculture in Abbotsford, agricultural trends, existing use of land in the Agricultural Land Reserve (ALR), and identifies opportunities and challenges relating to agriculture in Abbotsford. This report addresses the project objectives to deliver new OCP agricultural policies, updated Zoning Bylaw regulations, and a Bylaw Compliance Strategy to ensure that agricultural land is being used for farming or permitted agricultural uses.

Background research included an analysis of demographic data, and existing City reports, studies and strategies. Other information was incorporated from the BC Ministry of Agriculture 2004 and 2012 Agricultural Land Use Inventories for Abbotsford that provided data on the use of farmland within and outside the ALR. Research information also provided insights into cost pressures on farmland, agricultural employment, income operating expenses, and farm gate sales. The complete Background Research Report is attached to this report (Attachment A).

Engagement

Stage 1 engagement initiatives provided opportunities to build awareness and an understanding of AgRefresh, validate the process, and gain input on key challenges and opportunities for agriculture in Abbotsford. Engagement activities occurred between March and April 2016, and included individual and group discussions with residents and stakeholders, a stakeholder workshop, and a public open house. The stakeholder workshop and open house were both well attended. There was also a lot of interest in the project when it went live on the City's website, as it was viewed over 500 times between April and June 2016. Details regarding the engagement opportunities and findings are contained within the Background Research Report (Attachment A).

Background Research Report Overview

The Background Research Report is organized into the following sections:

Introduction	Overview of Stage 1 project stages, process, objectives, and guiding principles.
Regulation, Plans, and Strategies	Summary of Provincial legislation, municipal policies and regulations, existing plans and strategies, and rural centres.
Agriculture in Abbotsford	Overview of agriculture as an economic generator, ALR land, agricultural trends, and bylaw compliance assessment.
Stakeholder Engagement	Outline of the who, why and how of AgRefresh engagement.
Opportunities and Challenges	Summary of research and engagement findings, including opportunities and challenges.
Next Steps	How Stage 1 work will inform Stage 2 New Directions.
Appendices	Includes OCP agricultural excerpts, background reports and strategies, engagement strategy, and Stage 1 engagement input.

Next Steps

Following Council's direction, the project team will use Stage 1 research and engagement input to develop Stage 2 New Directions engagement themes. Stage 2 engagement activities will occur over a six-week period between October and November 2016, and will include:

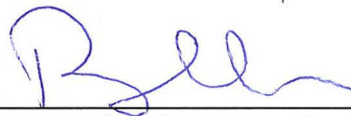
- An online survey
- A public open house
- Workshops with agricultural stakeholders and government agencies
- Presentations to City Committees

The engagement will include a comprehensive communications strategy to ensure the public is aware of the engagement opportunities. This will include advertisements in the newspapers, on social media and the City's website, and by email.

Draft new directions will be presented at engagement activities, after which, a New Directions Report will be prepared, providing the basis for updated OCP policies, Zoning Bylaw regulations, and a Bylaw Compliance Strategy in Stage 3.

FINANCIAL PLAN IMPLICATION

Council adopted Bylaw No. 2276-2013, "Five Year Financial Plan Bylaw, 2014-2018" which includes funds for Planning and Development Services consulting work to complete the AgRefresh project. Staff do not anticipate further financial plan implications.



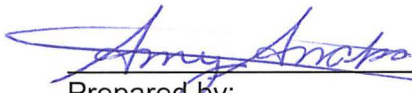
Reviewed and approved by the:
Chief Financial Officer

IMPACTS ON COUNCIL POLICIES, STRATEGIC PLAN AND/OR COUNCIL DIRECTION

None.

SUBSTANTIATION OF RECOMMENDATION

Staff have completed the AgRefresh Stage 1 Background Research Report outlining the state of agriculture in Abbotsford, which includes research findings and input from various engagement events. Stage 1 will conclude when Council receives the AgRefresh Background Research Report, and directs staff to proceed with Stage 2 New Directions.



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Attachment A: AgRefresh Background Research Report

AgRefresh

Enhancing Agriculture in Abbotsford

BACKGROUND RESEARCH REPORT
September 2016





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

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

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Acronyms

ADDIAC	Agriculture, Dyking, Drainage and Irrigation Advisory Committee
ALC	Agricultural Land Commission
ALR	Agricultural Land Reserve
ALUI	Agricultural Land Use Inventory
CICP	City in the Country Plan
DP	Development Permit
FVRD	Fraser Valley Regional District
GIS	Geographic Information Systems
LGA	Local Government Act
OCP	Official Community Plan
UDB	Urban Development Boundary
UBCM	Union of British Columbia Municipalities
UFV	University of the Fraser Valley
UBC	University of British Columbia

Executive Summary

Agriculture plays a central role in Abbotsford's economy, culture, and identity. With approximately 75% of the City's land base located in the Agricultural Land Reserve (ALR), the City recognizes the need for clear and consistent policies, bylaws, and regulations. The City has launched AgRefresh, a comprehensive three stage planning process, to review agricultural policies, bylaws, and regulations, and to establish a framework for ongoing bylaw compliance for land within the ALR.

Although Abbotsford's agricultural policies and regulations contained within the Official Community Plan (OCP) and Zoning Bylaw have gone relatively unchanged for more than a decade, the City has demonstrated its commitment to agriculture by gaining greater insight and understanding of this sector.

The 2011 Agriculture Strategy provided a vision for the health and growth of agriculture in Abbotsford, with a recommendation for the City to undertake a rural area plan, which AgRefresh aims at addressing in part. Also, the City's new OCP, adopted in June 2016, provides a high level vision, policies and guidelines to enhance and protect agricultural integrity.

As part of AgRefresh, the OCP policies and Zoning Bylaw regulations will be updated, and a Bylaw Compliance Strategy will be created, to provide greater clarity and consistency regarding the use of agricultural land in Abbotsford.

This Background Research Report provides an overview of the legislative and regulatory framework governing the use of agricultural land, a review of regulations and plans, a snapshot of the local agricultural sector, bylaw compliance assessment findings, and a summary identifying opportunities and challenges associated with agriculture.

Agriculture in Abbotsford

Abbotsford has a long history of agricultural development dating back to the 1880s, starting with tobacco, produce and dairy products. Today, Abbotsford is Canada's leading agricultural area in terms of employment and economic activity. Berry, fruit, vegetable and nursery products dominate crop land production. Significant greenhouse vegetable and floriculture, and mushrooms, are produced in controlled climate facilities. One-third to one-half of British Columbia's (BC) chicken, dairy, eggs, and turkey is produced in Abbotsford.

Agriculture ranges in size of operation, from small acreage hobby farms to large, intensive crop and livestock production facilities. Abbotsford is also home to a significant portion of BC's food processing sector, from berry packing houses to frozen food plants, egg grading and processing facilities, poultry hatcheries, and processing plants.

The changing state of agriculture includes agri-tourism, such as on-farm breweries, distilleries and wineries, where farmers are establishing restaurants, tasting facilities and retail space for their products. To sustain viability of their farms, some farmers have turned to farm-related activities, such as agri-tourism, as an additional revenue stream for their operations. Farm tours, u-picks, festivals and other events form part of this growing trend. Others have employed direct farm marketing with retail outlets and processing.

Engagement and Research Findings

The overarching purpose of AgRefresh engagement is to open up the conversation with citizens, the agricultural community, businesses, government agencies, and other stakeholders. During Stage 1 engagement, many people shared valuable information on opportunities and challenges regarding primary, secondary and non-agricultural uses in the ALR. Extensive background research was also completed using a variety of internal and external data sources.

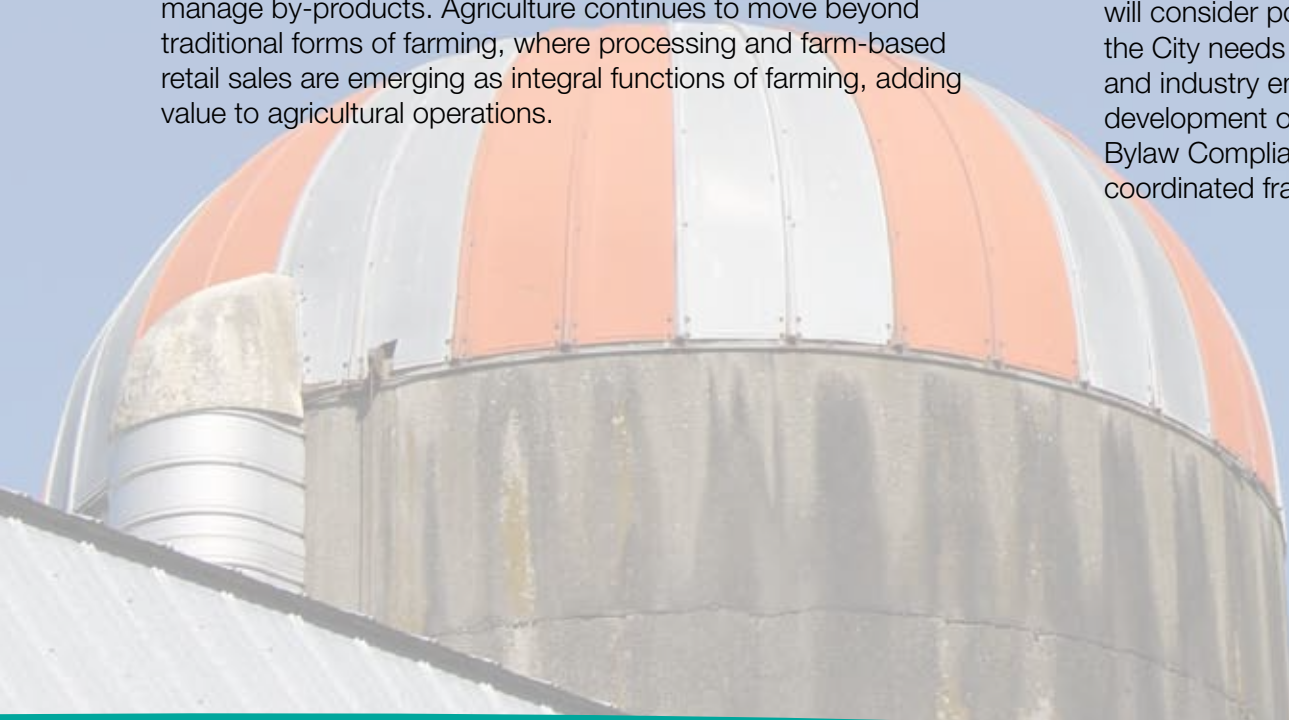
The feedback and research highlighted a thriving agricultural industry in part due to the high level of local farming expertise, product and process innovation, high quality soils, and an ideal climate. Abbotsford farming innovations include introducing new technology such as the use of robotic milking parlours and anaerobic digesters to enhance agricultural production and manage by-products. Agriculture continues to move beyond traditional forms of farming, where processing and farm-based retail sales are emerging as integral functions of farming, adding value to agricultural operations.

However, agriculture also faces risks and challenges related to a complex regulatory framework, competition from a global market, and ongoing intensification of agriculture. In addition, the appeal of rural areas for estate homes and non-agricultural uses such as commercial truck parking, storage and warehousing, commercial events, and unauthorized soil deposit undermines agricultural viability.

Agriculture in Abbotsford continues to evolve, benefiting from opportunities and responding to challenges to be more viable and sustainable. AgRefresh has provided a platform for examining the current state of the agriculture industry in Abbotsford.

Next Steps

Information in this report will go through further assessment and analysis in the development of New Directions in Stage 2, which will consider potential changes to agricultural land use, and how the City needs to respond. In Stage 2, more diverse stakeholder and industry engagement will take place. This will lead to the development of new policies and regulations, and an ongoing Bylaw Compliance Strategy to provide a clear, consistent and coordinated framework to support agriculture.



The City of Abbotsford is among the most productive agricultural municipalities in Canada and is at the hub of a diverse, vibrant and successful agricultural sector in the Fraser Valley.

BC Ministry of Agriculture, Agricultural Land Use Inventory, 2012

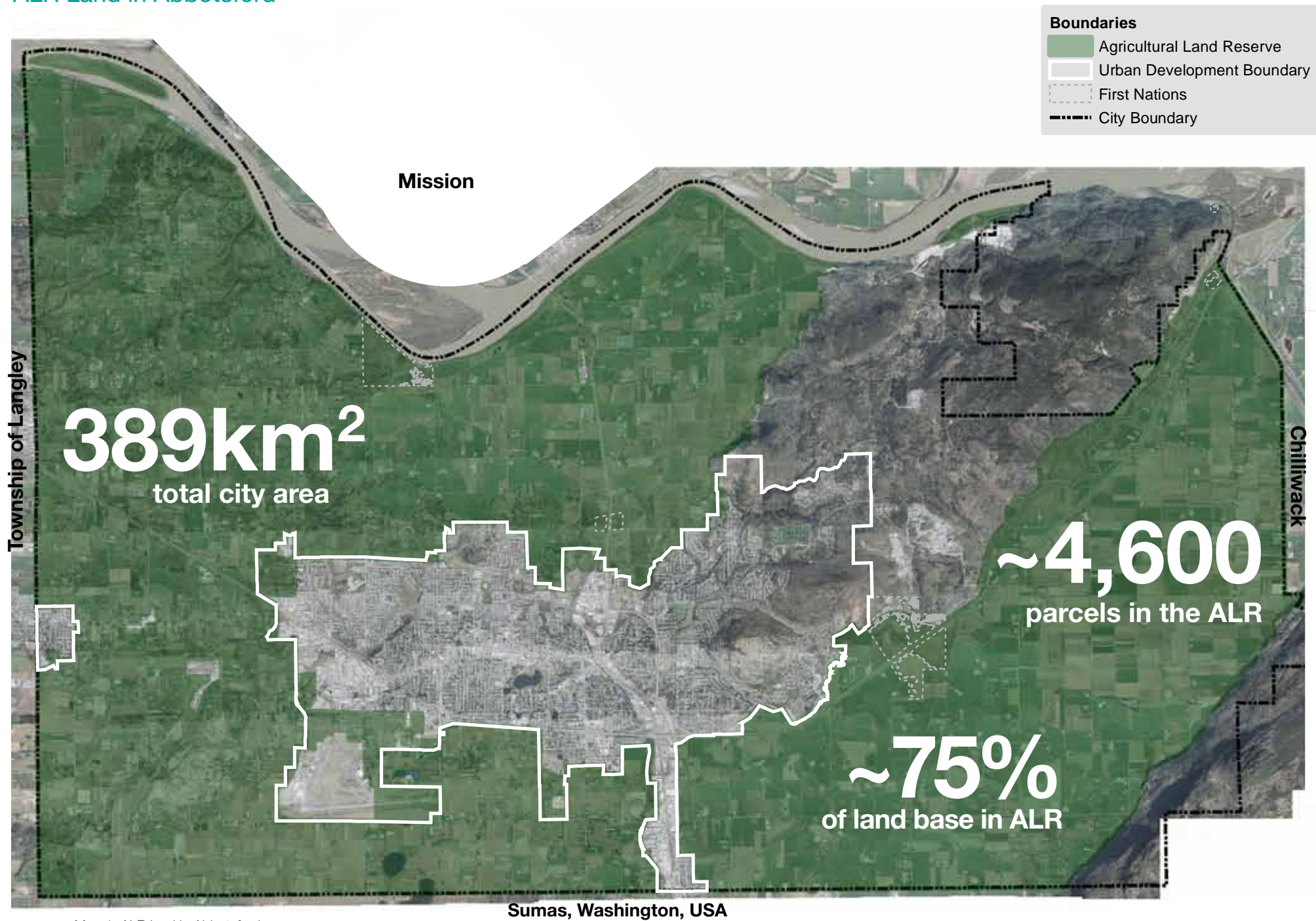


1.0 Introduction

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

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

ALR Land in Abbotsford



Map 1: ALR land in Abbotsford
Source: City of Abbotsford

1.1 Project Process

AgRefresh is organized into the following project stages:



Figure 1: Stages of the AgRefresh process

PROJECT STAGES

Each stage is organized around a list of tasks and key engagement activities (refer to Appendix C for a detailed list of activities):

- **Stage 1 | Background Research** provides an introduction to the current state of agriculture in Abbotsford, initial engagement with community stakeholders, and identifies the trends, opportunities, challenges, and emerging themes to set the stage for New Directions in Stage 2.
- **Stage 2 | New Directions** will focus on preparing new directions, based on Stage 1 findings, that will refine the OCP policies and Zoning Bylaw regulations, and establish a framework for a Bylaw Compliance Strategy.
- **Stage 3 | Adopt New Policy** will focus on preparing the updated OCP policies, Zoning Bylaw regulations, and a Bylaw Compliance Strategy using the findings from Stage 1 and 2, including obtaining necessary approvals from external government agencies and adoption by Council.
- **Ongoing | Implement New Policy** will align updated OCP policies and Zoning Bylaw regulations with the ongoing Bylaw Compliance Strategy.

STAGE 1 BACKGROUND RESEARCH

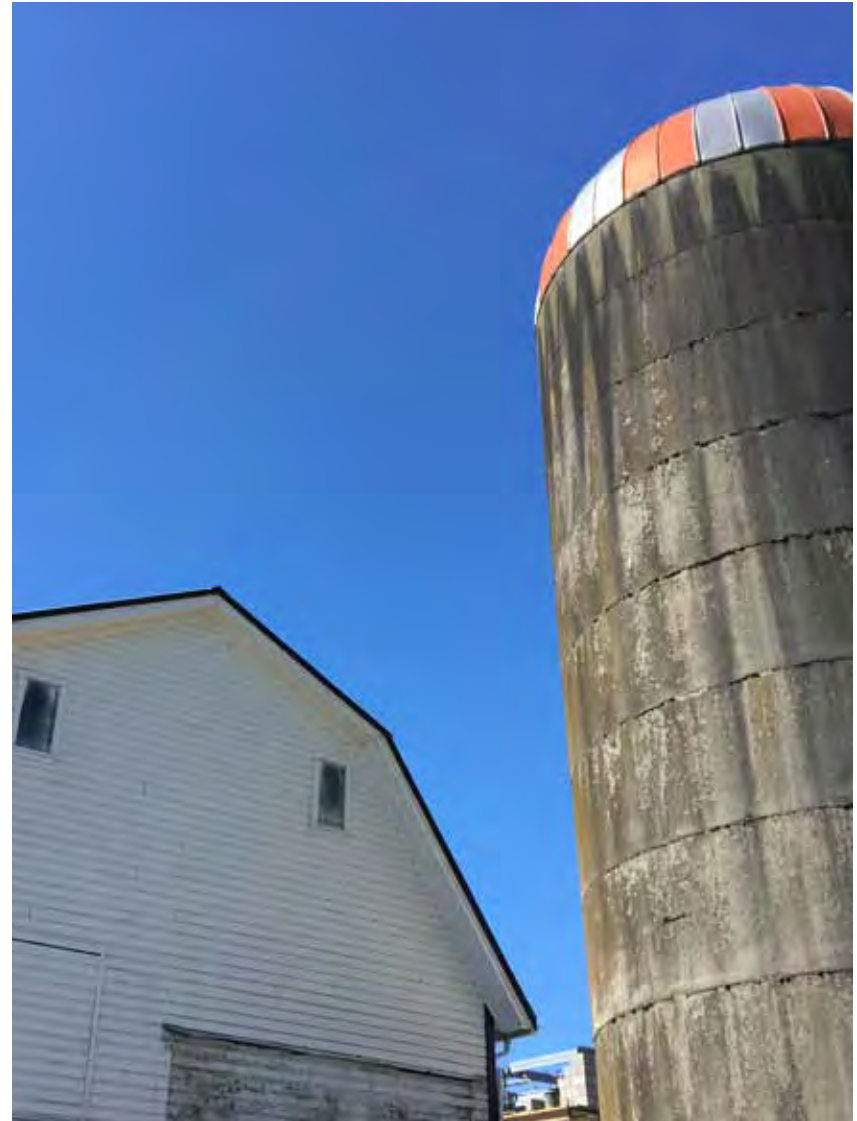
The Background Research Report sets the stage for AgRefresh, represents the findings from Stage 1, and is the main deliverable of this first stage. It includes an overview of the legislative and regulatory framework governing the use of agricultural land, a review of existing and evolving regulations and plans, a snapshot of the local agricultural sector, bylaw compliance assessment findings, and a summary of research and engagement. The summary identifies opportunities and challenges associated with agriculture in Abbotsford.

Stage 1 engagement, conducted in March and April 2016, included a public open house with community residents, and meetings and workshops with government agencies, industry stakeholders, and City committees.

1.2 Objectives

AgRefresh will provide clarity and predictability for the City and the community in regulating agricultural land uses within the ALR, and will update key planning documents with improved agricultural land regulations. To reach those objectives, AgRefresh will include a review and update of agricultural policies, bylaws and regulations for land in the ALR, resulting in three main deliverables:

1. The **Official Community Plan (OCP)** will be updated with policies that reflect agriculture's important role in Abbotsford.
2. The **Zoning Bylaw** will be updated to coordinate regulations and permitted uses for agricultural land with updated OCP policies.
3. A **Bylaw Compliance Strategy** will be developed to ensure agricultural land is being used for farming or permitted agricultural uses.



1.3 Guiding Principles

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

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



A photograph of a dairy farm interior. In the foreground, several black and white cows are in wooden stalls, looking towards the right. In the background, a woman in a dark sweater and jeans is holding the hand of a small child, who is pointing towards the cows. The scene is lit with natural light from a large open bay door in the background.

2.0 Regulation, Plans, and Strategies

Agriculture operates in a complex and dynamic environment of municipal and provincial policies, programs, and regulatory influences. As well, agriculture must respond to economic, environmental, weather-related and social factors, such as changing consumer preferences, product demand, fluctuating product values, and increased regulation. In response to these changes, Abbotsford is preparing new OCP policies and Zoning Bylaw regulations to provide long term guidance for agriculture in the ALR, in consultation with the provincial Agricultural Land Commission (ALC) and Ministry of Agriculture. New agricultural policies and regulations will conform to provincial legislation.

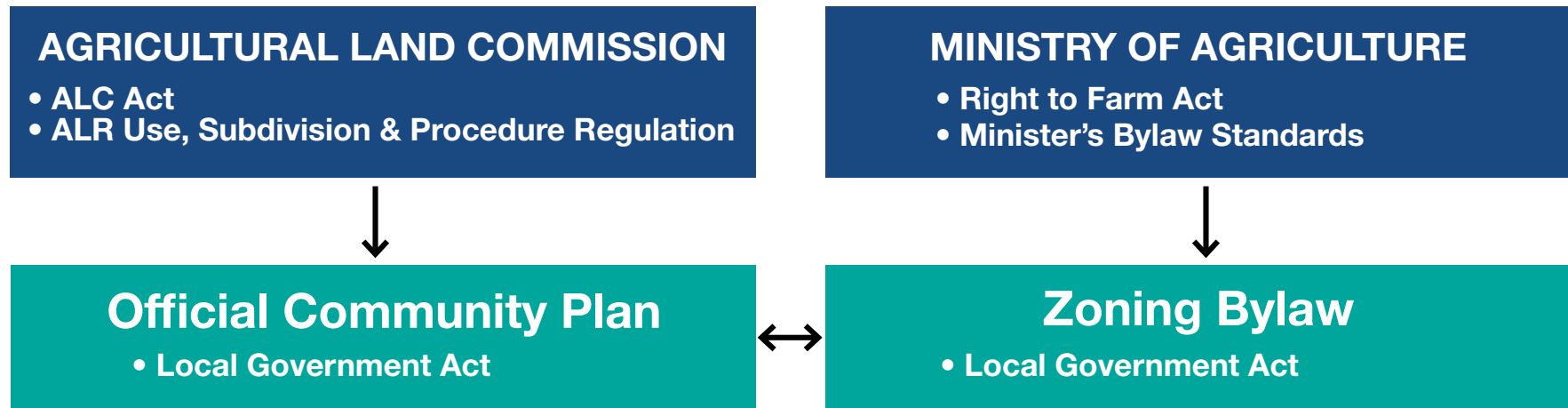


Figure 2: Legislative and policy framework
Source: City of Abbotsford

Figure 2 shows the legislative and regulatory framework governing the use of agricultural land in Abbotsford.

2.1 Provincial Legislation

The Local Government Act (LGA) contains provisions that place restrictions on zoning authority related to farming in local communities, as required by the Minister of Agriculture. The City of Abbotsford is one of four regulated local governments in BC that have been designated by the Minister of Agriculture, under whose authority, restrictions on farm zoning authority have been declared. As such, the City must not prohibit the use of land for a farm business in a farming area unless it receives approval of the minister responsible for administering the Farm Practices Protection (Right to Farm) Act.

Abbotsford's bylaws must be consistent with farm bylaw standards issued by the Minister of Agriculture, and respect the provisions of the Agricultural Land Commission Act for land within the ALR. The Minister of Agriculture has established bylaw standards for: Audible Bird Scare Devices; Edge Planning (farm-

side); Mushroom Farms and On-Farm Composting; and Medical Marihuana Production Facilities in the ALR. Subsequently, the City has adopted bylaws relating to: Audible Bird Scare Devices; Mushroom Growing Operations; and Medical Marihuana Production Facilities.

EVOLVING PROVINCIAL REGULATION

The provincial Agricultural Land Commission (ALC) and the Ministry of Agriculture update policies and regulations from time to time that the City must incorporate into its Zoning Bylaw. Some recent examples are:

- The ALC regulation was amended to permit federally licensed medical marihuana production facilities.
- The regulation was also updated to allow co-op owned processing facilities, and to allow breweries, distilleries and meaderies (with the 50% rule).
- As well, the regulations regarding agri-tourism have recently been clarified, including the definition of events and the types

of activities permitted. The regulatory amendments also set out thresholds under which the exemption from permitting is enabled.

- The updated agri-tourism regulation allows ALR land owners to host weddings, concerts or non-agriculture related festivals without a permit, in accordance with certain requirements (e.g. the farm is classified as having farm status under the Assessment Act; no new, permanent structures are built; parking must be on the farm and not the road, etc.).

LOCAL GOVERNMENT ACT

The LGA provides local governments the ability to plan and regulate land use within their boundaries. The LGA sets out the requirements for local governments that must be met for regulating land use, including adoption of plans and bylaws, such as the creation of an OCP and Zoning Bylaw. The City of Abbotsford is required to consult with the community, stakeholders, and hold public hearings in order to adopt new plans and bylaws.

Additionally, recognizing that Abbotsford is a municipality regulated by the Minister of Agriculture, as stated in the LGA, the City must prepare agricultural zoning regulations in accordance with the Ministry's provincial standards for land in the ALR, and lands affected by an aquaculture license under the Fisheries Act.

AGRICULTURAL LAND RESERVE

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

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

AGRICULTURAL LAND COMMISSION ACT

The Agricultural Land Commission Act (ALC Act) is a high-level statute that sets out principles and rules for the protection of agricultural land in BC that is located within the ALR. The ALR was established for the protection of agricultural land that has also played an important urban growth management role in the province. Without the ALR, the development trends of the early 1970s would have continued and the Lower Mainland region would have experienced even greater urban sprawl than exists today.

Section 46 of the ALC Act requires that every OCP or Regional Growth Strategy be consistent with the ALC Act, and the regulations and the orders of the ALC; otherwise an inconsistent provision is of no force or effect. This requirement allows local governments to regulate, but not prohibit, agricultural use within the ALR.

PROVINCIAL LEGISLATION

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

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

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

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

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

MUNICIPAL POLICY AND REGULATIONS

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

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

AGRICULTURAL LAND RESERVE USE, SUBDIVISION AND PROCEDURE REGULATION (BC REG. 171/2002)

This specific regulation under the ALC Act clearly identifies farm and non-farm activities which may be permitted in the ALR. Over time, it has changed and been more explicit in and has refined the list of permitted uses of land within the ALR such as federally licenced medical marihuana production facilities, co-operatively owned processing facilities, and breweries, distilleries, meaderies, and agri-tourism events and activities.

FARM PRACTICES PROTECTION (RIGHT TO FARM) ACT

The Farm Practices Protection (Right to Farm) Act protects farmers from nuisance regarding odour, noise, dust or other disturbances resulting from farm operations. Farming activities must be in accordance with normal farm practices. The farm activities must not be in contravention of the Public Health Act, Integrated Pest Management Act, or Environmental Management Act. The Right to Farm Act also enables the Province to make regulations respecting standards for the purpose of defining normal farm practices.

Figure 3: Provincial and municipal legislation summary

2.2 Municipal Policies and Bylaws

OFFICIAL COMMUNITY PLAN

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

In June 2016, Abbotsford City Council adopted a new OCP (Bylaw 2600-2016) that contains a vision and policies to enhance agricultural integrity (Section 6). The OCP focuses on policies largely in the urban area, guiding development away from agricultural land.

Agriculture in the country policies pertaining to AgRefresh include: agricultural uses, Agricultural Enhancement Endowment Fund, value added opportunities, advancing agriculture, urban-rural interface, food culture, holistic food systems, and rural centres (refer to Appendix A for the relevant excerpt).

The OCP includes agricultural policy to “identify rural centres to enable support services for the rural farming community.” The seven rural centres identified in the OCP are the historic focal points of Abbotsford’s farming community where business, social, and cultural activities are developed.

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

ZONING BYLAW

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

The City must obtain approval from the Ministry of Agriculture when any changes are proposed to the Zoning Bylaw that impact farming. There are a number of uses in the ALR (such as secondary dwellings, agri-tourism accommodation, and temporary farmworker housing), which cannot be prohibited but may be regulated by the City.

Currently, the Abbotsford Zoning Bylaw (Bylaw 2400-2014) includes agricultural zones and definitions that, along with the OCP, will be updated to reflect recent provincial regulation changes to the ALR, new trends, and to address issues around the use of agricultural land. These updates will lead to improved clarity and consistency for the farming community and the City.

2.3 Existing Plans and Strategies

Although agricultural OCP policies and Zoning Bylaw regulations in Abbotsford have gone relatively unchanged for more than a decade, the City has demonstrated its commitment to agriculture by gaining greater insight and understanding of this sector. This dates back to 2004 with the City in the Country Plan, and more recently, the 2011 Agriculture Strategy and the 2016 OCP update. The City has been involved in many agriculture and agriculture-related reports and strategies, working with its Agriculture, Dyking, Drainage, and Irrigation Advisory Committee (ADDIAC), the Ministry of Agriculture, and the Fraser Valley Regional District (FVRD).

2011 AGRICULTURE STRATEGY

The 2011 Agriculture Strategy provided a vision for the health and growth of agriculture in Abbotsford. Among the initiatives recommended in the Strategy was for the City to undertake a rural area plan. AgRefresh is directed at addressing that recommendation as it relates to the City's responsibility to regulate land use. Other objectives and recommendations from the Agriculture Strategy continue to be addressed but extend beyond the City's primary role and responsibility for land use regulation.

2016 OFFICIAL COMMUNITY PLAN

The City's new OCP provides a vision and policies to enhance agricultural integrity, and Development Permit guidelines for the protection of agriculture. Within this OCP, agricultural policies provide guidance on such matters as: advancing agriculture, value added opportunities, the urban-rural interface, rural centres and the Agricultural Enhancement Endowment Fund ('Ag Trust Fund').

Maximum Buffer

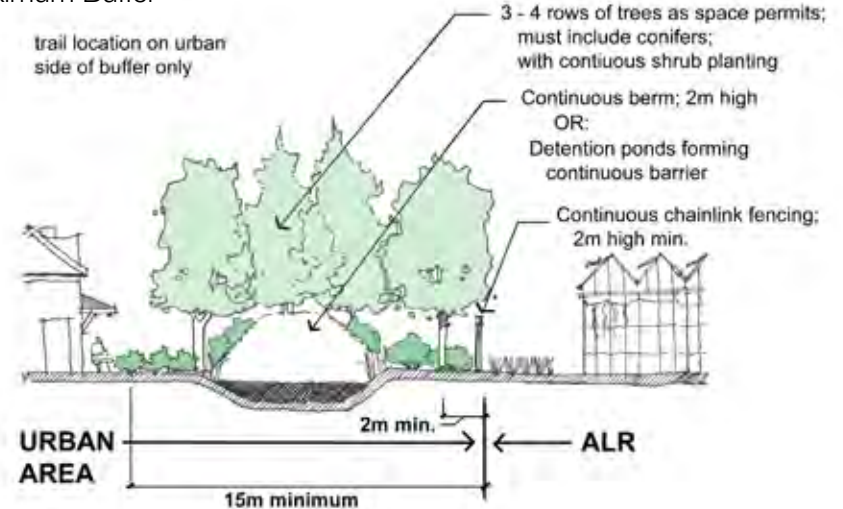


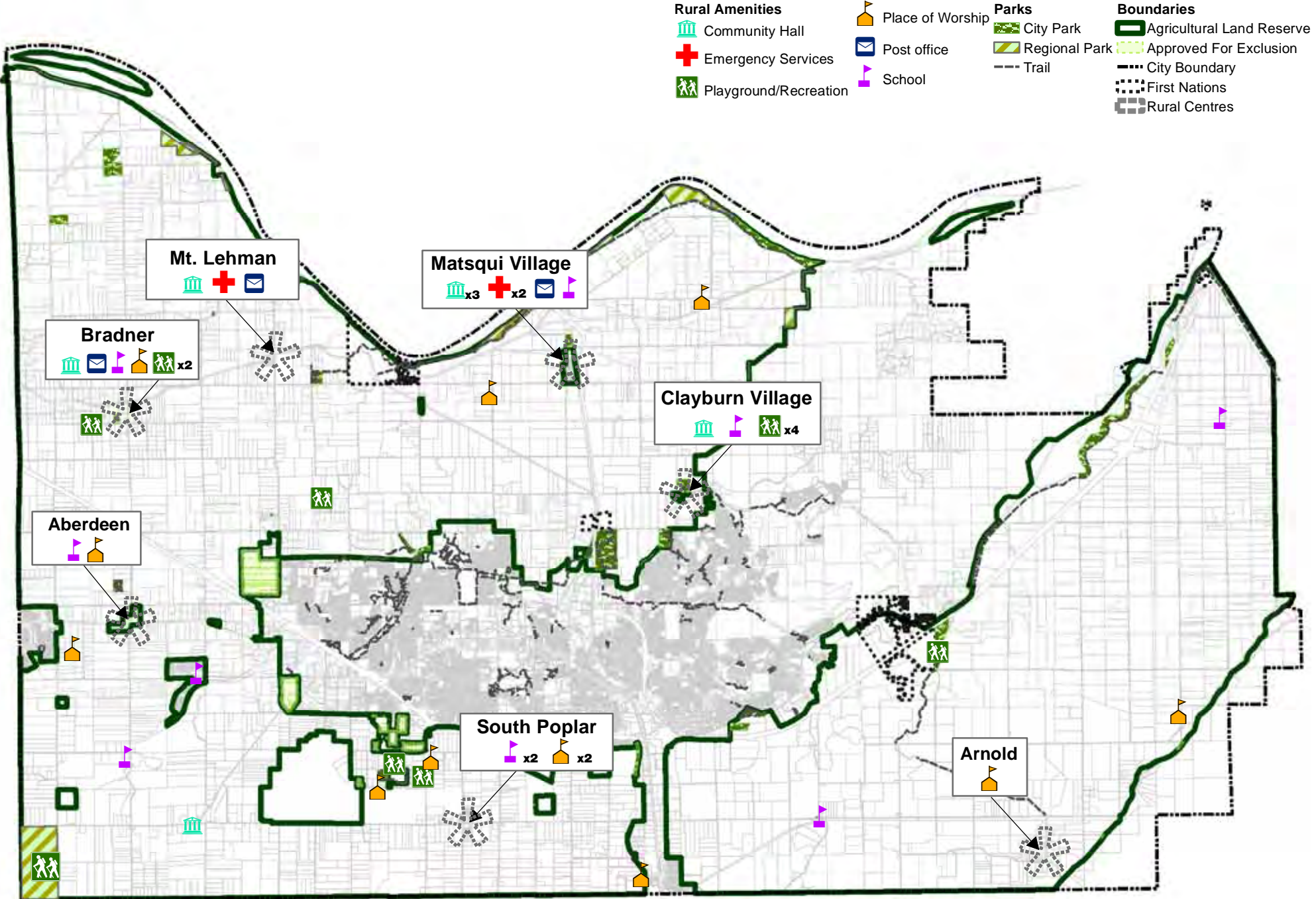
Figure 4: OCP Protection of Agriculture Development Permit Guidelines example

While many of the previous reports, studies, and strategies extend beyond the scope of AgRefresh, they have been reviewed to extract key land use regulation opportunities and challenges that have been validated through the Stage 1 engagement. These will be used in developing the New Directions in Stage 2. A list of the reports is included in Appendix B.

Operating within this complex regulatory framework, the City will prepare new policies and regulations in coordination with the Ministry of Agriculture and Agricultural Land Commission, to advance agricultural planning in Abbotsford and to ensure compliance with provincial legislation.



Rural Amenities



Map 2: Rural amenities
Source: City of Abbotsford

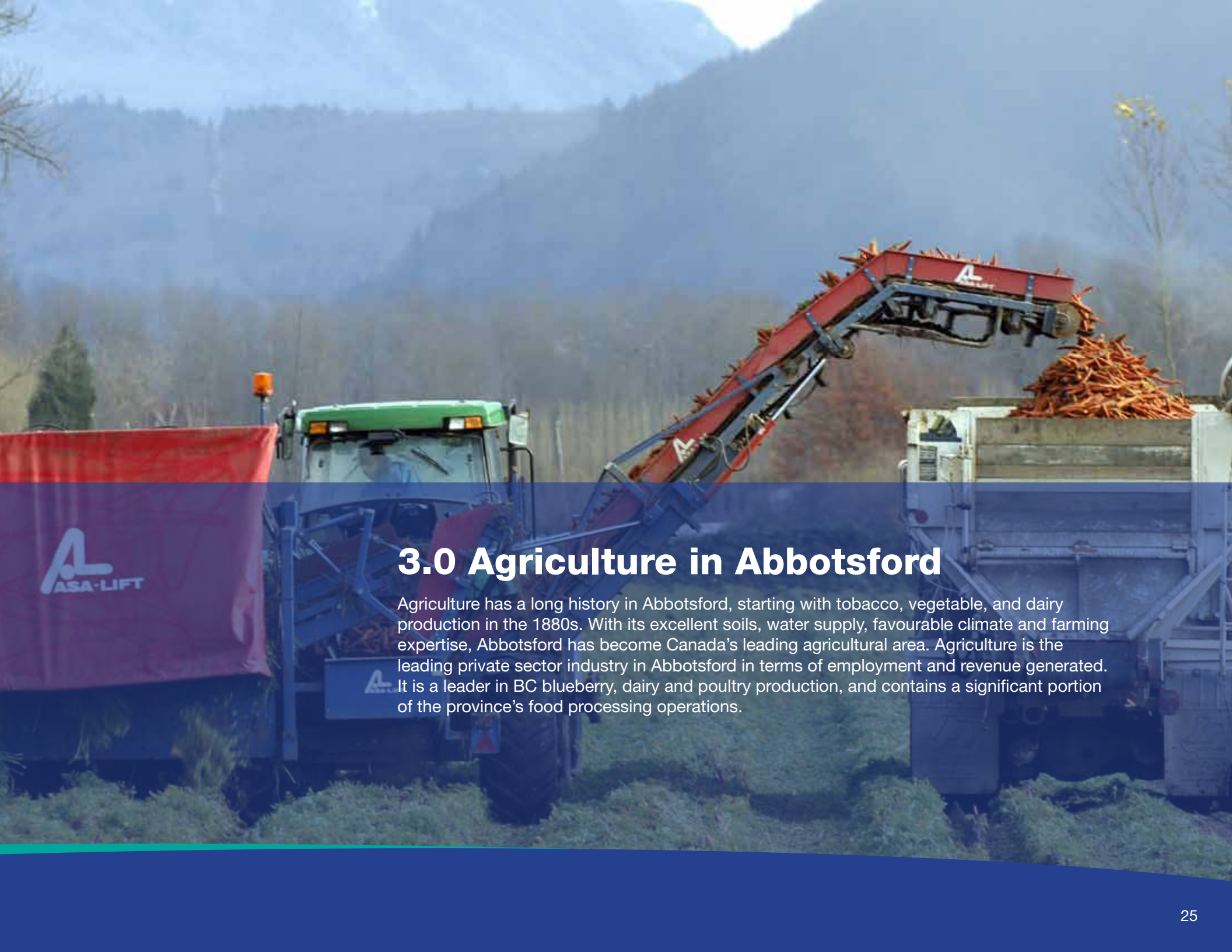
2.4 Rural Centres

Abbotsford's seven rural centres serve the City's farming community and are characterized by historical clusters of rural amenities surrounded by larger agricultural properties. They contain a variety of land uses including small-scale agricultural functions, single family residences, schools, parks, places of worship, community halls, stores, service stations and repair shops, and industrial and agri-industrial enterprises. These centres are dispersed throughout Abbotsford where different types of agricultural activities occur due to topography, soil conditions, water availability, and farming expertise. For instance, Matsqui Village and Clayburn Village are located in the Matsqui Prairie where there are a significant number of blueberry farms, while Arnold Village is located in the Sumas Prairie, surrounded by dairy and vegetable farms.

Four of the rural centres are within the ALR, while three others are outside of the ALR. Rural centres in the ALR include: Bradner, Mt. Lehman, South Poplar, and Arnold. Matsqui Village, Clayburn Village, and Aberdeen rural centres are located outside of the ALR.

Abbotsford's rural centres have evolved as focal points for the farming community. These centres have the opportunity to provide additional services to a changing agricultural industry that could include farmworker accommodation, farmer's markets and other types of agri-tourism that benefit both farming and urban communities. The role of rural communities will be further investigated in Stage 2 of AgRefresh.





3.0 Agriculture in Abbotsford

Agriculture has a long history in Abbotsford, starting with tobacco, vegetable, and dairy production in the 1880s. With its excellent soils, water supply, favourable climate and farming expertise, Abbotsford has become Canada's leading agricultural area. Agriculture is the leading private sector industry in Abbotsford in terms of employment and revenue generated. It is a leader in BC blueberry, dairy and poultry production, and contains a significant portion of the province's food processing operations.

3.1 Agriculture as an Economic Generator

Abbotsford is Canada's leading agricultural area. The local agricultural economy is the economic mainstay of the community, with the 2011 Census of Agriculture reporting annual gross farm receipts in the range of \$640 million (Statistics Canada, 2011). Agriculture is the leading private sector industry in Abbotsford, supporting one in every four private sector jobs, and one in five jobs overall. Abbotsford has the highest farm gate sales in BC; more than twice as high as Chilliwack, the second largest agricultural municipality in BC.

A 2008 economic report by the BC Ministry of Agriculture and Abbotsford Chamber of Commerce identifies Abbotsford as having the largest farm gate sales per hectare in Canada at \$20,400, more than three times the next highest, the Niagara Regional District.

The report also states that Abbotsford's agriculture sector is supporting 11,300 full-time equivalent jobs and \$1.8 billion in annual expenditures within the local economy, based on the 2006 Census of Agriculture's assessment of \$557 million in farm cash receipts. Paid wages on farms, which includes wages to family members, averaged \$16 per hour. The average annual salary in the agri-business/value-added sector was approximately \$50,000 per year.

The report highlights Abbotsford as becoming the "hub of agri-business activity in the Fraser Valley", and found that 40% of the agri-business sector in Abbotsford is supported by farms outside of Abbotsford. Goods and services purchased by farms outside Abbotsford support \$450 million in annual expenditures and almost 2,000 full time equivalent jobs in Abbotsford.

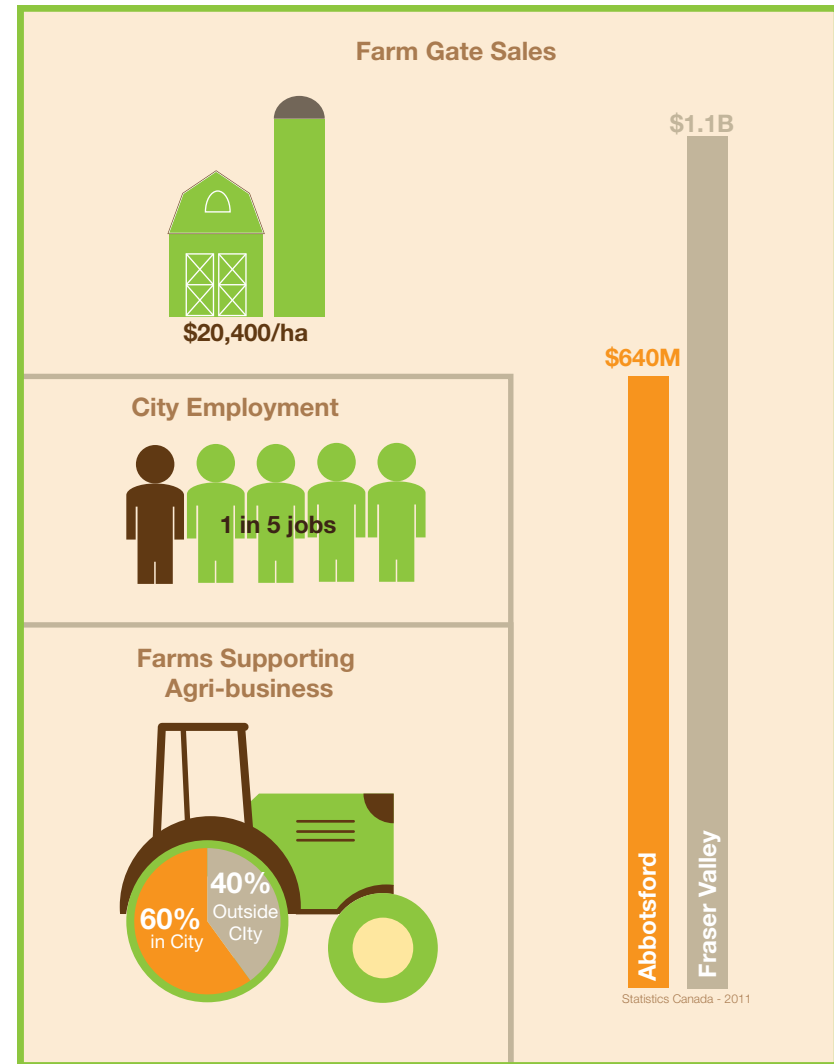


Figure 5: Economic impact of agriculture in Abbotsford

3.2 ALR Land

ALR PARCEL SIZE AND AREA

Agricultural land comprises a significant portion of the City of Abbotsford. Location and proximity to markets, a moderate climate combined with high quality soils and groundwater enables a broad range of agricultural opportunities. Based on City data, the ALR in Abbotsford consists of approximately 27,000 hectares (ha) and 4,600 parcels, resulting in nearly 75% of the total land base.

Looking at parcel size in the ALR, 58% of the parcels are less than 4 ha, with the average size being 5.6 ha and median size being 3.3 ha. Furthermore, the Ministry of Agriculture's Agricultural Land Use Inventory (ALUI) completed for Abbotsford in 2012 found that 61% of parcels in the ALR (included in the inventory) were less than 4 ha, and available with potential for farming but were not used for farming.

This points to a relationship between active farming and farmland parcel size, whereby the smaller the parcel the less likely it is to be farmed. The following Map 3 shows the western areas of the city, Bradner-Mt. Lehman and Aberdeen-South Poplar, having a higher concentration of parcels under 4 ha in size.

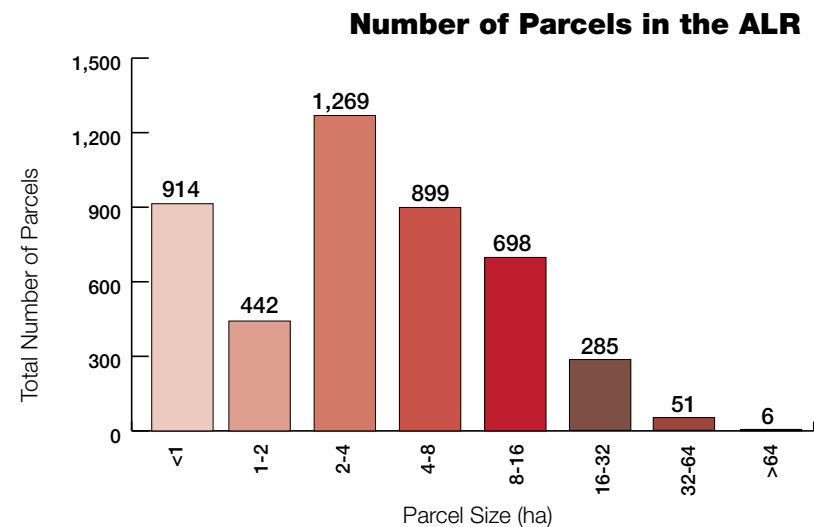


Figure 6: Number of parcels in the ALR

Source: City of Abbotsford

Note: Excludes parcels that overlap the ALR boundary

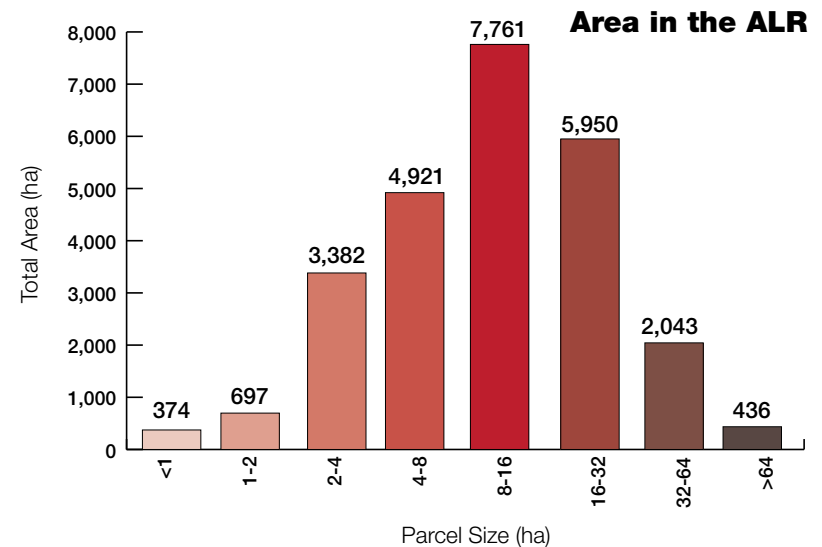
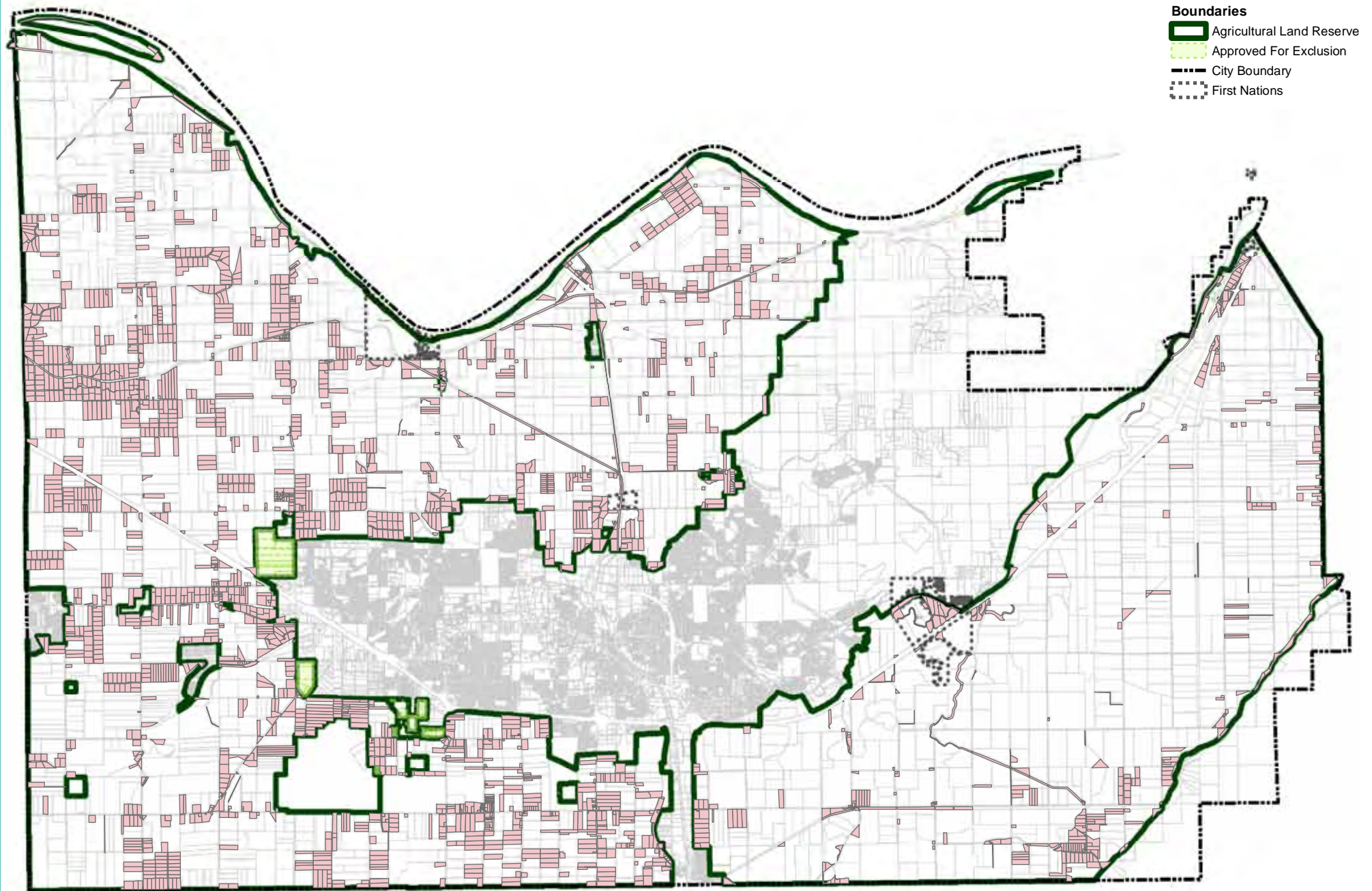


Figure 7: Total area in the ALR

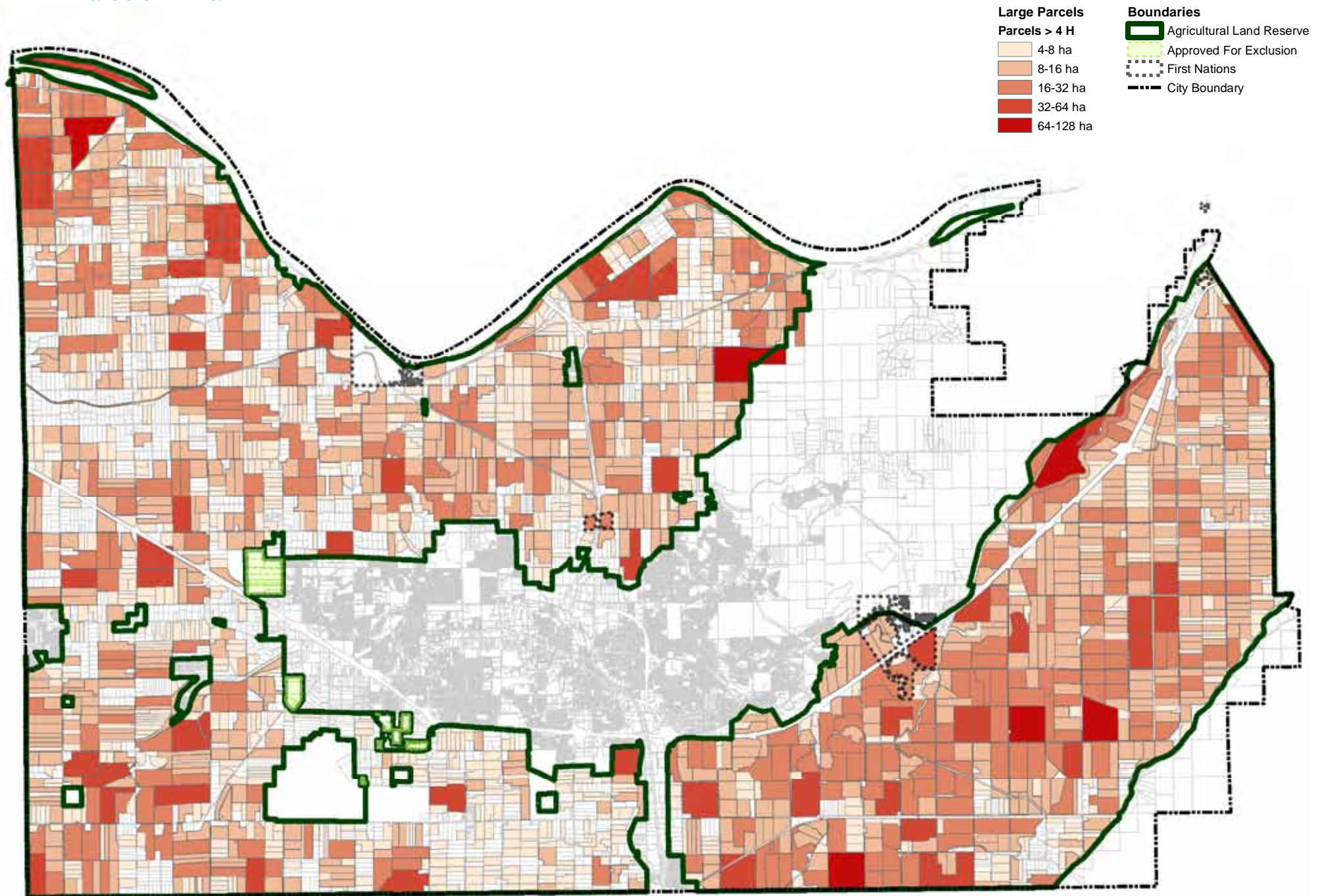
Source: City of Abbotsford

ALR Parcels <4 ha



Map 3: ALR parcels <4 ha
Source: City of Abbotsford

ALR Parcels >4 ha



Map 4: ALR parcels >4 ha
Source: City of Abbotsford

PREDOMINANT AGRICULTURAL LAND COVER AND USE

The ALUI reports that land cover in the ALR includes 17,380 ha (63%) that was actively farmed and 2,832 ha (10%) that was not farmed. Actively farmed included cultivated field crops (59%) and farm infrastructure, greenhouses, and crop barns (4%). The remaining area comprised of 5,646 ha (21%) that was in a natural or semi-natural state (e.g. shrubland, forests); 313 ha (1%) that was on First Nation lands; and 1,241 ha (5%) outside of legally surveyed parcels and was considered unavailable for farming.

The farmland status categories shown on Map 6 follow the categories based on land cover criteria used in the ALUI. The ALUI defines 'farmed' as directly contributing to farming, 'farming support' as indirectly contributing to farming, 'limited potential' as those areas unlikely to be farmed due to physical constraints, 'unavailable for farming' as improbable for farming, and 'available and potential for farming' as land not being farmed that can be used for agricultural uses.

The ALUI further analyzed the use of the ALR land available, and with potential for farming, by looking at land cover, land use, and physical site limitations. As shown on Map 6, it identified 1,841 ha (7%) of the ALR as unavailable for farming as a result of existing land use or cover, such as protected areas, wetlands and water bodies, transportation corridors, residential, and residential footprints. An additional 1,064 ha (4%) has limited potential for agriculture due to physical site limitations, leaving 5,331 ha (19%) available for potential farming.

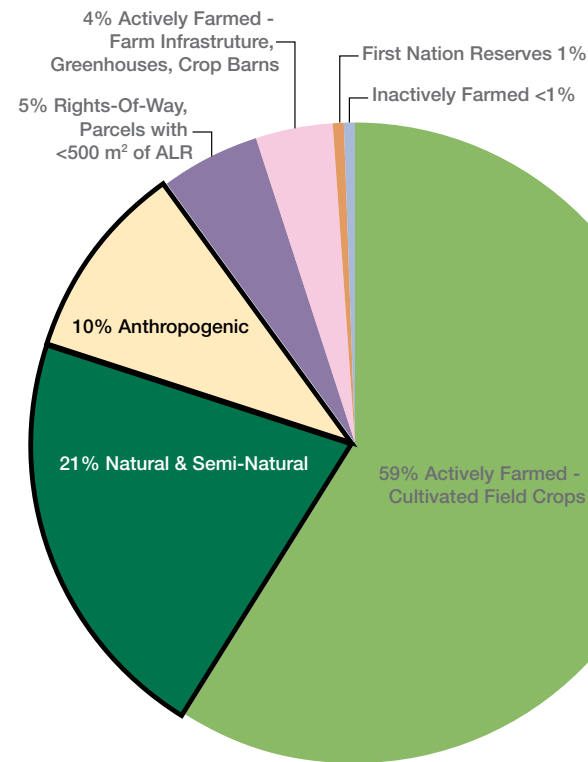
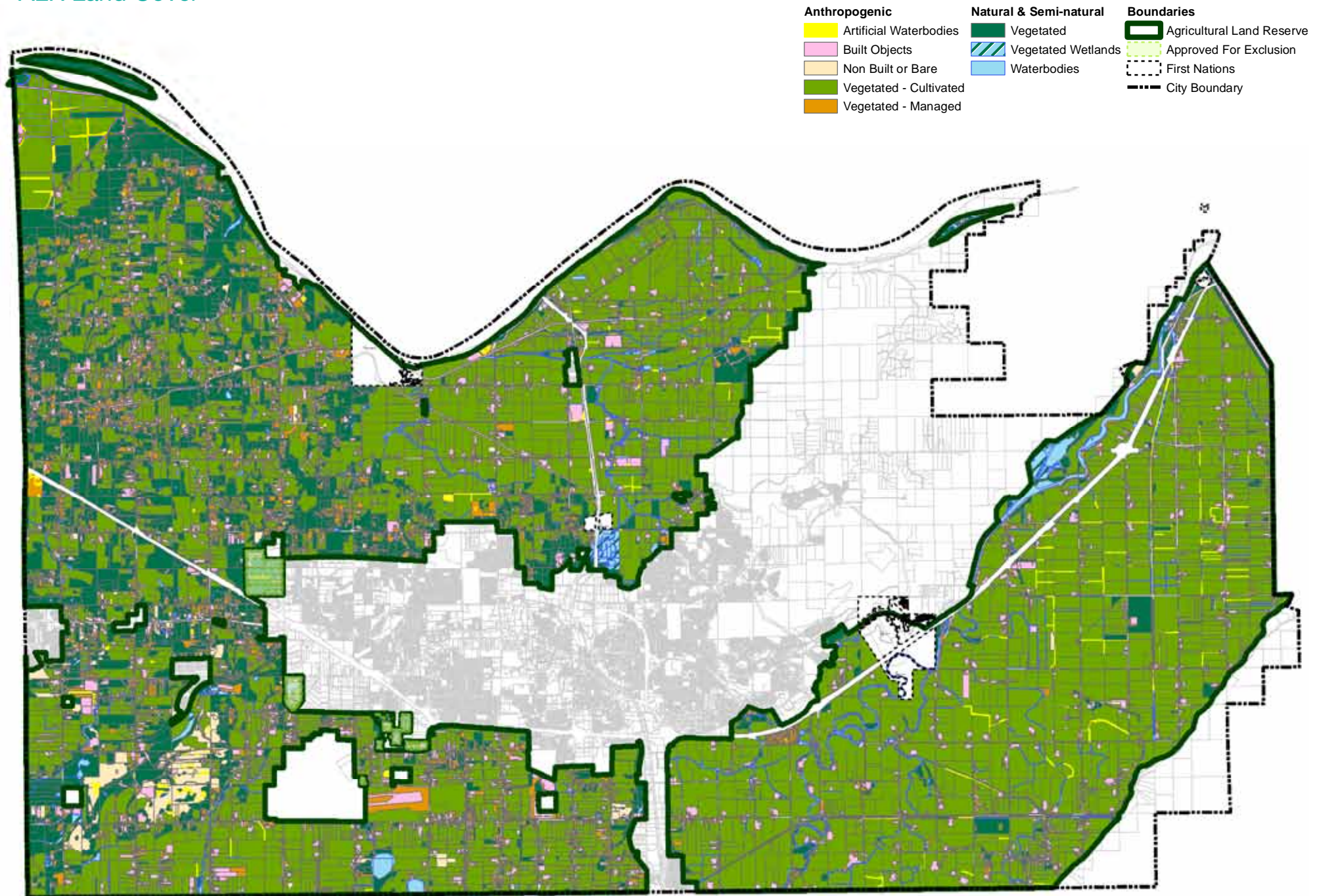


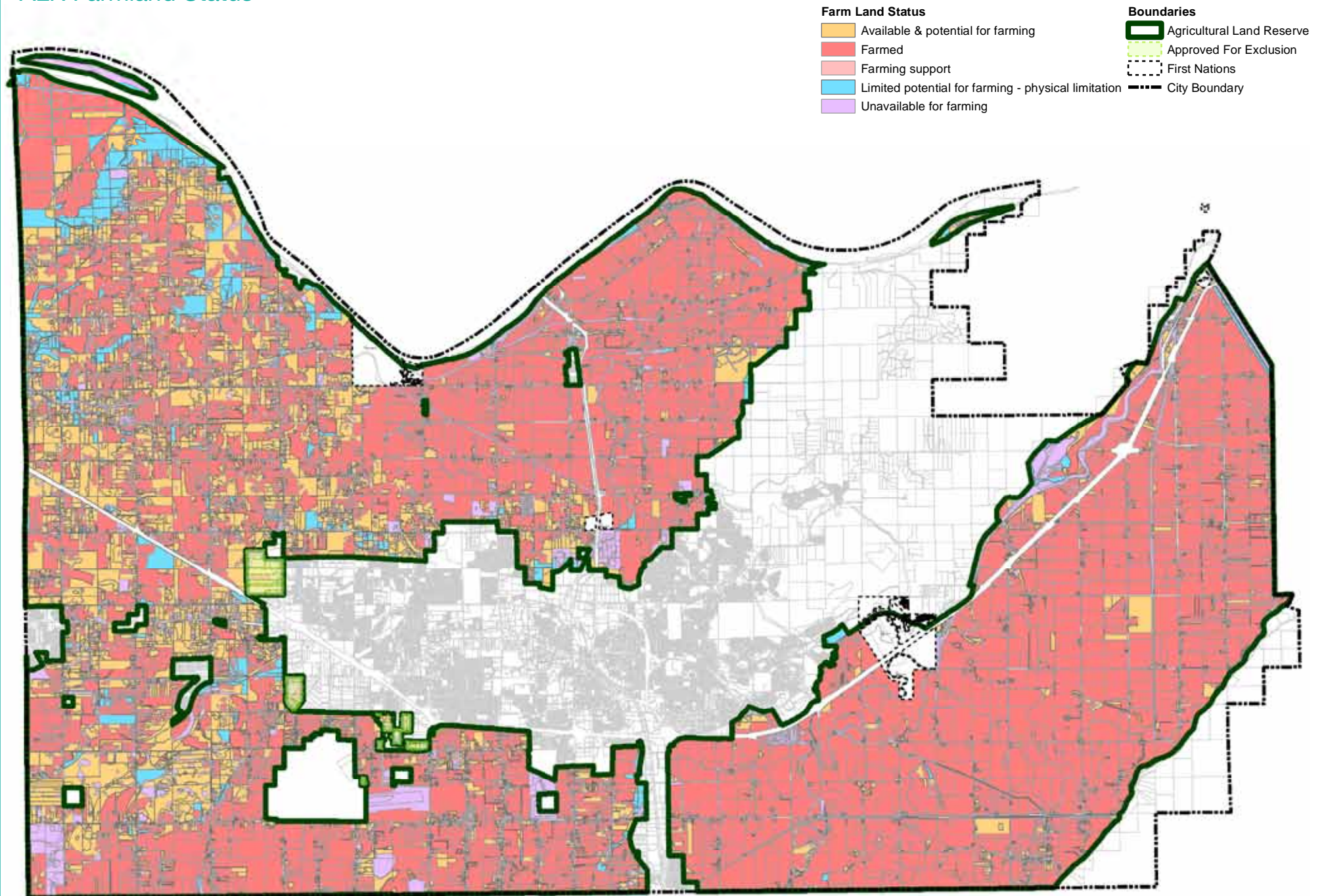
Figure 8: Land cover and farmed area in the ALR
Source: BC Ministry of Agriculture ALUI, 2012

ALR Land Cover



Map 5: ALR land cover
Source: BC Ministry of Agriculture ALUI, 2012

ALR Farmland Status



Map 6: Farmland status
Source: BC Ministry of Agriculture ALUI, 2012

FIELD CROP TYPES

According to the ALUI, of the 17,380 ha in the ALR that is farmed, 16,415 ha are cultivated field crops in Abbotsford. The most common crop is forage and pasture (57%), followed by berries and vines (28%), and vegetables (8%). Forage and pasture, and berries and vines, make up 85% of all cultivated land. As shown on Maps 7 to 9, each field crop type is clustered in certain areas of the ALR.

High value crops require good access to water for irrigation. Topography and soil conditions must also play a role in the distribution patterns. The majority of vegetable farms cluster around the former Sumas Lake location, where the soil types (based on the City's GIS database) are most conducive to growing vegetables. The majority of raspberry farms are located on the sandy, well-drained soils of the upland areas, which include Bradner, Mt. Lehman, Aberdeen, and South Poplar.

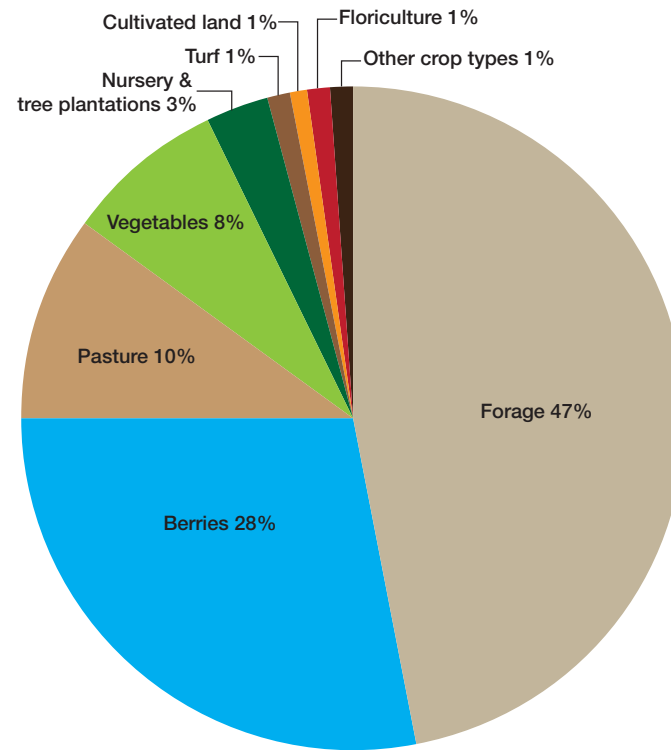


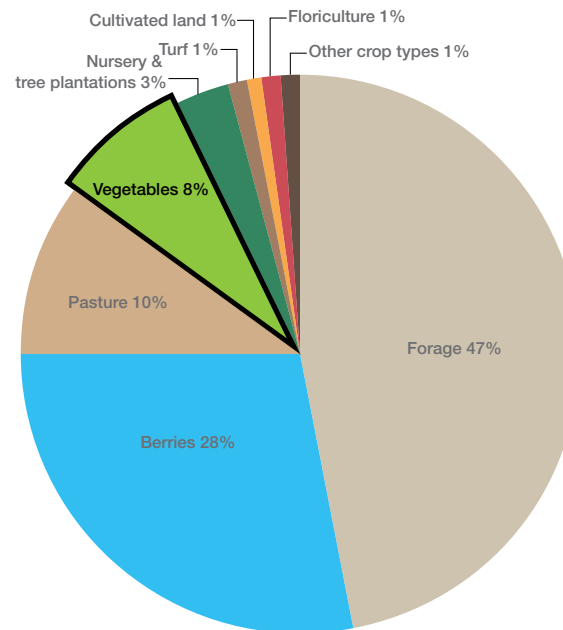
Figure 9: Main field crop types
Source: BC Ministry of Agriculture ALUI, 2012



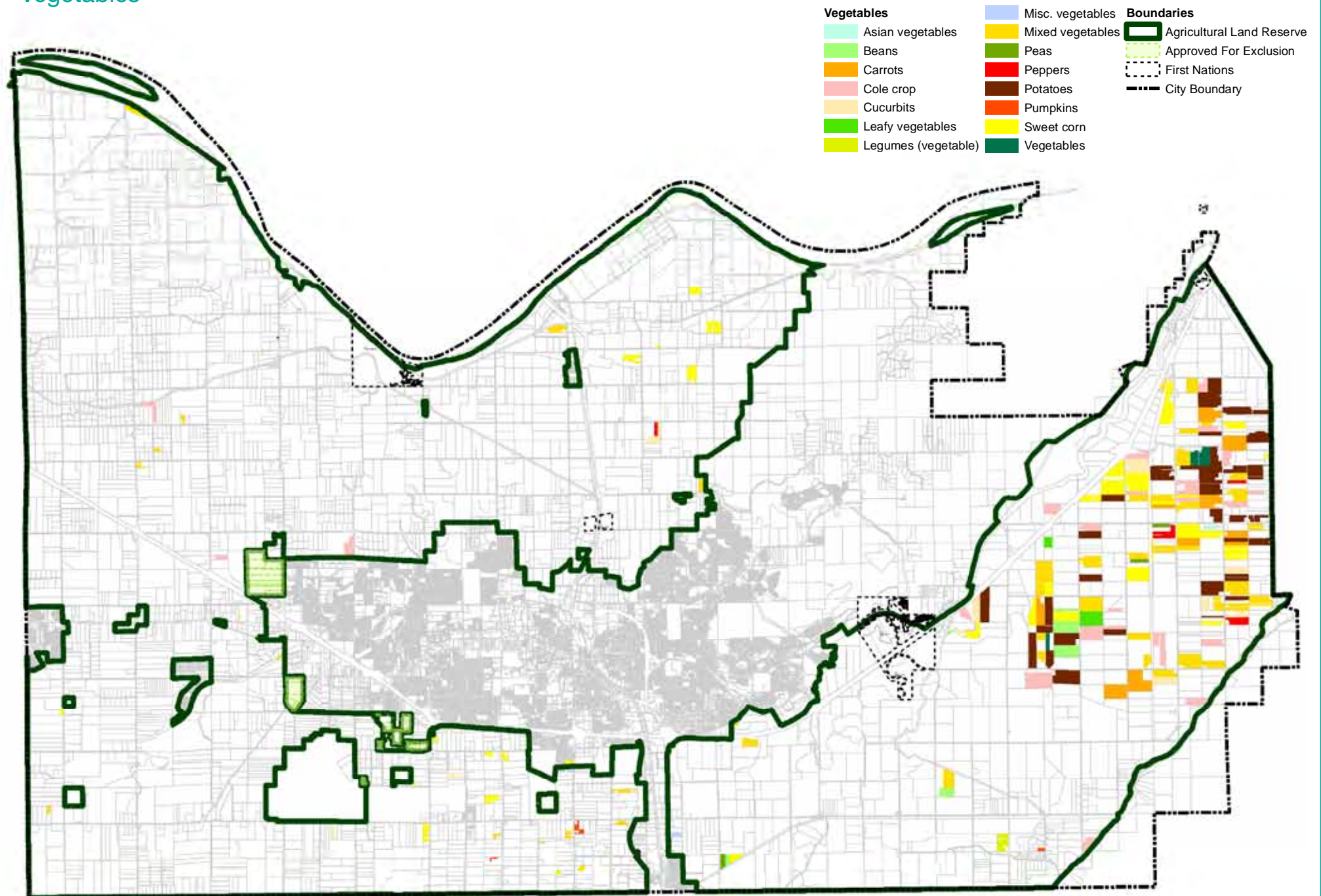
VEGETABLES

Vegetables make up 8% of Abbotsford's main field crop types across all cultivated lands. There are a variety of vegetable crops grown in the city, with the most common being potatoes covering 302 ha and 2% of all cultivated lands. This is followed by mixed vegetables with 285 ha, and sweet corn with 225 ha.

Vegetables are the predominant crop found in glass greenhouses occupying 80 ha in the ALR, and approximately 52% of all glass and poly greenhouse space, and crop barns. Nursery crops are the predominant crop type grown in poly greenhouses, occupying 28 ha in the ALR.

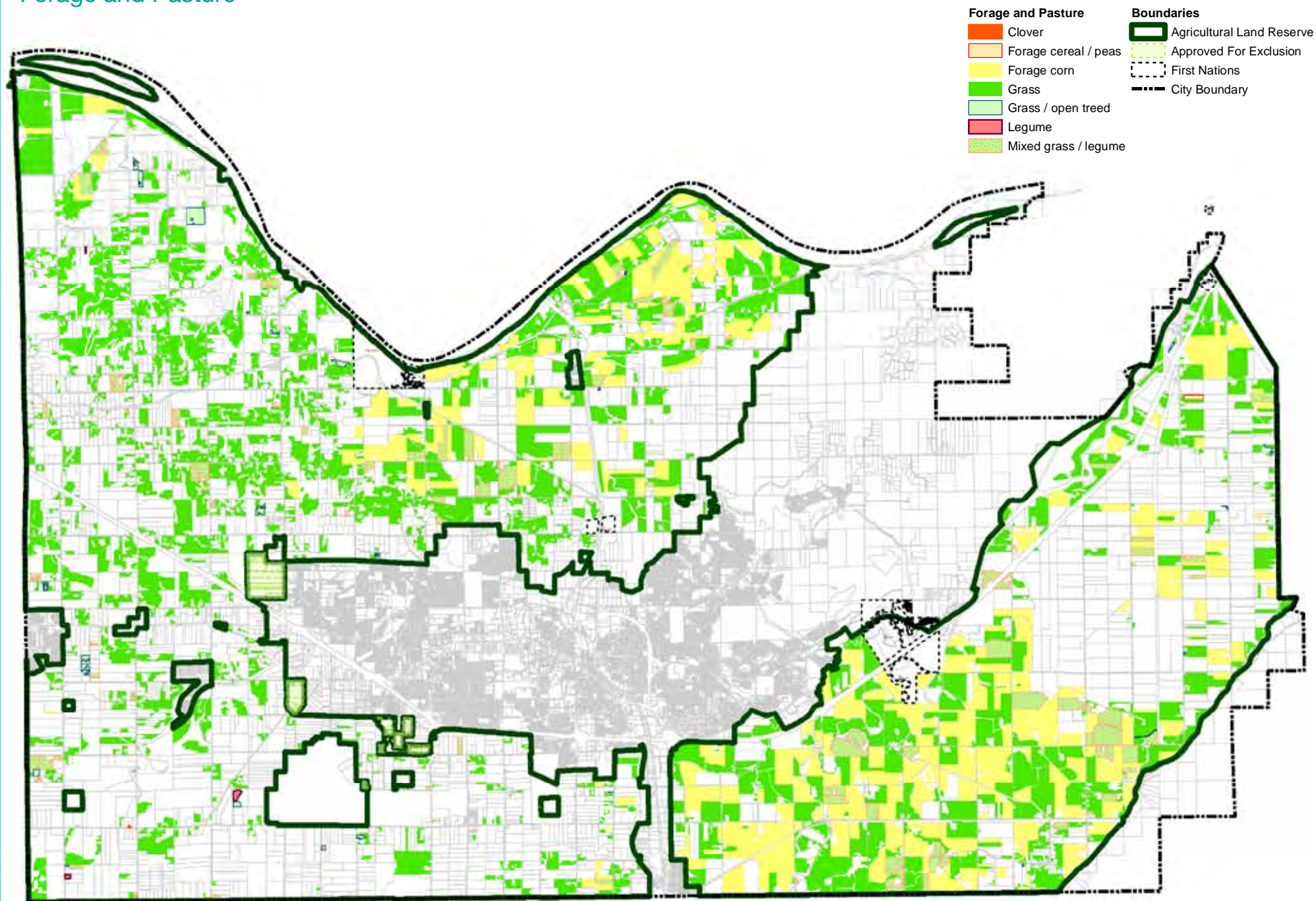


Vegetables



Map 7: Vegetables
Source: BC Ministry of Agriculture ALUI, 2012

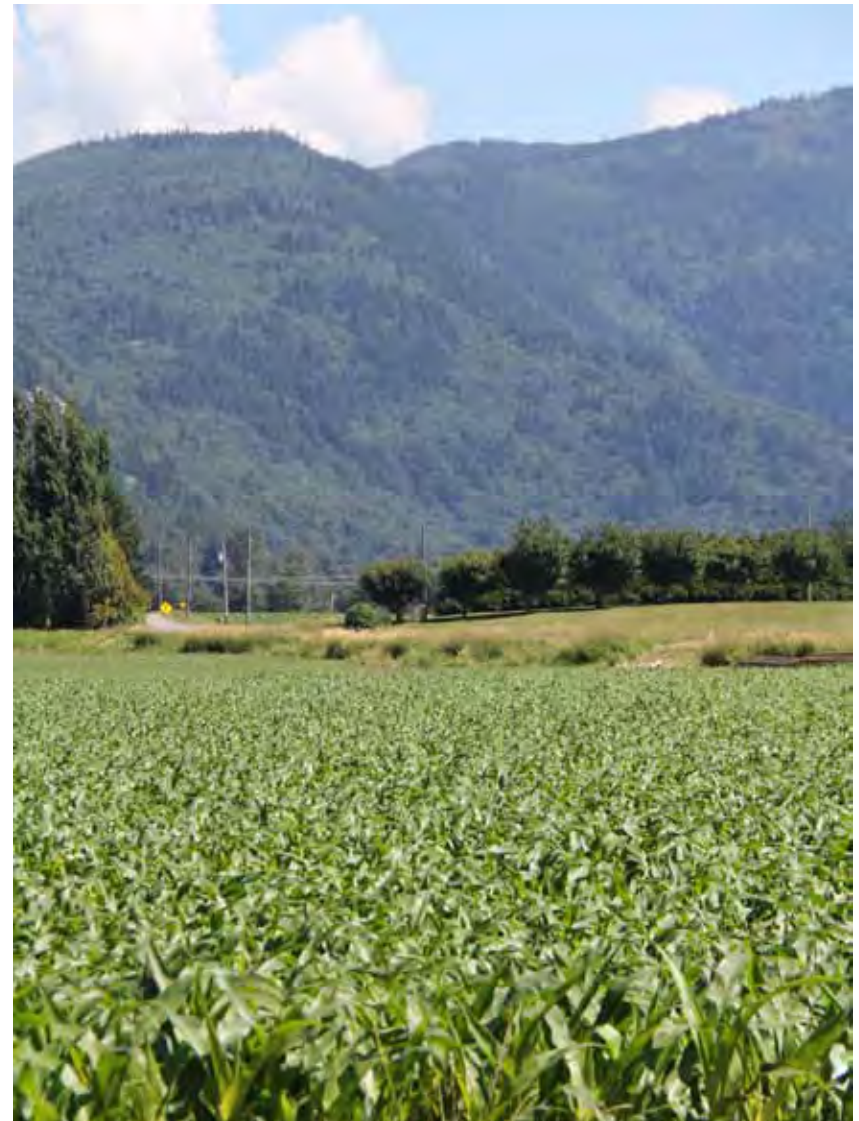
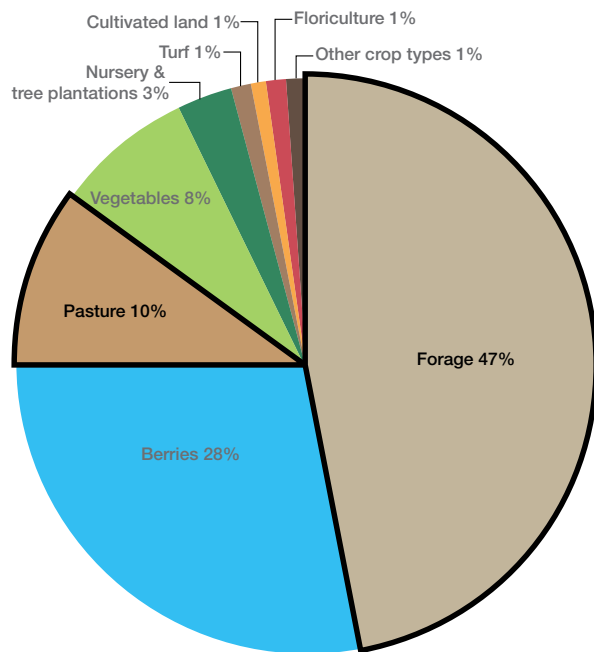
Forage and Pasture



Map 8: Forage and pasture
Source: BC Ministry of Agriculture ALUI, 2012

FORAGE AND PASTURE

Within the forage and pasture category, forage grass and forage corn comprised the greatest total areas. The ALUI describes forage as “a cultivated crop that is cut and made into silage or hay for livestock feed”. Almost half of all cultivated crops are in forage, and 10% of all crops are in pasture. The majority of the forage is grown to support the intensive dairy operations in the region. The ALUI reports that there are 7,413 ha in forage production, 1,702 ha in pasture, 270 ha in forage and pasture, and 113 ha in unused or unmaintained crops. In Abbotsford there are 3,291 individual crop fields with an average crop area of 5 ha and a median of 3 ha. The ALUI reports that farmers depend on a quality source of water for irrigation, and a total of 10,579 ha (64%) of all cultivated crops were irrigated in Abbotsford.

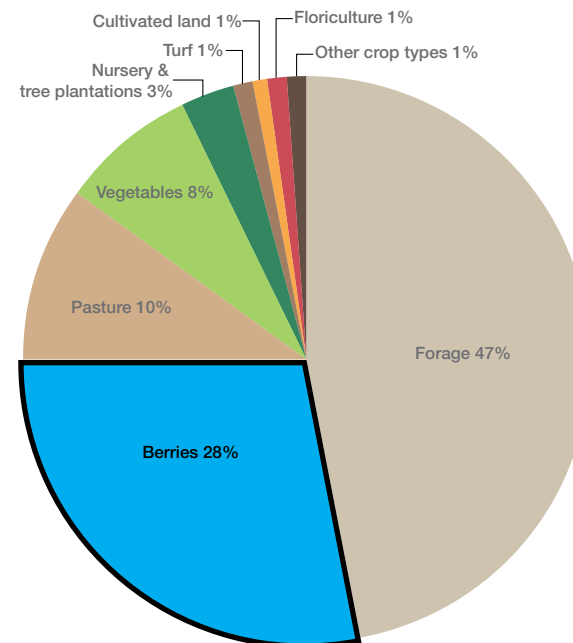




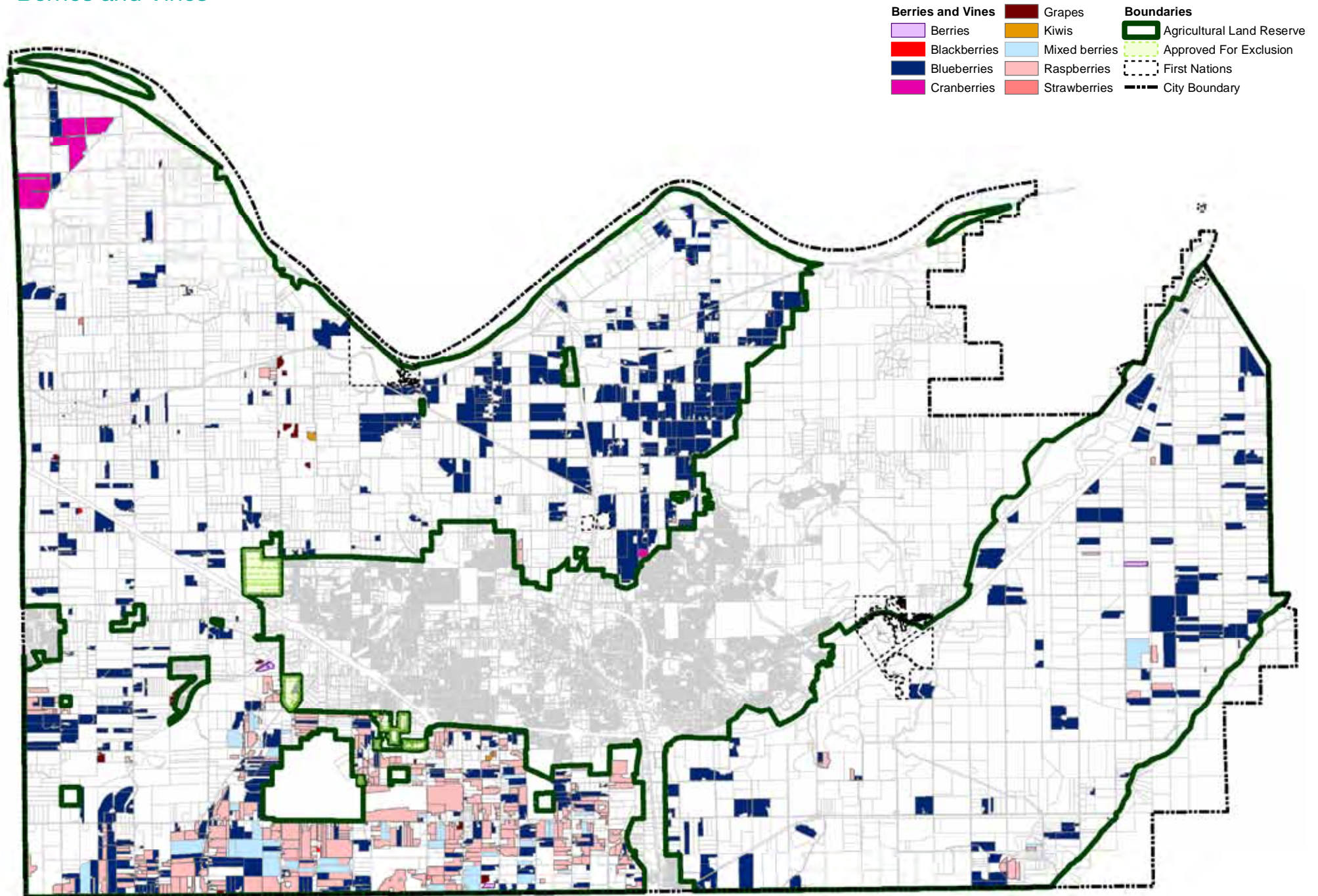
BERRIES AND VINES

Within the berries and vines category, blueberries and raspberries were the top crops in terms of area and make up 91% of all berries in the city. According to the ALUI, Abbotsford has 4,506 ha in berry crops, which is 28% of all cultivated crops. There are 2,911 ha of blueberries (18% of all cultivated land), 1,154 ha of raspberries (7% of all cultivated land), and 41 ha of vine crops in Abbotsford. There are 898 individual berry fields with an average crop area of 5 ha and a median of 4 ha. In terms of berry crops in Abbotsford, there are 868 parcels with an average parcel size of 7 ha and median of 4 ha.

Based on the ALUI, vine crops grown in Abbotsford include grapes (occupying a total area of approximately 34 ha) and kiwis (6 ha). Grapes grown in Abbotsford vineyards are used extensively in local wine production. Kiwi fruit was recently introduced to Abbotsford, where it is grown on trellises, and watered via drip irrigation. Both grapes and kiwi are grown in Abbotsford's western farm communities where excellent climate conditions, soil, and water quality contribute to successful crop production.

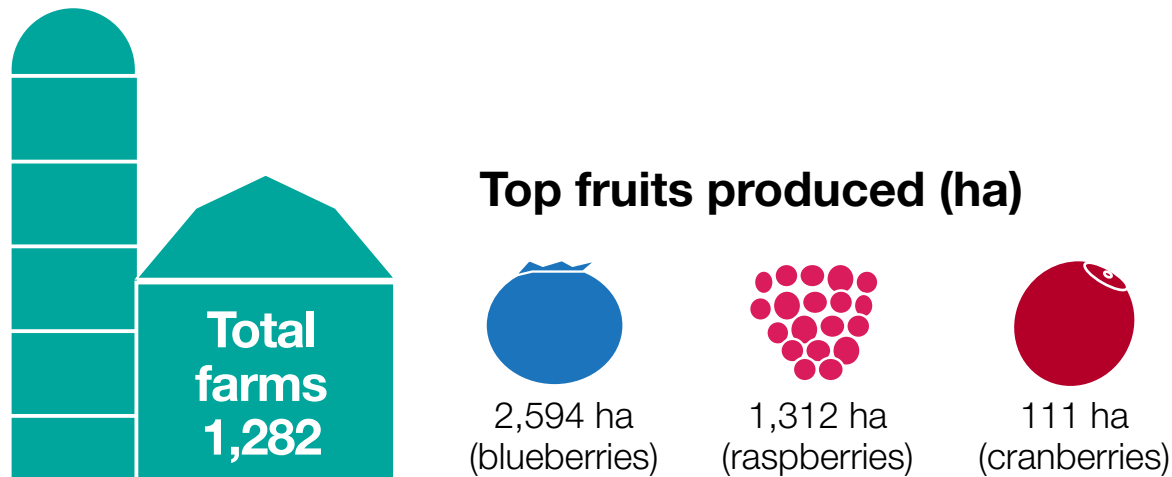


Berries and Vines



Map 9: Berries and vines
Source: BC Ministry of Agriculture ALUI

2011 Farms, Fruits, and Crops



According to the 2011 Census of Agriculture there are 1,282 farms in Abbotsford. They make up almost half of all farms (47%) in the Fraser Valley (2,743), and 22% of all farms in the Lower Mainland (5,793).

Raspberries produced in Abbotsford include 92% of the area in the Fraser Valley (1,419 ha) where raspberries are grown, and 82% of the Lower Mainland (1,603 ha) total.

Abbotsford's fruit, berry and nut crops comprise 78% of the Fraser Valley total, and 40% of the Lower Mainland total.

Hay & field crops (ha)

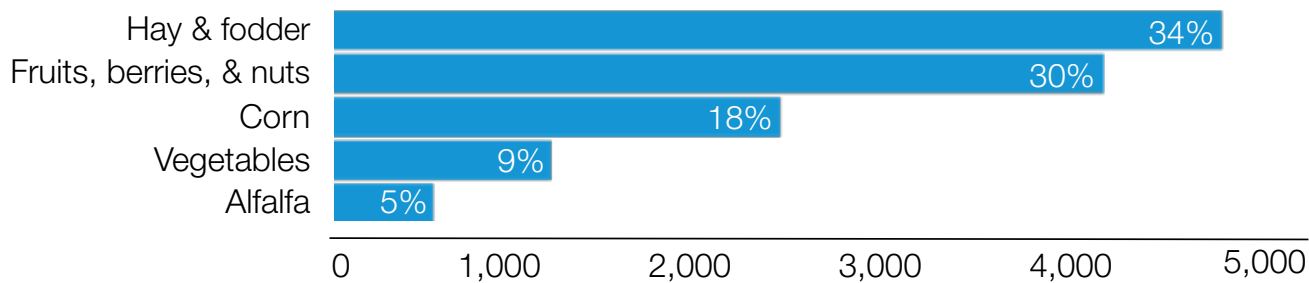


Figure 10: Farms, fruits, and crops
Source: Statistics Canada, 2011

LIVESTOCK AND POULTRY

Livestock and poultry operations play a significant role in Abbotsford's agricultural industry. According to the 2012 ALUI, poultry is the most common type of livestock activity, accounting for 29% of activities in Abbotsford. This is followed by equine (horses) with 348 activities (28%), although all equine activities are of a smaller scale than poultry or dairy activities. Dairy activities make up 16% of activities, followed by 9% for beef. The poultry industry in Abbotsford involves four primary supply-managed commodities: chicken (meat and hatching eggs), layer (egg), and turkey.

The following table shows the most common types of poultry and livestock in Abbotsford.

Livestock and poultry group	Number of activities in the ALR	Number of activities in the ALUI	Description and scale of activity
Poultry	338	360	Chicken (Broilers, Layers, Breeders, Pullet and Hatchery), Turkey, Duck, and Goose
Dairy	187	199	Milking, Dry Cow, and other related
Equine (horses)	329	348	Horse, Pony, Miniature Horse, Donkey, Mule, Draft Horse
Beef	107	115	Cow/Calf, Back Grounding, Finishing, and other related
Other livestock	192	236	Sheep/Lamb, Goat, Llama, Alpaca, Swine, and speciality livestock
Total activities:	1,153	1,258	

Figure 11: Poultry, livestock, and equine activities
Source: BC Ministry of Agriculture ALUI, 2012

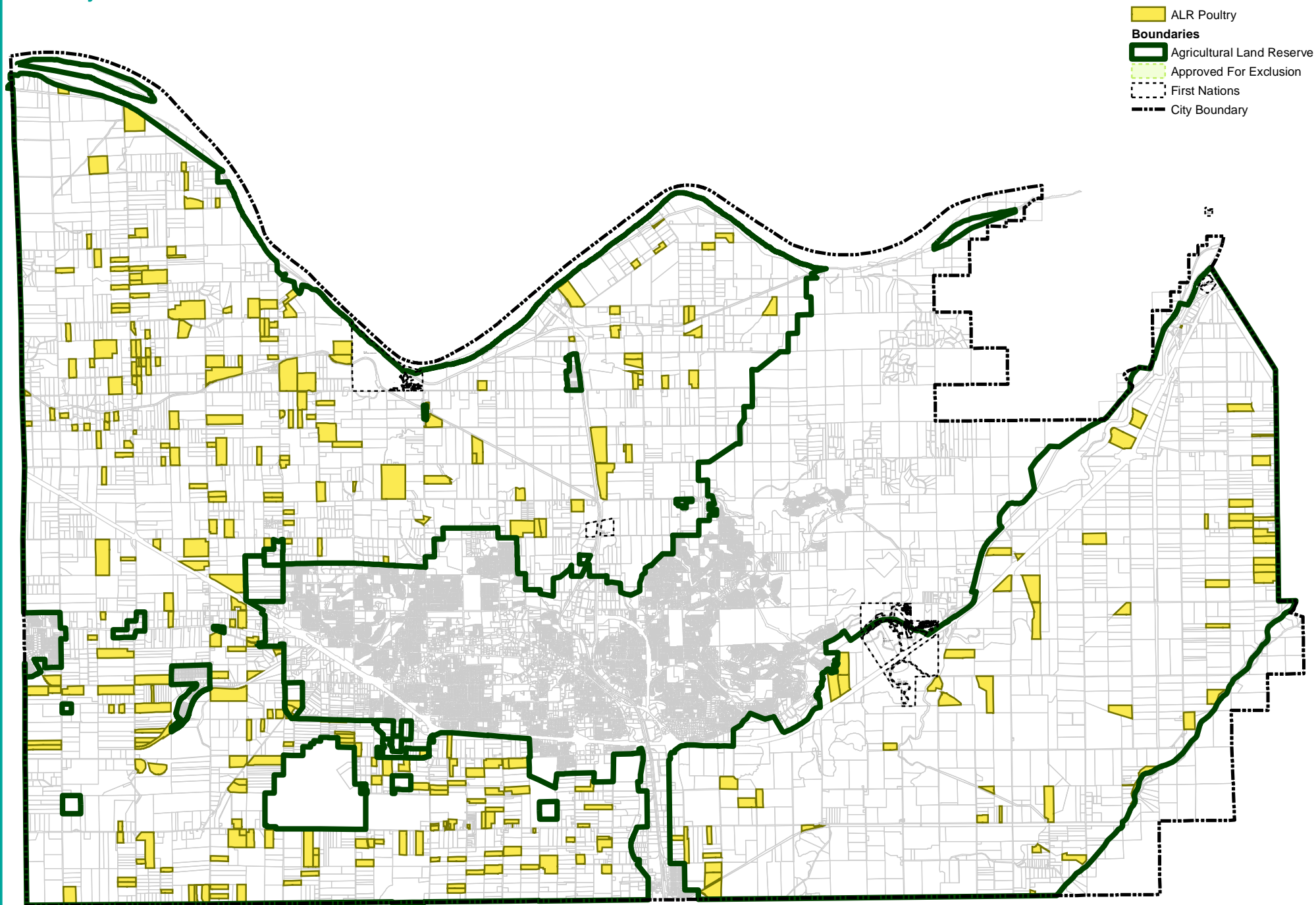
Figure 12 shows the distribution of Abbotsford's registered dairy and poultry farms. Abbotsford's dairy farms supply approximately 40% of all milk produced in the Lower Mainland, and 22% of the provincial production. One-third to one-half of the province's chicken, dairy, eggs, and turkey is produced in Abbotsford. It is home to more than half of the Province's egg producers (53%), and is responsible for 55% of the provincial production of eggs.

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%

Figure 12: Livestock and poultry supply management (as of 2015)

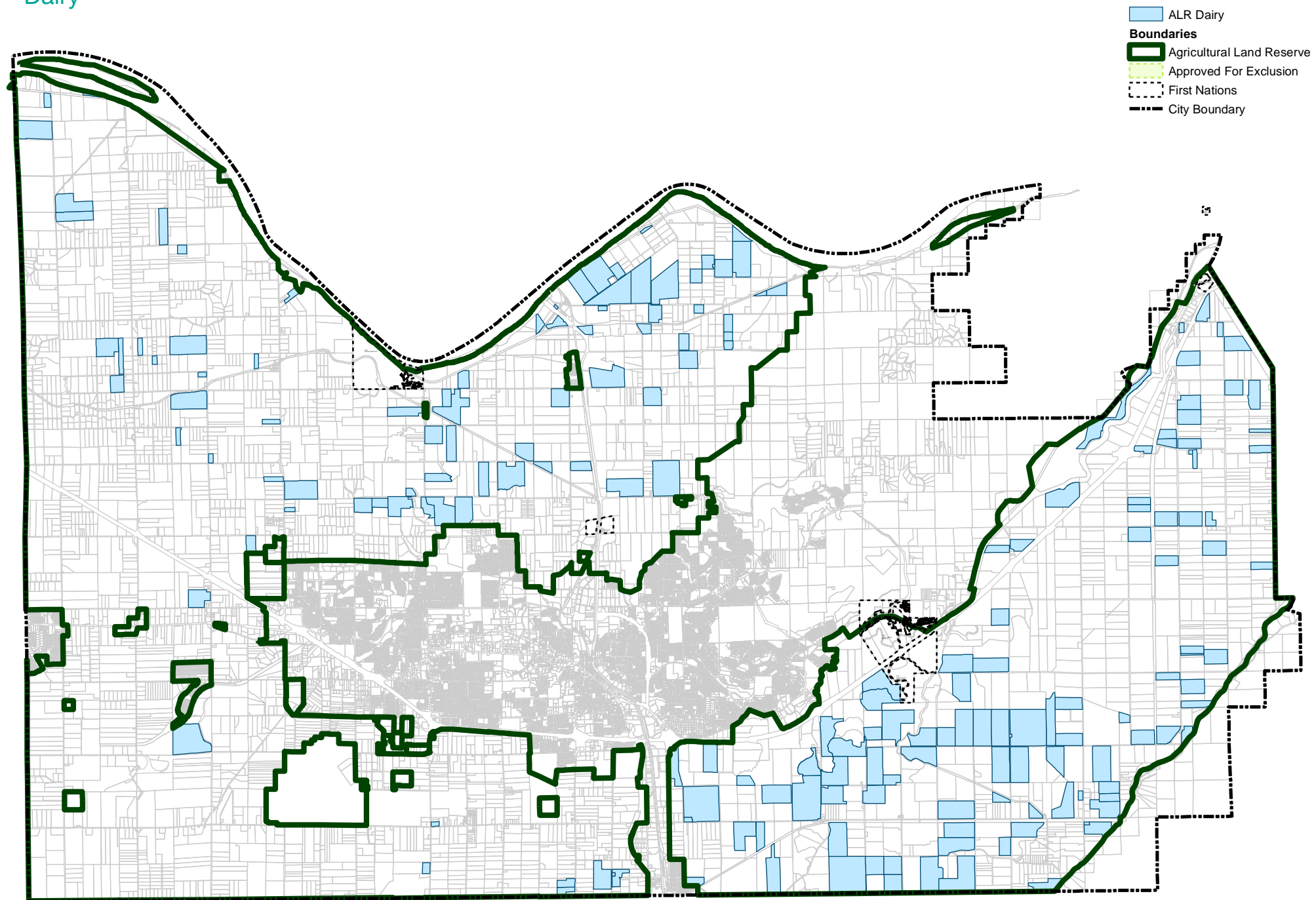
Source: BC Broiler Hatching Egg Commission, BC Chicken Marketing Board, BC Dairy Marketing Board, BC Egg Marketing Board, and BC Turkey Marketing Board

The following maps show livestock concentrations in Abbotsford based on the ALUI windshield survey. The majority of poultry activities are located in the south and west areas. Larger scale poultry operations are located in Aberdeen and Mt. Lehman. Dairy activities are predominately located in Sumas and Matsqui Prairies where the topography, soil types (based on the City's GIS database) and availability of water are well-suited for forage production and pasture. Beef, equine, and other livestock activities are located primarily in the west and northwest on properties that are better suited for grazing and with soils that are less suited for vegetable and berry production.



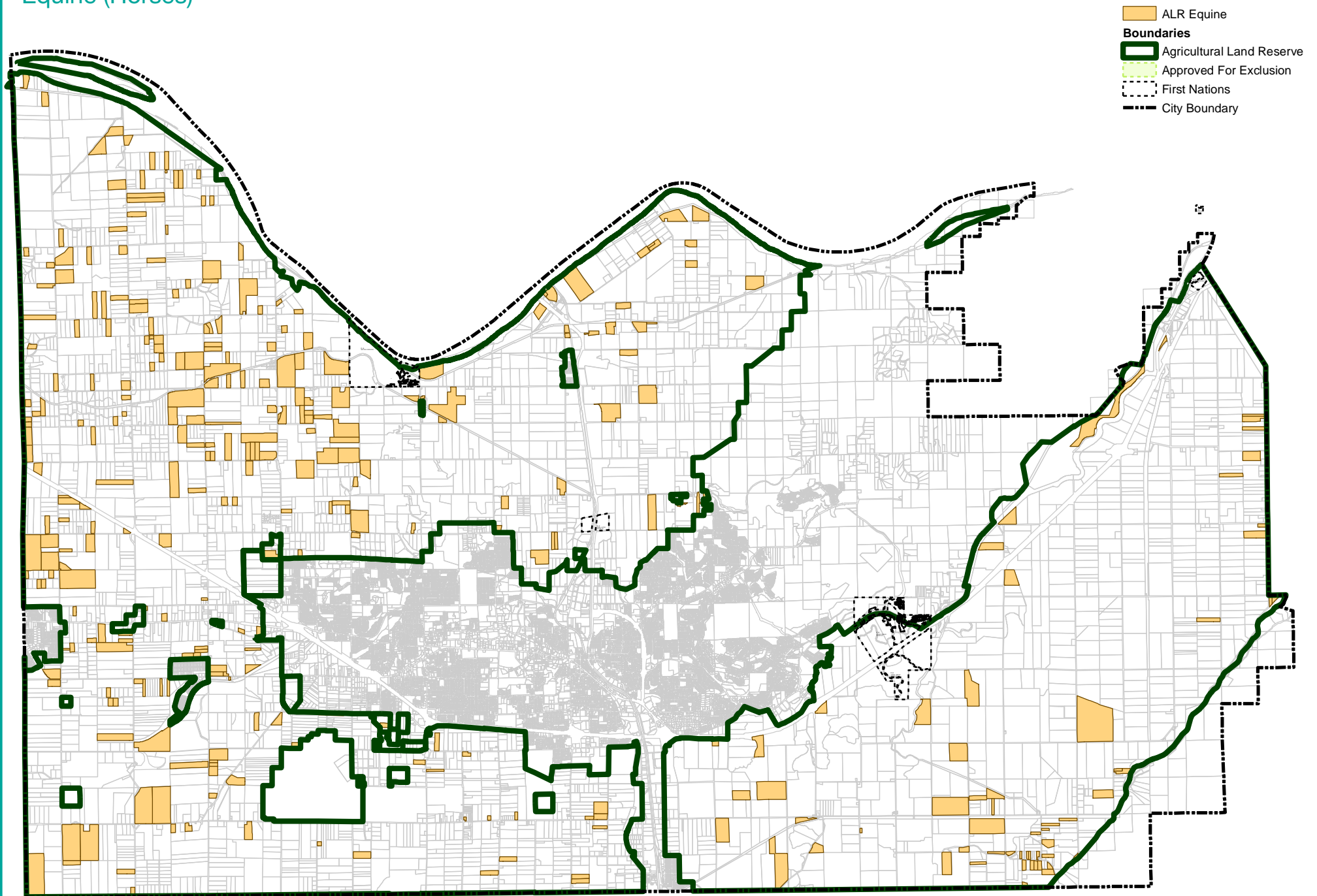
Map 10: Poultry
Source: BC Ministry of Agriculture ALUI, 2012

Dairy



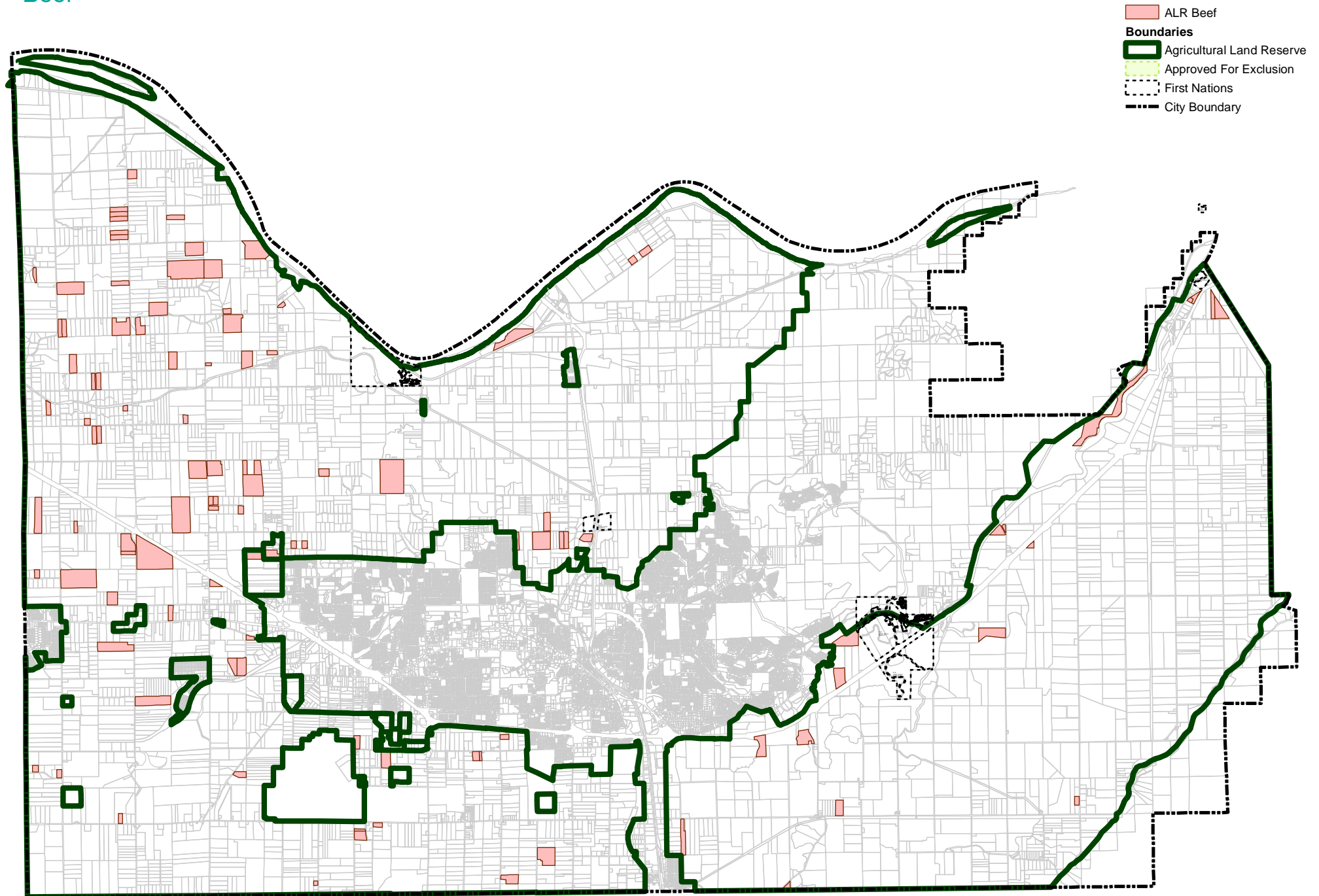
Map 11: Dairy
Source: BC Ministry of Agriculture ALUI, 2012

Equine (Horses)



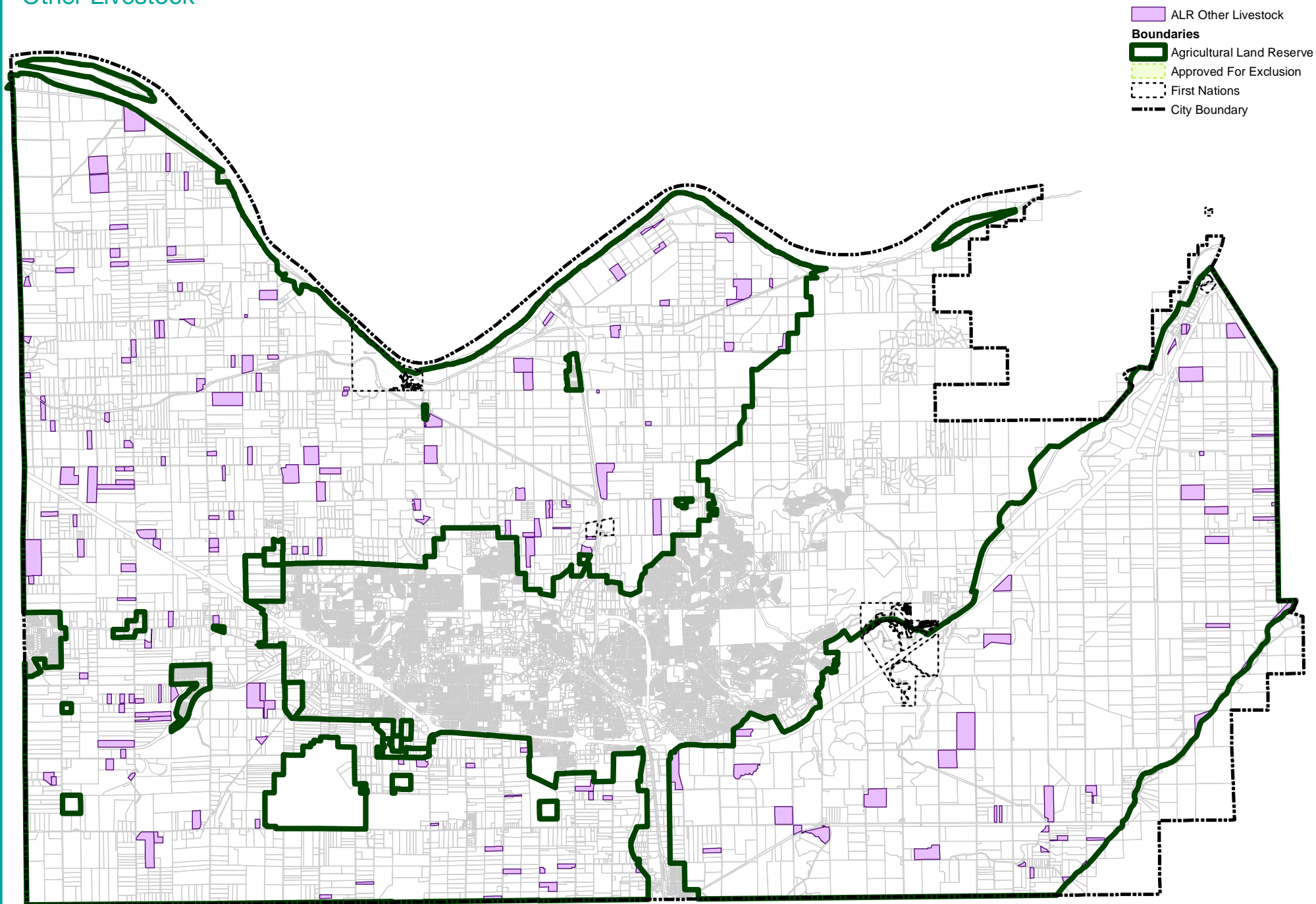
Map 12: Equine
Source: BC Ministry of Agriculture ALUI, 2012

Beef



Map 13: Beef
Source: BC Ministry of Agriculture ALUI, 2012

Other Livestock

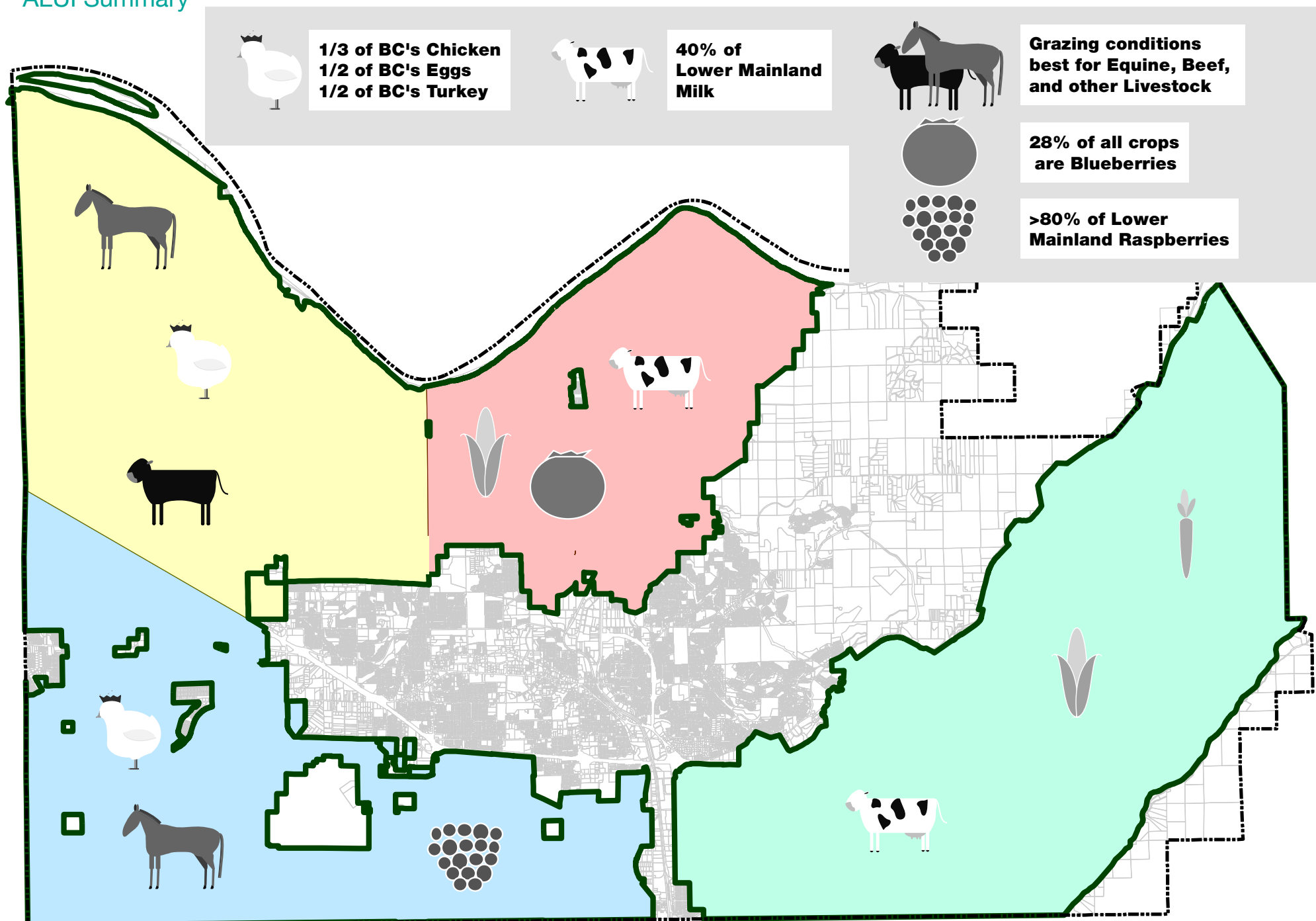


Map 14: Other livestock

Source: BC Ministry of Agriculture ALUI, 2012

Note: Includes sheep, lamb, goat, llama, alpaca, swine, and other species not included in other maps.

ALUI Summary



Map 15: ALUI summary
Source: BC Ministry of Agriculture ALUI, 2012



PROCESSING

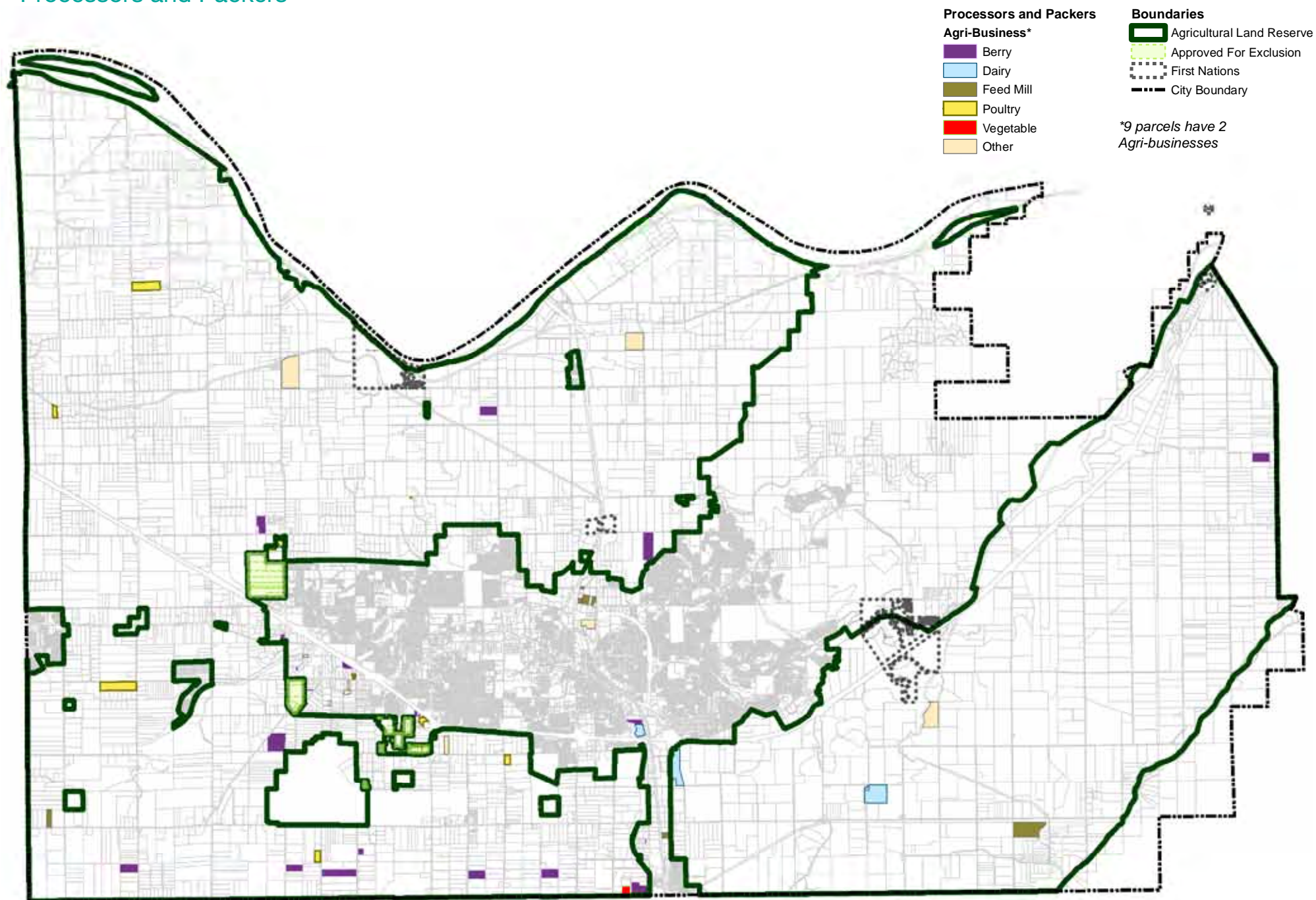
Abbotsford has a significant portion of the provincial food processing sector ranging from berry packing houses to frozen food plants to poultry processing plants, egg grading stations, poultry hatcheries and dairy processing plants. As well, feed mills and other agricultural services are located in Abbotsford. These facilities and services are located both within the ALR and designated industrial areas outside of the ALR.

Business licences are not required for traditional soil-based farming, nor for on-site processing of products from a farm operation, dairy, hatchery, wholesale greenhouse, nursery, or an agri-food processing facility less than 600 m² on land agriculturally zoned.

Among the approximately 4,600 parcels located within the ALR, there are 32 processors and packers, 11 of which do not require a business licence. The City's current records show 21 accessory agricultural operations in the ALR requiring a business licence: food processing, packing, feed mills, kennels, and produce sales. Within this group of 21 licenced businesses, there are six licenced berry processors, four dairy processors, five poultry processors, three feed mills and three other businesses (e.g. grapes processor and winery, coffee, and vegetable processing).

The majority of business licences in the ALR are for a variety of business and personal services, and building trades. Within Abbotsford's industrial areas there are 33 licenced and unlicenced agri-industrial businesses that provide processing, packing and milling services in support of Abbotsford's agricultural sector, and for North American and international customers.

Processors and Packers



Map 16: Processors and packers
Source: City of Abbotsford, BC Ministry of Agriculture ALUI, 2012

3.3 Agricultural Trends



Figure 13: Agricultural trends

AgRefresh has relied on a broad range of information sources to identify trends in agricultural land use in Abbotsford, as 2016 Census data will not be available until 2017.

The Ministry of Agriculture has conducted agricultural land use inventories in 2004 and 2012 that provide the most recent information on agricultural land use within the ALR in Abbotsford. Although the methodology for recording and reporting land use differed in 2004 from 2012, general high level trends are identified which illustrate some of the biggest changes in agricultural activity over this time period.

BERRIES, VINES AND FIELD VEGETABLES

Comparing the ALUI data over the eight years (2004 to 2012) indicates that berry, vine, and field vegetable production has increased by over 30% in the number of parcels and in area. Most of the growth has been in blueberries owing to advancements in crop production systems.

High demand for blueberries outside of Canada has resulted in a significant growth in blueberry production. The Federal Minister of Agriculture signed an agreement in June 2015 that BC blueberries will be exported to China. Some of the growth in blueberries has corresponded with reductions in raspberry, strawberry and vegetable crop and pasture land use.

The identification and successful cultivation of wine grape varieties suited to coastal climates has also resulted in increased plantings of grape vines in Abbotsford. The favourable climate has also provided opportunities for introducing other crops, including hops and kiwi fruit.

GREENHOUSE

Greenhouse (vegetable and floriculture) and mushroom production has grown between 2004 and 2012. During this period, the land area occupied by greenhouse production nearly doubled, while the number of operations increased slightly. There was a slight increase in mushroom barns.

POULTRY AND LIVESTOCK

Population growth and increased demand for eggs and poultry products combined with the supply management system, has fuelled the expansion of new poultry operations. Economic pressures and changing consumer food preferences have resulted in the decline of the hog industry in BC and in Abbotsford, with fewer than 20 commercial hog farms continuing operation in the province. In Abbotsford only one-third of the hog operations remained in production in 2012.

Between 2004 and 2012 there was a slight decrease in the number of dairy operations, although the land area with dairy infrastructure has remained relatively unchanged. The dairy sector has experienced consolidation of some small and medium sized dairies, and has benefitted from advancements in genetics, housing, feed, and technology. The combination of all these factors has resulted in dairy operations becoming more productive overall.

VALUE-ADDED AND AGRI-TOURISM

The changing state of agriculture is evolving from traditional crop and livestock production to include agri-tourism, on-farm breweries, distilleries, and wineries, where farmers are establishing tasting facilities, restaurants and retail spaces for their products. This shift has resulted in renewed interest in re-establishing certain agricultural activities, such as hop production. The recent re-introduction of hops is at an early stage, where they are being harvested, processed, and distributed to a growing BC craft beer industry.

In order to enhance the viability of their farm operations, some have turned to agri-tourism activities such as u-picks, farm tours, and special events, such as commercial banquets and weddings, to provide additional revenue streams. Currently 14 farms, located widely throughout the ALR, are included within Abbotsford's self-guided Circle Farm Tour, providing visitors with opportunities to purchase locally sourced agricultural products, experience farm life, education, and economic opportunities for the participating businesses.



SEASONAL WORKERS AND ACCOMMODATIONS

While agricultural technology has introduced innovations in farm production (such as robotics), the intensive crop production and organic systems require a high labour force component to manage and harvest crops. With a shortage of local labour, farmers have turned to using temporary seasonal workers from other countries (under the Seasonal Agricultural Worker Program) to help meet growing production demands, such as the increase in field horticulture production that has occurred between 2004 and 2012. This labour force requires accommodation, which presents challenges under current regulations that limit the number of permitted residential dwellings on individual properties. As the use and number of temporary seasonal workers on Abbotsford farms increases, so will the need for worker accommodation.

ALR PARCEL SIZE AND USE

The use of ALR land in Abbotsford has undergone various changes between 2004 and 2012. While agricultural use has intensified, there also appears to be an increase in unused farmable land. While there has been little change in parcel size distribution within the ALR in Abbotsford, when it comes to land available for agriculture, it appears there are the same number of parcels over 32 ha that are classified as available for agriculture expansion. The number of parcels over 2 ha and over 8 ha have increased between 2004 and 2012. The data indicates that there are some limited opportunities for expansion of agriculture enterprises in the smaller parcel size range.

These changes, combined with the limited number of parcels and size available for expansion, will place constraints on the type of agricultural enterprises that can be established on the ALR within Abbotsford going forward.

ALR EXCLUSION AND NON-FARM USE

According to the ALUI, between 2004 and 2012, the amount of ALR land unavailable for farming increased slightly from 5% to 7% of the ALR as a result of various ALR applications (approved exclusions, non-farm use, and subdivisions including homesite severances), unauthorized activities, and other uses.

The ALR has lost approximately 1% of its land base to exclusion in Abbotsford since 1973. Between 2004 and 2012, approximately 200 ha were removed from the ALR (of which 180 ha were conditionally approved for removal by the ALC in 2005 for proposed industrial development within select City in the Country Plan (CICP) areas). Some of the CICP properties remain in the ALR while awaiting conversion to industrial uses.

Between 1973 and 2005, 42 ALR exclusion applications were approved by City Council and the ALC for properties within Abbotsford. Fifteen of the approved applications were for residential uses (urban subdivisions, parks, a senior's residence), two institutional (fire hall and the University of the Fraser Valley (UFV) campus expansion), 21 industrial (including lands in the CICP areas), and four commercial uses (i.e. Auto Mall). Most of the approved applications are located at the edge of the current Urban Development Boundary (UDB), and are not dispersed throughout the ALR.



3.4 Bylaw Compliance Strategy

WHY IS A BYLAW COMPLIANCE STRATEGY BEING COMPLETED?

Past bylaw compliance in the ALR has lacked a coordinated zoning and compliance approach. There is also an unclear understanding of:

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

As part of AgRefresh, a Bylaw Compliance Strategy is being developed and includes:

- Identifying what tools are needed for successful compliance through a high level preliminary assessment of existing conditions.
- Data analysis to understand the magnitude of the potential contraventions.
- Using the identified tools to create a clear set of rules that align City bylaws with provincial legislation, including the OCP and Zoning Bylaw.
- The creation of a strategic and systematic approach to bylaw compliance to guide day-to-day bylaw enforcement.

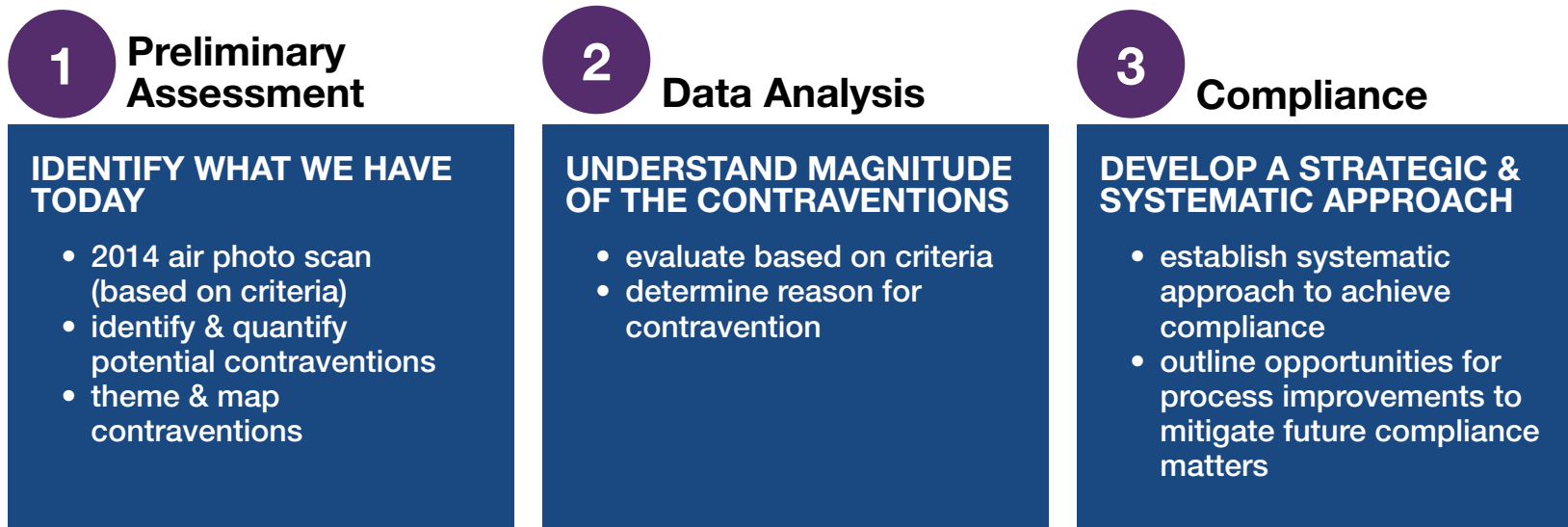


Figure 14: Bylaw Compliance Strategy process
Source: City of Abbotsford

HIGH LEVEL PRELIMINARY ASSESSMENT

As part of Stage 1 research, the City has undertaken a high level preliminary assessment, for a point in time, of the use of land within the ALR to identify certain potential non-compliance of the City's bylaws and provincial regulation. Properties in the ALR were reviewed in Winter 2016 using the City's 2014 air photo, looking for potential contraventions such as unauthorized commercial and recreational vehicle storage, mobile homes, secondary dwellings, excessive number of vehicles, inordinate buildings or structures, and evidence of unauthorized soil/fill deposits.

The air photo scan findings were then reviewed using the City's property database to confirm approvals for non-farm uses, and permits and licences. Active bylaw files, at that point in time, were also added, resulting in a total of approximately 400 of the 4,600 parcels in the ALR (9% of all properties in the ALR) having one or more potential contraventions. The 400 properties were identified as having a total of approximately 500 potential contraventions at the time of the assessment, as some properties have multiple potential contraventions. The potential contraventions were then themed by:

- unauthorized secondary dwellings
- unauthorized storage
- commercial truck parking
- unauthorized soil deposit and removal
- other (ie. environmental, encroachment onto City property, and agri-tourism such as commercial weddings and banquets. Note: the assessment was completed before the new ALC agri-tourism regulations were in place.)

2014 AIR PHOTO SCAN & CITY PROPERTY DATABASE REVIEW



~400 PROPERTIES WITH ~500 POTENTIAL CONTRAVENTIONS THEMED BY:

- | | |
|----------------------------|------------|
| • secondary dwellings | 42% |
| • storage | 24% |
| • commercial truck parking | 14% |
| • soil deposit & removal | 10% |
| • other | 10% |

Figure 15: Bylaw compliance assessment
Source: City of Abbotsford

POTENTIAL CONTRAVENTIONS

The potential contraventions were reviewed based on the City's four agricultural areas (refer to Map 17). The areas are based on community boundaries used by Statistics Canada for reporting Census data, and are used by the City for reporting demographic information. The areas include: Matsqui Prairie, Sumas Prairie, Bradner-Mt. Lehman, and Aberdeen-South Poplar. Map 17 displays the percentage of potential contraventions in each area.

Preliminary observations of the assessment conclude that:

- Relatively few (9%) of all ALR properties have potential contraventions.
- The majority (74%) of properties with potential contraventions only had one contravention.
- Most of the contraventions are clustered in the uplands (Bradner-Mt. Lehman and Aberdeen-South Poplar).
- Each of the areas have similar types of issues, with the most prominent being unauthorized secondary dwellings (42%), outdoor storage (24%), and commercial truck parking (14%).

LIMITATIONS

Although findings of the Stage 1 assessment provide a reliable indication of the issues regarding land use in the ALR, there are limitations which include:

- The use of a 2014 air photo.
- The assessment is high level and only captures a point in time, which does not reflect 24/7 activity of the properties.
- It is a scan of outside activity only and does not account for what is occurring inside the buildings.

NEXT STEPS

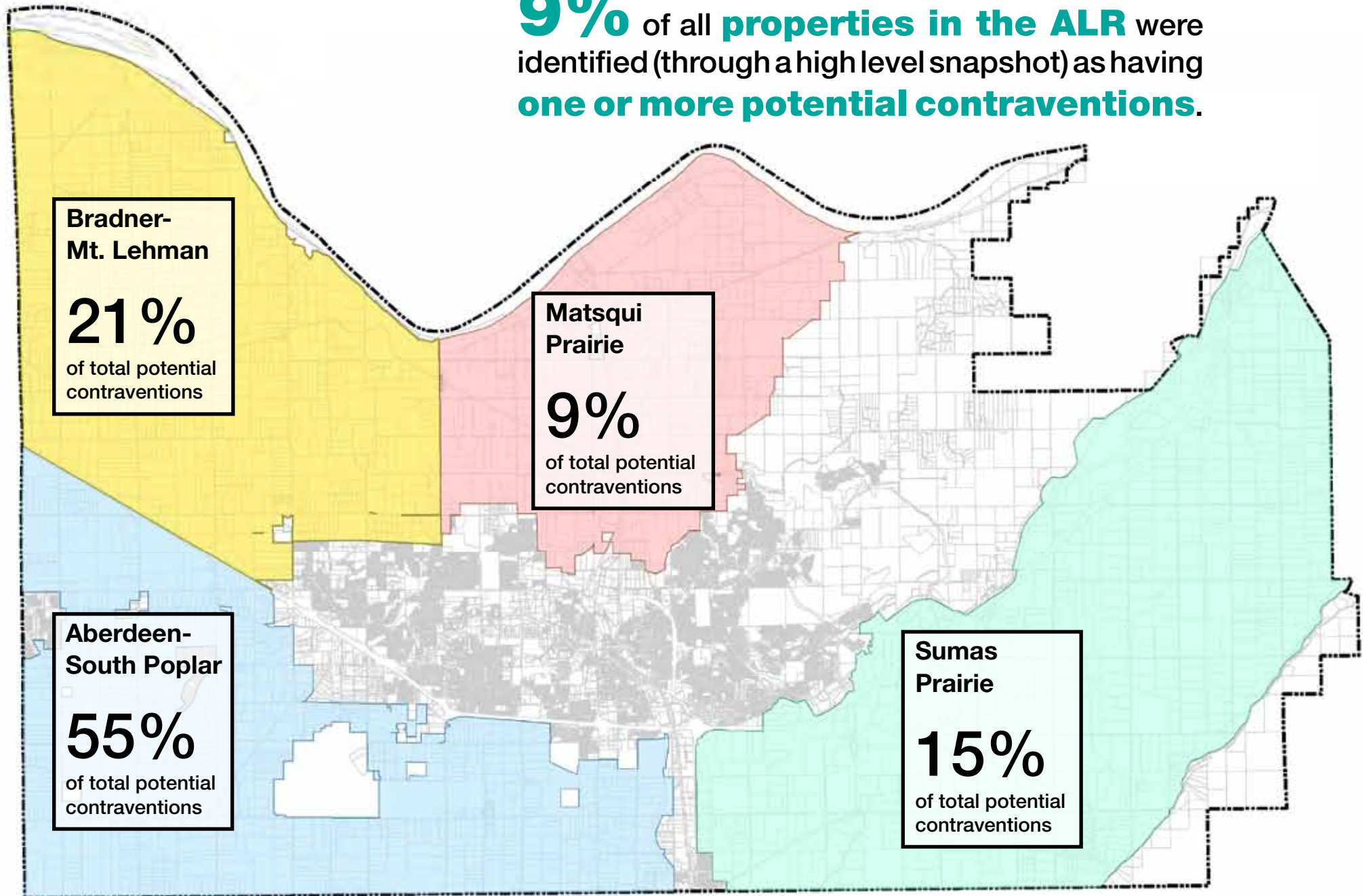
The next step in the bylaw compliance assessment will be undertaken in Stage 2 of AgRefresh, New Directions, and will include further data analysis to understand the magnitude of the potential contraventions. This will include:

- An evaluation of the findings, based on a set of criteria and in conjunction with the New Directions, to identify issues that may have an impact on farming, land displacement, and implications on City policies, bylaws, and regulations.
- Categorizing the potential contraventions depending on if they are a result of non-compliance, outdated and/or unclear policy and regulation, or a combination of both.

These tools will all be used when creating a clear set of rules to align City bylaws with provincial legislation, including the OCP and Zoning Bylaw.

Stage 3 of AgRefresh will include the development of a strategic and systematic approach to existing and future bylaw compliance related issues, and to guide day-to-day bylaw enforcement, through a Bylaw Compliance Strategy.

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





4.0 Stakeholder Engagement

AgRefresh incorporates a robust engagement strategy to collect and incorporate community and stakeholder input throughout the process. The overarching purpose of the AgRefresh engagement strategy is to start a conversation with citizens, the agricultural community, businesses, government agencies and other stakeholders regarding AgRefresh (i.e. OCP update, Zoning Bylaw update, and a Bylaw Compliance Strategy). A broad and inclusive engagement strategy has been developed for each stage of AgRefresh and is summarized in Appendix C. The strategy was designed to reach out to the community in general and stakeholders specifically to create awareness and build a broader understanding of AgRefresh.

Stage 1 engagement involved introducing AgRefresh to the public and exploring opportunities and challenges with industry stakeholders. Throughout Stage 1, many people shared valuable information and insights that will serve to inform this part of the project and, in later stages, will be reinforced through additional engagement steps.

4.1 Who, Why, and How?

AgRefresh includes updating agricultural policies and regulations for the use of agricultural land in the OCP and Zoning Bylaw. When updating these documents it is a legislative requirement to consult with the public, as stated in the LGA, (Part 14, 475 (1)). Abbotsford's commitment to public engagement throughout this project is emphasized in the guiding principle: *Use an understandable and transparent process inclusive of the City's agricultural community and citizens.*

Given the broad range of interests in the agricultural land base in Abbotsford, AgRefresh has engaged farmers, residents, agriculture and food organizations, processors, the agricultural service sector, community and business groups, schools and universities, provincial and local government agencies, City committees, and staff. The various individuals and groups were asked to validate the opportunities and challenges related to the regulation of agricultural land use in Abbotsford.

GROUP DISCUSSIONS

The Stage 1 engagement process included individual discussions with residents and stakeholders, information sessions, workshops, an open house, general input through emails, and the use of the City's website and social media for event advertising. A series of information sessions were held with City committees (January and February 2016), the ALC (March 2016) and the Ministry of Agriculture (April 2016). These groups were presented with an overview of the planning process, background information on agricultural land use, agricultural opportunities and challenges related to agricultural uses, accessory agricultural uses, supportive agricultural uses, and non-agricultural uses. The desired outcomes of the sessions were to:

- Share information early on;
- Validate the process with key partners; and
- Begin to identify and validate challenges and opportunities for increasing predictability and clarity in the OCP, Zoning Bylaw and creation of a Bylaw Compliance Strategy.

THE WEB

AgRefresh went live on the City of Abbotsford website in April 2016. The AgRefresh webpage was viewed over 500 times between April and June 2016, with the majority (over 400) of the views during the five week engagement period from March 28 to May 3, 2016 (with peak daily viewing around the April 19 workshop). The average time spent viewing the webpage was just over four minutes.



AGRICULTURAL INDUSTRY AND STAKEHOLDER WORKSHOP

A half-day agricultural industry and community stakeholder workshop was held at the AgRec Gallery at Abbotsford Exhibition Park on April 19, 2016. The session was well attended and included a broad representation of the agriculture industry in Abbotsford along with other community groups. A total of 63 participants attended the session. The desired outcomes of the workshop were to:

- Build awareness and create understanding of AgRefresh; and
- Secure input on the key challenges and opportunities regarding agricultural land use in Abbotsford.

The information gathered has been summarized and included in Section 5: Opportunities and Challenges, with more detailed information in Appendix D.

The workshop consisted of two key pieces:

1. A brief presentation on the process and background, after which participants were asked to discuss, “What are the opportunities and challenges for the use of agricultural land in Abbotsford?” and to report out on the discussions; and
2. A brief presentation on the opportunities and challenges regarding agricultural land use in Abbotsford that was followed by a second table discussion focused on “What is working well and why?”; “What is not working well?”; and “How can it be improved?”

Each table reported on the discussions, and this input is summarized in Section 5, with more detailed input included in Appendix D.

PUBLIC OPEN HOUSE

A public open house was held on April 28, 2016 at Matsqui Elementary School from 6:00 pm to 8:00 pm, and was attended by 38 participants. The open house included a series of story boards to guide attendees on the process, background, opportunities, and challenges.

Attendees were presented with lists of primary and secondary agricultural uses, and non-agricultural uses, and asked to indicate (by placing dots) as to whether or not they viewed the items as an opportunity or a challenge. The purpose of the public open house was to build awareness and seek input from the broader public on the key opportunities and challenges. The information gathered has been summarized and included in Section 5, with detailed input contained in Appendix D.





5.0 Opportunities and Challenges

Through the Stage 1 engagement process, stakeholders provided valuable insight into the opportunities and challenges with agriculture in Abbotsford. Background research included a review of existing and evolving regulations and plans, and a snapshot of the local agricultural sector, using a variety of internal and external data sources.

The following section pulls all of this work together into a high level summary of the input received and research conducted throughout Stage 1. Quotes used throughout this section are directly from workshop and open house participants.

5.1 Emerging Themes

A successful Stage 1 engagement process, combined with extensive background research, revealed some common findings. Abbotsford's agricultural industry is thriving as a result of local farming expertise, product and process innovation, excellent soil conditions and an ideal climate. However, agriculture also faces risks and challenges related to a complex regulatory framework, competition from a global market, climate change, ongoing intensification of agriculture, and unauthorized activities.

Abbotsford has "local expertise" in agriculture and "we are good at it".

The feedback received from engagement participants also discovered that the general public views agriculture slightly differently from farmers and agricultural organizations. The public's traditional view of agriculture includes pasture, hay fields, fruit and vegetable lands, raising poultry and livestock for eggs, meat and milk. On the other hand, farmers and the agricultural industry view agriculture as being much more dynamic and flexible, extending beyond the traditional use of agricultural land. Higher density production in barns and greenhouses are a significant part of today's agriculture. In combination, growing, harvesting and more intensive production activities are described as being primary agricultural uses in this report.

Agriculture is a constantly changing business sector where more processing of agricultural products occurs on-farm. There is also an increased demand for more farmworker housing on farms. These agricultural activities are categorized as secondary agricultural uses in this report.

A variety of non-agricultural activities occur on ALR properties. Some are authorized while others are not. These land uses include soil deposit and extraction, industrial storage, commercial truck parking, and commercial events that can impact agricultural viability. Within this report, these activities are described as non-agricultural uses.

Three elements of the agricultural economy (primary and secondary agricultural uses, and non-agricultural uses) emerged as themes with specific opportunities and challenges. These themes were used to analyze the research and engagement findings and will be used to help shape engagement in Stage 2 New Directions. Appendix D includes additional information on Stage 1 engagement input.

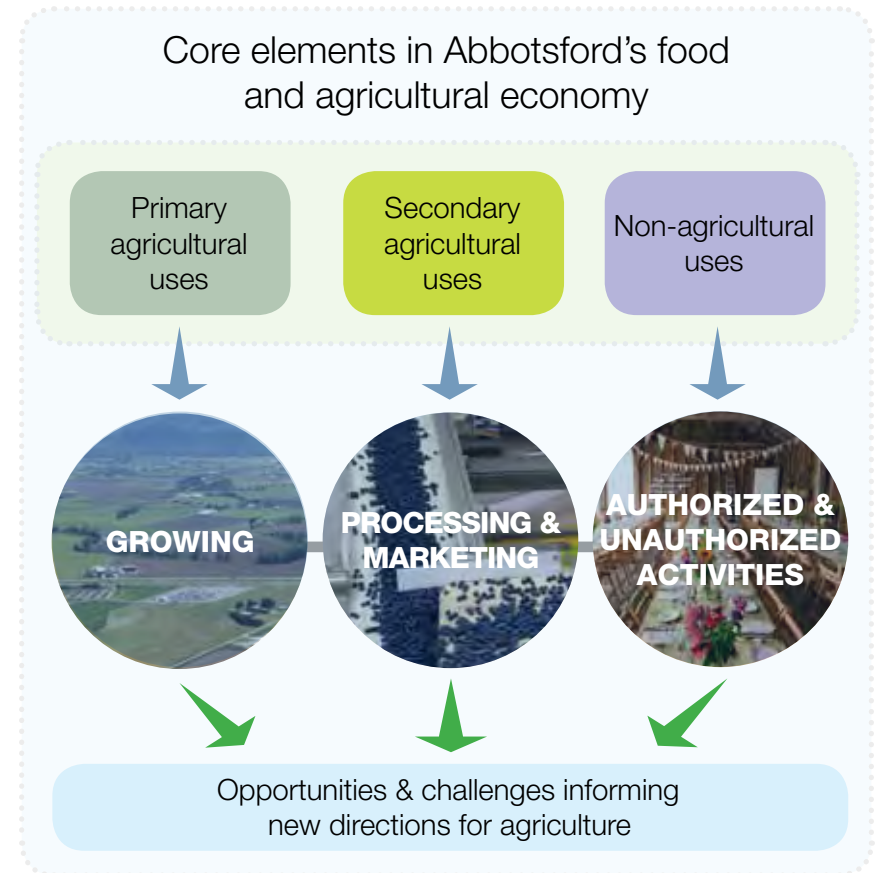


Figure 16: Elements of Abbotsford's food and agricultural economy

EMERGING THEMES SUMMARY

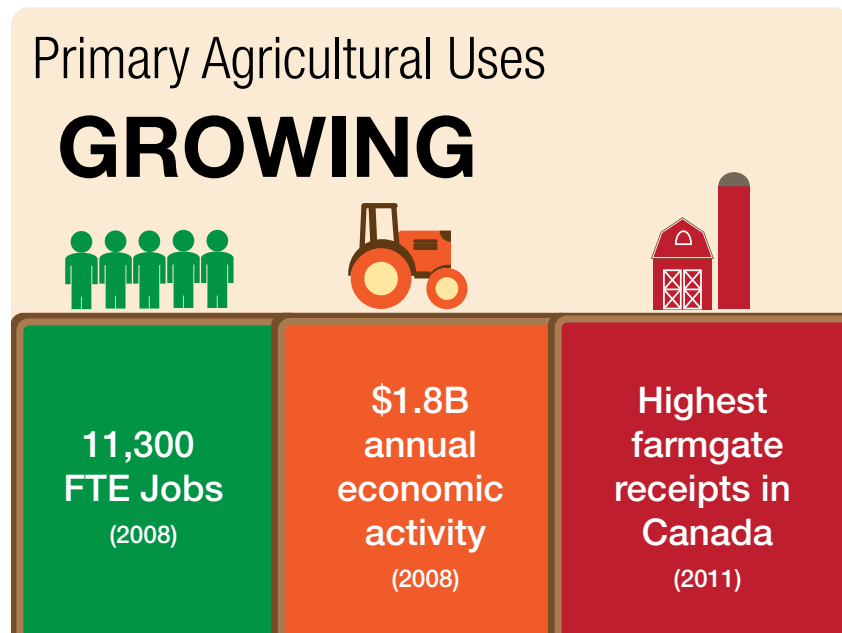
PRIMARY AGRICULTURAL USES	SECONDARY AGRICULTURAL USES	NON-AGRICULTURAL USES
<p>Traditional types of farming, and housing accommodation for the farm owner or operator.</p> <p><u>GROWING</u></p> <ul style="list-style-type: none"> Significant business sector in terms of jobs, annual economic activity, and farm gate receipts. Farming innovation and expertise results in high levels of production on small land areas. Leaders in fruit, berry, poultry, and dairy production. <p><u>HOUSING/LAND VALUATION</u></p> <ul style="list-style-type: none"> Primary housing key for efficient on-site management. Pressure from estate homes and increased speculation from west of the city. 	<p>Accessory activities that support the primary agricultural uses.</p> <p><u>PROCESSING</u></p> <ul style="list-style-type: none"> Agricultural scale of Abbotsford keeps processing locally run and operated. Demand for larger on-farm processing. Infrastructure limitations on expanding processing on agricultural lands. <p><u>FARM RETAIL SALES AND AGRI-TOURISM</u></p> <ul style="list-style-type: none"> Strong interest in expanding. Demand for more tourist accommodation on farms. <p><u>ACCESSORY HOUSING</u></p> <ul style="list-style-type: none"> Demand for increased farm worker accommodation. <p><u>HOME OCCUPATION</u></p> <ul style="list-style-type: none"> Home-based business on ALR land generally accepted. <p><u>RURAL/AGRI-INDUSTRIAL CENTRES</u></p> <ul style="list-style-type: none"> Support services, community amenities, and small-scale agri-industrial uses within rural centres. 	<p>Authorized and unauthorized uses that impact primary and secondary agricultural uses.</p> <p><u>GRAVEL EXTRACTION/SOIL DEPOSIT</u></p> <ul style="list-style-type: none"> Mostly under federal and provincial regulation. Long time frame for extraction and remediation. Unauthorized soil deposits are increasing. <p><u>COMMERCIAL TRUCK PARKING AND STORAGE</u></p> <ul style="list-style-type: none"> Commercial truck parking is limited within the ALR. Unauthorized on-farm truck parking and storage operations. <p><u>COMMERCIAL EVENTS</u></p> <ul style="list-style-type: none"> A growing trend in the ALR. Province provides clarity on what qualifies as agri-tourism. City can provide regulations and stipulate conditions.
<p>SUMMARY</p> <p>Stage 1 of AgRefresh reveals a healthy and innovative agriculture sector in Abbotsford. Local farming expertise has enabled high productivity, new technology, and new crop innovations. The sector is evolving beyond its traditional role of growing crops, raising livestock and poultry to incorporate greater diversity in crops and products through innovative farming practices and use of new technology. Secondary agricultural uses are increasing in significance when on-farm and for enhancing farm incomes. With the attractiveness of Abbotsford's agricultural areas, agri-tourism is flourishing. However, the speculation of ALR land for primary residential uses, and the current unauthorized uses, can impact the viability of farming and the productivity of the agricultural land base.</p>		

Figure 17: Emerging themes summary

5.2 Primary Agricultural Uses

Primary agricultural uses include traditional types of farming activities such as growing and harvesting crops, raising livestock and poultry. Growing activities are fundamental for farming. Primary agricultural land uses also include housing accommodation for the farm owner or operator. The following summarizes opportunities and challenges for primary agricultural uses, including topics such as: technological innovation, climate change, housing, and land valuation.

GROWING



AgRefresh engagement participants noted that Abbotsford's farmers capitalize on the abundant growing area, favourable climate and high quality soils to advance the production of fruit, berries, nuts, poultry, and dairy products. They also commented it is important to keep agricultural production within the ALR with continuing support for traditional agricultural uses. Participants also mentioned that Abbotsford farmers possess expertise in high levels of production on small land areas, and there is general acceptance for the intensification of activities on farmland. However, this intensification must be respectful of the environment and other adjoining land use (regardless of whether it is a farm or residential neighbours).

"Abbotsford is the leading edge for agricultural innovation."

Technological Innovation

Engagement participants advised that Abbotsford farmers are innovative, and have introduced the use of robotic milking parlours to enhance dairy production, and anaerobic digesters to produce by-products and energy from animal waste for farms and vehicles. Agriculture research and development including work conducted at UFV, University of British Columbia (UBC) Dairy Education and Research Centre, and Agassiz Research and Development Centre, provides advances in agri-technology including automation that is quickly adopted for use on Abbotsford farms.

Through farming expertise, and incorporating improved technology, new products are introduced to the area including kiwi fruit, rice, nut trees, and hops. Engagement participants noted that breweries and micro-breweries provide synergies for hop production. Advances in greenhouse operations provide for more efficient crop production through good solar access and nutrient use with closed loop systems. These changes in technology are providing opportunities to enhance and broaden growing.

Climate Change

Agricultural operations influence, and are influenced by, climate change and environmental concerns including changing freshet flood risk from the Fraser and Nooksack Rivers that could impact Glen Valley, Matsqui, and Sumas Prairies. Climatic and environmental health challenges lead to opportunities as well. For example, the 2006 Avian Flu outbreak led to changes in poultry sector emergency management and biosecurity measures, which is now recognized nationally for its leadership in biosecurity, and emergency preparedness and response capabilities.

“Climate change [such as] water shortages, pests, and wildfires [create the] need for adaptation strategies.”

According to the BC Agriculture and Food Climate Action Initiative (2015), climate change impacts were predicted including warmer and drier summer conditions, increasing and extreme precipitation events, changes to pests and pollinators and greater frequency and intensity of extreme heat events. Various adaptation strategies and actions are recommended to enhance the agriculture sector's ability to adapt to climatic risks. These include enhanced water management tools and technologies, ditch and drainage management, and coordinated nutrient management strategies. City and regional irrigation and drainage policy needs to be examined, and infrastructure must be maintained, to realize the full potential of the agricultural land base. Farmers who utilize an Environmental Farm Plan with beneficial management practices can enhance agricultural sustainability, and contribute to a healthier environment and food security.

HOUSING/LAND VALUATION

Primary Agricultural Uses

HOUSING



Increased primary residential use

Housing plays an important role in the farming operation. A primary residential home is a permitted use because it allows the landowner to live on the farm, providing convenience to manage the operation.

The use of agricultural land for estate homes is a growing concern as people seek places to have a large home, garage, pool, and yard on affordable land. Engagement participants indicated concern that agricultural land has become under-utilized and removed from production, partially due to recent development of large estate homes within the ALR.

Interest in ALR land for non-agricultural or rural estate development has contributed to inflation of agricultural land values to the point where it is challenging for new farmers to purchase viable farmland. According to the Fraser Valley Real Estate Board, and local realtor information, recent real estate listings for farm properties in Abbotsford indicate asking prices for smaller properties under 10 acres at approximately \$94,000 per acre. For larger properties around 40 acres, asking prices have been approximately \$70,000 per acre.

According to Vancity (2016), asking prices in Metro Vancouver range from \$150,000 to \$300,000 per acre for parcels less than 5 acres, and \$50,000 to \$80,000 per acre for parcels more than 40 acres. The Vancity report also stated “the financial viability of many farm businesses in BC becomes questionable when land prices reach \$80,000 per acre.”

Findings conclude there is pressure from land speculation, contributing to the high valuation and cost of farmland for new farmers. This has influenced farmers to lease Abbotsford ALR properties or purchase farmland elsewhere for agricultural production.

Adding to the appeal of lower cost smaller ALR properties is the discounted ‘Farm Status’ property tax (taxed at the lower agricultural rate) available to property owners who produce \$2,500 per year in agricultural revenue from such properties. This low agricultural production threshold provides property owners with opportunities to construct estate homes on smaller ALR properties without being required to farm these properties intensively. Engagement participants commented that current tax regulations provide impetus for speculation and underutilization of ALR properties, and recommended that the City address this issue with BC Assessment.

“Rural estates put pressure on farm practices and take land out of production.”

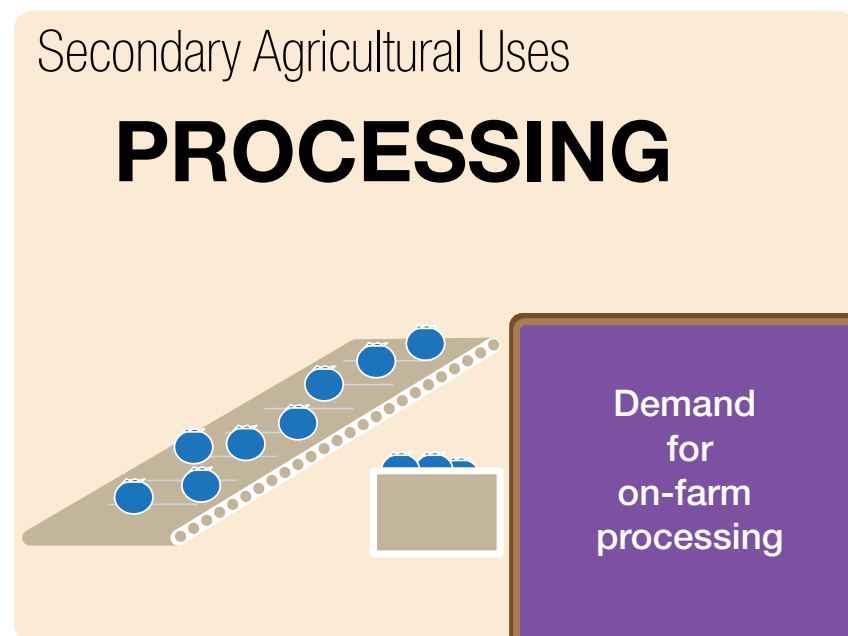
People are seeking more space for ‘quiet enjoyment’ of their homes and are occupying small ALR parcels in Abbotsford. Abbotsford has approximately 1,566 parcels that are 4 ha or less in size, representing 30% of all parcels in the ALR. Of these small parcels, 79% are classified as ‘not farmed’ (BC Ministry of Agriculture, 2012). Policies that guide the location and size of residential homes may be necessary to enable a residential home while maintaining the opportunities for farming.



5.3 Secondary Agricultural Uses

Secondary agricultural uses are those that are accessory to and support the primary use of growing crops, livestock, or poultry. Some typical secondary uses include processing, farm retail sales, marketing and agri-tourism activities. Further examples of secondary agricultural uses include accessory housing (such as second dwellings, permanent and seasonal farmworker accommodation), home occupation, and services for the agricultural community, including those located in regional service centres and rural centres. The City must take guidance from provincial legislation and regulation when planning for these land uses, as many are permitted uses in the ALR.

PROCESSING



The smaller size and scale of agricultural operations in Abbotsford do not encourage major, multinational food processors to locate here. However, some businesses ship fresh and frozen products to international markets. As such, Abbotsford farmers have embraced the evolving role of agricultural technology, including automation and waste management processes to capture greater opportunities, enhancing their income through accessory processing on the farm site.

The significant “knowledge base of agriculture [provides for effective] waste and by-product utilization in Abbotsford.”

While provincial regulation allows on-farm processing facilities, it is up to local governments to regulate the use on agricultural land. For example, the City’s Zoning Bylaw currently permits a maximum floor size of 2,000 m² for accessory processing operations on properties where agriculture is the principal use. Farmers have recently requested variances to increase the maximum floor space to accommodate larger on-farm processing.

Agricultural size and siting “regulations may need to be re-visited (e.g. 300 m², 50/50 regulations).”

The integration of accessory processing facilities on farms provides opportunities for creating and marketing value-added products for farmers. Examples of on-farm processing activities include: a facility for processing liquid fertilizer for custom application, storage and distribution; an ice cream processing plant; processing plants for the packaging, freezing and storage of fruit and vegetables; beer, cider, and wine making; and mushroom processing, packaging, storage and distribution facilities. These processing facilities are permitted to be located on-farm, provided that at least 50% of the product comes from the farm operation or is produced by a co-operative association to which the owner of the farm belongs. In the case of mushroom composting, a minimum of 20% of the finished compost is produced and used on-farm.



Some engagement participants noted that these regulations need to be re-visited with the ALC and Ministry of Agriculture to enable agri-industrial uses beyond the 50% rule in specific areas. Other participants reported there is a need to limit the size of processing on ALR properties.

While on-farm processors utilize water from aquifer, river, and ditch sources, their ability to expand business operations may be limited in part due to restrictions in City water supply. The City water supply system in the rural areas of the City was not designed to provide the level of service required for similar applications within the urban development boundary area. Water use in the Rural areas of Abbotsford is managed through the City's current Water Rate and Regulation Bylaw. Water Service connections for the purpose of open field crop irrigation are not permitted anywhere in the City.

Expanding water supply and other City services (e.g. roads) within the ALR to adequately serve the needs of expanded processing facilities could be financially challenging.

Agriculture is moving beyond traditional forms of farming, where processing is emerging as an integral function of farming, adding value to agricultural operations. With the evolution and growth of on-farm processing of farm-grown products, regulations should be reviewed to determine the appropriate scale and location of accessory processing uses, and to provide clarity in defining and regulating secondary agricultural uses.

Composting

Incorporating new agricultural technology, farming and on-farm processing efficiency has increased through more effective crop and animal waste management. Vegetable and crop composting provides nutrient material to amend farm soils. Composted

material is also sold at the farm gate to landscaping contractors, retailers, and the public. The recent introduction of anaerobic digesters on Abbotsford farms (e.g. EcoDairy and Catalyst Power) enables the processing of animal manure to produce methane gas that is converted into electricity to power farms and vehicles.

Similar to food processing, a minimum of 50% of raw materials must come from the farm site. Through discussion with provincial agencies and industry associations, updated beneficial management practices, new agricultural planning policies, zones, and compliance procedures can be explored.

Taxation

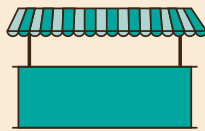
The related issue of agricultural property taxation was raised by engagement participants as a challenge for accessory agricultural processing. In the current Zoning Bylaw, agricultural zones limit the floor area of 'Accessory Processing Use' to 2,000 m². Historically, processing facilities were mostly located on industrial land. More recently, there is a growing desire to process primary products on the farm. Agricultural processors located in industrial areas claim there is an unequal playing field that provides taxation advantages to competitors located within the ALR. More recently, the ALC Act was amended to further support on-farm processing by allowing registered co-operative associations to locate on farms.



FARM RETAIL SALES AND AGRI-TOURISM

Secondary Agricultural Uses

RETAIL & TOURISM



Increased demand for
on-farm tourist accommodation
and more retail space

According to stakeholder feedback, there is a tremendous opportunity to showcase agriculture by means of direct marketing, niche market production for farm retail sales, and agri-tourism. Farms can also be used to educate the public about agriculture and food security. Farm sales and culinary tourism provides farmers with opportunities to sell directly to customers, enhancing farm income. Agricultural farm tours are attracting Lower Mainland residents and tourists to Abbotsford, providing exposure to farm life and access to local agricultural products.

There is a “tremendous opportunity in direct marketing, agri-tourism, and niche market production” in Abbotsford.

Stakeholders recommended a coordinated approach to agricultural tourism with other Fraser Valley municipalities. Local schools, such as UFV, UBC Dairy Education and Research Centre, and Agassiz Research and Development Centre, provide agricultural education. A growing interest in the culinary arts also provides greater exposure and education around agricultural products and practices.

Farm Retail Sales

While direct farm marketing and agri-tourism are common, questions have been raised regarding the size of facilities and services. Concerns were expressed by stakeholders over the scale of farm retail sales. It was reported that in some cases an unfair advantage or double standard exists where farm retail has become the primary use on ALR properties, instead of an accessory use to enhance the existing farm operation. Similar to on-farm processing, farming with retail outlets have an advantage of lower property taxes compared to retail businesses in the urban area.

Feedback received during engagement events included opportunities to expand farm retail marketing and agri-tourism businesses in other parts of the city, and not just on ALR lands. Farm markets in urban areas could produce multiple benefits, including greater access to locally produced food and enhanced awareness about agriculture and food security.

Tourist Accommodation

The current A1, A2 and A3 zones allow Bed and Breakfast (B&B) as an accessory use. While the Zoning Bylaw does not differentiate between B&B use for urban and rural localities, there is interest and opportunity for expanding tourist accommodation on farms.

Agri-Tourism

Abbotsford's central location in the Lower Mainland provides a strategic advantage for the successful development of new agricultural enterprises including wineries, tourist accommodation, and on-farm retail. According to stakeholders, the proximity to large local and international markets provides opportunities for promoting high quality agricultural products. Lower Mainland residents are supporting locally grown food, particularly berries, vegetables and dairy products where they can purchase these products directly at the farm gate.

Following consultation with municipalities (through UBCM), the BC Agriculture Council and others, the Ministry of Agriculture on August 2, 2016 announced regulation establishing that ALR land owners will not require a permit from the ALC to host specific activities such as commercial weddings, concerts or non-agriculture festivals based upon certain criteria (for example: the farm is classified as having farm status under the Assessment Act; no new, permanent structures are being built; parking is on site; maximum number of guests is 150 per event; and the maximum number of events is 10 per calendar year). In addition, certain activities will not require permits from the ALC, including: farm tours and farm demonstrations; hay, tractor, and sleigh rides; seasonal and special promotional events.

This agri-tourism regulation is intended to help farmers grow their incomes and to expand opportunities for visitors to experience local foods and farming. Recognizing the growing interest in agri-tourism, updated OCP policies and Zoning Bylaw regulations will be developed for these land uses through AgRefresh.

ACCESSORY HOUSING

Secondary Agricultural Uses

ACCESSORY HOUSING



**Increased demand for on-farm
farm worker accommodation**

Certain farm operations require additional housing for permanent and seasonal farmworkers. The ALC does not currently have a specific policy related to farmworker housing; however, the Ministry of Agriculture (2009) attempted to provide guidance through a discussion paper and standards on regulating temporary farmworker housing in the ALR. The Ministry has provided criteria to offer a starting point for local governments to build upon, which is intended to be flexible and can be adapted to each community's situation, provided they remain consistent with the ALC Act and regulations.

There is a “trend for use of variance applications for supportive agricultural uses (e.g. second dwellings, seasonal farmworker accommodations) to increase space for farmworker accommodation.”

The accommodation of permanent and seasonal farmworkers is regulated in the City’s agricultural zones through the Zoning Bylaw. Increased berry production between 2004 and 2012 has resulted in the need for a larger farm labour work force. While it is recognized that more farm workers are needed for berry picking and organic farms, it remains questionable as to how many should be accommodated on-farm. For instance, the Zoning Bylaw currently limits the maximum floor area of seasonal farmworker housing to 200 m². Farmers are challenging the current regulations limiting the size of accessory farmworker accommodation. There has been a trend of using variance applications to allow for increases in the size of this type of accommodation.

Engagement participants expressed interest in increasing the amount and floor area of on-farm accommodation for long-term, temporary foreign workers who could work for up to four years on the same farm. In cases where these farmworkers are employed on chicken farms, operators mentioned a need for farmworkers to be housed on the farm site to respond to emergencies as chickens are sensitive to noise, light, temperature, and other factors.

On the other hand, questions were also raised about accommodating all farmworkers on farms, when other locations including urban areas and rural centres may be more appropriate and are still in close proximity to the farms. Clear rationale and regulation for worker accommodation on farms should be considered. This should take into account the long-term use of on-farm residential structures after their function as farmworker housing is terminated.

HOME OCCUPATION

Secondary Agricultural Uses

HOME OCCUPATION



Wide variety of home
businesses on ALR land

The current A1, A2 and A3 zones permit Home Occupation as an accessory use. A wide variety of home occupation businesses exist on ALR properties. Some are directly related to the primary farming business of the property where they are located, while others are unrelated (e.g. accounting, repair services, etc.).

While there is general acceptance that home-based businesses are acceptable on farmland, there remain questions around the type and limits. Suggestions from some stakeholders indicated that a form of licensing could be initiated for home-based businesses on ALR properties. Other stakeholders commented that home-based businesses in the ALR could be more tightly regulated to ensure alignment with permitted uses of agricultural land. The requirement of business licences for farm-based businesses is an opportunity that could provide the City with key information regarding the activities occurring on farmland.

RURAL/AGRI-INDUSTRIAL CENTRES

Secondary Agricultural Uses

RURAL CENTRES

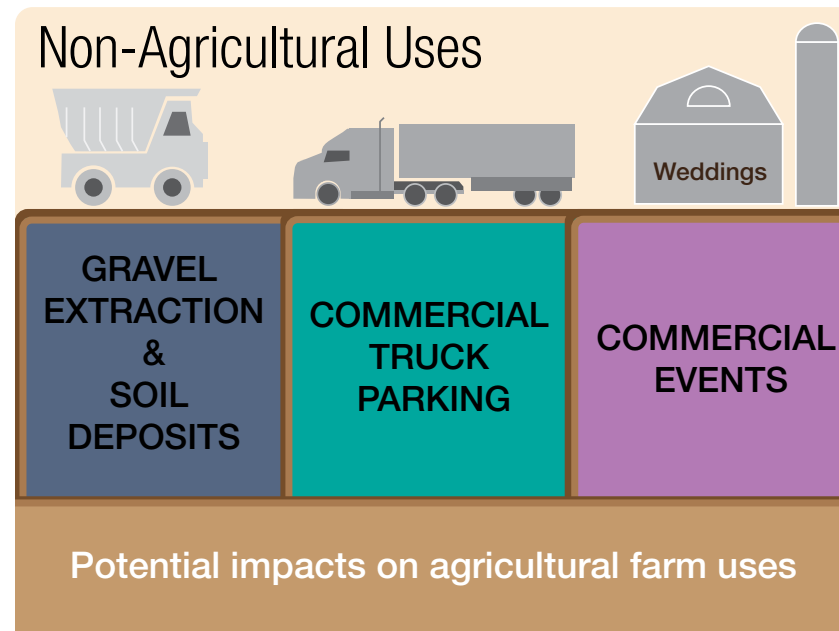


The agricultural industry requires a wide range of supporting services including seed supply, animal feed, composting, crop consulting, veterinary services, farm machinery, servicing, and robotics. Some businesses serving the agricultural sector are located on farm properties while other support services operate locally and beyond. Certain small-scale agri-industrial type businesses servicing agriculture could be located within Abbotsford's rural centres, in close proximity to farm customers. As well, rural centres could be examined to consider how a wider range of services and amenities could be incorporated to serve the agricultural community. Locations for larger-scale and specialized services should be investigated, with consideration for defined agri-service/industrial areas.

5.4 Non-Agricultural Uses

There is a growing prevalence of non-agricultural uses in the ALR. Non-agricultural uses and activities occurring in the ALR range from gravel extraction and soil deposit to commercial truck parking, storage, and commercial events

Non-Agricultural Uses



GRAVEL EXTRACTION/SOIL DEPOSIT

Most gravel and resource extraction activities operate within the scope of provincial and federal legislation and with City soil removal permits. However, unauthorized soil deposit occurs on agricultural land, potentially affecting production.

"Non-agricultural uses in the ALR (truck parking, soil removal) [need to be] reviewed to see the magnitude of this problem."

Soil and gravel removal operations occupy a substantial portion of the ALR, particularly within the OCP Soil Removal Eligible Areas located in the Bradner and South Poplar areas. Many resource extraction sites have operated for decades, and when completed, will require substantial fill for site remediation.

Recognizing the large scale and considerable time required for resource extraction and site remediation, extraction operations eliminate the potential for productive farming for long periods of time. Some resource extraction sites in south-west Abbotsford have recently been remediated and are again available for agricultural use. In one case, a former gravel pit has been converted for the cultivation of grapes to supply the local wine industry.

The unauthorized deposit of soil on farmland creates concerns about the extent and quality of soil material, drainage and other damage to land, streams and riparian habitats. The potential exists that some deposited soil could be contaminated. There is concern that unauthorized dumping of soil on ALR properties is increasing in frequency, in part, due to the level of construction taking place in urban areas. Unauthorized soil deposit could be addressed through a coordinated approach between municipal governments, regional and provincial authorities including the ALC and Ministry of Agriculture.

COMMERCIAL TRUCK PARKING AND STORAGE

Some farm owners augment their agricultural incomes with other business activities including trucking and storage. According to the City's Truck Parking Study, the use of lands within the ALR for truck parking is not supported. As noted in this study, truck parking is currently permitted in the ALR limited to trucks that are a part of the normal farm operation on the site. The Zoning Bylaw permits a maximum of two commercial trucks provided that one of the trucks is owned by a resident of the property, and the trucks are not used for hauling solid waste, sewage, hazardous materials or dangerous goods. However, many illegal on-farm truck parking operations are in existence, and displace the primary use of ALR properties for agriculture.



Unauthorized truck parking and associated servicing activities including oil changes, lubrication and fuelling, can contribute to groundwater and watercourse contamination. Trucking activity also creates noise, dust and other disturbance for adjacent farming operations. In combination, unauthorized truck parking, along with storage businesses on ALR properties, reduces the ability of these properties to operate as viable farms. Engagement participants recommended reviewing truck parking to see the magnitude of this problem.

Some of the truck parking sites are well screened with fencing and landscaping while other locations are visually unattractive. Stakeholders advised that the unauthorized use of farm buildings for storage businesses creates potential for fire and safety concerns as these buildings were developed under the farm code, using different construction standards than are required for commercial buildings.

COMMERCIAL EVENTS

Feedback during engagement events included concerns about a growing trend in commercial events in the ALR, including banquets, bistros, weddings, concerts, festivals and other assembly events that are used to supplement farm incomes. Some are operating legally with ALC and City approval, while others are not. Farms in Abbotsford provide unique and attractive venues for these activities. However, commercial events on farms prompt concerns over the suitability of location and size of business operation as an accessory agricultural use.

While the Province provided clarity and guidance with respect to the forms of agri-tourism that are permitted, the City can provide guidance with respect to acceptable standards for the conduct of such events. 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.

5.5 Summary

Stage 1 of AgRefresh incorporates research with considerable input from engagement participants that contribute to this Background Research Report. Through Stage 1 engagement participants advised that Abbotsford's farmers are knowledgeable and innovative, and utilize the high quality soils and climate of the area. Agriculture is evolving beyond its traditional role of growing crops, raising livestock and poultry, to incorporate greater diversity in crops and products through innovative farming practices.

Secondary agricultural uses are increasingly significant where on-farm processing, wineries, u-picks, events, and farm gate sales enhance farm incomes. Recognizing the attractiveness of Abbotsford's agricultural areas, agri-tourism is flourishing, with mixed outcomes. The success of farm-based wineries, retail operations, and commercial weddings and events, has prompted the Ministry of Agriculture to develop regulations for these activities within the ALR. The City is developing new ways to regulate these businesses to ensure continued support for viable farming while not eroding the productivity of the agricultural land base.

The growth of the agricultural industry has created demand for a strong network of agri-businesses that support production. While agriculture is Abbotsford's dominant business sector, it faces challenges from non-farm activities in the ALR (such as truck parking and soil deposit), a complex regulatory framework, high land and business costs, global market competition, and climate change.

Research and engagement input from Stage 1 will be further assessed in the preparation of Stage 2 New Directions. Further engagement with the community and stakeholders will contribute to the preparation of new agricultural OCP policies, Zoning Bylaw regulations, and an ongoing Bylaw Compliance Strategy that will provide a clear, consistent and coordinated framework for enhancing agriculture in Abbotsford.



6.0 Next Steps

Agriculture in Abbotsford continues to evolve by benefiting from opportunities and responding to challenges to be more viable and sustainable. AgRefresh provides a platform for examining the current state of the agriculture industry. Abbotsford now has an opportunity to create policies and regulations that anticipate the changes that can facilitate agricultural growth and development, thereby improving the viability and sustainability of this sector. The City recognizes the need to regulate but not prohibit provincially mandated uses of the ALR, but at the same time faces the challenge to ensure compliance and enforcement not only with local, but as well as provincial regulation.

The receipt of the Background Research Report by City of Abbotsford Council will mark the end of Stage 1 of the AgRefresh process. The input and feedback received, and research, will go through further assessment and analysis in the development of New Directions in Stage 2, which will consider potential changes to agricultural land use, and how the City needs to respond. This is where more diverse stakeholder and industry engagement will take place. This will lead to the development of new policies and regulations, and an ongoing Bylaw Compliance Strategy to provide a clear, consistent and coordinated framework to support agriculture in Abbotsford.

7.0 Sources

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

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

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

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

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

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

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

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

Appendices

Appendices are available as a supporting document

Appendix A: OCP Agricultural Excerpt

Appendix B: Background Reports, Studies, and Strategies

Appendix C: Engagement Strategy

Appendix D: Stage 1 Engagement Input

Thank you to all of the people, agencies, and organizations that contributed their time, input, and expertise to this initial stage of AgRefresh.

AgRefresh

Enhancing Agriculture in Abbotsford

City of Abbotsford
September 2016
604-864-5510
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AgRefresh

Enhancing Agriculture in Abbotsford

BACKGROUND RESEARCH REPORT APPENDICES

September 2016



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Appendix A: Official Community Plan Excerpt – Enhance Agricultural Integrity

Vision

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

This rich agricultural identity will also be felt more strongly within urban areas, where community gardens and other forms of agriculture take root, and where local markets and food culture flourish.

Big Picture

Agriculture in the Country: Ensure Abbotsford is surrounded and sustained by a thriving and diverse agricultural sector through maintaining agricultural uses in viable agricultural areas, and encouraging public support for agriculture.

Food in the City: Support the establishment of urban agriculture, such as community gardens, edible landscaping, and permanent markets.

Policies

The policies in this Chapter apply across the city, and the AgRefresh project (the City's review of agricultural practices) will consider many of them in more detail.

AGRICULTURE IN THE COUNTRY

6.1 Agricultural Uses

Continue to work with the Agricultural Land Commission and the Ministry of Agriculture to develop up-to-date regulations to enable agriculture to grow and thrive.

6.2 Agricultural Enhancement Endowment Fund

Implement the Agricultural Enhancement Endowment Fund ('Ag Trust Fund') by requiring a \$20,000 per acre contribution for land that is rezoned in the area identified on Map 16. Consider expanding the Ag Trust Fund program to further support agricultural research, innovation, and farm practices.

6.3 Value Added Opportunities

Encourage a thriving and innovative agricultural sector by supporting value-added agri-businesses in appropriate locations, including directing agri-processing facilities to specific areas.

6.4 Advance Agriculture

Support and showcase agricultural enterprise, research, and best practices.

6.5 Urban-Rural Interface

Update the Protection of Agriculture Development Permit Guidelines requiring a buffer area between the urban area and the Agricultural Land Reserve.

6.6 Food Culture

Support the agricultural sector by preserving the agricultural land base, marketing the industry, and supporting local and regional initiatives to protect and further develop the local food industry and culture.

6.7 Holistic Food Systems

Support a thriving food system throughout the city, including local production, processing, distribution, celebration, consumption, nutrient recovery, and waste to energy.

6.8 Rural Centres

Identify rural centres to enable support services for the rural farming community.

FOOD IN THE CITY

6.9 Production and Sale

Enable the production and sale of food throughout the urban area by developing urban agriculture guidelines and permitting small scale, commercial urban food gardens.

6.10 Add Bees

Consider supporting additional urban agriculture activities that encourage self sufficiency such as keeping bees in the urban area.

6.11 Community Gardens

Encourage and establish non-commercial community and demonstration gardens where feasible and appropriate in parks, right-of-ways, boulevards, vacant lots, and mixed use developments.

6.12 Farmers Market

Support establishing a permanent farmers market facility to create a year-round local agricultural presence in the urban area.

Appendix B: Background Reports, Studies, and Strategies

Note: Not all documents have been adopted by Council, but are provided for background and context.

PRIMARY

City of Abbotsford

- Agriculture Strategy (2011)
 - Ag Strategy - Agriculture Profile (2009)
 - Ag Strategy - Issues and Options (2010)
- Abbotsford Official Community Plan Update
 - Abbotsford Background Research Report – Body (2014)
 - Abbotsford Background Research Report – Appendix B (2014) (Agri-Industrial Land Use starting on page 86)
 - Abbotsford New Concepts Report - 7 Big Ideas (2015)
- Agricultural Buffering Strategy (2008)
 - Map 1: Urban Interface
 - Map 2: Urban Buffer
- Agri-Industrial Study (2013)
- Agricultural Trust Fund (2011)
- Official Community Plan (2005): <http://abbotsford.civicweb.net/Documents/DocumentList.aspx?ID=16829>
 - Part 3: Objective 2.6 and Objective 5.1
 - Part 4: Agriculture Land Use Designation, and Protection of Agriculture Development Permit Area
 - Appendix B: B-5 Protection of Agriculture Development Permit Guidelines
- Zoning Bylaw (2014): <https://abbotsford.civicweb.net/filepro/documents/16830>
- Review of Draft Minister's Bylaw Standards on Agri-Tourism and Farm Retail (2015)
- Bylaw Amendments for Medical Marijuana Production Facilities (2015)
- Mushroom Growing Operation Farm Bylaw (1998)
- Audible Bird Scare Device Bylaw (2013)

External

- Ministry of Agriculture - Abbotsford Agricultural Land Use Inventory (ALUI) (2012 - updated November 2015)
 - ALUI maps
 - Ministry of Agriculture - Farmland Use in Abbotsford and the Potential for Future Growth (2004)
- Note:** With the exception of the ALUI, Ministry of Agriculture documents have not been included in this list.

SECONDARY

City of Abbotsford

First Priority

- Council adopted agriculture policies (to come)
- Overview of Drainage System Presentation (2015)
- Drainage Areas Map (2015)
- Matsqui Prairie Drainage Study (2013)
- Lower Clayburn Creek Flood Mitigation Plan (2013)
- Glen Valley Drainage Issue (2015)
- Guide to Barrowtown Pump Station & Sumas River Floodplain (1993)
- Sumas River & Nooksack River Modelling Update (2015)
- Matsqui & Vedder Dike Upgrades Completion Report (2007)

Second Priority

- City in the Country Plan and Industrial Reserve FAQ sheet
 - City in the Country Plan (2004)
- Commercial Truck Parking Strategy (2011)
- Groundwater Management Strategy (2012)
- Water Master Plan AECOM (2010)
- Clayburn Creek Flood Mitigation Update (2015)
- Clayburn Creek ISMP Report (2012)
 - Clayburn Creek ISMP Appendices (2012)
- Downes Creek ISMP (2010)
- Marshall Creek ISMP (2006)
- Asbestos Issue in Sumas River Sediments (2015)
- CSPI Implementation Plan (2014) (priority initiatives in implementation table - number 17)

Third Priority

- CICP Lands Stormwater Source Control Bylaw (2009)
- Willband Creek Drainage Study (1989)
- Fishtrap Creek Master Drainage Plan (1987)
- 2015-2018 Strategic Plan (Vibrant Economy cornerstone, Principle 3; Priority Action: “Develop Regional Agri-tourism Partnership Strategy”, “Complete Agricultural Industrial Study/Plan Strategy”, “Complete Ag Land-Use Update”, “Review Bylaw Issue on Agricultural Lands”)

- Economic Development Action Plan (2013) (Action item 5)
- Community Sustainability Strategy (2013) (Strategy 4)
- Green Economic Investment Study (2013) (4 Agricultural recommendations in recommendations section)
- Green Energy Plan (2013) (Agriculture theme, with goals and strategies)
- Transportation Master Plan (2007) (Truck Route Plan, Map 4.3C Future Road Options – Rural Area, Map 4.3E Future Road Network – Rural Area, Map 4.4b Truck Route Network, Map 4.4A Truck Route Options)
- Trail Development Strategy (2004) (Trails Concept Map)
- Parks and Recreation Master Plan (2005) (Trails section)

External

- FVRD Agriculture Water Demand Model (2015)
 - Executive Summary
 - Fact Sheet
- Fraser Valley Regional Adaptation Strategy
- FVRD Agriculture Snapshot
- FVRD Regional Growth Strategy (2014 draft update)

AgRefresh Engagement Strategy

City of Abbotsford

WHY ARE WE ENGAGING?

BACKGROUND ON AGREFRESH

Abbotsford is the largest municipality in BC with a total area of 389 km². Approximately 75% of the land base is located within the Agricultural Land Reserve (ALR), making agriculture a significant part of the community. Abbotsford is one of the most intensively and diversely farmed areas in Canada, supporting a wide range of crop and livestock productions. Agriculture is an economic pillar of the city and in many ways defines Abbotsford.

In 2011, an Agriculture Strategy was completed which aims to enhance the health and viability of the agricultural economy and respond to issues and challenges facing agriculture in Abbotsford, and includes a recommendation to undertake a rural area plan. In 2012, the Ministry of Agriculture completed an Agricultural Land Use Inventory of the type and extent of agricultural activities in Abbotsford to inform decisions on how to best manage the agricultural land base in the future.

Agricultural policy and regulation contained in the Official Community Plan (OCP) and Zoning Bylaw is unclear and outdated, and lacks a coordinated zoning and compliance approach to enforcement for land in the ALR. AgRefresh will build on the work of the Strategy and Land Use Inventory to enable clear and concise policy and regulation for the City, with a systematic and strategic approach to bylaw compliance and enforcement. This will be completed through three primary components: updated OCP policy, Zoning Bylaw regulation, and a Bylaw Compliance Strategy.

Additionally, the City of Abbotsford under the authorities established under the *Local Government Act* is responsible for land use within the City. These authorities must also recognize and take into consideration the requirements of the *Agricultural Land Commission Act* and *Farm Practices Protection (Right to Farm) Act*. As well, the City must weigh and balance economic, environmental and social values in land use decisions.

GUIDING PRINCIPLES

This engagement strategy has been developed to effectively and collaboratively engage the Abbotsford community and key stakeholders in the AgRefresh process, and will be guided by the following overall project 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.

ENGAGEMENT GOALS

AgRefresh consultation will obtain broad and representative input from City of Abbotsford interdepartmental advisory bodies and working groups, stakeholders, the public, special interest organizations, and government agencies. Engagement will be broad, inclusive, and incorporate various methods to reach out to the identified groups and the community.

The five broad goals are to:

1. **Inform:** To provide City staff, the public and key stakeholders with basic project communication and balanced, objective information to assist them in understanding the problems, alternatives, opportunities, and/or solutions facing agriculture in Abbotsford.
2. **Consult:** To obtain feedback and input from City staff, the public and key stakeholders on the background research, policies, and/or regulations through the AgRefresh process.
3. **Involve:** To work closely with the public and key stakeholders throughout the AgRefresh process to ensure opportunities, challenges and views of stakeholders are consistently understood and considered.
4. **Collaborate:** To partner with the public and key stakeholders throughout the AgRefresh process on each aspect of the decision including the development of alternatives and identification of preferred solutions.

DESIRED OUTCOMES OF PROJECT ENGAGEMENT

- Obtain effective and innovative input from the Abbotsford community and key stakeholders;
- Facilitate internal discussions and decisions with City of Abbotsford staff, advisory bodies and working groups;
- Obtain input from other levels of government to provide guidance on AgRefresh;
- Advertise and notify the community and general public on ways to become involved in the process and engagement events;
- Obtain media coverage for special events by issuing press releases at key points in the process;
- Allow opportunities for the Abbotsford community and key stakeholders to take ownership over the plan; and
- Gain support, acceptance, and “buy-in” for AgRefresh and its implementation.

WHO WILL WE ENGAGE WITH?

ROLES AND RESPONSIBILITIES

In addition to broad citizen engagement, the following groups are intended to be contributors to AgRefresh in various stages of the project. These groups are listed in no particular order.

Council

- Lead:** Mayor
- Structure:** Council is formed by all elected City of Abbotsford Councillors and the Mayor.
- Role:** Council will be asked to receive the material provided at the end of each stage, provide authorization to proceed to the next stage, and is responsible for final bylaw adoption. Council will also be asked to participate in a number of engagement opportunities in each stage.

Senior Management Team (SMT)

- Lead:** City Manager
- Structure:** The Senior Management Team is formed by senior City staff representing all City departments.
- Role:** The Senior Management Team will provide advice and direction for all material that is proposed to be presented to Council. The Senior Management Team will be asked to participate in a number of engagement opportunities in each stage.

Core AgRefresh Team (Core Team)

- Lead:** Director of Community Planning
- Structure:** Core AgRefresh Team is formed by Community Planning, Development Planning and Bylaw Services staff, and staff allocated by the Consultant. This team is expected to consist of approximately six people.
- Role:** The Core AgRefresh Team will be responsible for administering the overall process, and assisting with engagement opportunities.

Technical Advisory Staff (TAS)

- Lead:** Director of Community Planning
- Structure:** The Technical Advisory Staff is formed by representatives from various City Departments, such as Parks, Recreation and Culture; Engineering and Regional Utilities; and Corporate Services. This group will consist of approximately nine people.
- Role:** This group will provide technical material and advice throughout the AgRefresh process. Specifically, assist in collecting and disseminating data for the background research, providing input/advice on technical matters where needed and review/comment on material prepared by the Consultant.

Other City Advisory Committees (ADDIAC, DAC, TAC)

- Lead:** Director of Community Planning
- Structure:** These are existing City Committees that will be informed and consulted throughout the process.
- Role:** This group will provide input/advice on materials prepared by the Consultant (engagement strategy, background research report, new directions, OCP policy, Zoning Bylaw regulation, and a Bylaw Compliance Strategy).

Special Interest Organizations (SIOs)

- Structure:** Special interest organizations that may have an interest in AgRefresh should be consulted. This includes, but is not limited to:

AGRICULTURAL INDUSTRY

Field Horticulture

- BC Blueberry Council
- BC Potato and Vegetable Growers Association
- BC Strawberry Growers Association
- Raspberry Industrial Development Council

Intensive Horticulture

- BC Greenhouse Growers Association

Supply Management

- BC Broiler Hatching Egg Producers Association
- BC Broiler Hatching Egg Commission
- BC Chicken Growers Association
- BC Chicken Marketing Board
- BC Dairy Association
- BC Dairy Marketing Board
- BC Egg Marketing Board
- BC Egg Producers Association
- BC Poultry Association
- BC Turkey Association
- BC Turkey Marketing Board
- Mainland Milk Producers Association

Livestock

- BC Association of Cattle Feeders
- BC Pork Producers Association

Processors

- BC Food Processors Association
- Egg Processors Council
- Primary Poultry Processors Association

Specialty

- BC 4-H
- British Columbia Agri-tourism Alliance
- Abbotsford Soil Conservation Association
- BC Association of Farmers Markets
- BC Honey Producers Association
- Certified Organic Associations of BC
- Horse Council of BC
- BC Landscape and Nursery Association
- United Flower Growers Co-op

Service Sector

- BC Agriculture Council
- BC Young Farmers
- Animal Nutrition Association of Canada
- BC Farm and Ranch Realty Corp
- Farm Credit of Canada
- Canadian Farm Realty
- Canadian Association of Farm Advisors (CAFA)
- FARM (Food and Agriculture Responsibility Members Council)
- Fraser Valley Farm Direct Marketing

COMMUNITY PARTNERS

Community Associations

- Bradner Community Club
- Clayburn Village Community Society
- Matsqui Prairie Community Association
- Mt. Lehman Community Association

Business Groups

- Abbotsford Chamber of Commerce
- Abbotsford Chamber of Commerce Agriculture Committee
- Fraser Valley Real Estate Board
- Community Futures South Fraser
- Fraser Basin Council
- Abbotsford Community Foundation
- Tourism Abbotsford

Role: These groups may be asked to provide feedback on specific components of AgRefresh relevant to them and be notified directly of engagement opportunities.

GOVERNMENT AGENCIES

Structure: Government agencies that the Core AgRefresh Team will consider to consult, per the *Local Government Act* (s. 879), *Agricultural Land Commission Act* and *Farm Practices Protection (Right to Farm) Act*, along with those that may have an interest. This will include, but is not limited to:

- Agricultural Land Commission
- Ministry of Agriculture
- Ministry of Transportation & Infrastructure
- Fraser Health Authority
- Ministry of Environment
- Fraser Valley Regional District
- Metro Vancouver
- City of Chilliwack
- District of Mission
- Township of Langley

- City of Sumas, Washington

First Nations

- Matsqui First Nation
- Sumas First Nation
- Leq'á:mel First Nation

Schools & Universities

- Abbotsford School District No. 34
- University of the Fraser Valley

Role: These agencies may be asked to provide feedback on specific components of AgRefresh relevant to them and will be sent a referral letter with material attached requesting their comments on the updated OCP policy and Zoning Bylaw regulation.

HOW WILL WE ENGAGE?

ENGAGEMENT PROCESS

AgRefresh is anticipated to be a 12 to 18 month process beginning in January 2016. The project will be organized into four stages: 1) Background Research, 2) New Directions, 3) Adopt New Policy, and 4) Implement New Policy. Engagement will occur at every stage.



STAGE SPECIFIC ENGAGEMENT

1. BACKGROUND RESEARCH

Stage 1 Engagement Overview

The engagement in Stage 1 will concentrate on providing an introduction to AgRefresh, the key trends, challenges and opportunities. It will be an opportunity to introduce the project, the purpose, and the overall process with the various groups, including those noted below, and obtaining feedback on key trends, challenges and opportunities which will be used as a baseline for the Background Research Report.

Inform/Consult:

- Community
- Agriculture, Dyking, Drainage and Irrigation Advisory Committee (ADDIAC)
- Development Advisory Committee (DAC)
- Technical Advisory Staff (TAS)
- Special Interest Organizations
- Government Agencies

Involve:

- TAS

Collaborate:

- Council
- Senior Management Team (SMT)

Stage 1 Engagement Actions and Events

- Initial work plan meeting with the Core Team.
- Issue identification and problem definition planning session with the Core Team, TAS, and SMT.
- Meetings with City Committees (ADDIAC, DAC, TAC).
- Meetings with Special Interest Organizations (SIOs).
- Meetings with Government Agencies.
- Project information on the City website.
- Public open house.
- Presentation of Background Research Report to SMT, City Committees, and Council.

Stage 1 Key Messaging

- The project, purpose, and the overall process will be introduced to the various stakeholder groups.
- Information about opportunities to become involved will be provided.
- Agricultural trends, challenges and opportunities will be presented to the community through sessions.
- Input will be used to inform the Background Research Report by providing details on the current state and key trends in agriculture in Abbotsford.

2. NEW DIRECTIONS

Stage 2 Engagement Overview

Stage 2 is where the majority of the engagement will take place. It will emphasize broad, inclusive, innovative methods to reach out to the farming community and Abbotsford residents. The focus will be on validating the Background Research Report, and input to and validation of the New Directions.

Consult

- Community
- Special Interest Organizations
- Government Agencies

- DAC
- TAC

Collaborate

- Council
- SMT

Involve

- TAS
- ADDIAC

Stage 2 Engagement Actions and Events

- Project team theme development workshop (Core Team).
- Community associations and stakeholder engagement sessions.
- Meetings with City Committees (ADDIAC, DAC, TAC) and TAS.
- Meetings with Government Agencies.
- Public open house.
- Web-based engagement.
- Present New Directions Report to SMT, City Committees, and Council.

Stage 2 Key Messaging

- Information about the outcomes from the Background Research Report and challenges and opportunities scoping will be provided.
- Themes to frame and formulate the Stage 2 engagement process will be based on input obtained during Stage 1.
- Draft new directions will be presented to the community through sessions, a public open house, and web-based engagement.
- A New Directions Report will be finalized based on input and feedback during Stage 2 engagement events.
- The creation of updated OCP policy, Zoning Bylaw regulation, and a Bylaw Compliance Strategy in Stage 3 will be directly influenced by results from engagement sessions during Stage 2.
- The Senior Management Team will provide advice and direction before the New Directions Report is presented to Council.

3. ADOPT NEW POLICY

Stage 3 Engagement Overview

The engagement in Stage 3 will emphasize technical details related to updated OCP policy, Zoning Bylaw regulation and a Bylaw Compliance Strategy.

Consult

- Community
- Special Interest Organizations

- DAC
- TAC
- Government Agencies

Involve

- TAS
- ADDIAC

Collaborate

- Council
- SMT

Stage 3 Engagement Actions and Events

- Review draft policy, regulation, and strategy with TAS, Government Agencies, City Committees (ADDIAC, DAC, TAC).
- Present draft policy, regulation, and strategy to SMT and Council (Committee of the Whole).
- Present revised draft policy, regulation, and strategy to community associations and stakeholders.
- Present revised draft policy, regulation, and strategy to the public at an open house.
- Refer final policy, regulation, and strategy to relevant Government Agencies.
- 1st and 2nd readings of Bylaw.
- Public hearing and 3rd reading of Bylaw.
- Final reading and Council Resolution.

Stage 3 Key Messaging

- Input received during Stage 1 and Stage 2 engagement has been used to craft the OCP policy, Zoning Bylaw regulation, and the Bylaw Compliance Strategy (the deliverables). Stakeholder groups and the public still have time to provide input during Stage 3.
- Feedback received at the open house will be used to revise and refine the draft deliverables.
- Draft and refined versions of the deliverables will be validated by community associations, stakeholders, City Committees, SMT, Council and government agencies through meetings and presentations.
- The Senior Management Team will have an opportunity to provide advice and direction before the deliverables are presented to Council.

4. IMPLEMENT NEW POLICY

Stage 4 will be led by City staff to implement the on-going Bylaw Compliance Strategy for compliance with updated OCP policy and Zoning Bylaw regulation.

TIMING

Engagement Action	Date
Stage 1 Meetings with Special Interest Organizations - Presentation to City Committees - Meetings with Government Agencies -	January to June 2016 February - March February - March February - March
Stage 2 Community associations & stakeholder sessions - Workshops with City Committees - Meetings with Government Agencies -	October to December 2016 October - November October - November October - November

Public open house -	October - November
Stage 3 Review draft policy, regulation, and strategy with Technical Advisory Staff, Government Agencies and City Committees Present drafts to the SMT and Council (COTW) - Present revised drafts to community associations and stakeholders - Present revised drafts to the public at an open house - Refer final policy, regulation, and strategy to relevant Government Agencies - 1 st and 2 nd readings of Bylaw - Public hearing and 3 rd reading of Bylaw - Final reading and Council Resolution -	February to June 2017 February February - March March April May-June May-June May-June June

MATERIALS AND TOOLS

- Press releases with quotes
- Posters for public events
- Postcards for public distribution
- Advertisements (PSAs) for local papers
- Open house summary on outcomes
- Summary of event evaluations

MEDIA OUTLETS

- Print (local newspapers)
- City Facebook
- City Twitter
- City website/project webpage
- Web media

ENGAGEMENT TARGETS

Audience	Engagement Objective	Channels	Timing
General public	To bring awareness of the history, extent, importance and economic potential of agricultural activity in Abbotsford and the need for AgRefresh. Target level of engagement: Inform; consult	<ul style="list-style-type: none"> • City website • Social media • Newspapers and other print media • Open houses 	Stages 1, 2, and 3
City Committees (ADDIAC, DAC, TAC)	To obtain specialist advice to help guide the process. Target level of engagement: Inform; consult; involve; collaborate where possible	<ul style="list-style-type: none"> • Emails • Meetings • Presentations 	Stages 1, 2, and 3
Local Farmers	To gain input and feedback on what is working, what isn't and how to improve the current OCP, Zoning Bylaw, and enforcement. Target level of engagement: Inform; consult; involve; collaborate where possible	<ul style="list-style-type: none"> • City website • Social media • Newspapers and other print media • Open houses • Email • Meetings • Interviews 	Stages 1, 2, and 3
BC Ag Council and Commodity Associations	To obtain specialist advice for input into deliverables. Target level of engagement: Inform; consult; involve; collaborate where possible	<ul style="list-style-type: none"> • Phone calls • Email • Meetings/ interviews 	Stages 2 and 3
First Nations	To provide information regarding the process and gain support if possible. Target level of engagement: Inform; consult; involve and collaborate depending on the level of involvement desired by First Nation	<ul style="list-style-type: none"> • Email • Meetings/ interviews • Phone calls 	Stages 1, 2, and 3
Ministry of Agriculture	To gain support for the process. To gain feedback and raise any potential red flags. Target level of engagement: Inform; consult	<ul style="list-style-type: none"> • Email • Meetings/ interviews • Phone calls 	Stages 1, 2, and 3
Agricultural Land Commission	To gain support for the process. To gain feedback and raise any potential red flags. Target level of engagement: Inform; consult	<ul style="list-style-type: none"> • Email • Meetings/ interviews • Phone calls 	Stages 1, 2, and 3

Appendix D: Stage 1 Engagement Input

- Engagement Summary
 - Opportunities Table
 - Challenges Table
- Open House Comment Sheets and Dots Summary
- Peter Reus, Van Eekelen Enterprises Submission

AgRefresh Stage 1 Engagement Summary

Summary: Abbotsford farmers are good at agriculture, utilizing knowledge and innovation to produce crops and products yielding the highest farm gate receipts in Canada. However, rapid regional growth, rural estate homes and non-farm land uses impact agricultural viability.

This summary provides highlights from the AgRefresh Stage 1 Engagement activities. Highlights from Opportunities and Challenges comments are noted within the three Agricultural Land Use Categories (Primary Agricultural Uses, Secondary Agricultural Uses and Non-Agricultural Uses). The Opportunities and Challenges highlights for these agricultural land categories are coordinated with the three stages of agriculture;

(1) Growing: growing field crops, livestock, dairy & poultry; **(2) Processing:** processing agricultural items into products; and **(3) Marketing:** marketing agri-tourism, farm retail, bed & breakfast, agricultural education and research.

The summary further illustrates how the opportunities and challenges can be addressed/regulated with new OCP agricultural policies, Zoning Bylaw updates and a Bylaw Compliance Strategy. This information will be utilized to inform Stage 2 of AgRefresh (New Directions) that will include the drafting of agricultural planning strategies, regulations and a Bylaw Compliance Strategy.

Agricultural Land Use Category	Growing (field, livestock, dairy, poultry)	Processing (Berries, Vegetables, Dairy Products, Breweries, Wineries, Distilleries, Mushrooms, MMPF)	Marketing (Agri-tourism, Farm Retail, B&B, Education, R&D)
PRIMARY AGRICULTURAL USES			
Opportunities (comments reflecting the existing situation and opportunities for enhancement). (93 dots from Open House)	Abbotsford is willing to protect its high quality agricultural land and the agricultural business sector. Innovation and regulations encourage agriculture. Abbotsford has some of the best farmland and growing climate in Canada. Farmland needs protection.	Integration of processing facilities. Incorporate improved technology, utilizing industry-leading practices.	World class opportunity to showcase agriculture through agri-tourism. Abbotsford is at the leading edge for ag innovation. Building upon the advantage of location (i.e. proximity to large Vancouver & international market for our high quality products). Growing diversity of agri products with diversification in direct farm retail.
OCP Response	OCP policies should confirm the quality and diversification of agriculture. Update Protection of Agricultural DP guidelines. Policy needed for protecting prime soils for soil-based farming.	OCP designations & policy needed for ag-in hubs/corridors facilitating ag-industry & processing. Policy needed to support new ag product research and development.	Policy needed for farm retail/tourism.
Zoning Bylaw Response	New zones & definitions will support existing and anticipated primary agricultural uses.	Update ag processing zone.	New zones needed to include ag retail. Residential and commercial zones for urban agri uses.
Bylaw Compliance Strategy	Bylaw enforcement needed for agricultural zones.	Enforcement to ensure equality ('level playing field') for all ag. processing.	Include ag tourism bylaw enforcement.
Other Initiatives	Communications strategy to inform public about new agricultural uses/techniques allowed under OCP and Zoning.	Communications on acceptable locations/extent of on-farm ag processing & new ag-ind locations.	Discuss with ALC & MoA the need for new bylaw standards on agri-tourism.
Challenges (55 dots from Open House)	There is pressure from residential and other development, and ALR exclusion applications. Non-agricultural uses in the ALR (e.g. truck parking, soil removal) impact farming. Environmental concerns over climate change, water shortages, flood risk, pests, wildfires, unauthorized soil deposition, food security. Need for 'homeplate' guidance. It's easier to do things illegally than legally.	Need to limit the size of processing & retail on ALR land. Recommend not having land uses that require major infrastructure (e.g. water) in the ALR for food processing, breweries, medical marihuana operations. Ensure equality (equal playing field) for industrial vs. farmland processing. For accessory ag uses (e.g. ag tourism, farm retail), the City recommends that the MoA not proceed at this time until ag-tourism is reviewed in greater depth.	City bylaws & policies lagging behind direct marketing and agri-tourism activities. Possible loss of \$ and industry to adjacent jurisdictions due to inconsistencies. Why can the land not be used for weddings, yet farmers can have stores and restaurants on them? High costs of incorporating technology. Need greater exposure to markets.
OCP Response	Enhance new OCP ag policies to support ag development in ALR. Policy to support effective use of ag properties for ag as primary use vs. being 'frozen' due to large house siting ('homeplate' guidance).	Policy that directs ag industry to locate in industrial designated areas.	Review & revise OCP policies that support agriculture in the ALR & urban areas. Review and revise OCP policies/designations that address ag tourism and direct marketing.
Zoning Bylaw Response	Fewer ag zones, clear regulations. Revise ag zones to address farmworker housing, size, location and to provide for 'homeplate' guidance.	New zones/regs with updates to the 50% rule and max building area.	Review & revise Ag. zones. Ensure zones allow for ag tourism.
Bylaw Compliance Strategy	Proactive Bylaw enforcement with assistance from database/GIS mapping.	Bylaw enforcement strategy to target specific areas where non-compliance identified.	Strategy needed to ensure consistency with OCP & ZBL & new Prov regs on agri-tourism.
Other Initiatives	Discuss land speculation concerns with BC Assessment + Fraser Valley Real Estate Board + ag industry associations + UFV for effective strategy. Coordinate on education around food security, crop diversity, climate change.	CoA liaison with MoA on creating info that explains what falls into the Right to Farm (RTF) Act, in order to reduce inconsistencies and areas where City Bylaws could conflict with the RTF Act. Coordinate with Engineering to ensure urban services are not extended throughout ALR.	CoA to continue liaising with MoA on new ag bylaws for ag-tourism & farm retail.
Conclusions	Abbotsford is willing to protect its high quality agricultural land and business sector with innovative regulations. However, pressure from estate homes, truck parking, and other non-farm land uses should be addressed to ensure the viability of primary agricultural operations.	On-farm processing of agricultural products is emerging as an integral function of farming. Guidance is required to balance the need and scale for on-farm processing while not extending urban services into the ALR.	Abbotsford benefits from its proximity to large markets to showcase its leading edge in agricultural production and innovation. However, there is a need to update regulations to guide agricultural retail and tourism activities within the ALR, given the growing interest in farm-based wineries, breweries, and distilleries.

Agricultural Land Use Category	Growing (field, livestock, dairy, poultry)	Processing (Berries, Vegetables, Dairy Products, Breweries, Wineries, Distilleries, Mushrooms, MMPF)	Marketing (Agri-tourism, Farm Retail, B&B, Education, R&D)
SECONDARY AGRICULTURAL USES			
Opportunities (comments reflecting the existing situation and opportunities for enhancement). (75 dots from Open House)	Regulations do permit accessory uses. Permanent accommodations for housing, farm workers, including suites in existing homes. Lots of options for farmworker accommodation. Supports home occupation.	Integration of accessory processing facilities to add value. Understanding the opportunities which agriculture is moving towards besides the traditional farming expectations.	Tremendous opportunity in Direct Marketing & Agri-tourism, niche market production (dairy farm producing ice cream is a value-added product).
OCP Response	Policy needed for seasonal and permanent farm worker accommodation.	Policy guidance needed for accessory processing uses (location, etc.). Policy needed to support traditional farming and value-added production.	Policies on farm retail/tourism. Policy needed to address agri employment, education, training, R&D innovation.
Zoning Bylaw Response	Clear zoning regulations needed for accessory uses (particularly residential). New ag zones to set max accommodation floor area for temporary and permanent farm workers.	New definitions and clarity needed around such uses as B & B.	New zones to include farm retail regulations/definitions.
Bylaw Compliance Strategy	Strategy needed to regulate home occupations in ALR (difficult to enforce changes to housing allowances when businesses change).		Ag tourism bylaw enforcement
Other Initiatives	Admin. brochure to help explain the types of accessory uses, location criteria, etc. Clear communications around types of home occupations allowed in ag zones and ALR.	CoA provides bulletins and other info for public education for secondary ag uses.	City Economic Development to market with ag industry associations & Tourism Abbotsford.
Challenges (79 dots from Open House)	Challenge with ALC regulations being relevant to current needs/trends. Regulations need to be re-visited (e.g. 300m2, 50% regulations). Lack of clarity on regs for secondary dwellings. Farmworker accommodation is not working. One size does not fit all situations. Residential use should be classified as accessory use only.	Lack of clarity with regulations. Need for flexibility to address all producers with singular regulations. Use of good agricultural land for processing plants. Need for consistency with OCP and ZBL with new regs on processing.	City bylaws & policies lagging behind direct marketing & agri-tourism activities. Unfair advantages for agri-tourism (where agri-tourism acts as primary use). Need to regulate types of business and second dwellings on farmland. Clarity on regulating types of home based businesses.
OCP Response	Policy needed to consider different approaches for different types of ag farm workers housing.	Policy needed for supporting agriculture as primary land use in ALR.	Review & revise OCP policies/designations that address ag-tourism and direct farm marketing.
Zoning Bylaw Response	New ag zones to provide greater scope & clarity around farm worker accommodation needs. New ag zones/regulations to clarify dwelling siting that should reduce the number of variance applications.	New ag zones needed to provide clarity in defining secondary processing. Review scale of accessory processing use.	Updates to ag zones & definitions that clarifies ag tourism use.
Bylaw Compliance Strategy	Business licenses needed for ag operations regardless of size.	Proactive & graduated enforcement.	Determine ability for home based businesses to be more tightly regulated to ensure alignment with permitted uses of ag land. Register covenants on title to notify new owners about any non-compliance issues with the property.
Other Initiatives	Review 50% rule with ALC & MoA.	It may be possible to identify other non-ALR areas that could be given land use designation for future ag-industrial developments.	Create no-charge business licences with approval from MoA.
Conclusions	Regulations provide for accessory agricultural uses including farmworker accommodation that support primary agricultural activities. However, there is a growing need to accommodate greater numbers of temporary and permanent farmworkers on farm sites in appropriate living accommodation.	Agriculture is moving beyond traditional farming where processing and retail functions add value to farm businesses. With the emergence of on-farm processing and retail sale of farm-grown products, regulations should be reviewed to determine the appropriate scale of accessory processing and retail sales uses and to provide clarity in defining such secondary agricultural uses.	There are growing opportunities for the direct marketing of value added farm products together with expansion of the agri-tourism industry. The growth in ag tourism and farm retail presents challenges to provide greater clarity on regulating the types, scale and location of ag tourism and home-based businesses that are located within the ALR.

Agricultural Land Use Category	Growing (field, livestock, dairy, poultry)	Processing (Berries, Vegetables, Dairy Products, Breweries, Wineries, Distilleries, Mushrooms, MMPF)	Marketing (Agri-tourism, Farm Retail, B&B, Education, R&D)
NON-AGRICULTURAL USES			
Opportunities (comments reflecting the existing situation and opportunities for enhancement). (53 dots from Open House)	Willingness of City to engage with problem solving. Good remediation practices with some (gravel) pits.	Integration of processing facilities.	Wine tasting/weddings, harvest dinners.
OCP Response	City is investigating non-agri issues and preparing new OCP policies that support ag in ALR and provide guidance on where non-ag uses should be located.	City is reviewing value-added ag enterprises including on-farm processing.	
Zoning Bylaw Response	Zoning Bylaw review will provide clarity for new ag zones regarding permitted ag uses.		
Bylaw Compliance Strategy	Bylaw Compliance Strategy to be developed to effectively deal with non-agricultural uses.	Bylaw strategy underway to address value-added 'non-farm' uses.	
Other Initiatives	Processing of some development applications on ALR properties is being held in abeyance until AgRefresh is completed. Clear indication from City it will deal with non-farm uses thru AgRefresh. CoA coordination with MoA + Fed Min of Mines to protect prime farmland for agriculture (vs. resource extraction).		City is reviewing with ALC rules around current 'non-farm uses' including weddings, banquets.
Challenges (70 dots from Open House)	Non-agricultural uses in the ALR (truck parking, soil removal). Easier to do things illegally than legally. Non-compliance with dumping, contamination, illegal land use. Rural estates - put pressure on farm practices and takes land out of production. Allow non-agricultural uses that have to exist.	Use of good agricultural land for processing plants. Create an agriculture industrial zone that is practical.	Define Agri-tourism that is easy to understand. Why can the land not be used for weddings, yet farmers can have stores and restaurants on them?
OCP Response	Enhance new OCP ag policies to support ag development in ALR, and minimize opportunities for non-ag uses.	OCP policy that encourages ag industry to locate in industrial designated areas instead of the ALR.	Revised OCP policies on ag tourism/retail.
Zoning Bylaw Response	Review if permitted uses allow for farm diversification (thereby limiting potential for non-farm activity).	Review and revise Ag Zones.	Update Zoning BL ag definitions.
Bylaw Compliance Strategy	Review truck parking policy and coordinate compliance work with Engineering for unauthorized soil deposition. Enhance rural area Bylaw enforcement for environmental protection bylaws.	BLE strategy that prioritizes compliance for unauthorized truck parking. Updated, clearly defined ag zones/regs will facilitate bylaw compliance.	Proactive Bylaw enforcement with assistance from database/GIS mapping.
Other Initiatives	Clearly identify ALC permitted non-ag uses/locations in data base and GIS mapping to assist planning analysis & BLE (for non-ag uses that 'have to exist in ALR'). Review ALR non-ag/exclusion process with ALC. Review agricultural property taxation for non-farm uses (e.g. rural estates) with BC Assessment, and impacts of 'rural estates' upon ag land values in ALR.	Communications/admin strategy for City thru Bylaw Enforcement & Communications with input from ag industry + Abbotsford Chamber of Commerce + MoA.	CoA to liaise with MoA on new ag bylaws for ag-tourism & farm retail.
Conclusions	Certain non-farm land uses have been permitted by the ALC within the ALR. Enhanced policies and regulations are required to reduce or eliminate the impacts of on-farm uses such as truck parking, unauthorized soil deposition, and to guide dwelling location on ALR properties.	Policy and regulations are required to guide agricultural processing in industrial designated areas of the City. Unauthorized truck parking within the ALR should be regulated and eliminated to ensure active use of ALR land for agricultural purposes.	Witnessing the growing trend in commercial activities within the ALR, the City shall review these ag tourism and farm retail activities (including banquets and weddings on farms) with the MoA for appropriate resolutions.

AgRefresh Stage 1 Opportunities				
Proposed AgRefresh Themes - Opportunities/What's Working Well	OCP Response	Zoning Bylaw Response	Bylaw Compliance Strategy	Other Strategic Initiatives
Opportunities includes input from: Workshop part 1 + Workshop part 2 + Open House + TAS (Technical Advisory Staff) + Key Issue Identification (Consultants) + ADDIAC + ALC + MoA				
Agricultural Uses:				
Primary Agricultural Uses				
Supportive Zoning/Legislation				
Rules: clear, well-regulated (e.g. Size limitations). Rules show that Abbotsford is willing to protect its agriculture industry and land.	OCP Ag policies that confirm the quality of agriculture conducted in Abbotsford. Includes updated Ag protection DP guidelines.	New zones and definitions that support existing and anticipated primary ag uses.		Enhance CoA communications to profile OCP and Zoning updates.
Regulations to align with farmer's needs (size of processing, size of farm-direct, brewery retail rules), farm diversification.	Policy that supports agricultural diversification.	New ag zones & permitted uses.		CoA communications/media support for ag needs and farm diversification.
Keeping production within the ALR with continuing support for traditional agricultural uses.	OCP policy that supports continued traditional ag uses.			Communications on benefits of supporting traditional agri uses.
Innovation. Regulations encourage agriculture. Collaboration with staff (e.g. A D). Wineries/distilleries.	OCP policy that supports agricultural innovation and implementation through new zones.	New Ag zones that facilitate innovative agricultural uses & practices.	Bylaw and potential licensing for new agricultural uses & processes.	Communications strategy to inform public about new agricultural uses/techniques allowed under OCP and Zoning.
Breweries similar to 'farm gate uses' – ok if they meet the 50% rule. Microbreweries provide synergy for hops/breweries.	OPC policy that supports on-farm processing/retail	New zones that support farm gate uses.		
I understand the 50% rule, but as businesses grow, the 300m2 (rule) may be too small.	Policy that addresses changing needs of ag.	Review 300m2 max floor area for farm retail sales.	Bylaw enforcement for new Ag zones.	encourage MoA to refine proposed ag-retail guidelines/bylaw to support agri innovation.
Opportunity to provide zoning for agri-industrial use to support agriculture producers	Ag industrial policy, designation and location criteria.	New ag zones & permitted uses.		
Setbacks reasonable (poultry) but can impact crop areas specifically on interior sides. Setbacks & lot coverage for greenhouses reasonable.		Although setbacks are 'reasonable', review setbacks and siting requirements to ensure positive long-term performance/outcomes.		Enhance communications strategy with web based & other info.

Proposed AgRefresh Themes - Opportunities/What's Working Well	OCP Response	Zoning Bylaw Response	Bylaw Compliance Strategy	Other Strategic Initiatives
A defined Urban/ALR (Rural) interface presents an opportunity for awareness before urban grows too much, and to help reduce farm practice complaints.	Incorporate detailed, updated ALR buffer DP guidelines.	Provide greater setbacks along urban boundary.		City website provide info on updated Ag policies including buffers.
Take advantage of urban/rural edge for walking/biking.	Ag buffer DP guidelines coordinated with Park/Rec requirements to provide for trail linkages.			
Bylaws that account for alternative land tenure (e.g. Land Trusts).	Policy that provides for alternate land tenures (leasehold, etc.).			CoA coordination with MoA & ALC on ag land leases and alternate tenures.
Value-Added				
World class opportunity to showcase agriculture by agri-tourism.	Policies on farm retail/tourism.	Clarify uses & mix of uses permitted for agri-tourism in new ag zones.	Ag tourism bylaw enforcement.	Discuss with ALC & MoA new bylaw standards on Agri-tourism.
Tremendous opportunity in Direct Marketing & Agri-tourism e.g. culinary tourism, value-added industries).	Policies on farm retail/tourism.	New zones to include farm retail regs/definitions.		City + BC Min Ag to coordinate on Mun. Agri Bylaws.
Integration of processing facilities (ag. industrial locations/potential).	Provide OCP designation for ag-ind hubs/corridors.	Zone that includes ag processing.	Enforcement to ensure 'level playing field' for ag processing.	Communications on acceptable locations/extent of on-farm ag processing & new ag-ind locations.
Innovation/Education				
Abbotsford is leading edge for ag innovation. Development of Agri-technology through UFV (UFV Centre for Excellence in Agriculture). Think tank of industries for ag R & D (emerging role of ag tech, automation).	Providing a policy for R&D & use of ag tech throughout ag sector.	New Ag Zone that includes ag tech uses/req'ts.	BLE support & training re: new ag technology.	Coordinated strategy btw CoA + UFV + Min Education + School dist on ag education to promote ag R & D + innovation.
Incorporate improved technology, utilize industry-leading practices (e.g. new products - rice, hazelnuts, hops, etc.).	Policy supporting new ag product R & D.	Zones that provide for different types of farming/crops.	Enforcement strategy for new zones/defines.	CoA coordination with UFV + School Dist. For ag education/R & D.
Improved markets and better technology increase production on existing land.	Policies that support greater food product variety & production intensity			City Econ. Dept to market with ind. associations.
Greenhouses work well – more efficient, good solar access & nutrient use (closed loop system).	Policy on energy efficiency for ag production.			CoA Econ Dev Strategy coordinated with MoA, BC Min Env & Fed agencies.

Proposed AgRefresh Themes - Opportunities/What's Working Well	OCP Response	Zoning Bylaw Response	Bylaw Compliance Strategy	Other Strategic Initiatives
Use farms to educate the public about agriculture and food security.	Policy on ag education and food security.			CoA coordinates with Abbotsford Community Foundation (ACF) + UFV, School Dist & MoA.
Understanding the opportunities which agriculture is moving towards besides the traditional farming expectations.	Policy to advance use & \$ amount of Ag Trust fund to advance ag innovation. Expand fund collection beyond CACP areas.			CoA + ACF to promote and advance use of the Ag Trust Fund for ag innovation.
Marketing				
Agriculture has a large critical mass in Abbotsford. Public perception of Abbotsford is changing.	Policies that support agri in ALR & urban areas.			Streamlined ALR and Ag rezone processes to help facilitate sound agri development.
Increased public awareness of ag (food security, agri-tourism, bus tours). Demand for local food, produce, non-GMO & organically grown food.				Tourism Abbotsford to advertise/market farm tours, events.
Increase farm gate sales. Higher margins, selling direct to customers. 'U-picks help to ensure effective harvesting.	Policies on farm retail/tourism.	New zones that include ag retail.		Tourism Abbotsford to promote.
Growing diversity of agri products with diversification in direct farm retail (in 2002, the ALC broadened the 50% rule).	Ag retail policy to support diversification in ag products/retail.	New zones that include ag retail.	BLE enforcement for ag retail uses.	
Coordinated approach to tourism (Abbotsford, Chilliwack, Township of Langley).				Tourism Abbotsford to coordinate with local municipalities.
The program and guiding principles should promote future agricultural growth and innovation in addition to existing agriculture, and acknowledge the diversity of agriculture in Abbotsford.	Policies on farm retail/tourism.			CoA & Tourism Abbotsford + Abby Community Services (Ag Trust winners) to promote ag successes and innovation.
Building upon advantage of location...i.e. proximity to large Vancouver and international market for our high quality products role of international trade agreements).	Policies on farm retail/tourism.	New zones that include ag retail.		Tourism Abbotsford promo.
Opportunity to expand agriculture-related businesses in the City (not just on ALR lands)	Policy for urban agriculture in multi-family & mixed-use devs.	Res + Comm zones for urban agri uses.		CoA web & communication info. + School Dist + UFV
Servicing				
Opportunity to take advantage of existing agricultural infrastructure	Policy for water use.			Engr Dept Master Plans.

Proposed AgRefresh Themes - Opportunities/What's Working Well	OCP Response	Zoning Bylaw Response	Bylaw Compliance Strategy	Other Strategic Initiatives
Use of water efficiently. All properties are metered for water (water conservation essential for farming).				City regulates water supply & use of metering provides data on ag water use.
Use of wood waste for greenhouses/cogeneration	Policy on co-gen.	Zone regs for on-farm co-gen.		Coord with Min Ag & ALC.
Environment/Food Security				
Abbotsford has some of the best farmland and growing climate in Canada. Farmland needs protection. Provides for crop diversity (can grow crops here that you can't elsewhere e.g. Nelson).	Policy for protecting prime soils for soil-based farming	Zones that protect soil-based ag. and prohibit/restrict non-soil based farming.	BLE support/training.	City + UFV + ALC + MoA coordination for protecting highest class soils for soil-based farming.
Environmentally sustainable farming practices.	Policies for Ag BMPs & env sustainability.	Zones/regs that link with OCP policy.	BLE updated enforcement.	Education, publicity on ag best environmental mgmt practices.
Climate Change (Opportunity & Challenge).	Policies for climate change adaptation to protect/enhance agriculture.	Ag zones that support best ag practices for climate change adaptation		Communications strategy (CoA + UFV + MoA + Ag Industry) providing climate protection info for Ag sector.
Possible to grow new crops with climate change and to extend growing seasons.	Policies for climate change adaptation.			
Bio-security outbreaks with Ministry and CFIA (City).		Review Ag zone siting/setbacks to enhance bio-security.		Coordinated approach btw CoA + MoA + Ag Industry.
Good remediation practices with some (gravel) pits. Pits are taking away prime farmland.	Policy to recognize best soil removal/site remediation practice & to protect best soils for ag. production.	Fewer zones with regs that support soil-based farming.		Strategic initiative with MoA + Fed Min Mines to protect prime farmland for ag uses (vs. gravel extraction).
Explore potentials for integrated uses/activities & managing by-products (anaerobic digesters for waste treatment + by-products + grid energy + pollution/GHG reduction).	Policy that supports development of anaerobic digesters & alternate power systems for ag locations.	Zoning use and siting/setback requirements for anaerobic digesters & agri district heating/power generation systems.	BLE coordination with Provincial ministries for enforcement.	Coordinated strategy with MoA & ALC to promote best management practices for alternate energy systems on agricultural properties, and to profile successes in Abbotsford.
Agri-Employment				
Local expertise (We are good at it). Young farmers who want to farm. Knowledge base of agriculture and food waste in Abbotsford	Policy supporting current & future Agricultural employee retention & expansion (facilitating ag opportunities).			City + UFV + learning institutions + BC & Fed Gov agencies to promote ag work opportunities and awareness of managing food waste.

Proposed AgRefresh Themes - Opportunities/What's Working Well	OCP Response	Zoning Bylaw Response	Bylaw Compliance Strategy	Other Strategic Initiatives
Lots of opportunities if the City lets us build more housing for foreign workers as our local labour force is retiring. For value added products and export business	Policy providing for full-time & seasonal agriculture employee accommodation			
Abbotsford's expertise in high production on small land areas, and ability to farm throughout the year (full year cropping).	Policy statement for ag crop diversification and ag production expertise.	Ag zones that provide for intensive farming.		Coordinated CoA + UFV + Prov agencies + C o C to advertise/promote ag businesses & employment.
Growing expertise in crop/product diversification (e.g. Kiwi fruit, Berries, Eggs, Broiler, vegetables, greenhouses.	Policy advocating ag employment & training for crop diversification.			City + UFV + learning institutions + BC & Fed Gov agencies to promote ag expertise.
More opportunity to provide jobs in food production. Build ag employment capacity in Abbotsford. Enhance Forestry & Ag. industry synergies.	Policy addressing Agricultural employment, education, training, R & D, innovation.			City + Chamber of Commerce + UFV + Min Ag support/marketing for Ag education, jobs & research.
Business, government supporting agriculture (recognize aging labour force & foreign worker programs).	Policy to encourage use of Canadian and foreign farm workers (short & long-term) for sustained ag. production.			CoA to coordinate with Fed Gov to ensure availability of foreign farm workers (temp short & long-term).
Secondary Agricultural Uses				
This section combines: Accessory Ag Uses: (On-farm processing, On-farm retail, Agri-tourism) and Supportive Ag Uses (Seasonal worker accommodation)				
Supportive Zoning/Legislation				
Regulations do permit accessory uses.		Clear zoning regs for accessory uses (particularly residential)		Admin brochure to help explain the types of accessory uses, location criteria, etc.
Permanent accommodations for housing farm workers, including suites in existing houses. Lots of options.	Policy for seasonal land permanent farm worker accommodation.	New ag zones to set max accommodation floor area for temporary and permanent farm workers.		

Proposed AgRefresh Themes - Opportunities/What's Working Well	OCP Response	Zoning Bylaw Response	Bylaw Compliance Strategy	Other Strategic Initiatives
Concept of second dwelling/seasonal worker accommodations.		Review of minimum lot area and building sizes for accessory family and temporary/full time employee residential use.		Consider S 57 covenant on title to advise subsequent purchasers about any non-compliance with additional dwellings/units.
Supports home occupation.	Policy providing for suitable home occupations in ALR.	Provide clear definition of home occupation (Level 3 or other) and alignment with other uses in ag zones.	Strategy to regulate home occupations in ALR (difficult to enforce changes to housing allowances when businesses change).	Clear communications around types of home occupations allowed in Ag zones and ALR.
Value-Added				
Tremendous opportunity in Direct Marketing & Agri-tourism, niche market production (dairy farm producing ice cream (a value-added product)).	Policies on farm retail/tourism.	New zones to include farm retail regs/definitions.		City + BC Min Ag to coordinate on Mun. Agri Bylaws.
Integration of accessory processing facilities for value-added	Policy guidance for accessory processing uses (location, etc.).	New definitions and clarity around such uses as B & B.		
Additional Farm gate sales through agri-tourism & culinary tourism (wine tasting, harvest dinners).	Ag tourism/retail policies.			
Innovation/Education				
Use farms to educate the public about agriculture and food security.	Policy on ag education and food security.			CoA coordinates public info with School district, UFV and other learning institutions + Tourism Abbotsford.
Understanding the opportunities which agriculture is moving towards besides the traditional farming expectations.	Policy supporting traditional farming and value-added production.			CoA provides bulletins and other info for public education for secondary ag uses.
Marketing				
Opportunity to showcase local production/products (agri-tourism/markets). Exposing people to agricultural production.				City Econ. Dept to market with ind. associations + CoC + Tourism Abbotsford.
Increase farm gate sales. Higher margins, selling direct to customers. 'U-picks help to ensure effective harvesting.				City Econ. Dept to market with ind. associations & tourism Abbotsford.
U-picks are valuable as 'direct marketing.' Helps to ensure effective harvesting.				

Proposed AgRefresh Themes - Opportunities/What's Working Well	OCP Response	Zoning Bylaw Response	Bylaw Compliance Strategy	Other Strategic Initiatives
Agri-Employment				
Lots of opportunities if the City lets us build more housing for foreign workers as our local labour force is retiring. For value added products and export business.	Research underway for policy to address full-time & seasonal agriculture employee accommodation.			
More opportunity to provide jobs in food production. Build ag employment capacity in Abbotsford. Enhance Forestry & Ag. industry synergies.	Policy addressing Agricultural employment, education, training, R & D, innovation.			City + Chamber of Commerce + UFV + Min Ag support/marketing for Ag education, jobs & research.
Non-Agricultural Uses				
(Agri-industrial needs & challenges; Commercial Truck parking; RV storage)				
Supportive Zoning/Legislation				
Willingness of City to engage with problem solving.	City is investigating non-agri issues and preparing new OCP policies that support ag in ALR and provide guidance on where non-ag uses should be located.	Zoning Bylaw review to provide clarity with new ag zones regarding permitted ag uses.	Bylaw compliance strategy to be developed to effectively deal with non-agricultural uses.	Non-farm ALR applications are being held in abeyance until AgRefresh process is completed. Clear indication from City it will deal with non-farm uses thru AgRefresh.
A defined Urban/ALR (Rural) interface presents an opportunity for awareness before urban grows too much.	Updated agricultural development policies & protection of agriculture DP guidelines are being developed to enhance protection of ag uses in ALR (provide protection from non-ag uses).	New ag zones to be prepared that can include greater setbacks for urban and ALR buildings from ALR/UDB boundary.		With non-farm ALR applications on hold, CoA is preparing admin strategy for managing non-farm uses through effective engagement and research.
Value-Added				
Wine tasting/weddings, harvest dinners.				City is reviewing with ALC rules around current 'non-farm uses' including weddings, banquets.
Integration of processing facilities.	City is reviewing value-added ag enterprises including on-farm processing.		Bylaw strategy underway to address value-added 'non-farm' uses.	

Proposed AgRefresh Themes - Opportunities/What's Working Well	OCP Response	Zoning Bylaw Response	Bylaw Compliance Strategy	Other Strategic Initiatives
Bylaw Enforcement				
Enforcement of bylaw.			Bylaws being enforced on a strategic basis. Research underway through AgRefresh to develop more effective BL compliance admin.	Admin approach whereby non-farm ALR applications are on hold pending completion of AgRefresh.
Environment/Food Security				
Good remediation practices with some (gravel) pits. Pits are taking away prime farmland.	New OCP vision and policies provide direction for advancing agriculture and holistic food systems.			CoA coordination with MoA + Fed Min Mines to protect prime farmland for ag.
Regulatory Issues				
(Urban-rural interface, Agriculture Servicing Requirements, Agri-business, Ag Environment management)				
Rural/Urban Interface (noise, odour, trespass, impact on natural environment, soil removal & deposition, waste & by-product management, setbacks between urban and agricultural uses)				
Rules: clear, well-regulated (e.g. Size limitations). Rules show that Abbotsford is willing to protect its agriculture industry and land.	OCP Ag policies including DP guidelines. See Par 1-4-6 limits to Growth.			Enhance CoA communications to profile OCP and Zoning updates
A defined Urban/ALR (Rural) interface presents an opportunity for awareness before urban grows too much.	Detailed ALR buffer DP guidelines provide guidance & variety for rural/urban interface.			City website provide info on updated Ag policies including buffers.
Ability to use Edge Planning to reduce farm practice complaints.	Landscaped buffers provided for in protection of Ag DP guidelines reduce potential for urban complaints about ag noise, odours, etc.			Covenants registered on urban residential properties provide notice to residents about adjacent farm practices permitted under the Farm Practices Act.
Take advantage of urban/rural edge for walking/biking.	Current OCP Protection of Ag DP guidelines AG11 Natural Edge Buffer provides option for trail development in appropriate locations. (See part V-5-4.)			Assists OCP policies & Parks Master Plan for long-term development of trail system, passive recreation and environmental protection objectives.

Proposed AgRefresh Themes - Opportunities/What's Working Well	OCP Response	Zoning Bylaw Response	Bylaw Compliance Strategy	Other Strategic Initiatives
Agricultural Servicing Requirements				
Opportunity to take advantage of existing agricultural infrastructure (water & transportation).	OCP Section 1 "Urban Structure + Growth Plan, "Infrastructure (Part II - 1-4) "Infrastructure planning & construction is tied to the land use plan etc."			Watercourse Management Plans (.e.g. Marshall & Clayburn Creek) provide protection for ALR in lowland. Dyke management/funding provides flood protection for ALR.
All properties are metered for water (water conservation essential for farming).	OCP, Section 2 "Building the City: Implementation", addresses growth management through infrastructure phasing & full cost accounting (see Part IV-2-2). OCP aligns with engineering master plans (Part IV-2-5).			Policy for coordination infrastructure updates for ag areas. Full coordination of agri infrastructure between new OCP and City's engineering master plans. Traffic planning achieved through Transportation Master Plan for rural roads.
Agri-Business (Agri-service industry, processing, marketing & distribution)				
Local expertise (We are good at it). Young farmers who want to farm. Knowledge base of agriculture in Abbotsford.				City + UFV + learning institutions + BC & Fed Gov agencies to promote ag expertise.
Growing expertise in crop/product diversification (e.g. Kiwi fruit (G. Patkov), Berries, Eggs, Broiler, vegetables, greenhouses.	Policy supporting/promoting ag crop diversification and food security.			Tourism Abbotsford promotion for farm tours, agri diversification/products.
More opportunity to provide jobs in food production. Build ag employment capacity in Abbotsford. Enhance Forestry & Ag. industry synergies.				Growing ag sector is recognized and advertised by CoA + Chamber of Commerce + UFV + ag industries & MoA.
Business, government supporting agriculture (recognize aging labour force & foreign worker programs).				CoA is communicating with Fed & Prov ministries re: solutions for foreign ag workers including housing, health, safety concerns.
Agricultural Environment Management (Waste Management Act), aquifer protection, streamcourse protection, climate change adaptation)				
Environmentally sustainable farming practices.	OCP Policy 6.4 supports ag research & best practices.	Zones that link with OCP policy.	BLE updated enforcement.	Education, publicity on ag BMP's.

Proposed AgRefresh Themes - Opportunities/What's Working Well	OCP Response	Zoning Bylaw Response	Bylaw Compliance Strategy	Other Strategic Initiatives
Climate Change (Opportunity & Challenge) Possible to grow new crops with climate change and to extend growing seasons.				Prov MoA research & advancement of policies + env BMPs for ag climate change adaptation.
Bio-security outbreaks with Ministry and CFIA (City)				Coordinated approach btw CoA + MoA + Ag Industry for bio-security.
Good remediation practices with some (gravel) pits. Pits are taking away prime farmland.			City requirements for site remediation thru Engr Dept. management of Soil Removal/Deposition bylaw & Soil permits.	CoA coordination with MoA + Fed Min Mines to protect prime farmland for ag. and provide for gravel pit remediation.
Explore potentials for integrated uses/activities & managing by-products (anaerobic digesters for waste treatment + by-products + grid energy + pollution/GHG reduction).				Coordinated strategy with MoA & ALC to ensure best management practices for alternate energy systems on agricultural properties.
Non-regulatory Issues				
Public attitude & expectation (social, environmental & economic), high cost of land, pressures on ag land base, protection of ag land base, ag growth potential, ag outside ALR)				
Public attitude and expectation (social, environmental and economic)				
Willingness of City to engage with problem solving.	New OCP includes ag vision and policies.			Extensive engagement with OCP and AgRefresh.
Keeping production within the ALR with continuing support for traditional agricultural uses.	OCP policy that supports continued traditional ag uses.			Communications on benefits of supporting traditional agri uses.
Innovation. Regulations encourage agriculture. Collaboration with staff (e.g. A D). Wineries/distilleries.	OCP policy that supports agricultural innovation and implementation through new zones.	New Ag zones that facilitate innovative agricultural uses & practices.	Bylaw and potential licensing for new agricultural uses & processes.	Communications strategy to inform public about new agricultural uses/techniques allowed under OCP and Zoning.
High cost of land				
ALR land is the cheapest of all land so it is under constant threat by developers for residential, commercial and industrial.				Review ag property taxation for non-farm uses (e.g. rural estates) with Assessment, and impacts of 'rural estates' upon ag land values in ALR.
Cost of farmland for new farmers.				Multi-party issue that requires coordinated review/strategy between City, FVRD, Metro, Province.
Growth pressures from Metro Vancouver increasing land costs.				Coordinate Metro & FVRD regional growth strategies to ensure there is no impact.

Proposed AgRefresh Themes - Opportunities/What's Working Well	OCP Response	Zoning Bylaw Response	Bylaw Compliance Strategy	Other Strategic Initiatives
Pressures on land base due to demand for: Urban growth, development, availability of services, infrastructure - access roads (Opportunities and challenges)				
A defined Urban/ALR (Rural) interface presents an opportunity for awareness before urban grows too much.	OPC policies restrict new growth to urban areas. New 'Protection of Agriculture' DP guidelines to provide enhanced ALR protection.			
Rural estates - put pressure on farm practices and take land out of production.	Ag policy on location and size of farm dwellings to maximize opportunities for ag activities in ALR vs. rural estates.	Zones with farm plate requirements.		
Non-agricultural uses in the ALR (truck parking, soil removal). Review to see the magnitude of this problem.			Review truck parking policy and coordinate compliance work with Engineering for unauthorized soil deposition.	
Challenge of pressure from industry for land with land speculation, land neglect or even land abuse.	Review of areas that are of interest to industry.			
Conflict between use of land and consumption of land (gravel vs. farmland).				City to meet with MoA + Fed govt to reduce impacts of mineral extraction (+ soil removal and deposition) within the ALR, particularly prime soil areas.
Protection of agricultural land base (loss of land base to gravel extraction)				
Rules: clear, well-regulated (e.g. Size limitations). Rules show that Abbotsford is willing to protect its agriculture industry and land.	OCP Section 6 "Enhance Agricultural Integrity vision & policies support protection of the ALR. Policy 6.1 "Agricultural Uses" advocates working with ALC & MoA to develop up-to-date regulations to enable ag to grow and thrive.			

Proposed AgRefresh Themes - Opportunities/What's Working Well	OCP Response	Zoning Bylaw Response	Bylaw Compliance Strategy	Other Strategic Initiatives
Growth Potential (Limited by small lots, 19% available)				
Innovation. Regulations encourage agriculture. Collaboration with staff. Wineries/distilleries.	OCP policy that supports agricultural innovation and implementation through new zones.	New Ag zones that facilitate innovative agricultural uses & practices.	Bylaw and potential licensing for new agricultural uses & processes.	Communications strategy to inform public about new agricultural uses/techniques allowed under OCP and Zoning.
World class opportunity to showcase agriculture by agri-tourism.	Policies on farm retail/tourism.	Clarify uses & mix of uses permitted for agri-tourism in new ag zones.	Ag tourism bylaw enforcement.	Discuss with ALC & MoA new bylaw standards on Agri-tourism.
Tremendous opportunity in Direct Marketing & Agri-tourism e.g. culinary tourism, value-added industries).	Policies on farm retail/tourism.	New zones to include farm retail regs/definitions.		City + BC Min Ag to coordinate on Mun. Agri Bylaws.
Agriculture has a large critical mass in Abbotsford. Public perception of Abbotsford is changing.	Policies that support agri in ALR & urban areas.			Streamlined ALR and Ag rezone processes to help facilitate sound agri development.
Increased public awareness of ag (food security, agri-tourism, bus tours). Demand for local food, produce, non-GMO & organically grown food.				Tourism Abbotsford to advertise/market farm tours, events.
Abbotsford is leading edge for ag innovation. Development of Agri-technology through UFV (UFV Centre for Excellence in Agriculture). Think tank of industries for ag R & D (emerging role of ag tech, automation).	Providing a policy for R&D & use of ag tech throughout ag sector.	New Ag Zone that includes ag tech uses/req'ts.	BLE support & training re: new ag technology	Coordinated strategy btw CoA + UFV + Min Education + School dist on ag education to promote ag R & D + innovation.
Agriculture Outside ALR				
Opportunity to expand agriculture-related businesses in the City (not just on ALR lands).	Policy for urban agriculture in multi-family & mixed-use devs.	Res + Comm zones for urban agri uses.		CoA web & communication info. + School Dist + UFV.
Understanding the opportunities which agriculture is moving towards besides the traditional farming expectations.	Policy to advance use & \$ amount of Ag Trust fund to advance ag innovation. Expand fund collection beyond CACP areas.			CoA + ACF to promote and advance use of the Ag Trust Fund for ag innovation.

AgRefresh Stage 1 Challenges				
Proposed AgRefresh Themes - Challenges/What's Not Working Well	OCP Response	Zoning Bylaw Response	Bylaw Compliance Strategy	Other Strategic Initiatives
Challenges includes input from: Workshop part 1 + Workshop part 2 + Open House + TAS (Technical Advisory Staff) + Key Issue Identification (Consultants) + ADDIAC + ALC + MoA				
Agricultural Uses:				
Primary Agricultural Uses				
Regulations				
Erosion of ag land to other uses.	Enhance new OCP ag policies to support ag development in ALR.			
Lack of clarity with regulations. (Need for flexibility) - Trying to address all producers with singular regulations.		Review and revise Ag Zones.		
City bylaws & policies lagging behind direct marketing and agri-tourism activities.	Review & revise OPC policies/designations that address ag-tourism and direct marketing.	Review and revise Ag Zones.		Communications strategy supporting ag innovation.
Having ALC & MoA onside with views of City staff/Council and farmers.				Discuss with MoA to clarify RTF and creating info on what falls into RTF.
Bylaws restricting the size of buildings...both retail, worker housing.		Revise ag zones to address worker housing size, location.		
Grow more on the same land base. How does agriculture 'densify'?	Policy guidance for intensive ag uses & locations.	New zones that provide for intensive ag uses.	Indicators and tracking mechanisms could be built into the Compliance Strategy.	Data collection/analysis by City to identify ag trends. Streamline enforcement re ag uses.
Is there a way to ensure that agricultural land is actually being utilized for agriculture purposes rather than sitting dormant?	Enhance new OCP ag policies to support ag development in ALR.			Liaison with MoA + Ag Industries + FVREB in facilitating greater use of ALR land for ag uses (vs. non- ag + 'estate' residential).
Stance as a regulated community? (e.g. Farm Bylaw mushroom manure processing)				Review/update City's ag bylaws & current status as a 'regulated community' with MoA.
Pressure to utilize old farm buildings for non-farm uses.	Policy that addresses new primary & secondary ag uses.		Enforcement on building permits for farm building conversion.	
Create an Agriculture industrial zone that is practical.		Review and revise Ag Zones.		

Proposed AgRefresh Themes - Challenges/What's Not Working Well	OCP Response	Zoning Bylaw Response	Bylaw Compliance Strategy	Other Strategic Initiatives
Food processing.	Providing land use designations for agri-industrial hubs or corridors may be appropriate.			It may be possible to identify other non-ALR areas that could be given land use designation for future ag-industrial developments.
Rules: Possible loss of \$ and industry to adjacent jurisdictions due to inconsistencies. (E.g. move to Alberta, USA, etc.)	OCP policy supporting ag uses & ag support uses/locations.			Communications/admin strategy for City thru Econ Dev & Communications with input from ag industry + Coc + MoA.
Allow for non-agricultural uses that have to exist.		Clarify with new ag zones.	Enforcement.	Clearly identify ALC permitted non-ag uses/locations in data base and GIS mapping to assist planning analysis & BLE.
Providing framework (i.e. new OCP, DP guidelines).	New OCP ag policies and Protection of Agriculture Development Permit guidelines.			
Wrap with taxation incentive.				CoA to consult/coordinate with BCAA on farm taxation.
Adaptable farm markets – differentiate with traditional grocer.	New OCP policy for Farmers Markets.	Clarify with new ag zones.		
What is the future for distilleries? Future of school tours?				CoA encourages MoA to review ag-retail/tourism.
Proposed agri-tourism & retail rules may stifle marketing innovation.	Update existing OCP ag policies that support ag growth.	Zone(s) allowing for ag tourism.		
Define Agri-tourism that is easy to understand.		Update Zoning BL ag definitions.		
Parking for agri-tourism, especially food/beverage business.		Review zoning BL parking regs.		
Unfair advantages for agri-tourism (where agri-tourism acts as primary use).	Updated OCP ag policies that provide guidance for ag-tourism.	Updates to ag zones & definitions that clarify ag tourism use.		
For accessory ag uses (e.g. agri-tourism, farm retail), City recommends that Min Ag not proceed at this time until ag tourism is reviewed in greater depth.	Revised OCP policies on ag tourism/retail.			CoA to continue liaison with MoA on new ag bylaws for ag-tourism & farm retail.
Why can the land not be used for weddings, yet farmers can have stores and restaurants on them?	Revised OCP policies on ag tourism/retail.			CoA to continue liaison with MoA on new ag bylaws for ag-tourism & farm retail.
How are commercial weddings occurring in Kelowna/ok?			Review Kelowna BLE strategies.	

Proposed AgRefresh Themes - Challenges/What's Not Working Well	OCP Response	Zoning Bylaw Response	Bylaw Compliance Strategy	Other Strategic Initiatives
Examine where/how CoA bylaws conflict with RTF Act (e.g. Watercourse Protection BL, Tree Protection BL, Stormwater Source Control BL for aquifer protection).				CoA liaison with MoA on creating info that explains what falls into the RTF Act, in order to reduce inconsistencies and areas where City Bylaws could conflict with the RTF Act.
Taxation issues. Inequities between industrial uses in OCP Ind. areas vs. in ALR.				City to review ag-industrial taxation with BCAA for ALR & non-ALR locations (e.g. in OCP general industry designated locations).
Need to know size, type, and intensity of farm operations. The Land Use Inventory updated in 2015 will be able to help provide quite a lot of this information.			Indicators and tracking mechanisms could be built into the Compliance Strategy.	Identify that data collection and analysis is key City role. Aim to streamline enforcement and keep rural development aligned with OCP.
Need for 'homeplate' guidance.	Policy needed to support effective use of ag properties for ag as primary use, rather than permitting ag uses to be 'frozen' due to large house siting.	Updated zone regulations for dwelling siting.		
Need to limit the size of processing and retail on ALR.	Revised OCP policy in support of ag processing in ALR & Ind areas (size, location & other criteria).			
Maintaining the balance. Producers vs. processors.		New zones/regs with updates to 50% rule and max bldg area.		Discuss options with the ALC. Consider business licenses for processors regardless of size.
Loss of processors (vegetable).	Revised OCP policy in support of ag processing in ALR & Ind areas (size, location & other criteria).			
Zoning Bylaw regulation. What might be good for one industry/type might not work or others (even other legitimate operations (i.e. chickens vs pigeons)?		Review and revise Ag Zones.		

Proposed AgRefresh Themes - Challenges/What's Not Working Well	OCP Response	Zoning Bylaw Response	Bylaw Compliance Strategy	Other Strategic Initiatives
Zoning has functioned as the policy. Question if the current definition still works. Inadequate land use designations for rural areas and ALR- too broad of a brush- forces regulation through zoning.	Review and revise Land Use Designations. Create more appropriate definition of agriculture for use in OCP designations & in zones.	Review and revise Ag Zones.		
General lack of consistency across plans and policies.	Comprehensively apply new definitions and designations in the OCP and ZBL.			Ensure coordination between OCP, zoning bylaw and enforcement.
City is a 'regulated municipality' so needs strong parameters for regulating land uses in the ALR, and a better process for evaluating ag industrial proposals.				Review current status as a 'regulated municipality' with MoA to determine its relevance for the City.
Challenge with ALC regulations being relevant to current needs/trends. (Can hinder the 'cutting edge').	Review & revise OCP policies & designations.			Need for on-going liaison with ALC & MoA on ALC regs.
Consider the 'best minimums' to regulate agr land uses. Think about the resources that are available to regulate city bylaws. Rules should be direct and 'self-regulating.'		Fewer ag zones, clear regulations.	Indicators and tracking mechanisms could be built into the Compliance Strategy.	
Need to regulate types of business on farmland				Create no-charge business licenses with approval from the Ministry. Register covenants on title to notify new owners about any non-compliance issues with the property.
Balancing Right To Farm Act (FIRB) with other uses in the City. Need to address different mandates between MoA + ALC + City.	Policy direction may be warranted.			Clarifying RTF and creating easy to understand materials that explain what falls into RTF. Discuss with MoA.
Farm diversification challenged by what is permitted (farm viability).	Updated OPC ag policies that support ag uses in ALR.			
Clarity on permitted uses for agritourism (breweries, wineries, agritourism).				Clarify the uses and mix of uses that are permitted uses for agri-tourism. Discuss with the ALC and Min of Ag (new bylaw standards on Agri-Tourism.

Proposed AgRefresh Themes - Challenges/What's Not Working Well	OCP Response	Zoning Bylaw Response	Bylaw Compliance Strategy	Other Strategic Initiatives
Agri-tourism, weddings and banquets, farm retail.				Liaise with ALC & MoA to address ag-tourism regs for Abbotsford as a currently 'regulated municipality.'
Clarification needed for what counts as food & beverage coverage for wineries in the ALR.	New ag policies supporting value-added opportunities.	Revised ag zones.		Clarify with ALC.
Non-agricultural land use for small-scale farmers is very restrictive. Bylaws are not conducive to profitable output for small-scale farms. Plan needs to deal with small-scale farms to allow for viability. Agriculture needs to link growth/opportunity in agri-food sector.	OCP policies that address small-scale farming in ALR.			
Need to foster a wider range of crops. Need to foster the fitting of crops grown to the characteristics of the land (futile and potentially ruinous to try to grow what won't (grow) by heavily altering land use – not wise).	Updated OCP ag policies that provide guidance for greater crop variety.			
Stop pulling ag land (out of the ALR) for commercial uses, and then they become retail on that land.	Updated OPC ag policies that support ag uses in ALR.			
Different rules for breweries vs. wineries and cideries.		New zones/regs.	Strategy to ensure consistency with OCP + ZBL + new Prov regs on agritourism.	Clarify the uses and mix of uses that are permitted uses for agri-tourism. Discuss with the ALC and Min of Ag (new bylaw standards on Agri-Tourism.
Greenhouses on ALR (Class 1 soil) especially if not soil-based. Incentive to locate greenhouses on class 3 – 4 soil.	New ag policy to encourage location of non-soil based ag uses in areas with lower class soils.			
Medical Marihuana production needs to be regulated carefully.		New ag zoning regs for MMPF.		
Disposal issues (bio-energy)	New ag OCP policy for on-farm bio-energy		Enforcement of new regs for anaerobic digester & other bio-energy disposal issues.	
Regulations need to be re-visited (e.g. 300m ² , 50/50 regs).				Discuss options with the ALC – also worthy of discussion with MoA, who control the Farm Bylaw policies.

Proposed AgRefresh Themes - Challenges/What's Not Working Well	OCP Response	Zoning Bylaw Response	Bylaw Compliance Strategy	Other Strategic Initiatives
Use of good agricultural land for processing plants.	New ag OCP policy for guiding on-farm processing (size limitations & impetus for Ind designated areas).			
How can we incorporate supportive tourism into agriculture uses? There is no specific classification.				CoA to continue liaison with MoA on new ag bylaws for ag-tourism & farm retail.
Why should corn mazes be allowed as 'Accessory' uses and not weddings? Don't set up a corn maze as primary use.		New ag zones.		
Equal playing field for industrial vs. farmland processing.	OCP policies that facilitate ag processing in Ind. areas.			City review of DCC's & review of ag taxes with BCAA.
Building from farm code for assembly (sprinklers, occupancy, etc.).				City review of farm code with Province, particularly regarding re-use of farm buildings for ag workers (safety, health, quality of life, etc.).
Size/type of accommodation.		New ag zones.		
Large minimum lot sizes.		New ag zones.		
Challenges; vehicles for supportive/other business on ALR.				Review &/or re-affirm City policy that limits the number of large vehicles to two on ALR properties.
Soil deposition can affect neighbours.			Bylaw enforcement to address illegal soil deposition.	Coordination between City departments for strategic approach to managing soil deposition in ALR.
For bylaw compliance, concerns over the 50% rule & City's requirements to regulate.		Ag zone updates to coordinate with Prov. requirements.		Discuss options with the ALC. Consider business licenses for processor regardless of size.
Establishing co-ops is difficult (have to be a legal co-op).	OCP policy for land uses in rural centres that could include ag co-ops (with appropriate servicing), and preference for areas outside ALR.			It may be possible to identify other non-ALR areas that could be given land use designation for future ag-industrial developments. Could be slightly outside of the scope of this project but worth keeping on our radar.
Co-ops/farm operation.	Providing land use designations for agri-industrial hubs or corridors may be appropriate.			Further discussion with MoA & ALC on Co-ops.

Proposed AgRefresh Themes - Challenges/What's Not Working Well	OCP Response	Zoning Bylaw Response	Bylaw Compliance Strategy	Other Strategic Initiatives
Why are farms not licensed?			Business license tracking would help the City understand what is happening on ag land and how to manage and plan for the servicing needs of ag-industrial operations, etc.	Create no-charge business licenses with approval from the Ministry.
Approval Process				
More restrictions for farmers with lots of paperwork. Hard to spend time on farming.		Clear, concise zones/definitions.		Updated bulletins and application forms. Admin goal to streamlining. rezoning process.
Over-regulation of entrepreneurs. Time consuming process.				Streamlined City application processes & enhanced ALC coordination.
ALR communication. This process needs to be more transparent				Streamlined City application processes & enhanced ALC coordination.
Engagement with multi-stakeholders (lack of communication from stakeholders).	Policy that incorporates engagement at all stages of plan preparation.			City policy to engage residents and all parties in review of agricultural issues.
If land removed from ALR for commercial/industrial uses, it should not then be used for retail/service purposes (e.g. land along Sumas Way that had rail/highway access that is now big box retail & small retail/restaurant use.				Enhanced coordination with ALC on ALR Exclusion applications for short & long-term land uses.
Big players working the system (clear-cut, subdivide, new non-agricultural uses).	Updated environmental DP guidelines with policy details for agricultural lands in ALR and outside of ALR.		Enhanced rural area Bylaw enforcement for environmental protection bylaws.	Ensure consistency in administering City's bylaws for ALR areas.
Recognize trend for use of variance applications for supportive ag uses (e.g. second dwellings, seasonal farm worker accommodations) to increase space for farm worker accommodation.		New ag zones will be prepared to clarify floor area requirements for farmworker accommodation.		

Proposed AgRefresh Themes - Challenges/What's Not Working Well	OCP Response	Zoning Bylaw Response	Bylaw Compliance Strategy	Other Strategic Initiatives
What was built to code (previously), may not be anymore.			Enforce Building Code requirements with Bldg Division to ensure fairness & safety.	
Bylaw Enforcement				
Easier to do things illegally than legally. Non-compliance with dumping, contamination, illegal land use.			Proactive Bylaw enforcement with assistance from database/GIS mapping.	
Difficulty in enforcement of existing and new farm bylaws.				Determine what is Provincially enforced and what is City enforced. Obtain clarity on City's role as a 'regulated municipality'. Where does enforcement responsibility of City end & ALC/MoA begin:?
Need to prioritize enforcement (need a 'framework' for "BLE strategy).			New Bylaw compliance strategy.	
Increase bylaw officer capacity in rural/agricultural area (e.g. wedding issue).			Add/enhance staffing for proactive enforcement.	
Farm practices that impact surrounding farms in a negative way (propane cannons, pest and herbicide spray).	OCP policy that supports best environmental management in farming practices.			
How do we better monitor the land use with respect to the bylaws? Enforcement issues.			Use of enhanced database & GIS info.	
Change the 'tell on your neighbour' to get Bylaw action. City to take action on its own. Educate farm owners on rules to be followed. "Complaint-driven not enough."			Change approach to proactive enforcement. Clear BLE communications with ag land owners and businesses.	
Managing expectations on monitoring and enforcement.				Once the data is collected it will become clearer as to what is realistic to monitor.

Proposed AgRefresh Themes - Challenges/What's Not Working Well	OCP Response	Zoning Bylaw Response	Bylaw Compliance Strategy	Other Strategic Initiatives
How to monitor mushroom operations.	May be worthwhile creating specific policies regarding intensive farming.	Intensive farming can be defined differently than non-intensive farming in the zoning bylaw.		Determine what is needed and who would be responsible for this. Possible to require Business License for mushroom operations or for all intensive farm operations.
Consider more restrictive bylaws in Abbotsford than Provincial rules regarding agriculture only uses of ag land.	OCP policy supporting ag uses as primary uses in ALR.	New ag bylaws to provide clarity on permitted uses.		
Force compliance of existing land use regulations (Ag land for ag purposes & not truck/RV parking).			Use Bylaw database & GIS info to identify how big of a problem this is, how to enforce.	
Queen Street – Truck parking. Not enforcing. Could tax this. Fair playing field.			BLE strategy to target specific areas where non-compliance identified.	
Illegal soil deposit/fill.			Coordinate BLE on soil deposition/removal with Engineering Dept.	
Non-compliance – dumping, contamination, illegal land use			Coordinate with Engr. Dept. Database & conduct graduated enforcement on known soil deposition sites.	
Agri-tourism: successful operations and impacts to others in the area (traffic noise, smell complaints).	Provide policies that encourage best practices in ag and ag-supportive businesses.			Coordinate with Engineering on Master Transportation Plan review for rural road strategies (focus on traffic speed, safety, cycle/pedestrian linkages).
Smaller properties generally should not be more open to non-farm use because the proportional effect of loss of land to such use is greater on a smaller property.	Policy supporting intensive ag on small ALR properties.			
Discourage land-neglective speculators. Use whatever means exist rigorously. Find more effective means if necessary & possible.				Discuss land speculation concerns with BCAA + FVREB + Ag industry associations + UFV for effective strategy.

Proposed AgRefresh Themes - Challenges/What's Not Working Well	OCP Response	Zoning Bylaw Response	Bylaw Compliance Strategy	Other Strategic Initiatives
Enforcing fairness of the 50% rule. (Needs to be equitable). The 'tattle-tale system' is not fair and won't work well regarding enforcement.				Review 50% rule with ALC & MoA. Consider business licenses for processors regardless of size.
Non-farm Development Impacts				
Pressure from residential and other development and ALR exclusion.	Policy on urban land uses & new Ag protection DP guidelines.	New ag zones with home siting (homeplate) regs.		
Underutilization/inefficient use of agricultural land (lack of intensity).	Policy to encourage ag uses within ALR.			City & Provincial coordination to incentivize farming in ALR (tax benefits, etc.).
Need to focus on primary production on high value lands. Move greenhouses and secondary production to commercial areas & poorer quality lands.	OCP policy supporting ag uses as primary uses in ALR.			
Need for more large parcels of industrial land.	OCP policy that encourages ag industry to locate in industrial designated areas.			
Environment				
Environmental concerns. Producing in a responsible way could be more costly.	Ag policies that encourage BMP's for environmental farm planning.			City to coordinate with Prov to review Environmental Farm Bylaws/practices with financial incentives for sound management.
Flood risk from Fraser River and Nooksack River.	Policies that provide caution around flooding potential.	Review Flood protection requirements with MoA.		City + Prov + Fed Govt to review flood warning system to provide protection for farmers/employees/livestock.
Climate change – water shortages, pests, wildfires. Need for adaptation strategies.	Policy on ag climate change adaptation.			Coordination with MoA on Provincial guidelines for climate change adaptation for ag areas. Enhanced communications with ag community
Food security.	Policy on food security that encourages crop diversification, climate adaptation & flood protection			City & MoA to coordinate on education around food security, crop diversity, climate change.
Biosecurity as farm density increases and as urban areas press in on ag land.	Policy stating need for agri bio-security and ag-environment BMP's.			City and MoA + BC MoE coordination and public education around bio-security issues/prevention.

Proposed AgRefresh Themes - Challenges/What's Not Working Well	OCP Response	Zoning Bylaw Response	Bylaw Compliance Strategy	Other Strategic Initiatives
Environmental Farm Management strategies - to address nitrate & phosphate loading, water quality, run-off, waste streams, food safety, chicken barn fan noise, etc.	Ag policies that support best ag-environmental mgmt practices.			
Soil deposition and removal with inherent need to protect groundwater from impacts (e.g. nutrient management, oil and chemical spills, heavy metals, etc.).	Can include policy statements that encourage Best Management Practices, Environmental Farm Planning, etc.		Address illegal soil deposition.	Central Saanich may have some good examples for these policies. BLE coordination with Engineering Dept re; Soil Removal/deposition permits & gravel extraction in ALR. Incentive/requirements for cover cropping.
Tree & watercourse protection (vs. RTF Act.	Policy to encourage tree retention and watercourse protection that will assist in crop protection/production.			Need communications strategies re tree removal on ALR for farming.
Agriculture Infrastructure				
Water - access for more irrigation due to extreme weather/climate change (concerns over high water use by berry farms & greenhouses).	Policy on ag area infrastructure to ensure services for expanding ag industry.			Develop engineering master service plans for rural/ag locations.
City should use technology that provides quick notice for water leaks on ag properties.				Use of hi-tech/digital monitoring (smart water meters).
Dykes and Stormwater and floodplain management (need to know what is happening on the land & when in order to plan for most effective flood response).	Policy for floodplain protection of ag areas.			Coordination with Engr Dept for dyke upgrading and maintenance (particular concerns with Fraser River Frechette).
Maintenance of existing ditches.				Coordination with Engineering Department for ditch clearing schedule (ensuring ditches are cleaned on both sides of rural roads).
Open ditch maintenance (Crossover with Infrastructure and engineering). Sedimentation issues in ditches that end up clogging surface water drainage.				Changes to watercourse protection bylaw would come up against the right to farm act (dust nuisance). Bring it to FIRB.
Wastewater management (What about on-site wastewater management instead of using city systems?)		Could be a condition for use in ZBL.		Business licenses will help to answer some of the water use questions.
Safe Rural Roads - Design and maintain for all users. (utilize traffic lights, sidewalks, signs for road sharing, and safety for pedestrians, equestrian users).				Coordinate with Engineering Dept on review of Transportation/Transit Master plan for rural roads.

Proposed AgRefresh Themes - Challenges/What's Not Working Well	OCP Response	Zoning Bylaw Response	Bylaw Compliance Strategy	Other Strategic Initiatives
Transportation (Concerns about distribution vehicles moving through farm areas. e.g. many of the distributors were unsupportive of creating an ag-industrial processing hub on Fraser Hwy because traffic is so bad).	Policy & designation for ag-industry location(s).			
Lack of services in rural centres.	Policy for planning rural centres.			Clarify policies on rural servicing, limit commitment for the City to service rural areas. Manage public expectations around what the City does/does not provide for rural servicing.
Explore potentials for integrated uses/activities & managing by-products (anaerobic digesters for waste treatment + by-products + grid energy + pollution/GHG reduction).				
Min. of Ag staff recommend not having land uses that require major infrastructure (e.g. water) in the ALR for food processing, breweries, medical marijuana operations). The ALR should not facilitate 'industrial sprawl.'	Policy that directs ag industry to locate in industrial designated areas.			Coordinate with Engineering to ensure urban services are not extended throughout ALR.
Advancing Agriculture				
Rising prices for feed, processing.	Policy for ag coops to help reduce some costs of ag.			
Cost of incorporating technology.	Policy supporting hi-tech agri production & services.			
Exposure to markets (Engage supply management, dairy, vegetable producers, youth in agriculture).				Coordinate with Chamber of Commerce & Ag industry to promote ag in Abbotsford.
Lack of flexibility around housing options for multi-family farms.		Ag bylaws that provide for on-farm housing accommodation.		
Educate children/students about the importance of agriculture and the relationship with food and mental development.				CoA coordination with UFV and School District & ag industrial associations.
Small scale (6 – 10 people) culinary school (like France, with B & B). On-farm, local grown, celebrity chef (tourism/ag education).	Policy to encourage small-scale ag-tourism & culinary advancement.			Coordinate with Chamber of Commerce & Ag industry to promote ag in Abbotsford.

Proposed AgRefresh Themes - Challenges/What's Not Working Well	OCP Response	Zoning Bylaw Response	Bylaw Compliance Strategy	Other Strategic Initiatives
Agricultural Employment				
Labour market/supply.	Policy to facilitate seasonal and permanent ag workers on farms & in rural centres.	Ag bylaws that provide for on-farm housing accommodation.		
Young people don't want to farm, and aging farmers.	Policy to encourage ag business.			City coordinates with UFV + Ag industries + Fed gov to encourage ag training + local and foreign farm workers
Lack of farm workers (specific housing).	Policy to facilitate seasonal and permanent ag workers on farms & in rural centres.			
Access to labour with intensifying agriculture, housing seasonal and permanent workers on farm (to account for farmworkers who manage after-hour concerns (e.g. chickens - where barns need constant monitoring by on-farm personnel).	OCP Ag policies on farm worker accommodation.	Ag bylaws that provide for on-farm housing accommodation.		
Farmworker accommodation is not working. One size does not fit all situations (See Chilliwack Ag Bylaw). Max building size (200 - 300m2) is not working.		New ag zones to provide greater scope & clarity around farm worker accommodation needs.		
Secondary Agricultural Uses				
Regulations				
City bylaws & policies lagging behind direct marketing and agri-tourism activities.	Review & revise OPC policies/designations that address ag-tourism and direct marketing.	Review and revise Ag Zones.		Communications strategy supporting ag innovation.
Having ALC & MoA onside with views of City staff/Council and farmers.				Discuss with MoA to clarify RTF and creating info on what falls into RTF.
Proposed agri-tourism & retail rules may stifle marketing innovation.	Update existing OCP ag policies that support ag growth.	Zone(s) allowing for ag tourism.		
Bylaws restricting the size of buildings...both retail, worker housing.		Revise ag zones to address worker housing size, location.		

Proposed AgRefresh Themes - Challenges/What's Not Working Well	OCP Response	Zoning Bylaw Response	Bylaw Compliance Strategy	Other Strategic Initiatives
Parking for agri-tourism, especially food/beverage business.		Review parking requirements for B&B and home occupation.		
Pressure to utilize old farm buildings for non-farm uses.	Policy that addresses new primary & secondary ag uses.		Enforcement on building permits for farm building conversion.	
Concerns with Zoning Bylaw: fulltime employees, seasonal workers (200m ² max floor area prompts variances to increase floor area), mobile homes, second dwellings. Other key concerns: aggregate processing, truck parking, RV/industrial warehousing in ALR.		New ag zones that clearly define ag fulltime and seasonal workers + accommodation needs.		
Need to know size, type, and intensity of farm operations. The Land Use Inventory updated in 2015 will be able to help provide quite a lot of this information.			Indicators and tracking mechanisms could be built into the Compliance Strategy.	Identify that data collection and analysis is key City role. Aim to streamline enforcement & keep rural development aligned with OCP.
Unfair advantages for agri-tourism (where agri-tourism acts as primary use).		New ag zones & definitions that clarify new secondary ag uses.		
For accessory ag uses (e.g. agri-tourism, weddings, restaurants, farm retail), City recommends that Min Ag not proceed at this time until ag tourism is reviewed in greater depth.				CoA to coordinate with MoA in reviewing ag-tourism, farm retail uses (secondary or primary ag uses)?
Having a fair policy for supporting berry processing (equal playing field needed for processors and farm operations).		New ag zones & definitions that clarify new secondary ag uses & processing.		It may be possible to identify other non-ALR areas that could be given land use designation for future ag-industrial developments.
Zoning Bylaw regulation. What might be good for one industry/type might not work for others (even other legitimate operations (i.e. chickens vs pigeons)?			Enforcement strategy to be 'progressive'.	
Challenge with ALC regulations being relevant to current needs/trends.				Review ALC regs & RTF Act with ALC & MoA.
Regulations need to be re-visited (e.g. 300m ² , 50/50 regs). 50% for processors may not be high enough.			Business licenses for ag operations regardless of size.	Review 50% rule with ALC & MoA.

Proposed AgRefresh Themes - Challenges/What's Not Working Well	OCP Response	Zoning Bylaw Response	Bylaw Compliance Strategy	Other Strategic Initiatives
How can we incorporate supportive tourism into agriculture uses? There is no specific classification. (Are corn mazes classified as primary or secondary/ag tourism?)		Need updated ZBL definitions for secondary uses (B & B, some forms of ag-tourism, etc.).		
Size/type of accommodation and minimum lot sizes for secondary ag.	Policy to consider different approaches for different types of ag housing.			
Challenges; vehicles for supportive/other business on ALR.			Clarity required on regulating types of home based businesses (business licenses).	
Residential as accessory use only. Land must be under production (e.g. Japan, Netherlands).	Policy supporting agriculture as primary land use in ALR.	Homeplate req'ts for zoning bylaw ag zones & definitions.		
Soil deposition can affect neighbours.			High priority to enforce and require compliance on soil deposition in ALR.	
Clarity on permitted uses for agritourism (breweries, wineries, agritourism).				Clarify the uses and mix of uses that are permitted uses for agri-tourism - discuss with the ALC and Min of Ag (new bylaw standards on Agri-Tourism.
Need to regulate types of business and second dwellings on farmland.				Create no- charge business licenses with approval from the Ministry. Register covenants on title to notify new owners about any non-compliance issues with the property.
Clarity on regulating types of home based businesses.				Determine ability for home based businesses to be more tightly regulated to ensure alignment with permitted uses of ag land. Identify data points/needs for changes in home based businesses in the ALR.
Agri-tourism, weddings and banquets, farm retail.				Liaise with ALC & MoA to address ag-tourism regs for Abbotsford as a currently 'regulated municipality'.

Proposed AgRefresh Themes - Challenges/What's Not Working Well	OCP Response	Zoning Bylaw Response	Bylaw Compliance Strategy	Other Strategic Initiatives
Approval Process				
More restrictions for farmers with lots of paperwork. Hard to spend time on farming.		Clear, concise zones/definitions.		Updated bulletins and application forms. Admin goal to streamlining. rezoning process.
Over-regulation of entrepreneurs. Time consuming process.				Streamlined City application processes & enhanced ALC coordination.
Disconnect between government bodies & regulations & processes. Communications needs to be more transparent.				Streamlined City application processes & enhanced ALC coordination.
Consistency with CoA OCP and ZBL with new regs on processing.		Many of these details will be borne out in the zoning bylaw.		Discuss options with the ALC – also worthy of discussion with Min of AG, who control the Farm Bylaw policies.
Issuing of permits (for accessory agricultural uses) is the biggest issue. The ALC provides a checklist/questions to ask at the permitting stage.				Review ALC checklist for ag permits.
Recognize trend for use of variance applications for supportive ag uses (e.g. second dwellings, seasonal farm worker accommodations) to increase space for farm worker accommodation.		New ag zones/regs to clarify dwelling siting & should reduce # of variance appl'ns.		
Bylaw Enforcement				
Home occupation enforcement.		Updated zones & ZBL definitions to address home occupations in ALR.	Set high priority for graduated enforcement to secure compliance with home occupations.	
No business license requirements for a farm, so need info, and means to regulate. As a 'regulated municipality', Abbotsford may be able to use business licenses for farms.			Through Bylaws, determine how home based businesses can be more tightly regulated to ensure alignment with permitted ag land uses.	
Agri-tourism: successful operations and impacts to others in the area (traffic noise, smell complaints).			Proactive & graduated enforcement.	

Proposed AgRefresh Themes - Challenges/What's Not Working Well	OCP Response	Zoning Bylaw Response	Bylaw Compliance Strategy	Other Strategic Initiatives
Difficulty in enforcement of existing and new farm bylaws.			Determine what is Provincially enforced and what is City enforced. Obtain clarity on City role as a mun with a Farm BL. Where does enforcement responsibility of City end & ALC/MoA begin?	
Non-Agricultural Uses				
(Agri-industrial needs & challenges; Commercial Truck parking; RV storage)				
Regulations				
Erosion of ag land to other uses.	Enhance new OCP ag policies to support ag development in ALR.			Admin consistency between OCP policies and new ag zones will provide clarity for public & bylaw compliance.
Lack of clarity with regulations. (Need for flexibility) - Trying to address all producers with singular regulations.		Review and revise Ag Zones.	Compliance strategy.	
Having ALC & MoA onsite with views of City staff/Council and farmers.				Discuss with MoA to clarify RTF and creating info on what falls into RTF.
Allow for non-agricultural uses that have to exist.		Clarify with new ag zones.	Enforcement.	Clearly identify ALC permitted non-ag uses/locations in data base and GIS mapping to assist planning analysis & BLE. Review ALR non-ag/exclusion process with ALC.
Is there a way to ensure that agricultural land is actually being utilized for agriculture purposes rather than sitting dormant?	Enhance new OCP ag policies to support ag development in ALR, and minimize opportunities for non-ag uses.			Liaison with MoA + Ag Industries + FVREB in facilitating greater use of ALR land for ag uses (vs. non- ag + 'estate' residential).
Define Agri-tourism that is easy to understand.		Update Zoning BL ag definitions.		
Pressure to utilize old farm buildings for non-farm uses.	Policy that addresses new primary & secondary ag uses.	Clarification on permitted primary & accessory ag land uses in ag zones.	Enforcement on building permits for farm building conversion.	

Proposed AgRefresh Themes - Challenges/What's Not Working Well	OCP Response	Zoning Bylaw Response	Bylaw Compliance Strategy	Other Strategic Initiatives
Why can the land not be used for weddings, yet farmers can have stores and restaurants on them?	Revised OCP policies on ag tourism/retail.			CoA to continue liaison with MoA on new ag bylaws for ag-tourism & farm retail.
General lack of consistency across plans and policies.	Comprehensively apply new definitions and designations in the OCP and ZBL.			Ensure coordination between OCP, zoning bylaw and enforcement.
Need to regulate types of business on farmland.				Create no- charge business licenses with approval from the Ministry. Register covenants on title to notify new owners about any non-compliance issues with the property.
Challenge with ALC regulations being relevant to current needs/trends. (Can hinder the 'cutting edge').	Review & revise OCP policies & designations.			Need for on-going liaison with ALC & MoA on ALC regs. That will help define/identify non-ag uses & bylaw enforcement.
Non-agricultural land use for small-scale farmers is very restrictive. Bylaws are not conducive to profitable output for small-scale farms. Plan needs to deal with small-scale farms to allow for viability. Agriculture needs to link growth/opportunity in agri-food sector.	OCP policies that address small-scale farming in ALR.			This would need to be discussed with ALC & MoA to determine if certain types of non-ag land uses are acceptable for small-scale properties in ALR (farms).
Farm diversification challenged by what is permitted (farm viability).	Updated OPC ag policies that support ag uses in ALR.	Review if permitted uses allow for farm diversification (thereby limiting potential for non-farm activity).		
Use of good agricultural land for processing plants.	New ag OCP policy for guiding ag processing to industrial designated areas.			
Co-ops/farm operation.	Providing land use designations for agri-industrial hubs or corridors may be appropriate.			Further discussion with MoA & ALC on Co-ops to determine acceptable location, size, siting, etc.
Equal playing field for industrial vs. farmland processing.	OCP policies that facilitate ag processing in Ind. areas.			City review of DCC's & review of ag taxes with BCAA.

Proposed AgRefresh Themes - Challenges/What's Not Working Well	OCP Response	Zoning Bylaw Response	Bylaw Compliance Strategy	Other Strategic Initiatives
Building from farm code for assembly (sprinklers, occupancy, etc.).	Policy on adaptive re-use of farm buildings for land uses acceptable in ALR.			City review of arm code with Province, particularly regarding re-use of farm buildings for ag workers (safety, health, quality of life, etc.).
Challenges; vehicles for supportive/other business on ALR..			Review City's truck parking policy regarding # and location of trucks on ALR properties.	Review &/or re-affirm City policy that limits the number of large vehicles to two on ALR properties.
Soil deposition can affect neighbours.			Bylaw enforcement to address illegal soil deposition.	Coordination between City departments for strategic approach to managing soil deposition in ALR.
Approval process.				
More restrictions for farmers with lots of paperwork. Hard to spend time on farming.		New ag zones to be clear, concise (will clarify bylaw enforcement of non-farm uses).		Updated bulletins and application forms. Admin goal to streamlining. rezoning process.
ALR communicate. This process needs to be more transparent.				Streamlined City application processes & enhanced ALC coordination, could assist in reducing non-farm uses and enhancing/clarifying bylaw conformance.
What was built to code (previously), may not be anymore.			Enforce Building Code requirements with Bldg Division to clearly identify non-ag uses & to facilitate compliance.	
Bylaw Enforcement				
Easier to do things illegally than legally. Non- compliance with dumping, contamination, illegal land use.			Proactive Bylaw enforcement with assistance from database/GIS mapping.	
How do we better monitor the land use with respect to the bylaws? - Enforcement issues.			Use of enhanced database & GIS info.	
Force compliance of existing land use regulations (Ag land for ag purposes & not truck/RV parking).			Use Bylaw database & GIS info to identify how big of a problem this is, how to enforce.	

Proposed AgRefresh Themes - Challenges/What's Not Working Well	OCP Response	Zoning Bylaw Response	Bylaw Compliance Strategy	Other Strategic Initiatives
Consider more restrictive bylaws in Abbotsford than Provincial rules regarding agriculture only uses of ag land.	OCP policy supporting ag uses as primary uses in ALR.	New ag bylaws to provide clarity on permitted uses.		
Smaller properties generally should not be more open to non-farm use because the proportional effect of loss of land to such use is greater on a smaller property.	Policy supporting intensive ag on small ALR properties.			
Discourage land-neglective speculators. Use whatever means exist rigorously. Find more effective means if necessary & possible.				Discuss land speculation concerns with BCAA + FVREB + Ag industry associations + UFV for effective strategy.
Illegal soil deposit/fill.			Coordinate BLE on soil deposition/removal with Engineering Dept.	
Queen Street – Truck parking. Not enforcing. Could tax this. Fair playing field.			BLE strategy that prioritizes compliance for unauthorized truck parking.	
Non-farm Development Impacts				
Underutilization/inefficient use of agricultural land (lack of intensity).	Policy to encourage ag uses as the primary uses within ALR.			City & Provincial coordination to incentivize farming in ALR (tax benefits, etc.).
Need for more large parcels of industrial land.	OCP policy that encourages ag industry to locate in industrial designated areas to help reduce impetus for non-ag businesses to locate in ALR.			
Rural estates put pressure on farm practices and take land out of production.	Ag policy on location and size of farm dwellings to maximize opportunities for ag activities in ALR vs. rural estates.	Zones with farm plate requirements.		

Proposed AgRefresh Themes - Challenges/What's Not Working Well	OCP Response	Zoning Bylaw Response	Bylaw Compliance Strategy	Other Strategic Initiatives
Non-agricultural uses in the ALR (truck parking, soil removal). Review to see the magnitude of this problem.			Review truck parking policy and coordinate compliance work with Engineering for unauthorized soil deposition.	
Challenge of pressure from industry for land with land speculation, land neglect or even land abuse.	Review of areas that are of interest to industry.			
These (Industrial farming) activities could take place on industrial land or 2 nd class agricultural land.	Policy to encourage ag-industrial uses to locate in industrial designated areas.			
Conflict between use of land and consumption of land (gravel vs. farmland).				City to meet with MoA + Fed gov to reduce impacts of mineral extraction (+ soil removal and deposition) within the ALR, particularly prime soil areas.
Increased commercial activity on ag land.				Review ag-retail and ag-tourism with MoA.
Growth pressures from Metro Vancouver increasing land costs.				Coordinate Metro & FVRD regional growth strategies to ensure there is no impact upon ALR.
When the City needs more industrial land, they go after ALR land rather than converting other lands.	Review industrial land requirements for suitable locations.			
Warehousing in old barns.			Bylaw compliance strategy (database/GIS to identify non-ag warehousing in ag buildings).	
ALR land is the cheapest of all land so it is under constant threat by developers for residential, commercial and industrial.				Review ag property taxation for non-farm uses (e.g. rural estates) with BCAA, and impacts of 'rural estates' upon ag land values in ALR.
Economic pressures on small lot properties (viability of farming). Pressures upon ALR from creation of very small farms.	Policy that encourages retention of large parcels in ALR for ag activities.			Review equitable taxation for small-scale active farms.

Proposed AgRefresh Themes - Challenges/What's Not Working Well	OCP Response	Zoning Bylaw Response	Bylaw Compliance Strategy	Other Strategic Initiatives
Cost of farmland for new farmers.				Multi-party issue that requires coordinated review/strategy between City, FVRD, Metro, Prov and Fed Gov (to address foreign property investment).
Limitless house sizes on farm land.		New ag zones define siting and max res floor areas (with a 'cap').		
Regulatory Issues				
(Rural/urban Interface, Agriculture Servicing Requirements, Agri-Business, Agricultural Environment Management)				
Rural/Urban Interface (Noise, Odour, Trespass, Impact on natural environment, soil removal & deposition, waste & byproduct management, setbacks between urban and agricultural uses)				
The urban-Agriculture buffer is way too small (i.e. a residential house can be built much too close to a farming field). Residential encroachment on ALR.	Revised buffer DP guidelines.			
The design guidelines were directly adopted from ALC and Min of Ag publications. Are they actually appropriate for Abbotsford?	Reference DPAs for AG Protection in the OCP as specific policy. Incorporate into OCP policy & relevant (urban side) zones in ZBL.	Update Zoning Bylaw based on review, as required.		
Conflicts between farmers and non-farmers over farm practices (odours, pesticide drift).		Review setback requirements for ag buildings next to UDB.		
Agriculture Servicing Requirements (Irrigation, water demand requirements, drainage, flood control, storm water management)				
Min. of Ag staff recommend not having land uses that require major infrastructure (e.g. water) in the ALR for food processing, breweries, medical marihuana operations). The ALR should not facilitate 'industrial sprawl'.	Policy that directs ag industry to locate in industrial designated areas.			Coordinate with Engineering to ensure urban services are not extended throughout ALR.
Water - access for more irrigation due to extreme weather/climate change (concerns over high water use by berry farms & greenhouses).	Policy on ag area infrastructure to ensure services for expanding ag industry.			Develop engineering master service plans for rural/ag locations.
7.1 Dykes and Stormwater and floodplain management (need to know what is happening on the land & when in order to plan for most effective flood response).	Policy for floodplain protection of ag areas.			Coordination with Engr Dept for dyke upgrading and maintenance (particular concerns with Fraser River Frechette).

Proposed AgRefresh Themes - Challenges/What's Not Working Well	OCP Response	Zoning Bylaw Response	Bylaw Compliance Strategy	Other Strategic Initiatives
7.4 Wastewater management. (What about on-site wastewater management instead of using city systems?)		Could be a condition for use in ZBL.		Business licenses will help to answer some of the water use questions.
Safe Rural Roads - Design and maintain for all users (utilize traffic lights, sidewalks, signs for road sharing, and safety for pedestrians, equestrian users).				Coordinate with Engineering Dept. on review of Transportation/Transit Master plan for rural roads.
Lack of services in rural centres.	Policy for planning rural centres.			Clarify policies on rural servicing, limit commitment for the City to service rural areas. Manage public expectations around what the City does/does not provide for rural servicing.
Agri-Business (Agri-service industry, processing, marketing & distribution)				
Advancing Agriculture (from: Agriculture Technology + Agricultural Education & Marketing + Agricultural Economics (Cost of farming))				
Cost of incorporating technology.	Policy that encourages use of new technology and agri BMP's to enhance agri business success.			City to liaise with MoA, UFV, agri-industry associations to inform ag business owners about new tech and practices.
Who to engage for program: supply management, dairy, vegetables, youth in agriculture.				City, UFV an school District could provide info/education non agriculture.
Not being able to afford the proper improvements needed to run the farm efficiently. Rising cost of feed, processing.	Policy that encourages farm and producer co-ops to share resources and reduce operating costs.			
Lack of flexibility around housing options for multi-family farms.	Policy that recognizes varying needs of farmworker accommodation.	Zoning bylaw updates that account for multi-family farms.		
Taxation issues. Inequalities between industrial uses in OCP industrial areas vs. in the ALR.				City to review agri-industrial taxation with BCAA for ALR & non-ALR locations (e.g. in OCP General Industry designated locations).
Agricultural Environment Management (Waste/Waste Management Act), aquifer protection, streamcourse protection, climate change adaptation)				
Environmental Farm Management strategies - to address nitrate & phosphate loading, water quality, run-off, waste streams, food safety, chicken barn fan noise, etc.	Ag policies that support best ag-environmental mgmt practices.			

Proposed AgRefresh Themes - Challenges/What's Not Working Well	OCP Response	Zoning Bylaw Response	Bylaw Compliance Strategy	Other Strategic Initiatives
Climate change – water shortages, pests, wildfires. Need for adaptation strategies	Policy on ag climate change adaptation.			Coordination with MoA on Provincial guidelines for climate change adaptation for ag areas. Enhanced communications with ag community.
Flood risk from Fraser River and Nooksack River.	Policies that provide caution around flooding potential.	Review Flood protection requirements with MoA.		City + Prov + Fed Govt to review flood warning system to provide protection for farmers/employees/livestock.
Food security.	Policy on food security that encourages crop diversification, climate adaptation & flood protection.			City & MoA to coordinate on education around food security, crop diversity, climate change.
Biosecurity as farm density increases and as urban areas press in on ag land.	Policy stating need for agri bio-security and ag-environment BMP's.			City and MoA + BC MoE coordination and public education around bio-security issues/prevention.
Soil deposition and removal with inherent need to protect groundwater from impacts (e.g. nutrient management, oil and chemical spills, heavy metals, etc.).	Can include policy statements that encourage Best Management Practices, Environmental Farm Planning, etc.		Address illegal soil deposition.	Central Saanich may have some good examples for these policies. BLE coordination with Engineering Dept. re; Soil Removal/deposition permits & gravel extraction in ALR. Incentive/requirements for cover cropping.
Open ditch maintenance (Crossover with Infrastructure and engineering). Sedimentation issues in ditches that end up clogging surface water drainage.				Changes to watercourse protection bylaw would come up against the right to farm act (dust nuisance). Bring it to FIRB.
Tree & watercourse protection (vs. RTF Act).	Policy to encourage tree retention and watercourse protection that will assist in crop protection/production.			Need communications strategies re tree removal on ALR for farming.
Explore potentials for integrated uses/activities & managing by-products (anaerobic digesters for waste treatment + by-products + grid energy + pollution/GHG reduction).	Policy supporting integrated waste management/co-gen systems for agriculture.			

Proposed AgRefresh Themes - Challenges/What's Not Working Well	OCP Response	Zoning Bylaw Response	Bylaw Compliance Strategy	Other Strategic Initiatives
Non-regulatory Issues				
(Public attitude & expectation, high cost of land, pressures on land base due to demands, protection of agricultural land base, growth potential, agriculture outside ALR)				
Public attitude and expectation - social, environmental and economic				
Having ALC & MoA onside with views of City staff/Council and farmers. More transparent communication with ALC.				Discuss with MoA to clarify RTF and creating info on what falls into RTF.
Rules: Possible loss of \$ and industry to adjacent jurisdictions due to inconsistencies. (E.g. move to Alberta, USA, etc.).	OCP policy supporting ag uses & ag support uses/locations.			Communications/admin strategy for City thru Econ Dev & Communications with input from ag industry + Coc + MoA.
Big players working the system (clear-cut, subdivide, new non-agricultural uses).	Updated environmental DP guidelines with policy details for agricultural lands in ALR and outside of ALR.		Enhanced rural area Bylaw enforcement for environmental protection bylaws.	Ensure consistency in administering City's bylaws for ALR areas.
Engagement with multi-stakeholders (lack of communication from stakeholders).	Policy that incorporates engagement at all stages of plan preparation.			City policy to engage residents and all parties in review of agricultural issues.
Easier to do things illegally than legally. Non-compliance with dumping, contamination, illegal land use.			Proactive Bylaw enforcement with assistance from database/GIS mapping.	
Managing expectations on monitoring and enforcement.				Once the data is collected it will become clearer as to what is realistic to monitor.
How do we better monitor the land use with respect to the bylaws? - Enforcement issues.			Use of enhanced database & GIS info.	
How to monitor mushroom operations.	May be worthwhile creating specific policies regarding intensive farming.	Intensive farming can be defined differently than non-intensive farming in the zoning bylaw.		Determine what is needed and who would be responsible for this. Possible to require Business License for mushroom operations or for all intensive farm operations.

Proposed AgRefresh Themes - Challenges/What's Not Working Well	OCP Response	Zoning Bylaw Response	Bylaw Compliance Strategy	Other Strategic Initiatives
Change the 'tell on your neighbour' to get Bylaw action. City to take action on its own. Educate farm owners on rules to be followed. 'Complaint-driven not enough.'			Change approach to proactive enforcement. Clear BLE communications with ag land owners and businesses.	
Increase bylaw officer capacity in rural/agricultural area (e.g. wedding issue).			Add/enhance staffing for proactive enforcement.	
Need to prioritize enforcement (need a 'framework' for "BLE strategy).			New Bylaw compliance strategy.	
High Cost of land				
Pressure from residential and other development and ALR exclusion.	policy on urban land uses & new Ag protection DP guidelines.	New ag zones with home siting (homeplate) regs.		
Economic pressures on small lot properties (viability of farming).				Review equitable taxation for small-scale active farms.
Cost of farmland for new farmers.				Multi-party issue that requires coordinated review/strategy between City, FVRD, Metro, Prov and Fed Gov (to address foreign property investment).
Pressures on land base due to demand for: urban growth, development , availability of services, infrastructure - access roads.				
Erosion of ag land to other uses.	Enhance new OCP ag policies to support ag development in ALR.			Admin consistency between OCP policies and new ag zones will provide clarity for public & bylaw compliance.
Growth pressures from Metro Vancouver increasing land costs.				Coordinate Metro & FVRD regional growth strategies to ensure there is no impact upon ALR.
Challenge of pressure from industry for land with land speculation, land neglect or even land abuse.	Review of areas that are of interest to industry.			
Subdivision creating very small farms.	Policy that encourages retention of large parcels in ALR for ag activities.			

Proposed AgRefresh Themes - Challenges/What's Not Working Well	OCP Response	Zoning Bylaw Response	Bylaw Compliance Strategy	Other Strategic Initiatives
Protection of agricultural land base				
Rural estates - put pressure on farm practices and takes land out of production.	Ag policy on location and size of farm dwellings to maximize opportunities for ag activities in ALR vs. rural estates.	Zones with farm plate requirements.		
Non-agricultural uses in the ALR (truck parking, soil removal). Review to see the magnitude of this problem.			Review truck parking policy and coordinate compliance work with Engineering for unauthorized soil deposition.	
Climate change – water shortages, pests, wildfires. Need for adaptation strategies	Policy on ag climate change adaptation.			Coordination with MoA on Provincial guidelines for climate change adaptation for ag areas. Enhanced communications with ag community.
Food security.	Policy on food security that encourages crop diversification, climate adaptation & flood protection.			City & MoA to coordinate on education around food security, crop diversity, climate change.
Environmental Farm Management strategies - to address nitrate & phosphate loading, water quality, run-off, waste streams, food safety, chicken barn fan noise, etc.	Ag policies that support best ag-environmental mgmt practices.			
Farm practices that impact surrounding farms in a negative way (propane cannons, pest and herbicide spray).	OCP policy that supports best environmental management in farming practices.			
Growth Potential (Limited by small lots (60% of parcels < 4ha not used for farming. 19% available))				
Discourage land-neglective speculators. Use whatever means exist rigorously. Find more effective means if necessary & possible.				Discuss land speculation concerns with BCAA + FVREB + Ag industry associations + UFV for effective strategy.
Cost of incorporating technology Policy supporting hi-tech agri production & services.				
Exposure to markets (Engage supply management, dairy, vegetable producers, youth in agriculture).				Coordinate with Chamber of Commerce & Ag industry to promote ag in Abbotsford.

Proposed AgRefresh Themes - Challenges/What's Not Working Well	OCP Response	Zoning Bylaw Response	Bylaw Compliance Strategy	Other Strategic Initiatives
Rising prices for feed, processing.	Policy for ag coops to help reduce some costs of ag.			
Labour market/supply.	Policy to facilitate seasonal and permanent ag workers on farms & in rural centres.	Ag bylaws that provide for on-farm housing accommodation.		
Young people don't want to farm, and aging farmers.	Policy to encourage ag business.			City coordinates with UFV + Ag industries + Fed gov to encourage ag training + local and foreign farm workers.
Lack of farm workers (specific housing).	Policy to facilitate seasonal and permanent ag workers on farms & in rural centres.			
Agriculture outside ALR (Future)				
Many farming activities that do not need to take place on actual (prime) farmland including: chicken & turkey barns, greenhouses, dairy barns (cows do not go out in fields).	Review potential for non-soil based ag activities to operate outside of ALR.			

1. Do you live in Abbotsford? ☒ YES ☐ NO
2. Do you live in the Agricultural Land Reserve (ALR)? ☒ YES ☐ NO

3. Do you have any additional comments regarding agricultural and/or non-agricultural uses in the ALR in Abbotsford?

The city needs to ensure that country roads do not become plugged with traffic that flows congestion through areas where development has been allowed and caused congestion.

For example: The Abbotsford Mission Hwy has all that development in Sumas. All the stop lights that the city has put on this provincial hwy. Cause traffic to use Harris and Mount Lehman Road.

PLEASE NOTE ALL INPUT WILL BE A MATTER OF PUBLIC RECORD

THANK YOU!

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

1. Do you live in Abbotsford? ☒ YES ☐ NO
2. Do you live in the Agricultural Land Reserve (ALR)? ☒ YES ☐ NO

3. Do you have any additional comments regarding agricultural and/or non-agricultural uses in the ALR in Abbotsford?

I am very concerned about light pollution from Greenhouses.

On farming activities that take place inside and off actual fields should not be allowed to take up precious green fields.

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There are many farming activities that do not need to take place on ~~real~~ actual farmland. These activities are: chicken & turkey barns, greenhouses, dairy barns... cows do not go out in fields.

These activities could take place on industrial land or 2nd class agricultural land. This would leave many acres as fields and as a greenbelt.

AgRefresh needs to address the Industry of Farming and keep that industry off the beautiful green fields of the Fraser Valley. ~~Let those fields be used~~

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* IF land is removed from ALR for commercial/industrial uses it should not then be used for retail/service purposes. Example is land along Sumas Way that had rail and highway access that has gone to big box retail and small retail/restaurant use.

* Force compliance of existing land use regulation - ag land for ag purposes not truck/RV parking.

* Consider having bylaws in Abbotsford which are more restrictive than provincial rules with respect to agriculture only uses of agriculture land. Agriculture is ~~the~~ probably the most significant contributor to the City economy. Destroy Agriculture you destroy the reason the city established in the first place.

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PERMANENT FARM WORKER RESIDENCES - MULTI UNIT
BOTH FOR SINGLE WORKERS & FAMILYS.
EXAMPLE - WE OPERATE A LARGE POULTRY FARM
REQUIRING 8-10 DAILY WORKERS 6 WHO ARE
FOREIGN WORKERS.
THESE FARMS REQUIRE 24/7 ON FARM MANAGEMENT
TO RESPOND TO AFTER HOUR CONCERNS - CASE IN POINT
WE OPERATE 26 - 3000 BARNES OF ORGANIC
CHICKENS. THESE BARN'S NEED CONSTANT MONITORING
BY ON FARM PERSONEL.

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I am ^{unsure} ~~concerned~~ about the cities rdes
around under leaks. I have had a
situation where a in-ground pipe was
leaking and the city forgave that bill of
\$5000. but I was told this was a one-time
thing and next such issue would need to
be paid in full. This makes me worry about
future leaks. Can the city send warning
phone/email/letter if a leak is suspected?
Is the city using technology that ~~and~~
allows for quick notice?

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The roads in the ALR are very busy with many types of traffic (auto, farm and pedestrians). With no sidewalks, sometimes road sharing can be an issue between the runners/pedestrian & the auto. I'm not suggesting widening the roads but perhaps signs indicating road sharing would be helpful or an educational campaign.

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2. Do you live in the Agricultural Land Reserve (ALR)? ☒ YES ☐ NO

3. Do you have any additional comments regarding agricultural and/or non-agricultural uses in the ALR in Abbotsford?

There is a major issue of speeding on the agricultural roads I would like the city to see what they can do about it. They usually speed during the evenings.

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At Bell Rd & Townshipline, there is a "S"-shaped ~~4way~~ 4way stop, with ditches on both sides. Because of the "S" shape, cars end up in the ditch due to the slippery ^{potholes} conditions in winter. I would like to suggest ^{cement} barriers to keep cars out of the ditch.

~~Also~~

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Every year the city cleans the ditches in our area and every year the clean from the same side. This has caused one side to become higher ~~the~~ (of the ditch) than the other. I would like to suggest that ~~each~~ the city change/alternate the side of the ditch that the clean. I have been bringing this issue up w/ the city.

side note City workers need to be mindful of farm equipment when on farms I have had two irrigation pipes broken due to this *

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1. Do you live in Abbotsford?



YES



NO

2. Do you live in the Agricultural Land Reserve (ALR)?



YES



NO

3. Do you have any additional comments regarding agricultural and/or non-agricultural uses in the ALR in Abbotsford?

Non-agricultural land use for small-scale
business is very restrictive
Require changes to ABC/MR legislation &
regulations.
Most legislation, regulations, by-laws are not
conducive to having productive output for
farms that are small-scale
Plan needs to deal with small scale
farms because its becoming harder to be
viable.
Agriculture needs to link ^{growth} opportunities for
Agri-business ~~the~~ ⁱⁿ Agri-food sector

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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		

[illegible]

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

	OPPORTUNITY	CHALLENGE
		
		
		
		
		
		
		

Did we miss anything?

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

Refresh
Enhancing Agriculture in Abbotsford

City of Abbotsford AgRefresh Plan Review Comments

High Value Land – large parcels

Special consideration must be given to the value of level arable land in larger parcels (greater than 8 hectares (20 acres)). The Sumas and Matsqui Prairies are unique to the South Coast region. Their general characteristics are level fields, reasonably to well drained soils, a good supply of irrigation water, generally good water holding capacity and moderate to high soil fertility. These areas are not impacted by salt water or severely impacted by upland storm water. This is due to the well designed and managed drainage infrastructure operated by the City of Abbotsford in these two areas. This is not the case in many other lowland floodplain areas in the south coast where upland development or salt water intrusion has increasingly become an issue for farmers to manage. The other key characteristic in these two areas is that the parcels are generally of large enough in size to provide good economic viability for the types of crops suited for the soils and climate of the region.

Due to these characteristics, the AgRefresh Plan should recognize the uniqueness of the two areas and provide zoning and bylaw considerations to protect parcel size and provide improvements or protection of the water (irrigation/drainage) and road based infrastructure that is supportive to larger scale farming. Drainage and irrigation water improvements have historically been well supported for the two areas and this needs to continue, keeping in mind the potential negative impacts of upland urban development on water flow and supply.

Road infrastructure has generally been good but continued pressure to use the Sumas Prairie farm roads (Vye and Campbell) as throughways to access areas east of the Sumas Prairie is creating more conflict between farming activities and drivers. The same is true for the Matsqui Prairie in particular on Gladwin and Harris Roads. Support for infrastructure improvements that support agriculture can be part of the AgRefresh Plan and could be enhanced by utilization of a funding program such as that which was put in place under the City in the Country Plan in 2005.

Other parts of the City's agricultural land fabric need to be given different considerations. The lands of South Abbotsford are generally very high capability and suited to a range of perennial crops such as raspberries and tree fruits. The uplands of west Abbotsford (Bradner, Mt Lehman) are suited to a wide range of uses or multiple uses. These two areas generally have smaller parcel sizes and as such the focus of zoning and the AgRefresh Plan should be to support a wide range of agricultural uses in these areas in contrast to the strong focus on large scale field production on the Sumas and Matsqui Prairies.

Home Plate

The concept of a home plate or farm residential foot print should be incorporated in the City of Abbotsford. The home plate is currently implemented by three local governments in the Lower Fraser Valley and under consideration by at least two others. The implementation of this concept does not prevent residential development on a farm either for the main farm resident or for accessory farm residential facilities or temporary foreign worker housing if essential for the farm operation.

By implementing the home plate concept in a bylaw the impact of the residential footprint on the total farmable area of a parcel would be limited. Rather than just simply having minimum setbacks that allow for residential development that can severe areas and limit production, the home plate focuses the residential development to the frontage of a property.

By creating a home plate this does not preclude the idea of also considering some restrictions as to what is in the home plate or what the home plate is used for – See Zoning Bylaw A1/A2 Residential Use

Examples of local governments with home plate provisions in their zoning bylaws.

- City of Surrey implemented in November 2012.
- District of Kent 2012 (amended 2014)
- Corporation of Delta 2010

All use maximum setback 60 meters as the standard but allow variance applications. They also generally limit the size of the home plate to 2,000m² (1/2 acre) for farm residence plus 1,000m² (1/4 acre) for additional residence on larger lots (>4 hectares (10 acres)).

City of Chilliwack completed survey in December 2015. Proposal is under review by Agriculture Advisory Committee and staff.

Examples of potential negative impact:

- 32920 Huntingdon Rd – large home setback from road divides usable land into small irregular shapes



- 5101 Bell Rd – home setback over 75 meters (250 feet) removes about 0.5 hectares (1 acre) from production on a property that is already compromised by need to setback farming from watercourses



- 3656 Interprovincial Highway – over 10% of property is forced out of production by home site setback (driveway, landscaping etc.)



- 38130 Old Yale Rd. buildings set in middle of property, not close to road, rendering most of land unusable for reasonable farm activities



There maybe situations where the topography (floodplain or slopes) leads to a need to have the residential or farm building site located on a no frontage area. These could be handled by variance applications.

Examples of appropriate home plate siting:

- 2810 Bradner Rd. – home set at backend of property on ridge away from level farmable area along front of property (orange and redlines are contours, upslope to right)



- 38898 Campbell Rd. – home site set on back irregular shaped area that is above immediate floodplain (red outline is the parcel boundary)



- 34283 Page Rd. – home and farm buildings on ridge setback from frontage but along property boundary (Note: image rotated 90°, north is on right, orange lines are contours)



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- 4975 Bates Rd. – home and buildings on sloped area at back of property away from farmable field (orange red lines are contours – upslope to left)



Zoning Bylaw A1/A2 Residential Use

AgRefresh should also include a review of the number of residential uses (main farm residential facility, accessory farm residential facilities or temporary foreign worker housing) allowed on a parcel. The current zoning bylaw allows for a primary residential use on any parcel within the A1 and A2 zones regardless of size of the property. Accessory farm residential or accessory full time employee residential use is also allowed if the parcel exceeds 3.8 ha. In addition, depending on the type and size of the farm operation or parcel size, additional housing may be allowed.

The concern is that small parcels are generally not viable for farm operations that can support a family farm. By leaving these residential allowances in place more parcels will become rural estates rather than full farm operations.

Along with the home plate provisions a reconsideration of the number and size of residential use areas must occur. In recent instances dwellings of substantial size have been constructed for both the main residential use and the accessory residential use. These have far outstripped the residential foot print and number of persons required to operate a farm operation that would have been reasonably considered when the bylaws were first written.

As an example the following is an analysis of stretch of Marion Road from South Parallel to Vye Roads.

Total Number of parcels with frontage on Marion Rd.	Number of parcels with houses	Number of parcels with multiple residential uses	Total number of residential structures	Number of parcels less than 4 hectares
56	29	5	32	10

Based on the zoning bylaw, and without subdivision or change in farm operation type 27 additional dwellings could be constructed. Seventeen of the parcels are bare and greater than 16 hectares which if a change to intensive horticultural or poultry operations could result in multiple dwellings being constructed. This analysis is of particular concern on the Sumas Prairie (and lesser extend Matsqui Prairie) where larger parcels are ideally suited to field scale production and should not be cluttered with large numbers of building sites.

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The zoning bylaw allows this same kind of residential development across the municipality. There are areas where secondary residential uses coupled with intensive agricultural operations that are not land based (e.g., greenhouse, poultry, mushrooms) may not be as critical such as the uplands of west Abbotsford.

A question of the need for Accessory Residential Use?

We do not need housing for farmers' helpers anymore? The times when all workers needed to be at the farm site are gone or at least on their way out for many intensive operations (e.g., poultry and greenhouse). Many of these types of operations are being monitored remotely. Workers come to the farm for specific tasks, shifts or via labour contractors on an as needed basis. Cattle are being monitored remotely or milked by robots so the amount of labour is diminishing on dairy operations. Temporary seasonal housing for foreign workers may still be appropriate for large operations that are seasonably labour intensive such as berry and vegetable operations. The accommodation needs to be scaled to the size of the required workforce.

In some cases, it appears that the accessory residential facilities allowances are exceeded. The example below (40600 block No 5 Rd) although there are three civic address there is one parcel and it has evidence of 4 residential structures (2 homes and 2 mobile homes).



Another example is at 39472/39480 No 5 Rd, where three parcels (two are land locked) have a common driveway. The parcels result from a subdivision (WW 2 airport development). Rather than amalgamate these parcels (7.46 ha, 0.69 ha, and 0.39 ha) into one, the current situation is that three homes have developed on A2 zoned land. Two of the parcels are too small to be used for agricultural purposes once the dwellings are constructed. (See Amalgamation section for more discussion)

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Size restrictions

A1 and A2 zoning limits the subdivision size of parcels to 8 and 16 hectares respectively. The zoning does not encourage amalgamation of historic property subdivisions or lot reconfiguration to create economically or operationally viable parcels without penalty.

Amalgamation of titles to create larger economic parcels

Although there is evidence small lots can be productive contributors to the agriculture (BC Ministry of Agriculture), there is a strong argument to have and maintain larger economically viable parcel configurations. This may mean realigning parcels to pull small lots together with larger lots or creating parcels that are of a sufficient size that farming practices (crops and machinery) can be paired economically. The AgRefresh Plan and implementation of the new Official Community Plan (Abbotsford) need to find ways to support these parcel reconfigurations financially.

As with the City in the Country Plan (\$20K per acre removed from ALR), if any financial consideration is to come from removal of land in the ALR from the OCP Special Study Areas (Noted as A, B, C, and D in the Abbotsford Plan), these funds should go to support enhancements to the productive agricultural lands. The value of the loss needs to be considered in terms of fair market value of industrial/commercial vs viable farmland rather than a fixed value per acre. This is particularly the case for land potentially going to industrial/commercial use (areas A and B), whereas the community could provide enhancements to agriculture for loss of ALR land in study areas C and D.

As noted earlier (see High Value Land), those enhancements could be drainage, irrigation, road or equipment infrastructure that would benefit and area or group of farmers. There could also be consideration for the costs of title amalgamations to create larger economically viable units of land.

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What kind of infrastructure could be added?

The AgRefresh Plan could consider traditional infrastructure much like what was completed under ARDSA Agreements of the past like drainage ditches, pumps, and control structures or it could look to other infrastructure like equipment that could be pooled or shared to improve cropping and soil management practices to protect the valuable soil resource such as straw planters to aid in preventing wind/water erosion in the winter on Sumas Prairie.

City in the Country Funds?

Lands south of the Vanderpol property (Mt Lehman) were taken out of the ALR, which resulted in an \$800K funding to the CITC-plan (Abbotsford Community Fund – Agriculture Enhancement Grants Program). Based on the 2016 grants (\$140K – the designation of the remainder of the funds is unclear!) the direction of the grants is research rather than specific infrastructure improvements. Although the projects have merit, this may not be the highest and best use of these funds which were designated to enhance agriculture. First and foremost, taking land out of the ALR must be compensated by improvement and enhancement of the base agricultural lands, being fundamentally close related. Secondly, the kinds of projects being funded (in 2016, 5 projects all related to agricultural research) are already eligible for funding from broad based agriculture research or innovation funding programs such as Growing Forward 2 and BC Investment Agricultural Foundation. Both of those programs do not support infrastructure improvements, such as improved drainage and irrigation which will be needed in response to potential impacts of climate change.

Below are two examples of ALR infrastructure improvement that worked very well for all parties involved.

The first example: On the west side of Marion Road, a substantial part of the land base was subdivided to accommodate the WW 2 Sumas Air Training Base. This subdivision was created to accommodate the diagonally runway cutting through original 40 acre rectangular parcels and resulted in many small parcels with several odd shapes. Upon purchase, the current owner, Van Eekelen Farms, realigned the working fields and amalgamated the 8 of these odd shaped fields into 3 rectangular parcels, each about 15 hectares. There was a substantial cost, old wood drain tiles had to be removed and gravel (from runway, aprons and buildings) was sifted from the soil.

Some years later, a real estate broker made a proposal. UFV was looking for expansion of its parking area on the Abbotsford Campus. The desired area was a small parcel within the ALR. As compensation, UFV was willing to reimburse Van Eekelen Farms if they were willing to give up the eight land titles and amalgamate them into 3 titles, provided UFV would get marginal land out of the ALR. This plan was endorsed enthusiastically by the Agriculture Land Commission (ALC).



Figure 1 Eight titles before title amalgamation



Figure 2 Three titles after amalgamation

As second example: A 90-acre parcel on Dixon Road was divided into a 50-acre and a 40-acre parcel. As compensation, 2 titles of former airport runway lands, 33 and 7 acres respectively, were amalgamated into 1 title of 40-acre parcel – with no monetary compensation but the associated legal costs. This came with a ringing endorsement of the ALC.



Use of 'prime' lands for farming purpose

AgRefresh must consider bylaw revisions that add enforcement options to stop non allowed uses of farm land. It must also consider stronger focus on farm production uses, rather than secondary uses of farm land. Historically large scale food processing was consolidated in central locations, now it appears to occur on many individual farms. Although this may be of benefit to individual producers it removes land from production. This is slowly eroding the productive land base and leaving risks of unused facilities if markets shift. Such as has been the case with processing vegetable and raspberry production in recent years. Economically it maybe better for the individual operation to have processing 'at home' but an economic evaluation of centralized vs small scale processing should be included for crops/livestock that fit within the 'commodity' (e.g., poultry and berries) vs specialty definitions (e.g., endive).

AgRefresh must consider focusing industrial agriculture (e.g., machinery repair/sales, structure fabrication, large scale agriculture products processing, and retail sales) on commercial lands rather than agricultural lands.

The following are examples of business that could be located on commercial land outside ALR (lands that have historically or recently (City in Country Plan) been removed from ALR):

- Westgen, 1625 Angus Campbell Rd. Commercial/Industrial/Institutional - Office Building with no animal production on site.
- Prins Greenhouses, 38900 No. 4 Rd. Although integrated into the operations of a farm business the office and small parts warehouse could be on commercial land.
- Lepps Farm Market, 33955 Clayburn Rd. or Natures Pickings 1356 Sumas Way. Although the businesses are or maybe connected to farmlands elsewhere in the community and province the location of the markets did not need to be farmland.
- Lally Farms, 5253 and 5327 Galdwin Rd. In this case the scale of the processing is larger than the associated parcels and other processing for the crops processed has been historically located on commercial or non ALR lands.

Pressure from residential real-estate market

With residential property values skyrocketing to the west of Abbotsford more people are looking to the valley for attractive investment. Properties are being marketed as rural estates rather than agricultural land. "Spend under \$3 million and get a dream mansion on acreage or pay \$2.5 for a tear-down Vancouver".

A review of properties listed for sale on 'Realtor.ca' for sale in Abbotsford on May 31st 2016 indicated some interesting results. Of the 87 properties listed within A1 and A2 zoning and within ALR, 56 were being marketed as residential, 9 as bare land and the remaining 22 as agricultural. Although being marketed as residential the majority where greater than 5 acres (4 less than 5 acres and 21 between 5 and 10 acres). Five of the agricultural properties were less than 5 acres. Of note, one of those is a significant intensive horticulture operation.

The most disturbing part of the marketing for many properties was the notation that the land was appropriate for rural estate (tear down existing home and build your dream home) or was valuable for truck parking due to proximity to highways. Although the current cropping (majority blueberries) was often mentioned, the value of the land for agricultural production was not a focus. Bare land was

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marketed in most cases as farmland but a couple of high agriculture value parcels where noted to be good holding properties. These were with A1/A2 zoning, in ALR and outside special assessment areas in current proposed OCP.

Summarized results of scan of property listings May 31, 2016

	agricultural listings			residential listings			vacant land listings		
	Listed price (\$ Million)	Property size (Ac)	\$/ac	Listed price (\$ Million)	Property size (Ac)	\$/ac	Listed price (\$ Million)	Property size (Ac)	\$/ac
mean	3.7	25.9	\$142,255	2.2	12.5	\$173,043	1.8	25.44	\$70,175
max	14.5	162	\$89,506	8.9	74.5	\$118,792	2.8	78.7	\$35,324
min	1	1.5	\$666,667	0.9	1	\$900,000	0.6	8.3	\$66,265
count			22			56			9

Selected References:

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