INDUSTRIAL LAND SUPPLY STUDY

PUBLIC HEARING - Exclusion Application

July 17, 2017

plan FOR 200K

ABBOTSFORD

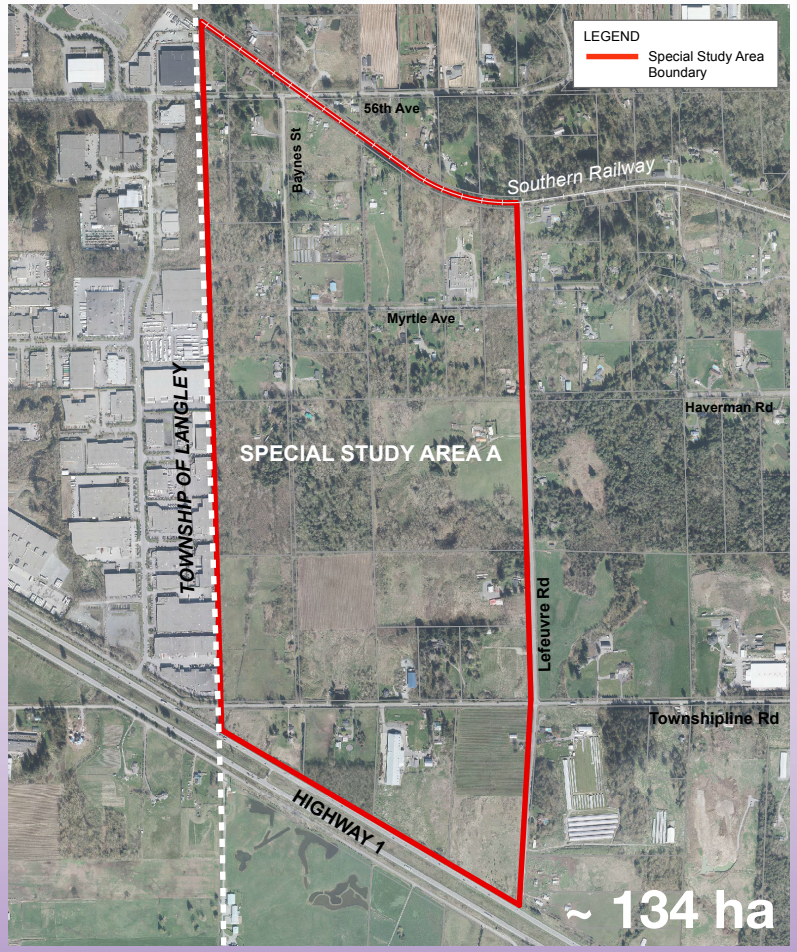
PROJECT TIMELINE

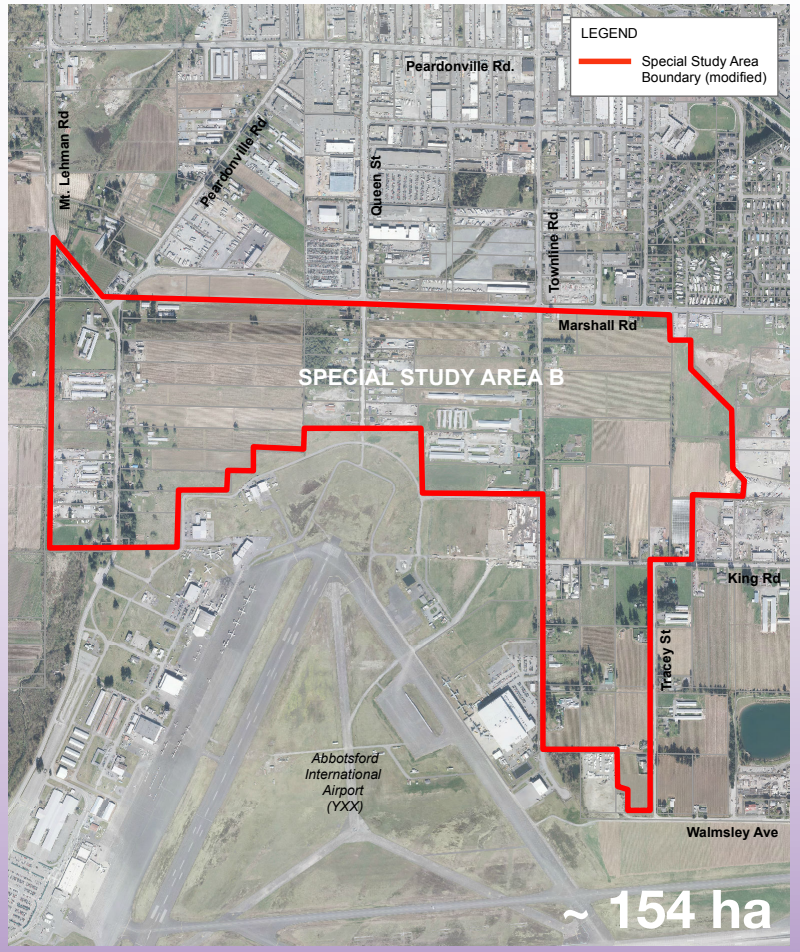
WE ARE HERE

1 BACKGROUND	2 SITE ANALYSIS	3 ALR EXCLUSION	4 OCP AMENDMENT
Winter **2016**		Spring **2017**	
Trends, Inventory & Demand	**Identify Potential Locations for Future Industrial Uses**	**ALR Exclusion** Open Houses City Committees **PUBLIC HEARING** ↓ Council Resolution	**Bylaw Approval** *(dependent on ALC decision)*

STAGE 2 SITE SELECTION

Council authorized staff to present two areas for public input in Stage 3





OPEN HOUSE ADVERTISING

News Ads

Postcards

- Landowners

Social Media

- Facebook
- Twitter

E-mail Lists

- Rural Ratepayers Assocation
- Urban Development Institute
- Chamber of Commerce

Community Paper

- Bradner Barker

WHAT WE ASKED

Comment sheets

- available at both open houses
- asked the same questions
- provided opportunity to write down opinions

INDUSTRIAL LAND SUPPLY STUDY

1. **Should Area A be excluded from the Agricultural Land Reserve (ALR) for industrial growth?**

○	○	○	○	○
Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree

2. **Should Area B be excluded from the ALR for industrial growth?**

○	○	○	○	○
Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree

COMMENTS

_____

_____

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3. **Do you live in Abbotsford?** ○ **YES** ○ **NO**
4. **Do you live in the ALR?** ○ **YES** ○ **NO**
5. **Do you live in one of the Special Study Areas?** ○ **YES** ○ **NO**

PLEASE NOTE ALL INPUT WILL BE A MATTER OF PUBLIC RECORD

THANK YOU!

www.abbotsford.ca/plan200K
Plan200k@abbotsford.ca
604-864-5510

ABBOTSFORD plan FOR 200K

OPEN HOUSE 1

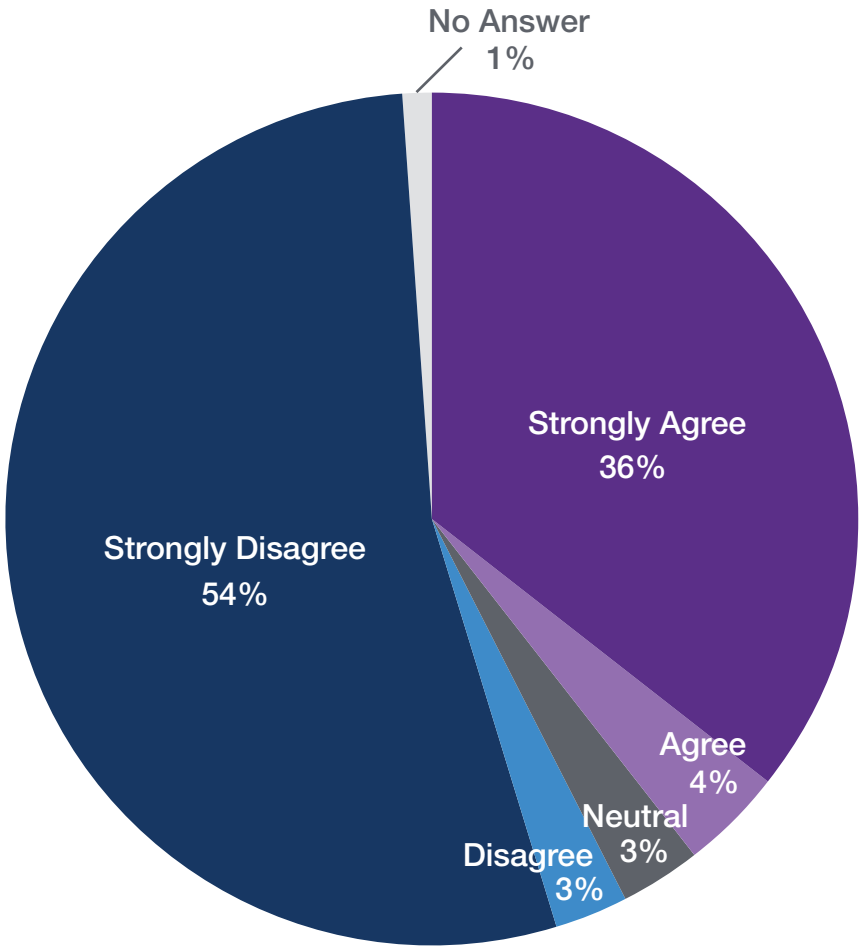
Bradner Community Hall
May 17, 2017

137
sign-ins

156
responses

OPEN HOUSE 1 RESULTS

EXCLUSION (Special Study Area A)



COMMENTS

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- Supply of jobs for the future
- Expanding tax base
- Growing the economy and attracting new businesses
- Difficult to farm

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- Protection of farmland
- Traffic
- Servicing upgrades will be cost burden to taxpayers
- Environmental impacts
- Food security
- Densify existing industrial uses

OPEN HOUSE 2

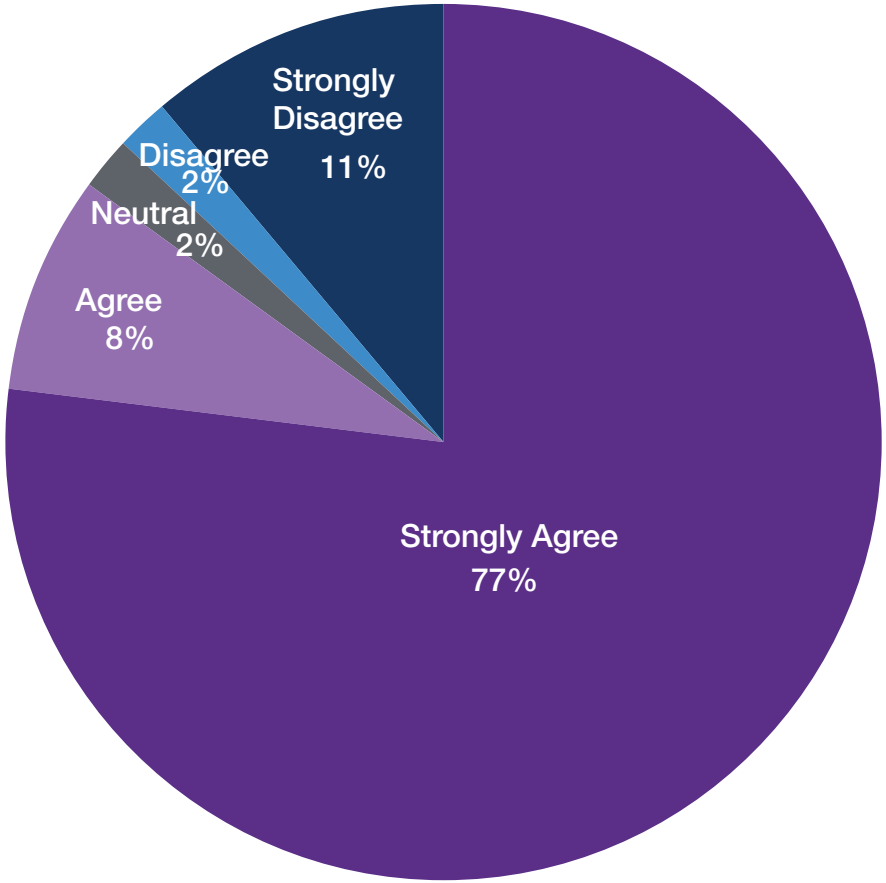
Abbotsford Traditional Secondary School
May 18, 2017

101
sign-ins

92
responses

OPEN HOUSE 2 RESULTS

EXCLUSION (Special Study Area B)



COMMENTS

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- Job creation
- Expanding tax base
- Growing the economy and attracting new businesses
- Proximity to airport, highway, airport, nearby industry
- Agri-industrial uses
- Existing servicing infrastructure
- Mt Lehman Road widening

−

- Class 1 soils are irreplaceable
- Need vision for agriculture
- Lack of economic analysis
- CICP lands are vacant
- Past exclusions used for commercial/retail sprawl

COMBINED OPEN HOUSE RESULTS

	SPECIAL STUDY AREA A	SPECIAL STUDY AREA B
AGREE	33%	54%
DISAGREE	45%	27%
NEUTRAL/ NO ANSWER	22%	19%

Online Feedback // 261 responses | 96% support Area A, 23% support Area B

DEVELOPMENT ADVISORY COMMITTEE (DAC)
July 7, 2017

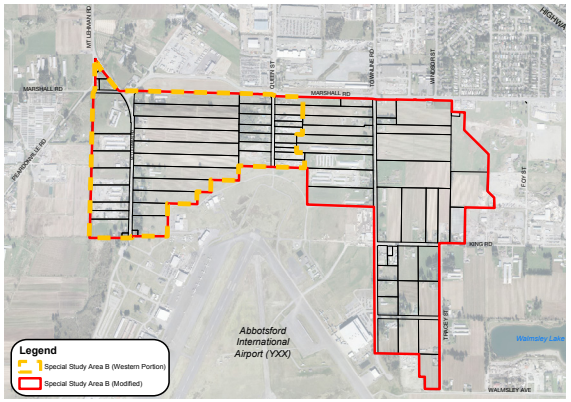
Should **Area A** be excluded from the Agricultural Land Reserve (ALR) for industrial growth?

Should **Area B** be excluded from the Agricultural Land Reserve (ALR) for industrial growth?

RECOMMENDATION for exclusion:

- Special Study Area A
- Partial Special Study Area B (properties fronting Queen Street west to Fishtrap Creek)

201 ha (497 acres)



AGRICULTURE, DYKING, DRAINAGE AND IRRIGATION ADVISORY COMMITTEE (ADDIAC)

July 12, 2017

Should **Area A** be excluded from the Agricultural Land Reserve (ALR) for industrial growth?

Should **Area B** be excluded from the Agricultural Land Reserve (ALR) for industrial growth?

RECOMMENDATION for exclusion:

- Special Study Area A
- Special Study Area B

288 ha (712 acres)

FOLLOW-UP QUESTIONS

1 How much land has been excluded from the ALR in the last 10 years in Abbotsford?

2005 - City in the Country Plan (CICP) Lands: **445 acres (180 hectares)**

2007 - 2017: **35 acres (14 hectares)** (mostly in West Abbotsford)

2 What percentage of Abbotsford's ALR is contained in the two Special Study Areas?

Abbotsford has 27,000 hectares (66,718 acres) of land in the ALR.

The two Special Study Areas have a combined area of 288 hectares (712 acres), **approximately 1% of the total ALR land base in the city**.

3 Will contributions to the City's Agricultural Enhancement Endowment Fund be required?

Yes, consistent with the current contribution of $20,000/acre secured at time of rezoning.

Notification

Signage
(18 property signs)

Newspaper Ad
(3 consecutive papers)

Mailout
(115 properties)

Website

Social Media

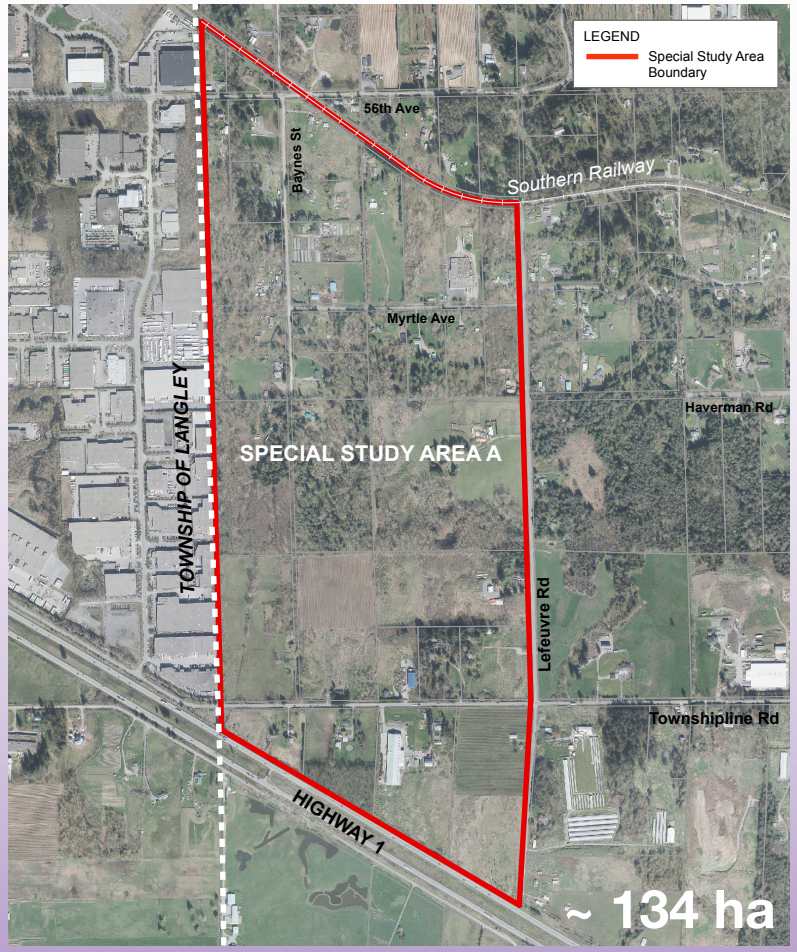
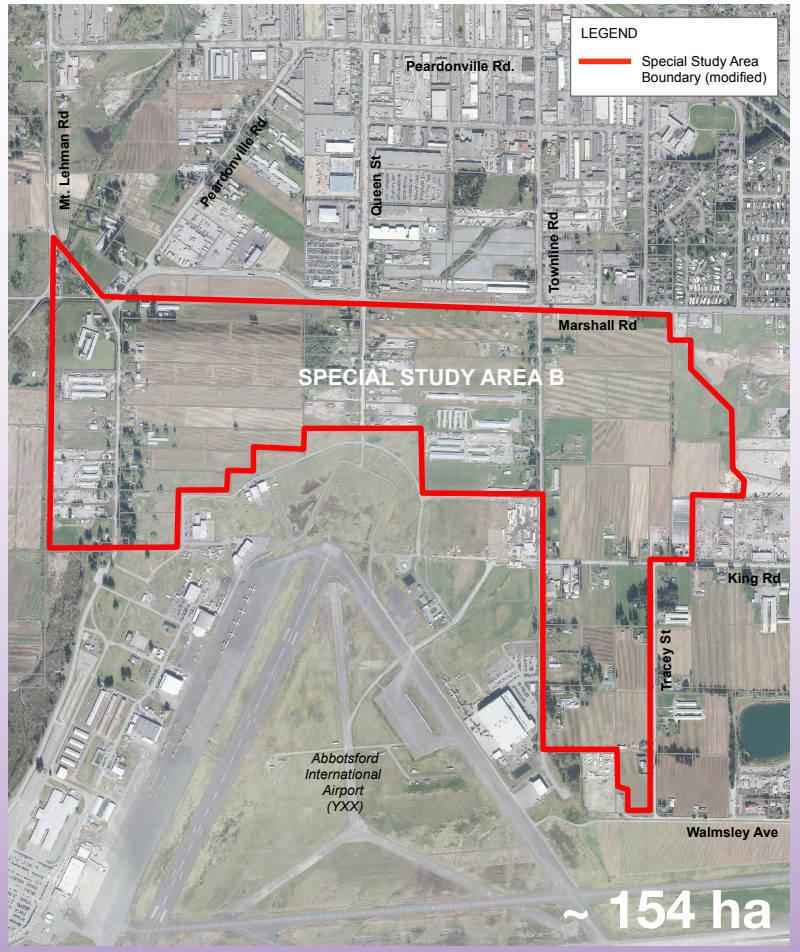
Mailing Lists

Public Hearing

MCA: July 17

Council Consideration

ALC Application

STAGE 2 SITE SELECTION

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