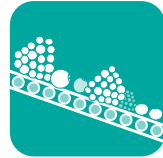


AgRefresh

STAGE 3 REPORT | EXCERPT
FARM PRODUCT
PROCESSING



2.8 Farm Product Processing

Manage more intensive food (commodity) processing on farms

The shift away from centralized farm product processing facilities, consolidation of farm operations, and diversification of agricultural commodities is leading to greater demand for larger on-farm processing facilities and a broader range of on-farm processing types.

2.8.1 Decision Makers

Proposals compliant with the Zoning Bylaw proceed directly to Building Permit, without additional ALC or City approvals.

2.8.2 What we heard in Stage 3

'Early Ideas' explored through Stage 3 engagement

- Expand permitted processing activities and establish two levels of on-farm processing
- Maintain the 2,000 m² maximum size
- Establish OCP policy to guide consideration of meat processing and larger facilities

Stage 3 engagement feedback highlights*

- 80% of respondents agreed or somewhat agreed with early ideas
- some respondents felt these facilities should be on industrial lands or located close to the urban area, whereas others wanted to see allowance for larger on-farm facilities
- food safety standards are placing greater importance on pre-processing storage and staging areas for containers

*A full summary of Stage 3 engagement material and feedback is available in the "Stage 3 Winter 2017-18 Engagement Results" report.

2.8.3 Draft Recommendations

A SNAPSHOT

Zoning Bylaw Highlights

- Permit a broader range of on-farm processing activities (beyond fresh produce) on all farms:
 - » increase permitted area from 2,000 m² to 2,500 m²
 - » allow some meat/aquaculture processing (up to 500 m²)
 - » permit in all Agricultural Zones (A1-A6) within the ALR
 - » clarify the definition of processing
 - » include cannabis processing floor area in the size cap
- Establish a new 'Farm Product Processing - Level 2' use for facilities over 2,500 m² (require rezoning)
- Establish a new 'Farm Product Processing - Intensive' use for meat and aquaculture processing facilities over 500 m² (require rezoning)
- Exclude the following from the floor area limit:
 - » support areas, such as washrooms, offices, staff rooms;
 - » areas within the same building that are used for primary agricultural production activities, such as growing crops or keeping livestock;
- Clarify on-farm processing of animal/aquaculture feed
- Modernize building and structure setbacks

Council Policy

- Policy guiding Council consideration larger 'Level 2' processing facilities and 'Intensive' meat/aquaculture facilities.

DRAFT POLICY AND REGULATION UPDATES

Updated
(Zoning)

ALC
Alignment

Allow Farm Product Processing in all A Zones

The *ALR Use Regulation* considers on-farm product processing a permitted 'farm use', subject to conditions. It cannot be prohibited by a local government, except through Minister approval of a Farm Bylaw, but it can be regulated.

To improve ALC alignment, proposed amendments allow 'Farm Product Processing - Level 1' on all A Zoned properties within the ALR. On-farm processing is currently limited to the A1 and A2 zones.

Updated
(Zoning)

ALC
Alignment

Farm Product Processing - Level 1

The current Zoning Bylaw definition for “Accessory Processing Use” does not reflect the range of activities permitted by the *ALR Use Regulation*.

The following new definition is proposed:

“Farm Product Processing - Level 1” means the Use of up to 2,500 m² of Farm Product Processing Floor Area per Lot for cleaning, sorting, separating, grading, packing, or the undertaking of processes including, but not limited to, mixing, drying, canning, smoking, size reduction, fermentation, or treatment by heat, cold, chemical or biological means, to:

- (1) prepare Agricultural Products to increase the market value or convenience to the consumer; or
- (2) prepare feed for livestock, poultry, farmed game, aquaculture, or furbearing animals located on the Farm Operation; including on-farm feed mills;

And for greater clarity, Farm Product Processing - Level 1:

- (1) includes:
 - a. cold storage of Agricultural Products, except within Farm Retail Sales areas;
 - b. storage and distribution areas for Farm Product Processing outputs; and
 - c. storage of containers and equipment associated with Farm Product Processing activities; and
- (2) excludes animal or aquaculture meat processing activities occupying more than 500 m², Alcohol Production Facilities, hatcheries, On-Farm Composting, Soil-less Medium production, and Accessory Cannabis Processing.

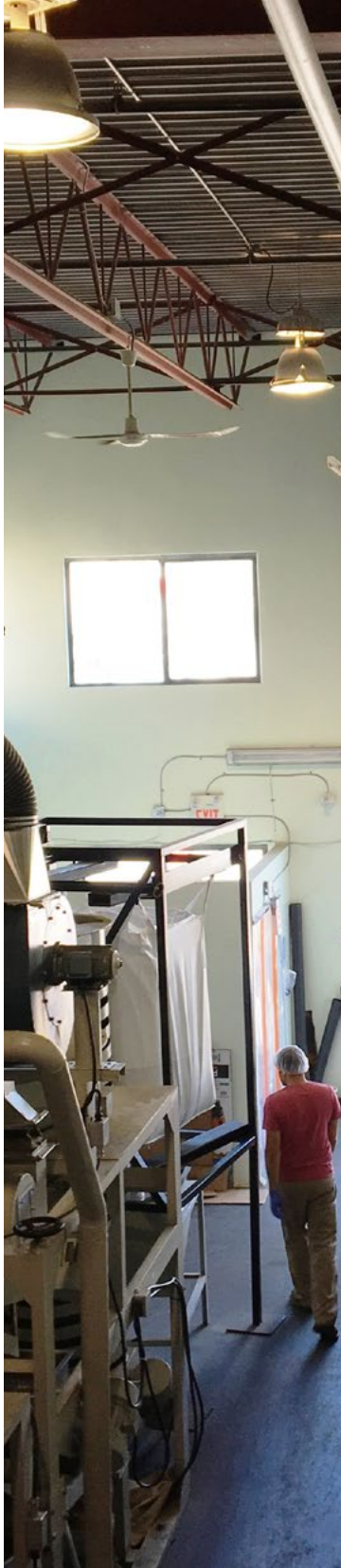
New
(Zoning)

Larger Processing Facilities (Level 2)

In unique circumstances, a farm may require more than 2,500 m² (26,909 ft²) of processing floor area.

The recommended approach considers larger facilities through site specific rezoning applications to “Farm Product Processing - Level 2”, allowing a more robust review that acknowledges the industrial and higher impact nature of facilities this scale.

“Farm Product Processing - Level 2” means a Use involving the same activities as Farm Product Processing - Level 1 with a Farm Product Processing Floor Area exceeding 2,500 m² per lot.



New
(Zoning)

Livestock & Aquaculture Processing (Intensive)

A specific 'Use' category is proposed for on-farm livestock or aquaculture meat processing facilities over 500 m² in area (>5,380 ft²). This use is not currently addressed in the Zoning Bylaw.

Similar to Level 2 processing, this use would be facilitated through site specific rezoning given its more industrial nature, allowing a fulsome evaluation of servicing needs, traffic implications, and local impacts.

New proposed use definition:

"Farm Product Processing - Intensive" means a Use involving the same activities as Farm Product Processing - Level 1 and where the Farm Product Processing Floor Area used for livestock meat and aquaculture processing activities exceed 500 m², irrespective of overall Farm Product Processing Floor Area.

Updated
(Zoning)

Use-Specific Setbacks

On-Farm Processing is currently regulated by the general Agricultural Use setbacks, which are 9m from an exterior lot line and 3.0 m from interior lot lines.

The following updated 'use specific' setbacks are proposed from all lot lines:

- 30 m for Farm Product Processing - Intensive and processing of animal feed (feed mills)
- 7.5 for all other Farm Processing (Levels 1 and 2)

Updated
(Zoning)

Increase permitted floor area to 2,500 m²

Stage 3 discussions with berry producers and processors highlighted the need for more protected storage areas to meet changing industry standards for the storage of pre-processing materials and containers.

To recognize this need, a modest 25% increase from 2,000 m² to 2,500 m² is recommended for greater flexibility to adapt to food safety standards.

**New
(Zoning)**

New Floor Area Exemptions

Under current Zoning Bylaw regulations, any building containing a farm product processing use is limited to a maximum floor area of 2,000m², even if a portion of the building is used for primary agricultural production.

Using a new definition, “Farm Product Processing Floor Area”, the proposed approach **excludes** the following from the updated 2,500 m² floor area maximum:

- a. the portion of the building or structure used for primary agricultural production (i.e., keeping of livestock, growing crops);
- b. up to 250 m², or an area equal to 10% of the farm product processing floor area, whichever is less, for ancillary washrooms, staff rooms, and farm office;

For clarity, the calculation **includes**:

- a. the lot area covered by outdoor equipment, facilities, or structures for storing or processing animal feed, such as a feed mill or silo.

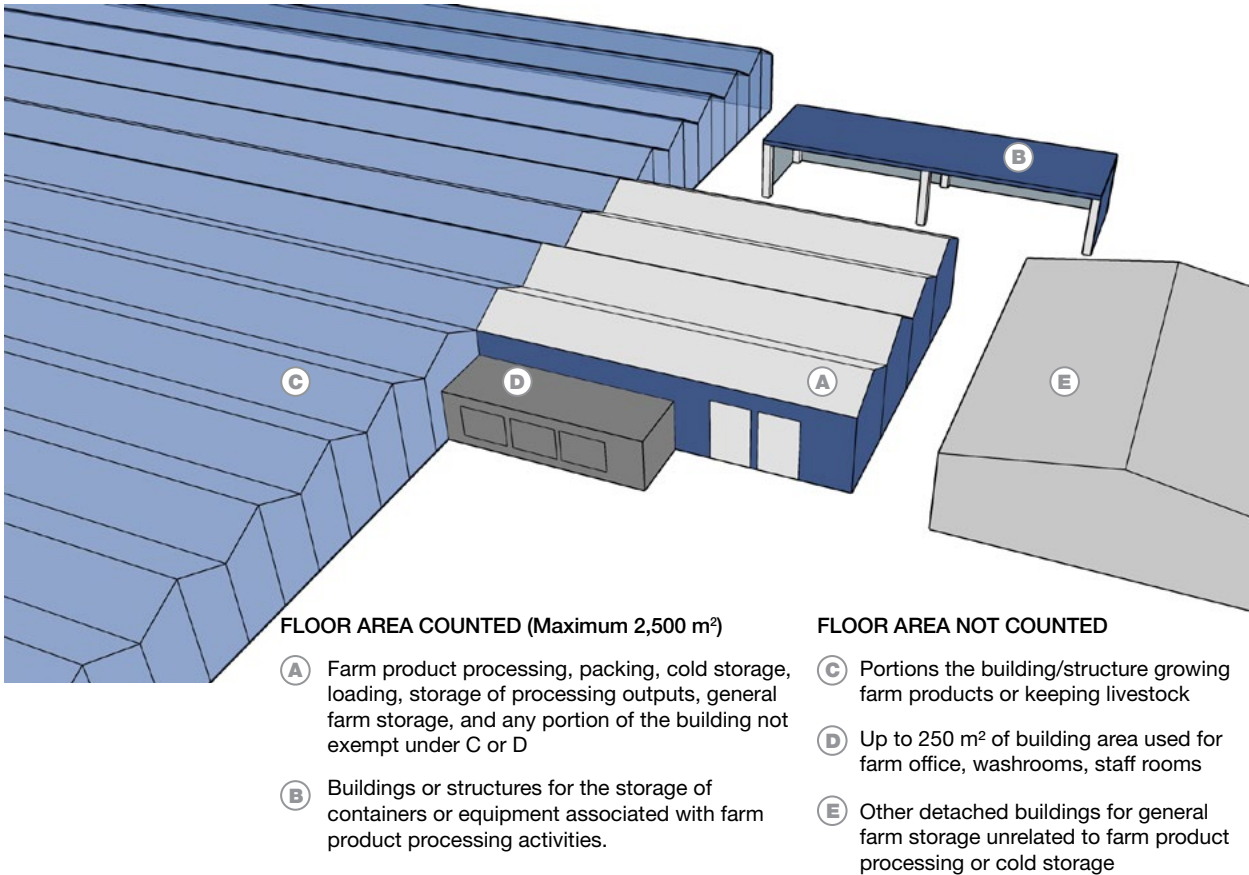


Fig. 14: Calculating Farm Product Processing Floor Area

Rezoning Proposals for Level 2 or Intensive Processing Facilities

A new Council Policy is recommended to outline key considerations for review of rezoning proposals for Level 2 or Intensive Farm Product Processing Facilities (see Appendix C, Division 2).

The Policy is will supplement the advice of the Agricultural Advisory Committee, guide staff report content, and support Council decision making.

The policy notes that the City may consider:

- (a) the ability of existing transportation infrastructure, and mitigation measures proposed by the applicant, to adequately support the traffic generated by the use and minimize local impacts;
- (b) the availability and suitability of an adequate water supply for the proposed use and intensity;
- (c) proposed approaches for managing wastewater on-site, or through connections within the Municipal Service Area;
- (d) the extent to which the proposal is compatible with surrounding uses and existing servicing infrastructure, incorporating mitigation measures as appropriate;
- (e) whether associated outdoor storage exceeds 2,500 m²;
- (f) demonstrated ability to comply with Provincial/ALC Regulations (i.e., 50% farm product rules)

Additional Information May Be Requested

In addition to typical rezoning application requirements, the City may request the following information to support proposal review:

- (a) stormwater management plan, including on-site detention, infiltration, and run-off treatment;
 - (b) wastewater management plan, addressing solid, liquid, and odour components; Terms of Reference shall be reviewed and approved by the applicant's engineer and Provincial Ministries, as appropriate;
 - (c) water servicing/supply plan;
 - (d) traffic impact assessment;
 - (e) fire protection plan; and
 - (f) other studies or plans, as deemed necessary.
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