

AgRefresh

STAGE 3 REPORT DRAFT POLICY & REGULATION



Document Links

The electronic version of this report includes hyperlinks to related sections of the document and appendices.

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Acronyms

AAC	Agriculture Advisory Committee
ALC	Agricultural Land Commission
ALR	Agricultural Land Reserve
BCA	Bylaw Compliance Approach
LGA	Local Government Act
OCP	Official Community Plan
UDB	Urban Development Boundary
ZB	Zoning Bylaw

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Executive Summary

Agriculture is deeply rooted in Abbotsford's community identity and is a key aspect of the local economy. With about 72% of the City's 389 km² land base located within the Agricultural Land Reserve (ALR), the contributions of local farms position Abbotsford as an agricultural leader at the regional, provincial, and national levels. This prominence is reflected in 2016 Census of Agriculture farm gate sales data, which indicates that Abbotsford farms generate over \$850 million dollars in gross farm receipts annually, making up nearly 23% of Provincial totals.

Recognizing the important strategic role of farming and the agricultural land base, the City of Abbotsford is nearing completion of a comprehensive planning process called AgRefresh.

This report represents a culmination of stakeholder engagement, analysis, and work conducted over the three stages of this initiative, and outlines recommended draft policies and regulation for consideration.

Project Deliverables

Specifically, AgRefresh is reviewing and updating municipal agricultural policies, bylaws, and regulations, and preparing a framework for on-going bylaw compliance for ALR lands. Key deliverables include:

1. New/updated Official Community Plan policy (and Council Policy)
2. New/updated Zoning Bylaw Regulations for farming areas
3. A Bylaw Compliance Approach tailored to the ALR

A Three Stage Process

The AgRefresh planning process involves three stages, each building on the stakeholder input, research, and findings of the previous:

1. Background Research
2. New Directions
3. Prepare and Adopt New Policy (we are here)

Engaging the Community and Stakeholders

The recommendations in this report are informed by meetings and engagement with the farming community, agricultural industry stakeholders, local First Nations, senior government agencies, and the broader community.

Project input was received through a range of approaches, including open house events, online engagement, email submissions, stakeholder workshops, as well as in-person and virtual meetings. Additional detail on engagement for each stage of AgRefresh is available at www.abbotsford.ca/agrefresh.

A Pause to Coordinate with Provincial Changes

In January 2018, with AgRefresh three-quarters complete, the Ministry of Agriculture launched a Provincial review to ‘revitalize the Agricultural Land Reserve and Agricultural Land Commission’. Given the notable overlap between AgRefresh and the Provincial review, the City paused AgRefresh for 24 months (until April 2020) in order to monitor the Provincial initiative and provide input at key stages.

This pause allowed the AgRefresh Stage 3 Report recommendations outlined in this report to coordinate with the legislation changes brought forward under Bill 52, 2018 and related ALR Regulation updates.

Stage 3 Report - Draft Policy and Regulation

This report provides a comprehensive package of draft AgRefresh policy and regulation changes for Abbotsford.

The report is organized by topic and summarizes how each proposed change will be implemented (e.g., policy or Zoning Bylaw). With a range of audiences in mind, the report provides a high level snapshot of regulation proposed for each topic, accompanied by more detailed discussion of changes, and appendices with the full details of proposed changes.

The Stage 3 Report includes the following sections and is the key reference document for final engagement:

1.0 Introduction and Background

2.0 Key Topics: Draft Policy and Regulation

3.0 Supporting Policy and Regulation

4.0 Bylaw Compliance Approach

Appendix A. Draft Official Community Plan Amendments

Appendix B. Draft Zoning Bylaw Amendments

Appendix C. Draft Council Agricultural Areas Policy

Next Steps - Concluding AgRefresh

Following Council receipt of this “Stage 3: Draft Policy and Regulation Report”, the AgRefresh planning process will conclude with final engagement on the content of this document. Revisions will be considered and formal bylaws will be drafted for Council consideration.



1.0 Introduction and Background

Recognizing that agricultural practices, regulations, trends, and challenges evolve over time, it is critical to modernize and align City regulation and policy with senior levels of government, and provide a regulatory framework that continues to support a thriving agricultural sector as it adapts and innovates over the long term.

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~72%

of the City is in the ALR ^A

~4,600

parcels in the ALR ^A

1,300+

farms in Abbotsford in 2015 ^B

1 in 5

Abbotsford jobs are related to the agriculture industry (2008)

\$853M

gross farm receipts in 2015 ^B

55%

of table eggs produced in BC come from Abbotsford ^B

45%

of chicken produced in BC comes from Abbotsford ^B

^A City GIS 2020

^B 2016 Census of Agriculture

1.1 Agriculture in Abbotsford

As one of the most intensively and diversely farmed areas of Canada, Abbotsford's agricultural sector is an important contributor locally, provincially, and nationally. With approximately 72% of the City's land base in the Agricultural Land Reserve (ALR), agriculture has deep ties to the local economy and community identity. In 2015, Abbotsford farmers generated over \$850 million in gross farm receipts, translating to nearly 23% of total farm gate revenue for all of British Columbia (2016 Census of Agriculture).

1.2 What is AgRefresh?

Acknowledging the important strategic role the agriculture industry and land base play in Abbotsford, the City initiated a comprehensive planning process called AgRefresh in 2016. This initiative is reviewing and updating Abbotsford's agricultural policies, bylaws, and regulations, and establishing a framework for on-going bylaw compliance for lands within the ALR.

Importantly, the AgRefresh process is closely coordinating with the 'Provincial ALC and ALR Revitalization' initiative launched by the Ministry of Agriculture in early 2018. This on-going province-wide agricultural review overlaps with several topics being considered through AgRefresh, and has arguably introduced some of the most significant regulatory shifts brought forward since establishment of the Agricultural Land Commission in 1973.

AgRefresh Project Deliverables

AgRefresh will deliver the following:

- Part 1: New and updated **Official Community Plan (OCP)** policies to reflect agriculture's important role in Abbotsford.
- Part 2: New and updated **Zoning Bylaw (ZB)** regulations for agricultural land uses, in coordination with OCP policies.
- Part 3: A **Bylaw Compliance Approach** tailored to the ALR to ensure farming areas are being used for agriculture.

AgRefresh Objectives

- Create clarity and predictability for agricultural stakeholders, the broader community, and the City in regulating agricultural land uses in the ALR.
- Update key planning documents with improved agricultural land regulations and land use guidance, in coordination with senior levels of government.

1.3 AgRefresh Guiding Principles

The AgRefresh process is guided by five key 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.

1.4 A Complex Regulatory Framework

Agriculture in Abbotsford operates in a complex, layered, and dynamic environment of municipal and provincial policies, programs, and regulatory influences. Section 2.0 of the AgRefresh Stage 2 New Directions Report provides a detailed overview the important, unique, and coordinated roles played by municipal and provincial levels of government.

As a brief recap, the following section highlights the key provincial and municipal partners involved in regulating and supporting the long-term vitality of Abbotsford's agricultural lands, the agriculture industry, and a secure food supply.

Agricultural Land Commission (ALC)

The preservation of BC's Agricultural Land Reserve is overseen by the Agricultural Land Commission, an independent tribunal of appointed decision-making Commissioners. The ALC administers the following:

Agricultural Land Reserve (ALR): Land that is designated and protected by the Province for farming and specific non-farming uses.

Agricultural Land Commission Act: A provincial statute that sets the rules for the protection and use of land within the ALR.

ALR General Regulation: This provincial regulation supplements the ALC Act, outlining rules related to collection of application fees, procedures, land subdivision, compliance enforcement, and the duties and protocols for ALC Commissioners.

ALR Use Regulation: Used in tandem with the ALR General Regulation, this regulation identifies specific farm uses, non-farm uses, residential uses, and soil or fill uses that are permitted in the ALR. Importantly, it outlines conditions that must be met to conduct the uses, outlines activities that must be permitted by a local government, and identifies activities a local government has the discretion to prohibit.

The *ALC Act* and its Regulations are supported with ALC Policies and Information Bulletins to clarify the regulations, outline positions on various aspects of a farm use or permitted non-farm use. These documents outline actions or views consistently taken or adopted by the Commission.

Ministry of Agriculture

The Ministry of Agriculture supports the ALC's work by helping ensure the ALR is being used in a manner that supports agriculture and remains compatible with surrounding urban uses, and between farms. The following responsibilities are particularly relevant to AgRefresh:

Farm Practices Protection (Right to Farm) Act: This legislation ensures that a farmer following normal farm practices is not liable to any person and cannot be prevented by an injunction or court order from any nuisance related to the operation of the farm. For farm operations conducted in the ALR, the farmer also does not contravene local government bylaws related to animal control, noise and nuisance related to the farm operation.

Guide for Bylaw Development in Farming Areas: This document outlines the Minister of Agriculture's Standards for guiding local government development of bylaws for farming areas. This document is particularly relevant for AgRefresh, as Abbotsford is a community regulated under section 553 of the *Local Government Act*. Abbotsford must obtain Minister of Agriculture approval for any changes to the Zoning Bylaw that impact a farming area.

City of Abbotsford

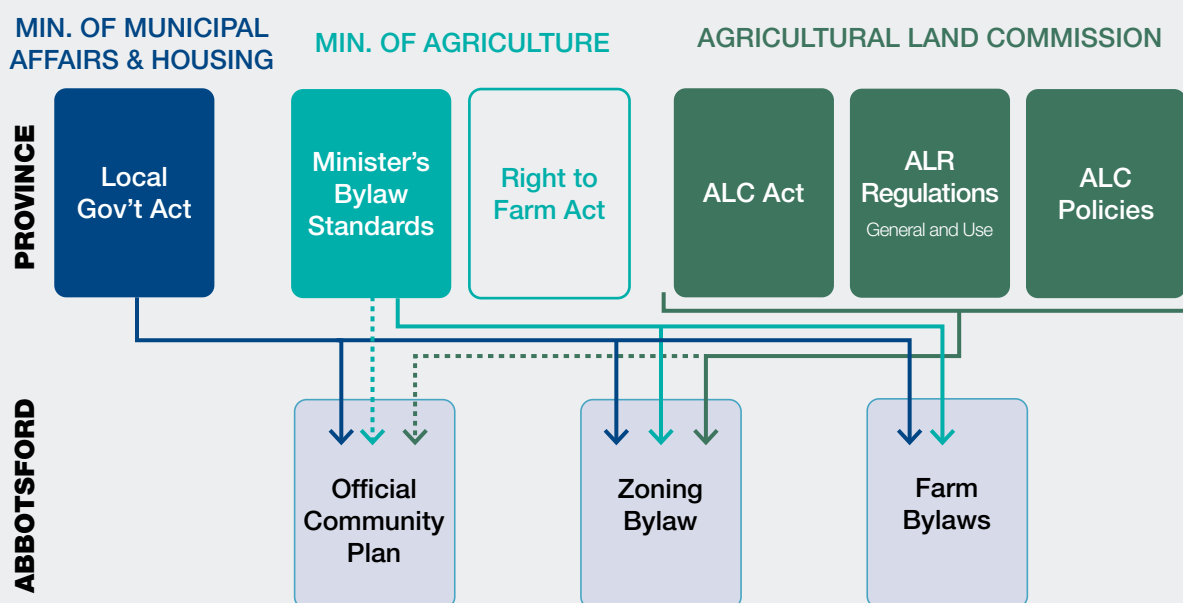
The City of Abbotsford regulates agricultural land through its OCP, Zoning Bylaw and Farm Bylaw powers.

Official Community Plan (OCP): Outlines objectives, policies and guidelines for community planning and development.

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

Farm Bylaw: Enables the City to regulate or prohibit certain farm operations, and also regulate the types of buildings, structures, equipment, and siting of stored materials.

Fig. 1: A Complex Regulatory Framework



1.5 A Three Stage Planning Process

AgRefresh is following a three stage planning process, with each building on the findings and stakeholder input of the previous stage.

Fig. 2: AgRefresh Process Timeline



Provincial ALR and ALC Revitalization

As illustrated in the project timeline, the AgRefresh planning process was impacted by the 2018 Provincial initiative to 'Revitalize the Agricultural Land Reserve and Agricultural Land Commission', which notably overlapped with the topics under review through AgRefresh.

AgRefresh was paused at the 75% mark to ensure recommendations could be coordinated with Provincial legislation changes.

The Provincial review is presently on-going, however, by mid-2020 several legislative changes were complete and the Province had released its 'Residential Flexibility in the ALR' policy intentions paper outlining new accessory dwelling options under consideration for the ALR. Given this progress, it was determined that the Provincial initiative had sufficiently progressed to complete a modified version of AgRefresh.

The modified AgRefresh process addresses all topics, except for residential siting, which is deferred pending further Provincial review.

1.6 Project Stages Recap

Stage 1: Background Research

Stage 1 focused on understanding the current state of Abbotsford's agriculture industry. Work was organized around the following tasks:

- Understanding the legislative and regulatory framework governing the use of agricultural land;
- Reviewing the City's existing regulations, plans, and strategies;
- Developing a deeper understanding of the local agricultural sector;
- Identifying key compliance issues; and
- Identifying opportunities and challenges associated with agriculture in Abbotsford.

Workshops with government agencies, industry representatives, and City committees, and a public open house provided valuable insight on the state of agriculture and opportunities for Abbotsford.

Stage 1 outlined three overarching themes to guide AgRefresh:

Theme 1: Support a thriving agricultural sector

Theme 2: Respond to a changing agricultural industry

Theme 3: Manage non-agricultural uses in the ALR

These themes were explored in greater detail through Stage 2: New Directions.

Stage 2: New Directions

Building on the three themes identified in Stage 1, the Stage 2 New Directions work outlined specific topics for further consideration and provided the foundation for preparing detailed policies and regulations.

Through a series of stakeholder workshops, an online survey, and an open house, the City received confirmation on the overarching themes and critical input to develop the New Directions. The local perspectives gathered in this stage helped chart the course for improved City regulation that will better support the future of agriculture in Abbotsford.

Stage 2 set the groundwork for Stage 3, which is now outlining policies and regulations to address the New Direction topics.



Fig. 3: Key AgRefresh Themes and Topics

Stage 3: Prepare and Adopt New Policy

Stage 3 further reviewed the New Direction topics, distilling the ideas into more tangible ‘early ideas’ for discussion and ultimately recommended OCP policies and Zoning Bylaw regulations.

Workshops with industry stakeholders, multiple public open houses, and an online questionnaire helped the City gauge support and strengthen approaches for the specific ideas being explored. This input provided confirmation of policy and regulatory ideas that are aligned with public and stakeholder perspectives, and those which required further work and consideration.

This Stage 3 report builds on all the feedback received to-date, and presents draft OCP policies and Zoning Bylaw regulations.



Fig. 4: Stage 3 Open House | Bradner Hall | November 27 2017

AgRefresh Engagement by the numbers

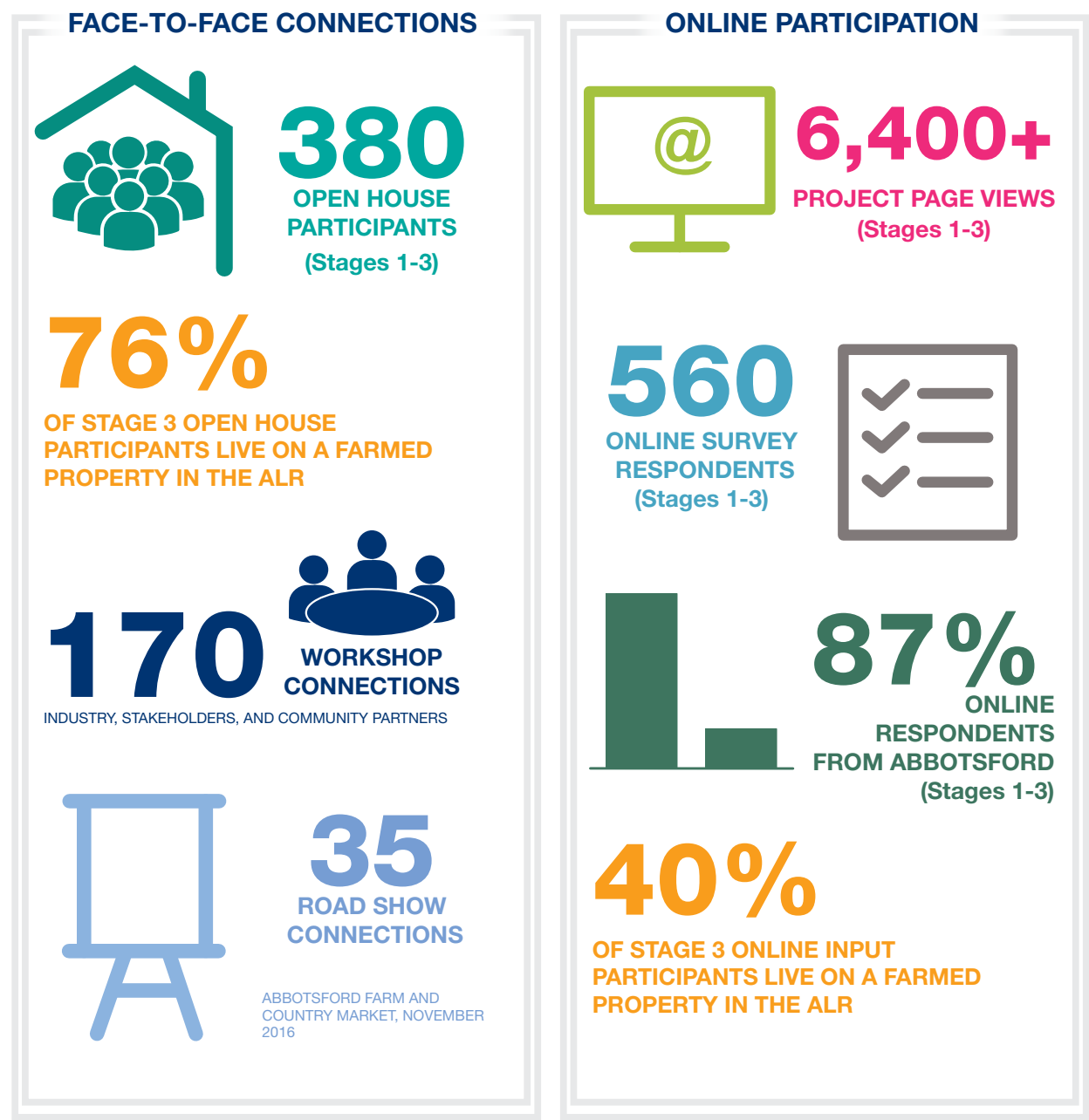


Fig. 5: Key AgRefresh Engagement Metrics



2.0 Key Topics: Draft Policy & Regulation

AgRefresh addresses a range of key agricultural land use topics important to the future of Abbotsford's farming industry, as identified through Stages 1 and 2. Modernizing and updating the City's regulations, policies, and processes within the context of senior government regulation will ensure this critical sector remains resilient and continues to thrive and adapt to industry changes.

2.1.1 Using this section

This section presents the core AgRefresh content, outlining draft policies, regulations and approaches for the key AgRefresh topics identified in Stages 1 and 2.

Recommendations build on the work and engagement conducted to-date, and coordinate with Provincial legislation emerging from the Ministry of Agriculture “ALR and ALC Revitalization” initiative.

Structure

The following is addressed for each topic, allowing a brief skim of the key recommendations and a ‘deeper dive’ on topics of interest:

- Topic description
- Relevant approval bodies (decision makers)
- Stage 3 engagement highlights
- A Snapshot of recommended approaches
- Detail on each recommendation

To support an understanding of the recommendations in context, Appendices A, B and C provide the draft OCP, Zoning Bylaw, and Council Policy content, as it would be written in each document. Ultimately, these documents will be finalized and prepared for Council consideration as bylaws for adoption.

Recommendations extend beyond the Agricultural Zones (A1-A6), involving coordinated amendments across following sections of the Zoning Bylaw.

- Definitions, Administration, General Regulations
- Off-Street Parking
- A1 to A6 Zones
- Consequential amendments to the RR, CR, SR, RS1, RS3 Zones

Tracking AgRefresh Recommendations

AgRefresh recommendations include new and updated provisions, as well as the retention and removal of some existing regulations.

The following markers are used to help track the regulatory tool proposed for each recommendation throughout the report:

New (OCP)	New Official Community Plan policy - Appendix A
New (Zoning)	New Zoning Bylaw regulation - Appendix B
Update (Zoning)	Existing Zoning Bylaw regulation or approach has been updated or adapted - Appendix B
Retain (Zoning)	Retention of an existing Zoning Bylaw provision that is highlighted given its significance - Appendix B
Remove (Zoning)	Zoning Bylaw provision or requirement removed
New (Policy)	New Agricultural Areas Council Policy - Appendix C

If viewing this report as a digital PDF, clicking the markers (squares) described above will take you to the relevant sections of the draft OCP, Zoning Bylaw, or Council Policy in the Appendices.

Use the following shortcut to return to the section you were reading:

- **Windows:** click “Alt” + “↶” at the same time
- **MacOS:** click “⌘” and “↶” at the same time

2.1.2 Coordinating with Senior Government

The City has worked closely with ALC and Ministry of Agriculture staff to explore ideas and prepare recommendations that align with the *ALC Act*, ALR Regulations, the Minister’s Bylaw Standards, and other relevant legislation.

The following markers are used throughout the report to highlight the relationship between AgRefresh recommendations and ALC or Ministry of Agriculture provisions:

ALC Alignment	Recommendation considers the <i>ALC Act</i> , ALR Regulation, or ALC Policy.
Ministry Alignment	Recommendation considers the Guide for Bylaw Development in Farming Areas (Minister’s Bylaw Standards).
Defer	Recommendations are deferred pending further Provincial work on the topic.

A Working Principle: Regulate what the City can measure

As noted, the City does not regulate agricultural land in isolation. The role of regulator is shared between the Agricultural Land Commission, the Ministry of Agriculture, and the City, with senior government regulation and legislation being paramount.

An important working principle of AgRefresh has been to mirror ALC requirements in the Zoning Bylaw where the provisions can be measured through an existing City processes (e.g. building permit or business licence application). Examples are typically illustrated on a plan, such as building setbacks, total retail floor area, or the size of a winery lounge. In limited circumstances, measurable ALC metrics are excluded from the Zoning Bylaw in order to retain a more efficient application process (i.e., house size).

Generally, operational ‘conditions of use’ set out in the ALR Regulations are excluded from the Zoning Bylaw, recognizing the role of senior agencies as agricultural experts, and the City’s limited expertise and staff resources. Instead, the details of key senior government conditions for particular uses are highlighted for convenience through ‘Explanatory Notes’ within the margins of Zoning Bylaw. An explanatory note is not part of the formal bylaw, allowing this information to be updated immediately following a Provincial legislation or interpretation change. Examples include “operational conditions” such as 50% farm product rules, maximum attendance at ALR events, and the nuanced definition of agri-tourism activities.

This approach acknowledges that several Provincial rules apply to a range of uses in the ALR, whether repeated in the Zoning Bylaw or not.



2.2 Parcel Size & Subdivision

Maintain & encourage adequate parcel sizes

Parcel size plays an important role in agriculture, with research indicating a relationship between the size of a parcel and the likelihood of the land being farmed. According to 2012 Ministry of Agriculture analysis, 61% of Abbotsford's ALR parcels that are under 4 ha, and available for farming, are not being farmed.

A scan of several other BC farming communities indicates that Abbotsford's A1 Zone 8.0 ha minimum subdivision size is consistent with, and in several cases more restrictive than the minimum subdivision size for agricultural land in other jurisdictions.

This section outlines proposed measures to support the resilience of Abbotsford's agricultural land base and maximize the range of farming opportunities into the future.

2.2.1 Decision Makers

Applications to subdivide land within the ALR involve:

Council

Consider ALC application (forward or refuse)

ALC

ALC approve or refuse the subdivision

2.2.2 What we heard in Stage 3

'Early Ideas' explored through Stage 3 engagement

- Set a 16 ha (40 ac) minimum lot size for new subdivision in ALR
- Continue to allow lot line adjustments that benefit farming
- Consider smaller parcel subdivision in rural centres, where new support services/uses require smaller lots

Stage 3 engagement feedback highlights*

- just over half of respondents (58%) agreed or somewhat agreed with the ideas; this topic received the second greatest level of opposition (behind farm house setback)
- several respondents raised concerns about affordability of larger parcels for new/young farmers and family farms competing with large corporations

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

2.2.3 Draft Recommendations

A SNAPSHOT

Official Community Plan Highlights

- Split the existing 'Agricultural' OCP land use designations into two distinct designations that reflect and protect existing lot patterns.
- New OCP policy to consider smaller lots in the new Agricultural land use designations for special circumstances (e.g., transportation/utility corridors, historical ALC approvals)
- OCP policy for home site severance applications to maintain a viable remainder farm parcel.

Zoning Bylaw Highlights

- Retain existing Zoning Bylaw minimum subdivision sizes for Agricultural Zoning (8 ha and 16 ha).

DRAFT POLICY AND REGULATION UPDATES

**New
(OCP)**

Two Agricultural Land Use Designations

To reflect and retain historical agricultural subdivision patterns, split the "Agriculture" land use designation into two new designations; generally based on existing A1 and A2 zoning patterns. See Appendix A, Map 2.

- Agriculture 1 - Uplands (A1 patterns)
- Agriculture 2 - Lowlands (A2 patterns)

**New
(OCP)**

Minimum Subdivision Size - OCP

Specify the following subdivision minimums for each new land use designation:

Agriculture 1 - Uplands: 8 ha minimum lot area
Agriculture 2 - Lowlands: 16 ha minimum lot area

**Existing
(Zoning)**

Minimum Subdivision Size - Zoning Bylaw

In consideration of engagement feedback, research, and ALC oversight for subdivision, retain the existing Agricultural One (A1) and Agricultural Two (A2) Zone subdivision minimums:

- 8.0 ha in A1
- 16.0 ha in A2

**New
(OCP)**

Lot Size in Agricultural Areas

Rezoning and site specific Zoning Bylaw amendments within the Agricultural 1 - Uplands and Agricultural 2 - Lowlands land use designations to permit a lot size below the set thresholds (8 ha and 16 ha) may be considered in the following circumstances:

- Provision of transportation or utility infrastructure serving public interests
- Subdividing off the portion of a split-designated lot that is not designated for Agriculture
- New public civic and public institutional uses in Rural Centres
- Properties with existing Agricultural Land Commission subdivision approvals
- A remnant agricultural parcel created through the above scenarios

**New
(OCP)**

Homesite Severances

New policy to “minimize the size of home site severance parcels to maximize the agricultural potential of the remaining farm operation parcel.”

As per the Zoning Bylaw, subdivision associated with a home site severance is permitted below the minimum lot size set out in agricultural zones.

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2.3 Principal Residences

Ensure appropriate residential footprint and number of homes

Abbotsford's existing agricultural zoning does not regulate the size of a principal residence (except through lot coverage), however, AgRefresh has explored this idea.

Ministry of Agriculture research (2011) indicates that large and expensive homes can significantly increase the value of a farm property, making it more expensive for farmers and less likely to be farmed, especially for smaller parcels.

In early 2019, during Stage 3 of AgRefresh, Provincial amendments to *Agricultural Land Commission Act* (Bill 52, 2018) introduced a 500 m² size limit for a principal residence in the ALR, requiring ALC approval for any dwelling above this maximum. The new Provincial 500 m² house size limit is consistent with the Minister of Agriculture's 2015 Bylaw Standards.

2.3.1 Decision Makers

Applications for an ALR principal residence over 500 m²:

Council

Council considers the ALC application (forward or refuse)

ALC

ALC approves or refuses the residence

2.3.2 What we heard in Stage 3 (before Bill 52)

'Early Ideas' explored through Stage 3 engagement

- Set a maximum house size in relation to parcel size in the ALR, potentially allowing larger homes on larger parcels

Stage 3 engagement feedback highlights*

- 75% of respondents agreed/somewhat agreed with setting house size limits by parcel size; with 25% opposed to any house size limits
- some wanted the same size limit for all lot sizes
- some felt farm need or family size should determine size
- many indicated support for the Minister's 500 m² standard
- some had concerns with the impact of large homes on land prices

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

2.3.3 Draft Recommendations

A SNAPSHOT

Zoning Bylaw Highlights

- Reference required compliance with the *ALC Act* for single detached dwellings, supplemented with an explanatory note regarding the 500 m² principal residence size limit;
- Integrate a three storey height maximum
- Defer consideration of residential siting and footprint (home plate), pending further Provincial review on this topic.

Procedural Highlights

- Adopt a Council Policy to guide decision making for ALC applications requesting a principal residence over the ALC 500 m² maximum.
- Explore a standing Council resolution to automatically forward ALC applications requesting permission to occupy a dwelling while constructing a replacement principal residence, subject to criteria.



DRAFT POLICY AND REGULATION UPDATES

New (Zoning)	Maximum House Size - lots subject to the <i>ALC Act</i> Acknowledging Provincial ALR house size limits, the following regulations are proposed for all new single detached dwellings in the ALR: <ul style="list-style-type: none">A single detached dwelling on a lot within the Agricultural Land Reserve shall only be permitted in accordance with the <i>Agricultural Land Commission Act</i>, the <i>Agricultural Land Reserve Use Regulation</i>, or as approved by the Agricultural Land Commission. (see 140.2.11 of Appendix B)An ‘explanatory note’ accompanies the above provision, noting the ALC’s 500 m² house size limit. The explanatory note is for reader convenience and is not part of the formal bylaw. This allows immediate updates with any change to the <i>ALC Act</i>, regulations, ALC policy or interpretation <p>This approach identifies the ALC limit on house size within the Zoning Bylaw, while acknowledging the ability to construct a larger dwelling if the proposal is forwarded to the ALC by Council (Council can refuse) and ultimately approved by the ALC through the Non-Adhering Residential Use application process.</p>
Existing (Zoning)	Maximum House Size - lots not subject to <i>ALC Act</i> The 500 m ² <i>ALC Act</i> house size limit does not apply to properties within the ALR that are under 2 acres and on their own certificate of title pre-dating December 1972 (see ALC Policy P-02 for details). This qualification needs to be confirmed by the ALC for each individual lot. Existing Zoning Bylaw provisions would apply to these properties, and vary depending on zoning. ALR properties meeting the ALC exemption criteria and zoned A1-A6, RR, CR, or SR will continue to be regulated through lot coverage, height, and setbacks. Dwelling size for ALR properties in other zones (e.g., RS1 and RS3) that meet the ALC exemption criteria is regulated by through floor space ratio, height, setbacks and maximum lot coverage.

New (Policy)	Principal Residence over 500 m² <p>There may be unique circumstances where a principal residence larger than 500 m² is needed to support a farm operation.</p> <p>Acknowledging this scenario, proposals for homes over 500 m² are processed by the ALC on a case-by-case basis through a 'Non-Adhering Residential Use' application; meaning the application 'does not adhere' to the size limit of the ALC Act.</p> <p>These applications must be considered by Council before they are reviewed by the ALC. Council has the option to either forward the application to the ALC for consideration, or refuse the application, in which case the application process ends.</p> <p><i>Recommended Council Policy</i></p> <p>A new Council Policy is recommended to identify key considerations that will help evaluate 'farm need' and support decision making when reviewing ALC applications for a larger principal residence (see Appendix C, Division 1).</p> <p>The Council Policy is intended to supplement the advice of Council's Agricultural Advisory Committee, outline factors to guide staff report content, and support Council decision making.</p> <p>The policy notes that the City may consider the following factors when reviewing the application:</p> <ol style="list-style-type: none"> 1. the extent of compliance with the Zoning Bylaw; 2. whether the principal residence will be the only dwelling unit on the property at the time of occupancy, excluding a secondary suite; 3. whether the lot is over 4.0 ha in area; 4. the extent of farmable area on the lot that is not encumbered by environmental constraints or natural areas that impede agriculture; 5. whether a high proportion of the lot is being actively farmed and if the farmed commodity typically demands a high labour need; 6. if the lot has been assessed as 'farm' under the <i>Assessment Act</i> for the past 3 years; and 7. other unique circumstances relevant to the proposal.
ALC Alignment	
Ministry Alignment	

Updated
(Zoning)

New
(Procedure)

ALC
Alignment

Occupying a residence while building a replacement

Since enactment of Bill 52, 2018, an ALR property owner must obtain ALC approval to occupy an existing residence while building a replacement.

A proposed update to section 130.4 of the Zoning Bylaw maintains the option to occupy a single detached dwelling while constructing a replacement residence in the ALR, if the ALC has authorized:

- temporary retention of the existing residence; or
- conversion of the building to an alternative use.

Draft Recommended Procedure

Given the potential operational need to live on a farm during construction of a replacement residence, the following procedure is recommended for Council consideration:

1. That Council consider a Standing Resolution to forward to the Agricultural Land Commission, without comment, all Non-Adhering Residential Use applications requesting to occupy a principal single detached dwelling while constructing a replacement dwelling, if:
 - (a) the lot is assessed as farm under the *Assessment Act*; and
 - (b) the existing single detached dwelling, upon completion of the new residence, will be demolished or converted to a residential use permitted in the Zoning Bylaw.
2. That Council review and evaluate, with the input of the Agriculture Advisory Committee, all applications not meeting the above criteria.
3. That Council reaffirm this approach with any change to Council, and at a recurring time interval set by Council.

New
(Zoning)

Buildings Accessory to a Single Detached Dwelling

Buildings and structures accessory to a single detached dwelling in the ALR shall not have a combined floor area exceeding the gross floor area of the principal single detached dwelling.

This does not impact buildings accessory to farming.

Defer
(Zoning)

Ministry
Alignment

Residential Footprint and Siting (home plate)

The ‘residential footprint’, or ‘farm home plate’ is the portion of a farm property used for residential purposes (i.e., house, yard, garage, pool, driveway, sport courts, landscaping, etc.).

Consistent with April 2020 Council direction, AgRefresh recommends deferring consideration of new Zoning Bylaw provisions regulating the size and siting of a ‘residential footprint’ on an ALR parcel, pending further Provincial work on this topic.

The Minister of Agriculture’s Advisory Committee for Revitalizing the ALR and ALC recommended the following in its December 2018 final report:

- *“Enable new regulations for siting, secondary dwellings, and home plate size.” [p. 61]*
- *“Carry out additional consultation and analysis on home plate size and siting, with results to be added later by regulation.” [p. 63]*

Section 58(2)(c) of the *ALC Act* was updated in February 2019 through Bill 52, 2018 to give the Province the power to make regulations:

- “respecting the size and siting of residential structures ...”; and
- “requiring all residential structures to be sited within a prescribed area on a parcel of agricultural land”.

Deferring further work on this topic will allow coordination with potential future Provincial regulation changes, if any.



2.4 Accessory Dwelling Units

Ensure appropriate residential footprint and number of homes

Small second residences (accessory dwelling units) can play an important role in meeting housing needs for farming and non-farming residents in Abbotsford's agricultural areas. This is increasingly apparent as housing pressures increase and affordability declines.

This section addresses accessory dwellings that are not tied to a farming requirement. These are different than "full time farm worker residences" and "temporary farm worker housing", and intended to address general housing needs.

Currently, Abbotsford's agricultural zones (A Zones) permit a secondary suite in the principal residence and the placement of a manufactured home for immediate family, subject to specific conditions. Other rural area zones (CR, RR, and SR) permit the choice of either a secondary suite or a coach house, depending on lot size.

Up until late 2018, AgRefresh was working on updated regulation for accessory manufactured homes and exploring new permissions for coach houses on agricultural properties.

2.4.1 Legislation Changes 2018 to 2021

Bill 52, 2018

In November 2018, through Bill 52, 2018, the Province removed the legislated options for accessory dwelling units on properties in the ALR, with the exception of a secondary suite in the principal dwelling. This legislation also introduced a new requirement for ALC approval of all additional residences, and that the residence be needed for farming.

Shortly following the enactment of Bill 52, 2018, and in consideration of ALR residents that were in the planning stages when the rules changed, the Province reinstated a time-limited 'grandfathering period' which temporarily extended the option to place a new manufactured home for immediate family. This 'grandfathering period' expires at the end of 2021.

Provincial Residential Flexibility Review 2020-2021

Following the Bill 52 changes, the Ministry of Agriculture conducted further community consultation in early 2020 to learn more about residential needs in farming areas and to explore ideas for increased "residential flexibility" in the ALR. This work specifically explored the idea of allowing a small second residence without needing ALC approval and with no required connection to farming.

Following the 2020-2021 Provincial review, new residential options were introduced through ALR Regulation changes on July 12, 2021, and will come into effect on December 31, 2021.



2.4.2 New Accessory Residence Options

Changes to the *ALR Use Regulation* in July 2021 introduced new options for a small secondary home on ALR properties, subject to local government approval. Local governments can be more restrictive than the ALC, with the ability to set additional requirements or even prohibit the new options, if desired.

New Provincial ALR options not requiring ALC approval

A lot in the ALR can now have one principal residence (with optional secondary suite) plus one second residence, subject to the following:

Lots 40 ha (~100 acres) or less

- the second residence is limited to 90 m² (~970 ft²)
- there is no restriction on who can occupy the residence (not restricted to family or farm help)
- building type is flexible (e.g., garden suite, guest house, carriage suite, manufactured home, above/in an existing building)
- not permitted if the principal residence exceeds 500 m²
- not permitted if there is more than one existing residence on the lot (excluding a secondary suite)

Lots over 40 ha (~100 acres)

- the second residence is limited to 186 m² (~2,000 ft²)
- no restriction on who can occupy the residence
- building type is flexible
- the size of the principal residence does not matter
- not permitted if there is more than one existing residence on the lot (excluding a secondary suite)

Proposals that do not meet the above criteria can still apply to the ALC for an additional residence for 'farm use'. This includes a lot with more than one existing residence (i.e., farm help or manufactured home).

Next Steps and Local Government Decision Making

It is now up to each local government in BC to determine if and how they wish to implement the new accessory residential options for ALR lands within their jurisdiction.

As a next step, the City needs to determine if the new residential options should be permitted and consider any additional regulations needed to address the local context (e.g., minimum lot size).

The ALR regulation change brings the new options into effect on December 31, 2021, giving local governments time to consider the new housing types and update local regulations.

AgRefresh has undertaken notable engagement and review of accessory dwellings throughout Stages 2 and 3, providing a valuable foundation for the recommendations outlined in the following sections.

2.4.3 Decision Makers

Once Provincial legislation comes into force, proposals for accessory dwelling units that are consistent with City zoning and ALR regulations can proceed directly to Building Permit, without additional ALC or Council approvals (except for related soil removal or fill).

2.4.4 What we heard in Stage 3

AgRefresh Stage 3 engagement addressed a range of considerations for updating the regulation of "Accessory Family Residential Use" (manufactured home for family) and explored permitting coach houses. This feedback provides a valuable foundation for preparing recommendations consistent with the new legislation.

Stage 3 engagement explored the following 'early ideas'

Manufactured Home for Family

- Remove the 'farm class' requirement and 3.8 ha minimum lot size
- Set a maximum residential footprint and setback

Coach House

- Permit a single level dwelling above an accessory farm building
- Permit up to 90 m² of floor area
- Do not permit on a lot with a manufactured home for family
- Require farm classification
- Do not restrict occupancy

Stage 3 engagement feedback highlights

Mobile Home for Family

- 73% agreed/somewhat agreed with the early ideas
- some recommended retaining farm class or lots size requirements
- some felt the setback and footprint location is too restrictive
- some wanted to regulate the size, but not type of dwelling

Coach House

- 84.5 % agreed/somewhat agreed with the early ideas
- some wanted the option to go larger than 90 m²
- some felt it should be for family or farm help
- some did not want it limited to farm class properties

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



2.4.5 Draft Recommendations

A SNAPSHOT

Zoning Bylaw Highlights

- Permit an "Accessory Farm Dwelling Unit" (AFDU) accessory to a principal dwelling in all A Zones (A1-A6), in and outside the ALR
- Permit as a coach house, detached building, manufactured home, or a unit within or above a farm building (subject to size limits)
- Allow one AFDU per lot, in addition to a secondary suite in the principal residence
- Require a minimum lot size of 0.4 ha (1 acre)
- Permit 90 m² (~970 ft²) on lots 40 ha or less, as per Province
- Permit 186 m² (~2,000 ft²) on lots over 40 ha, as per Province
- Limit detached buildings and coach houses to 2 storeys (7.5 m)
- Do not require farm status or regulate who can occupy the unit
- Retain existing CR, RR, SR zoning permissions for a 90 m² coach house in the ALR, but no longer require ALC approval

DRAFT POLICY AND REGULATION UPDATES

New (Zoning)

Permit "Accessory Farm Dwelling Unit" in A Zones

Introduce "Accessory Farm Dwelling Unit" (AFDU) a new use that is permitted accessory to a single detached dwelling in Agricultural Zones (A1-A6)

"Accessory Farm Dwelling Unit" means a non-stratified dwelling unit that is accessory to a single detached dwelling on the same lot, and is:

- (1) a building without any other use; or
- (2) a coach house; or
- (3) located within a building or structure:
 - a. for agricultural use; or
 - b. accessory to an agricultural use on the same lot

New (Zoning)

Building Types

Allow an AFDU as a coach house, a small detached residence, a manufactured home, or a unit within an agricultural building.

New (Zoning)

One Per Lot

Permit one AFDU per lot in addition to a secondary suite in the principal residence, consistent with Provincial ALR regulation.

ALC Alignment

New (Zoning)	<p>Minimum Lot Size</p> <p>Only permit an Accessory Farm Dwelling Unit on lots 0.4 ha (~ 1 acre) or larger.</p> <p>This is consistent with the minimum lot size required for a coach house in Abbotsford's rural residential zones: Country Residential (CR), Rural Residential (RR), and Suburban Residential (SR).</p>
New (Zoning)	<p>Maximum Residence Size</p> <p>Consistent with ALR regulations, limit floor area to:</p> <ul style="list-style-type: none"> • 90 m² (~970 ft²) on a lot 40 ha or less • 186 m² (~2,000 ft²) on a lot larger than 40 ha
New (Zoning)	<p>AFDU in a Building with other Uses</p> <p>If an AFDU is located in the same building as another use, limit the cumulative size of all other uses in the building to a maximum of 112 m² (~1,200 ft²).</p> <p>This provides flexibility for an AFDU in a building with other uses such as home occupation, 3 to 4 car garage, modest agricultural machine shed, farm retail, farm office/workshop.</p> <p>Larger buildings could be considered through the variance application process.</p>
New (Zoning)	<p>Designed as an Entirely Separate Space</p> <p>An AFDU located in a building with another use (i.e., coach house or within a farm building) must be designed to be entirely separate from any other use in the building, and have all entrances and exits entirely separate from all other uses.</p> <p>This provision is intended to prevent unauthorized expansion of the residential floor area.</p>
New (Zoning)	<p>Setbacks</p> <p>Apply the following minimum setbacks for an AFDU:</p> <ul style="list-style-type: none"> • 7.5 m from an exterior lot line • 3.0 m from an interior lot line • 30 m from any building, structure, or confined outdoor area containing livestock, aquaculture, manure, compost, or agricultural waste.
Retain (Zoning)	<p>Other Residential Zoning in the ALR</p> <p>Retain existing permissions for a coach house on CR, RR, and SR zoned properties in the ALR that are 0.4 ha or larger. ALC permission is no longer required.</p>

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2.5 Full-Time Farm Worker Residence

Ensure appropriate residential footprint and number of homes

In some cases, a farm may need an employee to live on-site full-time and year-round to support the agricultural operation. The Zoning Bylaw currently permits this use, however, legislation introduced under Bill 52, 2018 now requires ALC approval for these residences.

In consideration of enhanced Provincial oversight to assess 'farm need', draft Zoning Bylaw amendments and proposed procedure aims to improve efficiency and clarity for regulating this use.

2.5.1 Decision Makers

Approval of a second residence for a full time farm employee in ALR:

Council	Council considers the ALC application (forward or refuse)
ALC	ALC approves or refuses the second residence

2.5.2 What we heard in Stage 3

'Early Ideas' explored through Stage 3 engagement

- Only allow as a temporary building or conversion of an existing building/house
- Limit the floor area of the residence to 300 m²
- Require a minimum lot size of 4.0 ha and permit a maximum of 2 full-time farm worker residences per lot
- Remove requirements for the farm owner to live on the same lot and an adult family member to work full-time on the farm
- Require ALC approval

Stage 3 engagement feedback highlights*

- 72% of respondents agreed/somewhat agreed with the early ideas
- Desire to permit permanent structures
- Farmer should live on the same parcel
- Manage building size
- Don't allow this type of dwelling

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

2.5.3 Draft Recommendations

A SNAPSHOT

Zoning Bylaw Highlights

- Permit accessory to agriculture on a lot
- Lot must be in the ALR and have 'farm status'
- Land must be owned or leased by the farm operation or farm business employing the resident farm worker
- ALC approval required
- Permit as a permanent dwelling or manufactured home
- Limit gross floor area to 300 m² (3,230 ft²) and height to 3 storeys
- Permit a maximum of one per lot (in addition to principle residence)
- Remove existing requirements for:
 - » the farm owner to live in the main farm house on the lot
 - » a family member to work full-time on the farm
 - » annual statutory declaration of occupancy
- Defer consideration of residential siting and footprint (home plate), pending further Provincial review on this topic.

Policy and Procedure

- Explore a standing Council resolution to forward Non-Adhering Residential Use applications to the ALC that meet all provisions of the Zoning Bylaw and the minimum farm operation thresholds in a new Council Policy (Appendix C).
- Covenant all lots used to justify the 'farm need' for the residence, prohibiting any further full time farm worker residences.

DRAFT POLICY AND REGULATION UPDATES

Revised (Zoning)

Modernized Definition

"Full-Time Farm Worker Residence" means a Dwelling Unit used solely for the purpose of housing permanent employees paid to work full time on a Farm Operation, as necessary for the agricultural labour needs of the Farm Operation.

Existing (Zoning)

Accessory to an Agricultural Use

Only permit accessory to an agricultural use on the lot.

Existing (Zoning)

Farm Status and within the ALR

The lot must be within the Agricultural Land Reserve and classified as "farm" under the *Assessment Act*.

(Zoning)	Minimum Lot Size AgRefresh is no longer exploring a minimum lot size requirement, acknowledging that some smaller farm lots may be intensively farmed and the review process involves ALC assessment of farm need.
New (Zoning)	Land Ownership The lot must be owned or leased by the farm business employing the resident full-time farm worker.
Existing (Zoning)	Building Type Permit as a permanent building or a manufactured home (e.g., Z240 or A277).
New (Zoning)	Building Height Limit height to three storeys.
New (Zoning)	Maximum Size Limit the residence to a maximum gross floor area of 300 m ² (3,230 ft ²), excluding the basement, as defined in the Zoning Bylaw. If an existing building is proposed for conversion and exceeds the maximum permitted floor area, the building must be altered to remove the excess floor area, or a variance must be approved by Council. Alterations or additions to an existing Full-Time Farm Worker Residence will only be permitted to the extent authorized by the ALC and as permitted in the Zoning Bylaw, whichever is more restrictive.
Ministry Alignment*	
Update (Zoning)	Number of Residences Permit one Full-Time Farm Worker Residence per lot. The Zoning Bylaw currently permits up to two Full-Time Farm Worker Residences on a lot for farm operations over 40 ha (can be multiple lots). However, this allowance caps the total dwellings units on all farm operation lots to a maximum of three, and is subject to several complicated conditions. AgRefresh proposes to use rezoning to evaluate proposals for more than one Full-Time Farm Worker Residence on a lot. This facilitates an adaptable approach that considers the unique needs of a farm and draws on ALC and Ministry of Agriculture expertise to evaluate the ‘farm need’.

* Ministry Bylaw Standard adapted to City Zoning Bylaw

New
(Policy)

Level of Farm Operation

Relocate and update the "minimum established level of farm operation" table from the Zoning Bylaw to a new Council Policy for Agricultural Areas (Appendix C)

Policy thresholds will support Council consideration of 'farm need' for ALC applications, while acknowledging consideration for other unique farm circumstances or practices not identified in the table. See Part 2, Division 2 of Appendix C for details.

This policy and table provide a key supporting role for the procedural recommendation below.

New
(Zoning)

Agricultural Land Commission (ALC) Approval

As per the *Agricultural Land Commission Act*, an additional residence for farm help requires ALC approval.

New
(Procedure)

Draft Recommended Procedure

The following approach is recommended to support efficient processing of ALC Non-Adhering Residential Use applications:

1. That Council consider a Standing Resolution to forward, with support, all Full-Time Farm Worker Residence applications:
 - (a) compliant with the Zoning Bylaw; and
 - (b) consistent with the "minimum level of operation" thresholds set out in the Council Policy for Agricultural Areas (Appendix C); and
 - (c) subject to registration of a restrictive covenant, prohibiting any additional Full Time Farm Worker Housing, on the title of all lots used to meet the "minimum level of operation" (see below).
2. That Council review and evaluate all other applications case-by-case, with the input of the Agriculture Advisory Committee.
3. That Council reaffirm this approach with any change to Council and at a recurring time interval.

New
(Policy)

Restrictive Covenant - Other Farm Operation Lots

Include a Council Policy provision requiring a restrictive covenant on any lot used to meet the 'level of farm operation' thresholds, and/or any lot used to justify the 'farm need' as part of the ALC application process.

The restrictive covenant shall prohibit any further Full Time Farm Worker Residences on those lots.

Update
(Zoning)

Restrictive Covenant - Use of the Residence

Remove the requirement for a restrictive covenant on the title of the lot stating that the residence shall only be used as a Full Time Farm Worker Residence.

This regulation will be enforced through compliance with the Zoning Bylaw and ALC approvals.

Defer
(Zoning)

Residential Siting and Footprint (home plate)

Similar to principal residence, defer new City regulation pending Ministry work.

Remove
(Zoning)

Owner Resident & Family Employee Requirements

Remove the requirements for the farm owner to live on the lot and for an adult member of the owners immediate family to work full time on the farm operation.

This would allow the principal residence to be occupied by another full-time farm worker, or other similar circumstance.

Remove
(Zoning)

Statutory Declaration Requirement

Remove the requirement for a property owner to file an annual statutory declaration confirming that the accommodation is occupied by a Full Time Farm Worker.

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2.6 Temporary Farm Worker Housing

Support adaptable temporary farm worker housing

Local labour to support agricultural operations in Abbotsford is in limited supply, resulting in farmers seeking labour from other countries and other parts of Canada - this creates a need to house temporary workers.

In late 2018, Bill 52, 2018 introduced the requirement for ALC approval of all new temporary farm worker housing. In light of this legislation change and on-going demand for temporary labour, it is important to effectively facilitate this important need.

2.6.1 Decision Makers

Approval of temporary farm worker housing in the ALR:

Council	Council considers the ALC application (forward or refuse)
ALC	ALC approves or refuses the farm worker housing

2.6.2 What we heard in Stage 3

'Early Ideas' explored through Stage 3 engagement

- Only allow temporary buildings, or conversion of an existing building
- Establish a maximum 'residential footprint' and building setback
- Limit to one lot per farm operation and only on land owned by farmer
- Require an Agrologist report to demonstrate the housing need
- Expand to allow all fruit operations (not just berries)

Stage 3 engagement feedback highlights*

- 61% of respondents agreed/somewhat agreed with the early ideas
- Some desire for permanent buildings
- Need for higher quality housing
- Higher labour needs for intensive farm operations

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

Photo: www.designcorps.org
(James Sweeney rendering)

2.6.3 Draft Recommendations

A SNAPSHOT

Zoning Bylaw Highlights

- Permit temporary farm worker housing accessory to agriculture
- Only permit on a lot with a single detached dwelling
- Only permit on a lot in the ALR and with 'farm status'
- Require ALC approval
- Only permit on a lot owned by the farmer/applicant
- Minimum 3.8 ha lot size
- Only permit removable pre-fabricated manufactured buildings or reuse of an existing structure
- Limit height to 2 storeys for pre-fabricated manufactured buildings and 3 storeys for a permanent building (i.e., conversion of a house)
- Permit the use for a broader range of farm types
- Regulate housing density by number of housed workers, with more flexibility for intensive farm uses, such as greenhouse operations.
- Regulate the size of permitted floor area in relation to lot size and the number of housed workers.
- Establish base zoning permissions for all properties and require rezoning for more intensive proposals
- Require amenity space
- Limit occupancy by any individual worker to 10 months a year
- Require removal of manufactured buildings if not used as authorized
- Remove requirements for annual statutory declaration, farm owner residency, and for a full time family employee to work on the farm
- Defer consideration of residential siting and footprint (home plate), pending further Provincial review.

OCP Policy Highlights

- Consideration of new permanent buildings in unique farming circumstances

Council Policy Highlights

- Adopt new Council Policy to guide consideration of applications:
 - » involving new permanent buildings (not manufactured removable buildings);
 - » proposing more Temporary Farm Worker Sleeping Units than permitted in the Zoning Bylaw

DRAFT POLICY AND REGULATION UPDATES

Existing
(Zoning)

Accessory to an Agricultural Use

Only permit accessory to an agricultural use on the lot.

Update
(Zoning)

Require a Principal Farm House on the lot

Only permit on a lot with a single detached dwelling.

The Zoning Bylaw currently requires the owner of the farm operation to be a resident on the lot. To improve flexibility, the proposed approach simply requires a principal single detached dwelling on the lot, broadening occupancy options for the main farm house to serve unique farm needs (i.e., a permanent full-time employee could reside in the main farm house).

Existing
(Zoning)

Farm Status and within the ALR

The lot must be within the Agricultural Land Reserve and classified as “farm” under the *Assessment Act*.

Existing
(Zoning)

Minimum Lot Size

3.8 ha minimum lot size.

Ministry
Alignment*

New
(Zoning)

Land Ownership

The lot must be owned by the farmer or corporation employing the housed temporary farm worker(s).

Ministry
Alignment*

Update
(Zoning)

Modernized Definitions

New definitions are proposed for the following terms to support implementation and clarity (see Appendix B):

- Temporary Farm Worker
- Temporary Farm Worker Housing
- Temporary Farm Worker Housing Space
- Temporary Farm Worker Housing Floor Area

* Ministry Bylaw Standard adapted to local context

New
(Zoning)

Ministry
Alignment*

Maximum Number of Worker Spaces (beds)

Allow accommodation for up to 40 temporary farm workers per farm operation (one or more lots), with increased flexibility for greenhouse operations and farms with processing.

Greenhouse operations or farms with product processing may house up to 60 workers, based on the following criteria:

- 1 worker housing space (bed) is permitted for every 1,000 m² of greenhouse or processing floor area; and
- all worker housing spaces (beds) must be on the same lot as the greenhouse or processing buildings used for the calculation

Proponents wanting to exceed the above limits can apply for site specific zoning permission for a higher capacity housing facility (rezoning).

New
(Zoning)

Ministry
Alignment

Floor Area: Context and Background

The Zoning Bylaw currently regulates Temporary Farm Worker Housing with basic floor area maximums:

- up to 200 m² for small farms
- up to 300 m² for larger farms (40 ha+)

Existing regulations do not scale the permitted building size to the number of workers.

Minister's Bylaw Standards

As a 'regulated community' Abbotsford must consider the Minister's Bylaw Standards for temporary farm worker housing. The standards aim to scale worker housing to the number of 'needed' workers and to size the facilities based on the communal nature of the farm worker accommodation.

The Minister's Bylaw Standards identify a maximum floor area of 15 m² per Temporary Farm Worker, which roughly translates to 10 m² of "useable" space per worker when shared washrooms, laundry, storage and mechanical areas are excluded.

This approach aims to accommodate a farm's labour needs, while minimizing the impact on agricultural land and preventing oversized units that might be used for unauthorized housing (i.e., rental units).

* Ministry Bylaw Standard adapted to local context

Floor Area: Recommendations**A. Maximum Floor Area per Worker**

Consistent with the Minister's Bylaw Standards, permit up to 15 m² of building floor area per temporary farm worker space (bed). This would allow:

- 40 workers x 15 m² = 600 m² (6,458 m²) per farm operation; or
- 60 workers x 15 m² = 900 m² (9,687 ft²) for greenhouses

This approach is more flexible and allows notably larger facility size than existing zoning. However, the approval process now involves ALC oversight and assessment of 'farm need' for each application.

Given the option to convert existing buildings, it is possible that some proponents will request a variance to the 15 m² limit to accommodate unique situations.

B. Minimum Floor Area per Worker

For liveability, require at least 7.4 m² (80 ft²) of floor area per worker (not counting washrooms, storage, laundry, and mechanical areas), consistent with the BC Temporary Foreign Agriculture Worker Housing Inspection Housing Guide (WALI).

New
(Zoning)

Limit the Floor Area by Lot Size

Limit the allowable temporary farm worker housing floor area in relation to lot size. Allow up to:

- 300 m² (3,230 ft²) on a lot less than 8 ha in area
- 600 m² (6,458 ft²) on a lot 8 ha or larger in area
- 900 m² (9,687 ft²) for greenhouse operations, where the housing is on the same lot as the greenhouse floor area

This means that a farm requiring 300 to 600 m² would need a lot over 8 ha, or must split the housing between two farm operation lots that are at least 3.8 ha in area.

New
(Zoning)

Ministry
Alignment

Amenity Space Standards

Require the following minimum standards per worker:

- 1.25 m² of common indoor lounge amenity area, to a maximum requirement of 50 m²
- 2 m² of common outdoor amenity area

Update
(Zoning)

Farm Operation Types

Broaden permissions for this use to fruit, vegetable, tree nut, mushroom, floriculture, mushroom, and nursery farm operations. Current City regulations limit this use to berry and vegetable operations.

Other farm commodities may be considered through a Development Variance Permit application.

<div>New (Zoning)</div> <div>Ministry Alignment</div>	<div> <div>Building Type</div> <div>Limit new temporary farm worker housing to:</div> <div> <ul style="list-style-type: none"> a. pre-fabricated manufactured buildings (i.e., CSA Z240 or A277), on a non-permanent foundation; or b. conversion of an existing permanent building that is at least 5 years old (from date of authorization to occupy); with a maximum of one conversion per lot; </div> <div>New permanent structures will only be considered through rezoning.</div> <div>Existing authorized permanent buildings for temporary farm worker housing will be considered non-conforming and require rezoning for any future alteration that increases the floor area or building siting.</div> <div>Building conversions that do not meet the proposed per-worker size maximum may require alteration to reduce the floor area or configuration.</div> </div>
<div>Updated (Zoning)</div> <div>Ministry Alignment*</div>	<div> <div>Duration of Occupancy</div> <div>Current practice is to restrict the use of temporary farm worker housing to 10 specific months per year through covenant and statutory declaration (e.g., February to November). Stakeholder input has suggested that some farm operation types, such as greenhouses, can have a year round need for workers with different skills that are only in residence for part of the year.</div> <div><i>Draft Recommendation</i></div> <div>Update the definition of Temporary Farm Worker to limit residency of any individual farm worker to a maximum of 10 months in a calendar year.</div> <div>For clarity, this allows the housing to be used by the farm operation year round, but prohibits any individual worker from residing on the property for more than 10 months in a year.</div> </div>
<div>New (Zoning)</div>	<div> <div>Residential Compatibility</div> <div>To support residential compatibility, buildings and structures for temporary farm worker housing are to be sited a minimum of 30 m from:</div> <div> <ul style="list-style-type: none"> • any building or structure containing livestock, aquaculture, manure, compost, or agricultural waste • residential uses on a neighbouring lot </div> </div>

* Ministry Bylaw Standard adapted to local context

<div>New (Zoning)</div> <div>Ministry Alignment</div>	<hr/> <h3>Removal Requirement</h3> <p>Pre-fabricated manufactured building(s) must be removed from the lot if no longer used as permitted by the Zoning Bylaw or as authorized by the ALC.</p>
<div>New Procedure</div> <div>ALC Alignment</div>	<hr/> <h3>Agricultural Land Commission (ALC) Approval</h3> <p>As per the <i>Agricultural Land Commission Act</i>, any additional residence for farm help requires ALC approval.</p> <h4>Draft Recommended Procedure</h4> <p>The following approach is recommended to support efficient processing of ALC Non-Adhering Residential Use applications:</p> <ol style="list-style-type: none"> 1. Follow the existing ALC application review process, involving AAC and Council review of all applications, for 6 to 12 months to familiarize Council with the new AgRefresh zoning allowances. 2. At the end of the trial period, consider a standing Council resolution to forward, with support, all Temporary Farm Worker Housing applications compliant with the Zoning Bylaw, with a recommendation that: <ol style="list-style-type: none"> (a) the ALC consider a restrictive covenant on the title of all farm operation lots used to justify the farm need for the proposed residence(s), prohibiting the construction of additional Temporary Farm Worker Housing. 3. Once the standing resolution is in place, Council will review and evaluate all applications not compliant with the Zoning Bylaw, supported by input from the Agriculture Advisory Committee. 4. That Council reaffirm this approach with any change to Council and at a specified time interval.
<div>New (OCP)</div>	<hr/> <h3>OCP Policy addressing permanent buildings</h3> <p>While new permanent buildings and structures for temporary farm worker housing are discouraged, site-specific rezoning applications for permanent temporary farm worker housing may be considered in unique circumstances where temporary manufactured buildings will not meet the operational needs of the farm.</p> <hr/>

**New
(Policy)**

Larger or Permanent Facilities

There may be unique farm needs or circumstances where a higher capacity facility or new permanent building(s) is requested.

A new Council Policy is recommended to outline the key factors that will be considered when reviewing rezoning proposals (Appendix C, Division 3). The Policy 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) farm operation details driving the demand or need for permanent or higher capacity housing facilities;
- (b) if the farm has been in operation for at least 5 years;
- (c) the proportion of required employees that will be working on the same lot as the proposed housing;
- (d) the demand for workers driven by other lots of the farm operation that could potentially be removed from the farm operation through property sale or lease termination;
- (e) the availability of other housing options to support the farm need;
- (f) the extent of other residential uses on the lot and on the other lots that make up the farm operation;
- (g) compatibility of the proposal with adjacent properties and proposed buffering or mitigation measures;
- (h) infrastructure and servicing demands and capacity;
- (i) the impact of the proposed development footprint and siting on productive farmland.

**Defer
(Zoning)**

Residential Siting and Footprint (home plate)

Similar to principal residence, defer new regulation on this topic pending Ministry work.

**Remove
(Zoning)**

Family Employee Requirement

Remove requirement for an adult member of the owners immediate family to work full time on the farm operation.

**Remove
(Zoning)**

Statutory Declaration and Covenant Requirements

Remove requirement for a covenant and annual statutory declaration. Permitted use and duration of occupancy are set out in the Zoning Bylaw, replacing the need for the covenant and statutory declaration.



2.7 Urban-Rural Interface

Maximize urban-rural compatibility

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

AgRefresh is proposing improvements to urban-side ALR landscape buffers set out in the Protection of Agriculture Development Permit Guidelines.

2.7.1 Decision Maker

Protection of Agriculture Development Permit (landscape buffer):

City

Development Permit issued by Director of Planning

2.7.2 What we heard in Stage 3

'Early Ideas' explored through Stage 3 engagement

- Update the landscape buffer guidelines in the OCP
- Analyze specific conditions where a property may be exempt from providing a landscape buffer
- Review and update farm-side setbacks where needed

Stage 3 engagement feedback highlights*

- 75% of respondents agreed or somewhat agreed with the early ideas
- preference for landscape buffer to be located on the urban side of the ALR interface and support to use buffers as pollinators and to compensate for habitat loss

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

2.7.3 Background

Abbotsford's Agricultural Land Reserve (ALR) interfaces with 'urban type' uses for about 67 linear kilometres. Of this interface, roughly 11 km (~17%) of ALR adjacent lands are expected to redevelop over the long term as urban areas transition to uses envisioned in the Official Community Plan.

New urban-side development provides an opportunity to implement ALR landscape buffers to maximize land use compatibility between farming and non-farming areas.

Given the unique context of new development interfacing with the ALR across Highway 1, AgRefresh recommends exempting this interface from buffer requirements. Removing this segment leaves roughly 10.1 km (15%) of the total urban-ALR interface with the opportunity to provide landscape buffering as uses change over the long term (see Figure 6).

The urban-ALR interface occurs across both streets and property lines, and is adjacent to a variety of land uses. The chart below provides a rough breakdown of this expected transition by land use type.

Figure 6: Urban-ALR Breakdown

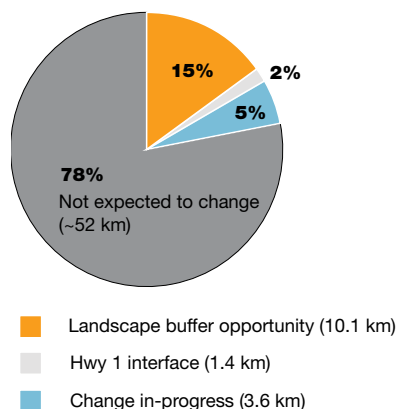
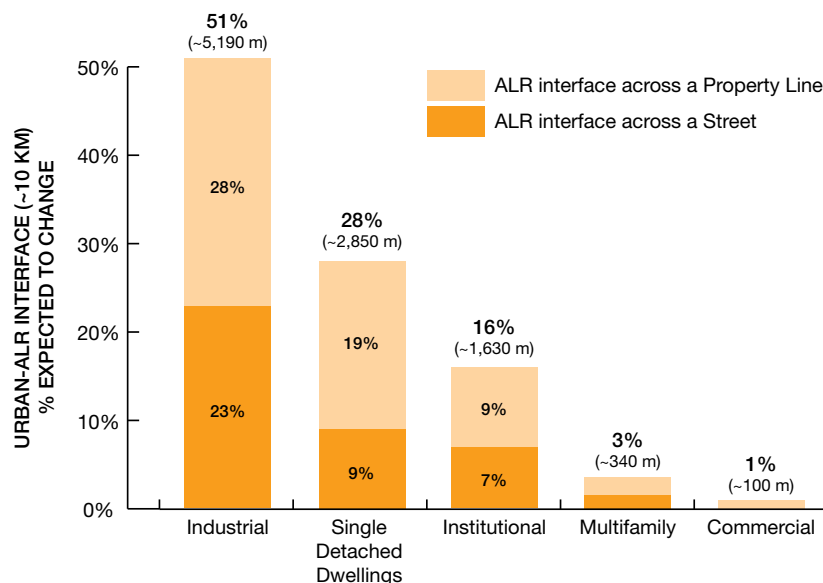


Figure 7: Estimated Long Term ALR Interface by Type
(excludes Urban 3 and Hwy 1 ALR Interface)



Data Limitations: Figures 6 and 7 are based on late 2020 analysis of existing conditions and provide a rough estimate of remaining ALR interface likely to change to uses envisioned under the Official Community Plan. This estimated order-of-magnitude analysis is intended to provide high level insight into the main interface types requiring guidance and is not a precise representation. The analysis does not account for potential redevelopment of existing uses that are consistent with the OCP, which may also provide an opportunity for improved ALR landscape buffers.

2.7.4 Draft Recommendations

Update the Official Community Plan Protection of Agriculture Development Permit (DP) Guidelines. Appendix A, OCP Section 5 outlines a complete draft of proposed OCP amendments, with highlights provided below.

A SNAPSHOT

1. Updated Development Permit exemption provisions
2. Updated the ALR landscape buffer requirements:
 - a. reorganized by land use and interface type for clarity
 - b. simplified lot-line interface buffer
 - c. more comprehensive street interface scenarios
 - d. new and updated buffer design requirements

DRAFT OFFICIAL COMMUNITY PLAN UPDATES

Revised Protection of Agriculture Development Permit Area

Currently, the OCP requires a development permit for all lands wholly or partially within the Urban Development Boundary that are adjacent to the Agricultural Land Reserve.

AgRefresh proposes refinements that clarify exemptions for the airport and open space lands.

Exemptions

The OCP includes circumstances where a proposal may be exempt from Protection of Agriculture Development Permit requirements. The full updated exemption list is provided in section 5 of Appendix A, with highlights below:

- Agriculture buildings on lots zoned for agriculture
- Development interfacing with the ALR across Highway 1
- Urban 3 - Infill lands
- Rezoning or subdivision of Urban 4 that results in less than four lots
- Building Permits for single detached dwellings & accessory buildings
- Building additions to set thresholds by use
- Institutional building exemptions when over 90 m from ALR or buffered by existing buildings
- Construction or alteration of buildings on a lot that interfaces with ALR lands not designated for Agriculture
- Where a proponent provides satisfactory information clearly demonstrating that the existing interface conditions will satisfy the intent of the Development Permit Guidelines.

Guideline Updates

Updates are proposed to provision AG8, which outlines general landscape buffering requirements applicable to all interface types. The full guidelines are provided in section 5 of Appendix A, with new or updated provisions highlighted below:

- Reference Ministry Guide to Edge Planning for species selection
- Measure interior lot line building setbacks from the buffer edge
- Generally require 60% coniferous tree species, except for street trees within the public right-of-way
- Provide buffer signage on encroachment protection fencing and at dead end roads
- Accommodate buffer depth flexibility to coordinate with adjacent sites with established buffers
- Where existing wooded, natural, or environmentally sensitive areas separate development from the ALR, buffer design may incorporate and enhance (where necessary) the existing vegetation to satisfy the Protection of Agriculture Development Permit Guideline objectives.

Updated Landscape Buffers

Currently the Protection of Agriculture Landscape Buffer requirements do not adequately address a few common scenarios, such as an ALR interface along an existing street. The following draft approaches are proposed to better address anticipated development interface conditions as the city continues to grow.

Interior Lot Line Interface Landscape Buffer

The following provisions apply to development interfacing with the ALR across an interior lot line (rear and side) or where the ALR interface is mid-parcel:

- minimum 10 m on-site landscape buffer
- minimum of two contiguous and coordinated rows of coniferous and deciduous trees; provide at least 60% coniferous species
- 3-5 rows of continuous screening and trespass inhibiting shrubs;
- a pathway may be required on the urban side of the buffer, at the discretion of the City; this space shall be planted with understorey shrubs if a pathway is not provided
- 1.2 m buffer encroachment protection fencing with signage
- 1.8 m ALR boundary/property line fence
- measure building setbacks from the buffer, not lot line, where space permits



Fig. 8: Interior lot line landscape buffer

Existing Road Edge Landscape Buffer 1 - Urban (with street trees)

The following provisions apply to development, other than single detached dwelling development, that fronts, flanks, or backs onto the ALR across an existing road developed to an urban frontage standard, with street trees:

- minimum 3.0 m on-site landscape buffer; a reduction may be considered for shallow, highly constrained sites.
- single contiguous row of deciduous and coniferous trees spaced in coordination with street trees; at least 60% coniferous. Provide a higher proportion of dense coniferous species where the buffer depth is constrained.
- 3 rows of screening shrubs; 2 rows of dense evergreen species in constrained circumstances

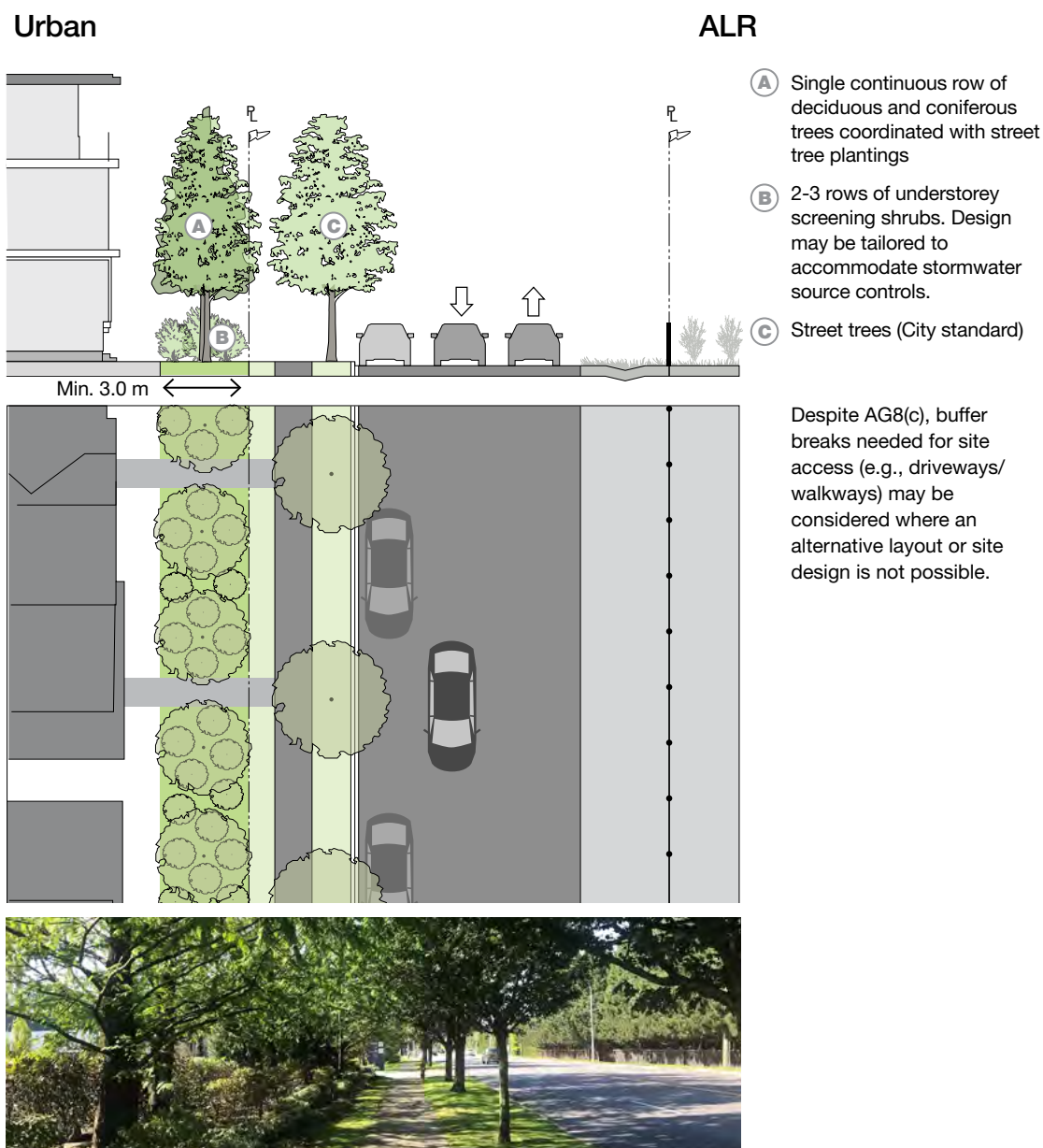


Fig. 9: Road edge landscape buffer with street trees

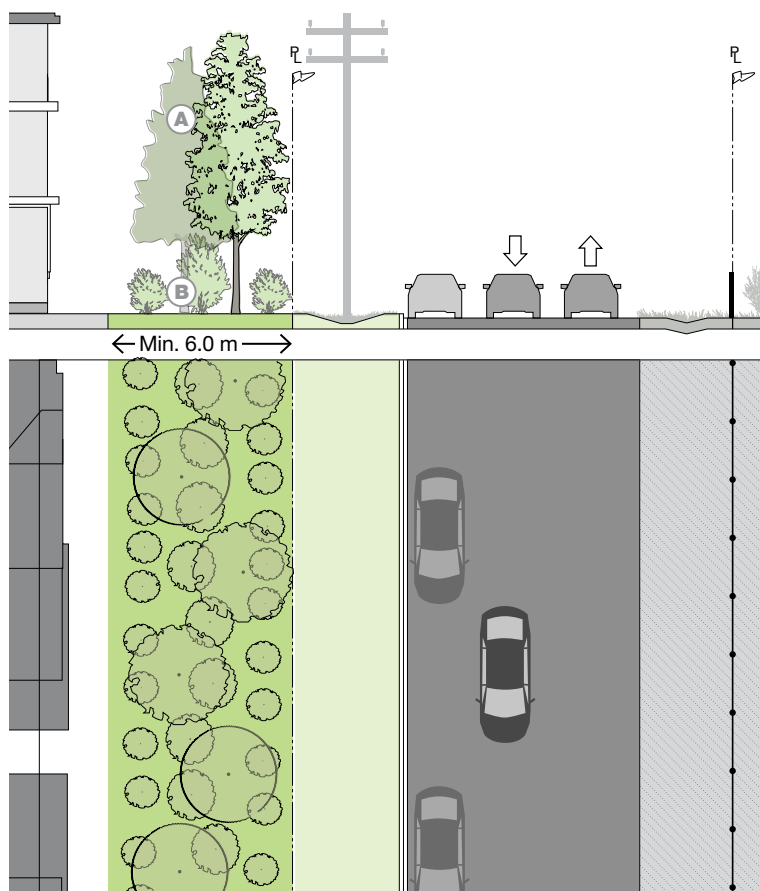
Existing Road Edge Landscape Buffer 2 - Rural (no street trees)

The following provisions apply to development, other than single detached dwelling development, that fronts, flanks, or backs onto the ALR across an existing road designated “rural” or a road without street trees:

- minimum 6.0 m on-site landscape buffer with a staggered, contiguous double row of trees; at least 60% coniferous species.
- where 6.0 m cannot be achieved, a reduction to 4.0 m may be considered with a higher proportion of coniferous species (over 60%). Special consideration may be given for further reductions in highly constrained locations.
- minimum 3 rows of understorey screening shrubs

Urban

ALR



- (A) two contiguous and staggered rows of trees
- (B) 3 rows of understorey screening shrubs. Design may be tailored to accommodate stormwater source controls.

Despite AG8(c), buffer breaks needed for site access (e.g., driveways/ walkways) may be considered where an alternative layout or site design is not possible.



Fig. 10: Road edge landscape buffer without street trees

Existing Road Edge Landscape Buffer 3 - Single Detached Dwellings

The following provisions apply to single-detached dwelling development that fronts, flanks, or backs onto the ALR across an existing road (with or without street trees):

- minimum 3.0 m on-site buffer with a single contiguous row of trees spaced in coordination with adjacent street trees, where provided; provide at least 50% coniferous species.
- provide a higher proportion of coniferous tree species where a rear yard buffer interfaces with the ALR across a road without street trees.
- 2 rows of screening shrubs; 1 row of dense evergreen species in constrained circumstance.

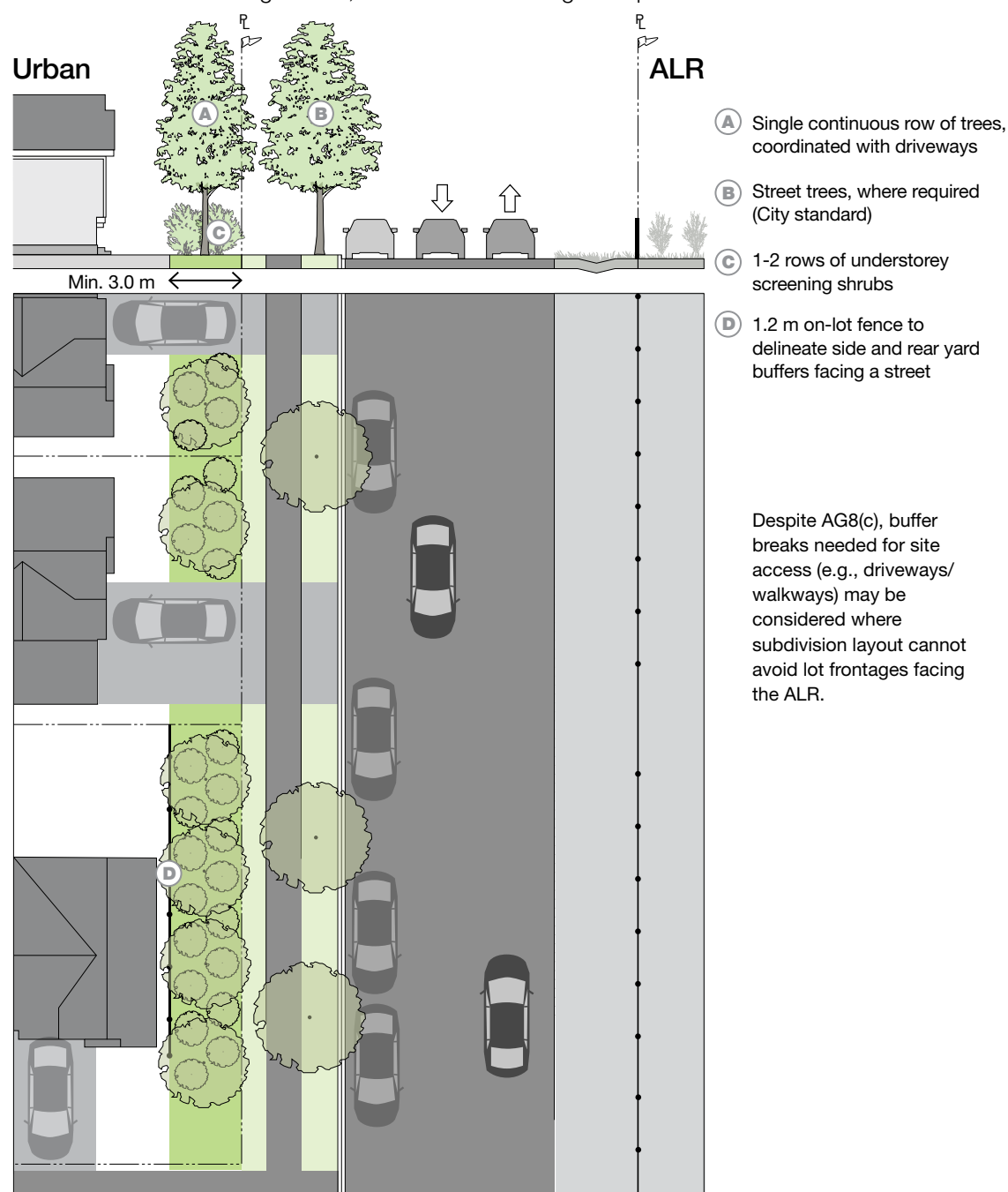


Fig. 11: Road edge landscape buffer for single detached dwelling development

New Road Edge Landscape Buffer

The following provisions apply to development fronting the ALR across a new street constructed as part of the development:

- wherever possible, avoid new roads adjacent to the ALR that require this buffer type
- in circumstances where this interface type cannot be avoided, a maintenance/funding plan and financial security may be required and will be determined through the application process
- minimum 6.0 m road right-of-way buffer
- minimum of two contiguous and coordinated rows of coniferous and deciduous trees; providing at least 60% coniferous species
- 3 rows of continuous screening and trespass inhibiting shrubs
- 1.8 m ALR boundary fencing (page wire, existing, or as per AG14)

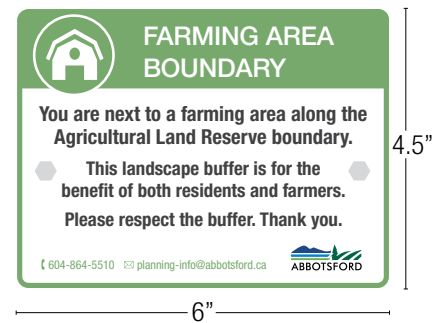


Landscape Buffer Signage and Fencing

Buffer concepts include encroachment protection fencing or ALR edge fencing to prevent trespass. Signage is also required to highlight the importance of protecting and maintaining the buffer.

Signage

- Affix one sign on the buffer encroachment fencing or ALR fencing (new in-road buffers) every 15.0 m, or at the back of each lot (the closer of)
- See section 5 (AG14) of Appendix A for further specifications



Fencing

- Gate: provide at least one buffer maintenance access gate in encroachment fencing for each lot with a rear or side yard buffer that cannot otherwise be accessed by the lot owner. Materials and construction shall be consistent with fencing.
- ALR boundary fencing (1.8 m) may be chain link page wire, or solid wood. Reuse of existing fencing that meets the guidelines is encouraged.
- See Section 5 (AG14) of Appendix A for detailed fencing specifications.

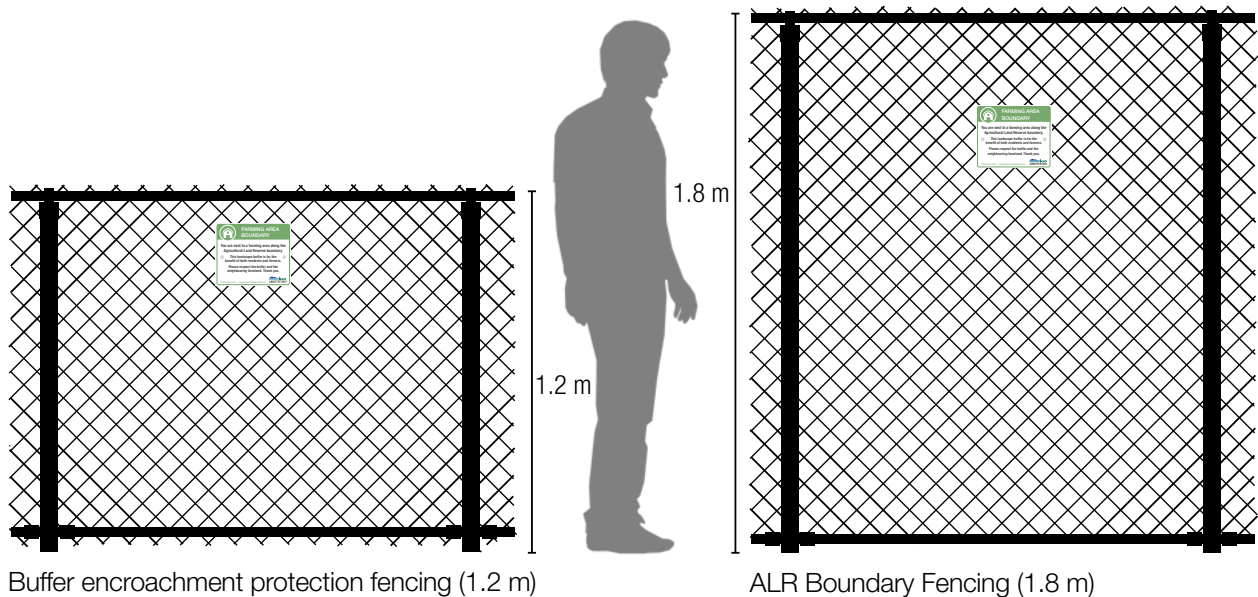


Fig. 13: ALR Buffer Fencing and Signage



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 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:

- the portion of the building or structure used for primary agricultural production (i.e., keeping of livestock, growing crops);
- 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**:

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

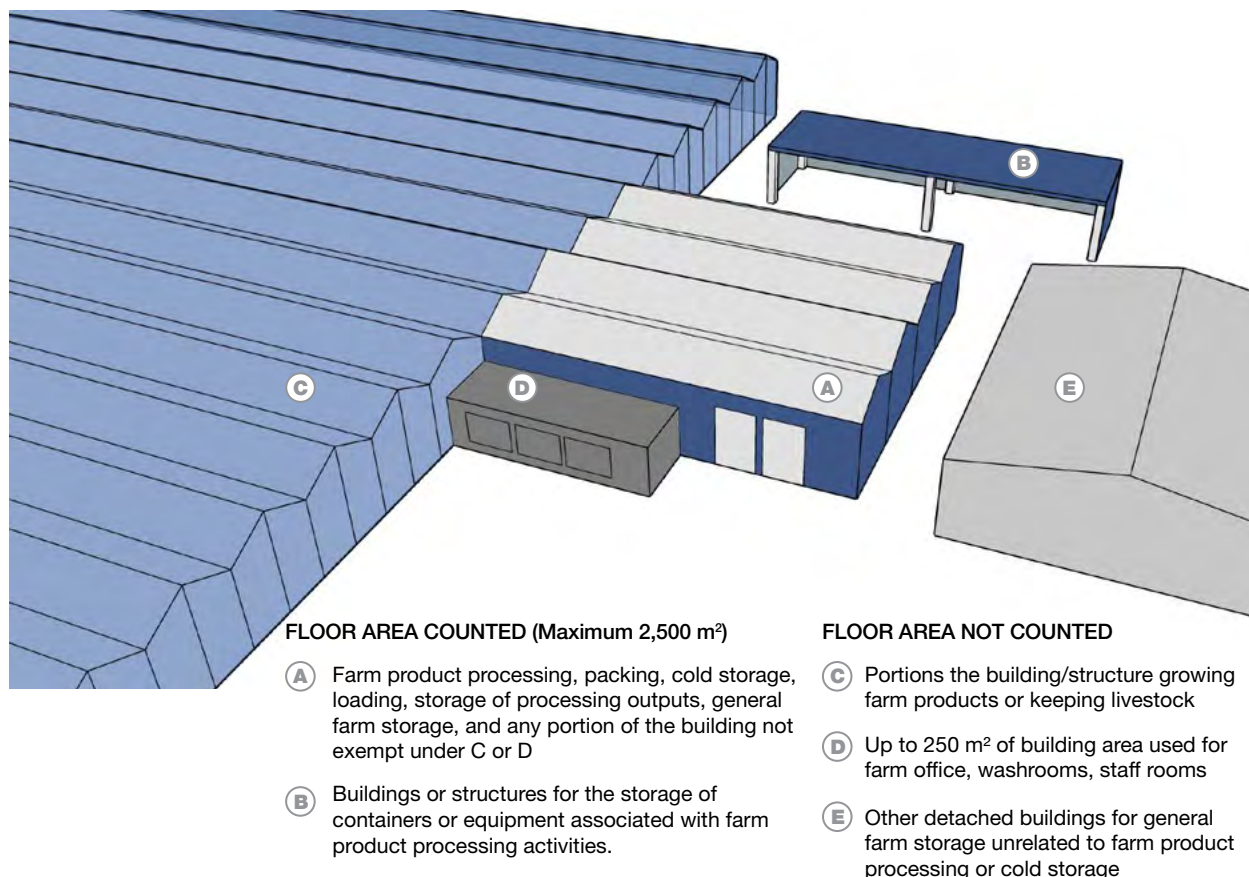


Fig. 14: Calculating Farm Product Processing Floor Area

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.
-



2.9 Farm Retail

Guide the scale and location of farm retail operations

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

Recommended updates for Farm Retail focus on clarification and alignment with the *ALR Use Regulations*.

2.9.1 Decision Makers

Proposals compliant with the Zoning Bylaw proceed directly to Building Permit.

2.9.2 What we heard in Stage 3

'Early Ideas' explored through Stage 3 engagement

- Maintain the existing 300 m² maximum floor area for farm retail
- Allow cooperative association farm products to contribute to the 50% ALC floor space requirement
- Set a maximum for permanent farm retail parking
- Require a business licence for farm retail

Stage 3 engagement feedback highlights*

- 82% of respondents agreed or somewhat agreed with early ideas
- some respondents felt farm retail should exclude co-ops, should have flexibility for parking and building size, and some opposed the idea of requiring a business licence

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



2.9.3 Draft Recommendations

A SNAPSHOT

Zoning Bylaw Highlights

- Modernized definition, acknowledging the broader permissions of the *ALR Use Regulation* for cooperative association products
- Update building setbacks
- Clarify parking requirements
- Coordinate regulation of allowable floor area for 'Farm Retail Sales' and the sale for farm alcohol sales (winery, brewery, etc.)
- Provide ALC requirements as explanatory notes to allow immediate updates following Provincial changes (i.e., 50% rules')

Business Licence Updates

- Require a business licence for farm retail sales involving buildings and structures with a farm retail sales area over 10m²

DRAFT POLICY AND REGULATION UPDATES

Updated
(Zoning)

ALC
Alignment

Modernized Definitions

New proposed definitions provide a general description of Farm Retail Sales Use, acknowledge ALC allowance for cooperative farm products, and improve resiliency by linking to ALC regulations for the use.

"Farm Retail Sales" means retail sale to the general public of Agricultural Products grown, produced, or raised on a Farm Operation, or the combined farms of a cooperative association to which the farm owner belongs, and may include the sale of Agricultural Products and non-agricultural products to the extent permitted by the Agricultural Land Commission. Farm Retail Sales excludes a Cannabis Store.

"Farm Retail Sales Area" means the cumulative indoor and outdoor retail sale and display areas of all Buildings and Structures dedicated to a Farm Retail Sales Use, but does not include areas for ancillary activities specifically excluded by the Agricultural Land Commission.

A supporting explanatory note references ALC Policy L-02, which clarifies the exclusion of parking, driveways, office space, washrooms and areas for farm product processing or farm product storage.



New
(Zoning)

ALC
Alignment

ALC 50% Rules

Direct reference to the ALC's 50% rule in the definition of 'Farm Retail Sales' has been replaced with an 'explanatory note' highlighting this Provincial operational requirement.

Specifically, the ALC requires that at least 50% of Farm Retail Sales floor space be limited to the sale of products from the subject farm operation, or a cooperative association to which the farmer belongs.

Using an explanatory note, instead of the bylaw, for this Provincial requirement allows an immediate update if rules are changed or clarified.

Updated
(Zoning)

Ministry
Alignment

Updated Setbacks

Updated setbacks are proposed for farm retail buildings and structures to align with the Minister's Bylaw Standards:

- 7.5 m from an exterior lot line (currently 9 m)
- 4.5 m from an interior lot line (currently 3 m)

New
(Business
Licencing)

Require a Business Licence (>10 m²)

Require a Business Licence for a Farm Retail Sales use that occupies more than 10 m² within a building or structure.

This new requirement will help track the sector and provide a tool to support compliance. The requirement would not apply to small stands or temporary tents.

Updated
(Zoning)

Clarified Parking Requirements

Proposed updates clarify the requirement for 1 parking space for every 20m² of indoor and permanently covered outdoor Farm Retail Sales and display areas.

To minimize impacts on roadways, all parking generated by a Farm Retail Sales use, even if it exceeds the minimum parking requirement of the Zoning Bylaw, must be accommodated on a lot that is part of the farm operation (i.e., no parking on the road).

AgRefresh is not recommending a parking maximum given the new ALC oversight implemented through the Bill 52, 2018 soil and fill rules and application process.

Retain
(Zoning)

Ministry
Alignment

Retain 300 m² Maximum Size

Retain the existing 300 m² area limit for all indoor and outdoor farm retail sales and display areas within buildings and structures.

Consistent with the *ALR Use Regulation*, if 100% of the farm products offered for sale originate from the host farm operation, outdoor areas that do not involve buildings or structures may exceed the 300 m² area limit. This provides flexibility for activities such as u-pick operations and outdoor nurseries that grow 100% of the products for sale.

New
(Zoning)

Combined Maximum Sales area with Alcohol

Proposed updates clarify that the combined area for general Farm Retail Sales and the sale of farm produced alcohol is limited to 300 m² per lot.





2.10 Alcohol Production Facilities

Enable farm breweries, meaderies, distilleries

The growth in popularity of craft beer and cider has spurred the cultivation of hops, local grains, and fruits, and broadened interest in on-farm alcohol production beyond just wine. Meaderies, cideries, and distilleries are also increasing in popularity, but to a lesser extent.

The Zoning Bylaw currently regulates wineries and cideries, but does not address ALC permissions for breweries, meaderies and distilleries. AgRefresh provides an opportunity to modernize City regulation to support this growing industry in a manner that remains compatible with surrounding farming areas.

2.10.1 Decision Makers

Proposals compliant with the Zoning Bylaw proceed directly to Building Permit.

2.10.2 What we heard in Stage 3

'Early Ideas' explored through Stage 3 engagement

- Add breweries, meaderies, and distilleries as permitted and regulated uses in the Zoning Bylaw.
- Only permit alcohol production if licensed by the Province and in compliance with the *ALC Act*.
- Limit the processing area (brewing area) to a maximum of 2,000 m²
- Allow 125 m² of indoor and 125 m² of outdoor space for retail sales, sampling, and/or a food and beverage service.
- Establish building setbacks suitable to the use.
- Establish a minimum lot size.

Stage 3 engagement feedback highlights*

- 91% of respondents agreed or somewhat agreed with early ideas.
- Some respondents expressed a desire for more space, and wanted to see the 50% ALC rules relaxed, whereas other felt this use should be limited to commercial and industrial areas.

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

2.10.3 Draft Recommendations

A SNAPSHOT

Zoning Bylaw Highlights

- Consolidate wineries, cideries, breweries, meaderies, and distilleries into a single “Farm Alcohol Production Facility” use.
- Only permit the use on a lot with ‘farm’ classification
- Update setbacks for buildings, structures, outdoor areas.
- Clarify parking requirements.
- Establish a minimum 1.5 ha lot size.
- Establish a maximum Farm Alcohol Production Facility size in relation to lot size.
- Update size regulations for ancillary activities of sampling, sales, food and beverage service areas, and food preparation areas, with more flexibility and improved clarity.
- Clarify regulations for outdoor picnic and special event areas.





DRAFT POLICY AND REGULATION UPDATES

Updated
(Zoning)

ALC
Alignment

Modernized Definition

“Farm Alcohol Production Facility” has the same meaning as in the *ALR Use Regulation*, and includes ancillary use as defined in that regulation.

An explanatory note within the Zoning Bylaw clarifies the use to include a brewery, cidery, distillery, meadery or winery, and the following ancillary uses: processing, storing and retail sales of alcohol products produced on the farm, operation of a food and beverage service lounge, product sampling, cooking classes, events, picnicking, and tours, provided all required Provincial licensing is in place.

New
(Zoning)

Minimum Lot Size

Only permit a Farm Alcohol Production Facility on a lot that is 1.5 ha or larger.

New
(Zoning)

Maximum Facility Size (buildings and structures)

The existing Zoning Bylaw sets floor area limits for specific aspects of a farm alcohol production facility, but does not address overall facility size.

Draft provisions propose to regulate facility size in relation to lot size, allowing larger lots to have facilities up to 2,000 m².

The following floor area maximums are proposed for buildings and structures used for alcohol production and ancillary uses:

Lot Size

1.5 ha to 4.99 ha

5.0 ha and larger

Max. Floor Area

1,000 m²

2,000 m²



Updated
(Zoning)

ALC
Alignment

Ancillary Activities*

The Zoning Bylaw currently limits the combined area for product sampling, alcohol sales, and food/beverage service to 125 m² indoors and 125 m² outdoors. Picnic areas are also permitted.

The *ALR Use Regulation* allows up to 125 m² of indoor space and 125 m² of outdoor space for food and beverage service lounges, but is silent on the size of sampling areas, alcohol sales areas, picnic areas, special event areas, food preparation space, and the alcohol manufacturing areas.

Proposed regulations aim to increase flexibility and allowable space, clarify permitted activities, and align with ALC provisions.

Similar to microbreweries in industrial areas, AgRefresh proposes to allow use of up to 33% of alcohol production buildings and structures for ancillary uses, and limits each activity to the following size limits.

Ancillary Use*	Maximum Size
Indoor or outdoor alcohol sampling and retail sales areas	125 m ² combined total
Indoor food and beverage service lounge, including areas used for cooking classes	125 m ² combined total
Outdoor food and beverage service lounge	125 m ² combined total
Kitchen and food prep areas supporting a licensed food and beverage service lounge	An additional area equal to 20% of the food and beverage service lounge area(s).

Regulations propose to clarify that dedicated indoor areas or permanent structures are not permitted for 'special event area' endorsements on the Manufacturer license. However, a proponent can apply for a 'special event area' endorsement for an outdoor space, or an area constructed for the uses above.

*Ancillary uses are only permitted with applicable Provincial licensing



*Ancillary activities are only permitted with applicable Provincial licensing

Updated
(Zoning)

ALC
Alignment*

Use of Outdoor Areas

Subject to individual ancillary use size limits, AgRefresh proposes a 250 m² cumulative cap on the following outdoor uses:

- alcohol sampling
- food and beverage service lounge
- special event area (approved by LCRB) that does not involve installation of permanent structures or hard surfaces (i.e., asphalt, concrete, gravel).

Updated
(Zoning)

Special Event Areas

As referenced in previous sections, a Farm Alcohol Production Facility can apply to the Liquor and Cannabis Regulation Branch (LCRB) to add a 'Special Event Area' endorsement to the Manufacturer license.

Special Event Areas are indoor or outdoor areas on the farm where patrons can consume liquor during special events such as weddings or parties. They are event driven and not an extension or alternative to a food and beverage service lounge.

A Special Event Area endorsement permits multiple events within the capacity and hours set by site specific the LCRB approval. ALC regulation acknowledges the option for 'special event areas' at farm alcohol facilities, but does not regulate the area, number of events, or maximum attendance. This contrasts the 150 person and 10 per year maximums set by the ALC for "ALR Gathering Events" on all farms.

For clarity, AgRefresh proposes specific parameters for regulating Special Event Area endorsements:

Indoor: (see Ancillary Areas)

- Permit overlapping use of the alcohol facility retail, tasting, and lounge areas, or a combination thereof.
- Do not permit purpose-built indoor areas or structures for Special Event Area endorsements.

Outdoor: (see Use of Outdoor Areas)

- Allow Special Event Areas as part of a combined 250 m² outdoor maximum that may also overlap with an outdoor lounge and/or alcohol sampling area
- May not involve the installation of permanent structures or permanent hard surfaces.



Updated
(Zoning)

Picnic Areas

An LCRB ‘picnic area endorsement’ is another option for farm alcohol facilities, allowing the farmer to identify an open air outdoor area where patrons can drink liquor they have purchased from the facility or received from the sampling area. Service is not permitted in picnic areas.

Proposed Zoning Bylaw updates continue to permit picnic areas without a size limit, but clarify that the installation of permanent structures or permanent hard surfaces (i.e., gravel, concrete, asphalt) is not permitted.

Updated
(Zoning)

Setbacks

Ministry
Alignment

New building and structure setbacks are proposed for all enclosed buildings and structures, consistent with the Minister’s Bylaw Standards:

- 7.5 m from exterior lot lines (currently 9 m)
- 4.5 m from interior lot lines (currently 3.0 m)

While not specifically addressed in the Minister’s Bylaw Standards or the City Zoning Bylaw, the following setbacks are proposed for outdoor (unenclosed) lounges, special event areas, and picnicking spaces:

- 7.5 m from exterior lot lines
- 15.0 m from interior lot lines
- 30.0 m from a dwelling unit on any adjacent lot

New
(Zoning)

ALC Requirements

ALC
Alignment

Farm Alcohol Production Facilities will only be permitted if conducted in accordance with the *Agricultural Land Reserve Use Regulation*, including the applicable 50% primary farm product source requirements (i.e. grapes, barley, fruit, honey used to make the alcohol).

Similar to other operational ALC requirements, the 50% farm product rules are highlighted by an explanatory note citing the relevant section of the *ALR Use Regulation*.

New
(Zoning)

Parking

A new parking requirement is proposed for ancillary uses that draw public visitors (i.e., sampling areas, lounges, retail).

POSSIBLE SCENARIOS

Proposed regulations facilitate farm alcohol production facilities in two size increments, based on lot size. With coordinated size limits for ancillary uses, the farmer has the option to adapt the facility as the business grows and Provincial licensing or endorsements are obtained.

The following table outlines a few potential scenarios under the draft regulations. Several other combinations would be possible, however, no facility would be permitted to exceed:

- 2,000 m² of floor area for all buildings and structures;
- 425 m² of building and/or structure floor area for ancillary activities, such as sales, sampling, lounge space, and food preparation; and
- 250 m² of outdoor area for sampling, lounge, or special event areas
- No size limit on picnic areas (buildings, structures, or hard surfaces not permitted)

Summary of Maximum Ancillary Areas per Facility

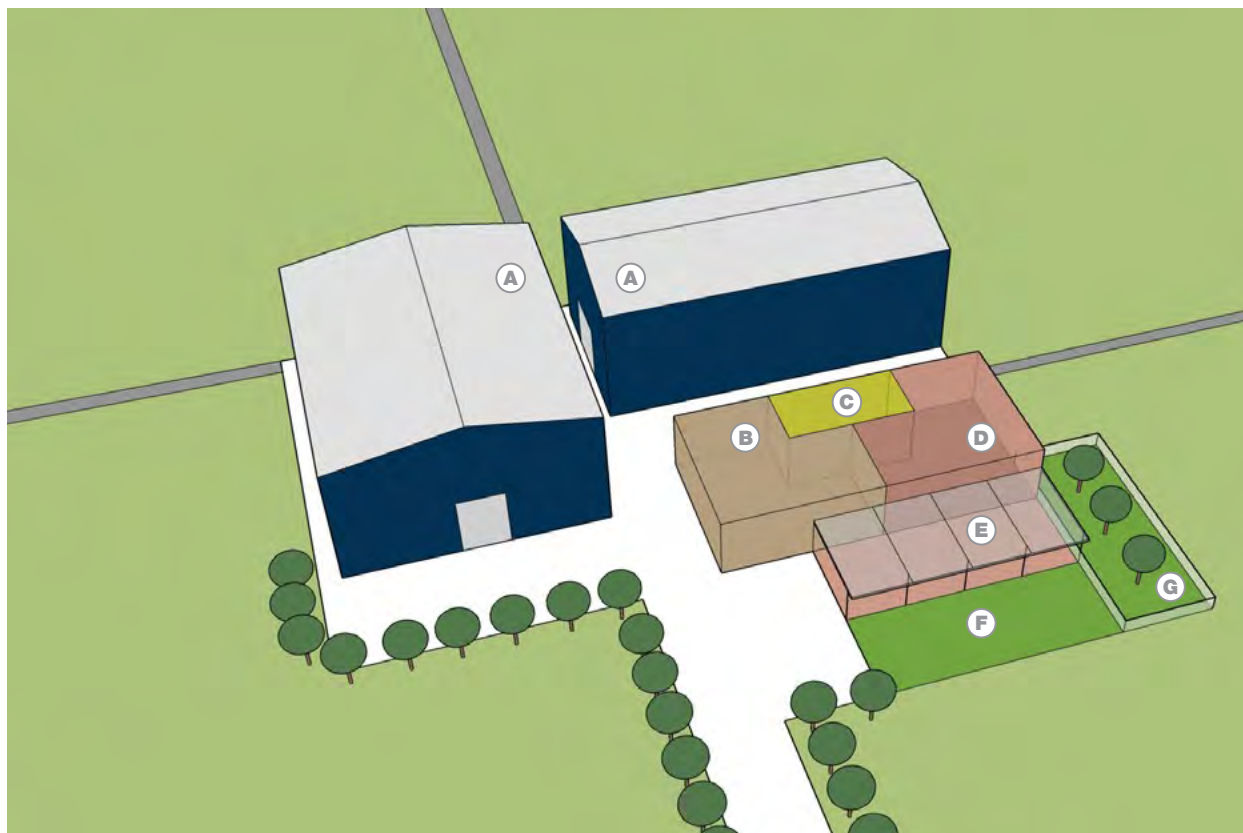
- 125 m² for alcohol sampling and retail sales (indoor or outdoor)
- 125 m² for an indoor food and beverage service lounge
- 125 m² for an outdoor food and beverage service lounge
- 250 m² total cap on outdoor areas for any of the following: retail, sampling, lounges, special event areas; all subject to the individual use limits above

Lot Size	1.5 ha - 4.99 ha			5 ha +		
Max. Farm Alcohol Facility Size	1,000 m ²			2,000 m ²		
Maximum area for ancillary uses associated with Buildings or Structures (33% of total)	330 m ²			660 m ² (capped at 425 m ²)		
Example Scenarios	A	B	C	A	B	C
Buildings and Structures						
Sales & product sampling in a building or with a structure (i.e., indoor, covered outdoor area, on a deck, etc.)	●	◐	○	●	◐	○
Indoor food & beverage service lounge	●	●	○	●	●	○
Outdoor food & beverage service lounge with a structure (i.e., covered area, or on a deck)	◐	●	○	●	○	○
Kitchen/food preparation area (up to 50 m ²)	◐	●	○	●	●	○
Alcohol production area	670m ²	670m ²	1,000m ²	1,575m ²	1,700m ²	2,000m ²
Other Outdoor Areas						
Outdoor product sampling area (not on a deck or under a structure)	○	◐	○	○	◐	○
Outdoor food and beverage service lounge (not on a deck or under a structure)	◐	○	○	○	●	○
Special Event Area (no structures or hard surfaces)	◐	◐	●	●	◐	○

● Full Size ◐ Partial Size ○ Not provided

Fig. 15: Farm Alcohol Production Facility Scenarios

Sample Illustration | Farm Alcohol Production Facility on a parcel over 5 hectares



Farm Alcohol Production Facility (max 2,000 m²)

- A** Alcohol manufacturing and storage areas (e.g., fermentation, brewing, distilling, barrel rooms, bottling, supplies, packing/packaging (900 m² to 1,575 m²))
- B** Farm alcohol retail sales and/or sampling (up to 125 m²)
- C** Food preparation area/kitchen supporting the indoor and outdoor food and beverage service lounges (up to 50 m²)
- D** Indoor food and beverage service lounge (up to 125 m²)
- E** Outdoor food and beverage service lounge (up to 125 m²)
- F** Outdoor special event area - no permanent structures or hard surfaces, such as asphalt, cement, gravel (up to 125 m²)
- G** Picnic area - no size limit, permanent structures or hard surfaces (asphalt, cement, gravel) not permitted

Buildings and structures for these uses shall not exceed 33% of the total farm alcohol facility floor area

Outdoor service areas shall not exceed a total area of 250 m² - excludes picnic areas

Fig. 16 Conceptual Alcohol Production Facility floor area breakdown



2.11 Agri-Tourism

Guide the scale and location of agri-tourism operations

The growing popularity of activities such as farm tours, hay rides, corn mazes, and pumpkin patches offer a way to diversify farm income, but can introduce activities that generate traffic, high parking demand, and other impacts that can disrupt surrounding farms if not well managed.

2.11.1 Decision Makers

Activities compliant with the Zoning Bylaw and ALC rules do not require additional City or ALC approvals.

City

Agri-tourism events attracting 200 people or more require an Outdoor Special Event Permit (e.g., harvest festivals)

2.11.2 What we heard in Stage 3

'Early Ideas' explored through Stage 3 engagement

- Clarify and differentiate agri-tourism from gathering events
- Limit year round outdoor agri-tourism areas to 2,000 m²
- Remove current the 10 month agri-tourism limit
- Remove the indoor floor space reference from Zoning
- Require parking be provided on the farm (not permanent)

Stage 3 engagement feedback highlights

- 82% of respondents agreed or somewhat agreed with early ideas
- some respondents felt there should be greater flexibility, an option to use buildings, and allowance for gravel parking

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



2.11.3 Draft Recommendations

A SNAPSHOT

Zoning Bylaw Highlights

- Link the 'agri-tourism' definition to the *ALR Use Regulation*.
- Continue to prohibit agri-tourism accommodation.
- Only permit agri-tourism on a lot assessed as a farm.
- Do not permit the installation, construction, or alteration of permanent structures for agri-tourism, unless authorized by ALC.
- Continue to limit the use of indoor space for agri-tourism to 300 m².
- Require sufficient parking for all attendees on the farm.
- Remove 10 month agri-tourism limit.

DRAFT POLICY AND REGULATION UPDATES

Updated
(Zoning)

ALC
Alignment

Updated Definition for "Agri-Tourism"

New definition links directly to the *ALR Use Regulation*:

"Agri-Tourism has the same meaning as in the *Agricultural Land Reserve Use Regulation*, but excludes accommodation for Agri-Tourism on a farm."

The following explanatory note is included with the definition to provide a 'user friendly' understanding.

"As outlined in the *ALR Use Regulation* and ALC Policy L-04, Agri-Tourism generally means an activity to which members of the public are ordinarily invited, with or without fee, that displays, demonstrates, promotes, or holds events to promote or market products or operations of the farm"

This approach provides a resilient Zoning Bylaw definition that remains current with any ALC updates. The explanatory note is for convenience, and not part of the formal bylaw, allowing it to be updated at any time.

Retain
(Zoning)

Exclude Agri-Tourism Accommodation

This use intentionally excludes agri-tourism accommodation given the anticipated impacts on farm land and enforcement challenges.



Updated
(Zoning)

ALC
Alignment

Only Permitted on a Lot with Farm Status

Continue to only permit agri-tourism on a farm with 'farm' status, consistent with the *ALR Use Regulation*. This requirement is relocated from the definition to the 'Additional Regulations' section of the A Zones.

New
(Zoning)

ALC
Alignment

Parking

All visitor parking must be accommodated on the farm operation.

A side bar notes flag ALC Policy L-04 restrictions prohibiting permanent parking areas for agri-tourism (asphalt, gravel, concrete), and the requirement for ALC approval of any fill or material brought on-site for temporary parking.

Updated
(Zoning)

ALC
Alignment

No Permanent Structures or Surfaces

Consistent with ALC requirements, a new Zoning Bylaw provision prohibits the installation, construction or alteration of permanent structures or permanent hard surfaces, or alteration of the landscape, exclusively for 'agri-tourism', unless approved by the Agricultural Land Commission.

An explanatory margin note highlights ALC policy L-04.

Retain
(Zoning)

ALC
Alignment

Use of Indoor Areas

Continue to limit the size of indoor areas used for agri-tourism to 300 m² (3,230 ft²) per lot, excluding use for farm tours.

A new margin note identifies the requirement for any building or structure used for agri-tourism to meet the BC Building code for such occupancy, reminding the reader that any construction to bring a building up to code for agri-tourism requires ALC approval.

Removed
(Zoning)

Remove Agri-Tourism 10 Month Limit

Given the diversity of farm types, value added agri-tourism activities can support a farm year round through a variety of seasonal activities. Removal of the 10 month limit is proposed.

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2.12 Gathering Events

Enable and manage gathering for events

In 2016, the Province introduced 'gathering for an event' as a 'permitted non-farm use' that may not be prohibited by a local government for farms in the ALR. Essentially, this Provincial regulation allows a farmer to host a limited number of non-agricultural events on their property each year to generate revenue, subject to specific ALC conditions.

With this new opportunity, events such as music festivals and weddings have increased in popularity in the ALR. New Zoning Bylaw provisions are proposed to address and help manage this value-added on-farm opportunity to ensure compatibility with surrounding agricultural activities.

2.12.1 Decision Makers

Activities compliant with the Zoning Bylaw and ALC rules currently do not require additional City or ALC approvals.

2.12.2 What we heard in Stage 3

'Early Ideas' explored through Stage 3 engagement

- Differentiate gathering events from agri-tourism
- Require compliance with ALC regulations for events
- New/converted buildings or structures will not be permitted
- Require parking to be provided on-farm and not permanent
- Only permit gathering events on land within the ALR that are classified as 'farm' by BC Assessment

Stage 3 engagement feedback highlights*

- 69% of respondents agreed or somewhat agreed with early ideas
- some respondents wanted to allow for larger and more, as well as conversion of farm buildings, whereas other had concerns about noise and objected to commercial events in farming areas.

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



2.12.3 Draft Recommendations

A SNAPSHOT

Zoning Bylaw Highlights

- Integrate a new Zoning Bylaw use and definition.
- Only permit “Gathering for an Event” on a lot in the Agricultural Land Reserve that has ‘farm’ status.
- Establish required setbacks, including a minimum distance from a residence on another lot.
- Regulate parking.
- Address the use of indoor areas and permanent facilities.
- Link to the City’s Outdoor Special Event application process.

DRAFT POLICY AND REGULATION UPDATES

New
(Zoning)

ALC
Alignment

Definition of “Gathering for an Event”

The following new use and definition is proposed:

“Gathering for an Event” has the same meaning as in the *Agricultural Land Reserve Use Regulation*. ”

The following explanatory note is provided to help differentiate the use from agri-tourism.

“As outlined in the *ALR Use Regulation* and Agricultural Land Commission Policy L-22, ‘Gathering for an Event’ generally includes activities such as weddings, music festivals, and events not considered to be Agri-Tourism.

It excludes celebration, by the residents of the farm and those persons whom they invite, of a family event for which no fee or other charge is payable in connection with the event by invitees.”

Similar to agri-tourism, this approach allows the Zoning Bylaw definition to remain current with any ALC updates. The explanatory note is for convenience, and not part of the formal bylaw, allowing it to be updated at any time.



New
(Zoning)

ALC
Alignment

Only Permitted in ALR and with Farm Status

Only permit gathering for an event on a lot within the ALR that is assessed as farm under the *Assessment Act*.

New
(Zoning)

ALC
Alignment

Parking

All visitor parking must be accommodated on the farm operation.

A side bar notes flag ALC Policy L-04 restrictions prohibiting permanent parking areas for agri-tourism (asphalt, gravel, concrete), and the requirement for ALC approval of any fill or material brought on-site for temporary parking.

New
(Zoning)

ALC
Alignment

Buildings, Structures, and Hard Surfaces

Consistent with ALC requirements, a new Zoning Bylaw provision prohibits the installation, construction or alteration of permanent structures or permanent hard surfaces, or alteration of the landscape, exclusively for 'events', unless approved by the Agricultural Land Commission.

An explanatory margin note highlights ALC Policy L-22.

New
(Zoning)

Use of Indoor Areas

Limit the use of existing indoor areas for 'events' to 300 m² (3,230 ft²) per lot.

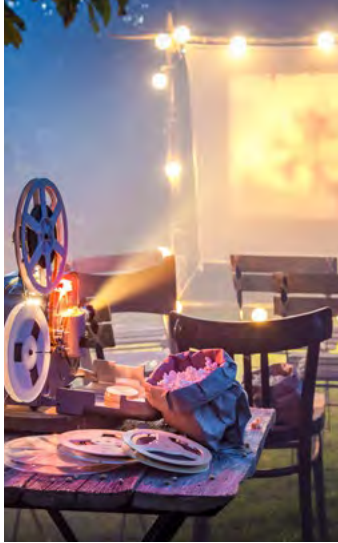
A new margin note identifies the requirement for any building or structure used for an 'Event' to meet the BC Building code for such occupancy, reminding the reader that any construction to bring a building up to code for 'event' activities requires ALC approval.

New
(Zoning)

Setbacks

The following minimum setbacks are proposed to minimize the impact of gathering events on adjacent farms:

- 7.5 m from exterior lot lines
- 15.0 m from interior lot lines
- 30.0 m from buildings with habitable area on any other lot



New
(Zoning)

ALC Requirements

ALR events are only permitted in accordance with specific conditions of the *ALR Use Regulation*. These conditions are acknowledged through the following proposed Zoning Bylaw provision:

“Gathering for an Event shall only be conducted in accordance with the *Agricultural Land Reserve Use Regulation*.”

The following explanatory margin note is provided to summarize key ALC requirements for convenience, allowing immediate updates with any Provincial change or clarification.

“The *ALR Use Regulation* and ALC Policy L-22 outline specific parameters that must be met in order to lawfully host a gathering event on a farm in the ALR. Policy L-22 provides more detail on the following requirements:

- lot must be classified as “farm”
- permanent facilities may not be constructed or erected
- parking must be available on the farm for all attendees
- maximum 150 attendees
- maximum 24 hours duration
- maximum 10 gatherings per calendar year”

Update
(Bylaw)

Special Event Permit Process

To help facilitate larger ALR Events, an amendment to the City’s “Outdoor Special Events Bylaw” is proposed, requiring outdoor (or partially outdoor) ‘gathering events’ involving 50 or more people to obtain a City Outdoor Special Event Permit.

A Special Event Permit will not be required for events held in a lounge or Special Event Area of a Farm Alcohol Production Facility.

This City permit process will help track the number of events in the ALR, allow monitoring for future regulation refinement, assist with ALC compliance, and ensure safety/impacts and emergency response are considered.



2.13 Home Based Businesses

Strengthen the management and monitoring of home based businesses

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

2.13.1 Decision Makers

Activities compliant with the Zoning Bylaw and ALC rules do not require City or ALC approvals.

2.13.2 What we heard in Stage 3

'Early Ideas' explored through Stage 3 engagement

- Create a new home based business category specific to Agricultural Zoning in the ALR
- Retain the 112 m² (1,205 ft²) maximum size
- Prohibit new commercial repair and maintenance of farm trucks/ vehicles
- Prohibit new truck dispatch services as a home based business
- Revised business licence process

Stage 3 engagement feedback highlights

- 75% of respondents agreed or somewhat agreed with early ideas
- Some respondents wanted to retain the option for farm vehicle repair, and broaden flexibility. Whereas others felt truck parking and dispatch should be prohibited, and that home based businesses should be limited to the house (not allow in a detached building) or prohibited outright.

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

2.13.3 Draft Recommendations

A SNAPSHOT

Zoning Bylaw Amendments

- Implement a new and more restrictive 'Home Occupation - Level 4' for ALR properties to address specific compliance challenges.
- To help regulate size, require an accessory building or structure for a Home Occupation Use to design the space in a manner that is permanently inaccessible from other portions of the same building.
- Enhance the Business Licensing/renewal process to remind proponents of key regulations.

DRAFT POLICY AND REGULATION UPDATES

New
(Zoning)

Home Occupation Level 4

A new Home Occupation Level 4 category will replace Home Occupation Level 3 for all properties in the ALR.

Level 4 is largely the same as Level 3, but with the following additional provisions:

- shall not include the dispatch of automobiles or commercial vehicles
- shall not include the repair or maintenance of automobiles, recreational vehicles, or commercial vehicles, except for farm motor vehicles, farm equipment, and trucks licensed as farm vehicles under the *Commercial Transport Act*
- shall not have outside storage of customer equipment or vehicles related to any service provided

New
(Zoning)

Independent space within accessory buildings

If located within an accessory building that is detached from the principal residence, the home occupation floor area must be designed to be permanently inaccessible from any other floor area within the building. This will help ensure long term compliance with size limits.

**Updated
(Licencing)**

Enhanced Business Licencing Process

Currently, the Business Licence renewal process is automated and does not analyze use compliance - it assumes continued compliance.

Given that businesses may lose track of home occupation regulations over time, a new process is proposed to require new applications and renewals to confirm compliance with key Zoning Bylaw provisions (i.e., maximum floor area, no outdoor activity or storage, permitted number of employees).

Applicants will be prompted with compliance questions for every new application and for renewals.

If responses and home occupation details do not comply with City regulations the Business Licence will not be issued and the applicant will be referred to the appropriate staff to help meet compliance and ultimately obtain a business licence, where possible.



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2.14 Rural Centres

Define and enhance rural centres

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

Generally, AgRefresh community and stakeholder input has highlighted the importance of rural centres as unique local nodes that support the farming community with social, civic and commercial services, however, feedback has highlighted a general desire to avoid expansion that will impact farmland.

2.14.1 Decision Makers

Council

Council considers the non-farm use (forward or refuse) and any related OCP and/or Zoning Bylaw amendments

ALC

ALC approval required for all non-farm uses in the ALR

Ministry

Minister of Agriculture approval required for Zoning Bylaw amendments impacting agricultural lands

2.14.2 What we heard in Stage 3

'Early Ideas' explored through Stage 3 engagement

- Consider new institutional uses on ALR lands within rural centres if they support the agricultural community
- Consider parcels less than 16 ha where they may be needed to facilitate additional institutional uses, and to reflect historical conditions related to zoning.

Stage 3 engagement feedback highlights*

- 70% of respondents agreed or somewhat agreed with early ideas
- Concerns about subdivision
- Support for institutional uses, but not commercial or residential expansion
- Consider proposals on a case-by-case basis given the diverse characteristics of each rural centre

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

2.14.3 Draft Recommendations

A SNAPSHOT

Official Community Plan Highlights

- Enable opportunities for new public civic and public institutional uses that support the local farming community;
- Maintain and enhance existing local services;
- Allow subdivision below OCP minimum thresholds to minimize the impact of any future institutional uses on agricultural land

DRAFT POLICY AND REGULATION UPDATES

New
(OCP)

Supporting Uses in Rural Centres

Recognize the important role Abbotsford's seven historical rural centres play in serving the needs of the local and surrounding agricultural communities by:

(New Section 6.10 Policy)

- Supporting opportunities for new public civic and public institutional uses (e.g., public schools, parks, fire halls, post offices); and
- Preserving and enhancing services in consideration of local context and community needs

Considerations for New Civic & Institutional Uses:

(New Land Use Policy OCP Part II - 3)

- Compliance with the *ALC Act*, policies, and regulations, or ALC approval;
- Transportation infrastructure can adequately support the traffic generated by the use, and/or proposed improvements will adequately mitigate issues;
- Water supply and wastewater can be adequately addressed; and
- Buildings and structures are generally compatible with the local scale and character.

New
(OCP)

Allow smaller lot sizes for new institutional uses

New policy acknowledges the potential need for smaller lot sizes (below new OCP minimums) to reduce the impact of new institutional uses on agricultural land.

Policy will facilitate a smaller institutional parcel and remainder farm parcel.



2.15 Agri-Industrial/Agri-Innovation

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

Agriculture is continually evolving to innovate and improve efficiency as the industry adapts to changing economies, evolving practices, and consumer preferences. Abbotsford is well positioned to maintain a strong base of conventional farming, while also fostering innovation that supports a thriving and adaptive agricultural sector into the future.

The important role of agri-industrial (agritech) in the food security farm-to-table continuum features prominently in the 2020 “Findings and Recommendations Report from the BC Food Security Task Force”. More specifically, report Recommendation 4 seeks to “ensure there is a place to grow food and support emerging agritech industries by examining land use policies and other regulatory considerations.” This recommendation promotes allocation of up to 0.25% of the Provincial Agricultural Land Reserve for a broader use “categorized as agricultural-industrial”.

Consistent with the Provincial report, AgRefresh acknowledges that farmers and industry stakeholders may look to push beyond the boundaries of current ALC and City permissions to pursue innovative activities that strengthen the future of agriculture and food security.

2.15.1 Decision Makers

ALC	ALC approval required for new uses in the ALR
Council	Council approval required for OCP and/or Zoning
Ministry	Minister of Agriculture approval for Zoning Bylaw amendments impacting farming

2.15.2 What we heard in Stage 3

‘Early Ideas’ explored through Stage 3 engagement

- Shift the focus from agri-industrial to agri-innovation
- Explore key locations for agri-innovation
- Identify activities/uses considered to be agricultural innovation

Stage 3 engagement feedback highlights*

- 89% of respondents agreed or somewhat agreed with early ideas
- Some respondents felt uses should be confined to industrial lands
- Others wanted to see more flexibility and consider Fraser Highway

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

2.15.3 Draft Recommendations

DRAFT POLICY UPDATE

New
(OCP)

Support Agricultural Innovation and Agri-tech

Foster agricultural innovation by exploring strategic land use opportunities for agri-industrial within the Agricultural Land Reserve to develop, demonstrate and deploy emerging agri-technologies, facilitate advanced agri-education and research, increase farm commodity processing capacity, and effectively manage agricultural by-products.

Advance this policy in collaboration and coordination with the senior government agencies to identify strategic opportunities and locations for this use in Abbotsford.





3.0 Supporting Policy & Regulation

While the key AgRefresh topics are central to this initiative, the process provides opportunity to strengthen broader reaching agricultural policy. This section proposes updated and new policy to generally support the future of agriculture in Abbotsford.

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3.1 Supporting OCP Updates

Higher level land use and policy updates to strengthen agriculture

While previous sections of this report address detailed aspects of agricultural regulation, higher level policy statements in the OCP play an important role in conveying Council's vision, guiding decision making, and supporting implementation of Council policies.

The following section outlines proposed changes to the "Land Use" and "Policies" sections of the Official Community Plan.

3.1.1 Draft Recommendations

Update Official Community Plan policy to enhance and refine higher level policies supporting agriculture in Abbotsford.

The full set of proposed amendments to the OCP are provided in Appendix A, with highlights outlined in this section.

A SNAPSHOT OF PROPOSED UPDATES

Key OCP Topics Addressed

- OCP Restructuring
- Agriculture Land Use Provisions
- Agricultural Enhancement Endowment Fund
- Partnerships Supporting Agriculture
- Consistency in Agricultural Zoning
- Capacity of Existing Agricultural Lands
- Value Added Opportunities
- Food Culture on the Farm
- Food Culture in the City
- Environment

3.1.2 Draft Recommendations

OCP Part II: Section 2 - Land Use (see Appendix A)

Updated
(OCP)

Minor OCP Restructuring

Reorganize OCP Part II, Section 2 to differentiate “Land Use Designations” from “Land Use Regulations”.

There are no changes proposed to non-agricultural OCP content; only relocation within the document.

Appendix A illustrates the proposed restructuring, graying out existing content not proposed for change.

Updated
(OCP)

Agriculture Land Use Designations

Update the ‘Purpose and Description’ and ‘Uses’ for the Agricultural land use designations to acknowledge unique and limited circumstances where non-farm uses may be approved by the ALC to support the agriculture industry and/or agricultural innovation.

New
(OCP)

Agricultural Enhancement Fund - Net Lot Area

When determining Agricultural Enhancement Endowment Fund contributions, calculation of net lot area excludes environmental features requiring protection and the associated setbacks (e.g., watercourse setbacks).

For clarity, the following land is included in the net lot area when determining Agricultural Enhancement Endowment Fund contributions:

- Public road dedications
- Utility rights-of-way, such as power lines/pipelines, not included in the area removed above

OCP Part III: Section 6 - Enhance Agricultural Integrity

Update
(OCP)

Refinements to Existing Policies

Minor refinements are recommended for the following policies to better support agriculture (see Appendix A)

- Partnerships Supporting Agriculture (6.1)
- Value Added Opportunities (6.4)
- Food Culture on the Farm (6.7)
- Agriculture Enhancement Fund (6.11)

**New
(OCP)**

Consistency in Agricultural Zoning (6.2)

A1 and A2 Zones are proposed to function as the primary zones for regulating agriculture in Abbotsford, minimizing further use of A4, A5, and A6, where possible.

**New
(OCP)**

Capacity of Existing Agricultural Lands (6.3)

Preserve viable agricultural land within the context of the Official Community Plan growth vision and support steps to increase the productive capacity of existing farm land. Explore and support opportunities to encourage the use of fallow or underutilized properties.

**New
(OCP)**

Environment (6.9)

Ensure agricultural activities support and respect human health, natural environments and groundwater resources in farming areas, particularly in relation to waste management, composting, anaerobic digestion, and incineration on farms.

**New
(OCP)**

Food Culture in the City (6.13)

Support initiatives to bring agriculture to the city through branding, marketing, programs and events, (e.g., Taste of Abbotsford).

**Retain
(OCP)**

Retain Existing Policy

The following agricultural policies will remain in the OCP as written:

- Holistic Food Systems (6.8)
 - Legal Non-Conforming Uses in the Agricultural Land Use Designation (6.12)
 - Production and Sale (6.14)
 - Add Bees (6.15)
 - Community Gardens (6.16)
 - Farmers Market (6.17)
-

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3.2 Other Zoning Bylaw Updates

A coordinated refresh of other agricultural Zoning Bylaw provisions

AgRefresh provides an opportunity to comprehensively coordinate and modernize all agriculture-related provisions in the Zoning Bylaw.

This section outlines a number of structural and administrative changes to improve clarity, coordinate with Ministry and ALC provisions, and complement the substantive topic-specific changes described in previous sections.

3.2.1 Draft Recommendations

Zoning Bylaw Highlights

- Use Agricultural One (A1) zone as the base for all other A zones.
- Restructure the A1 Zone.
- Address permitted 'farm' and 'non-farm uses' enabled by the *ALC Act* and the *ALR Use Regulation* for all ALR properties.
- Provide new and clarified agriculture related definitions.
- Update setbacks and height regulations.
- Refine lot coverage provisions.
- Clarify regulation of cannabis production and processing.
- Remove minimum lot size for 'keeping of swine'.
- Add reference to the City's Farm Bylaw for Mushroom growing and composting.
- Remove Kennel from the definition of Agricultural Use and add it as independent use with regulations.
- Incorporate consequential amendments to the RR, CR, SR, and RS zones.



DRAFT REGULATION UPDATES

Update (Zoning)

Uses Enabled by ALC Act and ALR Regulations

The *ALC Act* and *ALR Regulations* outline a range of ‘farm’ and ‘non-farm uses’ that cannot be prohibited by a local government in the ALR, regardless of municipal zoning (except Minister approved Farm Bylaws).

While limited, Abbotsford’s ALR has some zoning that is silent on ‘Agricultural Use’ and ALC ‘permitted farm’ and ‘non-farm uses’.

To address this context, a new Zoning Bylaw section (200.1) is proposed to:

- acknowledge permitted farm uses and non-farm uses enabled by the Agricultural Land Commission for properties within the ALR; and
- clarify regulations applicable to farm and non-farm uses enabled by the *ALC Act* (section 200.1.3)

More specifically, section 200.1.3 clarifies that provisions of the A1 Zone shall apply in circumstances where a zone does not specifically address a use or building type enabled by the *ALC Act* or its Regulations.

Update (Zoning)

Consistency across agricultural zoning

To improve consistency across the City’s agricultural zoning, proposed updates use the A1 Zone as the base for zones A2 to A6, overlaying historical permitted uses specific to each zone.

This approach broadens agricultural and residential options for A3, A4, A5, and A6 zoned properties, with the aim of facilitating a broader range of farming activities in Abbotsford’s agricultural areas.

Subdivision provisions remain at the existing 8.0 ha minimum for A1, A3, and A4, and at 16 ha for A2.

A new 8 ha minimum subdivision size is proposed for the A5 and A6 Zones, which do not currently specify a minimum subdivision size for general agricultural use.

**Update
(Zoning)**

Restructured Agricultural Zones

The general structure of the A1 to A6 Zones has been updated for clarity and in light of new uses and Provincial regulation. Highlights include:

- Clarifying uses accessory to Agricultural Use vs. Single Detached Dwelling
- Replacing the 'Conditions of Use' with "Additional Regulations by Use", grouped by residential, agricultural, accessory to agriculture, and other.
- The section titled "Site Specific Permitted Uses and Lot Sizes" has been relocated to the end of the Zone and retitled.

**Update &
New
(Zoning)**

New and Updated Definitions

In addition to the definitions outlined in the previous sections, new and updated definitions are proposed for the following terms. Appendix B (s. 120) provides the full details of each proposed definition.

New Uses/Terms and Definitions

- Agricultural Land Commission
- Agricultural Land Reserve
- Agricultural Products
- Agri-Support Use
- Accessory Cannabis Processing
- Ancillary
- Cogeneration Facility
- Farm Alcohol Production Facility Floor Area
- Breeding and Boarding Kennel
- Soil-less Medium

Updated Definitions

- Agricultural Use (major revision)
 - Cannabis Production Facility (minor revision)
 - Farm Operation (minor revision)
 - Feed Lot (minor revision)
 - On-Farm Composting (minor revision)
 - On-Farm Mushroom Composting (minor revision)
-

**Update &
New
(Zoning)**

Setbacks and Height

Setback and height regulations of the Agricultural Zones have been updated, reorganized, and supplemented to address new uses and farming activities (see 210.3 and 210.4 in Appendix B).

Proposed changes are largely based on the Minister's Bylaw Standards for Farming Areas, with some tailored to the Abbotsford context.

**Update
(Zoning)**

Lot Coverage

Lot coverage provisions for buildings and structures in the A1 to A6 zones have been reworded to clarify a maximum permitted lot coverage of 35%, with allowance for greenhouse structures to cover up to 75% subject to conditions.

**Update
(Zoning)**

Cannabis Production

As a refinement to the cannabis production regulations adopted in 2019, the following amendments improve clarity and coordinate with the new zone structure:

- Cannabis Production is included as a crop in the definition of Agricultural Use, subject to specific conditions.
- The term 'Cannabis Production Facility' is replaced with two separate terms: 'Cannabis Production' and 'Accessory Cannabis Processing'. Activities permitted for each use are clarified.
- The cumulative floor area for 'accessory cannabis processing' and 'farm product processing' may not exceed a gross floor area of 2,500 m² per lot.

**Update
(Zoning)**

Keeping of Swine as an Agricultural Use

Regulations for the keeping of swine have been updated to remove the 8.0 ha minimum lot size and to clarify existing requirements.

**Update &
New
(Zoning)**

Mushrooms and General Farm Composting

Mushroom growing/mushroom composting and general farm composting are subject to additional municipal and provincial regulations. Updated references to senior agency regulations have been integrated into the definitions and agricultural zones for improved clarity (s. 120 and 210.8.3 of Appendix B).

**Update
(Zoning)**

Breeding and Boarding Kennels

'Kennels' are currently listed within the Zoning Bylaw definition of Agricultural Use. While pet breeding and boarding is permitted in the Agricultural Land Reserve, it is not considered an agricultural use.

- Proposed Zoning Bylaw updates identify 'Boarding and Breeding Kennel' for dogs and cats as an independent use that is permitted accessory to a single detached dwelling in RR, CR, A1-A6 Zones.
- A new definition replaces the current definition of "Commercial Breeding and Boarding Kennel", clarifying permissions on ALR properties.
- New use specific setbacks are provided.
- Screening hedge requirements are included in the Zoning Bylaw (currently in the City's Kennel Regulation Bylaw).

In recent years, the regulation of household domestic animals has largely shifted to the Fraser Valley Regional District, under the FVRD Animal Control Bylaw. These changes have created redundancies within the City's Kennel Regulation Bylaw.

Closely following AgRefresh, the City's Bylaw Services team will bring forward coordinated changes to the Kennel Regulation Bylaw and Business License Bylaw.

**Update &
New
(Zoning)**

Rural Residential and Country Residential Zones

The Rural Residential (RR) and Country Residential (CR) Zones permit 'Agricultural Use' and 'Farm Retail'.

To ensure consistency, the following consequential amendments are proposed:

- Add 'Boarding and Breeding Kennel' as a permitted use accessory to a Single Detached Dwelling
 - Update regulations for Farm Retail Sales
 - Reference new ALR house size provisions
-

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4.0 Improving Bylaw Compliance

Ensuring the City's farmland is being used for agricultural purposes will help sustain the local agricultural sector as a key contributor to the local, regional, and provincial economy for the long term. This chapter summarizes the key players and tools supporting bylaw compliance in the ALR, and outlines a recommended approach to improve compliance moving forward.

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4.1 Strengthening Regulatory Compliance in Farming Areas

With approximately 72% of the City in the ALR, the importance of agriculture to Abbotsford's economy and community identity cannot be understated. Ensuring Abbotsford's farmland is being used for agricultural purposes will help maximize the capacity of existing lands and support this critical industry into the future.

Farming operates in a complex and dynamic environment of municipal and provincial regulation. The City is just one player, with the Agricultural Land Commission and Ministry of Agriculture serving as the overarching regulator of agricultural lands in the Province. However, the City has an important role to collaboratively manage regulatory compliance in local farming areas to keep the sector strong.

AgRefresh proposes a strategic and focused approach to improve bylaw compliance in the ALR.

This section is organized to address the following:

- 4.2 Partners and tools supporting bylaw compliance
- 4.3 What we've Learned about Abbotsford's ALR
- 4.4 Citywide Bylaw Compliance Strategy
- 4.5 ALR Bylaw Compliance Approach
 - » Part 1: Moving Forward
 - » Part 2: Targeted Action
 - » Part 3: Respond

4.2 Partners & tools supporting compliance

4.2.1 Ministry of Agriculture (MoA)

The MoA plays a high level role to help ensure the ALR is being used in a manner that supports agriculture and remains compatible with surrounding non-ALR lands, and between farms within the ALR.

While overseeing the Right to Farm Act, the MoA may receive and investigate complaints from urban-side residents, or between farmers, regarding nuisance complaints related to ALR land uses. If complaints can not be resolved at this level, they may proceed as formal complaints to the Farm Industry Review Board (FIRB).

The Ministry's role is largely policy focused, not dealing with compliance and enforcement in the ALR.

4.2.2 Agricultural Land Commission (ALC)

The ALC established a Compliance and Enforcement arm in 2007 to help ensure that activities taking place within the ALR are consistent with the *ALC Act*, ALR Regulations, and decisions of the ALC. While there are a small number of ALC Compliance and Enforcement Officers to cover the province, compliance activities include a combination of education, information, and enforcement.

According to the January 2017 Compliance and Enforcement Management Framework, the regulatory requirements administered by the ALC are dealt with in the context of a social regulatory approach, with ALC staff taking consultative steps where appropriate and seeking voluntary compliance.

While the ALC indicates that voluntary compliance is desired, the agency may take further compliance and enforcement measures they deem appropriate.

ALC tools and measures for regulatory compliance:

- Compliance Notice - acknowledges potential non-compliance.
- Notice of Contravention - states a person is in non-compliance.
- Stop Work Order - requires the non-compliant activity to cease.
- Remediation Order - requires remedy of the contravention.
- Administrative Penalties - implemented with failure to comply.
- BC Supreme Court Order - further assistance to achieve compliance when needed, if previously unsuccessful
- Court Prosecution - legal proceeding

4.2.3 City Abbotsford

The City of Abbotsford plays an important role in supporting the long-term viability of ALR lands and ensuring agricultural areas are used for the intended purpose. The City's authority to inspect properties in the ALR falls under the *Community Charter*.

Bylaw staff create an inspection/investigation plan and follow the plan to the conclusion of every investigation. A typical investigation includes, at minimum: a summary of the alleged infraction, review of the relevant bylaw and the test that must be met to confirm that a contravention has occurred, evidence required to meet the test, and time lines for expected compliance. Every investigation is thoroughly documented, including resulting decisions.

The City's **progressive bylaw compliance approach** is as follows:

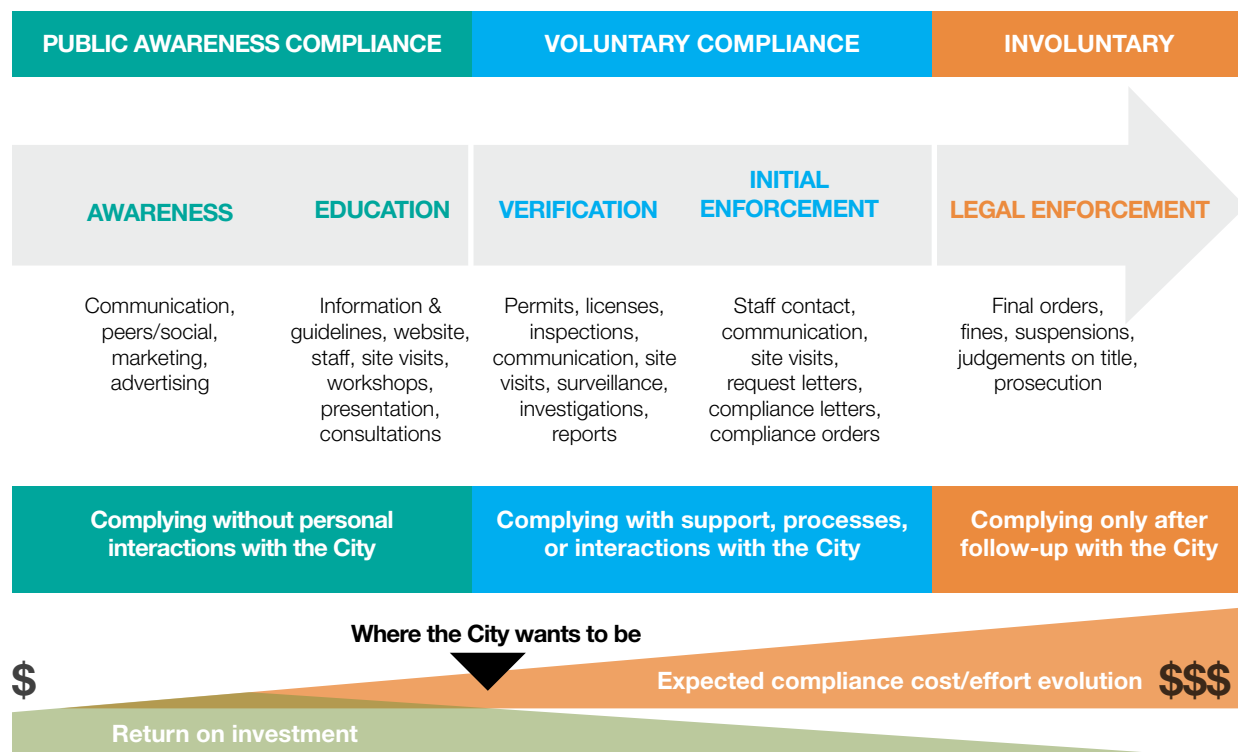


Fig. 17: Citywide Bylaw Compliance Strategy - Progressive Enforcement

4.2.4 Inter-Agency Relationship/Cooperation

The City has concurrent regulatory authority with regards to protection of the environment, building standards, prohibition of soil deposit or removal, and the protection of farmland. Therefore, City enforcement action is subject to provincial involvement and, in some cases, approval.

The City coordinates its compliance and enforcement efforts through the Abbotsford Combined Enforcement Team (ACET), a multi-agency working team. This allows challenges to be dealt with in a coordinated and effective manner in regards to specific authorities and expertise of each agency. Compliance coordination can be between City departments and outside agencies such as the ALC, Ministry of Transportation and Infrastructure, Ministry of Environment, etc.

4.3 What we've learned about the ALR

4.3.1 High Level Air Photo Compliance Scan

As part of AgRefresh Stage 1 background research, the City conducted a preliminary assessment, for a point in time, of lands within Abbotsford's ALR to better understand the extent of potential non-compliance of City bylaws and provincial regulation.

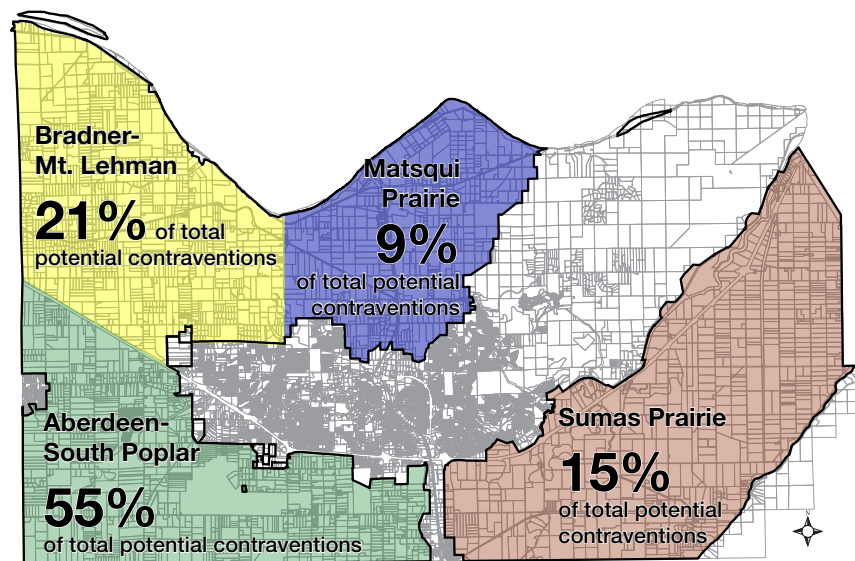
Properties in the ALR were reviewed in winter 2016 using the City's 2014 air photo, looking for potential contraventions such as unauthorized commercial and recreational vehicle storage, mobile homes, secondary dwellings, an excessive number of vehicles, inordinate buildings/structures, and evidence of unauthorized fill.

The air photo scan findings were then reviewed using the City's property database to confirm approvals for non-farm uses, permits, licences, and active bylaw files at that point in time.

While this is only a snapshot in time, the high-level assessment of outdoor activity revealed valuable information about the magnitude of common contraventions in the four agricultural quadrants of the City.

Of the approximately 4,600 parcels in the ALR, about 9% (400) were identified to have one or more potential contraventions, with a total of approximately 500 potential contraventions at the time of the assessment. Although some of the properties have multiple contraventions, the majority (74%) of identified properties only had one contravention.

The majority of the properties are clustered in the uplands (Bradner-Mt. Lehman and Matsqui Prairie).



Map 1: Bylaw Compliance Assessment Summary (AgRefresh Stage 1 Report)

The 500 potential contraventions observed on approximately 400 properties (2014 air photo analysis) are summarized into the following categories:



Fig. 18: Air Photo Analysis - Potential ALR Contraventions 2014

Limitations of the analysis

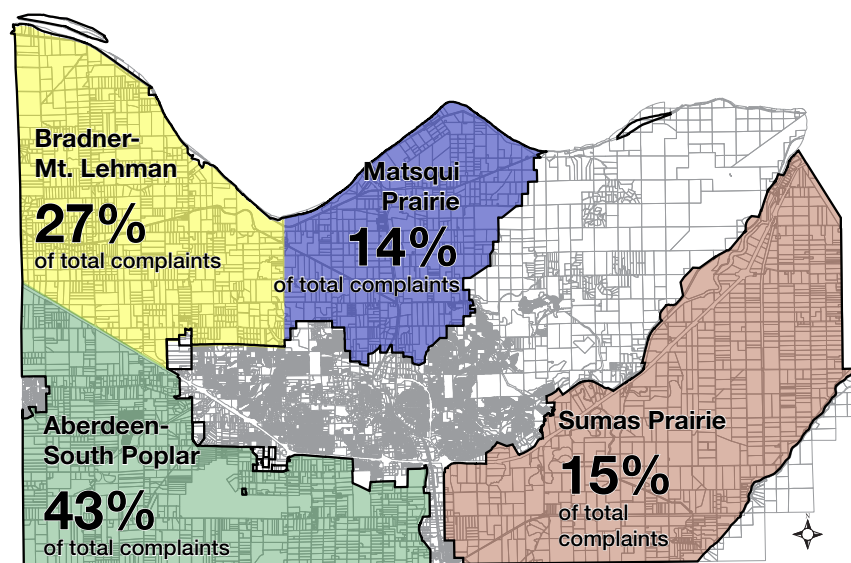
While the Stage 1 air photo analysis provides a valuable and reliable indication of key issues impacting farmland in Abbotsford, it is important to acknowledge limitations of the scan:

- It is based on a 2014 air photo.
- Assessment is high level, only capturing a point in time. It does not reflect 24/7 activity of properties or other times of the year.
- It is a scan of outdoor activity and does not account for indoor uses.
- The City records cross-check only involved digital files and did not pull older historic records (microfiche). For example, this may impact a flagged second dwelling that was approved many years ago, or permitted prior to amalgamation under different regulations.

4.3.2 ALR Bylaw Compliance Complaints

Supplementing the 2016 AgRefresh air photo analysis, a summary of bylaw complaints received for properties in Abbotsford's ALR helps round out the understanding of key challenges and geographic trends. This supplemental data will help prioritize action moving forward.

The City received 513 ALR complaints between early 2017 and mid-November 2020. The distribution of complaints is summarized below:



Map 2: Bylaw Compliance Complaints 2017 - November 2020

Using the similar categories as the air photo analysis, the following complaint breakdown was observed by topic:

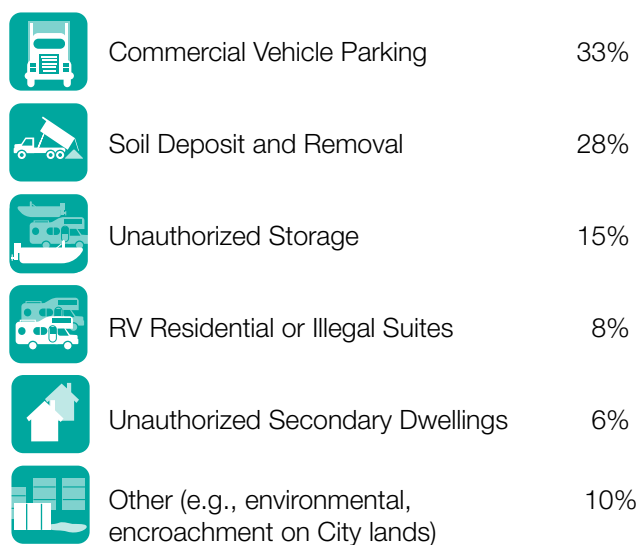


Fig. 19: ALR Bylaw Compliance Complaints 2017 - November 2020

4.4 Citywide Bylaw Compliance Strategy

The City's Bylaw Compliance Strategy is guided by four objectives to align with the overall strategic direction adopted by Council and to provide enhanced customer service.

1. Build on and align with Council's Bylaw Compliance Policy. Under this policy calls for service are prioritized as follows:
 - Address immediate adverse impacts to the environment or public safety as top priorities.
 - Next address "impact" based issues, where three or more properties are impacted.
 - Address remaining calls for service according to standard operating procedures as resources permit.
2. Be customer centric and community focused, emphasizing proactive partnerships and problem solving.
3. Provide a service delivery that aligns with current and future service demands
4. Provide consistency and clarity in responding to non-compliance.

The Citywide Bylaw Compliance Strategy sets out a path for how the City will deliver its bylaw compliance and enforcement services with a strong focus on public awareness, consistency, fairness, and commitment to service quality.

This serves as the foundation for the proposed AgRefresh Bylaw Compliance Approach addressing ALR lands.

4.5 ALR Bylaw Compliance Approach

The draft AgRefresh Bylaw Compliance Approach (BCA) is holistic, combining enhanced City processes with strategic Bylaw Services action to address key ALR challenges.

This approach is aligned with the City's Bylaw Compliance Policy and Strategy. It acknowledges the scale of Abbotsford's ALR and aims to effectively and realistically deploy available City resources.

4.5.1 Three Part Approach

The general principles influencing the Bylaw Compliance Approach are based on fairness, transparency and consistency.

This Bylaw Compliance Approach coordinates three complementary components, with each further explained in the following sections.

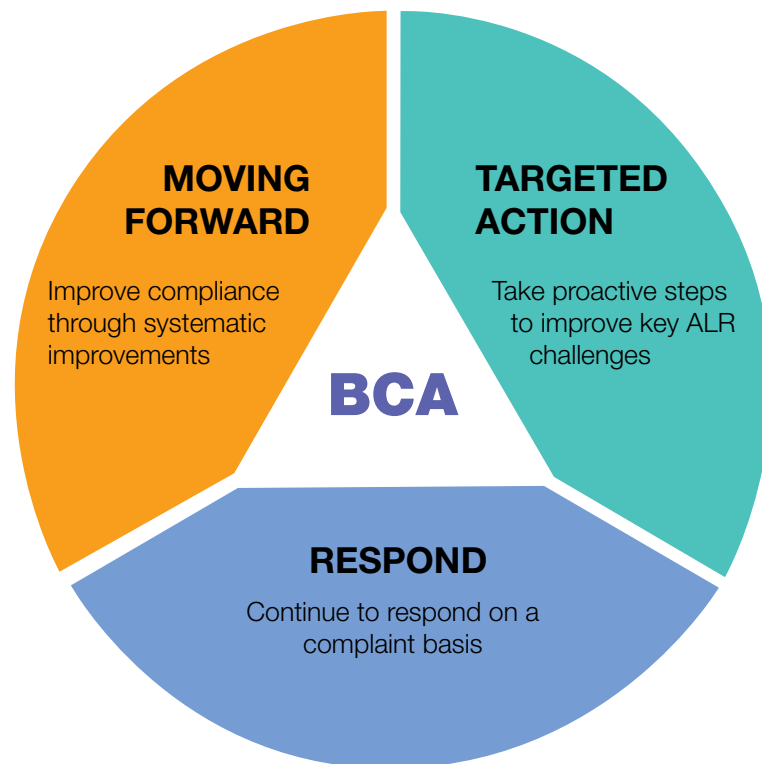


Fig. 20: AgRefresh Bylaw Compliance Approach



Moving Forward: Implement strategic City system enhancements to improve compliance through City processes (applications & renewals). This focuses on raising awareness, partnering to solve problems, and broadening awareness of the rules.



Targeted Action: Strategically and proactively address key issues negatively impacting the capacity and use of farmland in Abbotsford's ALR.

Take targeted action on key issues through an awareness campaign, a 'self-reporting' grace period, and escalated enforcement for undeclared non-compliance.



Respond: The Bylaw Compliance Approach recognizes that it is not possible, nor realistic, to continually monitor all properties in the ALR.

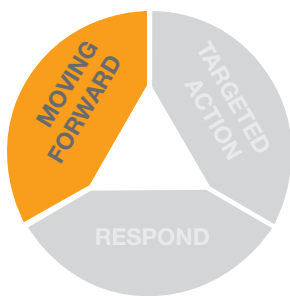
Given this limitation, the City will continue to respond to all reports of non-compliance based on priority.

4.5.2 Prioritize Key ALR Challenges

Topic	Priority Level	Response Type
Commercial Vehicle Parking	High	Targeted Action
Unauthorized Storage		
Soil deposit and removal		
Unauthorized Dwellings	Medium*	Moving Forward and Respond
Other Issues	Medium*	Moving Forward and Respond

*Issues involving safety, liability, and environment will be treated as 'High' priority in accordance with the City's Bylaw Compliance Policy.

Fig. 21: Prioritize Key ALR Challenges



4.5.3 Moving Forward

The City processes a range of applications for buildings, structures, non-farm uses, liquor licenses, and business licences in agricultural areas. These City review processes provide an opportunity to raise awareness of rules, help problem solve, and ultimately guide compliance prior to issuing permits, approvals, or support.

The following **‘Moving Forward’ Strategies** are proposed to improve compliance through enhancements to existing City processes:

1. Improve ‘additional dwelling’ compliance via ALC applications

In early 2019, the ALC introduced a Non-Adhering Residential Use application process to evaluate ALR proposals for additional farm help dwellings and principal residences over 500 m² in floor area.

Use this ALC and City application process to incrementally improve residential compliance as proponents request new approvals.

2. Strengthen ‘front-end’ review for value-added farm uses

Develop and use ‘Planning Review Information Forms’ to support consistent City review of proposals related to on-farm value-added activities (i.e., on-farm processing, alcohol production facilities, farm retail sales). Proposals for value-added activities tend to be more complex given their relationship to the overall farm operation.

The information form will summarize key farm details that help staff assess consistency with the Zoning Bylaw and ALC requirements (e.g., 50% rules). The form will also help efficiently clarify compliance questions with the ALC and Ministry of Agriculture.

3. Require a business licence for farm retail sales

Require business licences for Farm Retail Sales areas that are larger than 10m² and in permanent structures. This threshold exempts small roadside stands and non-permanent seasonal tents, but will help the City track the number of permanent farm retail businesses and facilitate compliance reminders with annual business licence renewals.

4. Enhance the business licence review process in farming areas

Consistent with strategy #4 of the City’s Bylaw Compliance Strategy (leverage technology automation), implement an enhanced business licence application and renewal process to periodically remind ALR businesses of the rules applicable to their licenced activities (e.g., home occupation, farm retail sales).

This would involve updates to the application and renewal process, prompting the applicant to answer a short set of questions and declare compliance with key regulations.

5. Exclude commercial vehicle dispatch from home occupation use

The City's Bylaw Services team has experienced recurring challenges in the ALR with home-based commercial vehicle dispatch businesses being accompanied by unauthorized on-site commercial vehicle parking.

AgRefresh proposes to prohibit new commercial vehicle dispatch services as a Home Occupation Use. Existing home occupation dispatch businesses may continue to operate, subject to non-conforming provisions of the *Local Government Act* (s. 528).

6. Require an Outdoor Special Event Permit for on-farm ALR events

Amend Outdoor Special Event Bylaw No. 2395-2015 to require Special Event Permit approval for gathering events and agri-tourism events hosted on a property within the Agricultural Land Reserve, where the event is:

- likely to be attended by 50 or more people;
- open to public attendance, or held as a private event; and
- held outdoors (including tents), either in whole or in part, except for an event held within an endorsed lounge or Special Event Area at a licensed on-farm alcohol production facility.

Currently, the City's Outdoor Special Event Bylaw No. 2395-2015 only applies to events involving 200 or more people. However, it is important to acknowledge that ALR gathering events (public or private, up to 150 people), and much larger agri-tourism events (e.g., a tulip festival), can negatively impact farmland if not effectively managed.

Proposed amendments to City's Special Event Permit process would provide valuable oversight to support compliance with the ALC rules (i.e., max numbers) and facilitate review of life safety, traffic/parking, insurance, as well as sound and noise impacts. City awareness of ALR events will support emergency response calls and emergency preparedness.

7. Automate reminders to mushroom operators regarding annual reporting requirements

Implement automated reminder letters to mushroom operators to improve compliance with annual pollution plan reporting requirements. Support this reminder with automated Bylaw Services action in cases of non-compliance.

The City's Farm Bylaw (No. 698-98) for regulating mushroom growing and composting operations requires annual submission of a waste water maintenance, monitoring, and performance plan. Automating annual reminders and Bylaw Services action will support the industry with reminders and ensure City follow-up.

Explore options to modernize Farm Bylaw No. 698-98 in the future to further support compliance.



4.5.4 Targeted Action

Part 2 of the proposed bylaw compliance approach involves proactive steps to address high priority bylaw contraventions.

Use a Strategic Approach

The following strategic targeted action is proposed:

Prioritize the ALR compliance challenges/topics with the greatest impact on agricultural lands and the highest prevalence

Address other non-compliance discovered through investigation of priority issues, especially if environment, liability, or safety related

Educate and Raise Awareness as the starting point, giving land owners an opportunity to self-identify and correct non-compliance.

Priority Compliance Topics

Given the impacts on agricultural lands, the following three topics are recommended as priorities for proactive compliance action in the ALR:



Unauthorized Commercial Vehicle Parking

Impacts

- Reduces area available for agricultural production.
- Washing, maintenance, and parking can result in environmental contaminants and compacted soils.
- Without proactive measures, financial advantages may worsen ALR impacts and prevalence.

Trends and Observations

- 33% of total ALR bylaw compliance complaints the City received 2017-2020.
- Comprised 14% of total potential ALR contraventions, impacting ~2% of ALR parcels (2014 air photo).



Unauthorized Storage

Impacts

- Reduces area available for agricultural production, diminishing the collective productivity of the ALR
- Similar to commercial vehicle parking, financial benefits may worsen the issue if not addressed.

Trends and Observations

- Wide range of stored items, such as RV/vehicles, boats, wrecked vehicles, construction equipment, home based business materials/equipment.
- 15% of total ALR bylaw compliance complaints the City received 2017-2020.
- Comprised 24% of total potential ALR contraventions, impacting ~3% of ALR parcels (2014 air photo scan)
- Many sites with home based businesses are observed to have potential issues with unauthorized outdoor storage (Bylaw Services experience).



Soil Deposit and Removal

Impacts

- Directly impacts soil quality and drainage patterns in the ALR, often to the detriment of the non-compliant parcel, adjacent farmland, and watercourses.

Trends and Observations

- 28% of total ALR bylaw compliance complaints the City received 2017-2020.
- Comprised 10% of total potential ALR contraventions, impacting ~1% of ALR parcels (2014 air photo scan)
- Vast majority of soil infractions are deposit related.

Targeted Bylaw Compliance Action Plan

The following proposed Action Plan is consistent with the City-wide Bylaw Compliance Strategy, focussing ALR compliance action on education, awareness, and an approach that leverages the value of voluntary compliance. As noted in 4.2.3 and page 5 of the City's Bylaw Compliance Strategy, 'voluntary compliance' is where the 'return on investment' and 'expected cost/compliance evolution' intersect.

If this approach is endorsed by Council, the City's Bylaw Services team will prepare a detailed operational work plan based on the following key steps. This approach will address all ALR properties in Abbotsford.

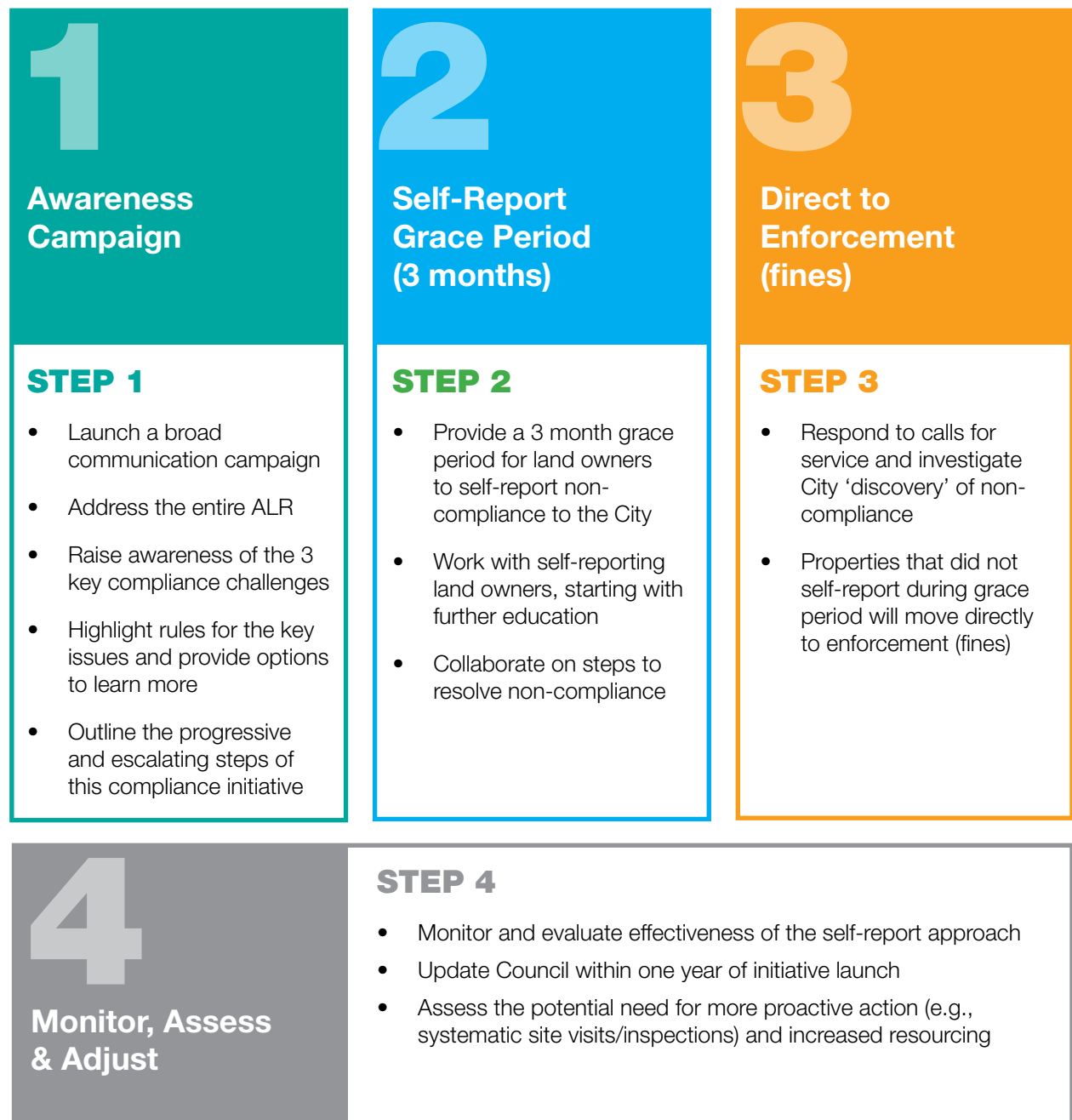
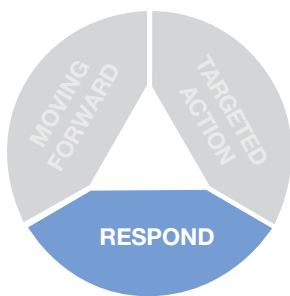


Fig. 22: AgRefresh Targeted Bylaw Compliance Action Plan



4.5.5 Respond

Given the City's finite resources and the size of Abbotsford's farming area, it is not feasible, nor realistic, to continually monitor all ALR properties for non-compliance.

The third component of the proposed Bylaw Compliance Approach will continue the current practice of responding to bylaw complaints and calls for service in accordance with Council's Bylaw Compliance Policy (C006-08).

As outlined in 4.4, this approach responds to service calls based on a priority system that acknowledges the importance of rapidly addressing situations impacting human health, safety, security, or the environment.

4.6 Next Steps

Pending Council consideration and support for the bylaw compliance approach outlined in this Stage 3 Report, Bylaw Services will begin preparing a detailed work plan to kick off the Targeted Action Plan set out in section 4.5.4.

Planning and Development Services will implement the process improvements set out in 4.5.3 Moving Forward, in collaboration with other City departments.





AgRefresh

DRAFT STAGE 3 REPORT **APPENDICES**

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Appendix A

Draft OCP Amendments

Executive Committee AgRefresh Stage 3 Report - September 27, 2021

This section outlines proposed Official Community Plan updates. Key changes are shown in black. Unchanged provisions or existing wording is shaded grey.

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Land Use Designations

DRAFT AgRefresh UPDATES

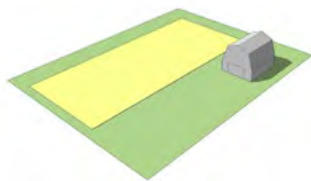
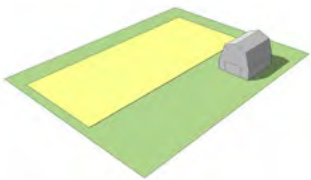
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Proposed OCP amendments to Part II - Section 2:

- Table II.1 - replace the Agriculture Land Use and Rural Centre rows with the following
- move all Section 2 content following Table II.1 to a new Section 3 Land Use Regulations

Land Use Designations

Employment Lands

Name	Purpose and Description	Building Type and Height	Uses	Density (min and max)
Agriculture 1 - Uplands 	<ul style="list-style-type: none"> • Large lots with rural character and active agricultural activity. • In unique and limited circumstances, consider non-agricultural uses that support the agriculture industry and/or agricultural innovation. 	Farming with rural residential	Agriculture Residential with accessory units Non-farm uses approved by the Agricultural Land Commission	8 ha minimum subdivision, except where a smaller lot size is supported in this Plan.
Agriculture 2 - Lowlands 	<ul style="list-style-type: none"> • Large lots with rural character and active agricultural activity. • In unique and limited circumstances, consider non-agricultural uses that support the agriculture industry and/or agricultural innovation. 	Farming with rural residential	Agriculture Residential with accessory units Non-farm uses approved by the Agricultural Land Commission	16 ha minimum subdivision, except where a smaller lot size is supported in this Plan.

Supporting Lands

Name	Purpose and Description	Building Type and Height	Uses	Density (min and max)
Rural Centre	<ul style="list-style-type: none"> • Preserve and enhance existing services in rural agricultural areas • Provide opportunities for civic and institutional uses to support the agricultural community 	Varies depending on the use	Mix of existing residential, commercial, industrial, and institutional	Variable

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Land Use Regulations

DRAFT AgRefresh UPDATES



Density and Development Calculations

The following policies apply when calculating density for development.

Bylaw No.
2721-2018

Decimals when determining residential units per hectare will be ignored: 1.1 is rounded down to 1; 1.9 is also rounded down to 1. Decimals when determining floor space ratios are rounded to one decimal place: 0.15 and greater is rounded up to 0.2; 0.149 and lower is rounded down to 0.1.

Net or Gross

Unless otherwise stated in a neighbourhood plan, density within the Urban Development Boundary is determined based on net land area, except for the following land use designations:

- Urban Large Lot
- Suburban

Density outside the Urban Development Boundary is determined based on gross land area.

Net Land Area

The following land is removed to determine net land area when calculating density:

- Land with slopes 30% and greater, based on conditions shown in Map 14
- Streams (centre line of stream to top-of-bank, or high water mark when there is not a top-of-bank)
- Utility right-of-way's such as power lines and pipe lines

Bylaw No.
2721-2018

Except when land is removed as described above, the following land is included in the net land area when calculating density:

- Public road dedications
- Park land dedications
- Tree stands not included in the land areas removed above

For further clarity, on land that is included in the net land area but is provided as public road, park land, or tree stands as described above, density credit is calculated as follows:

- Using the minimum density provided in the land use designation
- When no minimum density is provided, using the maximum density

For example, a public road dedicated in the 'Urban 4 – Detached' land use designation would receive a 25 uph credit, while a public road dedicated in the 'Urban 1 – Midrise' or 'Urban Centre' land use designations would receive a 1.0 FSR credit.

Calculating Slope

Slope is calculated based on a 15m grid using conditions from the City's 2013 contour data, and is shown on Map 14 with the following intervals:

- 20-29%
- 30% and greater

Development applications may provide an alternate slope analysis, to the satisfaction of the City.

Accessory Units

Accessory units, including secondary suites and detached suites, are not considered units when calculating density.

New Neighbourhoods

In the New Neighbourhoods area shown on Maps 1 and 2, development will be phased in a manner to ensure details relating to infrastructure, environment, and land uses can be coordinated and implemented in a cost efficient manner. Development may occur in accordance with existing zoning.

Rezoning proposals that are consistent with the building type and density of an existing zone may be supported. New rezoning proposals that are not consistent with the building type and density of an existing zone will only be considered following the adoption of a neighbourhood plan.

Neighbourhood plans for these areas will be developed following the Neighbourhood Planning Framework described in Part IV.

Within this same area on Maps 1 and 2, approximate developable area is shown for illustration purposes. Detailed stream, steep slope, and environmental area mapping will be completed through the neighbourhood plan, thereby determining specific net developable areas.

Accessory Units

Bylaw No.
2923-2019

Secondary Suites

Secondary suites are supported in all single detached dwellings subject to the following criteria:

- Not be on a cul-de-sac bulb
- Not be in a bare land strata (except where road infrastructure meets City bylaw standards)
- Have a minimum front lot line length of 12 m
- Have a minimum lot size of 400 m²
- Be located on a Collector or Local road, as shown on Maps 4 and 5

Garden Suites

In the 'Urban 3 – Infill' land use designation, the accessory unit may be a detached garden suite instead of a secondary suite, subject to the secondary suite criteria above and the following additional criteria. Where the criteria below conflict with the secondary suite criteria, the criteria below will prevail.

- Have a minimum lot size of 540 m²
- Have a maximum height of one storey

Coach Houses

In the 'Urban 3 – Infill' and 'Urban 4-Detached' land use designations where a lot has municipal lane access, the accessory unit may be a detached coach house instead of a secondary suite, subject to the following criteria:

- Have a minimum front lot line length of 9 m
- Have a minimum lot size of 300 m²

Infill Guidelines

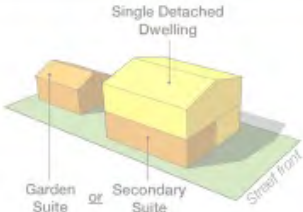
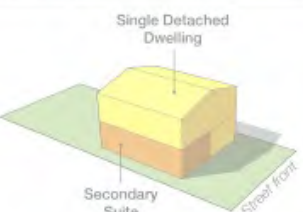
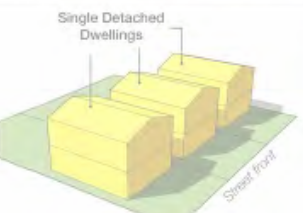
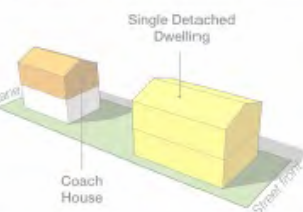
Bylaw No.
2923-2019

Within the 'Urban 3 – Infill' land use designation, infill redevelopment is supported based on the following guidelines in Table II.2. The same criteria provided above for accessory units also apply in the 'Urban 3 – Infill' designation.

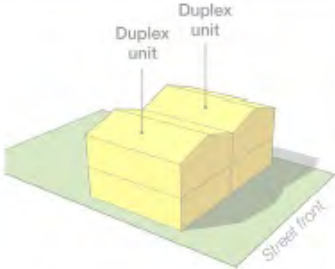
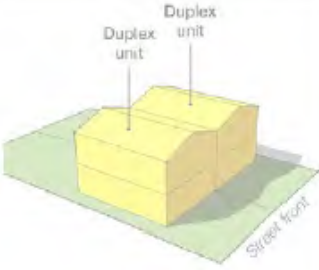


Table III.1: Urban 3 - Infill Guidelines

Single Detached

Use	Front lot line length (min)	Accessory unit (subject to Accessory Units criteria)	Density	
			Lot size (min)	FSR guide
 <p>a. Single detached dwelling with garden suite or secondary suite</p>	12 m	1 unit: Garden Suite (55 m ² max) <u>or</u> Secondary Suite (90 m ² max)	540 m ²	0.5 (not incl. Garden Suite)
 <p>b. Single detached dwelling with secondary suite</p>	12 m	*1 unit: Secondary Suite (90 m ² max) *only on lots 400 m ² or greater	300 m ²	0.5
 <p>c. Single detached dwelling</p>	10 m-11.99 m	Not permitted	300 m ²	0.5
 <p>d. Single detached dwelling with coach house</p>	9 m	1 unit: Coach House (55 m ² max)	300 m ²	0.5 (not incl. Coach House)
Municipal lane access required				

Duplex

Use	Front lot line length (min)	Accessory unit	Density	
			Lot size (min)	FSR guide
 <p>a. Two attached duplex units on one lot</p>	18 m	Not permitted	540 m ²	0.5
 <p>b. Two attached duplex units on two lots</p>	9 m per lot (18 m total)	Not permitted	270 m ² per lot (540 m ² total)	0.5

Subdivision

In the case of subdivision within the 'Urban 3 - Infill' land use designation, conventional subdivision is preferred given that the built form of the area is predominantly street-facing. Panhandle and strata subdivisions are generally incompatible with 'Urban 3 - Infill' neighbourhoods, and therefore may only be supported in unique circumstances, to be assessed and considered on a case-by-case basis where the neighbourhood character is maintained.

Corner Stores

Within the 'Urban 3 – Infill' and 'Urban 4 – Detached' land use designations, small scale accessory commercial uses are permitted, based on the following criteria:

- Must be a minimum of 400m from the nearest Neighbourhood Centre as shown on Map 1
- Must be a minimum of 400m from other Corner Store uses
- Must be on a corner when located on a Local road, as shown on Map 4
- Limited to 400m² total commercial floor area (200m² when on a Local road only)

Bylaw No.
2727-2018

Notwithstanding the "Building Height and Type" description of "Urban 3 – Infill" and "Urban 4 – Detached" in *Table II.1 Land Use Designations*, where a Corner Store is enabled the residential units may be located above the commercial space.

Institutional Uses and Places of Worship

The following criteria apply when Institutional uses change to other uses, or new places of worship are developed.

Institutional Change of Use

Land shown as Institutional on Maps 1 and 2 is eligible for using any land use designation that abuts the existing Institutional land use (not including land use designations separated by a public road right of way). Such a change in land use requires an OCP amendment application and be reviewed by the City to determine the best fit for the area and the objectives in this Plan.

New Places of Worship

The following criteria will be used when considering the location of new places of worship:

- Must be within the Urban Development Boundary
- Must be within the following land use designations as described in Table II.1:
 - City Centre
 - Urban Centre
 - Neighbourhood Centre
 - Urban 1 – Midrise
 - Urban 2 – Ground Oriented
 - Urban 3 – Infill
 - Urban 4 – Detached
 - Secondary Commercial
- Must not be in the Agriculture land use designation as shown on Maps 1 and 2
- Must be along an Arterial or Collector road, as shown on Map 4
- Have enough land to meet off-street parking requirements in the Zoning Bylaw
- Have sufficient water supply and sanitary capacity to meet City bylaw requirements
- Be compatible with adjacent properties in terms of size and scale of activity

Agriculture

Agricultural Enhancement Endowment Fund - Net Lot Area

When determining Agricultural Enhancement Endowment Fund contributions, the calculation of net lot area excludes environmental features requiring protection and the associated setbacks (e.g., watercourse setbacks).

For clarity, the following land is included in the net lot area when determining Agricultural Enhancement Endowment Fund contributions:

- Public road dedications
- Utility rights-of-way, such as powerlines/pipelines, not included in the area removed above

Lot Size in Agricultural Areas

Rezoning and site specific Zoning Bylaw amendments within the Agricultural 1 - Uplands and Agricultural 2 - Lowlands land use designations to permit a lot size below the thresholds of Table II.1 may be considered in the following circumstances:

- Provision of transportation or utility infrastructure serving public interests
- Subdividing off the portion of a split-designated lot that is not designated for Agriculture
- New public civic and public institutional uses in Rural Centres
- Properties with existing Agricultural Land Commission subdivision approvals
- A remnant agricultural parcel created through the above scenarios

Home Site Severances

Minimize the size of a home site severance parcel to maximize the agricultural potential of the remaining farm operation parcel.

Rural Centres: ALR Properties

New Civic and Institutional Uses

For properties generally identified within a Rural Centre on Map 2, proposals for public civic and public institutional uses necessary to support the surrounding agricultural community (e.g., parks, public schools, post offices, fire halls, etc.) will be considered on a case-by-case basis.

Where required to minimize the impact on agricultural land, subdivision below the Agricultural - 1 and Agricultural - 2 land use designation minimums will be considered.

Proposals for new public civic and public institutional uses will be considered in the context of, but not limited to, the following:

- Compliance with the ALC Act, policies, and regulations, or ALC approval;
- Transportation infrastructure can adequately support the traffic generated by the use, and/or proposed improvements will adequately mitigate issues;
- Water supply and wastewater can be adequately addressed; and
- Buildings and structures are generally compatible with the local scale and character.

Special Study Areas

As outlined in Part I of this Plan, Abbotsford can grow to a population of 200,000 people while maintaining the Urban Development Boundary. Therefore, this Plan does not support expansion of the Urban Development Boundary for residential growth. While this approach enables smart and responsible growth of the city, building a complete and diverse community is equally important. Accordingly, a number of Special Study Areas are highlighted for further planning and analysis for industrial and park uses.

The following describes the intent of the Special Study Areas shown on Maps 1 and 2.

Areas A & B

In 2004, the City of Abbotsford completed a detailed study of the industrial land inventory and explored opportunities to add additional industrial land to ensure a long term supply. This resulted in approximately 180 hectares (445 acres) of industrial designated land added to the 2005 Official Community Plan. Much of that industrial land is now used for industrial purposes and will be fully absorbed within the life of this Plan. Special Study Areas A and B are highlighted for future industrial growth because of proximity and access to:

- Highway No. 1
- Abbotsford International Airport – YXX
- Rail
- Other industrial uses

While these areas have been highlighted for future industrial growth, they reside within the Agricultural Land Reserve and must be approved by the Provincial Agricultural Land Commission. They will only be considered for industrial uses through a comprehensive planning process led by the City, taking into account existing industrial land inventory and technical aspects such as servicing, traffic and buffering. Until this planning process is completed and approved, all properties must comply with existing zoning.

Areas C & D

The City of Abbotsford strives to provide an adequate and diverse supply of parks and open space for residents. As Abbotsford grows to a population of 200,000 people, acquiring and maintaining parks and open space will be a key component to the quality of life in the community.

New neighbourhood parks and trails will be established where growth is occurring in existing neighbourhoods, like the City Centre, and in New Neighbourhoods located on Sumas Mountain. However, there is a need for large, city wide active park space to serve the broader community. This requires sites with a significant amount of land and specific conditions to work, which are not available and cannot be accommodated within existing or New Neighbourhoods.

Special Study Areas C and D are highlighted for future large format, city wide active park space because of their lot configurations, ideal topography, and proximity to:

- Existing neighbourhoods
- Growth areas
- Existing parks
- University of the Fraser Valley (UFV)

In addition to future active park space, these two areas are conducive to agricultural related uses that are more accessible to the public, community groups and students; and for agricultural exhibition, research and development, and education. In particular, these areas would support further expansion and growth of UFV's agricultural programs in conjunction with community agricultural programs.

The special study areas reside within the Agricultural Land Reserve and must be approved by the Provincial Agricultural Land Commission. They will be considered for development through a comprehensive planning process led by the City, taking into account existing park inventory and future needs. Until this planning process is completed and approved, all properties must comply with existing zoning.

Temporary Use Permits

Authority

In accordance with the *Local Government Act*, an Official Community Plan may designate areas where temporary uses may occur, and may specify general conditions regarding the issuance of Temporary Use Permits in those areas.

Area

The entire City is designated as an area where a Temporary Use Permit may be considered. The temporary use designation is intended to apply to operations that are temporary in nature and the designation does not in itself permit specific uses on the designated sites.

Conditions

The following conditions apply to Temporary Use Permits:

- A Temporary Use Permit may specify the conditions under which the temporary use be carried on.
- All Temporary Use Permits should address other policy directions in this OCP, including the compatibility with the character of the neighbourhood and surrounding uses. Appropriate landscaping, screening and buffering may be included as conditions of the permit to protect adjacent land uses.
- All sites on which a Temporary Use Permit is issued must generally be able to service the requested temporary uses within existing servicing capacity, and not require significant upgrades.
- The applicant or owner may be required to remove buildings, and restore property to a specific condition when the use ends.
- Upon expiration of a Temporary Use Permit, the permitted uses revert to those outlined in the City of Abbotsford Zoning Bylaw No. 2400, as amended.

6

Enhance Agricultural Integrity

DRAFT AgRefresh UPDATES



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 will support the regulation of Abbotsford's agricultural lands in coordination with senior levels of government.

AGRICULTURE IN THE COUNTRY

6.1 Partnerships Supporting Agriculture [revised]

Continue to work with senior levels of government (e.g., Ministry of Agriculture and ALC), agricultural stakeholders, and the broader community to develop and maintain up-to-date regulations that enable agriculture to grow and thrive.

6.2 Consistency in Agricultural Zoning [new policy]

To improve regulatory consistency throughout the ALR, the Agricultural One (A1) and Agricultural Two (A2) zones will serve as the primary zones for regulating agriculture in Abbotsford. Other existing zones, such as A4, A5, A6, have been used previously to regulate non-farm uses within the ALR and scenarios for their future use should be minimized.

6.3 Capacity of Existing Agricultural Lands [new policy]

Preserve viable agricultural land within the context of the Official Community Plan growth vision and support steps to increase the productive capacity of existing farm land. Explore and support opportunities to encourage the use of fallow or underutilized properties.

6.4 Value Added Opportunities [revised]

Support appropriately scaled value-added agri-business opportunities in suitable locations, including practices such as farm product processing, agricultural waste management, enhanced on-farm vertical integration, and activities that connect consumers with Abbotsford farms and agricultural products.

6.5 Permanent Buildings for Temporary Farm Worker Housing [new policy]

While permanent on-farm buildings and structures for temporary farm worker housing are strongly discouraged in agricultural areas, site-specific rezoning applications for permanent housing may be considered in unique circumstances where temporary manufactured buildings will not meet the operational needs of the farm.

6.6 Support Agricultural Innovation and Agri-tech [new policy]

Foster agricultural innovation by exploring strategic land use opportunities for agri-industrial within the Agricultural Land Reserve to develop, demonstrate and deploy emerging agri-technologies, facilitate advanced agri-education, and research, increase farm commodity processing capacity, and effectively manage agricultural by-products.

Advance this policy in collaboration and coordination with the senior government agencies to identify strategic opportunities and locations for this use in Abbotsford.

6.7 Food Culture on the Farm [revised]

Support the agricultural sector through local and regional initiatives to promote and further develop the local food industry and culture. Consider opportunities to improve community visibility and the celebration of agriculture through enhanced branding, signage, and wayfinding in Abbotsford's ALR.

6.8 Holistic Food Systems [no change]

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

6.9 Environment [new policy]

Ensure agricultural activities support and respect human health, natural environments and groundwater resources in farming areas, particularly in relation to agricultural waste management, composting, anaerobic digestion, and incineration on farms.

6.10 Rural Centres [revised]

Recognize the important role Abbotsford's seven historical rural centres play in serving the needs of the local and surrounding agricultural communities by:

- Supporting opportunities for new public civic and public institutional uses (e.g., public schools, parks, fire halls, post offices); and
- Preserving and enhancing existing services in consideration of local context and community needs.

6.11 Agricultural Enhancement Endowment Fund [revised]

Implement the Agricultural Enhancement Endowment Fund ('Ag Trust Fund') by requiring a \$20,000 per acre contribution, calculated on the net lot area, for land that is rezoned in the area identified on Map 16.

Consider opportunities to expand the Ag Trust Fund program to further support agricultural research, innovation, and farm practices. Consider revisiting the per acre contribution requirement if new lands are added to the endowment fund contribution area in the future.

6.12 Legal Non-Conforming Uses in Agriculture Land Use Designations [revised title]

For properties designated "Agriculture" in the City's Official Community Plan, which have existing non-agricultural zoning, Council may consider Zoning Bylaw amendments to recognize the historical uses on the property, provided:

- the use is compatible with surrounding properties or supports the agricultural industry; and
- the property is not located within the Agricultural Land Reserve, or is deemed by the Agricultural Land Commission to be exempt from the *Agricultural Land Commission Act*, *Agricultural Land Reserve General Regulation*, and *Agricultural Land Reserve Use Regulation*, in accordance with Section 23(1) of the *Agricultural Land Commission Act*, as amended.

FOOD IN THE CITY

6.13 Food Culture in the City [new policy]

Support initiatives to bring agriculture to the city through branding, marketing, programs and events, (e.g., Taste of Abbotsford).

6.14 Production and Sale [no change]

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

6.15 Add Bees [no change]

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

6.16 Community Gardens [no change]

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.

6.17 Farmers Market [no change]

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

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Protection of Agriculture Development Permit Guidelines

DRAFT AgRefresh UPDATES



Area

All lands wholly or partially within the Urban Development Boundary that are adjacent to lands in the Agricultural Land Reserve (ALR) are subject to these Protection of Agriculture Development Permit Guidelines, **unless designated Airport or Open Space**. Lands that are separated from the ALR by a public right of way are deemed to be adjacent to lands in the ALR for the purposes of this designation.

Justification

The urban-ALR interface is the site of potential land use conflict. Issues of trespass and vandalism to farm crops and operations, nuisance complaints related to odour, noise and dust, parking and traffic issues and urban impacts, such as increased light and noise, can strain the relationship between urban and agricultural uses. Although the urban-ALR interface is mostly “built out”, there are areas along this interface that are either developing or redeveloping. As these areas transition to higher intensity urban uses, it is important to ensure the urban-ALR interface is designed in a manner that **maximizes the compatibility** between urban and agricultural land uses, helps to protect the viability of agricultural operations, and considers the liveability of adjacent urban areas.

Objectives

The following guidelines are intended to protect farmland from impacts associated with urban development, reduce conflicts between farm operations and urban land uses, define a stable and clearly understood boundary between urban areas and the ALR, and encourage urban development along the urban-ALR interface that supports the viability of agriculture.

Exemptions

1. Interior Renovations
2. Façade renovations limited to repainting or recladding without changing the roofline, footprint or number of openings into the building
3. Development of agricultural buildings or structures on a lot zoned to permit agricultural use
4. Development interfacing with the ALR across Highway 1
5. Development of lands designated Urban 3 - Infill
6. Development involving the rezoning or subdivision of lands designated Urban 4 - Detached that will result in less than four lots when complete
7. Building Permits for single detached dwellings or buildings accessory to a single detached dwelling
8. Building additions or alterations for:
 - a. commercial or multifamily residential development, to a maximum of 50m²
 - b. industrial or institutional development, to a maximum of 100m²
9. Construction or alteration of institutional buildings or structures:
 - a. sited 90 m or greater from the ALR boundary, or
 - b. sited less than 90 m from the ALR and buffered from the ALR by an existing building
10. Construction or alteration of buildings or structures on a lot that interfaces with ALR lands that are not designated Agriculture in the OCP
11. Emergency circumstances to remove any immediate danger

12. Buildings that have been destroyed by fire and/or natural disaster less than 75%, as determined by the building inspector provided the building massing, siting and general appearance are as prior to destruction and the use conforms to the City's Zoning Bylaw, 2014
13. For urban developments that abut the Agricultural Land Reserve and require a Form and Character, Natural Environment or Steep Slope Development Permit, provided the Protection of Agriculture Development Permit requirements are illustrated and fulfilled in the Development Permit submission, to the written acceptance of the City
14. Where a proponent provides satisfactory information to the City clearly demonstrating that the existing urban-ALR interface conditions will satisfy the intent of the Development Permit Guidelines for the full extent of the interface

Guidelines

The following guidelines may be applied when setting Development Permit conditions:

SITE PLANNING

To guide the design of development sites with suitable urban-ALR interfaces.

AG1 Orientation of High Intensity Uses

Orient buildings, structures, streets, vehicle accessways and outdoor amenity areas in a manner that directs high intensity uses, characterized by high levels of vehicle and pedestrian traffic and noise generators, away from adjacent agricultural lands.

AG2 Orientation of Low Intensity Uses

Orient low intensity uses, such as low activity service areas, residential rear yards and passive open space, in a manner that forms a buffer between higher intensity uses and adjacent agricultural lands.

AG3 Street Layout

Avoid locating new roads along the ALR boundary, wherever possible. Streets and vehicle accessways that 'dead end' adjacent to the ALR are strongly discouraged, except as may be necessary for access by farm vehicles into ALR properties.

AG4 Lighting Impacts

Design development sites, buildings and signage in a manner that minimizes lighting impacts on residential dwellings located on adjacent agricultural lands.

AG5 Rainwater Management

Design development sites to manage rainwater runoff onsite, as required by the Development Bylaw and the Natural Environment and Steep Slope Development Permit Guidelines.

Along or near property lines adjacent to agricultural lands, landscape areas with the capacity to infiltrate or detain rainwater, such as rain gardens, planting beds, grassed areas and water features. Wherever possible, these features should be incorporated into the design of landscape buffers.

AG6 Mature Trees

Wherever possible, preserve mature trees in areas along or near property lines adjacent to agricultural lands and incorporate them into landscape buffers.

AG7 Existing Fences

Wherever possible, utilize existing fencing (located along property lines between urban and ALR lands) and incorporate into landscape buffers, provided it is in good condition and meets landscape buffer fencing requirement.

LANDSCAPE BUFFERS

To guide the design of landscape buffers that are adapted to specific urban-ALR interface conditions.

AG8 Landscape Buffering Requirements

Include landscape buffers along urban-ALR interfaces that meet the following requirements:

- a. Landscape buffers shall be located entirely on the urban side of the ALR interface.
- b. Landscape buffers shall be designed to include setbacks, fencing and landscaping features that aim to minimize conflicts between urban and agricultural uses.
- c. Buildings, structures, streets, vehicle accessways, parking areas and paved areas are prohibited within landscape buffer areas, except in circumstances where site access cannot be provided in an alternative location.
- d. Vegetation within landscape buffer areas should be designed to filter dust, airborne particles, and crop spray from adjacent ALR land, and generally meet the following parameters:
 - i. mature height of 6.0 metres and minimum crown density of 60%
 - ii. minimum 60% conifers; street trees within the public right-of-way should reflect City standards;
 - iii. whenever possible, use species native to the region, or as recommended in the Ministry of Agriculture Guide to Edge Planning, subject to alternatives specified by the City; and
 - iv. implemented as per the specifications of Development Bylaw, 2011, as applicable.
- e. A restrictive covenant shall be registered on title:
 - i. identifying the area of the lot protected for implementation and maintenance of the buffer, according to the approved landscape plan; and
 - ii. noting that the property is adjacent to an agricultural area where normal farming practices can be expected.
- f. Required landscape buffer widths do not supersede setbacks prescribed by environmental legislation.
- g. Measure Zoning Bylaw rear and interior lot line building setbacks from the urban edge of the landscape buffer. Where the prescribed distance cannot be achieved due to unique site conditions, a reduction may be considered if the intent of the guidelines is maintained.
- h. Install signage on all buffer encroachment protection fencing and at dead-end roads to inform residents and prospective purchasers of adjacent farm operations (see AG14).
- i. Where existing wooded, natural, or environmentally sensitive areas separate development from the ALR, buffer design may incorporate and enhance (where necessary) the existing vegetation to satisfy the Protection of Agriculture Development Permit Guideline objectives.
- j. Where a proposed development is directly adjacent to an existing lot with an established ALR landscape buffer that is shallower than the standards set out in these guidelines, consideration may be given to a reduced buffer depth, or a portion thereof, to improve buffer design, transition, and continuity.

AG9 Interior Lot Line Interface Buffer

The following provisions apply to development interfacing with the ALR across an interior lot line or where the ALR interface is mid-parcel:

- minimum 10 m on-site landscape buffer
- minimum of two contiguous and coordinated rows of coniferous and deciduous trees; provide at least 60% coniferous species
- 3-5 rows of continuous screening and trespass inhibiting shrubs;
- a pathway may be required on the urban side of the buffer, at the discretion of the City; this space shall be planted with understorey shrubs if a pathway is not provided
- 1.2 m buffer encroachment protection fencing with signage
- 1.8 m ALR boundary/property line fence
- measure building setbacks from the buffer, not lot line, where space permits



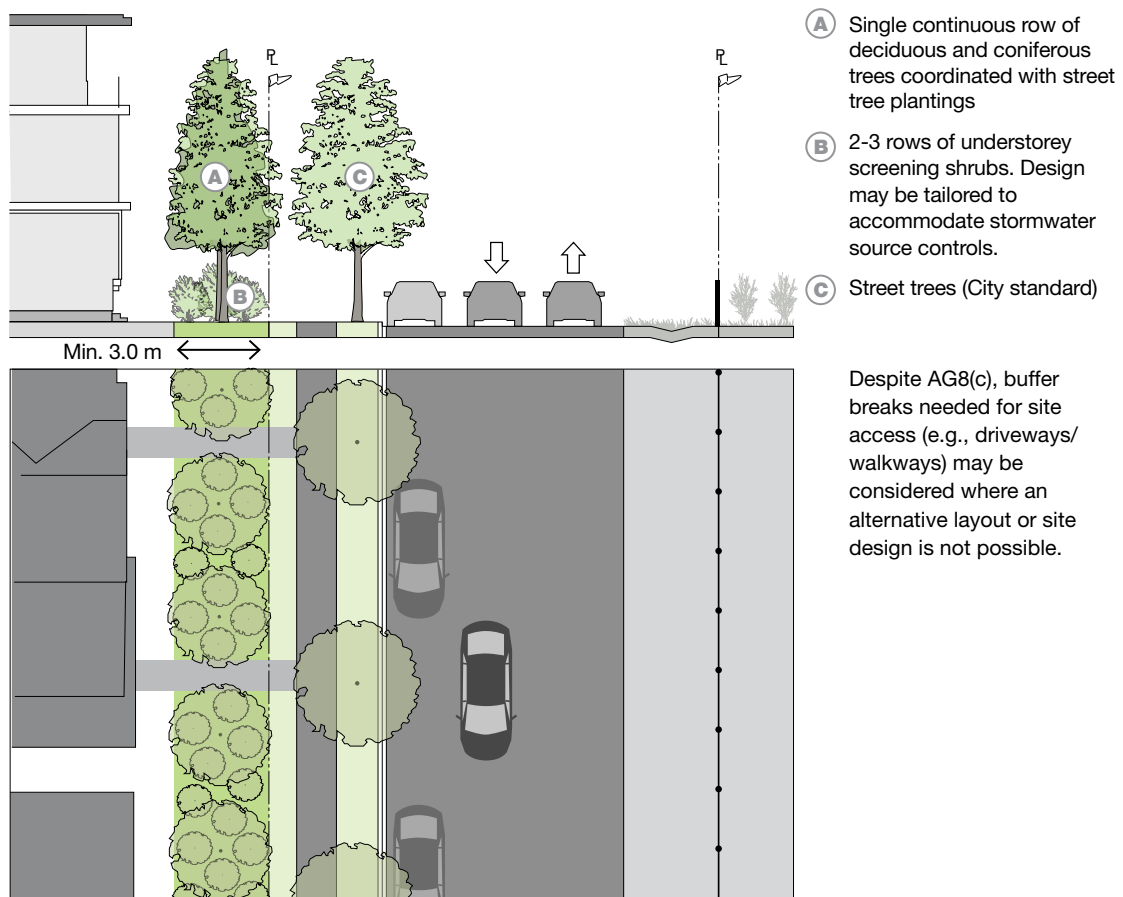
AG10 Existing Road Edge Buffer 1 - Urban (with street trees)

The following provisions apply to development, other than single detached dwelling development, that fronts, flanks, or backs onto the ALR across an existing road developed to an urban frontage standard, with street trees:

- minimum 3.0 m on-site landscape buffer; a reduction may be considered for shallow, highly constrained sites
- single contiguous row of deciduous and coniferous trees spaced in coordination with street trees; at least 60% coniferous. Provide a higher proportion of coniferous species where the buffer depth is constrained.
- 3 rows of screening shrubs; 2 rows of dense evergreen species in constrained circumstances

Urban

ALR



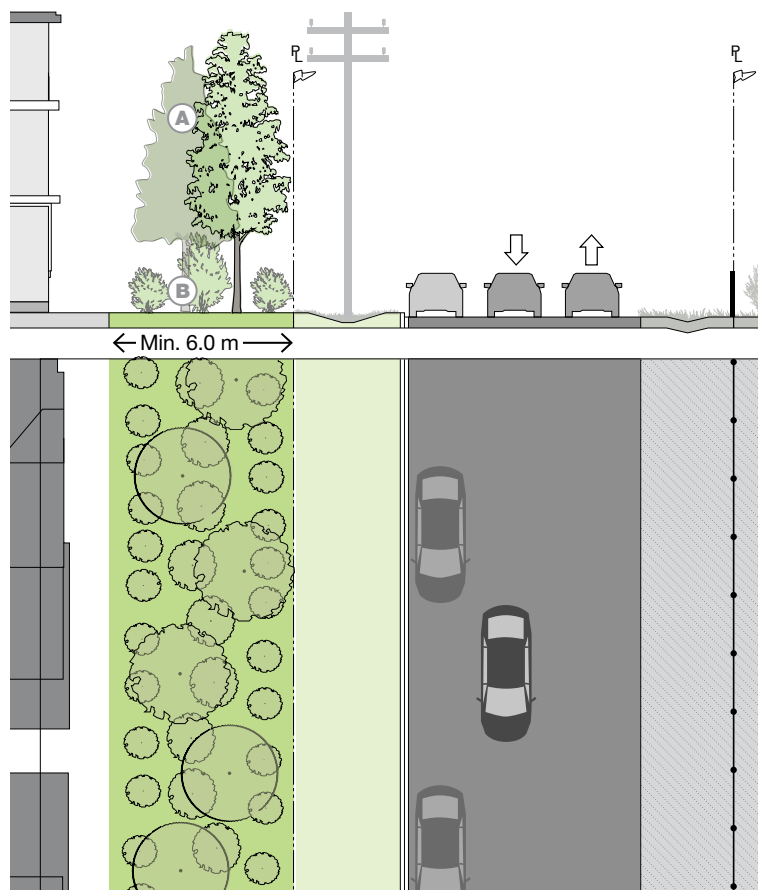
AG11 Existing Road Edge Buffer 2 - Rural (no street trees)

The following provisions apply to development, other than single detached dwelling development, that fronts, flanks, or backs onto the ALR across an existing road designated “rural” or a road without street trees:

- minimum 6.0 m on-site landscape buffer with a staggered and contiguous double row of trees; at least 60% coniferous species.
- where 6.0 m cannot be achieved, a reduction to 4.0 m may be considered with a higher proportion of coniferous species (over 60%). Special consideration may be given for further reductions in highly constrained locations.
- minimum 3 rows of understorey screening shrubs

Urban

ALR



- (A) two contiguous and staggered rows of trees
- (B) 3 rows of understorey screening shrubs. Design may be tailored to accommodate stormwater source controls.

Despite AG8(c), buffer breaks needed for site access (e.g., driveways/ walkways) may be considered where an alternative layout or site design is not possible.

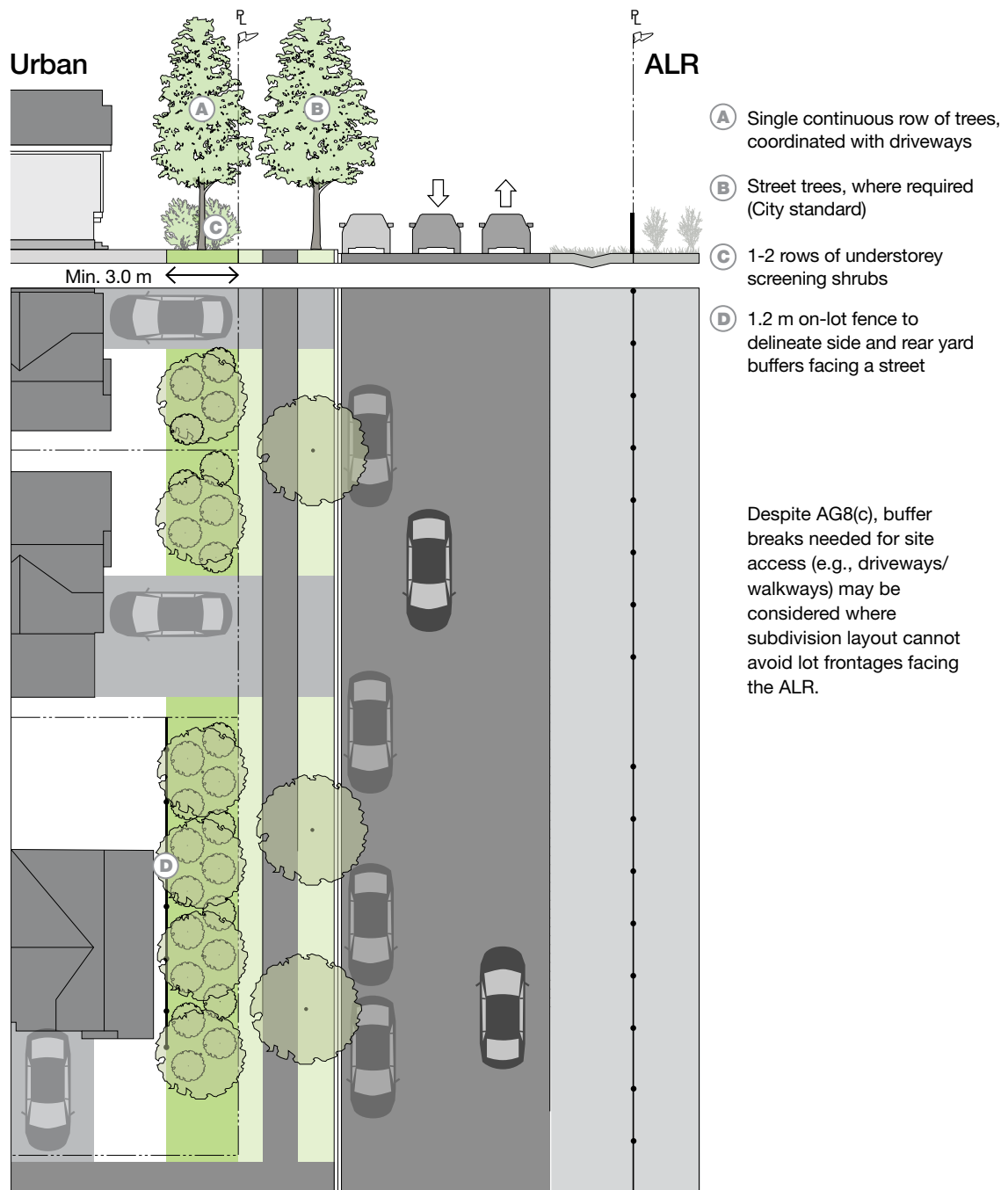


Fig. 10: Road edge landscape buffer without street trees

AG12 Existing Road Edge Buffer 3 - Single Detached Dwellings

The following provisions apply to single-detached dwelling development that fronts, flanks, or backs onto the ALR across an existing road (with or without street trees):

- minimum 3.0 m on-site buffer with a single contiguous row of trees spaced in coordination with adjacent street trees, where provided; provide at least 50% coniferous tree species.
- provide a higher proportion of coniferous tree species where a rear yard buffer interfaces with the ALR across a road without street trees.
- 2 rows of screening shrubs; 1 row of dense evergreen shrubs in constrained circumstances



AG13 New Road Edge Buffer

The following provisions apply to development fronting the ALR across a new street constructed as part of the development:

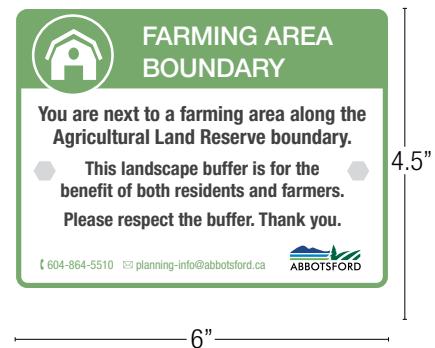
- wherever possible, avoid new roads adjacent to the Agricultural Land Reserve that require this buffer type
- in circumstances where this interface type cannot be avoided, a maintenance/funding plan and financial security may be required and determined through the application process
- minimum 6.0 m road right-of-way buffer
- minimum of two contiguous and coordinated rows of coniferous and deciduous trees; providing at least 60% coniferous species
- 3 rows of continuous screening and trespass inhibiting shrubs
- 1.8 m ALR boundary fencing (page wire, existing, or as per AG14)



AG14 Fencing and Signage

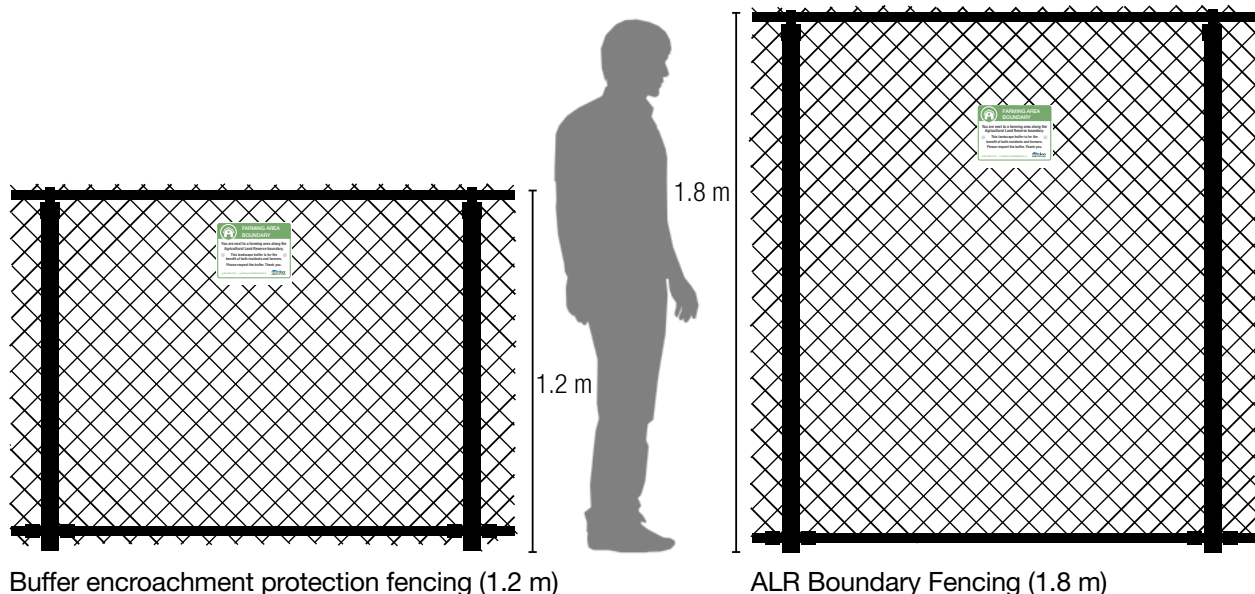
Signage

- 6" x 4.5" (15 cm x 11.5 cm) designed as shown.
- Sign grade aluminium with white surface; no sharp corners.
- Green or black 7 year 2 mil vinyl text, or screen printed.
- One sign every 15.0 m, or at the back of each lot (closer of)
- Mount to buffer encroachment fencing or ALR property line fence for street applications. Mount with galvanized hardware in a position that will not impede text.



Fencing

- Chainlink Mesh: galvanized, vinyl-coated black 3.5 mm steel wire, woven in 50 mm mesh
 - Top and bottom edges should be knuckled (bent interlocking)
 - Fasteners and fittings to be hot dipped galvanized, black
- Posts: galvanized powder-coated black steel:
 - 75 mm outside diameter end, corner and straining posts
 - 60 mm outside diameter line posts
 - concrete footings
 - black powder coated end caps, welded in place
- Top/Bottom Rail: galvanized powder-coated black steel (41 mm outside diameter)
- Gate: provide at least one buffer maintenance access gate for each lot with a rear or side yard buffer that cannot otherwise be accessed by the lot owner. Materials and construction shall be consistent with the fencing.
- ALR boundary fencing (1.8 m) may be chainlink (as specified), page wire, or solid wood. Reuse of existing fencing that meets the intent and general size specifications of the guidelines is encouraged.

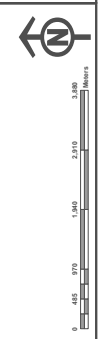
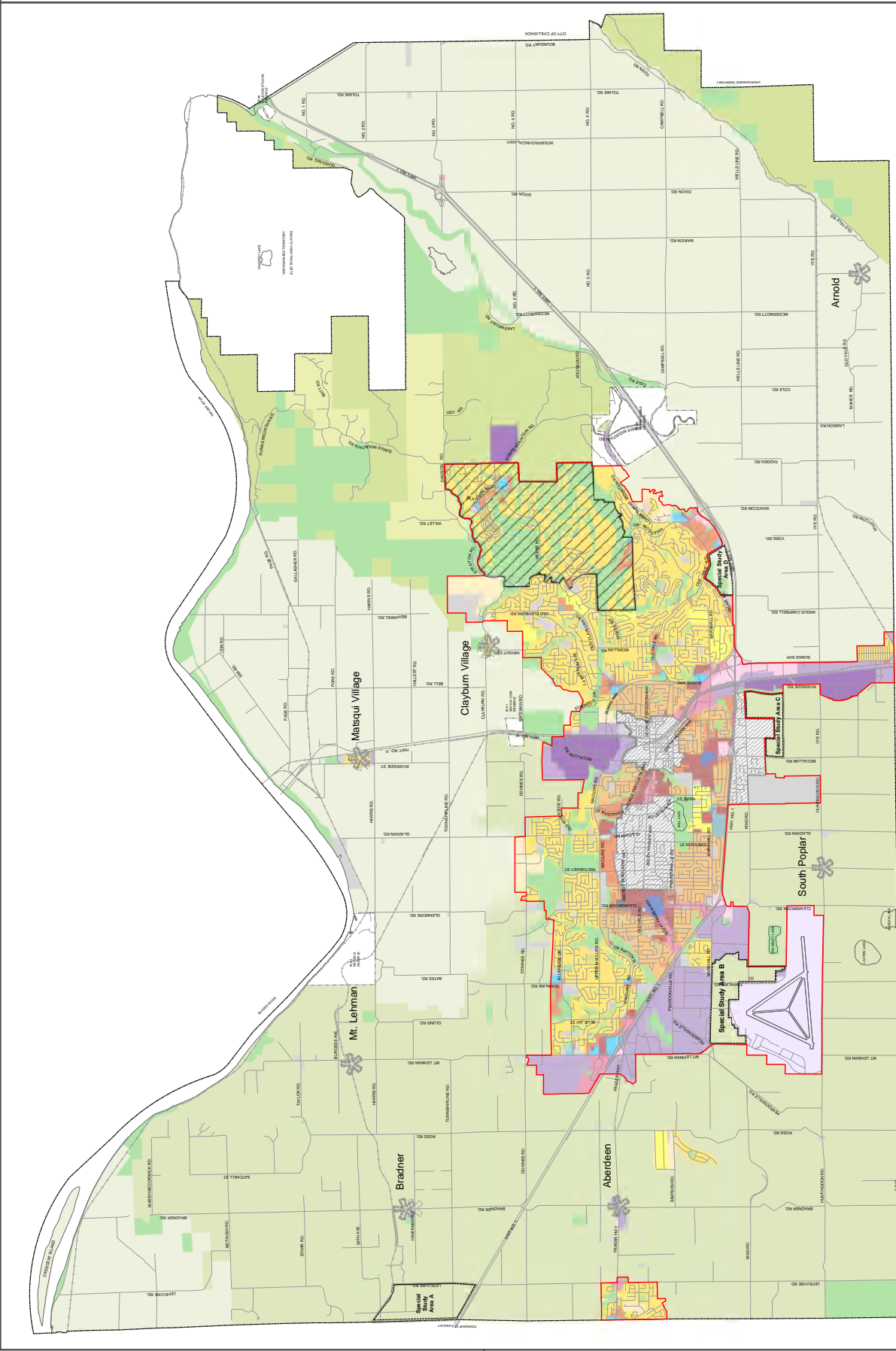




City of Abbotsford

Map 2 - Rural Land Use

- Legend**
- Urban Development Boundary
 - Agriculture 1 - Uplands
 - Agriculture 2 - Lowlands
 - City Centre
 - Urban Centre
 - Neighbourhood Centre
 - Urban 1 - Midsize
 - Urban 2 - Ground Oriented
 - Urban 3 - Infill
 - Urban 4 - Detached
 - Urban Large Lot
 - Suburban
 - Secondary Commercial
 - Regional Commercial
 - General Industrial
 - High Impact Industrial
 - Airport
 - Health Campus
 - Institutional Complex
 - Institutional
 - Country
 - Rural
 - Open Space
 - Neighbourhood Plan
 - Neighbourhoods
 - Rural Centres
 - Special Study Areas
 - City Boundary
 - Abbotsford Boundary
 - Abbotsford
 - Road
 - Railway
 - Lake
 - Shore



DRAFT - Working Document



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Draft Zoning Bylaw Amendments

Executive Committee AgRefresh Stage 3 Report - September 27, 2021

This section outlines proposed Zoning Bylaw updates. Key changes are shown in black. Unchanged provisions or existing wording is shaded grey.

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“Accessory Cannabis Processing” means a Use Accessory to Cannabis Production on a Lot and includes the activities of drying, trimming, sorting, milling, packaging, storing, testing, destruction, or other processing of Cannabis, as permitted under the *Agricultural Land Reserve Use Regulation*, BC Reg. 30/2019. Accessory Cannabis Processing excludes a Cannabis Store.

“Accessory Farm Dwelling Unit” means a non-stratified Dwelling Unit that is Accessory to a Single Detached Dwelling on the same Lot, and is:

- (1) a Building without any other Use; or
- (2) a Coach House; or
- (3) located within a Building or Structure:
 - a. for Agricultural Use; or
 - b. Accessory to an Agricultural Use on the same Lot.

“Agricultural Land Commission” has the same meaning as “commission” in the *Agricultural Land Commission Act*, S.B.C. 2002, c. 36.

“Agricultural Land Reserve” has the same meaning as in the *Agricultural Land Commission Act*, S.B.C. 2002, c. 36.

“Agricultural Use” means the Use of land, Buildings, and Structures for any of the following:

- (1) growing, producing, raising, or keeping animals, plants, or truffles, including:
 - a. cattle, sheep, goats, poultry, fowl, pigeon, doves, apiculture, rabbits, or other domestic livestock;
 - b. Cannabis Production, on Lots zoned A1, A2, A3, A4, A5, and A6, and in accordance with the provisions set out in section 210.8.1;
 - c. horses for riding, training and boarding, only when kept in accordance with the provisions set out in section 210.8.2;
 - d. mushrooms and On-Farm Mushroom Composting, in accordance with the provisions set out in section 210.8.3;
 - e. swine, only when kept in accordance with the provisions set out in section 210.8.4; and the primary products of those plants or animals;
- (2) cultivation in plantations of any specialty wood crops or specialty fibre crops prescribed in the *Specialty Farm Operations Regulation*, B.C. Reg. 53/99;
- (3) aquaculture, as prescribed in the *Specialty Farm Operations Regulation*, B.C. Reg. 53/99;
- (4) turf production with approval of the Agricultural Land Commission, if required;
- (5) raising or keeping of farmed game by a person licensed to do so under the *Animal Health Act* [*Game Farm Regulation*, B.C. Reg. 5/2015];
- (6) raising or keeping of furbearing animals by a person licensed to do so under the *Animal Health Act* [*Fur Farm Regulation*, B.C. Reg. 8/2015];
- (7) the following activities to enable uses (1) to (6) above on a Farm Operation, in accordance with the *Farm Practices Protection (Right to Farm) Act*, R.S.B.C. 1996, c. 131 and *Agricultural Land Reserve Use Regulation*, B.C. Reg. 30/2019:
 - a. clearing, draining, irrigating, or cultivating land;
 - b. using farm machinery, equipment, devices, materials, and structures;
 - c. On-Farm Composting in accordance with the provisions set out in section 210.9.7;
 - d. applying fertilizers, manure, pesticides, biological control agents, including by ground or aerial spraying;
 - e. storing of Agricultural Products produced on the Farm Operation;

And for greater certainty, Agricultural Use does not include the following:

- (1) a Feedlot for animals not specifically included in this definition;
- (2) an activity, other than grazing or hay cutting, that constitutes a forest practice as defined by the *Forest and Range Practices Act*, S.B.C. 2002, c. 69;
- (3) a Breeding and Boarding Kennel;
- (4) growing, producing, raising or keeping exotic animals, except exotic animals prescribed under the *Farm Practices Protection Act* [*Specialty Farm Operations Regulation*, B.C. Reg. 53/99].

“Agricultural Products” means products derived from activities numbered (1) to (6) in the definition of Agricultural Use and Farm Product Processing, excluding agricultural solid waste, agricultural liquid waste, and mushroom growing medium.

“Agri-Support Use” means a Use that supports agriculture through value-added or support services, and is specifically limited to non-farm uses approved by the Agricultural Land Commission, under the *Agricultural Land Reserve Use Regulation*, B.C. Reg. 30/2019.

“Agri-Tourism” has the same meaning as in the *Agricultural Land Reserve Use Regulation*, B.C. Reg. 30/2019, but excludes accommodation for Agri-Tourism on a farm.

Explanatory note: As outlined in the *ALR Use Regulation*, B.C. Reg. 30/2019, and Agricultural Land Commission Policy L-04, ‘Agri-Tourism’ generally means an activity to which members of the public are ordinarily invited, with or without fee, that displays, demonstrates, promotes, or holds events to promote or market products or operations of the farm.

“Ancillary” means a Use on the same Lot with, and of a nature that is incidental and subordinate to an Accessory Use.

“Breeding and Boarding Kennel” means the Use of a property, Building, Structure, compound, or group of pens or cages, for the boarding or breeding of four or more dogs or cats, and where located outside the Agricultural Land Reserve may provide Accessory training, grooming, Retail sales, and Pet Daycare facilities.

“Building” means a structure, wholly or partially enclosed by a roof or roofs, and supported by walls, columns or posts.

“Cannabis” has the same meaning as in the *Cannabis Control and Licensing Act*, S.B.C. 2018, c. 29.

“Cannabis Production” means the Use of a Lot for growing and cultivating Cannabis, including the related activities of wet trimming, drying, and bulk packing of Cannabis grown on the Lot, but does not include:

- (1) a Cannabis Store;
- (2) Accessory Cannabis Processing; or
- (3) the propagation, cultivation, or harvesting of Cannabis in a manner authorized by Part 5, Division 2 of the *Cannabis Control and Licensing Act*, S.B.C. 2018, c. 29.

“Cannabis Store” means retail premises licensed under the *Cannabis Control and Licensing Act*, S.B.C. 2018, c. 29, to sell Cannabis.

“Cogeneration Facility” means the combined heat and power engine and all associated components needed to achieve the production and transfer of heat and electricity from the engine to a greenhouse or interconnection site.

“Farm Alcohol Production Facility” has the same meaning as “alcohol production facility” in the *Agricultural Land Reserve Use Regulation*, B.C. Reg. 30/2019, and includes ancillary uses as defined in that regulation.

Explanatory note: As outlined in the *ALR Use Regulation*, an Alcohol Production Facility in the ALR includes a brewery, cidery, distillery, meadery or winery, and the following ancillary uses: processing, storing and retail sales of alcohol products produced on the farm, operation of a food and beverage service lounge, product sampling, cooking classes, events, picnicking, and tours, provided all required Provincial licensing is in place.

“Farm Alcohol Production Facility Floor Area” means the floor area of all Buildings and Structures, or portions thereof, for Farm Alcohol Production Facility Use on a Lot, as measured to the outside of the exterior walls of a Building and to the outside of the support posts of a Structure, and includes Basements.

“Farm Operation” means the Use of land for agricultural purposes, consisting of one or more Lots within the City which are classified as farm under the *Assessment Act*, R.S.B.C 1996, c. 20, and which form and are managed as a single enterprise.

“Farm Product Processing Floor Area” means the cumulative floor area of all Buildings and permanently covered Structures housing Farm Product Processing - Level 1, Farm Product Processing Level 2, or Farm Product Processing - Intensive on a Lot, as measured to the outside of the exterior walls of a Building and to the outside of the support posts of a permanently covered Structure, noting that:

- (1) the following are excluded from the calculation:
 - a. the portion of the Building or Structure used for activities (1) to (6) in the definition of Agricultural Use;
 - b. up to 250 m² or an area equal to 10% of the Farm Product Processing Floor Area, whichever is less, for office, washrooms, staff rooms; and
- (2) the following additional areas are included in the calculation:
 - a. the Lot area covered by outdoor equipment, facilities, or Structures for storing or processing animal feed, such as a feed mill or silo.

“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 livestock meat, poultry meat, or aquaculture processing activities occupying more than 500 m², Farm Alcohol Production Facilities, hatcheries, On-Farm Composting, Soil-less Medium production, and Accessory Cannabis Processing.

“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.

“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, poultry meat, or aquaculture processing activities exceeds 500 m², irrespective of overall Farm Product Processing Floor Area.

“Farm Retail Sales” means Retail sale to the general public of Agricultural Products grown, produced, or raised on a Farm Operation, or the combined farms of a cooperative association to which the farm owner belongs, and may include the sale of Agricultural Products and non-agricultural products to the extent permitted by the Agricultural Land Commission. Farm Retail Sales excludes a Cannabis Store.

“Farm Retail Sales Area” means the cumulative indoor and outdoor Retail sale and display areas of all Buildings and Structures dedicated to a Farm Retail Sales Use, but does not include areas for Ancillary Uses specifically excluded by the Agricultural Land Commission for such Use.

Explanatory note: In accordance with ALC Policy L-02, Farm Retail Sales Area excludes parking, driveways, office space, washrooms, and areas for processing or farm product storage.

“Feed Lot” means a confined area, structure, pen or corral where livestock, poultry, or farmed game are confined solely for the purpose of growing or finishing, and are sustained by means other than grazing.

“Finished Grade” means:

- (1) the rough grading elevation as identified on a lot grading plan, where such a plan has been approved by the City at the time of subdivision when the lot was created; or
- (2) where there is no lot grading plan that was approved by the City at the time of subdivision when the lot was created, existing grade, as illustrated in Figure 1; or
- (3) the finished grading elevation, as identified on a lot grading plan approved through the issuance of a Building Permit addressing flood proofing provisions, for dwelling units and closed-sided animal enclosures in the A1, A2, A3, A4, A5, and A6 Zones.

[retain existing Figure 1 - Finished Grade]

“Full-Time Farm Worker Residence” means a Dwelling Unit used solely for the purpose of housing permanent employees paid to work full time on a Farm Operation, as necessary for the agricultural labour needs of the Farm Operation.

“Gathering For An Event” has the same meaning as in the *Agricultural Land Reserve Use Regulation*, B.C. Reg. 30/2019.

Explanatory note: As outlined in the *ALR Use Regulation*, BC Reg. 30/2019, and ALC Policy L-22, “Gathering for an Event” generally includes activities such as weddings, music festivals, and events not considered to be Agri-Tourism. It excludes celebration, by the residents of the farm and those persons whom they invite, of a family event for which no fee or other charge is payable in connection with the event by invitees.

“Growing Medium Manufacturer Use” means the processing and preparation of non-composting materials as a root base medium for the growing of plants in greenhouses and other related controlled environments.

“On-Farm Composting” means composting associated with Agricultural Use on a Farm Operation, involving the controlled biological oxidation and decomposition of organic waste in accordance with the *Agricultural Land Reserve Use Regulation*, B.C. Reg. 30/2019, the *Code of Practice for Agricultural Environmental Management*, B.C. Reg. 8/2019, and the *Organic Matter Recycling Regulation*, B.C. Reg. 18/2002, as applicable. It may include composting of materials such as manure, straw, vegetative waste, clean wood waste, ground paper, other sources of carbon and nitrogen, necessary bulking agents, and other materials permitted under Provincial regulation, but it does not include production of mushroom compost.

“On-Farm Mushroom Composting” means the production of fresh growing medium for mushrooms where a minimum of 20% of the finished compost is used on the same Lot where the compost is produced.

“Soil-less Medium” means a material that is manufactured for the growing of plants and may contain natural Soils or organic compounds such as peat and bark, but excludes mushroom growing medium.

“Structure” means any construction fixed to, supported by, or sunk into land or water; excludes concrete and asphalt paving or similar surfacing of a lot, and retaining walls less than 1.2m or any retaining wall that is included on an approved lot grading plan.

“Temporary Farm Worker” means an individual who carries out agricultural work on a Farm Operation for a minimum of 35 hours per week and is housed on the Farm Operation for a maximum of 10 months in a calendar year.

“Temporary Farm Worker Housing” means one or more Buildings Used exclusively for the accommodation of Temporary Farm Workers, in which cooking, sleeping, sanitary, and common living areas are provided.

“Temporary Farm Worker Housing Space” means the area for housing one Temporary Farm Worker.

“Temporary Farm Worker Housing Floor Area” means the total area of all Storeys and Basements used for Temporary Farm Worker Housing in a Building, or Buildings, as measured to the outside of the exterior walls, excluding open balconies, decks, terraces, and exterior steps.

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130 ADMINISTRATION

130.1 Zone Regulations

- .1 No land, Building, or Structure may be used for a Use, and no Building or Structure may be placed, constructed, sunk into, erected, moved, sited, located, altered, or enlarged for any Use, other than a Use specifically permitted:
 - a. in a Zone, as listed in the Permitted Uses Table of each Zone;
 - b. throughout the City in all Zones, as listed in Section 140.1; and
 - c. on lands located within the Agricultural Land Reserve, as listed Section 200.1;

all subject to the definitions and such further provisions contained within this Bylaw applicable to that Use, Building, or Structure.
- .2 For greater certainty,
 - a. the provisions identified in the Definitions or General Regulations are applicable to permitted Uses wherever located in the City;
 - b. the further provisions identified in a Zone are applicable to permitted Uses only in that Zone, except that the further provisions identified in the Agricultural One (A1) Zone are applicable to the Uses so identified wherever those Uses are permitted within the City, whether on Agricultural Land Reserve land or not;
 - c. all other Uses, Buildings, and Structures are prohibited.
- .3 In each zone, the Development Regulations Table and the Setbacks Table sets out the development regulations that apply to the zone referred to in the title of the table.
- .4 In each zone, the Subdivision Regulations Table sets out the subdivision regulations that apply to the zone referred to in the title of the table.
- .5 Within the Development and Subdivision Regulations Tables, Column 1 sets out the matter to be regulated and Column 2 set out the regulations.
- .6 On a parcel in an area within the zone referred to in the title of the Subdivision Regulations Table, ~~and~~ the Development Regulations Table, and the Setbacks Table, no land shall be subdivided and no building, structure or use shall be placed, constructed, sunk into, erected, moved, sited, located, altered or enlarged in contravention of the regulations set out in the Subdivision Regulations Table, and the Development Regulations Table, and the Setbacks Table respectively.
- .7 Site specific permitted uses specified in this Bylaw are permitted only on the land whose legal description, as of the date of coming into force of this Bylaw, is that specified for the permitted Use.

130.2 Measurement and Calculations

No changes proposed to this section

130.3 Bylaw Administration

No changes proposed to this section

130.4 Replacement and Conversion of Dwellings

- .1 An existing Single Detached Dwelling in the RR, CR, SR, A1, A2, A3, A4, A5, and A6 zones may remain on a lot upon which a replacement Dwelling Unit is to be constructed, during the period of construction, provided that:
 - a. on a Lot within the Agricultural Land Reserve that is subject to the restrictions of the *Agricultural Land Commission Act*, S.B.C. 2002, c. 36, the Agricultural Land Commission has authorized temporary retention of the Building or conversion to an alternative Use; or
 - b. on any other Lot:
 - i. the existing dwelling unit shall be removed, demolished or converted to a non-residential use within 60 days of the earlier of occupancy or final inspection of the replacement dwelling unit; and
 - ii. a Section 219 covenant pursuant to the Land Title Act, in favour of the City, shall be registered against the title of the lot requiring the owner to remove kitchen cabinetry, showers, bathtubs and 220V electrical wiring back to the main panel.

130.5 Temporary Buildings and Structures

- .1 A temporary Building or Structure may be placed:
 - a. on a Lot zoned P2, P3 or P7 for purposes of providing classroom space;
 - b. on a Lot zoned I1, I2, I3 or I4 for storage;
 - c. on a Lot zoned C as a Commercial Retail Unit (CRU);
 - d. on a Lot zoned A1, A2, A3, A4, A5, or A6 for Temporary Farm Worker Housing; and
 - e. on a Lot on which a permanent Building is being constructed, for purposes related to the construction only and for a period not to exceed the duration of such construction. (B/L 2454-2015)

140 GENERAL REGULATIONS**140.1 Uses Permitted in All Zones**

- .1 The following uses may be located in any zone:
 - a. Public service;
 - b. Parks and associated structures and equipment;
 - c. Seasonal sale of Christmas trees;
 - d. Soil extraction subject to the lot being located within the Soil Removal Eligibility Area as identified in the Official Community Plan and subject to the Soil Removal and Deposit Bylaw, 2003; and
 - e. Emergency shelter on a lot that does not about a lot with an existing principal residential use, subject to a Housing Agreement that specifies the terms and conditions regarding eligibility, occupancy and other provisions as set out in the *Local Government Act*.

140.2 Uses Permitted in Specific Zones**.1 Accessory Emergency Shelter (Extreme Weather Response)**

No revisions proposed

.2 Bed and Breakfasts

- a. In the A1, A2, A3, RR, CR and SR zones, a bed and breakfast shall:
 - i. be contained within the principal dwelling unit;
 - i. be limited to not more than eight guests at one time within one dwelling unit;
 - i. be limited to not more than four sleeping units for guests;
 - i. provide on the lot, one parking space for each guest sleeping unit; and
 - i. not be operated on a lot where there is a boarding use, secondary suite, Coach House, or Accessory Farm Dwelling Unit.
- b. In the RS1, RS3 and RS3-A, RS3-i, RS3-ig zones, a bed and breakfast shall:
 - i. be contained within the principal dwelling unit;
 - ii. be limited to not more than six guests at one time within one dwelling unit;
 - iii. be limited to not more than three sleeping units for guests;
 - iv. provide on the lot, one parking space for each guest sleeping unit; and
 - v. not be operated on a lot where there is a boarding use, secondary suite, or garden suite.

.3 Boarding

Where permitted, a boarding use shall:

- a. be contained within the principal dwelling unit;
- b. be limited to no more than four boarders at one time within the dwelling unit;
- c. be limited to no more than two sleeping units;
- d. provide on the lot, one parking space for each sleeping unit; and
- e. not be operated on a lot where there is a bed and breakfast, secondary suite, garden suite.

.4 Cannabis Production Facilities

- a. Subject to the *Agricultural Land Commission Act*, S.B.C. 2002, c. 36, growing, producing, storing, packing, processing, selling, or distributing Cannabis are not permitted in any zone unless specifically provided for in this Bylaw.

.5 Cannabis Stores*No revisions proposed***.6 Home Occupation**

- a. Where permitted, all Home Occupation Level - 1 Uses shall:
 - i. not produce offensive noise, vibration, traffic, smoke, dust, odours, heat, glare, electrical or radio disturbance;
 - ii. not involve exterior alterations that are inconsistent with the residential character of the Buildings and property;
 - iii. not have outside storage of materials, commodities, or finished products;
 - iv. be contained wholly within the principal Dwelling Unit;
 - v. be carried out exclusively by a resident of the principal Dwelling Unit in which the Home Occupation is located;
 - vi. not generate customer visits;
 - vii. not have signs advertising a the Home Occupation—~~level 1~~.
- b. Where permitted, all Home Occupation Level - 2 Uses shall:
 - i. not produce offensive noise, vibration, traffic, smoke, dust, odours, heat, glare, electrical or radio disturbance;
 - ii. not involve exterior alterations that are inconsistent with the residential character of the Buildings and property;
 - iii. not have outside storage of materials, commodities, or finished products;
 - iv. be contained wholly within the principal Dwelling Unit or Accessory Building, or combination;
 - v. limit the size to a floor area of 50 m², except for a family day care licensed under the Community Care and Assisted Living Act, S.B.C. 2002, c. 75;
 - vi. be carried out exclusively by a resident of the principal Dwelling Unit in which the Home Occupation - Level 2 Use is located, and by not more than one non-resident employee;
 - vii. not generate significant vehicular traffic impacts within the neighbourhood;
 - viii. have off-street parking in accordance with section 150;
 - ix. have a maximum of one sign, with a maximum area of 0.4 m².
- c. Where permitted, all Home Occupation - Level 3 Uses shall:
 - i. not produce offensive noise, vibration, traffic, smoke, dust, odours, heat, glare, electrical or radio disturbance;
 - ii. not involve exterior alterations that are inconsistent with the residential character of the Buildings and property;
 - iii. not have outside storage of materials, commodities, or finished products;
 - iv. be contained wholly within the principal Dwelling Unit or Accessory Building, or combination;
 - v. limit the size to a floor area of 112 m², except for a family day care licensed under the Community Care and Assisted Living Act, S.B.C. 2002, c. 75;
 - vi. be carried out exclusively by a Resident of the principal Dwelling Unit in which the Home Occupation - Level 3 Use is located, and by not more than two non-resident employees;
 - vii. not generate significant vehicular traffic impacts within the neighbourhood;
 - viii. have off-street parking in accordance with section 150;
 - ix. have a maximum of one sign, with a maximum area of 1.2 m².

- d. Where permitted, all Home Occupation – Level 4 Uses shall:
- i. not produce offensive noise, vibration, traffic, smoke, dust, odours, heat, glare, electrical or radio disturbance;
 - ii. not involve exterior alterations that are inconsistent with the residential character of the Buildings and property;
 - iii. not have outside storage of materials, commodities, or finished products;
 - iv. not have outside storage of customer equipment or vehicles related to any service provided;
 - v. be contained wholly within the principal Dwelling Unit or an Accessory Building, or combination;
 - vi. limit the size to a floor area of 112 m², except for a family day care licensed under the *Community Care and Assisted Living Act, S.B.C. 2002, c. 75*;
 - vii. only be permitted within an Accessory Building if the floor area for the Use is designed to be entirely separate from any portion of the Building exceeding the 112 m² floor area limit, except as permitted for family day care in (vi);
 - viii. not include the dispatch of automobiles or Commercial Vehicles;
 - ix. not include the repair or maintenance of automobiles, Recreational Vehicles, or Commercial Vehicles, except for farm motor vehicles, farm equipment, and trucks licensed as farm vehicles under the *Commercial Transport Act, R.S.B.C. 1996, c. 58*;
 - x. not generate significant vehicular traffic impacts within the neighbourhood;
 - xi. be carried out exclusively by a Resident of the principal Dwelling Unit in which the Home Occupation - Level 4 is located and not more than two non-resident employees;
 - xii. have off-street parking in accordance with section 150; and
 - xiii. have a maximum of one sign, with a maximum area of 1.2 m².

.7 Mobile Food Vendors

No revisions proposed

.8 Non-Permanent Commercial

No revisions proposed

.9 Supportive Recovery

No revisions proposed

.10 Wrecked Vehicles

No revisions proposed

.11 Single Detached Dwelling Size in the Agricultural Land Reserve

- a. Where permitted, a Single Detached Dwelling on a Lot within the Agricultural Land Reserve:
- i. shall only be permitted in accordance with *Agricultural Land Commission Act, S.B.C. 2002, c. 36*, the *Agricultural Land Reserve Use Regulation, B.C. Reg. 30/2019*, or as approved by the Agricultural Land Commission; and
 - ii. shall not have Accessory Buildings or Structures with a combined total floor area exceeding the Gross Floor Area of the Single Detached Dwelling.

Explanatory note: *Agricultural Land Commission Act, S.B.C. 2002, c. 36*, section 20.1(1)(b) limits the total floor area of a principal residence to 500 m² or less, unless a larger residence is approved by the *Agricultural Land Commission*. ALC Information Bulletin 05 - Residences in the ALR, defines “total floor area” for the purpose of the *ALC Act, S.B.C. 2002, c. 36*, and *ALR Use Regulation, B.C. Reg 30/2019*.

.12 Breeding and Boarding Kennel Use

- a. Where a Breeding and Boarding Kennel Use is permitted, the outside perimeter of all fenced animals runs, pens, and enclosures shall be screened to a minimum Height of 1.8 m by continuous dense hedging or similar landscaping.

140.3 Uses Prohibited in All Zones

No AgRefresh revisions proposed

140.4 Regulations Applicable to All Zones

No changes proposed to this section

140.5 Regulations Applicable to Specific Zones**.1 Secondary Suites, Coach Houses and Garden Suites Exempt from Unit Density****.2 Shipping Containers as Storage on Residential Lots****.3 Density Bonus****.4 Fences****.5 Vehicles and Habitable Area****.6 Parking and Storage of Vehicles**

- a. a-c remain unchanged
- d. No vehicle, commercial vehicle, Recreational Vehicle or utility trailer is to be parked or stored on a lawn or Landscaped Area, except as specifically permitted in the A1, A2, A3, A4, A5, and A6 zones.

150 OFF-STREET PARKING AND LOADING REGULATIONS**150.9 Parking Area Design**

- .1 Except in the A1, A2, A3, A4, A5, and A6 zones, an off-street parking area, including driveways, with four or more Parking Spaces shall:
 - a. be paved;
 - b. have each Parking Space location clearly marked by a painted line which shall be maintained at all times; and
 - c. have all lighting used to illuminate the parking areas so arranged as to prevent direct rays of light from shining onto an adjacent Lot.

150.11 Required Off-Street Parking

- .1 The minimum number of off-street parking spaces required for any use shall be calculated in accordance with the standards in Table 4. In case of a use not specifically mentioned, the required number of off-street parking spaces shall be the same as for the most similar listed use.
- .2 Where off-street parking facilities are provided when not required, the facility shall comply with the regulations of section 150.

Table 4 - Required Off-Street Parking
(only a portion of existing table shown)

Use	Parking Requirements
Agricultural	
Accessory Farm Dwelling Unit	1 space
Farm Retail Sales	<ul style="list-style-type: none"> a. 1 space per 20 m² of Farm Retail Sales Area; b. Notwithstanding (a), all parking demand generated by a Farm Retail Sales Use must be located on a Lot that is part of the subject Farm Operation.
Farm Alcohol Production Facility	<ul style="list-style-type: none"> a. 1 space per 20 m² of Farm Alcohol Production Facility Floor Area used for product sampling, retail sales, indoor food and beverage service lounges, and outdoor food and beverage service lounges; and b. Permanent purpose-built parking for Special Event Areas is not permitted.
Home Occupation	Level 3 and 4 - 2 additional parking spaces for non-resident employees

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REGULATING AGRICULTURAL USES | Explanatory Note

Alignment with the *Agricultural Land Commission Act*, S.B.C. 2002, c. 36

Notwithstanding any other provisions of this Zoning Bylaw, all lands within the Agricultural Land Reserve (ALR) are subject to the *Agricultural Land Commission Act*, S.B.C. 2002, c. 36, (ALCA), *Agricultural Land Reserve General Regulation*, B.C. Reg. 57/2020, *Agricultural Land Reserve Use Regulation*, B.C. Reg. 30/2019, and any Orders of the Agricultural Land Commission (ALC). The ALCA, S.B.C. 2002, c. 36, the *ALR General Regulation*, B.C. Reg. 57/2020, and *ALR Use Regulation*, B.C. Reg. 30/2019, generally prohibit or restrict non-farm use and subdivision of ALR lands, unless otherwise permitted or exempted.

ALR 'Regulations' and Permitted Uses

Part 2 and Part 3, Division 1 of the *ALR Use Regulation*, B.C. Reg. 30/2019, identify activities that must be permitted by a local government on lands within the ALR, unless the activity is prohibited or restricted, with approval of the Minister responsible for the *Farm Practices Protection Act*, R.S.B.C. 1996, c. 131, by a community 'designated' under the *Right to Farm Regulation*, B.C. Reg. 261/1997.

The City of Abbotsford is a 'designated' community under Section 553 of the *Local Government Act*, providing the authority to prohibit or restrict activities specified under Part 2 and Part 3, Division 1 of the *ALR Use Regulation*, B.C. Reg. 30/2019, with approval of the Minister. In addition, Part 3, Division 2 of the *ALR Use Regulation*, B.C. Reg. 30/2019, identifies a range of non-farm uses that are permitted in the ALR unless prohibited by a local government.

Minister Approval of Bylaws

As a 'Designated' community, bylaws affecting farming areas in Abbotsford are reviewed and must be approved by the Provincial Minister responsible for the *Farm Practices Protection Act*, R.S.B.C. 1996, c. 131,. These bylaws form a significant portion of the regulations set out in Abbotsford's Agricultural Zones, as well as supporting sections of the Zoning Bylaw.

The bylaws listed below, in their entirety, were approved by the Minister responsible for the *Farm Practices Protection Act*, R.S.B.C. 1996, c. 131, on the approval date specified, and therefore authorize all regulations, restrictions, and prohibitions contained therein.

Abbotsford Bylaw No.	Minister Approval Date	Additional Information
698-98	December 8, 1999	Farm (Mushroom Growing Operation Storm water and Waste Management and Composting) Bylaw, 1998
2210-2013	March 22, 2015	Audible Bird Scare Device Bylaw
2959-2019	July 15, 2019	Amendment to ALR Cannabis Production Regulations
0000-202X	xx, xxxxx, xxxx	AgRefresh Zoning Bylaw Update

200.1 Agricultural Land Commission 'Farm' and 'Non-Farm Uses' in the Agricultural Land Reserve

- .1 Subject to regulations, restrictions, or prohibitions set out in this Bylaw, the following Uses are permitted on Lots within the Agricultural Land Reserve, as listed in the *Agricultural Land Reserve Use Regulation*, B.C. Reg. 30/2019:
 - a. "Farm Uses" that may not be prohibited, as identified in and in accordance with the conditions of Part 2 of the *Agricultural Land Reserve Use Regulation*, B.C. Reg. 30/2019, as amended; and
 - b. "Permitted Non-Farm Uses That May Not be Prohibited", as identified in and in accordance with the conditions of Part 3, Division 1 of the *Agricultural Land Reserve Use Regulation*, B.C. Reg. 30/2019, as amended.
- .2 "Permitted Non-Farm Uses That May Be Prohibited", as identified in Part 3, Division 2 of the *Agricultural Land Reserve Use Regulation*, B.C. Reg. 30/2019, are prohibited on Lots within the Agricultural Land Reserve, except for:
 - i. a Use specifically permitted by this Bylaw;
 - ii. the Uses identified in and conducted in accordance with the conditions of the following sections of the *Agricultural Land Reserve Use Regulation*, B.C. Reg. 30/2019, as amended to the point in time this provision is adopted [*add date to unofficial consolidation*], and if the Lot is Zoned for Agricultural Use:
 - (A) Section 21 - Necessary structures and ancillary services
 - (B) Section 22 - Parks and similar areas
 - (C) Section 23 (b) and (c) - Keeping animals
 - (D) Section 25 - Infrastructure
 - (E) Section 26 - Aggregate Removal, if within the "Soil Removal Eligible Areas" identified in City of Abbotsford Official Community Plan, 2016; and
 - (F) Section 27 - Other permitted non-farm uses.

Explanatory Note: Part 3, Division 2, of the *Agricultural Land Reserve Use Regulation*, B.C. Reg. 30/2019, at the time of adoption of 200.1.2 is provided as Schedule F of this Bylaw for convenient reference.

- .3 Where a Use, Building, or Structure is enabled by Sections 200.1.1 or 200.1.2 and the Zoning on the Lot does not specifically address the Use, Building, or Structure type, the regulations for the most similar Use in Sections 210.3 [Development Regulations], 210.4 [Setbacks], and 210.7 to 210.9 [Additional Regulations by Use] of the Agricultural One Zone (A1) shall nevertheless apply.

210 - Agricultural One Zone (A1)

A1 draft

Intent: To accommodate Agricultural Uses and complementary activities suitable in the Agricultural Land Use Designation and in a manner consistent with the *Agricultural Land Commission Act*, S.B.C. 2002, c.36.

210.1 Permitted Uses

Permitted Uses Table for A1 Zone*	
.1 Principal Uses	<ul style="list-style-type: none">a. Agricultural Useb. Single Detached Dwelling
.2 Accessory to an Agricultural Use	<ul style="list-style-type: none">a. Accessory Cannabis Processingb. Agri-Tourismc. Farm Alcohol Production Facilityd. Farm Product Processing - Level 1e. Farm Retail Salesf. Full-Time Farm Worker Residenceg. Gathering For An Eventh. Officei. Temporary Farm Worker Housing
.3 Accessory to a Single Detached Dwelling	<ul style="list-style-type: none">a. Accessory Farm Dwelling Unitb. Bed and Breakfastc. Breeding and Boarding Kenneld. Home Occupation - Level 3, on a Lot outside the Agricultural Land Reservee. Home Occupation - Level 4, on a Lot within the Agricultural Land Reservef. Secondary Suite
*Permitted Uses are subject to conditions set out in sections 140 and 210.7 to 210.9	

210.2 Site Specific Permitted Uses and Regulations

- .1 Refer to section 210.10.

210 - Agricultural One Zone (A1)

A1 draft

210.3 Development Regulations

Development Regulations Table for the A1 Zone	
Column I	Column II
.1 Density	a. See sections 210.7 to 210.10
.2 Size and dimensions	a. Height - Buildings and Structures (maximum) <ul style="list-style-type: none"> i. Agricultural Use <ul style="list-style-type: none"> (1) grain bins - 46.0 m (2) silos - 34.0 m (3) Shipping Containers - 6.0 m (4) All other Buildings and Structures - 15.0 m ii. Accessory to an Agricultural Use <ul style="list-style-type: none"> (1) Full-Time Farm Worker Residence - three Storeys (2) Temporary Farm Worker Housing in a: <ul style="list-style-type: none"> a. permanent Building - three Storeys b. pre-fabricated manufactured Building - two storeys (3) All other Buildings and Structures - 15.0 m iii. Single Detached Dwelling - three Storeys iv. Accessory Farm Dwelling Unit: <ul style="list-style-type: none"> (1) in a Building with no other Uses - 7.5 m or two Storeys, whichever is less. (2) in a Building with an Agricultural Use or a Use Accessory to Agricultural Use - 15.0 m v. all other non-agricultural Accessory Buildings or Structures - 7.5 m
	b. Lot Coverage (maximum) <ul style="list-style-type: none"> i. 35%; ii. notwithstanding (i): <ul style="list-style-type: none"> (1) an additional 25% Lot Coverage, to a maximum of 60%, is permitted for greenhouse Structures; or (2) an additional 40% Lot Coverage, to a maximum of 75%, is permitted for greenhouse Structures that provide an irrigation water recirculation system for the entire greenhouse operation;
	c. Other size provisions: <ul style="list-style-type: none"> i. See sections 140.2.8 and 210.7 to 210.10

210 - Agricultural One Zone (A1)

A1 draft

210.4 Setback Regulations

The following minimum Setbacks apply in the A1 Zone. In the A1 Zone, where a Building or Structure contains more than one Use, the largest required Setback shall apply to the entire Building or Structure.

Agricultural Buildings, Structures, and Uses					
Column I	Exterior Lot Line	Interior Lot Line	Single Detached Dwelling	Wells	Watercourses
.1 Agricultural Buildings, Structures, outdoor storage areas, and facilities, except as specified in 210.4.2 to 210.4.17	7.5 m	3.0 m	3.0 m	15 m	See 140.7.7
.2 Confined outdoor grazing areas for livestock, poultry, and farmed game	0.0 m	0.0 m	0.0 m	n/a	Per Federal/ Provincial Legislation
.3 Confined outdoor non-grazing areas containing:					
a. animals other than swine, or fur-bearing animals	15.0 m	15.0 m	15.0 m	30 m	See 140.7.7
b. swine or fur-bearing animals	30.0 m	30.0 m	15.0 m	30 m	See 140.7.7
.4 Buildings and Structures containing animals other than swine or fur-bearing animals; includes hatcheries and aquaculture:					
a. any portion of a Building or Structure without an exhaust fan	15.0 m	15.0 m	15.0 m	30 m	See 140.7.7
b. any portion of a Building or Structure with an exhaust fan	30.0 m	30.0 m	15.0 m	30 m	See 140.7.7
.5 Buildings and Structures containing swine or fur-bearing animals	30.0 m	30.0 m	15.0 m	30 m	See 140.7.7
.6 Horse corrals, riding rings or exercise yards where no feeding occurs	4.5 m	4.5 m	3.0 m	n/a	See 140.7.7
.7 Silo, storage of silage	30.0 m	30.0 m	15.0 m	30 m	See 140.7.7
.8 Incinerator, if permitted as Agricultural Use	30.0 m	30.0 m	30.0 m	30 m	See 140.7.7
.9 Generator shed or Cogeneration Facility	15.0 m	15.0 m	30.0 m	30 m	See 140.7.7

Watercourse Setbacks

Watercourse references in section 210.4 largely relate to floodproofing.

Landowners are responsible for ensuring compliance with Provincial and Federal regulations, including setbacks in the *BC Code of Practice for Agricultural Environmental Management*, under the *Environmental Management Act*.

See Section 210.8.4 for additional restrictions applicable to the keeping of swine as an Agricultural Use

See Section 210.8.4 for additional restrictions applicable to the keeping of swine as an Agricultural Use

210 - Agricultural One Zone (A1)

A1 draft

Agricultural Buildings, Structures, and Uses					
Column I	Exterior Lot Line	Interior Lot Line	Single Detached Dwelling	Wells	Watercourses
.10 Soil-less Medium production	15.0 m	15.0 m	15.0 m	30 m	See 140.7.7
.11 Buildings, structures, and outdoor areas used for:					
a. manure storage, agricultural waste storage, and On-Farm composting, except as specified in (b)	30.0 m	30.0 m	15.0 m	30 m	See 140.7.7
b. manure storage and On-Farm Composting involving only cattle, horse, or poultry manure	30.0 m	15.0 m	15.0 m	30 m	See 140.7.7
.12 Buildings and Structures for Cannabis Production or Accessory Cannabis Processing	30.0 m	30.0 m	3.0 m	30 m	30.0 m from top of bank, or as per 140.7.7, whichever is greater
.13 Buildings, structures, and outdoor areas used for:					
a. Farm Product Processing - Level 1	7.5 m	7.5 m	3.0 m	30 m	See 140.7.7
b. Farm Product Processing - Intensive	30.0 m	30.0 m	3.0 m	30 m	See 140.7.7
.14 Buildings and structures for Farm Retail Sales	7.5 m	4.5 m	3.0 m	30 m	See 140.7.7
.15 Farm Alcohol Production Facility:					
a. Buildings and Structures	7.5 m	4.5 m	3.0 m	30 m	See 140.7.7
b. outdoor lounge, special event, and picnic areas	7.5 m	15.0 m	30.0 m from a Dwelling Unit on an adjacent Lot	30 m	See 140.7.7
.16 Areas used for Gathering For An Event	7.5 m	15.0 m	30.0 m from a Dwelling Unit on an adjacent Lot	n/a	See 140.7.7
.17 Mushroom growing operations and On-Farm Mushroom Composting	See Farm Bylaw, 1998 (Bylaw No. 698-98)				Per Bylaw No. 698-98 or 140.7.7, whichever is greater

See section 210.8.4 for additional restrictions applicable to the keeping of swine manure as an Agricultural Use

See sections 210.8.1 and 210.9.3 for additional requirements related to cannabis.

Audible Bird Scare Devices

Specific setbacks applicable to the use of Audible Bird Scare Devices are set out in City of Abbotsford Farm Bylaw No. 2210-2013

210 - Agricultural One Zone (A1)

A1 draft

Non-Agricultural Buildings, Structures, and facilities				
Column I	Exterior Lot Line	Interior Lot Line	Single Detached Dwelling	Wells
.18 Buildings, Structures, fenced runs and enclosures for a Breeding and Boarding Kennel	30.0 m	15.0 m	15.0 m	30 m
.19 Resource Use	30.0 m	3.0 m	3.0 m	0.0 m
.20 All other Non-Agricultural Buildings and Structures	9.0 m	3.0 m	3.0 m	0.0 m

Minimum Watercourse Setbacks
See 140.7.7 and City of Abbotsford Streamside Protection Bylaw, 2005

Residential Buildings and Accessory Structures	
Column I	Column II
.21 Minimum setbacks from Exterior Lot line	<ul style="list-style-type: none"> a. Single Detached Dwelling - 7.5 m b. Accessory Farm Dwelling Unit - 7.5 m c. Full Time Farm Worker Residence - 7.5 m d. Temporary Farm Worker Housing - 7.5 m e. Building or Structure Accessory to a Single Detached Dwelling - 7.5 m
.22 Minimum setbacks from Interior Lot line	<ul style="list-style-type: none"> a. Single Detached Dwelling - 3.0 m b. Accessory Farm Dwelling Unit - 3.0 m c. Full Time Farm Worker Residence - 3.0 m d. Temporary Farm Worker Housing - 3.0 m e. Building or Structure Accessory to a Single Detached Dwelling - 3.0 m
.23 Minimum setbacks between Buildings, Structures, and confined outdoor areas	<ul style="list-style-type: none"> a. Between a Single Detached Dwelling and an Accessory Building or Structure - 1.5 m b. Between two Buildings or Structures Accessory to a residential Use - 1.5 m c. The following Uses shall be a minimum of 30 m from any Building, Structure, or confined outdoor area containing livestock, aquaculture, manure, compost, or agricultural waste: <ul style="list-style-type: none"> i. Accessory Farm Dwelling Unit ii. Full Time Farm Worker Residence iii. Temporary Farm Worker Housing d. Temporary Farm Worker Housing shall be a minimum of 30 m from a Dwelling Unit on an adjacent Lot.
.24 Minimum setbacks from watercourses	<ul style="list-style-type: none"> a. See 140.7.7 and City of Abbotsford Streamside Protection Bylaw, 2005, as amended.

210 - Agricultural One Zone (A1)

A1 draft

210.5 Subdivision Regulations

Subdivision Regulations Table for A1 Zone	
Column I	Column II
.1 Lot Area (minimum)	a. parcels created through subdivision shall be a minimum of 8.0 ha, except the minimum Lot size shall not apply: i. where the Lot is designated for industrial use in the Official Community Plan and a portion of the Lot is zoned for an industrial Use and subdivided along the new zone boundary; ii. where a Lot is located within the Agricultural Land Reserve and in accordance with Part 2 of B.C. Reg. 57/2020 is either consolidated with an adjacent Lot or the subdivision involves a boundary adjustment and does not create an additional Lot; iii. where a Lot is not entirely within the Agricultural Land Reserve, provided that portion of the Lot outside the Agricultural Land Reserve is zoned to exclude commercial Agricultural Use; iv. where the Lot is in the Agricultural Land Reserve and the Provincial Agricultural Land Commission has approved a homesite severance for an owner who has continuously owned and occupied the Lot since December 21, 1972; v. where the Lot is created as a result of a road dedication through the parent parcel; and vi. where a Lot is in the Agricultural Land Reserve and the Provincial Agricultural Land Commission has approved a subdivision that does not create an additional Lot.
.2 Lot Width (minimum)	n/a
.3 Lot Depth (minimum)	n/a

210.6 Off-Street Parking Regulations

- .1 Refer to section 150 for requirements pertaining to off-street parking.

210 - Agricultural One Zone (A1)

A1 draft

210.7 Additional Regulations by Use - Residential Use

.1 Single Detached Dwelling

Use and Density Regulations
a. Density shall be limited to one Single Detached Dwelling per Lot, except as permitted in section 130.4.
b. A Single Detached Dwelling is permitted as a permanent Building or Manufactured Home.

.2 Secondary Suite

Use and Density Regulations
a. Density shall be limited to one Secondary Suite per Lot;
Other Regulations
b. The size of a Secondary Suite shall not exceed a floor area of 90 m ² .

.3 Accessory Farm Dwelling Unit

Use and Density Regulations
a. An Accessory Farm Dwelling Unit shall: <ul style="list-style-type: none">i. be limited to one such Use per Lot;ii. only be permitted in accordance with the <i>Agricultural Land Reserve Use Regulation</i>, B.C. Reg. 30/2019, where applicable;iii. only be permitted on a Lot with a minimum area of 0.4 ha;iv. be the only Accessory residential Use on the Lot, except for any of the following, or combination:<ul style="list-style-type: none">(1) Secondary Suite;(2) Temporary Farm Worker Housing;(3) Full Time Farm Worker Residence; andv. not be permitted where there is a Residential Care Use, Supportive Recovery Use, or Boarding Use on the Lot.
b. An Accessory Farm Dwelling Unit is permitted as a permanent Building or Manufactured Home.
Other Regulations
c. An Accessory Farm Dwelling Unit: <ul style="list-style-type: none">i. shall limit floor area to the following size maximums, as measured to the outside of exterior walls and including Basement:<ul style="list-style-type: none">(1) 90 m² for a Lot 40 ha or less in area;(2) 186m² for a Lot larger than 40 ha;
d. Where an Accessory Farm Dwelling Unit is located in the same Building as any other Use: <ul style="list-style-type: none">i. the cumulative floor area of all other Uses in the same Building shall not exceed 112 m², as measured to the outside of the exterior walls and including Basement; andii. the Accessory Farm Dwelling Unit shall be designed to be entirely separate from any other Use in the same Building and have all entrances and exits entirely separate from those that access all other Uses.

Aligning with the ALC Act and ALR Regulations

Several Additional Regulations relate to Agricultural Land Commission (ALC) Policies, the *ALC Act*, and the *Agricultural Land Reserve Use Regulation*.

Explanatory notes in the sidebar identify where a specific Zoning Bylaw item relates to an ALC Regulation or Policy.

Property owners have a responsibility to comply with ALR Regulations for a range of farm and non-farm uses. The ALC references are provided for convenience only and the ALC must be consulted directly for interpretation, clarification, and determination of any additional requirements.

EXPLANATORY NOTE

In accordance with section 34.3 of the *ALR Use Regulation*, ALC approval is required for any new residence where:

- a lot has more than one existing residence, including farm help housing or additional dwellings approved under current or previous ALC rules (excludes secondary suites);
- a lot is 40 ha or less and the size of the principal residence exceeds 500 m².

210 - Agricultural One Zone (A1)

A1 draft

.4 Full-Time Farm Worker Residence

Use and Density Regulations
<p>a. A Full-Time Farm Worker Residence Use shall only be permitted:</p> <ul style="list-style-type: none"> i. on a Lot within the Agricultural Land Reserve; ii. on a Lot classified as farm under the <i>Assessment Act</i>, R.S.B.C. 1996, c.20; iii. on a Lot owned or leased by the farmer, Farm Operation, or corporation requiring the residence to support an Agricultural Use; and iv. with approval of the Agricultural Land Commission or as authorized under the <i>Agricultural Land Commission Act</i>, S.B.C. 2002, c. 36. <p>b. Density shall be limited to one Full-Time Farm Worker Residence per Lot.</p> <p>c. A Full Time Farm Worker Residence is permitted as a permanent Building or Manufactured Home.</p>
Other Regulations
<p>d. The size of a Full-Time Farm Worker Residence shall be limited to a maximum Gross Floor Area of 300 m².</p>

EXPLANATORY NOTE

Council Policy C000X-XX for Agricultural Areas provides guidance for considering ALC Non-Adhering Residential Use applications for Full Time Farm Worker Residences.

.5 Temporary Farm Worker Housing

Use and Density Regulations
<p>a. Temporary Farm Worker Housing shall only be permitted:</p> <ul style="list-style-type: none"> i. on a Lot within the Agricultural Land Reserve; ii. on a Lot classified as farm under the <i>Assessment Act</i>, R.S.B.C. 1996, c.20; iii. on a Lot with a Single Detached Dwelling; iv. on a Lot with a minimum area of 3.8 ha; v. on a Lot owned by the farmer, Farm Operation, or corporation employing the housed Temporary Farm Workers; and vi. with approval of the Agricultural Land Commission, or as authorized under the <i>Agricultural Land Commission Act</i>, S.B.C. 2002, c. 36. <p>b. Temporary Farm Worker Housing Use shall only permitted in:</p> <ul style="list-style-type: none"> i. pre-fabricated Buildings manufactured to the CSA A277 or equivalent standard, or CSA Z240 MH standard, on a non-permanent foundation and without basement; or ii. an existing permanent Building converted for such Use, where: <ul style="list-style-type: none"> (1) the original Structure was granted authorization to occupy at least 5 years prior to application for conversion; and (2) no more than one Structure per Lot is converted for such Use. <p>c. The number of Temporary Farm Worker Housing Spaces shall be limited to the following Farm Operation maximums:</p> <ul style="list-style-type: none"> i. 60 for a Farm Operation with greenhouses or Farm Product Processing, subject to the following calculation: <ul style="list-style-type: none"> (1) a maximum of one Temporary Farm Worker Housing Space shall be permitted for every 1,000 m² of greenhouse or Farm Product Processing floor area; and ii. 40 for all other Farm Operations.

EXPLANATORY NOTE

Maximum Number of Workers

This section regulates the total number of Temporary Farm Workers permitted on a farm operation, which could be comprised of one or more parcels within Abbotsford.

210 - Agricultural One Zone (A1)

A1 draft

Other Regulations

- d. Temporary Farm Worker Housing Floor Area shall not exceed the following size maximums:
 - i. 300 m² on a Lot less than 8 ha in area;
 - ii. 600 m² on a Lot 8 ha or larger in area; and
 - iii. notwithstanding (i) and (ii), 900 m² for a Farm Operation with greenhouses or Farm Product Processing, in accordance with the following criteria:
 - (1) a maximum of 15 m² of Temporary Farm Worker Housing Floor Area is provided for every 1,000 m² of greenhouse or Farm Product Processing Floor Area; and
 - (2) all Temporary Farm Worker Housing is located on the same Lot as the greenhouses or Farm Product Processing Floor Area used for the calculation in (1).
- e. Temporary Farm Worker Housing shall comply with the following size requirements:
 - i. a maximum of 15 m² of Temporary Farm Worker Housing Floor Area shall be provided per Temporary Farm Worker Housing Space on the Lot. If the Building or Buildings exceed the maximum allowable size, the excess area must be made inaccessible to the Temporary Farm Workers; and
 - ii. a minimum of 7.4 m² of Temporary Farm Worker Housing Floor Area shall be provided per Temporary Farm Worker Housing Space on the Lot, excluding common laundry, washrooms, storage areas, and mechanical rooms from the calculation.
- f. Temporary Farm Worker Housing shall provide the following minimum amenity standards:
 - i. 1.25 m² of common indoor lounge amenity area per Temporary Farm Worker Housing Space, or 50 m², whichever is less; and
 - ii. 2 m² of common Outdoor Amenity Area per Temporary Farm Worker Housing Space.
- g. Temporary Farm Worker Housing shall only be permitted where the principal Agricultural Use on the Lot consists of a fruit, tree nut, vegetable, nursery, floriculture, or mushroom operation.
- h. Pre-fabricated manufactured Buildings for Temporary Farm Worker Housing shall be removed from the Lot at the owner's expense when no longer used as permitted in this Bylaw and as authorized by the Agricultural Land Commission.

EXPLANATORY NOTE

Maximum Floor Area per Lot

This section regulates the amount of Temporary Farm Worker Housing floor area permitted on a lot, in relation to the lot size.

EXPLANATORY NOTE

Building Size in Relation to Workers

This section regulates the amount of floor area permitted in relation to the number of housed workers. Combined with (c), this will determine the total permitted size of buildings.

Temporary Farm Worker Housing Spaces x 15 m² = max floor area

210 - Agricultural One Zone (A1)

A1 draft

210.8 Additional Regulations by Use - Agricultural Use

.1 Cannabis Production as an Agricultural Use

Use and Density Regulations
<p>a. Cannabis Production shall only be permitted:</p> <ul style="list-style-type: none">i. on a Lot within the Agricultural Land Reserve;ii. if conducted in accordance with the <i>Agricultural Land Reserve Use Regulation</i>, B.C. Reg. 30/2019, any other applicable laws, and only with all required federal and provincial government licences, permits, and approvals; <p>b. Cannabis Production shall only be permitted:</p> <ul style="list-style-type: none">i. outdoors in a field, orii. inside a Building or Structure that has a base consisting entirely of soil, oriii. inside a Building or Structure that meets both of the following criteria:<ul style="list-style-type: none">(1) the Building or Structure was, before July 13, 2018,<ul style="list-style-type: none">a. constructed for the purpose of growing crops inside it, orb. under construction for the purpose of growing crops inside it, if that construction:<ul style="list-style-type: none">(A) was being carried out in accordance with all applicable authorizations and enactments, and(B) continues without interruption from the date it began until the date the structure is completed, other than work stoppages considered reasonable in the building industry;(2) the Building or Structure has not been altered since July 13, 2018 to increase the size of its base or to change the material used as its base.
Other Regulations
<p>c. Cannabis Production shall be located a minimum of:</p> <ul style="list-style-type: none">i. 100 m from the Agricultural Land Reserve Boundary;ii. 100 m beyond and outside of the Urban Development Boundary; andiii. 150 m from a Lot line for a Park or School; and <p>d. A storm water and agricultural liquid waste management plan is required where the cumulative Lot Coverage of all Buildings and Structures for Cannabis Production or Accessory Cannabis Processing exceeds 3,700 m².</p>

.2 Keeping Horses for Riding, Training or Boarding as an Agricultural Use

Use and Density Regulations
<p>a. Not applicable</p>
Other Regulations
<p>b. Where permitted as an Agricultural Use, the keeping of horses for riding, training, or boarding shall:</p> <ul style="list-style-type: none">i. not board more than 40 horses per Farm Operation;ii. not include a racetrack that is or must be licenced by the Gaming Policy and Enforcement Branch.

210 - Agricultural One Zone (A1)

A1 draft

.3 Growing Mushrooms and On-Farm Mushroom Composting as an Agricultural Use

Use and Density Regulations
a. Not applicable
Other Regulations
<p>b. Where permitted as an Agricultural Use, mushroom growing and On-Farm Mushroom Composting shall be conducted in accordance with:</p> <ul style="list-style-type: none"> i. the <i>Mushroom Compost Facilities Regulation</i> B.C. Reg. 413/98; and ii. City of Abbotsford, Bylaw no. 698-98, Farm (Mushroom Growing Operation Storm Water and Waste Management and On-Farm Composting) Bylaw, 1998, as amended.

.4 Keeping of Swine as an Agricultural Use

Use and Density Regulations
a. Not applicable
Other Regulations
<p>b. Where permitted as an Agricultural Use, the keeping of swine shall:</p> <ul style="list-style-type: none"> i. have a Manure Storage Facility with sufficient capacity to contain all manure generated over a minimum period of four months; ii. have a mechanical ventilation system for all Buildings and Structures housing swine; and iii. site any new Building, Structure, facility, non-grazing confinement area, or enclosure used for the keeping of swine or swine manure a minimum of 500 m beyond and outside the Urban Development Boundary identified in the Official Community Plan.

210.9 Additional Regulations by Use - Accessory to Agricultural Use

.1 Farm Retail Sales

Use and Density Regulations
<p>a. A Farm Retail Sales Use shall only be permitted:</p> <ul style="list-style-type: none"> i. if conducted in accordance with the <i>Agricultural Land Reserve Use Regulation</i>, B.C. Reg. 30/2019, whether in the Agricultural Land Reserve or not; ii. on a Lot classified as farm under the <i>Assessment Act</i>, R.S.B.C. 1996, c. 20; and iii. on one Lot per Farm Operation.
Other Regulations
<p>b. The size of the Farm Retail Sales Area shall not exceed 300 m² per Lot.</p> <p>c. Where a Lot includes both Farm Retail Sales and the sale of alcohol produced on the Farm Operation, the cumulative sales and display floor area within Buildings and Structures for both Uses shall not exceed 300 m² per Lot.</p>

EXPLANATORY NOTE

The *ALR Use Regulation* and ALC Policy L-02 require at least 50% of the farm retail sales and display area be limited to products originating from that farm operation, or from a cooperative association to which the farm owner belongs.

Where less than 100% the products offered for sale originate from that farm operation, the *ALR Use Regulation* limits farm retail sales and display areas to a total maximum of 300 m², regardless of whether the use is within a building/structure or in an open outdoor area. For example, this ALC restriction would apply to outdoor nursery sales and display areas.

210 - Agricultural One Zone (A1)

A1 draft

.2 Farm Product Processing - Level 1

Use and Density Regulations
<p>a. Farm Product Processing - Level 1 shall only be permitted:</p> <ul style="list-style-type: none"> i. on a Lot within the Agricultural Land Reserve; ii. if conducted in accordance with the <i>Agricultural Land Reserve Use Regulation</i>, B.C. Reg. 30/2019; and iii. on a Lot classified as farm under the <i>Assessment Act</i>, R.S.B.C. 1996, c. 20;
Other Regulations
<p>b. Farm Product Processing - Level 1 Use shall limit the size of the Farm Product Processing Floor Area to 2,500 m² per Lot.</p> <p>c. Where located on the same Lot, the cumulative size of all Farm Product Processing Floor Area and the Gross Floor Area of all Buildings or Structures housing Accessory Cannabis Processing shall not exceed 2,500 m² per Lot.</p> <p>d. Ancillary outdoor storage that is not covered by a permanent Structure, including storage of drums, flats, or other containers, shall not cover a Lot area greater than the Buildings or Structures housing the Farm Product Processing - Level 1 Use.</p>

EXPLANATORY NOTE

As per the *ALR Use Regulation* and ALC Policy L-01, the storing, packing, product preparation and processing of farm products is permitted in the ALR if at least 50% of the farm product is produced on the farm on which the storing, packing, preparing or processing takes place, or on the farms of a (cooperative) association to which the owner of the farm belongs.

In the case of feed used to raise animals or fish on a farm, farm product that originates elsewhere may be processed into feed on a farm provided that at least 50% of the feed is used for animal or fish feed on that farm.

.3 Accessory Cannabis Processing

Use and Density Regulations
<p>a. Accessory Cannabis Processing shall only be permitted:</p> <ul style="list-style-type: none"> i. on a Lot within the Agricultural Land Reserve; ii. if conducted in accordance with the <i>Agricultural Land Reserve Use Regulation</i>, B.C. Reg. 30/2019, any other applicable laws, and only with all required federal and provincial government licences, permits, and approvals; iii. on a Lot undertaking Cannabis Production as an Agricultural Use;
Other Regulations
<p>b. Buildings and Structures housing an Accessory Cannabis Processing Use shall be limited to a cumulative Gross Floor Area of 2,000 m² per Lot;</p> <p>c. Where located on the same Lot, the cumulative size of all Farm Product Processing Floor Area and the Gross Floor Area of all Buildings or Structures housing Accessory Cannabis Processing shall not exceed 2,500 m² per Lot;</p> <p>d. Accessory Cannabis Processing shall be located a minimum of:</p> <ul style="list-style-type: none"> i. 100 m from the Agricultural Land Reserve Boundary; ii. 100 m beyond and outside of the Urban Development Boundary; and iii. 150 m from a Lot line for a Park or School; and <p>e. A storm water and agricultural liquid waste management plan is required where the cumulative Lot Coverage of all Buildings and Structures for Cannabis Production or Accessory Cannabis Processing exceeds 3,700 m².</p>

EXPLANATORY NOTE

As per the *ALR Use Regulation* and ALC Policy L-01, the storing, packing, product preparation and processing of farm products is permitted in the ALR if at least 50% of the farm product is produced on the farm on which the storing, packing, preparing or processing takes place, or on the farms of a (cooperative) association to which the owner of the farm belongs.

210 - Agricultural One Zone (A1)

A1 draft

.4 Farm Alcohol Production Facility

Use and Density Regulations													
<p>a. A Farm Alcohol Production Facility Use shall only be permitted:</p> <ul style="list-style-type: none"> i. if conducted in accordance with the <i>Agricultural Land Reserve Use Regulation</i>, B.C. Reg. 30/2019, whether in the Agricultural Land Reserve or not; ii. on a Lot classified as farm under the <i>Assessment Act</i>, R.S.B.C. 1996, c. 20; iii. where licensed by the Province of British Columbia; iv. on a Lot with a minimum area of 1.5 ha; and v. on one Lot per Farm Operation. 													
Other Regulations													
<p>b. Farm Alcohol Production Facility Floor Area shall not exceed the following size maximums:</p> <table> <tr> <th>Lot Size</th><th>Maximum per Lot</th></tr> <tr> <td>1.5 ha to 4.99 ha</td><td>1,000 m²</td></tr> <tr> <td>5.0 ha and larger</td><td>2,000 m²</td></tr> </table>		Lot Size	Maximum per Lot	1.5 ha to 4.99 ha	1,000 m ²	5.0 ha and larger	2,000 m ²						
Lot Size	Maximum per Lot												
1.5 ha to 4.99 ha	1,000 m ²												
5.0 ha and larger	2,000 m ²												
<p>c. Ancillary Uses listed in (d) shall not occupy more than 33% of the Farm Alcohol Production Facility Floor Area.</p>													
<p>d. Ancillary Uses shall be limited to the following size maximums, excluding washroom facilities:</p> <table> <tr> <th>Ancillary Use</th><th>Maximum Area</th></tr> <tr> <td>i. indoor or outdoor areas for alcohol product sampling or retail sales;</td><td>125 m² cumulative total</td></tr> <tr> <td>ii. indoor food and beverage service lounge, including areas used to conduct cooking classes;</td><td>125 m² cumulative total</td></tr> <tr> <td>iii. outdoor food and beverage service lounge;</td><td>125 m² cumulative total</td></tr> <tr> <td>iv. food preparation and storage areas supporting food and beverage service lounges</td><td>An additional area equal to 20% of the area provided under (ii) and (iii)</td></tr> <tr> <td>v. areas under a special event area endorsement issued under the <i>Liquor Control and Licensing Act</i>, S.B.C. 2015, c.19.</td><td>This Use is only permitted outdoors or within areas constructed for activities in (i), (ii), and (iii). Dedicated permanent facilities are not permitted.</td></tr> </table>		Ancillary Use	Maximum Area	i. indoor or outdoor areas for alcohol product sampling or retail sales;	125 m ² cumulative total	ii. indoor food and beverage service lounge, including areas used to conduct cooking classes;	125 m ² cumulative total	iii. outdoor food and beverage service lounge;	125 m ² cumulative total	iv. food preparation and storage areas supporting food and beverage service lounges	An additional area equal to 20% of the area provided under (ii) and (iii)	v. areas under a special event area endorsement issued under the <i>Liquor Control and Licensing Act</i> , S.B.C. 2015, c.19.	This Use is only permitted outdoors or within areas constructed for activities in (i), (ii), and (iii). Dedicated permanent facilities are not permitted.
Ancillary Use	Maximum Area												
i. indoor or outdoor areas for alcohol product sampling or retail sales;	125 m ² cumulative total												
ii. indoor food and beverage service lounge, including areas used to conduct cooking classes;	125 m ² cumulative total												
iii. outdoor food and beverage service lounge;	125 m ² cumulative total												
iv. food preparation and storage areas supporting food and beverage service lounges	An additional area equal to 20% of the area provided under (ii) and (iii)												
v. areas under a special event area endorsement issued under the <i>Liquor Control and Licensing Act</i> , S.B.C. 2015, c.19.	This Use is only permitted outdoors or within areas constructed for activities in (i), (ii), and (iii). Dedicated permanent facilities are not permitted.												
<p>e. Where a Lot includes both Farm Retail Sales and the Retail sale of alcohol produced on the Farm Operation, the cumulative sales and display floor area within Buildings and Structures for both Uses shall not exceed 300 m² per Lot.</p>													

EXPLANATORY NOTE

As outlined in *ALR Use Regulation* section 13, on-farm alcohol production is only permitted subject to specific conditions. For example, the ALC sets minimum requirements related to the source of primary farm products used to make alcohol on the farm (i.e. 50% rules), which varies depending on the specifics of the farm. A portion of primary farm product for the alcohol (e.g., grapes for wine) must be harvested from the agricultural land on which the facility is located.

EXPLANATORY NOTE

Farm Alcohol Production Facility ancillary uses related to retail sales, food and beverage service lounges (indoor and outdoor), special event areas, and picnic areas are only permitted with Provincial approval of additional endorsements on the alcohol Manufacturer licence.

The Provincial Liquor and Cannabis Regulation Branch (LCRB) "Manufacturer Terms and Conditions Handbook" notes that approval of 'endorsements' on a Manufacturer license must be obtained before construction begins (see p. 16).

210 - Agricultural One Zone (A1)

A1 draft

Other Regulations Continued

- f. Subject to the individual size maximums set out in (d) for each Ancillary Use, the following outdoor Ancillary Uses shall not exceed a cumulative size of 250 m² per Lot:
 - i. alcohol product sampling;
 - ii. food and beverage service lounge; and
 - iii. areas under a special event area endorsement issued under the *Liquor Control and Licensing Act, S.B.C. 2015, c. 19*.
- g. Outdoor special event areas and picnic areas shall not involve the installation of Buildings, Structures, or permanent hard surfaces, such as asphalt, concrete, or gravel.

EXPLANATORY NOTE

Outdoor food and beverage service lounges, special event areas, and picnic areas are only permitted with Provincial approval of additional endorsements on the alcohol Manufacturer licence.

.5 Agri-Tourism

Use and Density Regulations

- a. An Agri-Tourism Use shall:
 - i. only be permitted if conducted in accordance with the *Agricultural Land Reserve Use Regulation, B.C. Reg. 30/2019*, whether in the Agricultural Land Reserve or not;
 - ii. only be permitted on a Lot classified as farm under the *Assessment Act, R.S.B.C. 1996, c. 20*; and
 - iii. not include permanent kitchen facilities.

Other Regulations

- b. An Agri-Tourism Use shall:
 - i. not involve the installation, construction, or alteration of Buildings, permanent Structures or permanent hard surfaces exclusively for Agri-Tourism or Gathering for An Event Uses, unless authorized by the *Agricultural Land Commission Act, S.B.C. 2002, c. 36*, or the Agricultural Land Commission; and
 - ii. provide parking on the Farm Operation for all visitors.
- c. The size of indoor areas Used for Agri-Tourism shall be limited to 300 m² per Lot, excluding Use for farm tours.

EXPLANATORY NOTE

The *ALR Use Regulation* and ALC Policy L-04, outline permitted agri-tourism activities and allowable supporting uses for the promotion or marketing of livestock or farm products. Agri-Tourism is intended to be incidental to, and compatible with, the agricultural activities of the farm.

No Permanent Facilities or Surfaces

The *ALR Use Regulation* prohibits permanent facilities for agri-tourism. ALC Policy L-04 clarifies this to include "any permanent structure, hard surfacing such as asphalt, concrete or other hard surface paths or parking areas, concrete pads, structural foundations, retaining walls, permanent tents (erected for more than 90 days) and permanent alteration to the landscape (permanent fill, gravel, berms, hills, dugouts, amphitheaters). The conversion of existing buildings and the construction associated with bringing them up to public assembly building code is also interpreted as a permanent facility."

Temporary Fill

Any fill material brought in for temporary parking for agri-tourism use requires ALC approval. See ALC Information Bulletin 07 Soil or Fill Uses in the ALR.

Building Code

Buildings and Structures used for Agri-Tourism must meet the BC Building Code for the proposed activities and occupancy level. Alterations to bring a building up to code for Agri-Tourism must be authorized by the ALC.

210 - Agricultural One Zone (A1)

A1 draft

.6 Gathering For An Event

Use and Density Regulations
<p>a. Gathering For An Event Use shall:</p> <ul style="list-style-type: none"> i. only be permitted on a Lot within the Agricultural Land Reserve; ii. only be permitted if conducted in accordance with the <i>Agricultural Land Reserve Use Regulation</i>, B.C. Reg. 30/2019; and iii. only be permitted on a Lot classified as farm under the <i>Assessment Act</i>, R.S.B.C. 1996, c. 20; and iv. not include permanent kitchen facilities.
Other Regulations
<p>b. Gathering For An Event Use shall:</p> <ul style="list-style-type: none"> i. not involve the installation, construction, or alteration of Buildings, permanent Structures or permanent hard surfaces exclusively for Gathering for An Event or Agri-Tourism Uses, unless authorized by the <i>Agricultural Land Commission Act</i>, S.B.C. 2002, c. 36, or the Agricultural Land Commission; and ii. provide parking on the Farm Operation for all visitors. <p>c. The size of indoor areas Used for Gathering For An Event shall be limited to 300 m² per Lot.</p>

EXPLANATORY NOTE

The *ALR Use Regulation* and ALC Policy L-22 outline specific conditions that must be met in order to host a gathering event in the ALR. Policy L-22 provides more detail on the following requirements:

- lot must be classified as “farm”
- parking must be available on the farm for all attendees
- maximum 150 attendees
- maximum 24 hours duration
- maximum 10 events per year

No Permanent Facilities or Surfaces

The *ALR Use Regulation* prohibits permanent facilities for gathering events. ALC Policy L-22 clarifies permanent facilities to include “... buildings or permanent structures, hard surface parking areas, concrete pads, structural foundations, retaining walls, permanent tents (erected for more than 90 days) and permanent alteration to the landscape (fill, gravel, berms, hills, dugouts, amphitheaters). The conversion of existing buildings and the construction associated with bringing them up to public assembly building code is also deemed as the construction or erection of a permanent facility.”

Temporary Fill

Any fill material brought in for temporary parking to support Gathering Events requires ALC approval. See ALC Information Bulletin 07 Soil or Fill Uses in ALR.

Building Code

Buildings and Structures used for Gathering For An Event must meet the BC Building Code for the proposed activities and occupancy level. Alterations to bring a building up to code for Gathering For An Event must be authorized by the ALC.

.7 On-Farm Composting

Use and Density Regulations
<p>a. Not applicable</p>
Other Regulations
<p>b. Where permitted as an Agricultural Use, the size of On-Farm Composting shall not exceed a cumulative area of 465 m² per Farm Operation.</p>

EXPLANATORY NOTE

On-Farm Composting

Section 7 of the ALR Use Regulation outlines specific requirements and parameters regarding the production, storage, and use of compost on a farm. ALC rules address the origin of the materials and permitted use of the compost.

210 - Agricultural One Zone (A1)

A1 draft

210.10 Site Specific Permitted Uses, Building Types, Floor Space, Lot Sizes

.1 Temporary Farm Worker Housing

- a Lots listed in Column I shall be permitted Temporary Farm Worker Housing in accordance with the table below.

Location		Agricultural Land Commission Resolution	Building Type	Maximum Temporary Farm Worker Housing Spaces (Spaces) and Gross Floor Area	
				Lot	Farm Operation
Column I		Column II	Column III	Column IV	Column V
Farm Operation	i. PID xxx-xxx-xxx Lot x Sec. xx Twp xx NWD Plan xx XXXXX Road	#XXX/20XX	pre-fabricated CSA A277 Buildings on a non-permanent foundation	70 Spaces 775 m ² of Gross Floor Area	104 Spaces and 1,164 m ² of Gross Floor Area
	ii. PID xxx-xxx-xxx Lot x Sec. xx Twp xx NWD Plan xx XXXXX Road	n/a	permanent Building	16 Spaces 189 m ² of Gross Floor Area	
	iii. PID xxx-xxx-xxx Lot x Sec. xx Twp xx NWD Plan xx XXXXX Road	n/a	permanent Building	18 Spaces 200 m ² of Gross Floor Area	
	iv. PID xxx-xxx-xxx Lot x Sec. xx Twp xx NWD Plan xx XXXXX Road	#xxx/20xx	Manufactured Home on a non-permanent foundation	75 Spaces 1,125 m ² of Gross Floor Area	
	v. PID xxx-xxx-xxx Lot x Sec. xx Twp xx NWD Plan xx XXXXX Road	#xxx/20xx	permanent Building	40 Spaces 560 m ² of Gross Floor Area	

Red text provides sample content for illustrative purposes.

210 - Agricultural One Zone (A1)

A1 draft

- .2 Farm Product Processing - Level 2 and Farm Product Processing Intensive
- .a Lots listed in Column I shall be permitted Uses in accordance with the table below. Regulations for Farm Product Processing - Level 1 shall apply to the Uses listed in Column II unless otherwise specified in this Bylaw.

Location	Use Permitted Accessory to Agricultural Use	Farm Product Processing Floor Area Maximum
Column I	Column II	Column III
i. PID xxx-xxx-xxx Lot x Sec. xx Twp xx NWD Plan xx Civic Address	Farm Product Processing - Intensive	x,xxx m ²
ii. PID xxx-xxx-xxx Lot x Sec. xx Twp xx NWD Plan xx Civic Address	Farm Product Processing - Level 2	x,xxx m ²
iii. PID xxx-xxx-xxx Lot x Sec. xx Twp xx NWD Plan xx Civic Address	Farm Product Processing - Intensive	x,xxx m ²
iv. PID xxx-xxx-xxx Lot x Sec. xx Twp xx NWD Plan xx Civic Address	Farm Product Processing - Level 2	x,xxx m ²
v. PID xxx-xxx-xxx Lot x Sec. xx Twp xx NWD Plan xx Civic Address	Farm Product Processing - Level 2	x,xxx m ²
vi. PID xxx-xxx-xxx Lot x Sec. xx Twp xx NWD Plan xx Civic Address	Farm Product Processing - Level 2	x,xxx m ²

Red text provides sample content for illustrative purposes.

210 - Agricultural One Zone (A1)

A1 draft

.3 Other Site Specific Permitted Uses and Regulations

- a Lots listed in Column I shall be permitted Uses and Lot sizes in accordance with the table below.

Location	Site Specific Permitted Uses and Regulations
Column I	Column II
i. PID: 006-046-428 Lot 21 Section 30 Township 16 New Westminster District Plan 46266	Accessory Residential Use, Emergency Shelter and Personal Care shall be permitted uses on the following lot, provided that development is limited to a 10-bed residential treatment and detoxification centre and emergency placement shelter for Aboriginal females ages 13 to 19 years, including a separate living quarters for one of the full-time staff persons.
ii. Lot 6, Except Part Subdivided by Plan BCP18008, Section 35 Township 13 New Westminster Plan 40525 and known municipally as 29985 Downes Road	<i>Restaurant</i> limited to Agricultural Land Commission Resolution #223-2006; and limited to the lot described ... (B/L 2341-2014)
iii. PID: 026-507-285 Lot B Section 23 Township 13 NWD Plan BCP21123	Notwithstanding section 210.5.1, all newly created lots associated with the following property shall have a minimum lot size of 1.9 ha.
iv. PID: 013-332-597 South Half of the North West Quarter Section 10 Township 13 New Westminster District Except: Part Dedicated Road on Plan LMP36740 (B/L 2641-2016)	Notwithstanding Section 210.5.1, all newly created lots west of Bradner Road associated with the following property in Column I shall have a minimum lot size of 0.5ha: (B/L 2641-2016)

220 - Agricultural Two Zone (A2)

A2 draft

Intent: To accommodate Agricultural Uses and complementary activities suitable in the Agricultural Land Use Designation and in a manner consistent with the *Agricultural Land Commission Act*, S.B.C. 2002, c.26.

220.1 Permitted Uses

Permitted Uses Table for A2 Zone*	
.1 Principal Uses	a. All Uses permitted in section 210.1.1 of the A1 Zone
.2 Accessory to an Agricultural Use	a. All Uses permitted in section 210.1.2 of the A1 Zone
.3 Accessory to a Single Detached Dwelling	a. All Uses permitted in section 210.1.3 of the A1 Zone
*Permitted Uses are subject to conditions set out in sections 140 and 210.7 to 210.9	

220.2 Site Specific Permitted Uses and Regulations

- .1 Refer to section 220.8.

220.3 Development Regulations

Development Regulations Table for A2 Zone	
Column I	Column II
.1 Density	a. The provisions set out by Use in sections 210.7 to 210.9 contained in the A1 Zone shall apply;
.2 Size and dimensions	a. Height (maximum) i. The provisions of section 210.3.2(a) contained in the A1 Zone shall apply;
	b. Lot Coverage (maximum) i. The provisions of section 210.3.2(b) contained in the A1 Zone shall apply;
	c. Other size provisions i. The provisions of section 210.3.2(c) contained in the A1 Zone shall apply.

220 - Agricultural Two Zone (A2)

A2 draft

220.4 Setback Regulations

- .1 The provisions of section 210.4 contained in the A1 Zone shall apply.

220.5 Subdivision Regulations

Subdivision Regulations Table for A2 Zone	
Column I	Column II
.1 Lot Area (minimum)	a. parcels created through subdivision shall be a minimum of 16.0 ha, except the minimum Lot size shall not apply: i. to the subdivision of an industrial Lot where the Lot is designated for industrial Use in the Official Community Plan and a portion of the Lot is zoned for an industrial Use and subdivided along the new zone boundary; ii. where a Lot is located within the Agricultural Land Reserve and in accordance with Part 2 of B.C. Reg. 57/2020 is either consolidated with an adjacent Lot or the subdivision involves a boundary adjustment and does not create an additional Lot; iii. where a Lot is not entirely within the Agricultural Land Reserve, provided that portion of the Lot outside the Agricultural Land Reserve is zoned to exclude commercial Agricultural uses; iv. where the Lot is in the Agricultural Land Reserve and the Provincial Agricultural Land Commission has approved a homesite severance for an owner who has continuously owned and occupied the Lot since December 21, 1972; v. where the Lot is created as a result of a road dedication through the parent parcel; and vi. where a Lot is in the Agricultural Land Reserve and the Provincial Agricultural Land Commission has approved a subdivision that does not create an additional Lot.
.2 Lot Width (minimum)	n/a
.3 Lot Depth (minimum)	n/a

220.6 Off-Street Parking Regulations

- .1 Refer to section 150 for requirements pertaining to off-street parking.

220.7 Additional Regulations by Use

- .1 All Permitted Uses shall comply with the provisions of sections 210.7 to 210.9 contained in the A1 Zone, as applicable.

220 - Agricultural Two Zone (A2)

A2 draft

220.8 Site Specific Permitted Uses and Regulations

.1 Temporary Farm Worker Housing

- .a Lots listed in Column I shall be permitted Temporary Farm Worker Housing in accordance with the table below.

Location		Agricultural Land Commission Resolution	Building Type	Maximum Temporary Farm Worker Housing Sleeping Spaces (Spaces) and Gross Floor Area	
				Lot	Farm Operation
Column I		Column II	Column III	Column IV	Column V
Farm Operation	i. PID xxx-xxx-xxx Lot x Sec. xx Twp xx NWD Plan xx	#xxx/xxxx	pre-fabricated CSA A277 Buildings on a non-permanent foundation	xx Spaces xxx m ² of Gross Floor Area	xxx Spaces and x,xxx m ² of Gross Floor Area
	ii. PID xxx-xxx-xxx Lot x Sec. xx Twp xx NWD Plan xx	#xxx/xxxx	permanent Building	xx Spaces xxx m ² of Gross Floor Area	
Farm Operation	iii. PID xxx-xxx-xxx Lot x Sec. xx Twp xx NWD Plan xx	#xxx/xxxx	permanent Building	xx Spaces xxx m ² of Gross Floor Area	xx Spaces and xxx m ² of Gross Floor Area

Red text provides sample content for illustrative purposes.

.2 Farm Product Processing - Level 2 and Farm Product Processing Intensive

- .a Lots listed in Column I shall be permitted Uses in accordance with the table below. Regulations for Farm Product Processing - Level 1 shall apply to the Uses listed in Column II unless otherwise specified in this Bylaw.

Location	Use Permitted Accessory to Agricultural Use	Farm Product Processing Floor Area Maximum
Column I	Column II	Column III
i. PID xxx-xxx-xxx Lot x Sec. xx Twp xx NWD Plan xx	Farm Product Processing - Level 2	x,xxx m ²
ii. PID xxx-xxx-xxx Lot x Sec. xx Twp xx NWD Plan xx	Farm Product Processing - Intensive	xxxx m ²

Red text provides sample content for illustrative purposes.

220 - Agricultural Two Zone (A2)

A2 draft

.3 Other Site Specific Permitted Uses and Regulations

- .a Lots listed in Column I shall be permitted Uses and Lot sizes in accordance with the table below.

Location	Site Specific Permitted Uses and Regulations
Column I	Column II
i. PID: 010-837-906 Lot 79 Section 13 Township 19 NWD Plan 4211	Anaerobic Digester
ii. PID: 027-956-814 Lot A Section 11 Township 16 and District Lot 355 Group 2 NWD Plan BCP 41412	Anaerobic Digester
iii. PID: 002-346-508 South Half Lot 12 Section 4 Township 17 NWD Plan 649 "A"	Commercial Composting Facility

230 - Agricultural and Resource Processing Zone (A3)

A3 draft

Intent: To accommodate Agricultural Uses and complementary activities suitable in the Agricultural Land Use Designation and in a manner consistent with the *Agricultural Land Commission Act*, S.B.C. 2002, c.26, as well as limited Resource Processing Uses.

230.1 Permitted Uses

Permitted Uses Table for A3 Zone*	
.1 Principal Uses	<ul style="list-style-type: none">a. All Uses permitted in section 210.1.1 of the A1 Zoneb. Resource Processing
.2 Accessory to an Agricultural Use	<ul style="list-style-type: none">a. All Uses permitted in section 210.1.2 of the A1 Zone
.3 Accessory to a Single Detached Dwelling	<ul style="list-style-type: none">a. All Uses permitted in section 210.1.3 of the A1 Zone
*Permitted Uses are subject to conditions set out in sections 140 and 210.7 to 210.9	

230.2 Site Specific Permitted Uses and Regulations

n/a

230.3 Development Regulations

Development Regulations Table for A3 Zone	
Column I	Column II
.1 Density	a. The provisions set out by Use in sections 210.7 to 210.9 contained in the A1 Zone shall apply;
.2 Size and dimensions	a. Height (maximum) <ul style="list-style-type: none">i. The provisions of section 210.3.2(a) contained in the A1 Zone shall apply;
	b. Lot Coverage (maximum) <ul style="list-style-type: none">i. The provisions of section 210.3.2(b) contained in the A1 Zone shall apply;
	c. Other size provisions <ul style="list-style-type: none">i. The provisions of section 210.3.2(c) contained in the A1 Zone shall apply.

230 - Agricultural and Resource Processing Zone (A3)

A3 draft

230.4 Setback Regulations

The following minimum Setbacks apply in the A3 Zone. In the A3 Zone, where a Building or Structure contains more than one Use, the largest required Setback shall apply to the entire Building or Structure.

Setback Regulations Table for A3 Zone	
Column I	Column II
.1 Buildings and Structures Used for Resource Processing	a. 30.0 m from an Exterior Lot Line b. 15.0 m from an Interior Lot Line c. 30.0 m from all wells and the natural boundary of a watercourse
.2 All other Buildings, Structures, Uses, and Facilities	The provisions of section 210.4 contained in the A1 Zone shall apply.

Watercourse Setbacks

Despite provisions in this Zoning Bylaw, landowners are responsible for ensuring compliance with Provincial and Federal regulations, including setbacks in the *BC Code of Practice for Agricultural Environmental Management*, under the *Environmental Management Act*.

230.5 Subdivision Regulations

Subdivision Regulations Table for A3 Zone	
Column I	Column II
.1 Lot Area (minimum)	a. The provisions of 210.5.1 contained in the A1 Zone shall apply
.2 Lot Width (minimum)	n/a
.3 Lot Depth (minimum)	n/a

230.6 Off-Street Parking Regulations

- .1 Refer to section 150 for requirements pertaining to off-street parking.

230.7 Additional Regulations by Use

- .1 All Permitted Uses shall comply with the provisions of sections 210.7 to 210.9 contained in the A1 Zone, as applicable.

240 - Agricultural and Produce Processing Zone (A4)

A4 draft

Intent: To accommodate Agricultural Uses and complementary activities suitable in the Agricultural Land Use Designation and in a manner consistent with the *Agricultural Land Commission Act* and in a manner consistent with the *Agricultural Land Commission Act*, S.B.C. 2002, c.26, as well as limited Produce Processing Uses.

240.1 Permitted Uses

Permitted Uses Table for A4 Zone*	
.1 Principal Uses	
a. All Uses permitted in section 210.1.1 of the A1 Zone	
b. Produce Processing	
.2 Accessory to an Agricultural Use	
a. All Uses permitted in section 210.1.2 of the A1 Zone	
.3 Accessory to a Single Detached Dwelling	
a. All Uses permitted in section 210.1.3 of the A1 Zone	
*Permitted Uses are subject to conditions set out in sections 140 and 210.7 to 210.9	

240.2 Site Specific Permitted Uses and Regulations

- .1 Lots listed in Column I shall be permitted Uses and Lot sizes in accordance with the table below.

Location	Site Specific Permitted Uses and Lot Sizes
Column I	Column II
a. PID: 027-534-944 Lot 7 Section 15 Township 13 NWD Plan BCP36423	a. Accessory Produce Sales shall be a Permitted Use on the Lot ; and b. Notwithstanding 240.5.1, all newly created Lots associated with the property identified in Column I shall have a minimum Lot Area of 6,500 m ² .

240 - Agricultural and Produce Processing Zone (A4)

A4 draft

240.3 Development Regulations

Development Regulations Table for the A4 Zone	
Column I	Column II
.1 Density	a. The provisions set out by Use in sections 210.7 to 210.9 contained in the A1 Zone shall apply.
.2 Size and dimensions	a. Height (maximum) <ul style="list-style-type: none"> i. 12.2 m for Produce Processing; and ii. The provisions of section 210.3.2(a) contained in the A1 Zone shall otherwise apply.
	b. Lot Coverage (maximum) <ul style="list-style-type: none"> i. Produce Processing plus any non-agricultural Uses Accessory to Produce Processing - 0.8 ha; and ii. The provisions of section 210.3.2(b) contained in the A1 Zone shall otherwise apply.
	c. Other size provisions <ul style="list-style-type: none"> i. The provisions of section 210.3.2(c) contained in the A1 Zone shall apply.

240.4 Setback Regulations

The following minimum Setbacks apply in the A4 Zone. In the A4 Zone, where a Building or Structure contains more than one Use, the largest required Setback shall apply to the entire Building or Structure.

Setback Regulations Table for A4 Zone	
Column I	Column II
.1 Buildings and Structures used for Produce Processing	<ul style="list-style-type: none"> a. 3.0 m from an Exterior Lot Line; b. 3.0 m from an Interior Lot Line; and c. 30.0 m from all wells and the natural boundary of a watercourse.
.2 All other Buildings, Structures, Uses and Facilities	The provisions of section 210.4 of the A1 Zone shall apply.

240.5 Subdivision Regulations

Subdivision Regulations Table for A4 Zone	
Column I	Column II
.1 Lot Area (minimum)	b. The provisions of section 210.5.1 contained in the A1 Zone shall apply
.1 Lot Width (minimum)	n/a
.2 Lot Depth (minimum)	n/a

Watercourse Setbacks

Despite provisions in this Zoning Bylaw, landowners are responsible for ensuring compliance with Provincial and Federal regulations, including setbacks in the *BC Code of Practice for Agricultural Environmental Management*, under the *Environmental Management Act*.

240 - Agricultural and Produce Processing Zone (A4)

A4 draft

240.6 Off-Street Parking Regulations

- .1 Refer to section 150 for requirements pertaining to off-street parking.

240.7 Additional Regulations by Use

- .1 Not more than 10% of the Gross Floor Area of a Produce Processing Use shall be occupied by Offices, display, or sales function.
- .2 Unenclosed storage shall be permitted subject to the following regulations:
 - a. not exceed 3.0 m in Height;
 - b. be set back no less than 6.0 m from all Lot lines;
 - c. be bounded on all sides not adjacent to a Building or Structure by a solid fence or wall of at least 1.8 m in Height;
 - d. be limited to that part of a Lot that is surfaced with asphalt paving, concrete, or another dust free material; and
 - e. not cover more than 20% of the Lot area.
- .3 All Permitted Uses shall comply with the provisions of section 210.7 to 210.9 contained in the A1 Zone, as applicable.

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250 - Agricultural and Farm Industrial Zone (A5)

A5 draft

Intent: To accommodate Agricultural uses and complementary activities suitable in the Agricultural Land Use Designation and in a manner consistent with the *Agricultural Land Commission Act*, S.B.C. 2002, c.26, as well as limited Farm Industrial Uses.

250.1 Permitted Uses

Permitted Uses Table for A5 Zone*	
.1 Principal Uses	<ul style="list-style-type: none"> a. All Uses permitted in section 210.1.1 of the A1 Zone b. Farm Industrial c. Growing Medium Manufacturer Use
.2 Accessory to an Agricultural Use	<ul style="list-style-type: none"> a. All Uses permitted in section 210.1.2 of the A1 Zone
.3 Accessory to a Single Detached Dwelling	<ul style="list-style-type: none"> a. All Uses permitted in section 210.1.3 of the A1 Zone
*Permitted Uses are subject to conditions set out in sections 140 and 210.7 to 210.9	

250.2 Site Specific Permitted Uses and Regulations

n/a

250.3 Development Regulations

Development Regulations Table for A5 Zone	
Column I	Column II
.1 Density	a. The provisions set out by Use in sections 210.7 to 210.9 contained in the A1 Zone shall apply;
.2 Size and dimensions	a. Height (maximum) <ul style="list-style-type: none"> i. 12.2 m for Farm Industrial ii. 12.2 m for Growing Medium Manufacturer Use; and iii. The provisions of section 210.3.2(a) contained in the A1 Zone shall apply for all other Uses.
	b. Lot Coverage (maximum) <ul style="list-style-type: none"> i. The provisions of section 210.3.2(b) contained in the A1 Zone shall apply.
	c. Other size provisions <ul style="list-style-type: none"> i. The provisions of section 210.3.2(c) contained in the A1 Zone shall apply.

250 - Agricultural and Farm Industrial Zone (A5)

A5 draft

250.4 Setback Regulations

The following minimum Setbacks apply in the A5 Zone. In the A5 Zone, where a Building or Structure contains more than one Use, the largest required Setback shall apply to the entire Building or Structure.

Setback Regulations Table for A5 Zone	
Column I	Column II
.1 Buildings and Structures Used for Farm Industrial	a. 4.5 m from an Exterior Lot Line; b. 0.0 m from an Interior Lot Line; and c. 30.0 m from all wells and the natural boundary of a watercourse.
.2 All other Buildings, Structures, Uses and Facilities	The provisions of section 210.4 of the A1 Zone shall apply.

Watercourse Setbacks

Despite provisions in this Zoning Bylaw, landowners are responsible for ensuring compliance with Provincial and Federal regulations, including setbacks in the *BC Code of Practice for Agricultural Environmental Management*, under the *Environmental Management Act*.

250.5 Subdivision Regulations

Subdivision Regulations Table for A5 Zone	
Column I	Column II
.1 Lot Area (minimum)	a. The provisions of 210.5.1 contained in the A1 Zone shall apply.
.1 Lot Width (minimum)	n/a
.2 Lot Depth (minimum)	n/a

Existing min lot area = n/a

250.6 Off-Street Parking Regulations

- .1 Refer to section 150 for requirements pertaining to off-street parking.

250.7 Additional Regulations by Use

- .1 Unenclosed storage shall be permitted subject to the following regulations:
 - a. not exceed 3.0 m in Height;
 - b. be set back no less than 6.0 m from all Lot lines;
 - c. be bounded on all sides not adjacent to a Building or Structure by a solid fence or wall of at least 1.8 m in Height;
 - d. be limited to that part of a Lot that is surfaced with asphalt paving, concrete, or another dust free material; and
 - e. not cover more than 20% of the Lot area.
- .2 All Permitted Uses shall comply with the provisions of section 210.7 to 210.9 contained in the A1 Zone, as applicable.

260 - Agricultural and Commercial Mushroom Composting Zone (A6)

A6 draft

Intent: To accommodate Agricultural Uses and complementary activities suitable in the Agricultural Land Use Designation and in a manner consistent with the *Agricultural Land Commission Act*, S.B.C. 2002, c.26, as well as limited Commercial Mushroom Composting Uses.

260.1 Permitted Uses

Permitted Uses Table for A6 Zone*	
.1 Principal Uses	<ul style="list-style-type: none"> a. All Uses permitted in section 210.1.1 of the A1 Zone b. Commercial Mushroom Composting Facility, where approved by the Agricultural Land Commission
.2 Accessory to an Agricultural Use	<ul style="list-style-type: none"> a. All Uses permitted in section 210.1.2 of the A1 Zone
.3 Accessory to a Single Detached Dwelling	<ul style="list-style-type: none"> a. All Uses permitted in section 210.1.3 of the A1 Zone
*Permitted Uses are subject to conditions set out in sections 140 and 210.7 to 210.9	

260.2 Site Specific Permitted Uses and Regulations

n/a

260.3 Development Regulations

Development Regulations Table for A6 Zone	
Column I	Column II
.1 Density	a. The provisions set out by Use in section 210.7 to 210.9 contained in the A1 Zone shall apply;
.2 Size and dimensions	a. Height (maximum) <ul style="list-style-type: none"> i. 12.2 m for Commercial Mushroom Composting Facilities; ii. The provisions of section 210.3.2(a) contained in the A1 Zone shall apply for all other Uses.
	b. Lot Coverage (maximum) <ul style="list-style-type: none"> i. The provisions of section 210.3.2(b) contained in the A1 Zone shall apply.
	c. Other size provisions <ul style="list-style-type: none"> i. The provisions of section 210.3.2(c) contained in the A1 Zone shall apply.

260 - Agricultural and Commercial Mushroom Composting Zone (A6)

A6 draft

260.4 Setback Regulations

The following minimum Setbacks apply in the A6 Zone. In the A6 Zone, where a Building or Structure contains more than one Use, the largest required Setback shall apply to the entire Building or Structure.

Setback Regulations Table for A6 Zone	
Column I	Column II
.1 Buildings and Structures Used for a Commercial Mushroom Composting Facility	a. 30.0 m from an Exterior Lot Line; b. 30.0 m from an Interior Lot Line; c. 15.0 m from the natural boundary of a watercourse, or as set out in section 140.7.7, whichever is greater; d. 30.0 m from a residential Use; e. 30.0 m from all wells; and f. 500 m from the Agricultural Land Reserve Boundary, where the boundary abuts the Urban Development Boundary as shown within the Official Community Plan.
.2 Non manure based raw material storage for a Commercial Mushroom Composting Facility	a. 15.0 m
.3 All other Buildings, Structures, Uses, and Facilities	The provisions of section 210.4 of the A1 Zone shall apply.

Watercourse Setbacks

Despite provisions in this Zoning Bylaw, landowners are responsible for ensuring compliance with Provincial and Federal regulations, including setbacks in the *BC Code of Practice for Agricultural Environmental Management*, under the *Environmental Management Act*.

260.5 Subdivision Regulations

Subdivision Regulations Table for A6 Zone	
Column I	Column II
.1 Lot Area (minimum)	b. 7.3 ha for a Lot with a Commercial Mushroom Composting Facility Use c. The provisions of 210.5.1 contained in the A1 Zone shall apply for all other Uses.
.1 Lot Width (minimum)	n/a
.2 Lot Depth (minimum)	n/a

260.6 Off-Street Parking Regulations

- .1 Refer to section 150 for requirements pertaining to off-street parking.

260 - Agricultural and Commercial Mushroom Composting Zone (A6)

A6 draft

260.7 Additional Regulations by Use

.1 Commercial Mushroom Composting Facility

Other Regulations
<p>a. A Commercial Mushroom Composting Facility must be designed and constructed such that the facility:</p> <ul style="list-style-type: none">i. is on asphalt or concrete, or other similar impermeable surface, that prevents the release of leachate into the environment;ii. is graded to prevent the pooling of water where agricultural waste or mushroom compost is received, processed or stored;iii. is designed to prevent run-off water from entering the areas where agricultural waste or mushroom compost is received, processed or stored;iv. includes covered storage for organic materials, except baled straw or hay, to prevent exposure to precipitation;v. includes an enclosed Building with an aerated floor, designed to ensure the mushroom compost is maintained in an aerobic condition, and with a negative pressure differential between the inside and outside of the Building in which the composting process occurs with air emissions directed to collection and treatment in the manner described in section 260.7.1(a)(vii);vi. includes an enclosed facility or facilities maintained under negative pressure for all nitrogen rich leachate with air emissions directed to collection and treatment in the manner described in section 260.7.1(a)(vii); andvii. includes an air emission collection and treatment system, designed and certified by a professional engineer registered to practice in British Columbia whose area of professional specialty includes the design of these systems, which consists of a wet scrubber and biofilter to reduce air contaminants to a concentration that will not cause pollution. <p>b. The operation of a Commercial Mushroom Composting Facility shall:</p> <ul style="list-style-type: none">i. only conduct the pre-wetting of straw or hay on an aerated floor or in a dunk tank within an enclosed storage facility as described in section 260.7.1(a)(vi);ii. only store pre-wetted straw or hay on an aerated floor;iii. move the mixture of the wetted straw or hay, other organic materials and gypsum and the nitrogen rich material into the enclosed Building described in section 260.7.1(a)(v) within the same calendar day as the day of mixing;iv. perform all other stages of the composting process, after mixing the straw or hay with the nitrogen rich material, in the enclosed Building described in section 260.7.1(a)(v);v. only be conducted as designed; andvi. comply with any requirements of the Ministry of Environment.

260 - Agricultural and Commercial Mushroom Composting Zone (A6)

A6 draft

.2 Growing Mushrooms and On-Farm Mushroom Composting as an Agricultural Use

Other Regulations

- a. Where permitted as an Agricultural Use, mushroom growing and On-Farm Mushroom Composting shall be conducted in accordance with:
 - i. the *Mushroom Compost Facilities Regulation* B.C. Reg. 413/98; and
 - ii. City of Abbotsford, Bylaw no. 698-98, Farm (Mushroom Growing Operation Storm Water and Waste Management and On-Farm Composting) Bylaw, 1998, as amended.

.3 Unenclosed storage shall be permitted subject to the following regulations:

- a. not exceed 3.0 m in Height;
- b. be set back no less than 6.0 m from all Lot lines;
- c. be bounded on all sides not adjacent to a Building or Structure by a solid fence or wall of at least 1.8 m in Height;
- d. be limited to that part of a Lot that is surfaced with asphalt paving, concrete, or another dust free material; and
- e. not cover more than 20% of the Lot area.

.4 All Permitted Uses shall comply with the provisions of section 210.7 to 210.9 contained in the A1 Zone, as applicable.

310 - Rural Residential Zone (RR)

RR

Intent: To accommodate Single Detached Dwellings and Agricultural Uses on large Lots in a rural setting.

310.1 Permitted Uses

Permitted Uses Table for RR Zone
Principal Uses <ul style="list-style-type: none">.1 Agricultural Use.2 Residential Care.3 Resource Processing.4 Single Detached Dwelling.5 Supportive Recovery
Accessory to an Agricultural Use <ul style="list-style-type: none">.6 Farm Retail Sales
Accessory to a Single Detached Dwelling <ul style="list-style-type: none">.7 Bed and Breakfast.8 Boarding.9 Coach House.10 Home Occupation - Level 3, on a Lot outside the Agricultural Land Reserve.11 Home Occupation - Level 4, on a Lot within the Agricultural Land Reserve.12 Breeding and Boarding Kennel.13 Secondary Suite
* Permitted Uses are subject to conditions set out in sections 140 and 310.6

310.2 Site Specific Permitted Uses

n/a

310 - Rural Residential Zone (RR)

RR

310.3 Development Regulations

Development Regulations Table for RR Zone	
Column I	Column II
.1 Density (maximum)	n/a
.2 Minimum Setbacks (Front Lot Line)	a. Principal Building - 7.5 m b. Coach House - 7.5 m c. Accessory Building or Structure - 7.5 m
.3 Minimum Setbacks (Rear Lot Line)	a. Principal Building – 7.5 m b. Coach House – 7.5 m c. Accessory Building or Structure – 1.0 m
.4 Minimum Setbacks (Interior Side Lot Line)	a. Principal Building – 7.5 m b. Coach House – 7.5 m c. Accessory Building or Structure – 1.0 m
.5 Minimum Setbacks (Exterior Side Lot Line)	a. Principal Building – 7.5 m b. Coach House – 7.5 m c. Accessory Building or Structure – 4.5 m
.6 Minimum Setbacks between Buildings	a. Between Principal Building and Accessory Building or Structure (other than Coach House) – 1.5 m b. Between Principal Building and Coach House – 6.0 m c. Between Coach House and other Accessory Building or Structure – 1.5 m d. Between Two Accessory Buildings or Structures – 1.5 m
.7 Minimum Setbacks for Agricultural Use, Farm Retail Sales, and Breeding and Boarding Kennel	a. The provisions of section 210.4 contained in the A1 Zone shall apply
.8 Height (maximum)	a. Principal Building – 9.5 m or three Storeys, whichever is less b. Coach House or Accessory Building or Structure – 7.5 m or two Storeys, whichever is less
.9 Height for Agricultural Use, Farm Retail Sales, and Breeding and Boarding Kennel (maximum)	a. The provisions of section 210.3.2(a) contained in the A1 Zone shall apply
.10 Lot Coverage (maximum)	a. 10%

310.4 Subdivision Regulations

Subdivision Regulations Table for RR Zone	
Column I	Column II
.1 Lot Size (minimum)	a. 4.0 ha
.2 Lot Width (minimum)	a. 25% of Lot Depth
.3 Lot Depth (minimum)	n/a

310 - Rural Residential Zone (RR)

RR

310.5 Landscaping and Off-Street Parking

Refer to sections 140 and 150 for requirements pertaining to landscaping and off-street parking.

310.6 Conditions of Use

- .1 Agricultural Use shall comply with the provisions of section 210.8 contained in the A1 Zone, as applicable.
- .2 Farm Retail Sales shall comply with the provisions of section 210.9.1.
- .3 A Single Detached Dwelling shall:
 - a. be limited to one such Use per Lot; and
 - b. comply with section 140.2.11, as applicable.
- .4 A Coach House shall:
 - a. only be permitted on a Lot that is greater than 0.4 hectares in area; and
 - b. ~~if located within the Agricultural Land Reserve, be subject to approval from the Agricultural Land Commission.~~
- .5 A Coach House or Secondary Suite shall:
 - a. be limited to one such Use per Lot;
 - b. be limited in size to 90 m² of floor area or 40% of the Net Floor Area of the Single Detached Dwelling to which it is Accessory, whichever is less; and
 - c. not be permitted on a Lot with a Residential Care Use, Supportive Recovery Use, or Boarding Use.

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320 - Country Residential Zone (CR)

CR

Intent: To accommodate Single Detached Dwellings and Agricultural Uses on large Lots

320.1 Permitted Uses

Permitted Uses Table for RR Zone
Principal Uses <ul style="list-style-type: none">.1 Agricultural Use.2 Residential Care.3 Single Detached Dwelling.4 Supportive Recovery
Accessory to an Agricultural Use <ul style="list-style-type: none">.5 Farm Retail Sales
Accessory to a Single Detached Dwelling <ul style="list-style-type: none">.6 Bed and Breakfast.7 Boarding.8 Coach House.9 Home Occupation - Level 3, on a Lot outside the Agricultural Land Reserve.10 Home Occupation - Level 4, on a Lot within the Agricultural Land Reserve.11 Breeding and Boarding Kennel.12 Secondary Suite
* Permitted Uses are subject to conditions set out in sections 140 and 320.6

320.2 Site Specific Permitted Uses

n/a

320 - Country Residential Zone (CR)

CR

320.3 Development Regulations

Development Regulations Table for RR Zone	
Column I	Column II
.1 Density (maximum)	n/a
.2 Minimum Setbacks (Front Lot Line)	a. Principal Building - 7.5 m b. Coach House - 7.5 m c. Accessory Building or Structure - 7.5 m
.3 Minimum Setbacks (Rear Lot Line)	a. Principal Building – 7.5 m b. Coach House – 7.5 m c. Accessory Building or Structure – 1.0 m
.4 Minimum Setbacks (Interior Side Lot Line)	a. Principal Building – 7.5 m b. Coach House – 7.5 m c. Accessory Building or Structure – 1.0 m
.5 Minimum Setbacks (Exterior Side Lot Line)	a. Principal Building – 7.5 m b. Coach House – 7.5 m c. Accessory Building or Structure – 4.5 m
.6 Minimum Setbacks between Buildings	a. Between Principal Building and Accessory Building or Structure (other than Coach House) – 1.5 m b. Between Principal Building and Coach House – 6.0 m c. Between Coach House and other Accessory Building or Structure – 1.5 m d. Between Two Accessory Buildings or Structures – 1.5 m
.7 Minimum Setbacks for Agricultural Use, Farm Retail Sales, and Breeding and Boarding Kennel	a. The Setback provisions of section 210.4 contained in the A1 zone shall apply
.8 Height (maximum)	a. Principal Building – 9.5 m or three Storeys, whichever is less b. Coach House or Accessory Building or Structure – 7.5 m or two Storeys, whichever is less
.9 Height for Agricultural Use, Farm Retail Sales, and Breeding and Boarding Kennel (maximum)	a. The provisions of section 210.3.2(a) contained in the A1 Zone shall apply
.10 Lot Coverage (maximum)	a. 15%

320.4 Subdivision Regulations

Subdivision Regulations Table for RR Zone	
Column I	Column II
.1 Lot Size (minimum)	a. 2.0 ha
.2 Lot Width (minimum)	a. 25% of Lot Depth
.3 Lot Depth (minimum)	n/a

320 - Country Residential Zone (CR)

CR

320.5 Landscaping and Off-Street Parking

Refer to sections 140 and 150 for requirements pertaining to landscaping and off-street parking.

320.6 Conditions of Use

- .1 Agricultural Use shall comply with the provisions of section 210.8 contained in the A1 Zone, as applicable.
- .2 Farm Retail Sales shall comply with the provisions of section 210.9.1.
- .3 A Single Detached Dwelling shall:
 - a. be limited to one such Use per Lot; and
 - b. comply with section 140.2.11, as applicable.
- .4 A Coach House shall only be permitted:
 - a. on a Lot that is greater than 0.4 hectares in area; and
 - b. ~~if located within the Agricultural Land Reserve, subject to approval from the Agricultural Land Commission.~~
- .5 A Coach House or Secondary Suite shall:
 - a. be limited to one such Use per Lot;
 - b. be limited in size to 90 m² of floor area or 40% of the Net Floor Area of the Single Detached Dwelling to which it is Accessory, whichever is less; and
 - c. not be permitted on a Lot with a Residential Care Use, Supportive Recovery Use, or Boarding Use.

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330 - Suburban Residential Zone (SR)

SR

Intent: To accommodate Single Detached Dwellings on suburban Lots

330.1 Permitted Uses

Permitted Uses Table for RR Zone
Principal Uses <ul style="list-style-type: none">.1 Residential Care.2 Single Detached Dwelling.3 Supportive Recovery
Accessory Uses <ul style="list-style-type: none">.4 Accessory Produce Sales.5 Bed and Breakfast.6 Boarding.7 Coach House.8 Home Occupation - Level 3, on a Lot outside the Agricultural Land Reserve.9 Home Occupation - Level 4, on a Lot within the Agricultural Land Reserve.10 Secondary Suite
* Permitted Uses are subject to conditions set out in sections 140 and 330.6

330.2 Site Specific Permitted Uses (unchanged)

330.3 Development Regulations (unchanged)

330.4 Subdivision Regulations (unchanged)

330.5 Landscaping and Off-Street Parking (unchanged)

330.6 Conditions of Use

- .1 A Single Detached Dwelling shall:
 - a. be limited to one such Use per Lot; and
 - b. comply with section 140.2.11, as applicable.
- .2 A Coach House shall only be permitted:
 - a. on a Lot that is greater than 0.4 hectares in area; and
 - b. ~~if located within the Agricultural Land Reserve, subject to approval from the Agricultural Land Commission.~~
- .3 A Coach House or Secondary Suite shall:
 - a. be limited to one such Use per Lot;
 - b. be limited in size to 90 m² or 40% of the Net Floor Area of the Single Detached Dwelling to which it is Accessory, whichever is less; and
 - c. not be permitted on a Lot with a Residential Care Use, Supportive Recovery Use, or Boarding Use.

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340 - Urban Estate Residential Zone (RS1)

RS1

340.6 Conditions of Use

- .1 A Single Detached Dwelling shall:
 - a. be limited to one such Use per Lot; and
 - b. comply with section 140.2.11, as applicable.
- .2 A Secondary Suite shall:
 - a. be limited to one such Use per Lot;
 - b. not be permitted on a Lot with a Residential Care Use, Supportive Recovery Use, or Boarding Use; and
 - c. be limited in size to 90 m² of floor area or 40% of the Net Floor Area of the Single Detached Dwelling to which it is Accessory, whichever is less.

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350 - Urban Residential Zone (RS3)

RS3

350.6 Conditions of Use

- .1 A Single Detached Dwelling shall:
 - a. be limited to one such Use per Lot; and
 - b. comply with section 140.2.11, as applicable.
- .2 A Secondary Suite shall:
 - a. be limited to one such Use per Lot;
 - b. not be permitted on a Lot with a Residential Care Use, Supportive Recovery Use, or Boarding Use.; and
 - c. be limited in size to 90 m² of floor area or 40% of the Net Floor Area of the Single Detached Dwelling to which it is Accessory, whichever is less.
 - d. not be permitted for the property described as Lots 5 and 6 Section 15 Township 13 NWD Plan 48743, known municipally as 2355 Ross Road and 29500 Block Simpson Road, and generally located at the south west corner of Ross Road and Simpson Road.

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Zoning Bylaw 2400-2014 Schedule F

Agricultural Land Reserve Use Regulation Part 3, Division 2: Consolidation current to July 22, 2019

The following excerpt is provided for convenience in relation to Zoning Bylaw s. 200.1.2. In the case of a discrepancy between this Schedule and Provincial legislation in place on **xx month, year**, the Provincial record shall prevail.

AGRICULTURAL LAND COMMISSION ACT

B.C. Reg. 30/2019

AGRICULTURAL LAND RESERVE USE REGULATION

Part 3 – Permitted Non-Farm Uses

- (b) surveying, exploring and prospecting for gravel or minerals if all cuts, trenches and similar alterations are restored to the natural ground level on completing the surveying, exploring or prospecting;
- (c) constructing, upgrading and operating a railway on an existing railbed within a dedicated right of way;
- (d) widening an existing railbed within a right of way if the right of way width is 30.5 m or less.

Division 2 – Permitted Non-Farm Uses That May Be Prohibited

Permitted non-farm uses that may be prohibited

- 20** The non-farm uses permitted under this Division may be prohibited
- (a) by a local government enactment, or
 - (b) by a first nation government law, if the activity is conducted on settlement lands.

Necessary structures and ancillary services

- 21** Subject to any limits and conditions set out in this Division, the use of agricultural land to construct, maintain or operate any of the following is permitted but may be prohibited as described in section 20:
- (a) a structure, other than a residential structure, that is necessary for a non-farm use permitted under this Division;
 - (b) a driveway or utility that is necessary for a non-farm use permitted under this Division.

Parks and similar areas

- 22** (1) The following uses of agricultural land are permitted but may be prohibited as described in section 20:
- (a) an open land park established by a local government or a first nation government, other than an aboriginal governing body referred to in paragraph (b) of the definition of “first nation government” in the Act, for biodiversity conservation, passive recreation, heritage, wildlife or scenery viewing purposes;
 - (b) converting non-forested land to forested land on parcels less than 20 ha, other than for a farm use as described in section 10 [forestry].
- (2) The use of agricultural land for biodiversity conservation, passive recreation, heritage, wildlife and scenery viewing purposes, other than in a park referred to in subsection (1) (a), is permitted, but may be prohibited as described in section 20, if both of the following conditions are met:
- (a) the area occupied by any associated structures does not exceed 100 m² for each parcel;

Last amended July 4, 2019

9

Consolidation current to July 22, 2019

The following excerpt is provided for convenience in relation to Zoning Bylaw s. 200.1.2. In the case of a discrepancy between this Schedule and Provincial legislation in place on xx month, year, the Provincial record shall prevail.

B.C. Reg. 30/2019

AGRICULTURAL LAND COMMISSION ACT

AGRICULTURAL LAND RESERVE USE REGULATION

Part 3 – Permitted Non-Farm Uses

- (b) the purpose does not include the creation of a wetland intended to manage urban runoff or waste.

Keeping animals

23 The following uses of agricultural land are permitted but may be prohibited as described in section 20:

- (a) pet breeding and boarding;
- (b) sheltering and caring for surrendered, abandoned or seized livestock;
- (c) providing a refuge for wildlife within the meaning of the *Wildlife Act*.

Home occupation use

24 (1) The use of agricultural land for a commercial or similar use within a structure is permitted, but may be prohibited as described in section 20, if all of the following conditions are met:

- (a) the structure is accessory to and located on the same parcel as a residence;
 - (b) the structure occupies an area that does not exceed
 - (i) the limit specified in an applicable local government enactment or first nation government law, or
 - (ii) if subparagraph (i) does not apply, 100 m².
- (2) The conditions set out in subsection (1) do not apply to a type of use referred to in any other provision of this regulation.

Infrastructure

25 The following uses of agricultural land are permitted but may be prohibited as described in section 20:

- (a) constructing, maintaining and operating force mains, trunk sewers, gas pipelines and water lines within an existing dedicated right of way;
- (b) constructing, maintaining and operating, for the purpose of drainage or irrigation or to combat the threat of flooding,
 - (i) dikes and related pumphouses, and
 - (ii) ancillary works, including access roads and facilities.

Aggregate removal

26 The use of agricultural land for the purpose of removing aggregate is permitted, but may be prohibited as described in section 20, if all of the following conditions are met:

- (a) the total volume of aggregate removed from any single parcel is less than 500 m³;
- (b) regardless of the volume of aggregate removed, the disturbed area is rehabilitated in accordance with good agricultural practice as soon as reasonably practicable after

The following excerpt is provided for convenience in relation to Zoning Bylaw s. 200.1.2. In the case of a discrepancy between this Schedule and Provincial legislation in place on **xx month, year**, the Provincial record shall prevail.

AGRICULTURAL LAND RESERVE USE REGULATION

Part 4 – Residential Uses

- (i) aggregate removal is complete, if the aggregate is removed as part of a single continuous operation, or
- (ii) each stage of aggregate removal is complete, if subparagraph (i) does not apply;
- (c) the cultivable surface layer of soil is salvaged, stored on the parcel and available for rehabilitation in accordance with paragraph (b).

Other permitted non-farm uses

- 27** (1) The use of agricultural land for producing and developing biological products used in integrated pest management programs is permitted, but may be prohibited as described in section 20, if the area occupied by all structures used for the production or development does not exceed 300 m² for each parcel.
- (2) The use of agricultural land for producing, storing and applying compost classified as Class A compost under the Organic Matter Recycling Regulation is permitted, but may be prohibited as described in section 20, if at least 50% but less than 100% of the compost produced, stored and applied is used on the agricultural land on which it was produced.
- (3) The use of agricultural land for operating a temporary sawmill is permitted, but may be prohibited as described in section 20, if at least 50% of the volume of milled timber is harvested from the agricultural land on which the sawmill is located.
- (4) The use of agricultural land for education and conducting research respecting a farm use or permitted non-farm use is permitted, but may be prohibited as described in section 20, if all of the following conditions are met:
- (a) the area occupied by any structures necessary for conducting education or research does not exceed 100 m² for each parcel;
 - (b) the agricultural land is not used for a school within the meaning of the *School Act*.

PART 4 – RESIDENTIAL USES

Section 20.1 (1) (a) and (b) of Act applies

- 28** A person who engages in a residential use that is permitted under this Part is not relieved from complying with section 20.1 (1) (a) or (b) of the Act, except as provided under section 32 [*additional residences*] of this regulation.

Prescribed residential structures

- 29** (1) A structure used, whether permanently or temporarily, to provide or in connection with providing accommodation as described in this Part is prescribed as a residential structure for the purposes of the Act.

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Council Policy C000-00

Agricultural Areas Policy

Part 1 - General

Division 1 - General

Policy Statement

- 1 The City will facilitate and thoughtfully evaluate Agricultural Land Commission applications and City rezoning applications necessary to support unique agricultural land use needs in farming areas.

Purposes of this Policy

- 2 To establish principles and guidelines that will guide City review, staff recommendations, and Council consideration of:
 - (a) large single detached dwellings in the ALR (over 500 m²)
 - (b) full time farm worker residences
 - (c) farm product processing proposals that exceed the size limit of the Zoning Bylaw
 - (d) temporary farm worker housing proposals that exceed the capacity limits of the Zoning Bylaw or involve construction of permanent buildings

Application

- 3 This policy applies to the following:
 - (a) Agricultural Land Commission Non-Adhering Residential Use applications for:
 - (i) single detached dwellings exceeding the 500 m² size limit of *Agricultural Land Commission Act* section 20.1;
 - (ii) Full Time Farm Worker Residences; and
 - (b) Rezoning applications for:
 - (i) Farm Product Processing - Level 2
 - (ii) Farm Product Processing - Intensive
 - (iii) Temporary Farm Worker Housing proposals that exceed the Zoning Bylaw capacity maximums
 - (iv) Permanent buildings for Temporary Farm Worker Housing

Division 2 - Interpretation

Definitions

4 In this policy:

“Farm Product Processing - Level 2” has the same meaning as in the Zoning Bylaw, 2014.

“Farm Product Processing - Intensive” has the same meaning as in the Zoning Bylaw, 2014.

Full Time Farm Worker Residence has the same meaning as in the Zoning Bylaw, 2014.

“Non-Adhering Residential Use” has the same meaning as in the *Agricultural Land Commission Act*.

“Temporary Farm Worker Housing” has the same meaning as in the Zoning Bylaw, 2014.

“Temporary Farm Worker Housing Space” has the same meaning as in the Zoning Bylaw, 2014.

Part 2 - Guidelines for Consideration of Applications

Division 1 - ALC Non-Adhering Residential Use: Large Single Detached Dwellings

Principles and Considerations

- 5 Without limiting Council's discretion in respect of any Agricultural Land Commission application, the principles and guidelines set out in this Division will generally inform the City's consideration of Agricultural Land Commission Non-Adhering Residential Use applications for:
 - (a) a single detached dwelling exceeding the *Agricultural Land Commission Act* 500 m² floor area maximum.
- 6 The City may consider:
 - (a) extent of proposal compliance with Zoning Bylaw, 2014;
 - (b) whether the principal residence will be the only residence on the property at time of occupancy, excluding secondary suites;
 - (c) whether the lot is 4.0 ha in area or larger;
 - (d) the extent of farmable area on the lot that is not encumbered by environmental constraints or natural areas that impede agriculture;
 - (e) whether a high proportion of the lot is being actively farmed and if the farmed commodity typically demands a high labour need;
 - (f) if the lot has been assessed as ‘farm’ under the *Assessment Act* for the last 3 years; and
 - (g) other unique circumstances relevant to the application.
- 7 Proposals are not required to meet all factors in (6).

Division 2 - ALC Non-Adhering Residential Use: Full Time Farm Worker Residences

Principles and Considerations

- 8 Without limiting Council's discretion in respect of any Agricultural Land Commission application, the guidelines in this Division will generally inform the City's consideration of Agricultural Land Commission Non-Adhering Residential Use applications for a:
- (a) Full Time Farm Worker Residence.
- 9 The City may consider the following minimum farm operation thresholds as an indicator of farm need for a Full Time Farm Worker Residence:

Farm Type		Minimum Level of Operation
Fruit or Nut Orchards	(i) 800-1200 trees per 0.4 ha	6 ha
	(ii) 250-350 trees per 0.4 ha	14 ha
Beef	(i) cow-calf, or cattle grazing	200 at one time
	(ii) beef Feedlot	500 at one time
	(iii) veal	100 at one time
Cranberry		Minimum Farm Operation of 16 ha owned by the farmer and planted in cranberries. Of this 16 ha Farm Operation, at least one lot must be a minimum of 6 ha in size and upon which is located a permanent dwelling unit.
Dairy		60 milking or dry
Goats		300-400 milking
Greenhouses	(i) vegetables, berries, ornamentals	8,000 m ²
Horses	(i) breeding	2 breeding mares and/or 1 stallion
	(ii) other than breeding or combined operations	10 horses
Mink		2,000 breeding females at one time
Mushrooms		900 m ² of bed area
Nurseries	(i) propagating house	1,860 m ²
	(ii) container stock	2 ha
	(iii) field growing nursery	8 ha
Poultry	(i) chicken broiler	56,000 birds per 8 week cycle, to equal 364,000 broilers per year
	(ii) chicken broiler breeder	12,000 birds per year
	(iii) chicken layer	20,000 laying birds at one time, plus replacement stock
	(iv) heavy turkey	40,000 birds per year
	(v) broiler turkey	80,000 birds per year

Berries		Minimum Farm Operation of 16 ha owned by the farmer and planted in berries. Of this 16 ha Farm Operation, at least one lot must be a at least 8 ha in size and upon which is located a permanent dwelling unit.
Vegetables	(i) field grown potatoes	20 ha in production
	(i) other field vegetables	16 ha in production
Sheep		150 ewes and 5 rams
Swine	(i) farrow to wean	210 sows at one time
	(ii) farrow to finish	150 sows at one time
	(iii) finishing	5,000 hogs at one time

- 10** Council may consider proposals that do not meet the minimum level of farm operation thresholds set-out in (9).
- 11** A restrictive covenant, in favour of the City, shall be registered on the title of all lots used to meet the farm operation thresholds set out in (9) or used to obtain Agricultural Land Commission approval, prohibiting any further Full Time Farm Worker Residences on those lots.

Division 3 - Temporary Farm Worker Housing

Principles and Considerations

- 12** Without limiting Council's discretion in respect of any rezoning application, the principles and considerations set out in this Division will generally inform the City's consideration of rezoning applications for:
- (a) Temporary Farm Worker Housing applications that exceed the Temporary Farm Worker Housing Space maximums of the Zoning Bylaw, 2014; and
 - (b) the construction of new permanent buildings for Temporary Farm Worker Housing.
- 13** The City may consider:
- (a) farm operation details driving the demand or need for permanent or higher capacity housing facilities;
 - (b) if the farm has been in operation for at least 5 years;
 - (c) the proportion of required employees that will be working on the same lot as the proposed housing;
 - (d) the demand for workers driven by other lots of the farm operation that could potentially be removed from the farm operation through property sale or lease termination;
 - (e) the availability of other housing options to support the farm need;
 - (f) the extent of other residential uses on the lot and on the other lots that make up the farm operation;
 - (g) compatibility of the proposal with adjacent properties and proposed buffering or mitigation measures;
 - (h) infrastructure and servicing demands and capacity; and
 - (i) the impact of the proposed development footprint and siting on productive farmland.

Division 4 - Farm Product Processing Facilities

Principles and Considerations

- 14** Without limiting Council's discretion in respect of any rezoning application, the principles and guidelines set out in this Division will generally inform the City's consideration of rezoning applications for:
- (a) Farm Product Processing - Level 2; and
 - (b) Farm Product Processing - Intensive.
- 15** 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 Ministry and ALC Regulations (i.e., 50% farm product rules)

Additional Information May Be Requested

- 16** 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.

Division 5 - Related procedures, guidelines, and publications

- 17** The following documents relate to this policy:
- (a) Official Community Plan Bylaw, 2016
 - (b) Zoning Bylaw, 2014
 - (c) *Agricultural Land Commission Act* and its Regulations

ADOPTED [Month, day, year]

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