

# AgRefresh

## STAGE 3 ENGAGEMENT RESULTS WINTER 2021-22

What We Did, What We Heard, & What We Propose to Change

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# 1.0 Introduction

The City conducted a final round of project engagement in the winter of 2021 to get broad public feedback on a set of draft AgRefresh policies and regulations before preparing formal bylaws for Council consideration.

The draft policies and regulations were developed in consideration of engagement and research undertaken in all previous stages of the project, as recapped below.

## 1.1 Project Stages Recap

### Stage 1: Background Research

Stage 1 focused on understanding the current state of Abbotsford's agriculture industry. 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. These themes were explored in greater detail through Stage 2: New Directions.

**Theme 1:** Support a thriving agricultural sector

**Theme 2:** Respond to a changing agricultural industry

**Theme 3:** Manage non-agricultural uses in the ALR

### Stage 2: New Directions

Building on the three themes, 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 outlining policies and regulations to address the New Direction 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.

In late 2017 and early 2018, the City conducted a workshop with industry stakeholders, held multiple public open houses, and hosted an online questionnaire to gauge support for the specific approaches being explored. This input confirmed policy and regulatory ideas aligned with public and stakeholder perspectives, and identified areas requiring more work.

The 2021 Stage 3 Report, presented to Council on October 4, reflects the in-depth project engagement to-date and considers recent legislation changes. It outlined a set of draft OCP policies and Zoning Bylaw regulations to serve as the focus for a final round of community and stakeholder input.

The intent of this final round of engagement was to validate and identify improvements to the draft policies and regulations before preparing bylaws for Council.



Fig. 1: Key AgRefresh Themes and Topics

# 1.2 Overall Project Engagement at a Glance

While this final round of engagement was a critical step in the process, it is important to acknowledge that the draft updates consider community and stakeholder perspectives shared in all stages of the project.

The graphic below provides a high level snapshot of the engagement conducted over the course of the project, including Stages 1, 2, and 3.

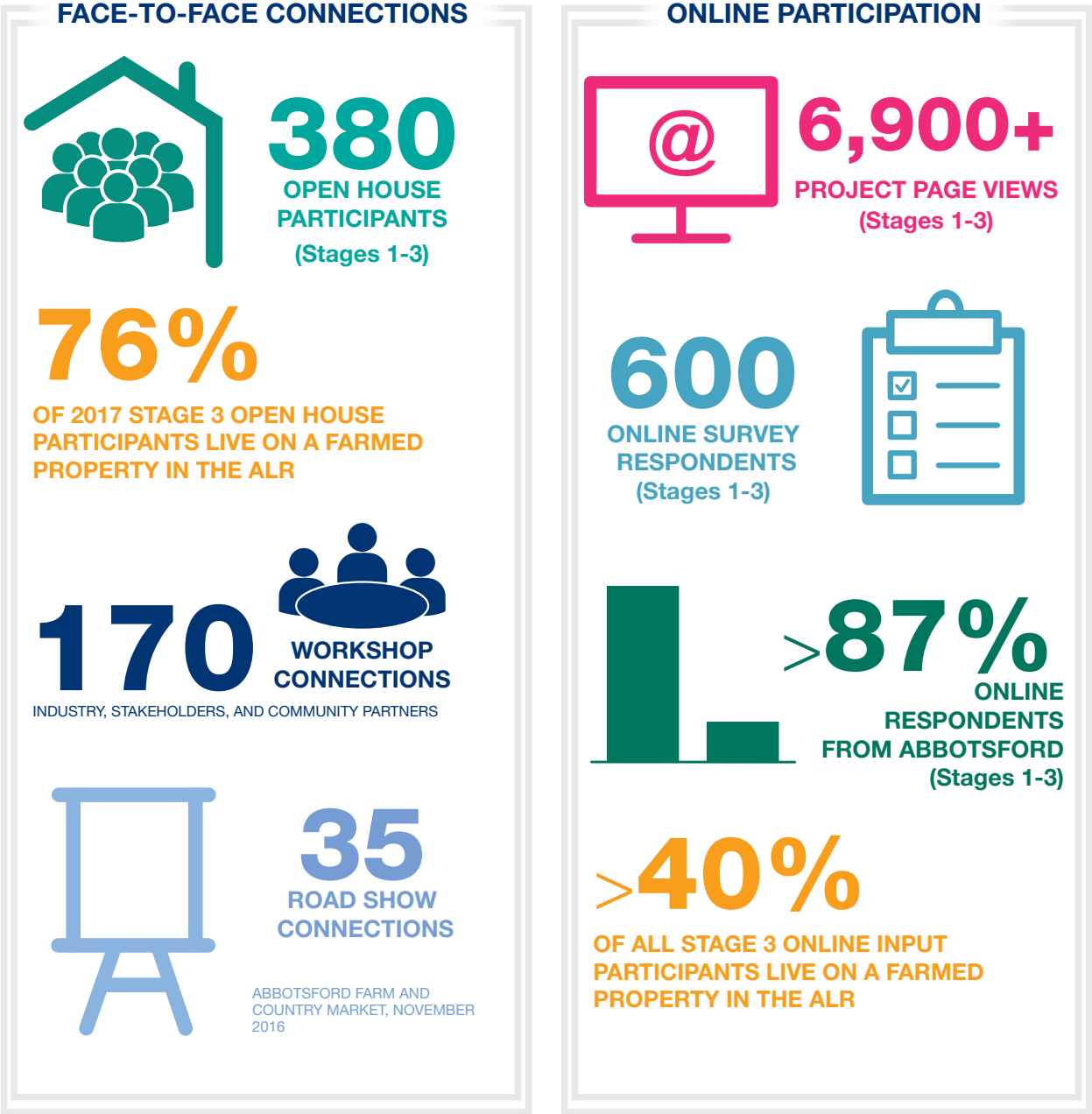


Fig. 2: Key AgRefresh Engagement Metrics

# 2 | **WHAT WE DID**

## WINTER 2021-22



## 2.0 Engagement Approach

The final round of AgRefresh engagement sought to validate the draft policies and regulations contained within the AgRefresh Stage 3 Report through broad community and stakeholder feedback.

A range of engagement activities were undertaken from early October 2021 to January 2022, providing engagement participants with an opportunity to express support, voice concerns, or seek clarity with respect to any of the draft policies and regulations.

Given the detailed nature of AgRefresh content at this stage, and in consideration of COVID-19, the engagement approach maximized online communication tools, including Let's Talk Abbotsford, virtual meetings, email, and telephone conversations.

This step in the process involved review of fairly specific and detailed content for each topic, given that the broader directions were determined in previous project stages. Staff expected feedback to focus largely on areas that need more work/refinement, which is reflected in the nature of the comments.

## 2.1 Raising Awareness

Awareness of the engagement opportunity was raised through:

### Postcards

More than 5,500 postcards were distributed to all ALR and Agriculture Zoned properties and residents.

### Newspaper

Ads were placed in the Abby News and in the Patrika (2 x each) during the engagement period.

### Social Media

Frequent social media posts throughout the engagement period provided relevant information and links to engagement material.

### Direct Contact

Agriculture industry stakeholders, community partners, local First Nations, and external agencies were contacted directly with a link to the AgRefresh Stage 3 Report and an invitation to provide feedback.



More than **10,000** people were reached by AgRefresh Facebook Ads



## 2.2 How We Engaged

Opportunities for in-person community engagement were limited by the ongoing COVID-19 pandemic. This provided the opportunity for the AgRefresh team to use a range of virtual engagement tools. Below is a brief description of tools used throughout the final round of engagement.

### Let's Talk Abbotsford

The AgRefresh Stage 3 Report was hosted on the Let's Talk Abbotsford engagement platform from October 5, 2021 until November 8 2021. For ease of use, the Stage 3 Report was divided up by topic, allowing participants to review the entire document or just explore the topics of interest. An online feedback form allowed participants to share their thoughts on the topics of their choice.

### Virtual 'Coffee Chats'

Engagement participants who preferred to discuss AgRefresh Stage 3 Report content directly with a planner had the option to connect through a virtual 'coffee chat'. These were hosted either by WebEx or by telephone and allowed staff to gather feedback, discuss the project, and provide clarity on a one-on-one basis.

### AgRefresh Email

Engagement participants had the option to contact a planner directly via the AgRefresh email address.

### Direct Stakeholder/Agency Contact

Key agricultural industry stakeholder groups, governments, agencies, community partners, and other organizations were contacted directly in the first week of October and provided with a link to review the AgRefresh Stage 3 Report. These groups were encouraged to provide written feedback by November 16, 2021 and invited to contact the project team to discuss any aspects of the draft policies and regulations, as needed. This engagement occurred from early October 2021 to mid-November, with follow-up continuing into January 2022.

### City Committees

The AgRefresh Stage 3 Report was circulated to key City Committees for review. Staff then presented a summary of the report to each committee, providing an opportunity for discussion and feedback.

## Winter 2021-22 Engagement Numbers

**5500+**

postcards distributed

**457**

let's talk website visits

**104**

comments on Let's Talk

**43**

feedback forms completed

**20+**

'Coffee Chats'  
(including phone calls)

## 2.3 Who We Engaged

In order to validate the draft policies and regulations outlined in the AgRefresh Stage 3 Report, it is important to circle back with key agencies, governments, and community/industry stakeholders on the draft outcomes of the AgRefresh planning process. Below is a brief description of who we engaged.

### General Public

Obtaining broad community feedback was vital to understanding how residents and businesses feel about the draft policies and regulations. This included farmers, agricultural landowners, and any residents or businesses with an interest in the regulation of Abbotsford's agricultural areas.

#### Engagement Tools:

- Let's Talk Abbotsford
- Virtual 'Coffee Chats'
- AgRefresh Email

### City Committees

Draft policies and regulations were presented to three City Committees for review and feedback:

- Agricultural Advisory Committee
- Business, Innovation, and Public Affairs Advisory Committee
- Development, Transportation, and Infrastructure Advisory Committee

Each committee was provided with a copy of the AgRefresh Stage 3 Report, followed by a presentation with opportunity for discussion and feedback. These meetings facilitated a formal resolution on the draft for each Committee, as well opportunities to hear individual participant perspectives.

#### Engagement Tools:

- Circulating the Stage 3 Report for review
- Attendance at committee meetings
- Overview presentation
- Discussion and feedback

### Agricultural Stakeholders & Community Partners

The AgRefresh team reached out directly to more than 50 agricultural industry stakeholders such as the BC Agriculture Council and various commodity groups.

In addition, the project team contacted several community partners, including community associations (e.g., Mt. Lehman Community Association) and business groups (e.g., Abbotsford Chamber of Commerce, Tourism Abbotsford).

## Agricultural Stakeholders & Community Partners Cont'd

### Engagement Tools:

- Direct Stakeholder Contact (email with links to online report)
- AgRefresh Email submissions
- Virtual Meetings (by request)

### **External Agencies**

The Agricultural Land Commission (ALC) and the Ministry of Agriculture, Food, and Fisheries (MAFF), as well as neighbouring municipalities, local First Nations, and other relevant agencies were circulated the AgRefresh Stage 3 Report and given opportunities to provide feedback from the perspectives of their organizations.

### Engagement Tools:

- Direct Stakeholder Contact
- AgRefresh Email submissions
- Virtual Meetings/phone calls (ALC, MAFF, local First Nations)

Topic specific feedback received is summarized in Section 3 of this report, with verbatim comments provided in Appendices A to D.



The image shows a postcard for the AgRefresh Stage 3 Report. The left side has a green background with the AgRefresh logo and a list of topics. The right side has a blue background with a farm scene and text about the draft report. The bottom has a dark blue footer with the website URL and the Abbotsford logo.

**AgRefresh**

EXPLORE STAGE 3 REPORT  
TOPICS SUCH AS ...

- PARCEL SIZE
- HOUSING
- ON-FARM PROCESSING
- FARM RETAIL
- FARM ALCOHOL
- AGRI-TOURISM & EVENTS
- RURAL CENTRES
- AND OTHERS ...

**We're nearing the end of the planning process for AgRefresh and excited to share the draft with you!**

Visit us online to read the Stage 3 Report and share your comments until **November 5, 2021**.

[www.letstalkabbotsford.ca/agrefresh](http://www.letstalkabbotsford.ca/agrefresh)

[www.letstalkabbotsford.ca/agrefresh](http://www.letstalkabbotsford.ca/agrefresh)

ABBOTSFORD

Fig. 3: Postcards were distributed to more than 5,500 ALR and A-Zoned properties (residents and businesses)

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A person wearing a blue jacket is shown from the chest down, standing in a field of green wheat. The person's hands are positioned near a white object, possibly a clipboard or a piece of paper, as they look down at the wheat. The field is filled with tall, green wheat stalks with developing heads. In the background, there is a grassy area and a building with a blue door.

# 3 | WHAT WE HEARD

## 3.0 Feedback on the Draft

As described in Section 2.0, Winter 2021/22 engagement involved several touch points with City Committees, agriculture stakeholders, local First Nations, and other government agencies. This section describes these key interactions and provides a brief summary of feedback not related to specific topics.

### 3.1 General

#### **Agricultural Land Commission (ALC)**

ALC staff input is integral to the AgRefresh process, helping navigate coordination of City rules and the ALC Act. The City circulated early Stage 3 Report content to the ALC in April 2021, allowing this feedback to support preparation of the October Council Stage 3 Report. The ALC also provided comment on the final Stage 3 Report in November 2021, acknowledging integration of their early recommendations. Topic specific November 2021 ALC feedback is summarized in Section 3.0 of this report, with full written comments provided in Appendix C.

#### **Ministry of Agriculture, Food and Fisheries (MAFF)**

Similar to the ALC, MAFF input has played a prominent role in AgRefresh since project launch. Specific to Stage 3, MAFF provided early input on the draft Spring 2021 content, followed by formal comments on the final Stage 3 Report in December 2021. Collaboration throughout the AgRefresh process has been instrumental in preparing draft policies and regulations. December 2021 feedback did not identify any significant concerns with proposed directions. Full written comments are provided in Appendix C.

#### **Ministry of Transportation and Infrastructure (MOTI)**

MOTI staff offered support of the Stage 3 Report content in principle, with comments citing requirement for MOTI signatures for rezoning applications within 800m of a controlled access highway, not permitting direct access to a controlled access highway, and requiring all structures on a property fronting a controlled access highway to be setback a minimum of 4.5m from the property line.

#### **Sumas First Nation**

The AgRefresh team shared the Stage 3 Report with Sumas First Nation staff in October 2021, followed by a virtual meeting to discuss the Report in December. Sumas First Nation Governance and Natural Resources staff provided written comments on February 9, 2022, outlining observations, questions, and suggestions on the Stage 3 Report. At a high level, comments noted a lack of First Nations context within agriculture in the Stage 3 Report, and flagged the importance of fish habitat and watercourse protection. Full comments are included in Appendix C, with topic-specific feedback highlights in the sections to follow.

#### **Leq'á:mel First Nation**

The AgRefresh team shared the Stage 3 Report with Leq'á:mel First Nation staff in October 2021, followed by a virtual meeting in December 2021. City staff provided a short overview presentation of the Stage 3 Report, followed by discussion and feedback. Leq'á:mel staff shared historical perspective on the region and clarified the boundaries of Reserve lands within the Sumas Prairie, at the confluence of the Sumas River and the Vedder Canal. Leq'á:mel did not provide any feedback related to specific AgRefresh topics, but did express interest in collaborating with the City of Abbotsford in the future as they prepare to update their own agricultural land use regulations.

#### **Matsqui First Nation**

The Stage 3 Report was shared with Matsqui First Nation staff in October 2021, with an offer to meet to discuss the draft policies and regulations and hear feedback. As of February 2022, Matsqui First Nation had not expressed interest in a meeting and had not provided any comments on the Stage 3 Report.

## **Metro Vancouver**

Metro Vancouver staff provided written comments in November 2021, commending Abbotsford for a well laid out and well thought out document. Feedback suggested acknowledging the challenges to the agricultural industry posed by climate change and recommended identifying all City bylaws requiring alignment with AgRefresh.

## **Abbotsford Chamber of Commerce**

The AgRefresh team met (virtually) with the Abbotsford Chamber of Commerce Agriculture Committee in November 2021, providing a brief AgRefresh overview presentation and hearing feedback. The committee did not express any concerns with the Stage 3 Report and did not provide written feedback.

## **BC Agriculture Council (BCAC)**

BCAC received the Stage 3 Report in October 2021 and subsequently connected with the AgRefresh team to discuss the planning process and identify key contacts for a range of local industry groups likely to have an interest in the project. BCAC staff clarified the organization's general focus on provincial-level agricultural matters, but offered to directly reach out to their local industry group membership to raise awareness of the AgRefresh Stage 3 Report and encourage review and feedback directly to the City. In January 2022, staff presented an overview of the AgRefresh Stage 3 Report to the BCAC Board and answered questions.

## **BC Berry Councils (Blueberry, Raspberry, Strawberry)**

Similar to a wide range of other commodity groups, the BC Berry Councils were provided with the Stage 3 Report for review and comment in October 2021. A joint virtual meeting was held in November 2021 with representatives of three BC Berry Councils to answer questions and hear feedback. Subsequently, joint written comments were submitted, which are summarized in Section 3.0 of this report and included in-full in Appendix B. General feedback highlighted the need for flexibility to remain adaptive to senior government changes and evolving labour needs. Topic specific comments are summarized in Section 3.0.

## **City Committees**

The Stage 3 Report was circulated and presented to three City Committees. A summary of feedback is provided in Section 3.0, highlighting comments and opinions of individual committee members. Formal committee resolutions are as follows:

### **Agricultural Advisory Committee (AAC)**

The Stage 3 Report builds on early AAC input provided on September 9, 2021, where the Committee resolved, "that the Draft AgRefresh Stage 3 Report be supported as presented, subject to further consultation." On October 14, 2021, the AAC subsequently resolved that the PowerPoint presentation, regarding the final AgRefresh Stage 3 Report, be received for information.

### **Business, Innovation and Public Affairs Advisory Committee (BIPAC) - October 21 2021**

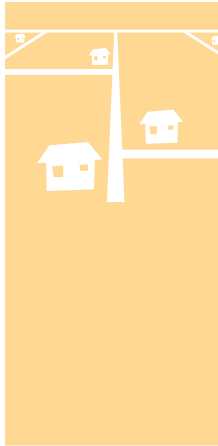
BIPAC resolved that the presentation, regarding the AgRefresh Stage 3 Report, be supported.

### **Development, Transportation and Infrastructure Advisory Committee (DTIAC) - October 28 2021**

DTIAC resolved to indicate to Council its support for the AgRefresh Stage 3 Report.

## **Fraser Health Authority**

Fraser Health provided comments through the Let's Talk page, highlighting the importance of supporting vulnerable groups (housing and food) and maintaining a strong food system with easy access to healthy food, ultimately reducing chronic disease and leading to better health. Feedback highlights are included for topics in Section 3.0 of this report, with full verbatim comments provided in Appendix A.



## 3.2 Parcel Size & Subdivision

### Feedback Highlights

Few comments were submitted for this topic. Feedback was generally supportive, with most respondents agreeing with proposed updates, recognizing the important connection between parcel size and agricultural productivity.

Below is a snapshot of 'sticking points' identified by engagement participants and an AgRefresh response. See Appendices A to D for full verbatim comments.

	Sticking Points/Concerns Raised	AgRefresh Response
General Public	Increase minimum parcel size & prevent further subdivision.	Recommended parcel sizes are consistent with and, in some cases, more restrictive than similar jurisdictions.
	Keep parcel size policy the same.	Recommended updates maintain parcel size maximums in the Zoning Bylaw and reinforce them through the OCP.
	Enable smaller parcels to help with housing pressures/costs.	As per the <a href="#">Background Research Report</a> over half (~58%) of existing of ALR parcels in Abbotsford are less than 4 ha. Research suggests that parcels under 4 ha are less likely to be farmed.
	Ensure homesite severances are not subject to minimum parcel size.	Draft policy and regulation does not set a minimum parcel size, but does seek to maximize the remaining farm parcel.
City Committees (participant comments)	Consider opportunities to consolidate small parcels into large agricultural parcels.	There are limited policy options to force lot consolidation, however, larger lots have greater permissions for some uses, which may serve as an incentive.
	Ensure minimum parcel size regulations do not limit young farmers from entering the market.	As per the <a href="#">Background Research Report</a> , ~58% of ALR parcels in Abbotsford are less than 4 ha, offering potential opportunities for purchase or lease of smaller ALR farm properties.
Agricultural Stakeholders & Comm. Partners	No Comments	
External Agencies	No Comments	





## 3.3 Principal Residences

### Feedback Highlights

Several engagement participants agree that maximum house size should be regulated in the ALR to limit impact on agricultural capability and support the preservation of farmland. However, there are also some respondents who suggest that house size and location should be flexible to meet the needs of individual property owners and their families.

Below is a snapshot of 'sticking points' identified by engagement participants and an AgRefresh response. See Appendices A to D for full verbatim comments.

	Sticking Points/Concerns Raised	AgRefresh Response
General Public	<p>House size and location should be flexible to accommodate landowners.</p> <p>.....</p> <p>Large homes often accommodate multi-generational families, supporting affordability.</p> <p>.....</p> <p>House size should be relative to farm productivity (e.g. more farm output = larger house).</p>	<p>The 500 m<sup>2</sup> ALR house size limit is set by the Province. Cities have the authority to be more restrictive (e.g. set a smaller maximum house size), however AgRefresh recommends aligning with the 500 m<sup>2</sup> ALC maximum.</p> <p>Where a larger house is needed to support farming, the ALC has an application process for case-by-case Council and ALC consideration.</p>
City Committees	No Comments	
Agricultural Stakeholders & Community Partners	No Comments	
External Agencies	No Comments	



## 3.4 Accessory Farm Dwelling Units

### Feedback Highlights

Accessory dwelling units (e.g., coach house, garden suite, etc.) received the most attention throughout final engagement. In general, most respondents support this new option, with many pushing for a larger size limit. Other engagement participants are concerned that broadening non-farming residential options in the ALR may be at odds with the intent to preserve farmland, and should be limited to properties with a farm need for the residence.

Below is a snapshot of ‘sticking points’ identified by engagement participants and an AgRefresh response. See Appendices A to D for full verbatim comments.

	Sticking Points/Concerns Raised	AgRefresh Response
General Public	90 m <sup>2</sup> is too small.	This size limit is set by the Province. The City cannot permit larger units.
	Exclude basements from floor area calculation.	The ALC counts basements towards total floor area of a second residence.
	Combine floor area maximums with principal residence (e.g. smaller principal = larger AFDU).	Principal and additional residence sizes are individually regulated by the ALC. The City does not have the authority to be more permissive or flexible.
	Draft AFDU setback (30 m) from livestock areas reduces farmable area.	This setback will be reviewed. See <a href="#">Section 4.1(A)</a> on page 38 for details.
	Increase the 1 acre minimum lot size requirement.	The 1 acre minimum lot size aligns with the requirements for coach houses in Abbotsford’s other rural zones.
City Committees (participant comments)	The 112 m <sup>2</sup> size limit for non-residential uses located in the same building as an AFDU is <b>too</b> restrictive for farmers who typically have larger buildings.	Provision will be removed. The ALC has clarified that ALC approval is required to convert a house larger than 90 m <sup>2</sup> to an AFDU when the remainder of the building is proposed for a different use.  This improves flexibility for farmers. See <a href="#">4.1(B)</a> on page 38 for details.
	Additional non-farm residential options will occupy farmland and may be at odds with ALR intent.	The Province introduced this use for farmers and non-farmers, replacing the option for a mobile home for family. This new housing option is smaller in size, but permitted in a broader range of building forms.

	<b>Sticking Points/Concerns Raised</b>	<b>AgRefresh Response</b>
<b>City Committees</b> (participant comments)	Unit size may be too restrictive to house families, etc.	The Province sets the size limit. The City cannot permit larger units.
<b>Agricultural Stakeholders &amp; Community Partners</b>	Priority should be to support farming, not just provide rental income.	The Provincial intent is to provide housing options and opportunities for farmers and non-farmers.
	Increase size limit (112 m <sup>2</sup> ) for non-residential uses located in the same building as an AFDU.	Provision to be removed. See response in City Committees section.
<b>External Agencies (ALC)</b>	When combined with another use, ensure the accessory structure is necessary and the residential portion is designed to be entirely separate.	Draft provisions require the AFDU to be designed to be entirely separate and have entrances and exits that are entirely separate from those that access other uses.





## 3.5 Full-Time Farm Worker Residence

### Feedback Highlights

Few comments were received regarding Full-Time Farm Worker Residences. Engagement participants that did provide feedback recognize that this type of housing will be increasingly important as farming gets more technical.

Below is a snapshot of 'sticking points' identified by engagement participants and an AgRefresh response. See Appendices A to D for full verbatim comments.

	Sticking Points/Concerns Raised	AgRefresh Response
General Public	<p>Permit this use in addition to an Accessory Farm Dwelling Unit (AFDU).</p> <p>The minimum level of farm operation table seems too restrictive for beef cattle and keeping of horses, particularly for mixed operations with both.</p>	<p>Draft zoning permits both an AFDU and farm help housing on the same lot, but ALC approval is required.</p> <p>The draft level of operation table was moved from the Zoning Bylaw to the Agricultural Areas Policy, removing the need for a zoning amendment when dealing with a unique farm type.</p> <p>The table is intended to inform Council decision making and streamline applications that are consistent with the identified farm type thresholds.</p> <p>Unique farms not meeting the table for a specific commodity, such as a mixed operation, can still be considered with Agriculture Advisory Committee input and Council review.</p>
City Committees	No Comments	
Agricultural Stakeholders & Community Partners	<p>Clarify that a full-time farm worker's family is permitted to reside in the dwelling.</p> <p>Level of operation numbers in the guiding Council Policy are outdated for some commodities; specifically for egg production.</p>	<p>This will be reviewed. See <a href="#">Section 4.2(A)</a> on page 39 for details.</p> <p>Egg production numbers will be reviewed. See <a href="#">Section 4.2(B)</a> on page 39 for details.</p> <p>See further explanation in General Public response.</p>
External Agencies	No Comments	



## 3.6 Temporary Farm Worker Housing

### Feedback Highlights

Temporary Farm Worker Housing (TFWH) was among the topics that received the most interest throughout final engagement. In general, engagement participants recognize the increased permissions associated with this use, although some would like to see the City go further towards streamlining approvals for larger operations.

Below is a snapshot of ‘sticking points’ identified by engagement participants and an AgRefresh response. See Appendices A to D for full verbatim comments.

	Sticking Points/Concerns Raised	AgRefresh Response
General Public	Some concern about non-compliant use of these dwellings (not workers).	The new ALC approval process includes farm-specific review to ensure there is a farming need for the housing.  Bylaw Services will continue to respond to calls for service where needed.
	Lengthy approval processes and timelines can increase costs and discourage investment.	New ALC approval requirements have increased processing times.  The draft City regulations are notably more permissive than current zoning, which will eliminate the rezoning step for some proposals. This, combined with clarified regulations, will help speed up approvals.  Following a trial period with new zoning regulations, AgRefresh suggests Council consider a standing resolution to automatically forward TFWH applications to the ALC if they are compliant with the Zoning Bylaw.
	10 month occupancy is too restrictive as federal programs allow foreign labourers for up to 2 years. Transporting back and forth is a financial burden.	This will be reviewed. See <a href="#">Section 4.3(C)</a> on page 41 for details.
City Committees (participant comment)	It is unnecessary to require a single detached dwelling on the lot. Consider permitting TFWH as the only residence(s) on a lot.	Options for flexibility will be reviewed. See <a href="#">section 4.3(B)</a> on page 41 for details.

	Sticking Points/Concerns Raised	AgRefresh Response
<b>Agricultural Stakeholders &amp; Community Partners</b> (continued)	<p>The lengthy and layered approval process impacts business operations.</p>	<p>See response in General Public section.</p>
	<p>The 10-month occupancy limit for an individual worker is too restrictive. Some federal AgStream foreign workers are on 14 month contracts to help with pre-season prep, harvest, and post-season needs.</p>	<p>This will be reviewed. See <a href="#">Section 4.3(C)</a> on page 41 for details.</p>
	<p>Increase the 40 worker limit applicable to field crop commodities to address the lack of domestic labour.</p>	<p>This will be reviewed. See <a href="#">Section 4.3(D)</a> on page 42 for details.</p>
	<p>Ensure there is flexibility to adapt to future changes to federal or provincial housing standards.</p>	<p>The draft size limit (15 m<sup>2</sup>/worker) is fairly flexible for accommodating current housing standards. If standards substantially change in the future it may be necessary to revisit this provision. Site specific consideration can also be requested.</p>
	<p>Allowing permanent structures can increase housing quality and reduce costs. (also noted by General Public)</p>	<p>The <a href="#">Minister's Bylaw Standards</a> state that TFWH should be in the form of a converted existing building or a manufactured home on a temporary foundation, with no basement.</p> <p>Draft AgRefresh policy includes an avenue to pursue rezoning for permanent facilities in unique circumstances.</p>
	<p>Do not see strong rationale for requiring a single detached dwelling on a lot with Temporary Farm Worker Housing.</p>	<p>Options for flexibility will be reviewed. See <a href="#">section 4.3(B)</a> on page 41 for details.</p>
<b>External Agencies</b>	<p>No Comments</p>	



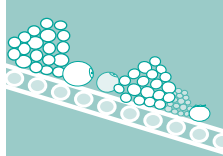
## 3.7 Urban-Rural Interface

### Feedback Highlights

Limited feedback was received regarding Abbotsford’s urban-rural interface, and primarily from the general public through the Let’s Talk feedback form. In general, most engagement participants who provided feedback on this topic were not opposed to the draft updates.

Below is a snapshot of ‘sticking points’ identified by engagement participants and an AgRefresh response. See Appendices A to D for full verbatim comments.

	Sticking Points/Concerns Raised	AgRefresh Response
General Public	Buffers risk increasing costs of development.	Buffers are intended to mitigate impacts to both agricultural and non-agricultural properties, reduce conflict, and lead to more desirable and compatible development outcomes.
	Buffers should not come out of agricultural land.	The recommended approach continues to require the buffer on the urban side of the ALR interface.
	Buffers should double as natural / green corridors for wildlife.	Buffer requirements depend on land use and the surrounding context. In some cases, buffers may be able to accommodate wildlife movement and integration with natural corridors.
City Committees	No Comments	
Agric. Stakeholders & Comm Partners	No Comments	
External Agencies (First Nations)	<p>How is crop spraying being assessed and how do we ensure that it is not going to impact the First Nation On and Off-Reserve?</p> <p>ALR buffers need to be re-evaluated with a First Nation’s lens.</p>	<p>For lands within Abbotsford’s jurisdiction, landscape buffers are required on the urban development side of the ALR interface, not on farmland.</p> <p>The Provincial <i>Farm Practices Protection Act</i> considers crop spraying part of a “farm business” and protects a farmer’s ability to do so if conducted in accordance with normal farm practices.</p>



## 3.8 Farm Product Processing

### Feedback Highlights

Few comments were received regarding Farm Product Processing. Engagement participants who did provide feedback on this topic acknowledged that the proposed changes move closer to supporting current industry needs, however, some suggest they do not go far enough.

Below is a snapshot of 'sticking points' identified by engagement participants and an AgRefresh response. See Appendices A to D for full verbatim comments.

	<b>Sticking Points/Concerns Raised</b>	<b>AgRefresh Response</b>
<b>General Public</b>	Approvals process is too long, resulting in non-compliance, revenue loss, etc.	Recommended updates are intended to add clarity for both applicants and the City, leading to potentially quicker approval timelines.
	Regulations should better reflect different types of operations.	The draft approach intends to meet the majority of farm needs in the ALR, but acknowledges that some unique and/or larger operations may request allowances beyond the draft Zoning Bylaw limits. This can be evaluated through site-specific Council approvals.
	250 m <sup>2</sup> for office is not enough.	Draft regulations exempt up to 250 m <sup>2</sup> of supporting office space from the processing facility floor area limit, but do not limit this use to 250 m <sup>2</sup> .
<b>City Committees</b>	No Comments	
<b>Agricultural Stakeholders &amp; Community Partners</b>	Allow larger facilities for multi-parcel farm operations.	Floor area limits are per lot maximums. Concentrating larger facilities on a single lot can be proposed and evaluated through rezoning.
	Differentiate processing from packing.	Consistent with ALC Policy L-01, the City has historically regulated packing, preparing, and processing as a single farm product processing use.



**Agricultural Stakeholders & Community Partners**

**Sticking Points/Concerns Raised**

Do not count fruit crop storage or cold storage in the allowable space calculation.

**AgRefresh Response**

General (non-refrigerated) storage of primary crops/farm products in a separate building that does not contain processing activities would not count towards the total.

Given the industrial nature of cold storage facilities, the draft regulations continue to count these areas as farm product processing.

To mitigate these concerns and support industry changes, the draft updates include a 500 m<sup>2</sup> increase in allowable floor area (up to 2,500 m<sup>2</sup>).

Proponents who require additional space beyond Zoning Bylaw provisions can pursue site specific consideration for Farm Product Processing - Level 2.

Additional permissions for water supply should be considered for fruit packing facilities.

City water services for rural farming properties are set through the Water Master Plan and the Waterworks Regulations Bylaw. Rezoning applications for larger facilities will need to demonstrate the suitability of the proposal by confirming/ demonstrating that the available water supply can adequately service the facility.

**External Agencies (First Nations)**

Wastewater testing in relation to aquatic and terrestrial species needs to be part of proposal review for larger facilities (OCP rezoning policy).

A wastewater management plan is anticipated as a component for review of larger processing facilities and the proposal will need to meet all Provincial environmental requirements.



## 3.9 Farm Retail

### Feedback Highlights

Few comments were received regarding Farm Retail. Engagement participants that provided feedback were generally supportive, citing the modernized definition and integration of farm retail and alcohol sales as notable improvements.

Below is a snapshot of ‘sticking points’ identified by engagement participants and an AgRefresh response. See Appendices A to D for full verbatim comments.

	Sticking Points/Concerns Raised	AgRefresh Response
General Public	Should be limited to the sale of products produced on the farm, or surrounding farms.	ALC rules require at least 50% of the farm retail products offered for sale to originate from the subject farm, or a cooperative to which the farmer belongs.
	Size/footprint of farm retail should be limited to mitigate impacts on farming.	Draft recommendations continue to limit farm retail buildings and structures to a maximum of 300 m <sup>2</sup> per lot.
	Farm retail should include cannabis farm-gate sales in anticipation of potential regulation changes currently under Provincial review.	Draft recommendations reflect existing Provincial regulation, which does not currently enable cannabis farm-gate sales.
City Committees	No Comments	
Agricultural Stakeholders & Community Partners	Increase flexibility for farms producing both food and alcohol (larger retail floor area).	The ALC counts farm alcohol sales towards a farm’s overall farm retail area, which is limited to 300 m <sup>2</sup> if less than 100% of the products offered for sale originate from the farm.  If 100% of the products do originate from the subject farm, draft AgRefresh provisions provide flexibility for outdoor farm retail areas to exceed the 300 m <sup>2</sup> area limit (if not in/under a structure).

**Agricultural Stakeholders & Community Partners**

**Sticking Points/Concerns Raised**

Consider alignment of size limit with current operators.

**AgRefresh Response**

The 300 m<sup>2</sup> floor area limit for farm retail buildings aligns with existing City regulation and should not impact existing compliant farm retail operations without alcohol sales.

The clarifying inclusion of farm alcohol sales in the 300 m<sup>2</sup> limit is only more restrictive in a circumstance where 100% of all farm products offered for sale originate from the subject farm or a cooperative association to which the farm belongs.

It is uncommon for a large (300 m<sup>2</sup>) farm retail operation, with both alcohol and other commodities, to strictly limit farm retail sales to 100% of their own agricultural products.

In the unlikely circumstance that inclusion of alcohol sales impacts an existing fully compliant operator (as per ALC and City rules), the non-conforming provisions of the *Local Government Act* will allow the use to continue.

Site specific Council/ALC consideration of a larger facility can also be requested.

**External Agencies**

No Comments





## 3.10 Alcohol Production Facilities

### Feedback Highlights

While feedback was limited for this topic, comments noted the practical benefits of consolidating and addressing breweries, wineries, meaderies, and distilleries as one use. Feedback highlighted the value of options for outdoor areas and the overall importance of these facilities for tourism and farming in Abbotsford. Comments generally focused on how to further support this use, with no specific opposition to the activity.

Below is a snapshot of ‘sticking points’ identified by engagement participants and an AgRefresh response. See Appendices A to D for full verbatim comments.

	Sticking Points/Concerns Raised	AgRefresh Response
General Public	Indoor space for retail sales seems small.	Draft regulations propose 125 m <sup>2</sup> for retail/sampling in addition to 125 m <sup>2</sup> for an indoor lounge. This is a significant increase to existing permissions, which are currently capped at a combined maximum of 125 m <sup>2</sup> for these uses.
	The combined 250 m <sup>2</sup> outdoor tasting, lounge, and special event area size limit is too restrictive.	The size limit will be reviewed. See <a href="#">Section 4.4(A)</a> on page 44 for details.
City Committees	No Comments	
Agricultural Stakeholders & Community Partners	Introduce a third facility size maximum (beyond 2,000 m <sup>2</sup> ) for larger farms.	Facility size limit will be reviewed in coordination with the draft Farm Product Processing allowances.  See <a href="#">Section 4.4(B)</a> on page 45 for details.
	Provide opportunities for farms to exceed the 300 m <sup>2</sup> combined limit for farm retail and alcohol sales on a lot.	The ALC counts farm alcohol sales towards a farm’s overall farm retail area, which is limited to 300 m <sup>2</sup> if less than 100% of the products offered for sale originate from the farm.  If 100% of the products do originate from the subject farm, draft AgRefresh provisions provide flexibility for outdoor farm retail areas to exceed the 300 m <sup>2</sup> area limit (if not in/under a structure).

**Agricultural Stakeholders & Community Partners**

**Sticking Points/Concerns Raised**

Consider opportunities for larger farms to exceed 250 m<sup>2</sup> of outdoor space.

Ensure regulatory updates accommodate existing operators.

**AgRefresh Response**

The size limit will be reviewed. See [section 4.4\(A\)](#) on page 44 for details.

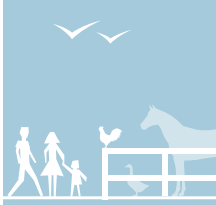
Existing local facilities and in-stream applications were further analyzed for industry trends. See [section 4.4\(B\)](#) on page 45 for related adjustments under consideration.

Existing alcohol facilities that do not comply with updated regulations (e.g., setbacks) may continue to operate under the non-conforming provisions of the *Local Government Act*. Council approval may be required for future expansion or changes that conflict with new zoning provisions.

**External Agencies**

No Comments





## 3.11 Agri-Tourism

### Feedback Highlights

Several participant comments recognize the value agri-tourism can bring to the agricultural industry and to Abbotsford specifically. Comments generally focus on how to further support this use, with no specific opposition to the opportunity.

Below is a snapshot of ‘sticking points’ identified by engagement participants and an AgRefresh response. See Appendices A to D for full verbatim comments.

	<b>Sticking Points/Concerns Raised</b>	<b>AgRefresh Response</b>
<b>General Public</b>	Parking regulations (e.g., on-site, non-permanent) limit the viability of agri-tourism.	Draft requirements reflect ALC policy with the aim of minimizing impacts on farmland and adjacent farms.
	Allow permanent buildings.	ALC approval is required for any permanent buildings or structures purpose built for agri-tourism.
	Limit size and hours of operation to mitigate potential nuisances, such as noise and traffic.	The City’s Noise Bylaw applies to this use. Traffic management is considered through the City’s Outdoor Special Event Permit process for larger events.
	Require on-site grass parking areas (no gravel or pavement).	Proposed regulations require parking to be on-site and non-permanent, unless approved by the ALC.
	Enable small short-term rentals for an overnight farm experience.	Agricultural zoning currently permits an overnight farm experience for bed and breakfast guests in a principal dwelling.
<b>City Committees</b> (participant comments)	Consider enabling accommodation for overnight farm visit experiences, with options detached from the principal residence.	See above under General Public.
<b>Agricultural Stakeholders &amp; Community Partners</b>	Ensure regulatory updates accommodate existing operators.	Draft regulations reflect existing City regulations and current ALC rules.
<b>External Agencies</b>	No Comments	

## 3.12 Gathering Events

### Feedback Highlights

Few comments were received for Gathering Events. Participants who provided feedback were mostly supportive of Gathering Events in the ALR and the recommended updates. Some participants would like to see fewer regulations in order to increase flexibility for farmers.

Below is a snapshot of 'sticking points' identified by engagement participants and an AgRefresh response. See Appendices A to D for full verbatim comments.

	Sticking Points/Concerns Raised	AgRefresh Response
General Public	ALC regulations for Gathering Events are too restrictive (e.g. requiring farm status, limiting attendees to 150, and capping events at 10 per year).	Recommended updates are consistent with ALC rules. The City does not have the authority to permit events beyond what the ALC allows.
	Remove the requirement for a City Outdoor Special Event Permit.	This proposed requirement supports compliance, consideration of local impacts (traffic), safety, and emergency response for larger events.
	Limit events to 5 per year to mitigate impacts (e.g. noise, traffic). Specific concern with impacts of music festivals on smaller farms.	The draft regulations are consistent with ALC permission for 10 events.  The City's Noise Bylaw applies to this use. Traffic management is considered through the City's Outdoor Special Event Permit process for larger events.
	Limit Gathering Events to bonafide farms.	Both the City and the ALC only permit events on properties assessed as farm under the <i>BC Assessment Act</i> .
City Committees (participant comments)	Ensure that City regulations for Gathering Events do not unintentionally impact opportunities for ALR filming.	See proposed revisions in <a href="#">Section 4.5(A)</a> on page 46 addressing this concern.
Agricultural Stakeholders & Community Partners	Ensure regulatory updates accommodate existing operators.	Draft regulation for this recent addition to the ALR is coordinated with Agri-tourism provisions and ALC rules.
External Agencies	No Comment	



## 3.13 Home Based Businesses

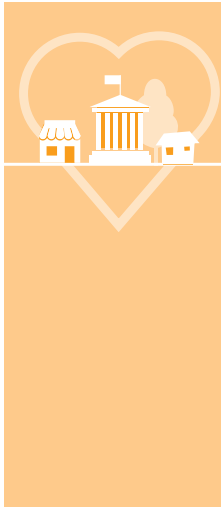
### Feedback Highlights

Participants provided limited feedback on the draft home based business updates, with a mix of responses highlighting the importance of the use and those concerned with the impact of activities unrelated to farming.

Below is a snapshot of 'sticking points' identified by engagement participants and an AgRefresh response. See Appendices A to D for full verbatim comments.

	Sticking Points/Concerns Raised	AgRefresh Response
General Public	This use is important to support small businesses that cannot afford commercial space, but do have 2-5 commercial vehicles.	Current City regulations permit parking of up to two commercial vehicles, subject to conditions.
	Restrict businesses that do not support farming.	The home occupation use is intended to provide flexibility for a range of low impact, small scale, minimal footprint home business opportunities for residents. Restrictions to permit only farm related home businesses is not proposed.
	Better monitoring of home based business compliance is required.	The bylaw compliance approach proposes additional compliance screening with licencing renewal.
City Committees	No Comments	
Agricultural Stakeholders & Community Partners	No Comments	
External Agencies	No Comments	





## 3.14 Rural Centres

### Feedback Highlights

Only Fraser Health provided comments on Rural Centres, suggesting that they can function as the “heart” of the agricultural community.

Below is a snapshot of comments and an AgRefresh response. See Appendices A to D for full verbatim comments.

Sticking Points/Concerns Raised	AgRefresh Response
<b>General Public</b>	No Comments
<b>City Committees</b>	No Comments
<b>Agricultural Stakeholders &amp; Community Partners</b>	No Comments
<b>External Agencies</b>	<p>Improve the safety of roads to encourage active transportation and connectivity.</p> <p>.....</p> <p>Support farming by accommodating public events, farmers markets, and community support services.</p> <p>The AgRefresh scope of work does not include public infrastructure improvements.</p> <p>Draft policy supports opportunities for new public civic and public institutional uses, as well as enhancing and preserving existing local services.</p> <p>Land uses and zoning vary across the seven rural centres, which will be guided by broader OCP policies.</p>



## 3.15 Agri-Industrial/Agri-Innovation

### Feedback Highlights

While feedback was limited, respondents acknowledged the importance of supporting the growing agri-tech sector, attracting business investment to Abbotsford, and fostering agricultural innovation into the future.

Below is a snapshot of ‘sticking points’ identified by engagement participants and an AgRefresh response. See Appendices A to D for full verbatim comments.

	Sticking Points/Concerns Raised	AgRefresh Response
<b>General Public</b>	Farmland should accommodate developing, piloting, demonstrating, and promoting agricultural innovation.	The City is watching Provincial government work on this topic, which will help direct further City policy work.
	Draft OCP Policy is too generic.	Given the Provincial government attention to this topic, the policy is intended to identify a high level interest in this topic, with more detailed work anticipated in the future.
	Consider enabling solar farms in the ALR.	This would be considered a non-farm use, and has not specifically been addressed by AgRefresh.
	Allow the production of growing mediums when materials are sourced from the subject farm.	On-farm composting is a permitted use, subject to compliance with ALC regulations.
	AgRefresh should reflect the proposed Abbotsford Tech District concept for a mixed-use agricultural technology cluster (in the McKee Neighbourhood) in the City’s thinking.	AgRefresh is focused on ALR and Agriculturally zoned lands. Abbotsford Tech District concepts are proposed within the McKee Neighbourhood Plan study area and will be reviewed in relation to that planning process.
<b>City Committees</b>	No Comments	
<b>Agricultural Stakeholders &amp; Community Partners</b>	No Comments	
<b>External Agencies</b>	No Comments	



## 3.16 Supporting Policy & Regulation

### Feedback Highlights

Minimal comments were provided for this section in the final round of engagement, however, several technical details were worked out with the Ministry of Agriculture, Food and Fisheries in the drafting stage, prior to presenting the Stage 3 draft updates to Council and the community.

Below is a snapshot of 'sticking points' identified by engagement participants and an AgRefresh response. See Appendices A to D for full verbatim comments.

Sticking Points/Concerns Raised	AgRefresh Response
<b>General Public</b>	In light of ALC regulation changes and proposed AgRefresh updates, consider allowing a land owner to remove the 'immediate family only' restrictive covenant associated with historical 'accessory family residential use' approvals (manufactured homes up to 9m wide).
<b>City Committees</b>	No comments specific to draft policies and regulations.
<b>Agricultural Stakeholders &amp; Community Partners</b>	Farm building setbacks should align with the Minister's Bylaw Standards, as they impact the amount of land that can be farmed, the placement of buildings and overall competitiveness and sustainability of the farm.
<b>External Agencies</b>	No comments specific to draft policies and regulations.

### AgRefresh Response

This will be reviewed. See [section 4.6\(B\)](#) on page 47 for details.

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# 4 | WHAT WE PROPOSE TO CHANGE



# 4.0 Refinements

Several changes to the draft policies and regulations are under review in response to engagement feedback and further analysis. The following potential changes will be considered when preparing bylaws and policy for Council consideration.

It is important to acknowledge that the Zoning Bylaw and Council Policy for Agricultural Areas are 'living documents' that will be revisited and updated as industry trends/needs evolve and senior agency regulations change into the future.

## 4.1 Accessory Farm Dwelling Units (AFDU)

<b>A</b>	<b>CONCERN</b>	The draft AFDU setback from livestock areas will reduce farmable area and prevent units attached to livestock buildings.
	<b>Proposed Refinement</b>	Reduce and remove some on-site setbacks for this use.
	<b>Original Draft Zoning</b>	Setback an Accessory Farm Dwelling Unit a minimum of 30 m from any building, structure, or confined outdoor area containing livestock, aquaculture, manure, compost, or agricultural waste.
	<b>Changes</b>	AFDU Zoning Bylaw minimum separation distances: <ol style="list-style-type: none"> <li>a. 15.0 m from Buildings, Structures or outdoor areas containing manure, compost, or agricultural waste</li> <li>b. 0.0 m from Buildings or Structures containing animals other than swine or fur-bearing animals</li> <li>c. 15.0 m from Buildings or Structures containing swine or fur-bearing animals</li> </ol>
<b>B</b>	<b>CONCERN</b>	The 112 m <sup>2</sup> cap on all non-residential uses located in the same building as an AFDU is too restrictive for most agricultural buildings. Agricultural buildings tend to be larger, potentially impacting this opportunity for bonafide farmers who may require this residence for farm help.
	<b>Proposed Refinement</b>	Remove the 112 m <sup>2</sup> size limit. This does not change the size limit of the residence portion of the building.
	<b>Original Draft Zoning</b>	Where an Accessory Farm Dwelling Unit is located in the same Building as any other Use, the cumulative floor area of all other Uses in the same Building shall not exceed 112 m <sup>2</sup> , as measured to the outside of the exterior walls and including a Basement.
	<b>Changes</b>	Remove limitation from draft Zoning Bylaw provisions.

\*\*See 4.6(B) addressing removal of the “immediate family only” covenant applied to historically approved ‘Accessory Family Residential Uses’ (manufactured home for family up to 9m wide).

## 4.2 Full Time Farm Worker Residences

<b>A</b>	<b>CONCERN</b>	Draft Zoning Bylaw regulations do not acknowledge permission for the full-time farm worker's immediate family to reside in the dwelling.
	<b>Proposed Refinement</b>	Add a reference to family in the use definition.
	<b>Original Draft Zoning</b>	"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.
	<b>Change</b>	"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, and for the purposes of this definition, includes the employee's immediate family.
<b>B</b>	<b>CONCERN</b>	<p>The chicken layer operation (egg) bird counts in the draft Council Policy for evaluating (fast tracking) the need for a full-time farm worker residence do not align with current industry conditions and do not consider the higher labour needs of free range/free run operations.</p> <p>Recommend counting pullets and lowering thresholds for free range/free run egg operations.</p>
	<b>Proposed Refinement</b>	Include pullets and adjust minimum levels by production type.
	<b>Original Draft Policy</b>	<p>a. chicken layer: Minimum 20,000 laying birds at one time, plus replacement stock.</p>
	<b>Changes</b>	<p>a. chicken layer, conventional:</p> <ul style="list-style-type: none"> <li>i. minimum 20,000 laying birds at one time; or</li> <li>ii. minimum 40,000 pullets raised per year; or</li> <li>iii. a proportional combination</li> </ul> <p>b. chicken layer, free run:</p> <ul style="list-style-type: none"> <li>i. minimum 10,000 laying birds at one time; or</li> <li>ii. minimum 20,000 pullets raised per year; or</li> <li>iii. a proportional combination</li> </ul> <p>c. chicken layer, free range:</p> <ul style="list-style-type: none"> <li>i. minimum 5,000 laying birds at one time; or</li> <li>ii. minimum 10,000 pullets raised per year; or</li> <li>iii. a proportional combination</li> </ul>

## 4.3 Temporary Farm Worker Housing

<b>A</b>	<b>CONCERN</b>	Permissions for accommodating temporary farm workers in a principal residence are unclear in the Agricultural Zones (A1 to A6)
	<b>Proposed Refinements</b>	<ul style="list-style-type: none"> <li>A. Permit up to four boarders in a single detached dwelling, in addition to the household occupants; not limited to temporary farm workers.</li> <li>B. Allow a single detached dwelling to be used as a Boarding House for temporary farm workers, subject to limitations and conditions.</li> </ul>
	<b>Original Draft Zoning</b>	Scenarios are not addressed
	<b>Changes</b>	<p><b>Proposed Revisions</b> (to be implemented by citywide Zoning Bylaw update)</p> <p><b>“Boarding”</b> means the accommodation of persons in a Dwelling Unit who are not members of the Household, and who have a living arrangement agreement with the Household.</p> <p>Where permitted, in a Single Detached Dwelling, Boarding shall:</p> <ul style="list-style-type: none"> <li>a. be limited to no more than four boarders at one time within the Dwelling Unit;</li> <li>b. be limited to two boarders per Sleeping Unit; and</li> <li>c. not be operated where there is a Bed &amp; Breakfast.</li> </ul> <p><b>“Boarding House”</b> means the accommodation of persons without a Household in a Single Detached Dwelling where a person occupies a Sleeping Unit and has access to common sanitary, cooking and dining facilities; and where they have a living arrangement agreement with the owner or manager; excludes Supported Housing.</p> <p>Where permitted, a Boarding House in the A1, A2, A3, A4, A5 or A6 zone, shall:</p> <ul style="list-style-type: none"> <li>i. be subject to a business licence;</li> <li>ii. only occur within a Single Detached Dwelling that does not contain more than one kitchen;</li> <li>iii. restrict occupancy to Temporary Farm Workers employed under a federal government migrant worker program;</li> <li>iv. be restricted to a maximum of 12 persons within the Single Detached Dwelling;</li> <li>v. only be permitted on a Lot that is 3.8 ha or larger and classified as farm under the <i>Assessment Act</i>, R.S.B.C. 1996, c.20;</li> <li>vi. not be operated where there is a Secondary Suite, Residential Care, or Home Occupation Use on the Lot;</li> <li>vii. be exempt from providing parking in accordance with Section 150; and</li> <li>viii. have no indication that the Single Detached Dwelling is used for a purpose other than a residential Use.</li> </ul>



<b>B</b>	<b>CONCERN</b>	The berry industry is concerned with the requirement for a single detached dwelling on a lot with temporary farm worker housing, seeking options to allow temporary farm worker housing as the only residential use on the lot.
	<b>Proposed Refinements</b>	Subject to ALC approval, allow temporary farm worker housing on a lot with: <ul style="list-style-type: none"> <li>A. a single detached dwelling; or</li> <li>B. where there is more than one building for temporary farm worker housing.</li> </ul>
	<b>Original Draft Zoning</b>	Temporary Farm Worker Housing shall only be permitted on a lot with a single detached dwelling.
	<b>Change</b>	Temporary Farm Worker Housing shall only be permitted on a lot with a single detached dwelling or where there is more than one Building for Temporary Farm Worker Housing.

<b>C</b>	<b>CONCERN</b>	Some federal foreign worker programs facilitate temporary labour contracts beyond the proposed 10 month Zoning Bylaw maximum. For example the federal 'Agricultural Stream' program allows employers to hire temporary foreign workers for a maximum of 24 months.  In some cases, temporary foreign labour is needed year-round for field crop operations, dealing with pre-season, harvest and post season needs, or continuous work in a greenhouse scenario.
	<b>Proposed Refinements</b>	Allow occupancy for up to 24 months for workers in a federal temporary foreign labour program.
	<b>Original Draft Zoning</b>	"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.
	<b>Change</b>	"Temporary Farm Worker" means an individual who carries out agricultural work on a Farm Operation for a minimum of 35 hours per week on a temporary or seasonal basis.  New Regulation: Temporary Farm Worker Housing shall only be permitted where any individual Temporary Farm Worker is housed: <ul style="list-style-type: none"> <li>a. for a maximum of 10 months in a calendar year; or</li> <li>b. as approved under on a federal government temporary foreign worker program, to a maximum of 24 consecutive months.</li> </ul>

DA

**CONCERN**

The 40 worker limit for field crop (non-greenhouse) farm operations should be increased given growing reliance on foreign labour and a shift to more labour intensive crop production methods (e.g. substrate and tunnel production).

**Proposed Refinement A**

Allow up to 60 workers per farm operation for all farm types, subject to ALC approval. Regulate permitted building size in relation to lot size, adding the option for a larger housing facility on a lot 16 ha and above.

**Original Draft Zoning**

- c. The number of Temporary Farm Worker Housing Spaces shall be limited to the following Farm Operation maximums:
  - i. 60 for a Farm Operation with greenhouses or Farm Product Processing, subject to the following calculation:
    - (1) a maximum of one Temporary Farm Worker Housing Space shall be permitted for every 1,000 m<sup>2</sup> of greenhouse or Farm Product Processing floor area; and
  - ii. 40 for all other Farm Operations.
- d. Temporary Farm Worker Housing Floor Area shall not exceed the following size maximums:
  - i. 300 m<sup>2</sup> on a Lot less than 8 ha in area;
  - ii. 600 m<sup>2</sup> on a Lot 8 ha or larger in area; and
  - iii. notwithstanding (i) and (ii), 900 m<sup>2</sup> for a Farm Operation with greenhouses or Farm Product Processing, in accordance with the following criteria:
    - (1) a maximum of 15 m<sup>2</sup> of Temporary Farm Worker Housing Floor Area is provided for every 1,000 m<sup>2</sup> 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).

**Change**

- c. The number of Temporary Farm Worker Housing Spaces shall be limited to 60 per Farm Operation.
- d. Temporary Farm Worker Housing Floor Area shall not exceed the following size maximums:
  - i. 300 m<sup>2</sup> on a Lot less than 8 ha in area;
  - ii. 600 m<sup>2</sup> on a Lot 8 ha or larger and less than 16 ha in area;
  - iii. 900 m<sup>2</sup> on a Lot 16 ha or larger in area; and
  - iv. notwithstanding (i) and (ii), 900 m<sup>2</sup> for a Farm Operation with greenhouses or Farm Product Processing, subject to the following calculation:
    - (1) a maximum of one Temporary Farm Worker Housing Space is provided for every 1,000 m<sup>2</sup> 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).

<b>D<sup>B</sup></b>	<b>Proposed Refinement B</b>	Limit conversion of existing buildings to a maximum of 300 m <sup>2</sup> (3,230 ft <sup>2</sup> ) to ensure larger facilities are provided in removable/temporary buildings. This aligns with the current Zoning Bylaw, which caps this use at 300 m <sup>2</sup> .
	<b>Original Draft Zoning</b>	The converted building size limit defaulted to the lot size thresholds applicable to all building types, allowing conversion of a building as big as 900 m <sup>2</sup> .
	<b>Change</b>	e. Temporary Farm Worker Housing Use shall only permitted in: <ul style="list-style-type: none"> <li>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</li> <li>ii. an existing permanent Building converted for such Use, where: <ul style="list-style-type: none"> <li>(1) the original Structure was granted authorization to occupy at least 5 years prior to application for conversion;</li> <li>(2) no more than one Structure per Lot is converted for such Use; and</li> <li>(3) the Building does not exceed a Gross Floor Area of 300 m<sup>2</sup>.</li> </ul> </li> </ul>
<b>E</b>	<b>CONCERN</b>	Poultry is not an eligible farm operation type in the draft, but poultry operations are having difficulty attracting local labour and have started using foreign labour. Workers are needed year-round and the typical contract duration is 2 years.
	<b>Proposed Refinements</b>	Add poultry to list of permitted farm operation types.
	<b>Original Draft Zoning</b>	Temporary Farm Worker Housing shall only be permitted where the principal agricultural use on the lot consists of fruit, tree nut, vegetable, nursery, floriculture, or mushroom operation.
<b>Change</b>	Temporary Farm Worker Housing shall only be permitted where the principal agricultural use on the lot consists of fruit, tree nut, vegetable, nursery, floriculture, mushroom, or poultry operation.	
<b>F</b>	<b>CONCERN</b>	It is difficult to regulate temporary farm worker housing that is justified and/or driven by farming activities or farmland located outside of Abbotsford.
	<b>Proposed Refinements</b>	Update the Council Policy for Agricultural Areas to consider the proportion of farming activities within the City of Abbotsford driving the need for the proposed temporary farm worker housing when evaluating an ALC Non-Adhering Residential Use application.
	<b>Original Draft Council Policy</b>	Not specifically addressed.
	<b>Change</b>	The City may consider whether the demand for the proposed Temporary Farm Worker Housing is driven by farming activities within the City of Abbotsford.

## 4.4 Alcohol Production Facilities

**A**

### **CONCERN**

The 250 m<sup>2</sup> combined outdoor tasting, lounge, and special event area size limit is too restrictive. These outdoor areas are important components of alcohol facility businesses. Comments support the proposed flexibility for the size of a picnic areas.

### **Proposed Refinements**

Increase the maximum combined outdoor area for tasting, lounges, and special event areas from 250 m<sup>2</sup> to 300 m<sup>2</sup>. Rationale includes:

- The ALC caps outdoor lounges at 125 m<sup>2</sup>, which can host an unlimited number of events per year. This makes the 300 m<sup>2</sup> limit most relevant to outdoor 'special event area endorsement' spaces.
- In comparison to typical lounge capacity limits (~1.9 m<sup>2</sup> per person), the 300 m<sup>2</sup> combined outdoor size limit would roughly accommodate 150 people, which is consistent with the general 'gathering event' ALC capacity limits for all other farm types.
- Alternatively, a proponent could apply for Council approval of a site specific size increase.
- The draft regulations also still permit 10 additional events per year under the general ALC "gathering event" provisions, without a maximum area.
- Picnic areas continue to remain flexible in size without a specific limit.

### **Original Draft Zoning**

The following outdoor ancillary uses shall not exceed a cumulative size of 250 m<sup>2</sup> per Lot:

- a. alcohol product sampling
- b. food and beverage service lounge; and
- c. areas under a special event area endorsement issued under the Liquor Control and Licensing Act

### **Change**

The following outdoor ancillary uses shall not exceed a cumulative size of 300 m<sup>2</sup> per Lot:

- a. alcohol product sampling
- b. food and beverage service lounge; and
- c. areas under a special event area endorsement issued under the Liquor Control and Licensing Act

**B****CONCERNS**

Consider allowing larger farms to go beyond 2,000 m<sup>2</sup> facility size limit. Consider the impact of proposed changes on existing and future facilities.

*Follow Up: Further staff review of existing farm alcohol facilities and in-stream applications identified that smaller farm alcohol production facilities often use a higher proportion of the facility for tasting, retail, or lounge activities, which exceeds the draft 33% ancillary use floor area limit in several cases.*

**Proposed Refinements**

- A. Align size maximum for large lots with general Farm Product Processing.
- B. Increase the proportion of the alcohol production facility that can be used for tasting, food/beverage lounge, and retail sales from 33% to 49%.
- C. Reduce the draft proposed setbacks for picnic areas given the low impact (no amplified sound).

The proposed refinements will:

- align overall facility size permissions for larger lots with the processing size limit for other farm commodities (2,500 m<sup>2</sup>);
- allow smaller lots to achieve the full scope of permitted ancillary uses (i.e., tasting, lounges, retail) while keeping these activities subordinate and incidental to the actual alcohol production; and
- provide more flexibility for the siting of picnic areas

**Original Draft Zoning**

- a. Farm Alcohol Production Facility Floor Area shall not exceed the following size maximums:

Lot Size	Maximum per Lot
1.5 to 4.99 ha	1,000 m <sup>2</sup>
5.0 ha and larger	2,000 m <sup>2</sup>

- b. Ancillary uses [tasting, retail, lounges] shall not occupy more than 33% of the Farm Alcohol Production Facility Floor Area.
- c. Minimum 15 m interior lot line setback for picnic areas.

**Change**

- a. Farm Alcohol Production Facility Floor Area shall not exceed the following size maximums:

Lot Size	Maximum per Lot
1.5 to 4.99 ha	1,250 m <sup>2</sup>
5.0 ha and larger	2,500 m <sup>2</sup>

- b. Where located on the same Lot, the cumulative size of all Alcohol Production Facility Floor Area, Farm Product Processing Floor Area, and the Gross Floor Area of all Buildings and Structures housing Accessory Cannabis Processing shall not exceed 2,500 m<sup>2</sup> per Lot.
- c. Ancillary uses [tasting, retail, lounges] shall not occupy more than 49% of the Farm Alcohol Production Facility Floor Area.
- d. Minimum 4.5 m interior lot line setback for picnic areas.

## 4.5 Gathering Events (filming in the ALR)

<b>A</b>	<b>CONCERN</b>	<p>City zoning should avoid regulations that may unintentionally be more restrictive than the ALC for filming activities in the ALR.</p> <p>The ALC regulates filming in the ALR under the Gathering Event regulations.</p>
	<b>Proposed Refinements</b>	<p>A. Allow gathering events conducted in accordance with the ALR Use Regulation, or as authorized by the Agricultural Land Commission;</p> <p>B. Exempt filming from the 300 m<sup>2</sup> maximum on the use of indoor areas.</p>
	<b>Original Draft Zoning</b>	<p>a. Gathering for an Event shall only be permitted if conducted in accordance with the Agricultural Land Reserve Use Regulation, B.C. Reg. 30/2019.</p> <p>b. The size of indoor areas used for gathering for an event shall be limited to 300 m<sup>2</sup> per lot.</p>
	<b>Changes</b>	<p>a. Gathering for an Event shall only be permitted if conducted in accordance with the Agricultural Land Reserve Use Regulation, B.C. Reg. 30/2019, or as authorized by the Agricultural Land Commission.</p> <p>b. The size of indoor areas used for gathering for an event shall be limited to 300 m<sup>2</sup> per lot, except for filming activities authorized by the Agricultural Land Commission.</p>

## 4.6 Supporting Policy and Regulation

<b>A</b>	<b>CONCERN</b>	<p>Draft Zoning Bylaw updates add ‘feedlot’ as a permitted Agricultural Use, but do not specify setbacks from schools, parks, or urban areas. The concentration of livestock/manure can generate odour impacts for adjacent non-agricultural uses.</p> <p>The Provincial Guide to Edge Planning identifies a farm side setback of 100 m from the ALR/Urban boundary.</p>
	<b>Proposed Refinements</b>	<p>Establish a minimum feedlot setback from urban areas, parks and schools.</p>
	<b>Original Draft Zoning</b>	<p>Setbacks not identified.</p>
	<b>Changes</b>	<p>a. Where permitted as an Agricultural Use, a Feedlot shall locate all Buildings, pens, enclosures, or places where cattle are kept or manure is stored a minimum of:</p> <ol style="list-style-type: none"> <li>i. 30 m from lot lines;</li> <li>ii. 100 m from the Agricultural Land Reserve Boundary;</li> <li>iii. 100 m beyond and outside of the Urban Development Boundary; and</li> <li>iv. 150 m from a Lot line for a Park or School.</li> </ol>

**B****CONCERN**

In accordance with Provincial ALR rule changes on December 31, 2021, the ALC no longer restricts the use of historically approved second residence manufactured homes (up to 9m wide) to the immediate family of the land owner.\*

This historical use is still embedded in the City's Zoning Bylaw as 'Accessory Family Residential Use'. AgRefresh proposes to remove this obsolete use from the Zoning Bylaw, and replace it with the smaller but more flexible 'Accessory Farm Dwelling Unit', consistent with new Provincial ALR permissions.

Despite updated regulations, many ALR properties will continue to have a restrictive covenant on title, limiting the occupancy of an existing manufactured home to immediate family.

Some landowners would like an option to request removal of this City covenant to allow more flexible occupancy, as permitted by the ALC.

*\*Q27 of ALC FAQ for Residential Flexibility in the ALR, December 2, 2021*

**Proposed Refinements**

In coordination with AgRefresh A Zone updates, seek a Council resolution authorizing staff to discharge these restrictive covenants through a landowner application process.

**Original Approach**

Not addressed

**Changes**

Consider passing a Council resolution authorizing the General Manager of Planning and Development Services, or designate, to process the discharge of a restrictive covenant that limits the occupancy of a manufactured home on an A-Zoned property to the landowner or immediate family of the landowner.

## 5.0 Next Steps

Working with the Stage 3 Winter 2021-22 AgRefresh engagement feedback, staff will complete final review and research on any outstanding issues, followed by preparation of bylaws and policies for Council consideration.