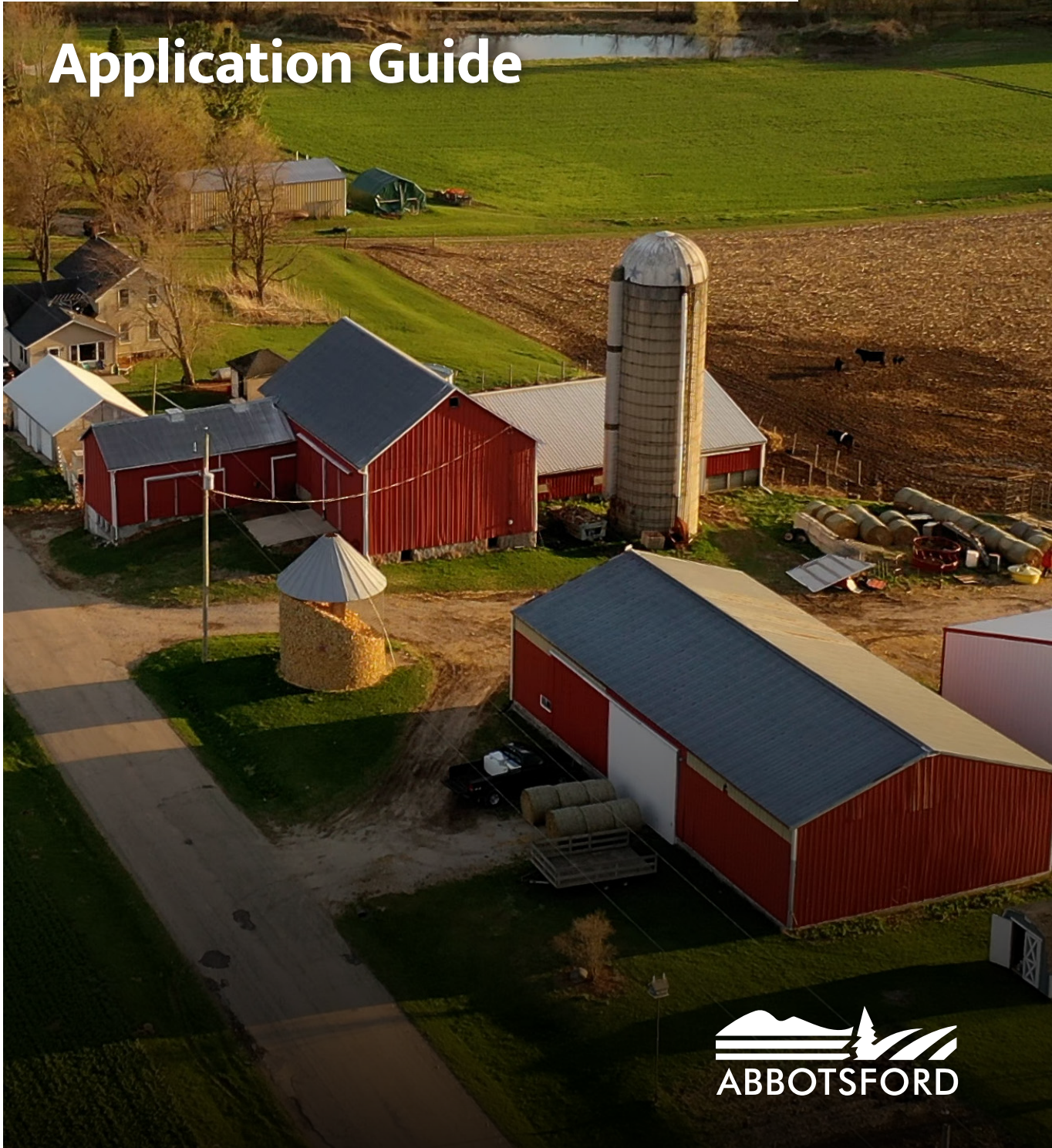


AGRICULTURAL NEW & ADDITIONS

Application Guide



PURPOSE

Building projects today have a wide range of requirements and complexity beyond simply providing a set of blue prints. The purpose of this guide is to explain these requirements in easy to understand terms. You are not required to read this entire document cover to cover, however it is recommended that before you apply for permit, you follow these steps to the end to provide the best chance of having a complete and successful application and avoid costly delays due to unanticipated requirements and regulations.



IDENTIFICATION OF PROJECT SCOPE

Review the questions below to confirm which section of this guide applies to your project.

1. Does this project propose or include a residential use? Y/N

YES : This is not the correct application guide for your project. Please refer instead to the [APPLICATION GUIDE – RESIDENTIAL – NEW AND ADDITIONS](#)

NO : Proceed to question 2

2. Does this project propose less than 75% new construction (excluding foundation) when completed? Y/N

YES : Proceed to [PART 1 – ADDITIONS](#)

NO : Proceed to [PART 2 – NEW](#)

CONTENTS

PART 1 ADDITIONS.....	4
ALL ADDITIONS.....	4
ADDITIONS INCREASING THE BUILDING FOOTPRINT	5
VERTICAL ADDITIONS	6
INTERIOR FLOORSPACE ADDITIONS	6
PART 2 NEW BUILDINGS	7
ALL NEW BUILDINGS	7
SHIPPING CONTAINER BUILDINGS	8
PART 3 ADDITIONAL REQUIREMENTS.....	9
SERVICING.....	9
Water	9
Septic.....	9
Storm.....	10
Service Reconnection or Upgrades.....	11
AGRICULTURAL LAND COMMISSION	12
Machine Sheds.....	13
All Agricultural Buildings, Structures, & Driveways.....	14
PLANNING.....	15
Greenhouses.....	15
Setbacks	16
Watercourses	16
Wildlife Habitats	17
AIRPORT FLIGHT PATH.....	18
FLOODPLAIN	19
DEVELOPMENT COST CHARGES.....	20
ENGINEERING DEPARTMENT	21
Soil Deposits Or Removals	21
Driveways	21
PART 4 RESOURCE LINKS	22
PROJECT PLANNING	22
APPLICATION RESOURCES	22
OTHER AGENCIES.....	22



PART 1 ADDITIONS

Only projects that will be less than 75% new construction (excluding foundation) after completion may use Part 1 - Additions. All projects proposing more than 75% new construction (excluding foundation) are considered new buildings and must meet all applicable Bylaws, Codes, and Regulations [REFER TO PART 2 - NEW](#)

ALL ADDITIONS



Requirements, Documentation, Forms and Checklists for your application:

- ➔ Owner's Authorization Form (Refer to link in Part 4)
- ➔ Submission Checklist – Agricultural - Addition (Refer to link in Part 4)
- ➔ Refer to following sections that most closely match your proposed project scope(s) for other applicable requirements, forms and/or checklists;
- ➔ All gas and electrical installations are regulated by the province. All required gas and/or electrical permits must be obtained through Technical Safety BC.
- ➔ Refer to [PART 3 – ADDITIONAL REQUIREMENTS](#) for other applicable requirements



PART 1 ADDITIONS (continued...)

ADDITIONS INCREASING THE BUILDING FOOTPRINT

In addition to the other required Forms and Checklists specified for ALL ADDITIONS, the submitted drawings shall include:

- ➔ Site Contamination Form (Refer to link in Part 4)
- ➔ Zoning Compliance Checklist *Recommended* (Refer to link in Part 4)
- ➔ Drawing Checklist – Agricultural - Addition *Recommended* (Refer to link in Part 4)
- ➔ Refer to [PART 3 – ADDITIONAL REQUIREMENTS](#) for other applicable requirements, specifically:
 - SERVICING
 - AGRICULTURAL LAND COMMISSION
 - PLANNING
 - AIRPORT FLIGHT PATH
 - FLOODPLAIN
 - DEVELOPMENT COST CHARGES
 - ENGINEERING DEPARTMENT





PART 1 ADDITIONS (continued..)

VERTICAL ADDITIONS (No Increase In Building Footprint)

In addition to the other required Forms and Checklists specified for [ALL ADDITIONS](#), the submitted drawings shall include:

- ➔ Zoning Compliance Checklist *Recommended* (Refer to link in Part 4)
- ➔ Drawing Checklist – Agricultural - Addition *Recommended* (Refer to link in Part 4)
- ➔ Refer to [PART 3 – ADDITIONAL REQUIREMENTS](#) for other applicable requirements, specifically:
 - SERVICING
 - AGRICULTURAL LAND COMMISSION
 - AIRPORT FLIGHT PATH
 - DEVELOPMENT COST CHARGES



INTERIOR FLOORSPACE ADDITIONS (No Exterior Additions)

In addition to the other required Forms and Checklists specified for [ALL ADDITIONS](#), the submitted drawings shall include:

- ➔ Drawing Checklist – Agricultural - Addition *Recommended* (Refer to link in Part 4)
- ➔ Refer to [PART 3 – ADDITIONAL REQUIREMENTS](#) for other applicable requirements, specifically:



- SERVICING
- AGRICULTURAL LAND COMMISSION
- DEVELOPMENT COST CHARGES



PART 2 NEW BUILDINGS

ALL NEW BUILDINGS

Requirements, Documentation, Forms and Checklists for your application:

- ➔ Submission Checklist – Agricultural - New (Refer to link in Part 4)
- ➔ Site Contamination Form (Refer to link in Part 4)
- ➔ Owner's Authorization Form (Refer to link in Part 4)
- ➔ Drawing Checklist – Agricultural - New *Recommended* (Refer to link in Part 4)
- ➔ Zoning Compliance checklist *Recommended* (Refer to link in Part 4)
- ➔ Refer to following sections that most closely match your proposed project scope(s) for other applicable requirements, forms and/or checklists
- ➔ Refer to [PART 3 – ADDITIONAL REQUIREMENTS](#) for other applicable requirements, specifically:
 - SERVICING
 - AGRICULTURAL LAND COMMISSION
 - PLANNING
 - AIRPORT FLIGHT PATH
 - FLOODPLAIN
 - DEVELOPMENT COST CHARGES
 - ENGINEERING DEPARTMENT



 **PART 2** NEW BUILDINGS *(continued...)*

SHIPPING CONTAINER BUILDINGS

Shipping container buildings are permitted for storage use in Zones designated for Agricultural use in the [ABBOTSFORD ZONING BYLAW](#) For any other proposed use, please refer to the applicable [APPLICATION GUIDE](#) for the intended use.

Please ensure you review the following sections before purchasing a Shipping Container to confirm all requirements can be met before committing to the purchase and delivery date. The BC Building Code may require additional upgrades depending on the proposed use of the building.

In addition to the other required Forms and Checklists specified for [ALL NEW BUILDINGS](#), the submitted drawings shall include:

- ➔ 2 Copies of Floorplan drawings (to include):
 - Door sizes
 - Window sizes
 - Location and size of air vents to provide the required natural ventilation (top and bottom)
- ➔ 2 Copies of Elevation drawings (to include):
 - Calculations to confirm proposed unprotected area for windows and doors in the building face does not exceed the maximum permitted under the BC Building Code.

NOTE: Depending on the proposal, it may be determined during plan review that assurance for the structural integrity is required to be provided by a Registered Structural Engineer.





PART 3 ADDITIONAL REQUIREMENTS

Review all Sections and questions below that apply to your property and project to ensure you are aware and/or have addressed all requirements to avoid delays or redesigns later in the process.

SERVICING

This section applies to projects for new buildings and additions and will assist to determine submission requirements.

Water

Water meters and water service connections older than 20 years are occasionally required to be updated prior to construction of any new serviced buildings. Contact the City of Abbotsford [ENGINEERING DEPARTMENT](#) for the required application.

1. Is this property serviced by a well? Y/N

YES : Location of well must be shown on the Site plan

NO : Proceed to question 2 (Septic)

Septic

2. Is this property serviced by a septic system? Y/N

YES : Proceed to question 3

NO : Proceed to question 5 (Storm)

3. Is this project intended for, or include a processing use? Y/N

YES : Fraser Health approval is required for management of the process waste

NO : Proceed to question 4

4. Is this project proposing to use an existing septic system? Y/N

YES : Provide signed and sealed report from a Registered Onsite Wastewater Practitioner (ROWP) confirming that existing field is functioning properly and sized adequately for the new septic loads

NO : Provide Fraser Health documentation and a copy of the engineered septic design, Proceed to question 5 (Storm)



PART 3 ADDITIONAL REQUIREMENTS (continued...)

SERVICING (continued...)

Storm

5. Is this property located in the Agricultural Land Reserve? Y/N

YES : Refer to chart below referencing storm water detention requirements and the triggering requirements.

NO : Proceed to the [AGRICULTURAL LAND COMMISSION](#) section for other requirements as applicable.

Where the total area of all buildings and driveways (impermeable surfaces) on the property is:	The Level of Storm water detention required:
Less than 10% of the lot area with no in-ground basements or crawlspaces proposed	No detention required
Less than 10% of the lot area with in-ground basements or crawlspaces proposed	Engineered Infiltration System required
Between 10% and 20% of the lot area	Engineered Infiltration System required
Greater than 20% of the lot area	Engineered Storm Water Management and Detention plan from a Civil Engineer
Greater than 3700m ²	Engineered Infiltration System required





PART 3 ADDITIONAL REQUIREMENTS *(continued...)*

SERVICING *(continued...)*

Service Reconnection or Upgrades

UTILITY RECONNECT/UPGRADE (Engineering Dept.)

Your property may require reconnection or upgrading of the utility services. Below is a table with the fees required under the City of Abbotsford, Waterworks Regulation Bylaw, 2017 and the City of Abbotsford, Sewer Regulations Bylaw, 2017.

Sanitary Service Reconnect	At Cost – Services will be billed to the customer once City Services works are complete.
Storm Service Reconnect	At Cost – Services will be billed to the customer once City Services works are complete.
Plumbing Inspection	\$75.00 (\$100.00 for both)
Water Service Reconnect	\$63.00 + \$250.00 (Sec. Dep.) = \$313.00
Water Service Upgrade - 18mm (Three (3) bathrooms -)	\$4,225.00 + \$250.00 (Sec. Dep.) = \$4,475.00
Water Service Upgrade - 25mm (Four (4) bathrooms +)	\$4,570.00 + \$250.00 (Sec. Dep.) = \$4,820.00

If your property includes Water, Sanitary and (or) Storm connection(s), you will be required to have an inspection completed during demolition, this may result in repairs or replacements being required. If required, replacement would be completed under a recoverable work order (SM02#). You will receive a phone call and permits authorizing this work.



PART 3 ADDITIONAL REQUIREMENTS *(continued...)*

AGRICULTURAL LAND COMMISSION

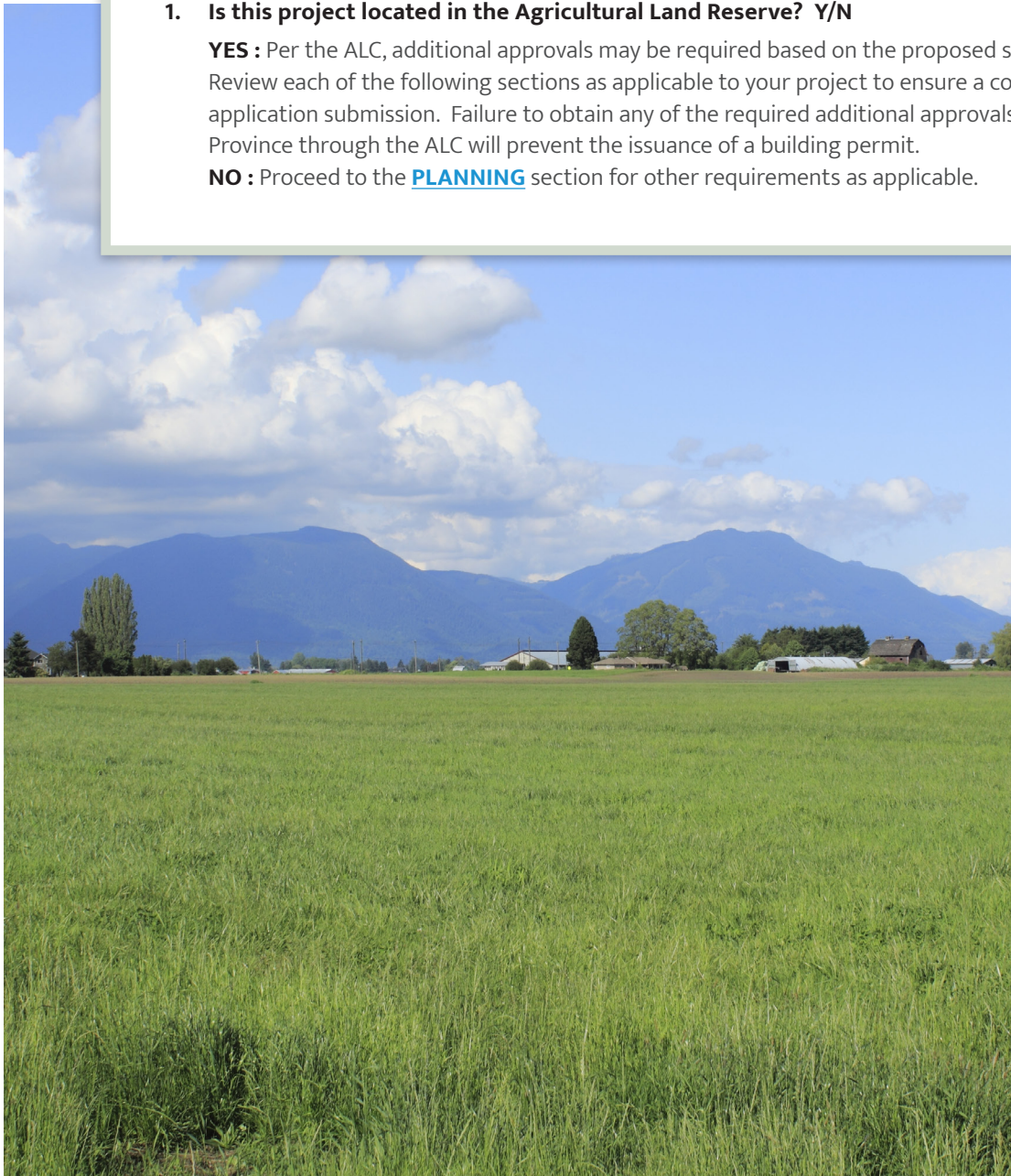
This section applies to projects for new buildings and additions in the Agricultural Land Reserve (ALR) and will assist to determine the Agricultural Land Commission (ALC) requirements for your property and project.

NOTE: Concrete foundations and slabs are considered as fill by the ALC for the purposes of these Provincial regulations.

1. Is this project located in the Agricultural Land Reserve? Y/N

YES : Per the ALC, additional approvals may be required based on the proposed scope of work. Review each of the following sections as applicable to your project to ensure a complete application submission. Failure to obtain any of the required additional approvals from the Province through the ALC will prevent the issuance of a building permit.

NO : Proceed to the [PLANNING](#) section for other requirements as applicable.





PART 3 ADDITIONAL REQUIREMENTS (continued...)

AGRICULTURAL LAND COMMISSION (continued...)

Machine Sheds

1. Will this machine shed contain a dwelling unit? Y/N

YES : This is not the correct guide for your project. Please refer to the [APPLICATION GUIDE – RESIDENTIAL – NEW AND ADDITIONS](#) and associated checklists for your pending submission

NO : Proceed to question 2.

2. Will this proposed machine shed contain a second floor level (open lofts and mezzanines are excluded)? Y/N

YES : A Notice of Intent (NOI) application is required through the ALC.

NO : Proceed to question 3.

3. Will this proposed machine shed be used for any use other than the storage of farm equipment, or farm machinery? Y/N

YES : A Notice of Intent (NOI) application is required through the ALC.

NO : Proceed to question 4.

4. Will this proposed machine shed contain any office, lunchroom, or other similar residential use areas (Rec-room, Gym, etc.)? Y/N

YES : A Notice of Intent (NOI) application is required through the ALC.

NO : Proceed to [ALL AGRICULTURAL BUILDINGS, STRUCTURES, AND DRIVEWAYS.](#)

Notice of Intent (NOI) application

➔ Refer to the [ALC’S FAQ AND BULLETIN 7](#) for more information.



PART 3 ADDITIONAL REQUIREMENTS (continued...)

AGRICULTURAL LAND COMMISSION (continued...)

All Agricultural Buildings, Structures, & Driveways

Notice of Intent (NOI) application

- ➔ Maximum permitted lot coverage for each individual agricultural project or addition is limited to maximum 1000m².
- ➔ Where multiple projects are being constructed simultaneously, the maximum permitted lot coverage for all active projects combined is limited to maximum 1000m².
- ➔ Projects that do not comply with the above will require a Notice of Intent application (NOI) for the proposed soils and/or fills through the ALC.
- ➔ Refer to the [ALC'S FAQ AND BULLETIN 7](#) for more information





PART 3 ADDITIONAL REQUIREMENTS *(continued...)*

PLANNING

This section applies to projects for new buildings and additions and will assist to determine if additional considerations are required during the project design stage.

Greenhouses

The Zoning Bylaw limits the maximum permitted Lot Coverage dependent on the proposed use. Please refer to the [ABBOTSFORD ZONING BYLAW](#) for the applicable zone and intended use of the building to ensure your submission is designed to the required limits and requirements.

- 1. Does the proposed total lot coverage for all buildings and structures for the property exceed 35%? Y/N**

YES : Only greenhouse buildings and structures are permitted to exceed 35% Lot Coverage. Proceed to question 2.

NO : Proceed to [NEXT SECTION](#).

- 2. Does the proposed total lot coverage for all buildings and structures for the property exceed 60%? Y/N**

YES : Greenhouse operations are required to provide an engineered irrigation water recirculation system.

NO : Proceed to [SETBACKS](#).





PART 3 ADDITIONAL REQUIREMENTS (continued...)

PLANNING (continued...)

Setbacks

The Zoning Bylaw lists specific setback requirements to adjacent property lines, buildings, and/or structures dependent on the use of the building and/or structure. Please refer to the Abbotsford [ZONING BYLAW](#) for the applicable zone and intended use of the building to ensure your submission is designed to the required minimum setbacks.

Watercourses

This section applies to projects for new buildings and additions and will assist to determine the fish habitat considerations required for your property and project.

For the purpose of this section, a watercourse is defined as any ditch, stream, creek, river, or other body of water connected to protected fish habitats. It includes watercourses that may periodically be dry during portions of the year.

1. Are there any streams, ditches, or other watercourses on or adjacent to the property? Y/N

YES : Have your designer refer to the Streamside Protection bylaw for required minimum building setbacks measured to the top of bank for the watercourse.

NO : Proceed to [WILDLIFE HABITATS](#) section for other requirements as applicable.





PART 3 ADDITIONAL REQUIREMENTS (*continued...*)

PLANNING (*continued...*)

Wildlife Habitats

Ensure you have reviewed your property for the existence of any protected wildlife including:

- ➔ Critical Habitats
- ➔ Nests

Refer to [WEBMAP](#). If your property has a protected nest or habitat identified there may be additional limits or approvals pertaining to your project. Contact the [PLANNING DEPARTMENT \(ENVIRONMENTAL COORDINATORS\)](#) for more information on any protected species.



PART 3 ADDITIONAL REQUIREMENTS (continued...)

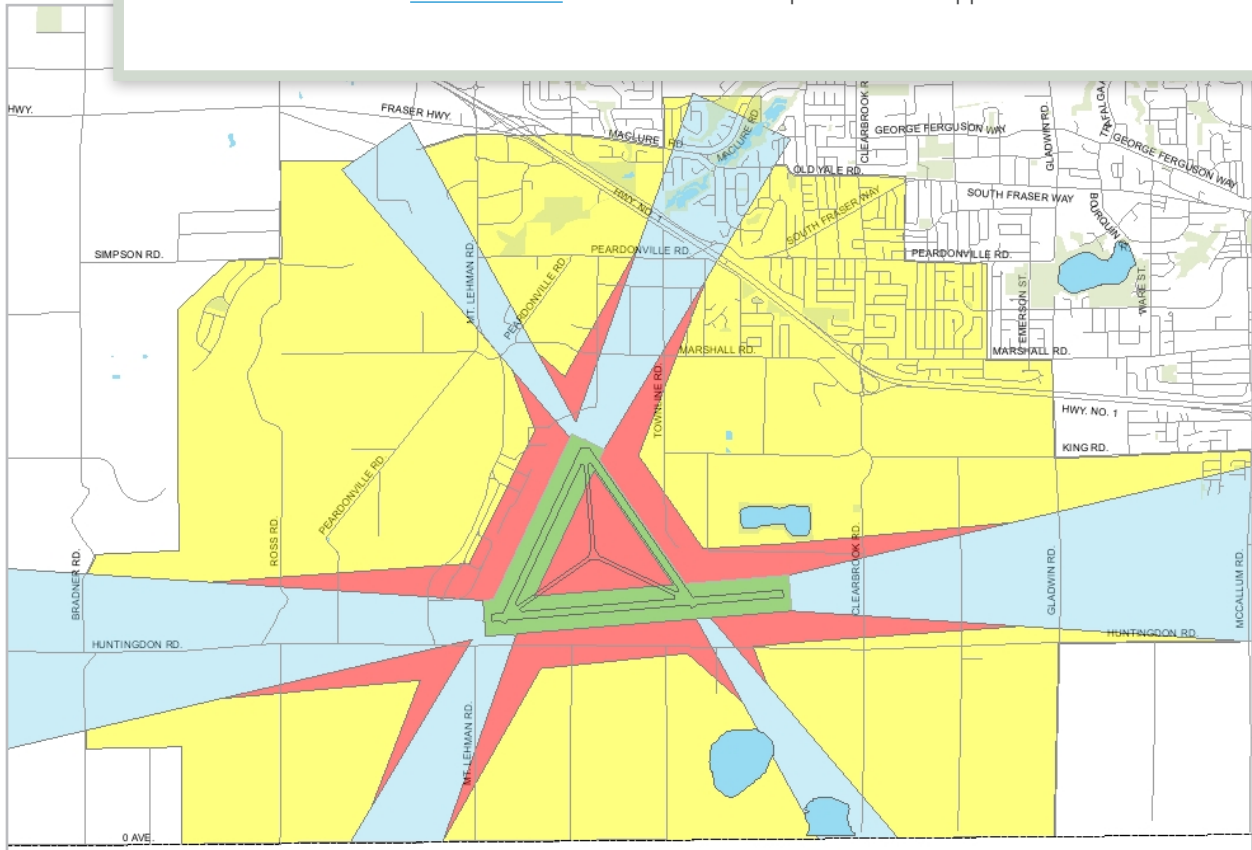
AIRPORT FLIGHT PATH

This section applies to projects for new buildings and additions and will assist to determine the airport flight path considerations required by the Federal Government for your property and project.

1. Is the property located in one of the designated Airport Flight Path Zones? Y/N

YES : Additional applications to NavCan and Transport Canada are required. Have your designer refer to the maximum permitted heights as stated in the Airport Zoning. In many locations (dependent on proximity to the runways and/or overall height) these approvals will be required to be submitted prior to issuance of a building permit. In all cases, it is the owners responsibility to obtain these federal approvals (or exemptions) prior to commencing construction even if the proposed project is below the maximum permitted height.

NO : Proceed to **FLOODPLAIN** section for other requirements as applicable.





PART 3 ADDITIONAL REQUIREMENTS *(continued...)*

FLOODPLAIN

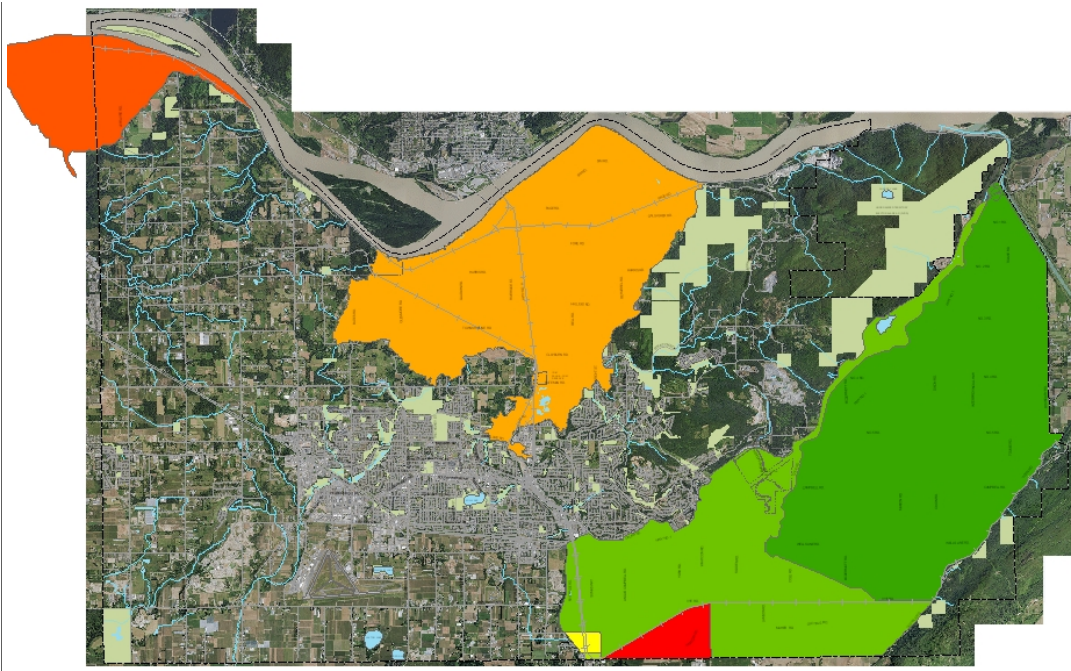
This section applies to projects for new buildings and additions located within any designated floodplain area and will assist to determine if flood elevations should be considered during the project design stage.

Refer to [WEBMAP](#). If your property and/or project is located in one of the mapped flood zone areas, each of the following will apply:

- ➔ **Covenant on Title** – A registered flood proofing covenant will be required to be registered on title for your property.

NOTE: In some cases, a pre-existing covenant may already be registered on title stating flood level requirements that are not in compliance with the current regulations. In these cases, it may be necessary to discharge the old covenant and register a new updated covenant.

- ➔ **Flood Hazard Assurance (Appendix J)** – This document may be requested during the plan review stage (to be completed by your Geotechnical Engineer) for projects deemed to be at a higher risk of damage from a flood event.
- ➔ **Minimum Flood Elevations** – Your designer will need to review the Zoning Bylaw to determine required minimum floor elevations during the design stage
- ➔ **Minimum 30m Setback To A Watercourse** - Your designer will need to review the proposed building location during the design stage to ensure compliance.





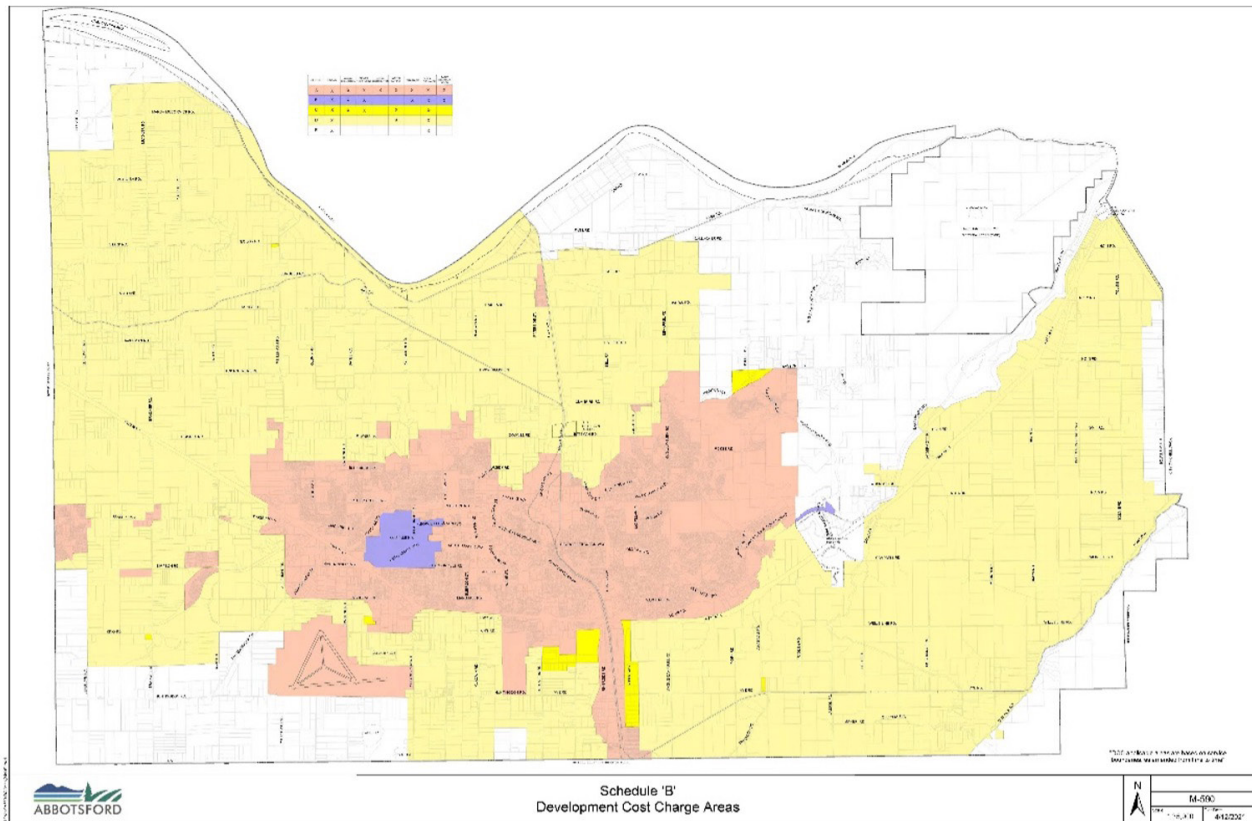
PART 3 ADDITIONAL REQUIREMENTS (continued...)

DEVELOPMENT COST CHARGES

DCC's will be required for properties zoned for Agricultural use where:

- ➔ Any new building serviced by City water is proposed
- ➔ Additional floor area is proposed to any building serviced by City water

Please contact [DEVELOPMENT ENGINEERING](#) for more information regarding DCC's.





PART 3 ADDITIONAL REQUIREMENTS *(continued...)*

ENGINEERING DEPARTMENT

This section applies to projects for new buildings and additions and will assist to determine the requirements for additional permits from the Engineering Division.

Soil Deposits Or Removals

1. Are you proposing to deposit or remove soils and/or fills to the property? Y/N
YES : Soil Deposit or Removal permit is required ([CONTACT ENGINEERING](#)).
NO : Proceed to question 2

Driveways

2. Are you proposing to install a new driveway? Y/N
YES : Highway Excavation Permit (HEP) is required ([CONTACT ENGINEERING](#)).
NO : Proceed to next question
3. Are you proposing to alter, relocate, or repave an existing driveway? Y/N
YES : Highway Excavation Permit (HEP) is required ([CONTACT ENGINEERING](#)).
NO : Proceed to apply for your project as outlined in all applicable sections above.





PART 4 RESOURCE LINKS

PROJECT PLANNING

BC Building Code Online: [BC Codes](#)

Abbotsford Bylaws: [Building Code, Bylaws & Fees | City of Abbotsford](#)

Development Inquiry Meeting (DIM): [Development Inquiry Meetings | City of Abbotsford](#)

Planning Division: planning-info@abbotsford.ca

Environmental Coordinators: planning-info@abbotsford.ca

Development Engineering: planning-info@abbotsford.ca

Engineering Division: eng-info@abbotsford.ca

APPLICATION RESOURCES

[Building Permits Page](#)

[Application Forms](#)

[Plumbing Permits](#)

[Application Checklists](#)

[Bulletins and Updates](#)

WebMap: [Abbotsford Map Viewer](#)

OTHER AGENCIES

Technical Safety BC (Gas and Electrical permits): [Home | TSBC \(technicalafetybc.ca\)](#)

WorkSafe: [WorkSafeBC](#)

Fraser Health (Septic): [Onsite sewerage systems - Fraser Health Authority](#)

Engineers and Geoscientists of BC (EGBC): [Engineers and Geoscientists BC \(egbc.ca\)](#)

Building and Safety Standards Branch (BSSB): [Contact Us - Province of British Columbia \(gov.bc.ca\)](#)

Ministry of Environment and Climate Change Strategy: [Ministry of Environment and Climate Change Strategy - Province of British Columbia \(gov.bc.ca\)](#)

Agricultural Land Commission (ALC): [Home - Provincial Agricultural Land Commission \(gov.bc.ca\)](#)

ALC Bulletins: [ALC Policies and Bulletins - Provincial Agricultural Land Commission \(gov.bc.ca\)](#)

Transport Canada: [Transport Canada](#)

Nav Canada: [NAV CANADA Home](#)