

Greenhouse Agricultural Building Permits plus Development Cost Charges (DCCs)

Q: I have submitted my application for a building permit to build a greenhouse on my agricultural property. Now what?

A: Regardless of site coverage, the file will be referred to an Environmental Coordinator for a comprehensive environmental review.

If lot coverage is 20% or greater, the file will also be referred to Development Engineering for a comprehensive servicing review. A Civil Engineer registered in the province of British Columbia must produce a civil drawing package that meets the requirements as set out in City's Development Bylaw, 2070-2011 as amended from time to time (available on City's website).

Q: What are some related requirements I should be made aware of?

A: Setbacks from watercourses are set out by the City's Zoning Bylaw Floodproofing Provisions (Section 140.7.7 [Table 2] which range from 30m to 7.5m from natural boundary) as well as the Ministry of Agriculture (MoAg) Factsheet 'Agricultural Building Setbacks from Watercourses in Farming Areas' (greenhouses are Category 4 and setbacks range from 15 m for natural streams to 5 m for ditches from top of bank). The setback area is meant to be set aside for vegetation and not to be used for any ancillary service uses such as retention ponds, utilities, machinery storage, access for building maintenance, roads, parking or other impervious surfaces. A 5 m buffer from the setback the MoAg Factsheet should be established to ensure that there is adequate space for construction activities, plant retention/establishment, access for building maintenance, etc. or maintenance of existing land-based crops.

If the proposed site coverage of the development is 20% or greater, stormwater detention is required and must be detailed within the civil drawing package. Refer to the Development Bylaw available on City's website for requirements.

The ESC Bylaw requires that sites having a developable area greater than 2,000m² must have an ESC Plan prepared by an ESC Supervisor. The ESC Plan must be submitted along with a completed "ESC Submission Form" and "ESC Supervisor Letter of Appointment" and the site must be monitored during the construction period by the ESC Supervisor. No release of sediment is permitted into the City's drainage system. For more information and copies of forms and letters see www.abbotsford.ca/esc.

Q: How do Development Cost Charges (DCCs) apply to my proposed Greenhouse development?

A: If your proposed greenhouse is serviced by way of a City water connection, Joint Water DCCs will apply to the Gross Floor Area (GFA) of your development.



PLANNING & DEVELOPMENT SERVICES

Building Permits & Licences

1st Floor, 32315 South Fraser Way, Abbotsford, BC
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Q: What does GFA mean?

A: Gross Floor Area (GFA) means the total area of all storeys in all buildings on a lot measured to the outside of the exterior walls of the building. This includes covered deck space and excludes areas used for vehicle parking.

Q: Will I have to pay DCCs if my property does not have a city water connection?

A: No. You only pay the Joint Water DCC if you have a City water connection.

Q: My property has a City water connection to the residence but I do not intend to use this connection to supplement the greenhouse with water. Will I still need to pay DCCs?

A: Substantiate how the Greenhouse will be serviced with water, specifically in the dry season.

Q: Will DCC apply if I have a City water connection and already have a pond for greenhouse irrigation?

A: If your property has a City water connection and you cannot substantiate how a complete, separate water source will irrigate the greenhouse, the DCC rate of \$6.72 per m² GFA will apply. Applicants that provide onsite water storage capable of servicing 300 m³ per hectare of greenhouse area, excluding the required detention volume, qualify for a reduced DCC rate of \$2.24 per m² GFA.

Q: I already have a pond for greenhouse irrigation. Why do I need a detention pond?

A: Detention systems are required to mitigate the effects of increased impervious area and stormwater runoff on downstream watercourses. A civil engineer can design a pond to harvest rainwater at 300 m³ per hectare of greenhouse area in the dry season and detain to the City's Stormwater Detention Criteria in the wet season.

Detention ponds also require riparian setbacks ranging from 15 m for natural streams to 5 m for ditches from top of bank based on the MoAg Factsheet 'Agricultural Building Setbacks from Watercourses in Farming Areas' (detention ponds are Category 4 structures). Any outfall into a natural system may require senior government approvals under the Water Sustainability Act and the Fisheries Act.

For more information, visit the City's website at www.abbotsford.ca or email your questions to planning-info@abbotsford.ca.

Make sure to include your property address, so we can get all the specific information you requested.



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