



**Building Permits & Licences**  
32315 South Fraser Way, Abbotsford, BC V2T 1W7  
T: 604-864-5525 or Toll Free: 1-866-853-2281  
F: 604-853-5373  
www.abbotsford.ca  
email: building-info@abbotsford.ca

---

**BULLETIN: 2018-001**

**Date: January 30, 2018**

## **Accessory Seasonal Farm Worker Accommodations**

---

Where permitted by the Abbotsford Zoning Bylaw 2400-2014 (see page 2), farming operations may apply for Accessory Seasonal Farm Worker Accommodations.

As stated in the Abbotsford Building Bylaw 2597-2016, a Building permit is required. Please ensure that all of the following Zoning Bylaw and BC Building Code requirements have also been considered and incorporated into the design.

- Minimum 3m setback required to all farm buildings per Zoning Bylaw.
- Spatial separation requirements from the BC Building Code may require increased setbacks to adjacent buildings and properties.
- If attached to farm buildings, a 2 hour fire resistance rated fire separation is required between the residential use and the farm use.
- Sleeping rooms are to be separated from adjacent rooms and spaces by a minimum 45 minute fire resistance rated fire separation.
  - Sleeping accommodations provided for not more than 8 persons need not be separated from the remainder of the floor area where the rooms form part of the owners residence and do not contain additional cooking facilities. BCBC 9.10.9.14.(2)
- Bedrooms must all be provided with egress windows or exterior exit doors.
- Floor assemblies are to have a fire resistance rating in conformance with Article 9.10.8 BC Building Code unless the building is sprinklered.
- Fire Alarm system is required for any occupant load in excess of 9 persons.
  - This requirement may be waived where an exit or public corridor serves not more than 4 sleeping rooms and each room has direct access to an exterior exit facility leading to ground level.
- Fire Department access to the building is required in conformance with BCBC 9.10.20.3.(2)
- Structural design required for the Structural and Seismic requirements of the BC Building Code.
- Must meet the BC Building Code requirements for heating, ventilation, and energy efficiency.
- Septic Approval required from the Fraser Health Authority.
- Floodproofing requirements must be met where applicable.

The entire Section 210 Agricultural One Zone (A1), Zoning Bylaw 2400-2014 is reprinted below. Please refer to the Section to determine whether the requirements to permit this use have been met prior to making Building Permit application.

## 210 – Agricultural One Zone (A1)

- .5 An Accessory Seasonal Employee Residential Use shall:
- a. only be permitted on a lot with a minimum lot area of 3.8 ha;
  - b. only be permitted on lots within the Agricultural Land Reserve;
  - c. be located on a lot that is classified as “farm” under the B.C. Assessment Act,
  - d. be limited to a maximum floor area of 200 m<sup>2</sup> for such use per farm operation, except that where the owner of a farm operation can document by ownership records or copies of leases registered in the Land Title Office that the subject berry or vegetable farm operation is at least 40 ha in size, a maximum of 300 m<sup>2</sup> for an Accessory Seasonal Employee Residential Use per farm operation shall be permitted; and
  - e. only be permitted:
    - i. where the owner of the farm operation is a resident on the same lot where the Accessory Seasonal Employee Residential Use is to be located, and an adult member of the owner’s immediate family works full-time on the farm operation. In the case of a corporation, the owner shall be one of the directors of the corporation;
    - ii. where a statutory declaration is deposited with the City stating the dates of proposed occupancy and setting out the City’s conditions of consent;
    - iii. upon prior registration of a restrictive covenant against the title of the lot on which the Building is to be located stating that the accommodation shall only be used for the accommodation of seasonal full-time employees during specified periods of time;
    - iv. the resident employee is employed a minimum of 35 hours per week; and
    - v. the principal Agricultural Use consists of a berry or vegetable operation.