

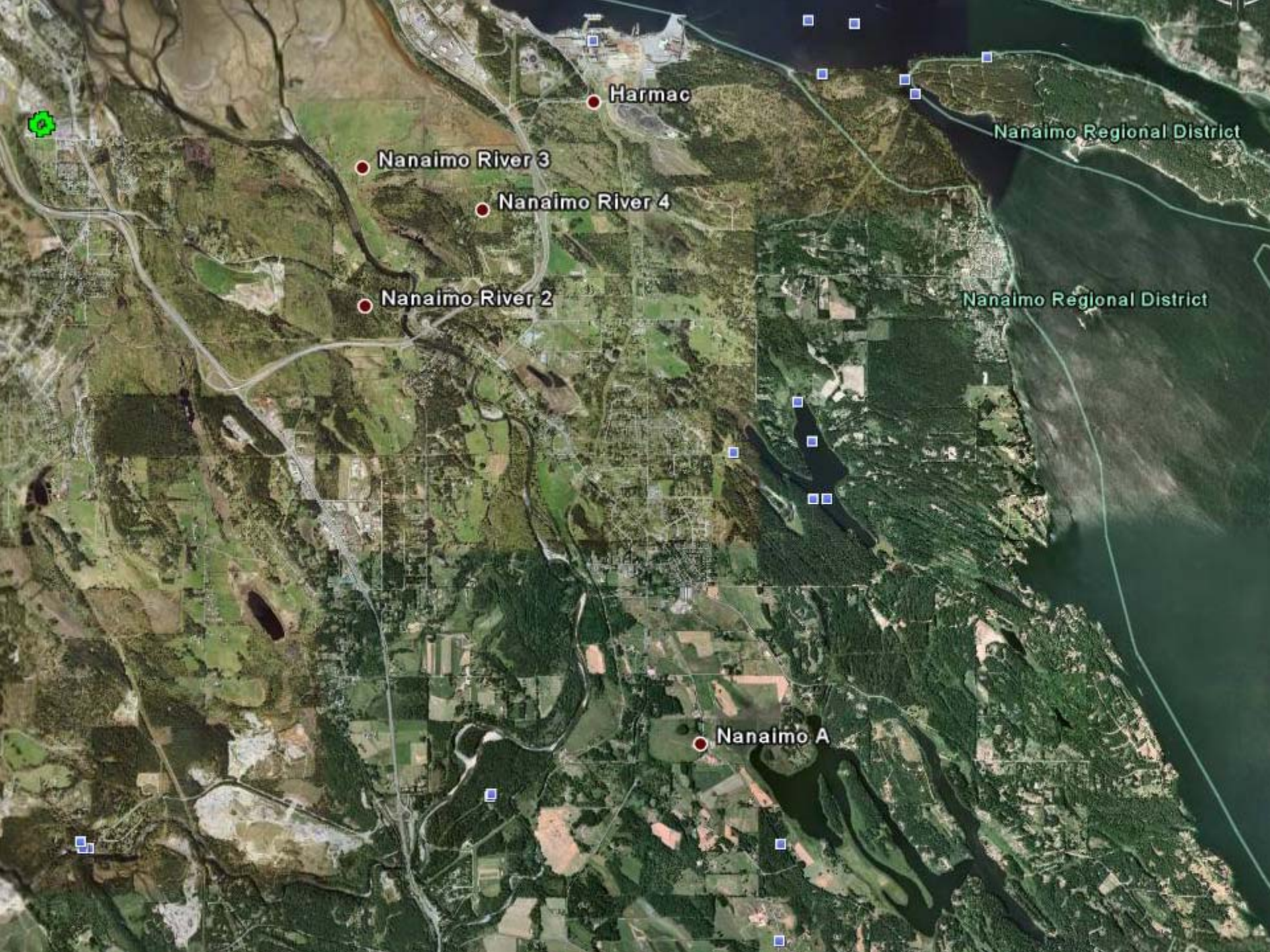


Local Planning for Agriculture



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B.C. Ministry of Agriculture and Lands

Regional District of Nanaimo, Area 'A' OCP committee
Cedar, B.C., March 23, 2009



Harmac

Nanaimo River 3

Nanaimo River 4

Nanaimo River 2

Nanaimo A

Nanaimo Regional District

Nanaimo Regional District



Areas of Concentrated Population and Agricultural Activity

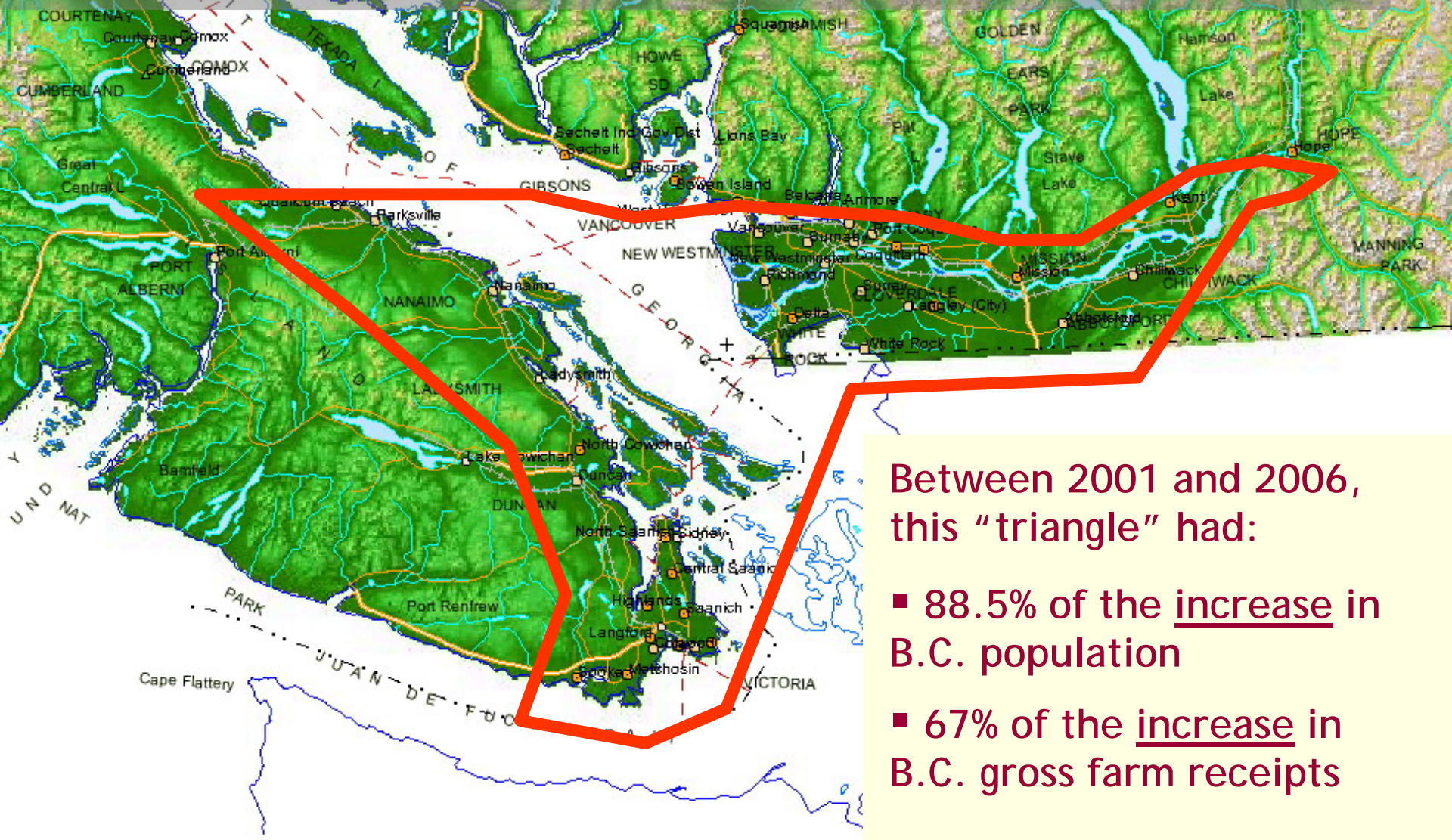
- **Two areas of BC:**
 - Thompson Okanagan
 - Lower Mainland & South-East Vancouver Island

contain

- 2.7% of BC land area
- 81% of BC population (2006)
- 80% of BC annual gross farm receipts (2005)



Increasing Concentration of Population and Agricultural Activity



Between 2001 and 2006, this “triangle” had:

- 88.5% of the increase in B.C. population
- 67% of the increase in B.C. gross farm receipts

Common "Urban" - Farm Interface Issues

■ Farm - side issues

- Proximity of houses or school limits spraying
- Theft of crop, equipment
- Vandalism
- Trespass -> recreation
- Runoff from urban uses

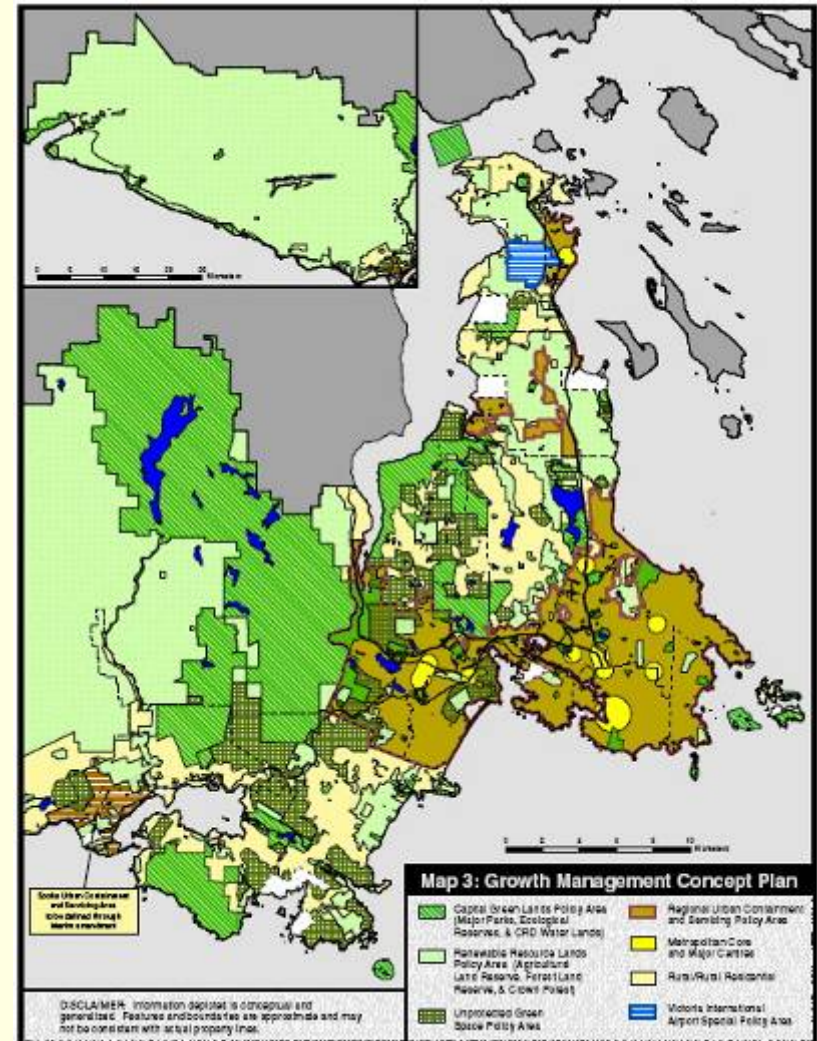
■ "Urban" - side issues

- Noise from machinery, equipment, bird-scare devices
- Odour from waste, composting
- Dust from exhaust fans, fields
- Chemical application

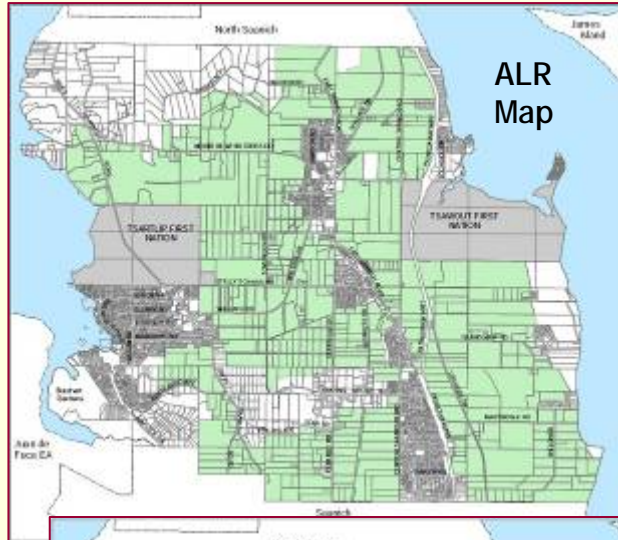


Regional Growth Strategy - Policies & Maps

- Preserve the ALR
- Urban containment
- Infrastructure and servicing
 - Price of water for farms
- Economy
 - Primary agriculture
 - Processing & packaging
 - Agritourism



Official Community Plan - Policies & Maps



Central Saanich
OCP - Future
Land Use Plan

- Preserve the agricultural land base and the farming economy
- Direct growth to urban settlement areas
- Agriculture is economic development
- Consider irrigation water needs
- Zone industrial land for agro-industrial business
- Parks & trails respect farms

Zoning & other bylaws

- Input on agricultural components
- Allow flexibility in farm uses - for variations in local and world markets
- Regulations that are fair to farmers



Farm-friendly Subdivisions

- **An approving officer may refuse a subdivision if:** *(Sec. 86 Land Title Act)*

- it would unreasonably interfere with nearby farm operations due to inadequate buffering or separation or

- its road patterns would unreasonably or unnecessarily increase access to land in the ALR.



Promote compatible uses along farm / non-farm interfaces

- Establish a development permit area to protect farming
- Provision of buffering, covenants, or separation of development from farming on adjoining or reasonably adjacent land



Edge Planning Areas

300 m each side of ALR boundary

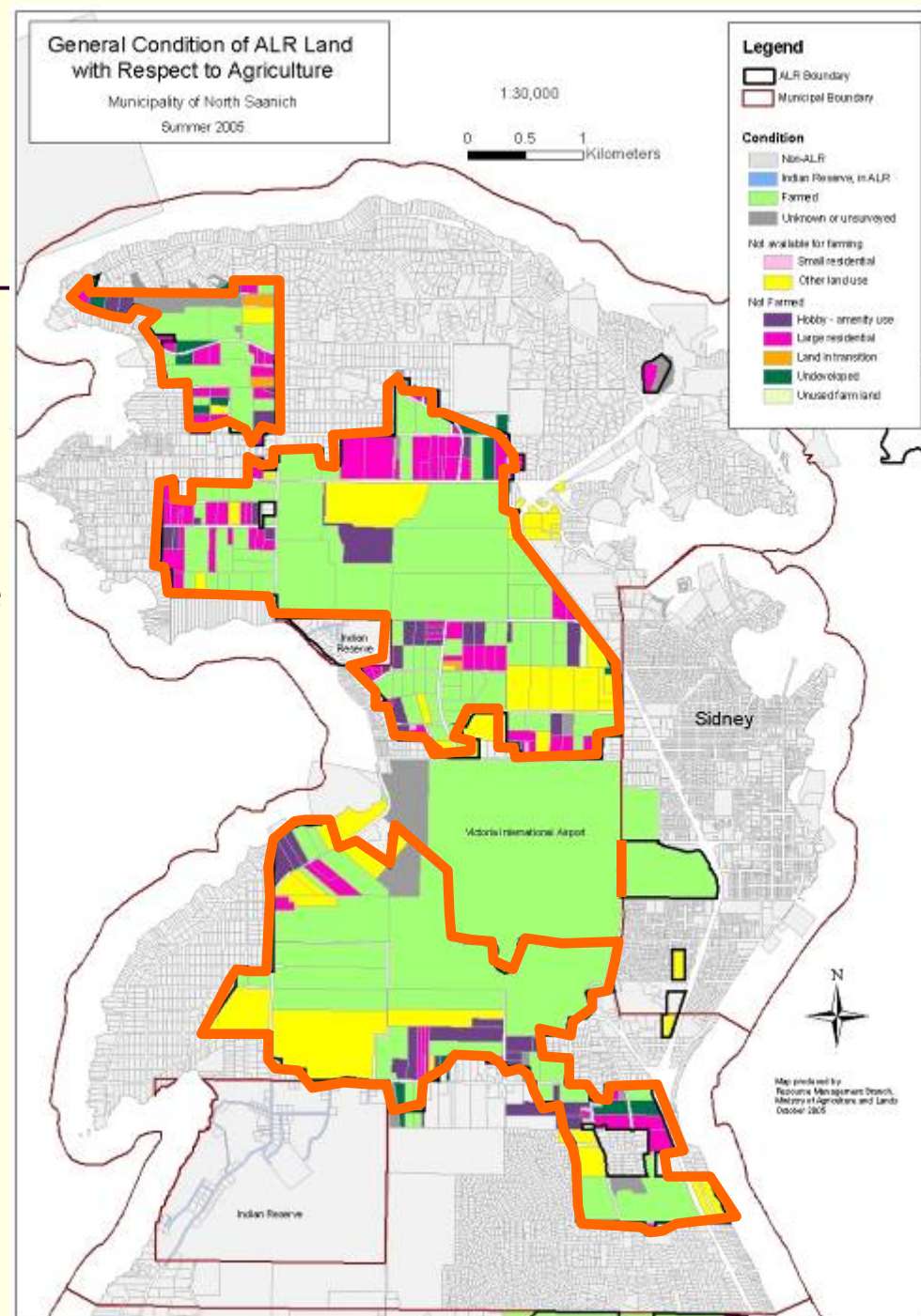


Example: Pitt Meadows
a Vancouver suburb

- Most significant impacts are felt within this area
- Shared responsibility on both sides of the ALR boundary - urban side and farm side

Planning for Compatibility on the "Urban" Fringe

- Widest possible range of agricultural uses
- Ensure any regulation of agriculture along the edge is practical and workable
- Provide certainty of future activities on both sides of the boundary



Urban-side Tools

- Development Permit Area - for protection of farming
- Buffers for screening & separation
- Edge signage & awareness package
- Subdivisions that respect farming's future
 - Close roads leading to farmland
- Disclosure statement on land title
- Rainwater control
- Larger setback from ALR



Urban-side Tools in Action



Farm Bylaw

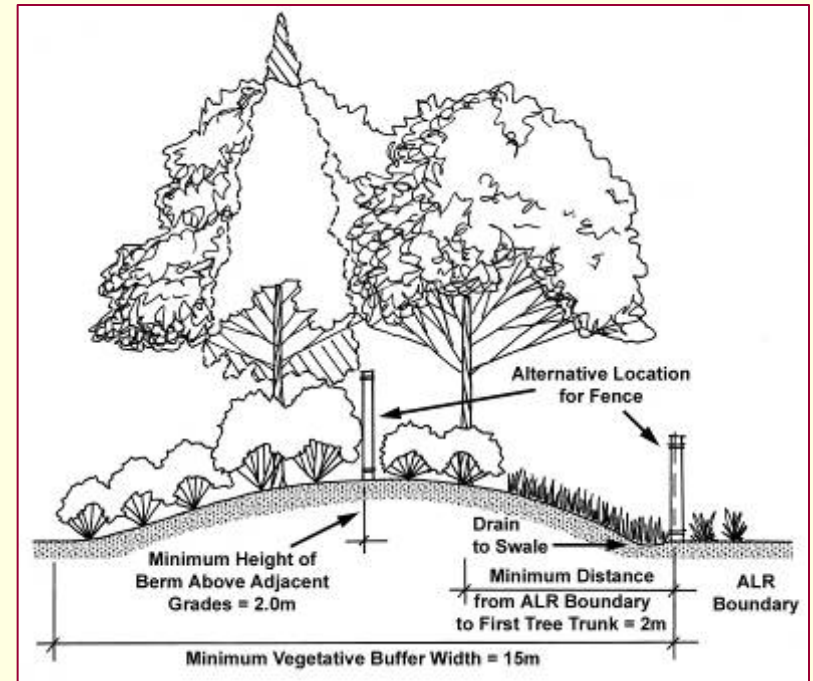
Example Farm-side Tool

- A local government may regulate the conduct of farming, e.g.:
 - Buildings, equipment, storage
 - Control of noise, odour, dust
 - Visual buffers
- Requires approval of the Minister of Agriculture and Lands (FPPA)

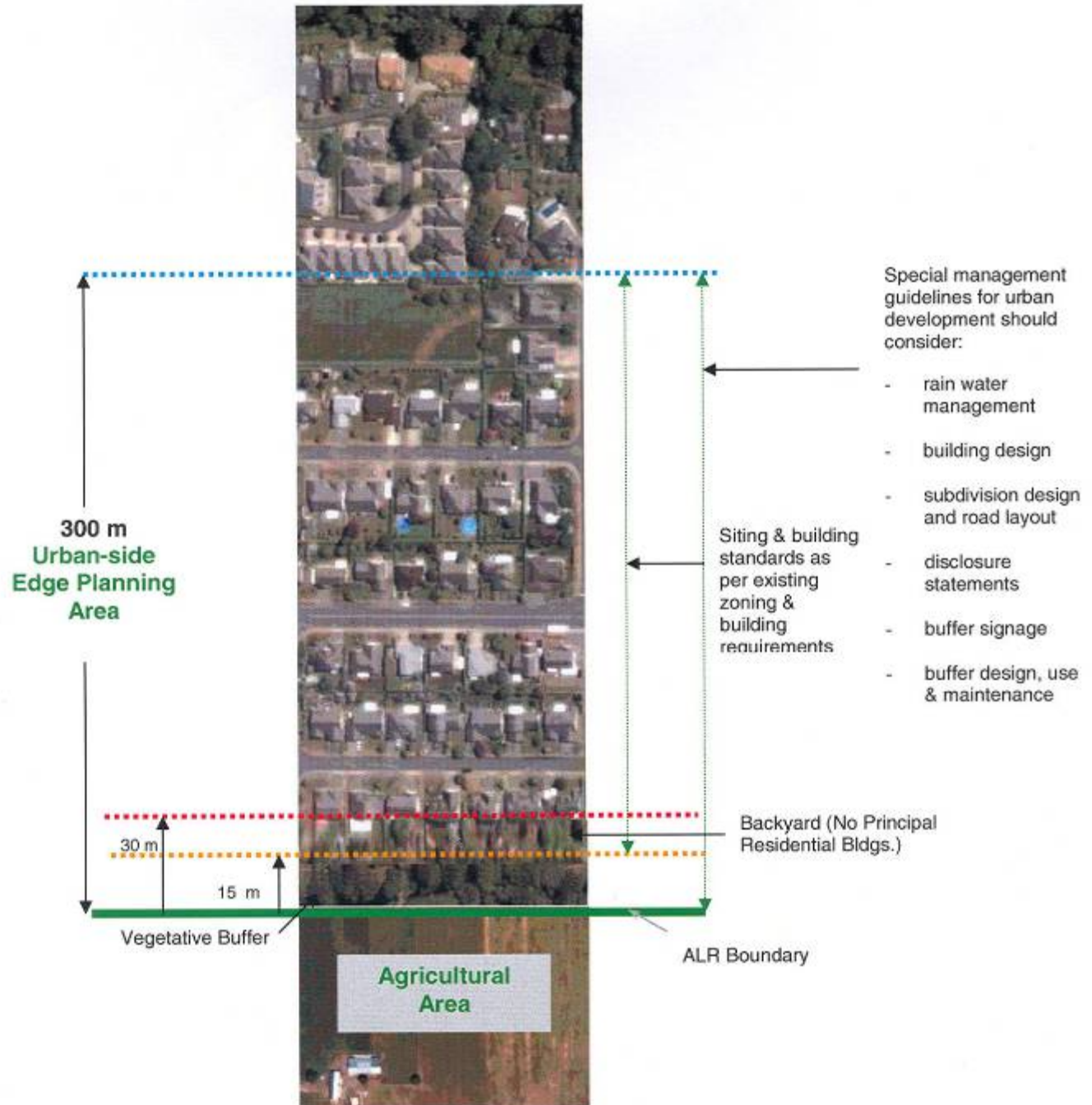


Urban-Farm Buffers

- Planting to limit noise, dust, visual, & trespass
- Retain existing natural features - woods, water, slope



Urban-side Edge Planning Area Example



Farm-side Edge Planning Tools

- Farm management
- Building setbacks & orientation
- Visual buffers



Setback & Management Requirements

0-60 m

Certain structures prohibited

60-100 m

Requirements for some structures

0-300 m

Special management of:

- Manure
- Dust & fly control
- Hours of operation

Area outside of 300 m not affected by Edge Planning



ALR boundary

60 m from ALR

100 m from ALR

300 m from ALR boundary

Sample Property

Edge Planning...Outcomes



1. Urban-rural compatibility
2. Land uses optimized
3. Shared responsibility
4. Permanency of the current ALR boundary

Edge Planning Guide

www.agf.gov.bc.ca/resmgmt/sf/Publications.htm#edge

“Area A is to be come a leader
in local Food production”

It once was!



Agricultural Potential



Limitations:

Management

Capital

Physical: Water supply, drainage...

Infrastructure

Labour

Maintain opportunities for

- Agriculture of all sizes and types.
 - Land use / Resource Inventory?



Agricultural Development

Policies

Economic Development arm of local government. EDC Cowichan, EDS Courtenay Community Futures, Central Island. “Initiating and implementing special projects.”



Strengthening Farming Web Site

- Planning Resources

■ Guides, Standards

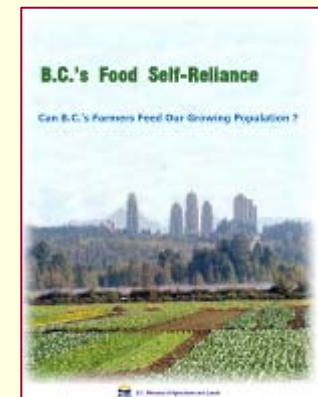
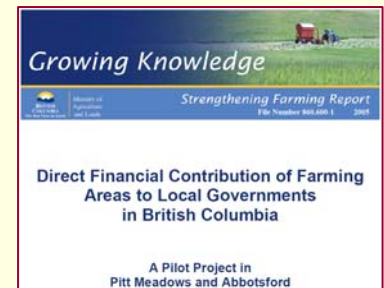
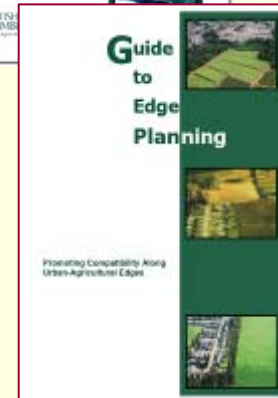
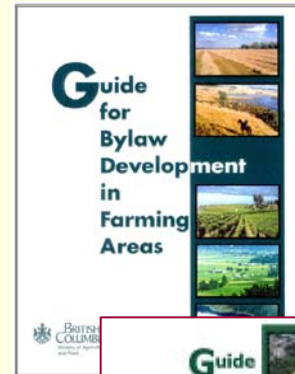
- Bylaw Development in Farming Areas
- Farm Practices in B.C.
- Edge Planning

■ Publications

- *Growing Knowledge* reports
- Agriculture plans
- *Growing Together* newsletters

■ Community Information

- Agri-team contacts
- Census data



Local Planning for Agriculture



www.al.gov.bc.ca/resmgmt/sf
Strengthening Farming Web Site