



## Electoral Area E

### Agricultural Bylaw and Policy Updates Project Draft Property Data Summary

#### Background

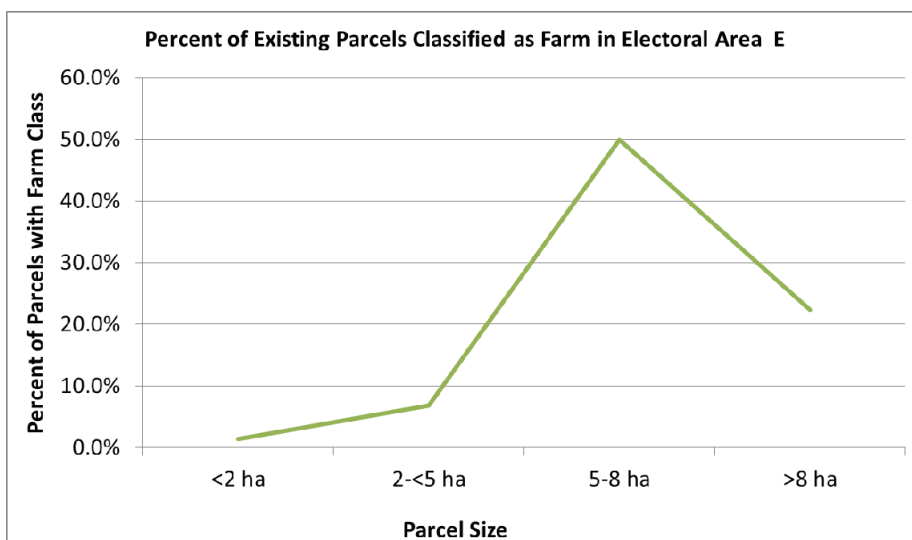
One of the projects identified in the Agricultural Area Plan Implementation Plan is the Bylaw and Policy Updates Project. The purpose of the project is to review Regional District of Nanaimo bylaws and policies with the purpose of identifying and taking action on obstacles and barriers to agriculture in the region.

As part of the Bylaw and Policy Updates Project, a detailed analysis of property data was completed. The purpose of the analysis was to gain a better understanding of agriculture in the region. This document represents a summary of the findings of the analysis for Electoral Area E.

#### Farm Classification

In British Columbia, farmers may apply to the BC Assessment Authority to have their land classified as farm land for tax assessment purposes. To qualify for farm classification, farmers must be using the land for agriculture and must generate a minimum amount of income from their farm operation.

Farm classification is an established source of data that provides an indication that agricultural activity is occurring on a given parcel. For the purpose of this project, farm class was used to determine if a property was being farmed. It is recognized that there are existing agricultural activities that do not qualify for farm class and have not been included here.

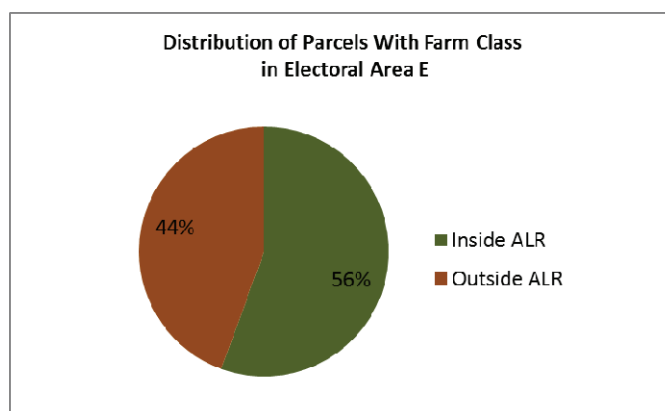


The chart to the left shows the percent of parcels classified as farm based on parcel size. As the parcel size increases, the proportion of properties with farm class also increases up to about 8 ha. The data shows a drop in the percentage of >8ha parcels with farm class, primarily because of the large proportion of parcels with Private Managed Forest Land class that are zoned to allow agriculture.

Parcel Size	# of Parcels with Farm Class
< 2ha	4
2-<5ha	15
5-8ha	9
>8ha	17

In Electoral Area E 91% of the parcels with Farm Class are larger than 2 ha.

The pie chart to the right shows the distribution of parcels with farm class. In Electoral Area E, more than half (56%) of parcels with farm class are located in the Agricultural Land Reserve (ALR).

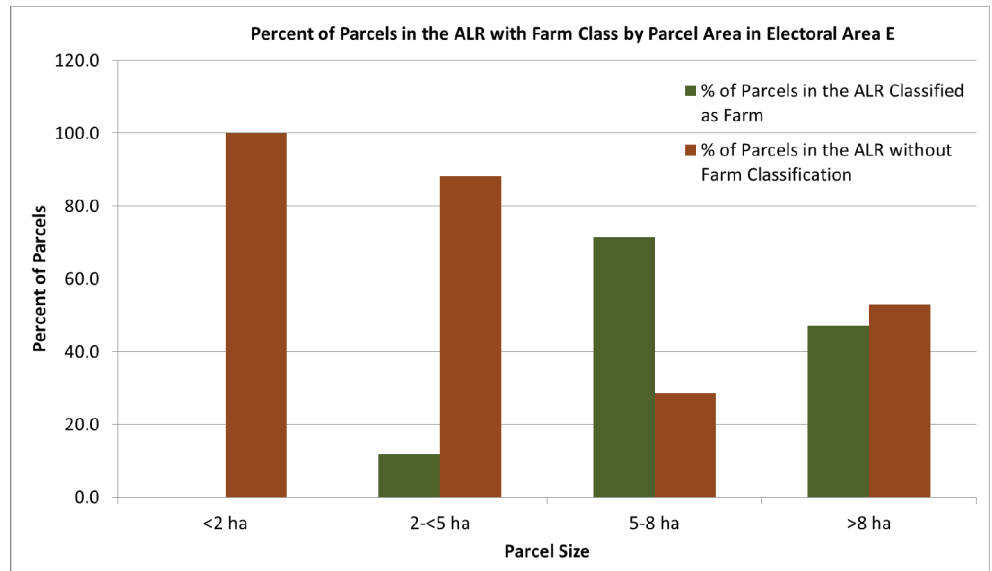


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### Farm Class Continued

While most parcels with farm class are in the ALR, there is also a relationship between parcel size and farm class. The chart to the right shows the percent of parcels with farm class in the ALR organized by parcel size. As can be seen from the chart, in Electoral Area E, the proportion of properties with farm class located in the ALR generally increases as parcel size increases.

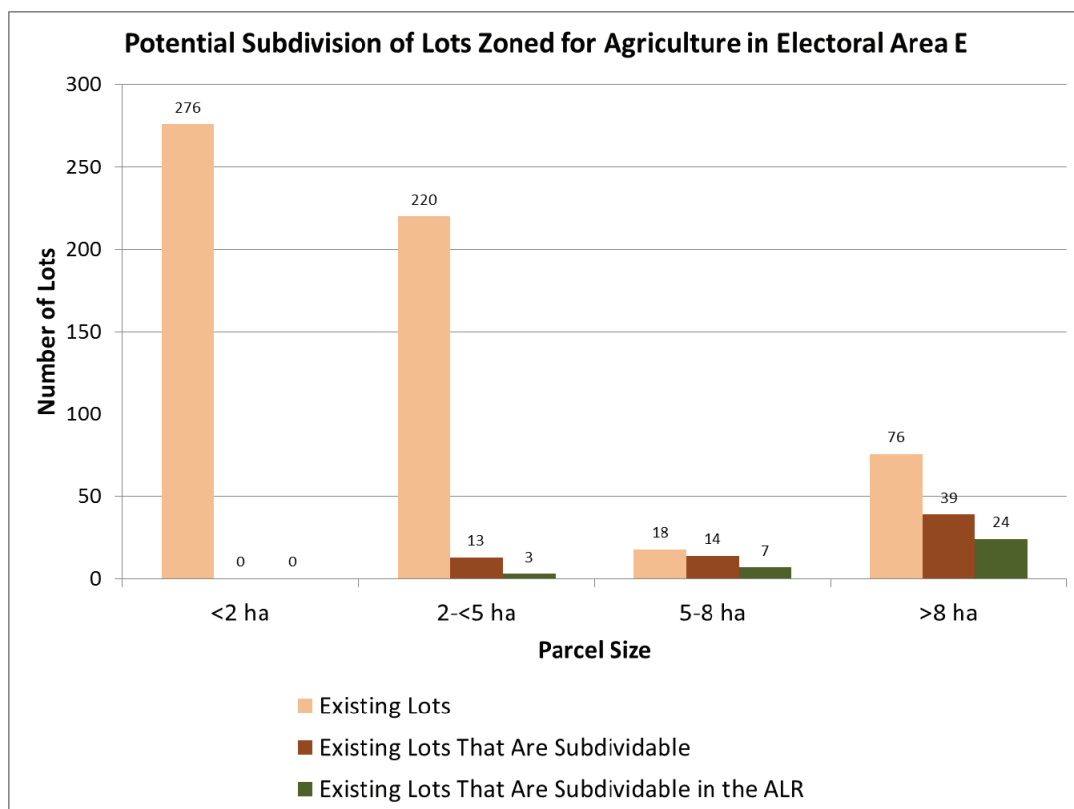


### Subdivision of Lands Zoned for Agriculture

As indicated in the previous section, the likelihood of farming being conducted on a parcel decreases as parcel size decreases. In Electoral Area E, many of the 5-8 ha and > 8ha parcels zoned for agriculture are subdividable. As shown in the chart below, the majority of the larger parcels can still be subdivided under current zoning.

If all of the parcels zoned for agriculture were subdivided to the smallest permitted parcel size there will be more 2-<5 ha parcels and slightly fewer of the larger parcels.

It should be noted that approval from the Agricultural Land Commission is required for subdivision of ALR lands.



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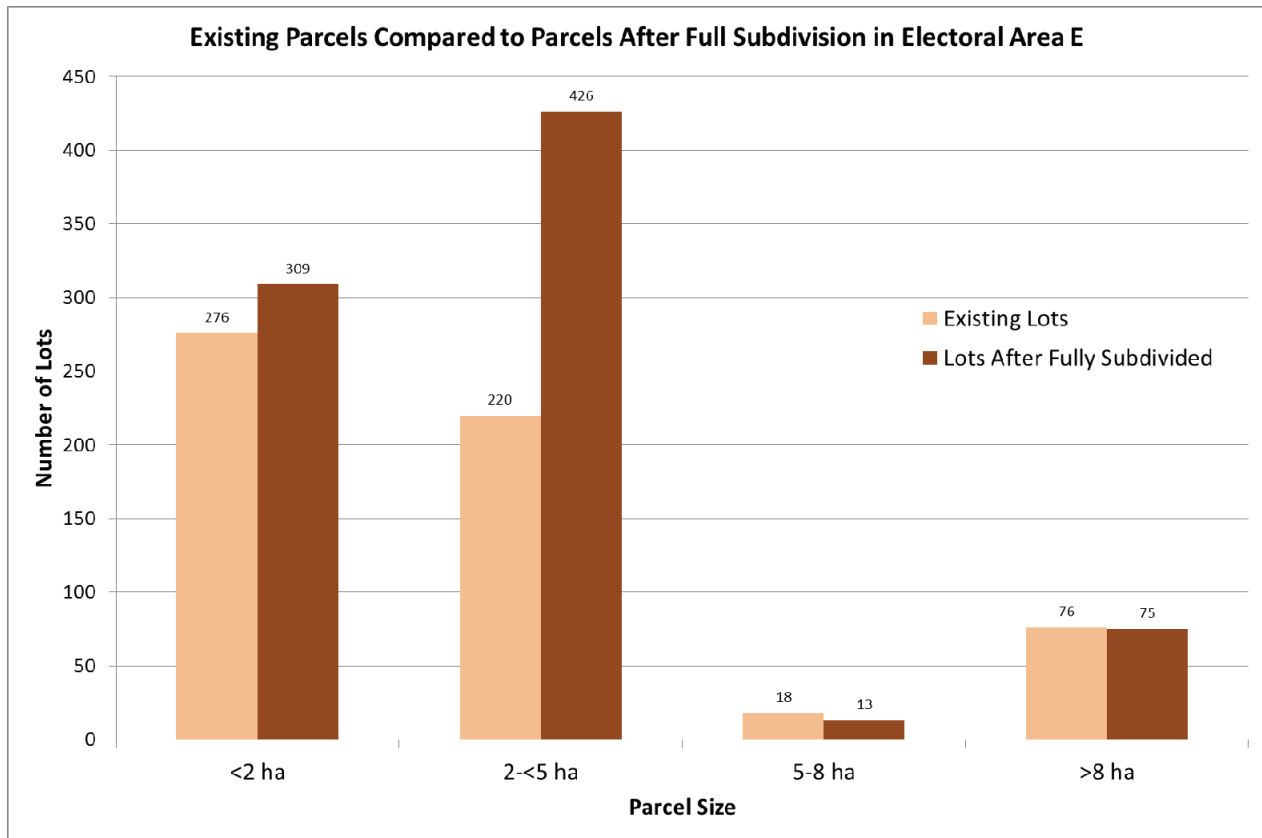
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### Subdivision of Lands Zoned For Agriculture Continued....

The table below shows the number of existing parcels in each of the four parcel size categories now compared to the number of parcels if all of the subdividable parcels are subdivided into the smallest parcels permitted under zoning. As can be seen from the table, there would be a significantly greater number of parcels that are 2-<5 ha and fewer parcels that are >5 ha. Based on the analysis in the previous section, the likelihood that these smaller parcels will be farmed is less than if they were retained as larger parcels.

Of particular concern is the limited number of 5-8 ha parcels as this parcel area category is more likely to have farm class than 2-<5 ha parcels. In addition, research has shown that as parcel size increases so does the likelihood of agricultural activity at a measurable scale. Therefore, it is important to maintain and/or increase the number of larger parcels.

At full buildout, the number of 5-8 ha parcels decreases from 18 to 13 and the number of parcels >8 ha decreases slightly from 76 to 75. At full buildout the number of 2-4 ha parcels increases from 220 to 426. If this were to occur, it could have significant consequences with respect to protecting agricultural viability and productivity.



### Farm Facts



There are 590 parcels that are zoned to allow agriculture that occupy approximately 5,388 ha of land.



There are 1,254 ha of land located in the Agricultural Land Reserve. This represents 23.2 % of the total land base where agriculture is a permitted use.



Agriculture is a permitted use on most the land base in Electoral Area E.

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