



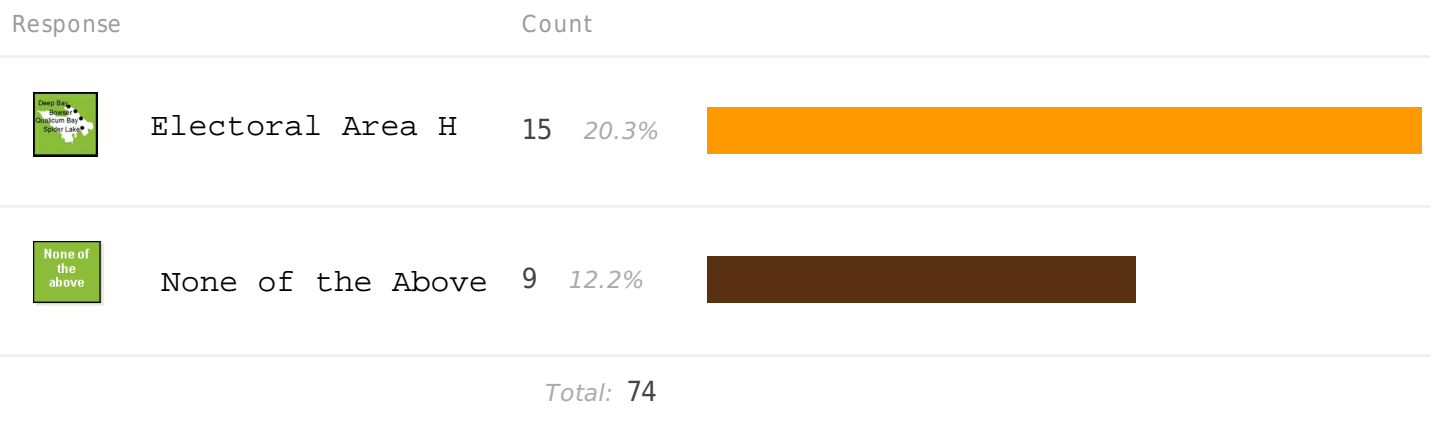
## Results

### 1 - Do you live or own property in one of the RDN Electoral Areas?

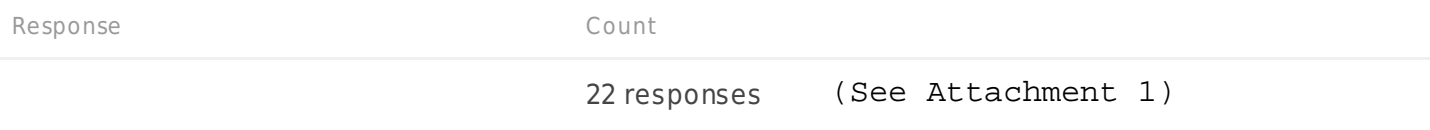
Response	Count	
<b>Yes</b>	78 83.9%	
<b>No</b>	15 16.1%	
<i>Total: 93</i>		

### 2 - Which Electoral Area do you live or own property in?

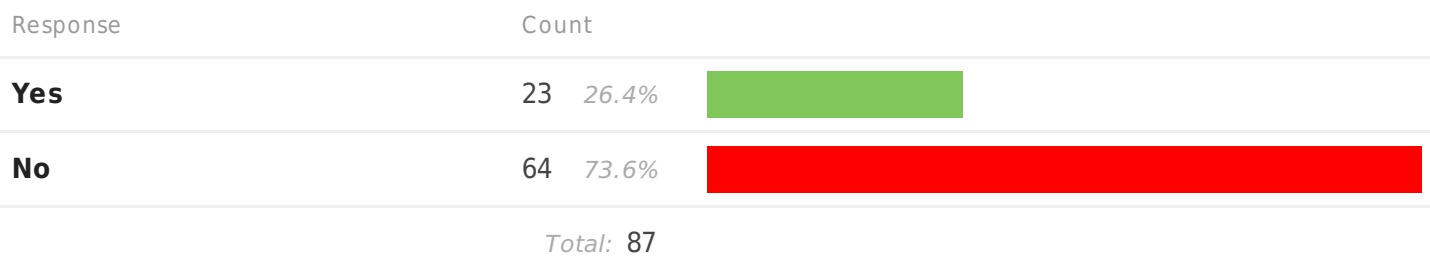
Response	Count	
Electoral Area A	9 12.2%	
Electoral Area B	3 4.1%	
Electoral Area C	9 12.2%	
Electoral Area E	7 9.5%	
Electoral Area F	11 14.9%	
Electoral Area G	11 14.9%	



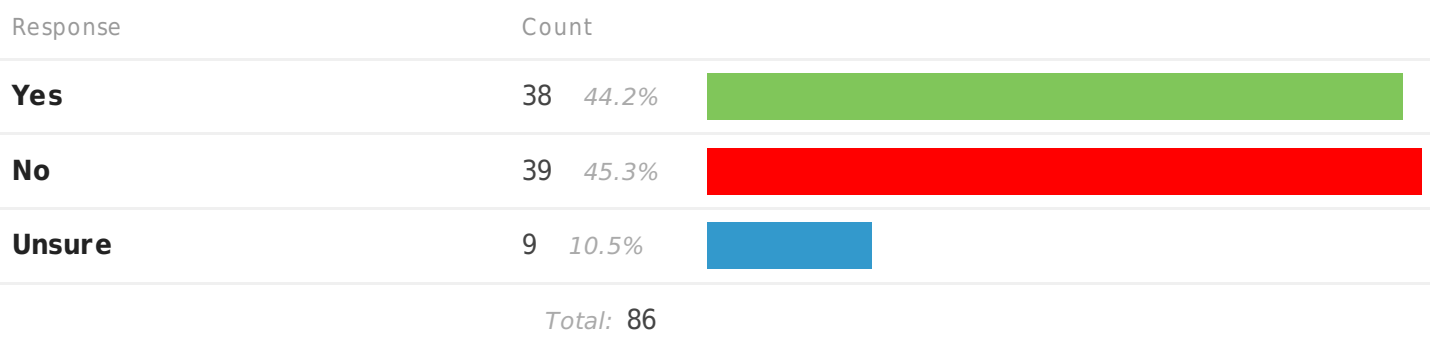
3 - You have indicated that you do not live in any of the RDN Electoral Areas. Please let us know generally where you live (For example, Nanaimo, Parksville, or Qualicum Beach).



4 - Do you currently operate a farm?



5 - Do you live next to a working farm or to land located in the Agricultural Land Reserve?



6 - The RDN has identified a number of potential obstacles to agriculture in the region that are a result of RDN regulations and policies. These obstacles are considered impediments or challenges that threaten agricultural productivity or viability. Please review the draft discussion paper or obstacle

summary and rate each obstacle's level of importance. To view the draft discussion paper [Click Here](#).

Variable	Very Important	Important	Not Important	Unsure	Total:
<b>Obstacle 1: RDN Zoning is not consistent with the Provincial Agricultural Land Reserve Use, Subdivision, and Procedure Regulation.</b>	22 43.1%	21 41.2%	2 3.9%	6 11.8%	51
<b>Obstacle 2: The definition of structure may be too restrictive for agricultural fencing.</b>	16 30.8%	25 48.1%	4 7.7%	7 13.5%	52
<b>Obstacle 3: Potential loss of larger parcels that have the greatest likelihood of having farm status and the most opportunity to support a broad range of agricultural uses.</b>	28 53.8%	13 25.0%	9 17.3%	2 3.8%	52
<b>Obstacle 4: There are no bylaw provisions that apply at the time of subdivision to ensure that parcels that are zoned for agriculture have adequate dimensions to allow the siting of a building for housing livestock or storing manure which meets minimum setback requirements.</b>	23 45.1%	19 37.3%	7 13.7%	2 3.9%	51
<b>Obstacle 5: The maximum height of buildings and structures in the Water 1 zone may be too restrictive.</b>	13 26.0%	21 42.0%	9 18.0%	7 14.0%	50
<b>Obstacle 6: The minimum setback requirements for agricultural buildings do not take into consideration the scale or type of operation.</b>	15 29.4%	27 52.9%	6 11.8%	3 5.9%	51

Variable	Very Important	Important	Not Important	Unsure	Total:
<b>Obstacle 7: Farmer's market is not permitted in any zone where agriculture is a permitted use.</b>	20 39.2%	19 37.3%	8 15.7%	4 7.8%	51
<b>Obstacle 8: The maximum parcel coverage for farm buildings is too low.</b>	13 26.0%	18 36.0%	11 22.0%	8 16.0%	50
<b>Obstacle 9: Farmers are unable to have signs directing customers to their farms.</b>	22 44.0%	23 46.0%	3 6.0%	2 4.0%	50
<b>Obstacle 10: The potential impacts of estate residential and non-farm use threaten agricultural viability and productivity.</b>	26 51.0%	17 33.3%	6 11.8%	2 3.9%	51
<b>Obstacle 11: Farmland Protection Development Permit Areas may not provide an adequate level of protection and are not consistent across all electoral areas.</b>	17 35.4%	20 41.7%	6 12.5%	5 10.4%	48
<b>Obstacle 12: The impacts of non-farm use and development adjacent to the Agricultural Land Reserve is not contemplated by RDN Official Community Plans or Zoning Bylaws.</b>	27 54.0%	13 26.0%	6 12.0%	4 8.0%	50
<b>Obstacle 13: RDN animal control bylaws do not appear to be adequately addressing concerns regarding the impacts that dangerous dogs and dogs at large are having on livestock.</b>	27 55.1%	15 30.6%	5 10.2%	2 4.1%	49

7 - Should the RDN take action on each of the following obstacles?

Variable	Yes	No	Not Sure
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Variable	Yes		No		Not Sure		
<b>Obstacle 1: RDN Zoning is not consistent with the Provincial Agricultural Land Reserve Use, Subdivision, and Procedure Regulation.</b>	40	80.0%	1	2.0%	9	18.0%	Total: 50
<b>Obstacle 2: The definition of structure may be too restrictive for agricultural fencing.</b>	33	66.0%	2	4.0%	15	30.0%	Total: 50
<b>Obstacle 3: Potential loss of larger parcels that have the greatest likelihood of having farm status and the most opportunity to support a broad range of agricultural uses.</b>	35	72.9%	8	16.7%	5	10.4%	Total: 48
<b>Obstacle 4: There are no bylaw provisions that apply at the time of subdivision to ensure that parcels that are zoned for agriculture have adequate dimensions to allow the siting of a building for housing livestock or storing manure which meets minimum setback requirements.</b>	35	72.9%	8	16.7%	5	10.4%	Total: 48
<b>Obstacle 5: The maximum height of buildings and structures in the Water 1 zone may be too restrictive.</b>	23	47.9%	11	22.9%	14	29.2%	Total: 48
<b>Obstacle 6: The minimum setback requirements for agricultural buildings do not take into consideration the scale or type of operation.</b>	30	62.5%	7	14.6%	11	22.9%	Total: 48
<b>Obstacle 7: Farmer's market is not permitted in any zone where agriculture is a permitted use.</b>	36	73.5%	9	18.4%	4	8.2%	Total: 49

Variable	Yes		No		Not Sure		
<b>Obstacle 8: The maximum parcel coverage for farm buildings is too low.</b>	25	52.1%	9	18.8%	14	29.2%	Total: 48
<b>Obstacle 9: Farmers are unable to have signs directing customers to their farms.</b>	38	77.6%	4	8.2%	7	14.3%	Total: 49
<b>Obstacle 10: The potential impacts of estate residential and non-farm use threaten agricultural viability and productivity.</b>	35	72.9%	7	14.6%	6	12.5%	Total: 48
<b>Obstacle 11: Farmland Protection Development Permit Areas may not provide an adequate level of protection and are not consistent across all electoral areas.</b>	37	78.7%	6	12.8%	4	8.5%	Total: 47
<b>Obstacle 12: The impacts of non-farm use and development adjacent to the Agricultural Land Reserve is not contemplated by RDN Official Community Plans or Zoning Bylaws.</b>	35	74.5%	6	12.8%	6	12.8%	Total: 47
<b>Obstacle 13: RDN animal control bylaws do not appear to be adequately addressing concerns regarding the impacts that dangerous dogs and dogs at large are having on livestock.</b>	34	72.3%	4	8.5%	9	19.1%	Total: 47

8 - Use this space to share any comments you have with respect to obstacles to agriculture in the region that may be a result of RDN policies and regulations.

Response	Count
	24 responses (See Attachment 2)

## Attachment 1

<p>You have indicated that you do not live in any of the RDN Electoral Areas. Please let us know generally where you live.</p>	Nanaimo	9	9%
	Parksville	4	4%
	Qualicum Beach	3	3%
	Lantzville	1	1%
	Yellow Point	2	2%
	Port Alberni	1	1%
	Ladysmith	1	1%
	Blank	75	78%
	<b>Total</b>	<b>96</b>	<b>100%</b>

<b>Written Comments Received</b>
Keep up the great work! I hope you maintain momentum on this important project in this new four year term.
What can students, including those at Vancouver Island University (VIU) and those who are prospective VIU Master of Community Planning students, do with respect to obstacles to agriculture in the region that may be a
Despite years of requests you still refuse to address the need to put similar regulations in place across jurisdictions (ie - across regional districts. The RDN is put to shame when compared to the Cwn Valley RD ag policies ) You have not addressed aquifer and surface water needs - or mining/resource/urban demands/ use that adversely affect ag activities and potential You have not addressed inappropriate industrial activities that
Considering some of the best farmland/environment in Canada is located in this area anything to prevent use of that land for anything other than growing food is diminishing one of the Island's true gifts. There is no mention of the affect building large expensive houses on land that could be farmed will have on the ability of anyone who actually wants to farm (beyond just the minimum to maintain farm status for tax purposes) to ever afford to buy and farm the land on into perpetuity. Review of Stats Canada data related to farm income makes it pretty clear that farming for a living or even part living will never occur on property with a large expensive house on it. No mention of a requirement for houses and other related structures, (pools etc ) especially on smaller farm-able properties to be sited so as to maintain as much land as possible for farming. No mention of climate change and need for on-farm storage of water for ag use via dugouts etc. No mention of restricting removal of hedgerows etc separating farming areas from non farming areas irregardless of which property they are located on. Because a farm is small does not mean it will be better, less noisy, smelly or offensive. Allowing "small farms" to
When you are building these type's of survey's It would be helpful if you pointed to a couple of examples in each zone that related to the questions. Example; I live in Bowser and I'm aware of some issues in this part of the country but how would I know much about whats happening in Cassidy .
After almost 20 years of farming in the region, we are convinced that small scale (5-10 acres) is the most productive farm size. RDN should be focused on creating "sustainability of food production for local and regional consumption). Land based farming ( given the soil types we have in the region) are not suitable for large scale export oriented farming. Small scale id labor intensive and more suitable where the fertility of the soil will be improved over time. Large scale farming tend to degrade the soil fertility over time. RDN should get Statistics Canada farm production data for Vancouver Island. That data will support my argument for small scale
I'm living on 34 acres (split ALR and non ALR) great property to reside on but there's no agricultural benefit here. The soil contaminates anything planted, I've had to bring in soil for anything to grow and the majority of the ALR land is on rock. I understand keeping land that is for the benefit of farming but when the only way you can farm is by spending money then subdivision should be an alternative for those that can produce or farm.
Personally I don't have a problem with the smaller lots in the ALR, (though no smaller than 5 acres in my opinion) if they are being used to farm or create homesteads. I think it is far more viable for young families to develop a five acre farm/homestead than on 20 - 100+ acres. Large scale farming does not appear to be taking place as much as it once did. These smaller scale farms are more manageable and could provide more diverse
Provide incentives to the development of more agricultural land, while interest rates remain low. Better soil capability studies to assist in best land use. Encourage best practices are considered by respective potential developers and ensure regular communications with all feasible developments. eg from road access placement that considers adjacent parcels needs, not just access to clear land. Consider the wide range of opportunities for Farmers should NOT have to jump through RDN hoops...we have a governing body and that is the ALR.
This survey need to be properly worded. The questions are not consistent with the selections. Unless the survey is intended to mislead. The #1 concern is how can the RDN support Agriculture when it is more interested in subdivision development. Agriculture needs natural water. Subdivisions need chlorinated water. The RDN should use the DCC and Tax/Water revenues to bring in water from distant reservoirs and leave the aquifers for



Two obstacles that are not included in the discussion paper and survey is the growing problem of water resources for agriculture and land-use changes. Conflicts between the development industry and farming industry over access to water and up-zoning of agricultural, rural and resource land will increase as both industries grow. The Parker Road well is an example of such a conflict over water rights that is currently in debate between RDN, developer and Nanoose residents. As mentioned in the discussion paper, the Agricultural Land Commission may not always be inclined to preserve ALR status when reviewing applications. According to discussion paper, there is a possibility that the ALC could be dissolved in the future. Therefore, I commend RDN

Allowing farm land to become estates by allowing giant homes to be built on what should be productive property is hindering access to farm land as it's being sold at estate prices. Allowing small residential lots

Having lived in this area Nanoose to Bowser, and Coombs and Hilliers all my life and having lived on a farm in Coombs for the first 7 years of my life I feel that agriculture in the region needs to be supported. Farmers and farmers markets need to be supported, we need to keep ALR for good sustainability and keep subdivisions with parcels less than 2.5 acres to a minimum. When we moved from Parksville into Hilliers about 5 years ago and decided to get a dog I was very disappointed to learn that there is no dog licencing requirement in Area F. I feel that it is our responsibility as pet owners to have our pets licensed and to keep them under our control and not let them run loose. Our dog is fenced in and when we are out and about she is leashed unless we are at an unleashed dog area. There are a couple of black labs that roam our neighbourhood and get into our yard chasing whatever animals they can find. They try to get into our garbage. I don't appreciate it as I don't let my dog run at large just because we live in an area that has no real bylaw enforcement for dogs, and does not seem to care if livestock is killed by dogs running loose. Just wait until one of these dogs seriously injures or kills a person or

Water is a critical need for a successful farming and food production. Stop the drilling of wells on ALR land for would like to submit an obstacle to agriculture as a result of the RDN's open policies & regulations as to the keeping of backyard poultry. It is very obvious that this activity is ignored by the regional district. They don't take into account the problems that arise from smell, rats, roosters (noise) or numbers of birds. I don't think anyone checks these situations and they expect people living next door to these issues to just live with it. Most areas

All the obstacles are very important if they are not handled with common sense. So they might as well be all dealt with in a proper manner to support agriculture. The public supports local food systems so open and transparent policies should be in place so as to avoid misunderstandings and conflicts. Best farming and water practices should be supported if this system is going to be sustainable in the long term. Intensity of farming

Suggest changing the bylaw so that road kill, butchered remains, SPCA uthenising and other animal waste be used for to make blood meal and compost in order to enhance soil nutrients. In this way this valuable resource

Re: Obstacle 3: I believe it is at least as important to plan for small scale (ie. small acreage) intensive agriculture (see the UN Report on Small Holdings). There are a greater number of residents who can and will engage in small scale sustainable food production, than those who can afford the capital outlay for a large farming operation and Large parcels are fine to maintain and keep them but not if the property does not have farming capability. There should be a transition zone of about 1 or 2 km from municipalities to allow them to expand (allow current parcel sizes within this area). Large scale commercial businesses that do not contain agriculture sustainability of the property should be allowed only on properties that can not sustain agricultural productivity. (keep agricultural

this surevey is not pertinent to the area. There is to many variables and no thought about what this area is really like. There for most of these question do not have the appropriate box to check

There must be a better way to sort out real farming activity from those who are trying to claim farm status for tax relief than the current benchmark. I currently own a half acre, and am a Horticultural Instructor, and run a farm in Port Alberni. I would like to turn my property into a Small Plot Intensive Farm but would need to make \$10,000 to claim farm status. Larger properties need to only make \$2,500. This is ridiculous, and as we all know farming is marginal at best, so tax breaks would certainly help the small local farmer. I am currently working on the implementing the Alberni Clayquot Agricultural Plan and would be interested in working on helping the Regional District of Nanaimo work on their plan as well. Please contact me with any opportunities for bidding on

Allowing large farm parcels to be sub-divided into parcels that are too small for some types of agriculture.  
Allowing small lot subdivisions on land adjacent to farm land which often results in harassment of the farmer when the new subdivision residents who wanted to live next door to a farm decide they can't tolerate the sounds, smells or sight of farm animals or equipment. Have a policy that, in the strongest terms, discourages application to the ALR for removal of land from the ALR. We have heard developers openly state that they bought a farm with the sole intention of removing it from the ALR and developing it. We have heard real estate agents, who are contracted to sell ALR land say "Oh, you wouldn't want to buy this for farming, it has been priced for development." This makes the farm land too expensive for farmers to purchase it and farm it. Every

We need to regain our 'agricultural independence' on Vancouver Island ... by that, I mean fully and actively enabling Farmers to grow local food in quantities sufficient enough and varied enough to sustain our Island