

REGIONAL DISTRICT OF NANAIMO
AGRICULTURAL ADVISORY COMMITTEE
FRIDAY, JANUARY 23, 2015
1:30 PM

(Board Chambers)

A G E N D A

PAGES

CALL TO ORDER

MINUTES

2-3 Minutes of the Agricultural Advisory Committee meeting held Friday October 17, 2014.

BUSINESS ARISING FROM THE MINUTES

COMMUNICATIONS/CORRESPONDENCE

UNFINISHED BUSINESS

REPORTS

Member Orientation (Verbal presentation and resource material to be distributed at the meeting).

4-5 Ministry of Agriculture, AAC Workshop Member Attendance.

6-55 Bylaw and Policy Update Project Seminar.

ADDENDUM

BUSINESS ARISING FROM DELGATIONS OR COMMUNICATIONS

NEW BUSINESS

ADJOURNMENT

Distribution: H. Houle (Chair), J. Fell, C. Haime, K. Reid, R. Thompson, C. Watson, M. Ryn, K. Wilson, J. McLeod, J. Thony, W. Haddow, P. Thorkelsson, G. Garbutt, J. Holm, P. Thompson, L. Rowett, G. Keller, N. Hewitt

REGIONAL DISTRICT OF NANAIMO
MINUTES OF THE AGRICULTURAL ADVISORY COMMITTEE
MEETING HELD ON FRIDAY, OCTOBER 17, 2014 AT 2:00 PM
IN THE RDN COMMITTEE ROOM

Present:

Director J. Fell	Chairperson
Director H. Houle	Electoral Area B
K. Wilson	Representative (South)
M. Ryn	Representative (South)
C. Watson	Representative (North)
J. McLeod	Regional Agricultural Organization

Also in Attendance:

G. Garbutt	General Manager of Strategic and Community Development
P. Thompson	Manager of Long Range Planning
J. Holm	Manager of Current Planning
G. Keller	Senior Planner
N. Hewitt	Recording Secretary
B. Rogers	Electoral Area 'E' Candidate

Regrets:

Director D. Johnstone	Chairperson
R. Thompson	Representative (North)
C. Springford	Regional Agricultural Organization
K. Reid	Regional Aquaculture Organization
W. Haddow	Regional Agrologist, Ministry of Agriculture

CALL TO ORDER

Chairperson Fell called the meeting to order at 2:10 p.m.

REVISED AGENDA

MOVED H. Houle, SECONDED M. Ryn, that the Agricultural Advisory Committee agenda revise the order of reports.

CARRIED

MINUTES

MOVED H. Houle, SECONDED K. Wilson, that the minutes of the Agricultural Advisory Committee meeting held Friday July 11, 2014.

CARRIED

REPORTS

Process for bringing forward items for the AAC Agenda (Verbal).

MOVED H. Houle, SECONDED M. Ryn, that verbal overview regarding the Process for bringing forward items for the AAC Agenda be received.

CARRIED

ALC Consultation – Proposed Amendments to the Agricultural Land Reserve Use, Subdivision, and Procedure Regulation.

MOVED H. Houle, SECONDED K. Wilson, that the receive Committee ALC Consult – Staff Comments.

CARRIED

MOVED H. Houle, SECONDED K. Wilson, that the report that Mayta Ryn provided be received.

CARRIED

Food Security Workshop/Policy and Bylaw Update Project – Status Update.

MOVED H. Houle, SECONDED C. Watson, that Food Security Workshop/Policy and Bylaw Update Project Status Update be received.

CARRIED

Role of AAC in the review of Applications to the ALC (Verbal).

MOVED H. Houle, SECONDED M. Ryn, that the verbal report regarding the Role of AAC in the Review of Applications to the ALC be received.

CARRIED

NEW BUSINESS

AAC Terms 2014.

J. McLeod, C. Springford, K. Reid thank you for serving on the Committee.

ADJOURNMENT

MOVED H. Houle, SECONDED J. McLeod, that this meeting be adjourned.

CARRIED

Time: 2:55 pm

CHAIRPERSON



December 17, 2014

Dear Agricultural Advisory Committee/Local Government Representative,

The Ministry of Agriculture would like to invite your local government Agricultural Advisory Committee (AAC) members or representatives to the seventh biennial AAC Workshop on **Wednesday, February 18, 2015** from 9:30 am to 4:30 pm. This year, there will be one province-wide event and it will be held at the [Newlands Golf and Country Club in Langley](#), British Columbia. Registration is required, but there is no fee and lunch and refreshments will be provided.

The workshop will bring AAC members together from across BC to meet each other and discuss agricultural issues of importance. There are approximately 43 AACs operating in BC and information about them and the status of their agricultural area plans can be found on the Strengthening Farming [website](#). Information about [previous AAC workshops](#) is also available online.

Please see attached for the draft agenda. We are confident that these topical sessions will likely be useful to all communities, even those who do not yet have an AAC and are only considering beginning an AAP process.

To assist with workshop arrangements, please complete the enclosed form and return it to Sonja Zupanec by email at Sonja.Zupanec@gov.bc.ca or fax at 604-556-3030 by **Friday, January 23rd, 2015**. Please note that elected officials and staff are also welcome to attend. Although we are unable to offer any financial assistance for out of town participants to travel to the event, we strongly encourage local governments to support the attendance of their representatives. If you have any questions you can call Sonja directly at 250.247.7686 or toll free 1.888.221.7141.

If you require overnight accommodation the before or the day of the workshop, we have arranged for a group rate discount at the [Travelodge Langley City Hotel](#) in Langley for the nights of February 17th and 18th. A limited number of standard rooms will be available at a 20% discount per night and include a continental breakfast. Please reserve your room [online](#) or call the hotel reservation desk at **1-800-578-7878** and request the special group rate code **LKFR** for the Agricultural Advisory Committee Workshop.

Previous workshops have invigorated AAC members, generated new ideas, and helped AACs continue to offer effective advice and support to their councils, boards and local trust committees. I look forward to seeing your representatives at the workshop.

Yours truly,

Bert van Dalzen
Manager, Strengthening Farming Program

2015 Agricultural Advisory Committee (AAC) Workshop

Wednesday February 18, 2015 – from 9:30 AM to 4:30 PM

Newlands Golf and Country Club, Langley BC

Participant Agenda

- 9:00am** **Registration and morning refreshments**
- 9:30am** **Welcome and Opening Remarks** - Minister of Agriculture Norm Letnick (*tentative*)
- 9:40am** **Topic 1: How your AAC can Strengthen Farming in your community**
Ministry of Agriculture (AGRI) Staff Presentation on Strengthening Farming 101
AAC roles, responsibilities and jurisdiction
- 10:00am** **Topic 2: Sustainable Local Food Systems**
Real Estate Foundation 2015 Research Findings – David Hendrickson
- 10:30am** **Nutrition Break**
- 10:45am** **Topic 3: Primer on ALR changes and Medical Marihuana**
AGRI Staff Presentation and Q + A session
- 11:30am** **Discussion Session I**
A facilitated discussion where participants will be divided by topic areas to explore and discuss:
- Challenges to successful agriculture in your region
 - Mechanisms to make the AAC more effective to local government
 - Barriers for farmers/communities to access resources and funding
 - Economic development strategies for agriculture
 - Issues related to water management
- 12:30pm** **Lunch**
- 1:15pm** **Panel Session 1: The ‘Everything You Wanted to Know’ AGRI Panel**
Panel representation of a local government politician, planner, agrologist and farmer/grower
Facilitated Q+A
- 2:15 pm** **Discussion Session II - Stories of Success!**
A facilitated discussion where participants will be divided by topic areas to explore and discuss examples from across BC of successful Ag Area Plan implementation and strengthening farming initiatives.
- 3:15pm** **Nutrition break**
- 3:30pm** **Topic 4: Top Priorities for the Ministry’s Strengthening Farming Program in the new term 2015- 2019**
AGRI Staff presentation and facilitated Q + A
- 4:15pm** **Wrap-Up and Closing Remarks** - Richard Bullock, Agricultural Land Commission Chair (*tentative*)
- 4:30 pm** **ADJOURN**



Regional District of Nanaimo
Agricultural Area Plan Implementation

Community Engagement Results
January 6, 2015



DRAFT

Overview

As part of the Bylaw and Policy Updates Project, a draft discussion paper was prepared. The draft discussion paper identifies 13 potential obstacles to agriculture in the Regional District of Nanaimo (RDN) that are a result of RDN policies and/or regulations as well as some potential approaches for how the obstacles could be addressed. To view the draft discussion paper, visit the project website www.growingourfuture.ca. Following completion of the draft discussion paper, the RDN initiated a community engagement process to obtain feedback on the draft obstacles and approaches.

A variety of methods for obtaining community feedback were used including a project website, social media (Facebook and Twitter), email alert, earned media, a workshop, meetings with agricultural organizations, and an online survey.

The purpose of this report is to provide a summary of community feedback on the draft obstacles received up to January 5, 2015 (the date that the online survey closed). This feedback will help guide which obstacles the RDN should consider addressing. For complete community engagement results please refer to the following Attachments.

Attachment	Event
1	October 24, 2014 - Food Security Workshop Results
2	December 11, 2014 - Cedar Farmers Institute Meeting Summary
3	December 16, 2014 – Coombs Farmer’s Institute Meeting Summary
4	November 24, 2014 - January 5, 2015 – Online Survey

Community Engagement Summary

The following is a summary of the community feedback received on each obstacle organized by event.

Obstacle 1: RDN Zoning is not consistent with the Provincial Agricultural Land Reserve Use, Subdivision, and Procedure Regulation.

Event	Food Security Workshop	Meeting with Cedar Farmer's Institute	Meeting with Coombs Farmer's Institute	Online Survey
Summary of Results	<p>Due to time constraints workshop participants helped select their top 8 obstacles for further discussion. Obstacles 1, 2, 3, 6, 9, 10, 11, and 13 were discussed.</p> <p>This obstacle was considered one of the most important of all of the obstacles and had the greatest support for further action.</p> <p>It was suggested that the RDN should increase consistency with the <i>Agricultural Land Reserve Use, Subdivision and Procedure Regulation</i> (ALR Regulation).</p>	<p>There appears to be general support to adopt an agricultural zone which is one of the identified approaches to address this obstacle.</p>	<p>There appears to be general support to encourage agriculture in all its forms and to ensure that RDN regulations and policies do not discourage farming.</p>	<p>Of those who responded to the applicable questions 84% indicated that this obstacle was either very important or important and 80% indicated that the RDN should take action on this obstacle.</p>

Synopsis

Overall there appears to be a high level of community support for the RDN to take action on this obstacle.

Obstacle 2: The definition of structure may be too restrictive for agricultural fencing.

<i>Event</i>	Food Security Workshop	Meeting with Cedar Farmer's Institute	Meeting with Coombs Farmer's Institute	Online Survey
<p>Summary of Results</p>	<p>Due to time constraints workshop participants helped select their top 8 obstacles for further discussion. Obstacles 1, 2, 3, 6, 9, 10, 11, and 13 were discussed.</p> <p>This obstacle was considered important by most workshop participants and there was general support for taking further action.</p> <p>It was suggested that a distinction should be made between transparent and solid fencing.</p>	<p>This item was not discussed in detail. No objections have been received.</p>	<p>There appears to be support to either increase or have no height limit for agricultural fences if the fence is transparent.</p>	<p>Of those who responded to the applicable questions 79% indicated that this obstacle was either very important or important and 66% indicated that the RDN should take action on this obstacle.</p>

Synopsis

Overall there appears to be a community support for the RDN to take action on this obstacle.

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.

<i>Event</i>	Food Security Workshop	Meeting with Cedar Farmer's Institute	Meeting with Coombs Farmer's Institute	Online Survey
Summary of Results	<p>Due to time constraints workshop participants helped select their top 8 obstacles for further discussion. Obstacles 1, 2, 3, 6, 9, 10, 11, and 13 were discussed.</p> <p>This obstacle was considered important by most workshop participants and there was general support for taking further action.</p> <p>There was a broad range of discussion both for and against increasing minimum parcel sizes in the ALR.</p>	<p>This item was not discussed in detail. No objections were received.</p>	<p>This obstacle was discussed at length. A number of issues were raised including access to land for farming, productivity of small farms versus large farms, affordability for new farmers, and impact of non-farm development.</p> <p>Overall there appears to be support to encourage farming of all types (including on small lots) and to protect ALR lands from non-farm development. There also appears to be a desire to incorporate more flexibility in regulations that apply to farm land.</p>	<p>Of those who responded to the applicable questions 41% indicated that this obstacle was either very important or important. However 73% indicated that the RDN should take action on this obstacle.</p>

Synopsis

Although there appears to be general support to take action on this obstacle, there also appears to be differing opinions on the benefits of increasing minimum parcel sizes for lands in the ALR. While some participants argue that the RDN should protect the remaining large parcels for future agricultural uses others argue that small lot agriculture is more productive and affordable for young farmers. Overall there appears to be a desire to support farming on parcels of all sizes and to encourage farming of smaller lots.

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.

<i>Event</i>	Food Security Workshop	Meeting with Cedar Farmer's Institute	Meeting with Coombs Farmer's Institute	Online Survey
Summary of Results	<p>Due to time constraints workshop participants helped select their top 8 obstacles for further discussion. Obstacles 1, 2, 3, 6, 9, 10, 11, and 13 were discussed.</p> <p>Despite not having group discussion on this obstacle, individual and group responses indicate that this obstacle is important. There appears to be a moderate level of support to take further action on this obstacle.</p>	<p>This item was not discussed in detail. No objections were received.</p>	<p>Overall there appears to be support to address this obstacle at the time of subdivision.</p>	<p>Of those who responded to the applicable questions 82% indicated that this obstacle was either very important or important and 73% indicated that the RDN should take action on this obstacle.</p>

Synopsis

There appears to be general support to take action on this obstacle.

Obstacle 5: The maximum height of buildings and structures in the Water 1 zone may be too restrictive.

<i>Event</i>	Food Security Workshop	Meeting with Cedar Farmer's Institute	Meeting with Coombs Farmer's Institute	Online Survey
Summary of Results	<p>Due to time constraints workshop participants helped select their top 8 obstacles for further discussion. Obstacles 1, 2, 3, 6, 9, 10, 11, and 13 were discussed.</p> <p>Despite not having group discussion on this obstacle, individual and group responses indicate that this obstacle is important but there appears to be limited support to take further action on this obstacle.</p>	<p>This item was not discussed in detail. No objections were received.</p>	<p>It was suggested that the RDN contact the aquaculture industry to discuss this obstacle.</p> <p>The RDN contacted a representative from the aquaculture industry and confirmed that this is an important obstacle that poses a barrier to construct common structures used in the industry.</p>	<p>Of those who responded to the applicable questions 68% indicated that this obstacle was either very important or important and 48% indicated that the RDN should take action on this obstacle.</p>

Synopsis

There appears to be support to take action on this obstacle.

Obstacle 6: The minimum setback requirements for agricultural buildings do not take into consideration the scale or type of operation.

<i>Event</i>	Food Security Workshop	Meeting with Cedar Farmer's Institute	Meeting with Coombs Farmer's Institute	Online Survey
Summary of Results	<p>Due to time constraints workshop participants helped select their top 8 obstacles for further discussion. Obstacles 1, 2, 3, 6, 9, 10, 11, and 13 were discussed.</p> <p>This obstacle was viewed as being important and further action was supported.</p>	<p>Amendments to the minimum setback requirements that apply to agricultural buildings were generally supported.</p>	<p>There appears to be support to take action on this Obstacle.</p>	<p>Of those who responded to the applicable questions 82% indicated that this obstacle was either Very Important or Important very important or important and 63% indicated that the RDN should take action on this obstacle.</p>

Synopsis

There appears to be strong support for taking action on this option.

Obstacle 7: Farmer’s market is not permitted in any zone where agriculture is a permitted use.

<i>Event</i>	Food Security Workshop	Meeting with Cedar Farmer’s Institute	Meeting with Coombs Farmer’s Institute	Online Survey
Summary of Results	<p>Due to time constraints workshop participants helped select their top 8 obstacles for further discussion. Obstacles 1, 2, 3, 6, 9, 10, 11, and 13 were discussed.</p> <p>Despite not having group discussion on this obstacle, individual and group responses indicate that this obstacle is important and there appears to be support to take further action on this obstacle.</p>	<p>There appears to be general support to take action on this obstacle.</p>	<p>There appears to be general support to take action on this obstacle.</p> <p>There appears to be support to allow farmer’s markets in most zones through a Temporary Use Permit on land that is not considered good agricultural land.</p>	<p>Of those who responded to the applicable questions 76% indicated that this obstacle was either very important or important and 73% indicated that the RDN should take action on this obstacle.</p>

Synopsis

There appears to be strong support to take action on this obstacle.

Obstacle 8: The maximum parcel coverage for farm buildings is too low.

<i>Event</i>	Food Security Workshop	Meeting with Cedar Farmer's Institute	Meeting with Coombs Farmer's Institute	Online Survey
Summary of Results	<p>Due to time constraints workshop participants helped select their top 8 obstacles for further discussion. Obstacles 1, 2, 3, 6, 9, 10, 11, and 13 were discussed.</p> <p>Despite not having group discussion on this obstacle, individual and group responses indicate that this obstacle is important and there appears to be strong support to take further action on this obstacle.</p>	<p>This item was not discussed in detail. No objections were received.</p>	<p>There appears to be general support to take action on this obstacle.</p> <p>A common theme emerged relating to a desire to have flexible regulations.</p>	<p>Of those who responded to the applicable questions 62% indicated that this obstacle was either very important or important and 52% indicated that the RDN should take action on this obstacle.</p>

Synopsis

There appears to be moderate support for taking action on this obstacle.

Obstacle 9: Farmers are unable to have signs directing customers to their farms.

<i>Event</i>	Food Security Workshop	Meeting with Cedar Farmer's Institute	Meeting with Coombs Farmer's Institute	Online Survey
Summary of Results	<p>Due to time constraints workshop participants helped select their top 8 obstacles for further discussion. Obstacles 1, 2, 3, 6, 9, 10, 11, and 13 were discussed.</p> <p>Despite not having group discussion on this obstacle, individual and group responses indicate that this obstacle is important and there appears to be support to take further action on this obstacle.</p>	<p>This item was not discussed in detail. No objections were received.</p>	<p>There appear to be support to take action on this obstacle.</p>	<p>Of those who responded to the applicable questions 88% indicated that this obstacle was either very important or important and 78% indicated that the RDN should take action on this obstacle.</p>

Synopsis

There appears to be support to take action on this obstacle.

Obstacle 10: The potential impacts of estate residential and non-farm use threaten agricultural viability and productivity.

<i>Event</i>	Food Security Workshop	Meeting with Cedar Farmer's Institute	Meeting with Coombs Farmer's Institute	Online Survey
Summary of Results	<p>Due to time constraints workshop participants helped select their top 8 obstacles for further discussion. Obstacles 1, 2, 3, 6, 9, 10, 11, and 13 were discussed.</p> <p>This obstacle was one of the most important obstacles identified. There appears to be strong support to take action on this obstacle.</p>	<p>This item was not discussed in detail. However concerns over the impacts of non-farm use were raised. No objections were received regarding this obstacle.</p>	<p>There appears to be support to take action on this obstacle including restrictions on residential use in the ALR.</p>	<p>Of those who responded to the applicable questions 84% indicated that this obstacle was either very important or important and 73% indicated that the RDN should take action on this obstacle.</p>

Synopsis

There appears to be support to take action on this obstacle.

Obstacle 11: Farmland Protection Development Permit Areas may not provide an adequate level of protection and are not consistent across all electoral areas.

<i>Event</i>	Food Security Workshop	Meeting with Cedar Farmer's Institute	Meeting with Coombs Farmer's Institute	Online Survey
Summary of Results	<p>Due to time constraints workshop participants helped select their top 8 obstacles for further discussion. Obstacles 1, 2, 3, 6, 9, 10, 11, and 13 were discussed.</p> <p>This obstacle was one of the most important obstacles identified. There appears to be strong support to take action on this obstacle.</p>	<p>This item was not discussed in detail. However, it was suggested that establishing buffers between farm and non-farm use was important. No objections were received regarding this obstacle.</p>	<p>There appears to be support to take action on this Obstacle.</p>	<p>Of those who responded to the applicable questions 77% indicated that this obstacle was either very important or important and 79% indicated that the RDN should take action on this obstacle.</p>

Synopsis

There appears to be strong support to take action on this obstacle.

Obstacle 12: The impacts of non-farm use and development adjacent to the ALR is not contemplated by RDN OCPs or Zoning Bylaws.

<i>Event</i>	Food Security Workshop	Meeting with Cedar Farmer's Institute	Meeting with Coombs Farmer's Institute	Online Survey
Summary of Results	<p>Due to time constraints workshop participants helped select their top 8 obstacles for further discussion. Obstacles 1, 2, 3, 6, 9, 10, 11, and 13 were discussed.</p> <p>Despite not having group discussion on this obstacle, individual and group responses indicate that this obstacle is important and there appears to be support to take further action on this obstacle.</p>	<p>This item was not discussed in detail. However, there appears to be general support to address the impacts of non-farm use.</p>	<p>There appears to be support to take action on this Obstacle.</p>	<p>Of those who responded to the applicable questions 80% indicated that this obstacle was either very important or important and 74% indicated that the RDN should take action on this obstacle.</p>

Synopsis

There appears to be support to take action on this obstacle.

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.

<i>Event</i>	Food Security Workshop	Meeting with Cedar Farmer's Institute	Meeting with Coombs Farmer's Institute	Online Survey
Summary of Results	<p>Due to time constraints workshop participants helped select their top 8 obstacles for further discussion. Obstacles 1, 2, 3, 6, 9, 10, 11, and 13 were discussed.</p> <p>This obstacle was viewed as being important and there appears to be strong support to take action.</p>	<p>This obstacle was viewed as being important and there appears to be support to take action.</p>	<p>There appears to be support to take action on this Obstacle.</p>	<p>Of those who responded to the applicable questions 86% indicated that this obstacle was either Very Important or Important and 72% indicated that the RDN should take action on this obstacle.</p>

Synopsis

There appears to be strong support to take action on this obstacle.

Other Concerns and Suggestions

Throughout the community engagement process several other concerns and suggestions were raised that were not necessarily directly related to one of the identified obstacles. The following provides a summary of this information for consideration.

<i>Event</i>	Food Security Workshop	Meeting with Cedar Farmer's Institute	Meeting with Coombs Farmer's Institute	Online Survey
Other concerns and suggestions	<ul style="list-style-type: none"> • Work with MOTI to encourage the use of undeveloped road allowance for agriculture. • Ensure that wildlife habitat (including pollinators) is considered in setback and buffer areas. • Support conservation covenants. 	<ul style="list-style-type: none"> • Drainage and access to adjacent properties to maintain stream flows. • Education for realtors on living in rural areas. • Marijuana facilities on ALR lands. 	<ul style="list-style-type: none"> • RDN Waste Stream Management Bylaw may prevent farmers from receiving vegetation from off farm for composting. • Require a notice to adjacent property owners every time a building permit gets issued on land in the ALR. • More needs to be done with regard to water conservation. • RDN to control the ALR. 	<ul style="list-style-type: none"> • Address aquifer protection and climate change • Adopt regulations similar to other Regional Districts.

Attachment 1
Food Security Workshop Results

DRAFT



Regional District of Nanaimo
Agricultural Area Plan Implementation

*Food Security Workshop Results
October 24, 2014*



Overview

As part of the Bylaw and Policy Updates Project, a workshop was held on October 24, 2014. The purpose of the workshop was:

1. to learn about agriculture in the region;
2. to present a draft discussion paper;
3. to obtain participant feedback on a set of 13 obstacles to agriculture that have been identified by the Regional District of Nanaimo (RDN);
4. to obtain participant feedback on a range of potential approaches for addressing the obstacles; and,
5. to provide an opportunity for workshop participants to identify additional obstacles and approaches.

Participants

There were about 35 participants in attendance which included RDN Elected Officials, the Agricultural Advisory Committee, RDN staff, the Ministry of Agriculture (MoA), the Agricultural Land Commission (ALC), Nanaimo Economic Development, staff from adjacent municipalities, agricultural organizations, and local area farmers.

Process

The RDN Food Security Workshop was held from 9:00 am – 4:00 pm. The morning involved presentations from guest speakers from the RDN, Island Health, Ministry of Agriculture, and a local area farmer.

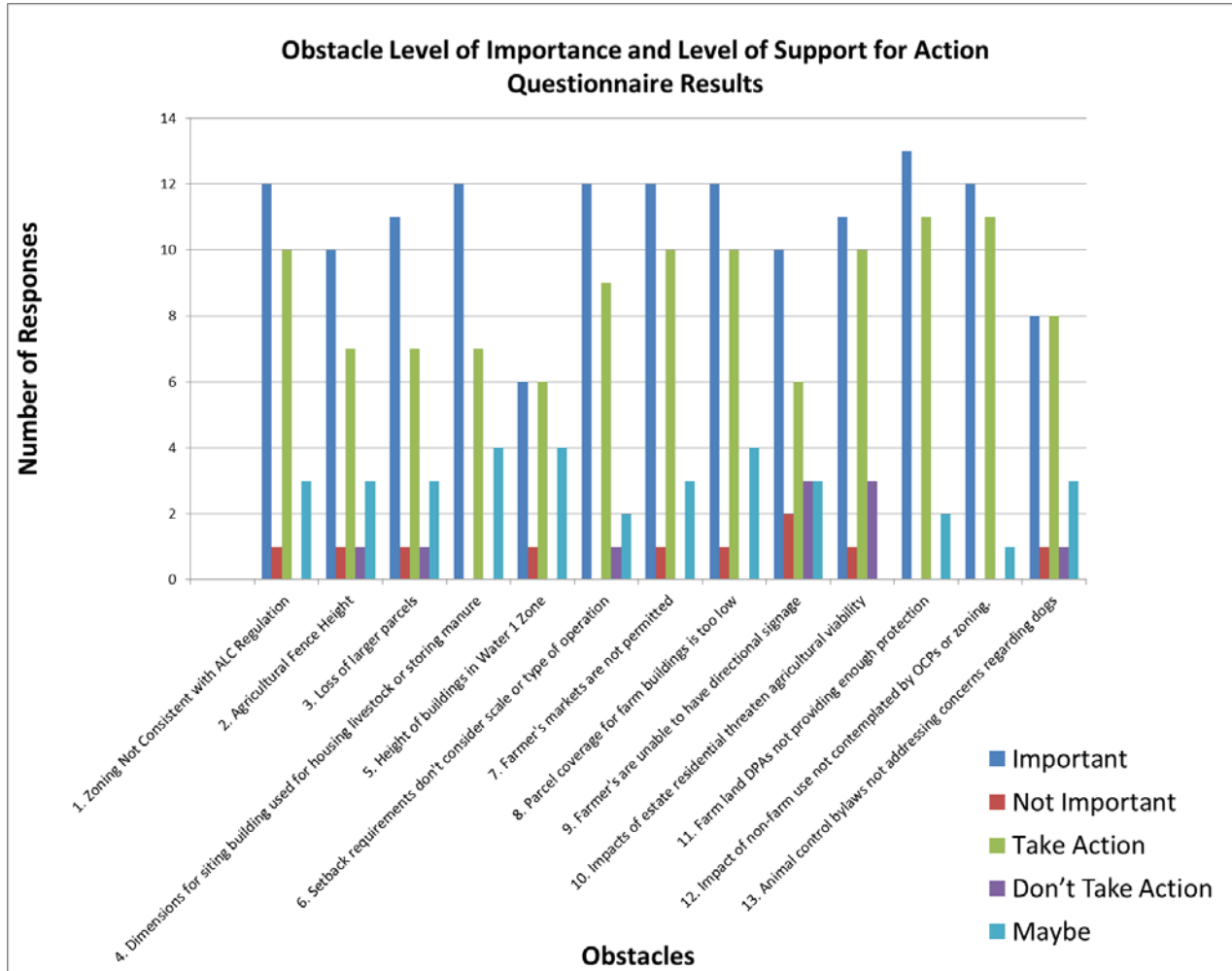
In late morning the RDN presented the draft Bylaw and Policy Updates Project discussion paper. Then participants spent the rest of the day in an exercise intended to get feedback on the draft obstacles and approaches identified in the discussion paper.

The workshop resulted in three key sources of data which are provided below.

1. Individual Questionnaire Results

Participants were provided an opportunity to complete a questionnaire where they could rank the draft obstacles according to their level of importance. The questionnaire also provided an opportunity for respondents to indicate if the RDN should take action on each of the identified approaches.

The chart below shows a visual representation of the questionnaire responses. Note a significant portion of participants did not complete the questionnaire.



As shown above, the blue bar represents the number of respondents who indicated that an obstacle was either very important or important. The red bar represents the number of respondents that indicated that an obstacle was not important. The green bar represents the number of respondents that indicated that the RDN should take action on a particular obstacle while the purple bar represents the number of respondents who indicated that the RDN should not take action on a particular obstacle. The light blue bar represents respondents who were undecided if the RDN should take action on a particular obstacle.

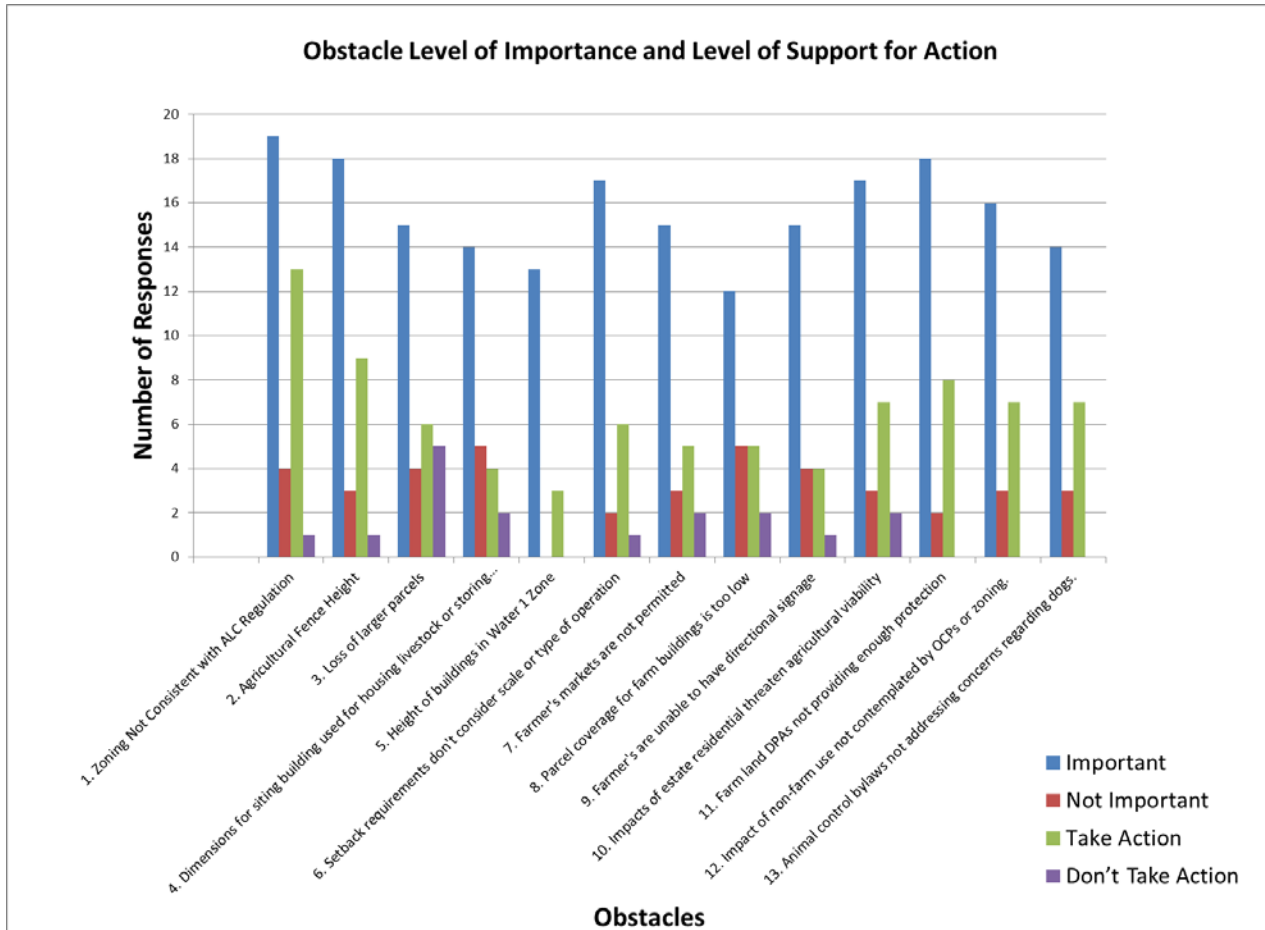
As can be seen above, the majority of respondents felt that most of the obstacles were important and that the RDN should consider taking action on each of the obstacles. Obstacle 11 was considered the most important and had the most support for further action. This was closely followed by Obstacles 1, 7, 8, and 12 which were also considered most important and had the greatest support for further action. The obstacle that was considered least important was obstacle 5 – Height of Buildings in the Water 1 Zone.

2. Group Exercise Results

Obstacle Ranking and Action Results

As part of the group exercise, participants were asked to review the obstacles and approaches on an individual basis. Then participants were asked to rank each obstacle based on its level of importance and indicate if they believe the RDN should take action on the obstacle.

Participants used green dots on a large poster-sized table to mark their selections. The chart below is a visual representation of the results.



As shown above, the blue bar represents the number of respondents who indicated that an obstacle was either very important or important. The red bar represents the number of respondents that indicated that an obstacle was not important. The green bar represents the number of respondents that indicated that the RDN should take action on a particular obstacle while the purple bar represents the number of respondents who indicated that the RDN should not take action on a particular obstacle.

As can be seen above, the majority of respondents felt that most of the obstacles were important. Notwithstanding the above, Obstacle 1 was considered the most important and had the greatest support for further action. Although Obstacles 3, 5, 7, 8, and 9 were considered important, fewer participants supported taking further action to address these obstacles.

The obstacle that was considered least important was obstacle 8, however there was support to consider further action.

General Ideas and Discussion

Part of the exercise involved small group discussion where participants were given an opportunity to discuss the draft obstacles.

Of the 13 obstacles that were identified, due to time constraints, workshop participants helped select the top 8 obstacles for further discussion. The following represents the notes recorded on flipchart paper for each obstacle that was discussed as well as a brief summary of the conversation.

Obstacle 1: Zoning Not Consistent with ALC Regulation

- Increase consistency but perhaps not 100%
- Do need to change subdivision to match minimum parcel size in ALC policies
- Section 46 in the *ALC Act* (Regarding prohibiting inconsistencies)
- Provide/enhance communication regarding the different agencies involved in subdivision of land.
- Overall there was support for the RDN to take action to address this obstacle.

Obstacle 2: Agricultural Fence Height

- The height of solid fences should be restricted
- Concern was expressed that taller solid fences may have a negative impact on agriculture through shade effects and disruption of wind.
- Fences that interfere with sightlines should be restricted.
- The RDN should not restrict the height of transparent fences on land zoned for agriculture.
- There appeared to be support to take action on this obstacle.

Obstacle 3: Loss of larger parcels

- Challenges include: family subdivisions, economic pressures to subdivide, increase potential higher yields on smaller farms (intensive organic)
- Local farms vs. large farms
- Intensive vs. pastoral
- Inconsistent rules and regulations
- RDN opportunities
 - Consistent subdivision regulations
 - Farm land bank? Protection or trust?
 - Minimum lot size?
 - Increase mill rates for un-farmed lands in the ALR (stick vs. carrot)
 - Change zoning
- There was a desire to have a variety of parcel sizes.

Obstacle 6: Setback requirements don't consider scale or type of operation

- **Challenges:**
 - **Lot configuration** (e.g. if lot is narrow, a 30 m setback requirement may preclude a feasible agricultural use; 30 m seems excessive for a small agricultural buildings/operations like a chicken coup vs a larger commercial poultry operation).

- **Doesn't consider adjacent uses** (the 30 m setback seems unnecessary where the agricultural operation is adjacent to other agricultural lands, vacant lands, or commercial/industrial lands where the potential impact on adjacent uses is negligible).
- **Lack of wildlife buffers** (the setback requirement should be based on the need to protect wildlife e.g. pollinators, not an arbitrary setback).
- **Location of setbacks** (the 30 m setback sterilizes the use of land for agriculture).
- **Actions:**
 - **New bylaw requirements** (establish new setback requirements based on relevant best practices that maximize agricultural use and minimize potential impacts on adjacent uses).
 - **Expand Setback Exemptions** based on other adjacent uses (need bylaw flexibility to allow ag uses of appropriate scale in the setback area; there should be more exemption criteria based on type of adjacent uses e.g. if agricultural land is adjacent to residential use, a smaller chicken coup of a specified number of chickens should be allowed within the setback; need to allow farmers to use the fullest extent of their property).
 - **Establish and protect pollinator pathways** (need to establish pollinator pathways within an appropriate setback); also need to educate people about the need to implement measures to protect pollinators).
 - **Setbacks should be imposed on residential not ALR land/ agricultural lands.** (setback requirements should be imposed on, and located within, adjacent residential lands, not within ALR/ agricultural lands, as the setback is intended to minimize impact of development on agricultural productivity and minimize potential land use conflicts).

Obstacle 9: Farmer's unable to have directional signage

- Farm signs managed by the Ministry of Transportation and Infrastructure (MOTI) need to belong to registered society. MOTI has a template.
- Talk to other Local Governments who have signs in the road right-of-way and follow procedure.

Obstacle 10: Impacts of estate residential threaten agricultural viability

- Challenges and potential consequences:
 1. **Fire access** (when the home plate is located further away from the road, this can result in challenges and inefficiencies for fire protection services).
 2. **Building footprint** (an unrestricted home plate can result in a large building footprint, including the services needed to support the buildings (e.g. driveways, septic system sizing) which reduces agricultural capacity).
 3. **Siting of the home plate** (a lack of restrictions on where a home plate may be located within a property may result in a home plate location that disrupts agricultural use or reduces agricultural capacity. For example, siting the home plate and related improvements well within the property increases impacts from:
 - Transportation access/roadway (longer driveways and roads within the property further removes land from farming)
 - Servicing (longer servicing corridors for hydro, water/sewer also reduce land area for farming)
 - Allowing a second dwelling unit in zoning further reduces agricultural opportunity/viability

- **Actions:**

1. Consider sizing the home plate in relation to the size of the parcel to maximize area for farming.
2. Size of the home plate should consider buffers/setbacks to minimize impacts on the agricultural use.

Obstacle 11: Farm land DPAs not providing enough protection

- Increase DPA to 100 metres minimum and require at the time of subdivision.
- DP to protect farm land and pollinator habitat
- Use buffer for vegetation screen/ green space/ trails and stormwater management
- Apply farm land DPAs in all Electoral Areas for all ALR adjacent lands.
- DP conditions for new development and subdivision:
 - Lot size/density
 - Siting and size of dwelling
 - Orientation of dwelling
 - Restrictive covenants for non-farm lands and disclosures
- Find a local property to use as a demonstration of best management practices.

Obstacle 13: Animal control bylaws not addressing concerns regarding dogs.

- Obstacles:
 - Identification of the dog
 - Definition of harassment of livestock
 - Structure for enforcement
 - Penalties for dangerous dogs and dogs at large
- Solutions:
 - Dog licensing (if politically unacceptable chip wiring)
 - Create a compensation fund that uses penalties collected from the owners of dangerous dogs and dogs at large to provide compensation to farmers for damages caused by dogs.
 - Education and awareness (Dogs should be treated the same as cattle or other livestock)
 - Note attached information was provided by Mayta Ryn in relation to this discussion topic.

New Obstacles

As part of the exercise, participants were given an opportunity to identify additional obstacles not identified in the draft discussion paper. The following obstacles were identified.

1. RDN zoning does not allow for adequate accommodation for seasonal workers
2. The RDN Waste Stream Management Bylaw does not allow farmers to accept organic waste for composting for use on site.
3. Development is allowed to proceed without adequate consideration given to groundwater for agriculture.

3. Plant issues in the Field

A poster titled 'Plant Issues in the Field' was provided at the workshop for participants to use to identify other issues that were not the focus of this workshop so they could be addressed at a later date or considered during later phases of the Bylaw and Policy Updates Project. The following comments were provided on the poster using the sticky notes provided.

- Great site regarding food security: <http://www.phsa.ca/healthprofessionals/population-public-health/food-security/default.htm>
- In many situations where ALR land has been subdivided, MOTI has road allowance that may never be developed basically removing productive farm land. Perhaps discussion with MOTI to allow licence of use for agriculture until developed.
- Ensure that wildlife habitat is included in the consideration of setbacks, particularly in areas of heavy wildlife use and urban/rural interface. Look at continuity of land included in the ALR that provides wildlife corridors and areas that are important for wildlife use (migration, breeding, etc.).
- Conservation covenants as put forward by landowners in a land trust situation.
- Buffer zones: Consider education and possible changes to bylaws to enhance pollinators throughout the region.
- Beban Park Master Plan needs to specifically mention and commit to a covered farm market in the Plan.

Limitations and Next Steps

The results of the workshop indicate:

1. that most of the obstacles are considered important and
2. that further action is supported on a number of the identified obstacles

Specifically, making the zoning consistent with the ALR Regulation, increasing maximum fence height and parcel coverage, enabling directional signage, providing more protection in the Farm Land Protection Development Permit Areas, addressing the impacts of non-farm use, and improving animal control received the most support for further action.

The results demonstrate that the workshop achieved its purpose by providing an opportunity to learn about agriculture and an opportunity to identify and discuss potential obstacles to agriculture in the region and some potential approaches for how they could be addressed. Further phases of the Bylaw and Policy Updates Project will refine and seek input on how the RDN could address the identified obstacles.

Regional District of Nanaimo
Agricultural Advisory Committee
DOG HARASSMENT OF LIVESTOCK

Necessary Elements of a Bylaw to Deal with this Issue:

- A. Identification of the Dog**
- B. Definition of Harassment of Livestock**
- C. Structure for Enforcement**
- D. Penalties for Dangerous Dogs that are Harassing Livestock**

A. The First and Most Important Element of an Effective Bylaw is Identification of the Dog.

Why? Animal Control Officer and RCMP will not act on this issue unless they can identify the dog.

How? Licensing or Mandatory Chip Identification

Photos are good but not positive identification.

Tattoos are not really effective because they fade beyond recognition and are not linked by a universal and accessible record keeping system. Animal control officers have trouble identifying a dog from the Lower Mainland by tattoo let alone one from another province or country.

Microchip identification is moving to a universal system that is accessible by everyone in the animal control field. At present, the vet or pet owner registers the chip identification on an internet website which is easily accessible.

Licensing - a mandatory microchip identification system would be cheaper for the pet owner and might be more politically acceptable, but it fails to raise revenue from pet owners to offset animal control costs. In 2014, Nanaimo City covered approximately 65% of its animal control costs from licensing fees.

Why don't all the rural districts of the RDN already have licensing for dogs?

District H of the CVRD (North Oyster Diamond) shares its northern border with District A of the RDN and has had dog licensing since the 1970s. In what seems to be a direct result of mandatory licensing, dog harassment of livestock is under better control in District H than District A. When the licensing of dogs was first introduced for rural areas in the CVRD, dogs remained unlicensed and ran free, but gradually attitudes changed. Increasingly, dogs were licensed and kept under control in rural areas and farmers gradually experienced less problems with dogs running freely across their property. Attitudes will not change until a system of mandatory identification for dogs is introduced and dog owners start to see their responsibilities in a different light.

I am told that this issue is the “Third Rail” among the directors of some rural districts in the RDN. Don’t touch it or you will lose your seat. I can understand how emotional this issue can be with dog owners, but attitudes changed in the CVRD and they can change in those districts in the RDN who do not presently have licensing. Mandatory microchip dog identification might be more politically acceptable as there is a one time cost of \$25-80. However, it will not raise the money that licensing fees raise. Without this revenue from licensing fees, the animal control contract will not include money for enforcement in rural areas.

Need for Licensing of Dogs in the Rural Districts of the RDN:

- (a) To positively identify dogs that are harassing livestock.**
- (b) To take the burden off farmers to take care of the problem of dogs harassing or killing their livestock.**

The RDN, the RCMP, and the Animal Control officers should not be asking farmers to take care of this problem themselves because:

- 1. Under the present Livestock Act and Regional District Bylaws, it might be interpreted as illegal.**
- 2. Farmers shooting dogs is dangerous.**
- 3. Attitudes towards “shooting, shovelling and shutting up” have changed in rural areas.**
- 4. There should be fair and equitable responsibility for animal control throughout the RDN.**

- 1. Under one interpretation of the present Livestock Act, it has been judged illegal for a farmer to shoot a dog unless it is actively killing their livestock.**

The act reads:

A person may kill a dog if the person finds the dog

(a) Running at large

AND

(b) Attacking or viciously pursuing a person or a domestic animal.

THE KEY IS THE WORD “AND”.

A rancher was convicted for shooting a dog that had been actively harassing her livestock, but was shot when it was leaving the property. How possible is it for a farmer to kill a dog that is actively harassing or killing his livestock – you have to get the gun out first and, by that time, the dog has either killed or left. The penalty asked for in this case – 2 years in jail and a lifetime ban on owning animals – has really scared farmers and ranchers.

Ranchers and the BC Cattlemen’s Association rallied around this rancher and the conviction was overturned at the Supreme Court Level. The provincial government has said that it will look into changing the Act to make it possible for farmers to legally protect their livestock from dangerous dogs.

At the present time, it is still a questionable act for a farmer to protect his livestock from harassing dogs. Much safer if he catches them in the act of actively killing an animal, but this is difficult to accomplish. Licensing and penalties for allowing dogs to run at large would offer an alternative to killing a dog that is at large on your property and harassing your livestock.

2. Farmers shooting dogs is dangerous.

Last month, one of my neighbours had their grandson shot dead while out hunting dogs that were harassing their livestock in Northern British Columbia. Imagine how much more dangerous it is for residents in our semi rural areas.

3. Attitudes towards “shooting, shovelling and shutting up” have changed in rural areas.

When I moved to the Cedar-Yellow Point area in 1976, farmers took care of these problems on their own. They shot all dogs that crossed their fence line. We had an intense discussion at the Nanaimo Cedar Farmers Institute and times have changed. The farmers in my area now take photos - which are a talking point with their neighbours, but not positive identification. And they try to take problem dogs to the Animal Control Shelter, but they will not accept the dangerous dog unless it can be proven that it has killed an animal or the dog itself is injured. They do phone the Animal Control Officers and the RCMP with absolutely no success. The response is “take care of it yourself.” Until there are clear bylaws covering this issue and money in the animal control budget, the Animal Control Officers and RCMP are not going to respond.

4. Fair and equitable responsibility for animal control throughout the RDN.

When the people in rural areas kept their own dogs with them on the farm and took care of animal control themselves, there was no need for them to contribute to the cost of animal control through licensing fees. However, they no longer shoot problem dogs or drown kittens. They take them to the animal control centre or expect the animal control officer to come to the site and take care of the problem for them. In addition, they no longer keep their dogs with them when they are on the farm and keep them chained up as watch dogs when they are away. They take their dogs with them to other areas of the RDN for companionship and exercise so the dogs are out and about in other areas of the Regional District. Licensing fees are a way for pet owners to contribute to the costs associated with pet services. Licensing fees provide approximately 65% of the funding for animal control services within the City of Nanaimo. Rural residents use the pet services operated by the RDN and are enraged if they are turned away so they need to contribute in the same way that the urban residents of the district contribute.

B. Definition of Harassment of Livestock

Not just actively killing livestock. Should be defined as “inducing fear” or “worrying livestock”.

BCSPCA Policy under its Model Animal Control Bylaws suggests:
(5) No owner of a dog shall permit his or her dog to, without provocation:
(a) chase, bite or attack any person or domesticated animal; or
(b) cause damage to any property.

C. Structure for Enforcement.

Who will enforce?

The farmer is the person who is on the spot to enforce, but the present Livestock Protection Act does not clearly give him/her the authority to take action. Until the provincial government chooses to change the act, enforcement comes down to local authorities empowered by local bylaws.

BCSPCA Policy under its Model Animal Control Bylaws suggests:
“an animal control officer” or “any other authority”

How will they enforce?

BCSPCA Policy under its Model Animal Control Bylaws suggests:
“apply to the provincial court for an order”

D. Penalties for dangerous dogs that are harassing livestock.

BCSPCA Policy under its Model Animal Control Bylaws suggests:
“dog be destroyed in the manner specified in the order”

There also needs to be a fund set up that can provide compensation for livestock that is killed by a dangerous dog.

The applicable section of the BCSPCA Model Bylaws in full is:

The Following Special Powers in Relation to Dangerous Dogs are Empowered to Municipalities by the BC Community Charter [SBC 2003], Section 49:

(1) In this section only, “dangerous dog” means a dog that:
(a) has killed or seriously injured a person,
(b) has killed or seriously injured a domestic animal, while in a public place or while on private property, other than property owned or occupied by the person responsible for the dog, or
(c) an animal control officer has reasonable grounds to believe is likely to kill or seriously injure a person (or animal).

(10) In addition to any other authority, if an animal control officer has reasonable grounds to believe that a dog is a dangerous dog, the officer may apply to the Provincial Court for an order that the dog be destroyed in the manner specified in the order.

The benefit of writing bylaws that include the suggestions in the BCSPCA Model Bylaws is that the BCSPCA has the support of the majority of pet owners and has a reputation for compassionate and

responsible care for animals. This lessens the political risks of opposition from the pet owning community.

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Attachment 2
Cedar Farmer's Institute Meeting Summary

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Agricultural Area Plan Implementation - Bylaw and Policy Update Project
Meeting Summary- Nanaimo Cedar Farmer's Institute
December 11, 2014

Overview

As part of the Bylaw and Policy Updates Project, Regional District of Nanaimo (RDN) staff attended the regular monthly meeting of the Nanaimo Cedar Farmer's Institute. The purpose of attending the meeting was to introduce the project, provide a summary of the draft obstacles, and to discuss the project in general. Although the RDN has been in contact with individuals from the group in regard to the project in the past, this was the first time the RDN met with the group as a whole.

Participants

There were approximately 21 participants in attendance. Roundtable introductions revealed that a broad cross-section of agricultural producers was represented at the meeting including farmer's who produce the following products:

- Berry crops
- Forage crops
- Poultry, beef, pork, goat, and lamb production
- Egg production
- Horses
- Garlic
- Animal processing

Process

The RDN provided an informal verbal overview of the Bylaw and Policy Update Project and a summary of the draft obstacles and possible approaches.

Discussion Summary

The following is a summary of the discussion.

- The RDN should adopt an agricultural zone that is consistent with the ALR regulations.
- The process to consolidate two or more parcels is very difficult. The process should be easier for consolidating parcels and should not be the same as the regular subdivision process.
- Topography affects the location and size for a building and should be a consideration for setbacks.
- The current setbacks of 30 m and 8 m do not make any sense and have no relation to the use of farm buildings. A setback to try to deal with strong odours is not going to be effective.
- Setbacks should be more flexible.

- Farmers markets need to be allowed somewhere.
- Greenhouses are different than other farm buildings and should be treated separately in terms of setbacks and parcel coverage.
- What tools are available to stop people from cutting vegetation near streams?
- Farmers need to have access to watercourses outside of their property to manage them for water flow.
- Drainage from non-farm areas onto farms is a big issue; better planning is needed to make sure drainage from developed areas does not drain onto farms.
- Buffers are important and should be established between farms and developed areas.
- Is it possible for a farmer to maintain the buffered strip?
- How does one get support to maintain watercourses that flow into and through farmland. In particular to remove blockages.
- Could stream corridors be separate from building lots when land is subdivided.
- Realtors should be required to inform people that they will be living next to a farm. The CVRD has a good brochure that is given to people who move to the country.
- Local governments could provide information to real estate agents and people who are moving to the rural areas.
- Dangerous dogs also chase poultry. Many incidents go unreported. Dangerous dogs are a concern for farmers throughout the RDN.
- There is a large concern about marijuana growing facilities. These are not considered to be agriculture and can have a significant impact on farms. Concerns related to water, traffic, drainage, disposal of materials for growing plants.

Individual Questionnaire Results

Participants were provided an opportunity to complete a questionnaire where they could rank the draft obstacles according to their level of importance. The questionnaire also provided an opportunity for respondents to indicate if the RDN should take action on each of the identified approaches. Only four completed questionnaires were returned, though this was to be expected as participants were directed to the online survey to provide input.

Overall, the questionnaires indicate the majority of respondents think that each obstacle is important and that the RDN should consider taking action to address each obstacle.

Attachment 3
Coombs Farmer's Institute Meeting Notes

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Agricultural Area Plan Implementation - Bylaw and Policy Update Project
Meeting Summary- Coombs Farmer's Institute
December 16, 2014

Overview

As part of the Bylaw and Policy Updates Project, RDN staff met with the Coombs Farmer's Institute. The purpose of attending the meeting was to introduce the project, provide a summary of the draft obstacles, and to discuss the project in general. Although the RDN has been in contact with individuals from the group in regard to the project in the past, this was the first time the RDN met with the group as a whole.

Participants

There were 6 participants in attendance.

Process

Following introductions and a project overview, the RDN presented each obstacle included in the draft discussion paper. Following a brief overview of each obstacle there was opportunity for questions, comments, and discussion.

Discussion Summary

The following is a summary of the discussion.

Obstacle 1: RDN Zoning is not consistent with the Provincial Agricultural Land Reserve Use, Subdivision, and Procedure Regulation (ALR Regulation).

- Need to do all we can to get young people into farming.
- There should be flexibility in zoning; blanket zones don't work for all areas.
- For the bylaw review the main question to answer is does it help a farmers be more productive?
- Need to have more input from farmers on permitted uses.
- Need to keep agriculture as a permitted use on non ALR lands.
- What are the guiding principles for the RDN when it comes to Agriculture? Need to have guiding principles – support for agriculture, support for farming.
- Need to do more to support the growing of food.
- Conflict is going to happen and should be looked at as an opportunity; need to consider all sides.
- Need to think about the big picture – all types of farming in all areas.
- Agricultural productivity is generally low on bigger farms.
- Smaller scale farmers are more productive.
- Zoning should not be discouraging small scale farming.
- Promote creation of productive land.

- You can't preclude farming on unproductive land as land can be improved.
- Need to have a way to allow multiple farmers to farm on the same large parcel of land.
- Need to get local people involved and supportive by allowing farm markets, agritourism, tours, and festivals.
- Need to have more partnering.
- District A Farmers Association has a Strategic Plan.

Obstacle 2: The definition of structure may be too restrictive for agricultural fencing.

- There should be no height limit if fence is transparent.
- There should be no permit required for wildlife exclusion fence.

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.

- Need a way to ensure that smaller lots are used for farming.
- Should be opportunities to use long-term lease.
- Could consider only allowing small parcels to be used for farming.
- Access to land is a barrier.
- There is a cooperative model near Sumas in the Fraser Valley that has direct sales, equipment sharing and joint processing.
- Policy can affect land use and land value.
- Need to get ahead of the curve in terms of land value; the RDN could help influence land value of farms through policy and regulation.
- Currently, new farmers are pushed to unproductive land as this the only land that is affordable.
- There are too many restrictions on what people can live in; there should be some flexibility to live at least temporarily in alternative accommodations such as RVs and yurts.
- Need to restrict residential use to keep land values down.
- Need to have a greater integration of land use and subdivision layout; alternative forms of rural development.
- Need to be able to tie tenure to farming.
- Need to have regulations that discourage non-farm use in ALR.
- UN report concludes that 6.5 acre farm is most productive size of farm.
- Many ALC rules do not support farming.
- Smaller parcels need to be preserved for farming.
- Key is how development occurs.
- Provincial and federal government focus more on the size of the farm rather than productivity.
- Average farm size in this region is five acres.
- Need to provide opportunities for people to start farming and encourage people to do some kind of farming.
- Soil building is necessary on most farmland.
- Education is needed for everyone in the food production network including sale of food in grocery stores; need to change people's mindsets about locally produced food.
- There are lost opportunities for people to interact with farming as farms close to urban areas are lost to development.

- There does not seem to be any way to change development practices that affect farming; how do you protect farming from the impacts of adjacent development? There are no bylaws to protect farmers from the impacts of development on adjacent properties.
- Small farms are important.

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.

- Setbacks can be an impediment if a lot is too narrow.
- Should be addressed at the time of subdivision.
- There should be a policy to support certain kinds of variances.

Obstacle 5: The maximum height of buildings and structures in the Water 1 zone may be too restrictive.

- Need to contact aquaculture industry.

Obstacle 6: The minimum setback requirements for agricultural buildings do not take into consideration the scale or type of operation.

- One size does not fit all.
- Current setbacks are too restrictive.
- More flexibility is needed.

Obstacle 7: Farmer's market is not permitted in any zone where agriculture is a permitted use.

- Farmers markets could be allowed in all zones except for a few zones.
- The TUP fee should be waived for societies.
- TUPS are a good approach to see if a market fits in a particular place.
- Support for TUPS.
- There are only so many farmers markets that can be supported?
- Should not be on good agricultural land.

Obstacle 8: The maximum parcel coverage for farm buildings is too low.

- Local governments can only regulate land use and not farm practises.
- Parcel coverage should be increased but it should not be too prescriptive.
- Should allow for variances.
- Need more flexibility in zoning regulations.
- Medical marijuana is not a farm use.

Obstacle 9: Farmers are unable to have signs directing customers to their farms.

- Would like to see anything that supports people finding farms.
- More signs and third party signs could be supported if they benefit farming.

Obstacle 10: The potential impacts of estate residential and non-farm use threaten agricultural viability and productivity.

- Shouldn't allow excessive residential and non-farm uses.
- Support restrictions to residential use.

Obstacle 11: Farmland Protection Development Permit Areas may not provide an adequate level of protection and are not consistent across all electoral areas.

- Not likely to be effective on existing lots.
- More effective at time of subdivision.
- Consider vegetative buffers to serve as pollinator pathways; eg San Francisco.
- Alternative Forms of Rural Development – buffers that serve as habitat protection.

Obstacle 12: The impacts of non-farm use and development adjacent to the ALR is not contemplated by RDN OCPs or Zoning Bylaws.

- Consider the use of a nuisance covenant.
- More consideration of adjacent development.
- Separation may not always be the best approach.
- Need to be more thoughtful about the integration of urban and rural.
- Segregation is not the only answer.
- Want to have residential close to farms in a way that does not result in impacts on the other
- Best way to get people more acceptable of farms is to have them be part of the food production experience; eg. direct sales, tours.
- Education and awareness is key.
- Need to think differently about development near farms.

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

- Recent changes to provincial legislation does not help farmers.
- There is no easy answer.
- Livestock owners should be allowed to protect their animals and be legally protected from prosecution if they have to kill a marauding dog.
- Efforts to reduce dog livestock incidents should be focussed on the dog owners and the onus to prevent dog livestock incidents should be on the dog owner.
- It is very difficult to address the actions of the irresponsible dog owner.
- Farmer has to file an official complaint.
- A problem with the current bylaw is legal identification.
- Is there a way to identify a person who has a history of owning dangerous dogs and have them be banned from owning a dog?
- Education and awareness is important.

Other


- Is the Waste Stream Management Bylaw preventing farmers from receiving vegetation from off farm for composting?
- The term waste should not be used as all materials can be recycled, reused or used in some way.
- Can there be a notice required for building permit applications for land in the ALR?
- The RDN should be in control of the ALR.
- The RDN has a big opportunity to assist agriculture – need to look at what could be.
- Need to do more on water conservation.

Attachment 4
Online Survey Results









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Results

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

Response	Chart	Percentage	Count
Yes		83.9%	78
No		16.1%	15
Total Responses			93

Which Electoral Area do you live or own property in?

Response	Chart	Percentage	Count
Electoral Area A (Cedar, Cassidy, South Wellington)		12.2%	9
Electoral Area B (Gabriola Island)		4.1%	3
Electoral Area C (Extension, Jingle Pot, East Wellington - Pleasant Valley)		12.2%	9
Electoral Area E (Nanoose, Fairwinds, Red Gap)		9.5%	7
Electoral Area F (Coombs, Errington, Hilliers)		14.9%	11
Electoral Area G (French Creek, Pareil, Englishman River, Dashwood)		14.9%	11
Electoral Area H (Qualicum Bay, Bowser, Deep Bay), Spider Lake		20.3%	15
None of the above		12.2%	9
Total Responses			74




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).

The 22 response(s) to this question can be found in the appendix.

Do you currently operate a farm?

Response	Chart	Percentage	Count
Yes		26.4%	23
No		73.6%	64
Total Responses			87

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

Response	Chart	Percentage	Count
Yes		44.2%	38
No		45.3%	39
Unsure		10.5%	9
Total Responses			86

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](#).

	Very Important	Important	Not Important	Unsure	Total Responses
Obstacle 1: RDN Zoning is not consistent with the Provincial Agricultural Land Reserve Use, Subdivision, and Procedure Regulation.	22 (43.1%)	21 (41.2%)	2 (3.9%)	6 (11.8%)	51
Obstacle 2: The definition of structure may be too restrictive for agricultural fencing.	16 (30.8%)	25 (48.1%)	4 (7.7%)	7 (13.5%)	52
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.	28 (53.8%)	13 (25.0%)	9 (17.3%)	2 (3.8%)	52
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.	23 (45.1%)	19 (37.3%)	7 (13.7%)	2 (3.9%)	51
Obstacle 5: The maximum height of buildings and structures in the Water 1 zone may be too restrictive.	13 (26.0%)	21 (42.0%)	9 (18.0%)	7 (14.0%)	50
Obstacle 6: The minimum setback requirements for agricultural buildings do not take into consideration the scale or type of operation.	15 (29.4%)	27 (52.9%)	6 (11.8%)	3 (5.9%)	51
Obstacle 7: Farmer's market is not permitted in any zone where agriculture is a permitted use.	20 (39.2%)	19 (37.3%)	8 (15.7%)	4 (7.8%)	51
Obstacle 8: The maximum parcel coverage for farm buildings is too low.	13 (26.0%)	18 (36.0%)	11 (22.0%)	8 (16.0%)	50
Obstacle 9: Farmers are unable to have signs directing customers to their farms.	22 (44.0%)	23 (46.0%)	3 (6.0%)	2 (4.0%)	50
Obstacle 10: The potential impacts of estate residential and non-farm use threaten agricultural viability and productivity.	26 (51.0%)	17 (33.3%)	6 (11.8%)	2 (3.9%)	51
Obstacle 11: Farmland Protection Development Permit Areas may not provide an adequate level of protection and are not consistent across all electoral areas.	17 (35.4%)	20 (41.7%)	6 (12.5%)	5 (10.4%)	48
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.	27 (54.0%)	13 (26.0%)	6 (12.0%)	4 (8.0%)	50

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.	27 (55.1%)	15 (30.6%)	5 (10.2%)	2 (4.1%)	49
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Should the RDN take action on each of the following obstacles?

	Yes	No	Not Sure	Total Responses
Obstacle 1: RDN Zoning is not consistent with the Provincial Agricultural Land Reserve Use, Subdivision, and Procedure Regulation.	40 (80.0%)	1 (2.0%)	9 (18.0%)	50
Obstacle 2: The definition of structure may be too restrictive for agricultural fencing.	33 (66.0%)	2 (4.0%)	15 (30.0%)	50
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.	35 (72.9%)	8 (16.7%)	5 (10.4%)	48
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.	35 (72.9%)	8 (16.7%)	5 (10.4%)	48
Obstacle 5: The maximum height of buildings and structures in the Water 1 zone may be too restrictive.	23 (47.9%)	11 (22.9%)	14 (29.2%)	48
Obstacle 6: The minimum setback requirements for agricultural buildings do not take into consideration the scale or type of operation.	30 (62.5%)	7 (14.6%)	11 (22.9%)	48
Obstacle 7: Farmer's market is not permitted in any zone where agriculture is a permitted use.	36 (73.5%)	9 (18.4%)	4 (8.2%)	49
Obstacle 8: The maximum parcel coverage for farm buildings is too low.	25 (52.1%)	9 (18.8%)	14 (29.2%)	48
Obstacle 9: Farmers are unable to have signs directing customers to their farms.	38 (77.6%)	4 (8.2%)	7 (14.3%)	49
Obstacle 10: The potential impacts of estate residential and non-farm use threaten agricultural viability and productivity.	35 (72.9%)	7 (14.6%)	6 (12.5%)	48
Obstacle 11: Farmland Protection Development Permit Areas may not provide an adequate level of protection and are not consistent across all electoral areas.	37 (78.7%)	6 (12.8%)	4 (8.5%)	47
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.	35 (74.5%)	6 (12.8%)	6 (12.8%)	47
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.	34 (72.3%)	4 (8.5%)	9 (19.1%)	47

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.

The 24 response(s) to this question can be found in the appendix.

Appendix

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). |

#	Response
1.	nanaimo
2.	Nanaimo
3.	Qualicum Beach
4.	Nanaimo
5.	Parksville
6.	Nanaimo
7.	Electoral A - Survey did not allow me to select that
8.	Nanaimo
9.	Naniamo
10.	Qualicum Beach
11.	Nanaimo
12.	Parksville
13.	Parksville
14.	Qualicum Beach
15.	Nanaimo
16.	Ladysmith
17.	nanaimo
18.	Parksville
19.	Yellow Point
20.	Yellow Point
21.	Lantzville
22.	Port Alberni

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
1.	Keep up the great work! I hope you maintain momentum on this important project in this new four year term.
2.	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 result of RDN policies and regulations?

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3. 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 occur in farmlands.

Climate change, salination of wells, and food security need to be addressed.

4. 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 have lesser set back regs than "large farms" whether ALR or not has potential to be problematic.

Regulating dogs in farming areas becomes problematic because livestock guardian dogs who must have free access get "caught up" in these regulations unless they are carefully worded.

5. 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 .

6. 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 sustainable farming.

RDN should also encourage and support infrastructure build up (farming inputs such as composting facilities, cooperatives targeted at supporting farming, farmers markets etc)

-
7. 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.
-
8. 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 opportunities to provide local food and home based business.
-
9. 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 a larger area, not just piecemeal development.
-
10. Farmers should NOT have to jump through RDN hoops...we have a governing body and that is the ALR.
-
11. 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 Agriculture/Aquaculture. Doing this and displaying it would prove the RDN is interested in the environment.
-
12. 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 for taking the position that bylaws should be in place to provide better protection for agricultural land.
-
13. 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 adjacent to ALR and farm land hinders the farmers ability to farm.
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14. 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 child.

Just as I was happy to have my dog spayed, keep her up to date on her shots, I would be just as happy to license her yearly. This is just what responsible pet owners do.

I really hope that the RDN finally gets Area F into the licensing phase in line with all the other Areas in the RDN.

15. Water is a critical need for a successful farming and food production. Stop the drilling of wells on ALR land for non agricultural purposes
-

16. 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 that allow backyard chickens don't allow roosters for obvious reasons. Something should be done here, no roosters.
-

17. 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 should be taken into consideration and appropriate levels set.
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18. 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 will not merely be dumped in landfills.
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19. 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 its' attendant equipment requirements.
-

20. 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 land useable)

21. 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

-
22. 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 contracts to this effect. Thank You
Connie Kuramoto connie.kuramoto@gmail.com

23. 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 time land is removed from the ALR for the above reason encourages more developers to buy ALR land and real estate agents to price the ALR land at a development price. A policy strong enough to discourage this behaviour is needed so the land can be farmed.
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24. 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 community. It was done in the past, it should be a goal for the future.