



2022 Agricultural Advisory Committee (AAC) Workshop

Via Zoom

<https://ca01web.zoom.us/j/67163046032?pwd=MmhRSgIBMkdhd1RMaGp2amZkcWtzUT09>

Participant Agenda – **FINAL**

-
- | | |
|----------------|---|
| 9:00am | AAC 101 (Optional – for new, or prospective members)
An overview of roles, responsibilities, legislation, and best practices |
| 9:30am | Welcome - Ministry of Agriculture, Food and Fisheries |
| 9:40am | Opening Remarks – Agricultural Land Commission |
| 9:50am | Presentation 1: Residential Flexibility -
Agricultural Land Commission staff presentation with Q + A |
| 10:20am | Presentation 2: Expertise + Influence + Capacity
Exploring your role as an AAC, providing your advice, and influencing in a local government environment |
| 10:50am | Break |
| 11:00am | Presentation 3: 2021 Flood Recovery Program for Food Security
An update on the newly released program and ways to access it |
| 11:30pm | Breakout Session – Urban - Rural Interface Conflicts
Presentation followed by breakout sessions to discuss current practices, barriers, and future opportunities. |
| 12:15pm | Panel Discussion Session: How to protect Agricultural Land
Facilitated discussions on how to promote and protect agricultural land, an outline of community approaches and other barriers to consider |
| 1:00pm | Wrap-Up and Closing Remarks – Ministry of Agriculture, Food and Fisheries |

ADJOURN

2022 Agricultural Advisory Committee (AAC) Workshop

February 17, 2022

Summary of Proceedings

AAC 101: Optional Opening Presentation

Jeff Weightman, Team Lead, Land Use Planning, Ministry of Agriculture, Food (AFF) and Fisheries outlined the key roles and responsibilities of an AAC, effective development of terms of reference and diverse membership of the AAC. AAC's provide a valuable role in providing feedback directly to Council's and Boards of Directors. In this capacity a diverse membership that represents the agricultural sector in the area is critical to provide this feedback. The AAC will want to review its terms of reference annually to ensure it represents the role the group wishes to fulfill.

Welcome

Willow Minaker, Director of the Land Use and Geospatial Unit, with the Extension and Support Services Branch, AFF, welcomed the group and presented opening remarks. She noted:

- This is the ninth Agricultural Advisory Committee Workshop, beginning in 2003.
- Approximately 55 people are attending, representing 32 different local governments from across the province as well as representation from the Agricultural Land Commission and the Ministry.
- Nineteen years ago at our first AAC Workshop there were 19 AACs across the province. Now there are over 30.
- The goal today is to facilitate discussions to explore how AACs can bring value to your community - whether an AAC was established 20 years ago or they are in the planning stages

Opening Remarks

Jennifer Dyson, Chair of the Agricultural Land Commission formally welcomed everyone and outlined the critical role that AAC's play in the province. She further outlined the scarcity of agricultural land in BC and the pressures on the land. She noted that while the ALR is not a perfect system it provides an effective means to preserve the diversity of the ALR. The ALR makes up 5% of the land base in BC and half of that is Crown Land. The high cost of land for housing is putting increased pressure on agricultural land. COVID 19 has increased the number of people in rural communities as people leave cities in BC seeking more space and autonomy. Farmers, local governments and new rural residents will have to work together in order to manage conflicts and create a sustainable future for farming.

Presentation 1: Residential Flexibility

Shannon Lambie, Regional Planner, ALC and Michael McBurnie, Regional Planner, ALC outlined the key changes to the *Agricultural Land Commission Act* (ALCA) that resulted in increased residential flexibility, particularly the details that permitted a secondary home without an application to the Agricultural Land Commission (ALC), the size of which is dictated by the total area of the parcel. The presentation further detailed the circumstances that require an application to the ALC, namely a Notice of Intent (NOI) for the use of soil and fill in the construction of a new build. The presentation finished with a list of resources available to support individuals who wished to explore a secondary dwelling further. (See Appendix A for presentation)

Presentation 2: Expertise + Influence + Capacity

Derek Masselink, Manager of Community Recovery, Emergency Management BC, outlined key tools and details for effective capacity building within a local government. Citing several examples on Southern Vancouver Island he extrapolated the key successes and failures that eventually resulted in the adoption of a food and agriculture strategy that was supported by local government and the agricultural sector. A key emphasis was respectful two way communication and identifying key influential leaders that could facilitate the process and provide important insights into policy development processes. He further emphasized his view on the future of AAC's having a larger role in OCP and Zoning Bylaw development processes to achieve more resilient farm communities. The focus further explored developing processes that matter to stakeholders and taking a systemic approach to what matters and how to solve issues. (See Appendix A for presentation)

Presentation 3: 2021 Flood Recovery Program for Food Security

Tyler Mohart, Manager, Agriculture Wildlife Program, AFF. summarized the key details of the 2021 Flood Recovery Program for Food Security including the criteria for those losses that qualified for compensation, timelines to submit details, and key web and staff resources that were available to producers. He further noted that several industry groups were responsible for providing support to individual producers. (See Appendix A for presentation)

Breakout Session – Urban - Rural Interface Conflicts

Alison Fox, Land Use Agrologist, AFF and Reed Bailey, Land Use Planner, AFF led a presentation on urban – rural conflicts and the policy tools available to help manage them. The conflicts take place particularly where residential and agricultural lands are adjacent, resulting in complaints and/or changes that may result in decreased farm profitability or go so far as vandalism or property damage. There continues to be a large influx of people

into cities, however, there are also people leaving larger cities citing cost of living and seeking a quieter rural lifestyle. These new-comers to rural areas can pose the largest potential risk of complaints. Edge planning tools exist to help manage these circumstances including development permit areas, vegetated buffers, density transfers, park dedication and agricultural impact assessments. These tools can be found in the Ministry of Agriculture, Food and Fisheries [Guide to Edge Planning](#). (See Appendix A for presentation)

Break out session discussion summary:

- Very little implementation of tools noted in the presentation; another tool not mentioned but effective is notices on title
- Smaller communities find it challenging to implement infill housing and density
- There is inconsistent implementation of edge planning tools across local governments
- Larger local governments with agricultural land tend to use the tools more often than smaller local governments
- The tools are effective but often difficult to implement
- Buffers can create a dead space without clear guidelines as to who's responsible to maintain them

Panel Discussion Session: How to protect Agricultural Land

Tracy Guidi is the Sustainability Coordinator at the City of Kelowna and has played an active staff role in the development and coordination of the OCP process.

Kevin Boon is the General Manager of the BC Cattlemen's Association that represents almost 1200 producers which raise more than 75% of the cattle in BC.

Mike Witt is a farmer, a professional agrologist, hydrologist and certified crop advisor. He is an active member of the Regional District of North Okanagan's Agricultural Advisory Committee.

Opening Remarks

Kevin: Social buy in is a key principle to protect agricultural land, especially Crown land that is protected for range use. There appears to be additional scrutiny on lands that are used for range purposes where species at risk are also located and a lack of understanding or knowledge that those who use range lands steward and protect the land. The cost of regulatory compliance and administration is high, and in the eyes of agricultural producers does not achieve what it is intended to.

Tracy: Visioning Kelowna – produced the visioning principle to protect agricultural land in the Official Community Plan (OCP). There are many competing interest for land, especially

land for housing. There continues to be new growth focused in urbanized areas but that raises the importance of buffers between agricultural land and residential areas.

Mike: Emphasized the importance of AAC's and the role that they play informing local governments about the importance of protecting agricultural lands. He stressed the importance of a diverse AAC membership to reflect the agricultural community.

Kevin: Followed up on this point to add the importance of partnering with First Nations in protecting agricultural land, and the role of education, so that the population understands how and where food comes from.

Tracy: Added the role of the Agricultural Land Commission, Ministry of Agriculture, Food and Fisheries, Interior Health Authority (who has a much greater role in Food Security compared to other Health Regions). She also identified food policy councils and educational institutions as key organizations to partner with. She further went on to include landowners on the urban agricultural edge as key stakeholders.

Mike: Highlighted the need to have agricultural producers represented on the Board of Directors and Council.

Kevin: Noted the need for collaboration with community, agricultural representatives, and producers. It's important for people to know what's on the land and know that there has been multi-generational families on the land. The need to grow up and not grow out.

Mike: Emphasized the need to explore alternative models for making agricultural land affordable, such as leasing opportunities, and the benefits/tax advantages.

Kevin: Closed the discussion with a comment that although food may appear to expensive and continually appear to be getting more expensive but that in fact, as proportion of income food has decreased from 15% of a household's annual income down to 9% between the 1950s and 1960s to the 2000s.

Workshop Attendees

1. Aaron Godin – RDCO AAC
2. Adam Rieu – City of Maple Ridge
3. Alison Fox – AFF (workshop presenter)
4. Angus Todd – North Saanich
5. Anton (Tony) Schori – West Kelowna AAC
6. Brent Barclay – AFF
7. Brianna Van de Wijngaard – Cariboo Regional District ADAC
8. Chris Zabek – AFF
9. Christian Parr – District of Kent
10. Conley Keys – AFF
11. Cyril Tomlinson – City of Abbotsford
12. Daniel Rajasooriar – City of Prince Rupert
13. Denise MacDonald – Summerland AAC Chair
14. Derek Masselink – EMBC (workshop speaker)
15. Chris Koot – City of Chilliwack
16. Domenic – Kelowna AAC
17. Doug Pepper – AFF
18. Drew Bondar – AFF
19. Emily Carmichael – AFF
20. Geoffrey Oliver – West Kelowna AAC
21. Gillian Villeneuve – City of Chilliwack
22. Irfane Fancey – District of North Saanich CAC
23. Jason Locke – City of Campbell River
24. Jeff Weightman – AFF (workshop presenter)
25. Jennifer Dyson – ALC Chair (workshop presenter)
26. JoAnn Peachey – District of Summerland
27. John Caldarella – Township of Langley AAC
28. John Janmaat – City of Kelowna AAC
29. Karen Tabe – AFF
30. Kevin Boon – BCCA (workshop panelist)
31. Kim Summerland – AFF
32. Laura Frank – RDNO
33. Leo Gebert – RDCO AAC
34. Lindsay Benbow – AFF
35. Luke Sales – Qualicum Beach
36. Lynda Atkinson – Quesnel, Cariboo
37. Lynn Kemper – Pitt Meadows AAC
38. Marie-Terese Little – Metchosin
39. Marisa McDonald – AFF
40. Mark Brownlie – District N. Saanich
41. Melinda Smyrl – Salmon Arm
42. Melissa Gunn – Township of Langley
43. Michael McBurnie – ALC (workshop presenter)
44. Michelle Roberge – RDBN Ag Coordinator
45. Mike Gilbert – Northern Rockies
46. Mike Witt (workshop panelist)
47. Myfannwy Pope – City of Prince Rupert
48. Nicole Pressey – AFF
49. Nikko Shankman – West Kelowna
50. Reed Bailey – AFF (workshop presenter)
51. Robin Beukens – FVRD – Planner
52. Rod Martin – City of Kamloops
53. Ryan Perry – City of Abbotsford
54. Serena Caner – Shuswap Food Action
55. Shannon Lambie – ALC (workshop presenter)
56. Shirley Fowler – Armstrong
57. Shivani Sajwan – Cariboo Regional District
58. Susan Spaeti – District of Kent
59. Tom Boeve – RDNO AAC
60. Tracy Guidi – City of Kelowna (workshop presenter)
61. Tyler Morhart – AFF (workshop presenter)
62. Tyson Koch – HHS
63. Wesley Miles – City of Kelowna
64. William Shaw – AFF
65. Willow Minaker – AFF

Appendices: Reference Materials - Presentations



Ministry of
Agriculture, Food
and Fisheries

Agricultural Advisory Committee- Roles and Responsibilities

February 2022

Agenda

1. What is an AAC?
 - What do AACs do?
 - AAC Terms of Reference
 - Best Practices & Farm Community Links
2. AACs Across B.C.
3. Starting a new AAC
 - Select vs Standing Committees
 - AACs vs APCs
 - Composition
 - Open Meetings
 - Mutual Respect
4. Final Thoughts, Questions

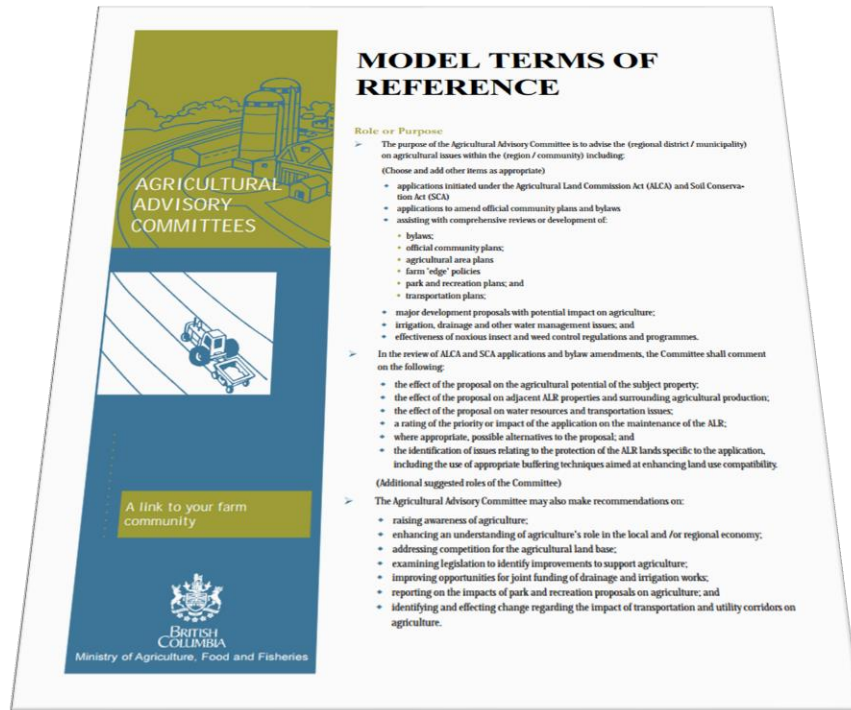


How it starts

- ▶ Appointed by Council or Regional Board
- ▶ Operates under Council or Board's Terms of Reference
- ▶ Advisory, not decision making
- ▶ Day-to-Day & Broader Issues

How it starts

- 
- A close-up photograph of a single, bright green apple resting on a light-colored wooden surface. The apple is in sharp focus, showing its smooth skin and a small stem at the top. The background is a blurred wooden table.
- ▶ Day-to-day (Reactive) roles
 - ▶ Zoning Amendments & ALR applications
 - ▶ Comment on urban edge development
 - ▶ Long range (Proactive) roles
 - ▶ Developing agri-tourism policy
 - ▶ Create awareness (e.g. farm tours)
 - ▶ Agricultural Area Planning
 - ▶ Study impact of recreation on agriculture



Terms of Reference

- ▶ ToR should be reviewed on regular basis and updated from time to time
- ▶ May include:
 - ▶ Purpose of the AAC
 - ▶ Membership
 - ▶ Meeting Procedures
- ▶ Strengthening Farming Program website includes a model AAC Terms of Reference

Best Practices

- ▶ Meeting times reflecting farming schedules
- ▶ Clear conflict of interest guidelines
- ▶ Frequent contact between AAC & staff liaison (monthly emails)
- ▶ AAC should tackle applications (reactive) **and** broader issues (proactive)

More of what works

- ▶ Effective relationship between the AAC and council or regional board
- ▶ AAC liaison to other committees?
- ▶ Connect with the farm community beyond AAC members...

Sector Representation

- ▶ Appoint farm representatives to committees
- ▶ Input from farmers' institutes
- ▶ Ministry of Agriculture and ALC staff contacts
- ▶ Council or board member as farm/ranch liaison
- ▶ Staff person focussed on agricultural issues
- ▶ Farm tours and on-farm workshops for staff, politicians and/or the public

Across the Province

- ▶ There are now over 30 AACs in BC!
- ▶ Ministry of Agriculture and ALC staff assist when requested
- ▶ A number of new AACs established in the past several years

How to Start an AAC

- ▶ Should it be a formal body or community group?
- ▶ Is it a Select or Standing Committee?
- ▶ How about an Advisory Planning Commission?



Types of Committees

An AAC may exist as one of three types of formal body:

1. A ***Standing Committee***
2. A ***Select Committee***
3. A farming focused ***Advisory Planning Commission*** (APC) tasked with agricultural issues.

Standing Committee VS Select Committee

Standing Committee: S. 141 of the Community Charter

"At least half of the members of a standing committee must be council members."

Select Committee: S. 142 of the Community Charter

"At least one member of a select committee must be a council member."

AAC's In Regional Districts

For **Regional Districts**, Standing **and** Select committees are established under s.218 of the Local Government Act. Only one member of a Regional District Board is required to be a member of a standing or select committee.

- ▶ *A board may appoint a select committee to consider or inquire into any matter and report its findings and opinion to the board.*
- ▶ *The chair may establish standing committees for matters the chair considers would be better dealt with by committee and may appoint persons to those committees.*

AAC's as an Advisory Planning Commission

- ▶ A special kind of APC specifically focused on agriculture
- ▶ Established by bylaw
- ▶ Councilors ***may not*** sit as an APC member
(They may attend and observe meetings, however)

“A council may, by bylaw, establish an advisory planning commission to advise council on all matters respecting land use, community planning or proposed bylaws and permits” [LGA, S. 461]

Composition

- ▶ Number of Councilors
- ▶ Advisory role
- ▶ Outside voices
- ▶ Diversity
- ▶ Chair?





Managing Meetings

- ▶ Community Charter requires all meetings to be 'open'
- ▶ For APC, and also Standing or Select Committees
- ▶ Manage meetings carefully to avoid applicants taking control!

Wrap Up

- ▶ AACs are often the voice of the agricultural community within local government
- ▶ They are an 'advisory' body



- ▶ The concept of 'respect' can make a difference



Questions and Comments

- ▶ Jeffrey.Weightman@gov.bc.ca
- ▶ 236-478-3272

A large, round hay bale sits in a field of golden-brown grass. In the background, there is a line of green trees under a sky with soft, orange and pink clouds from a setting or rising sun. The title text is overlaid on the upper part of the image.

RESIDENTIAL FLEXIBILITY IN THE ALR



by Michael McBurnie, Regional Planner and Shannon Lambie, Regional Planner

Introductions



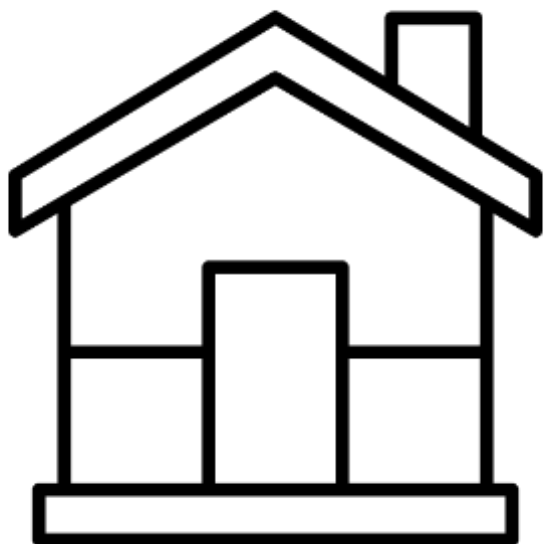
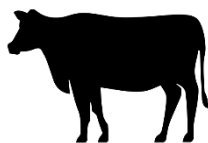
Shannon Lambie,
Regional Planner



Michael McBurnie,
Regional Planner

This is a follow up presentation from the 3 Regional Seminars hosted by the ALC in September 2021

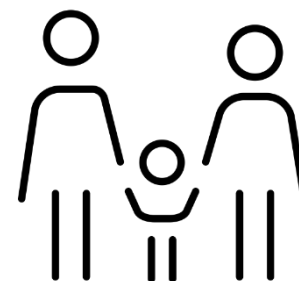
Before December 31, 2021



Up to 500 m² principal residence

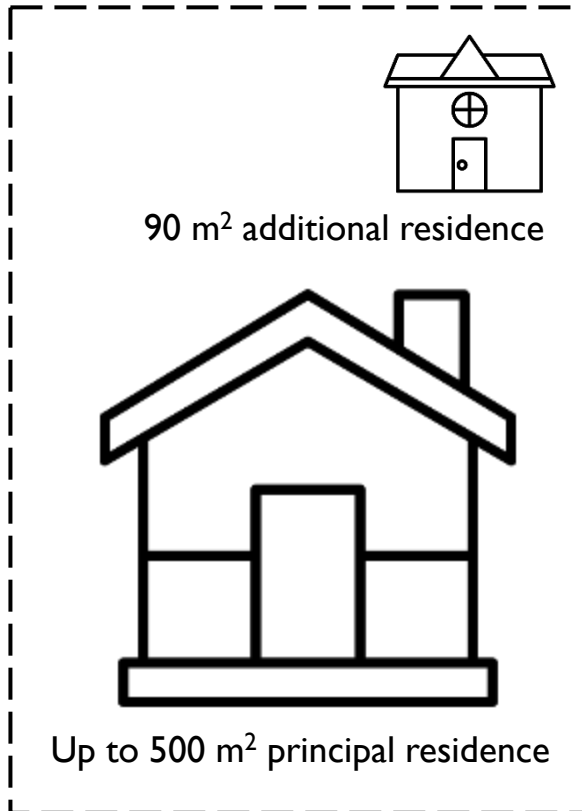


9 m wide
manufactured
home



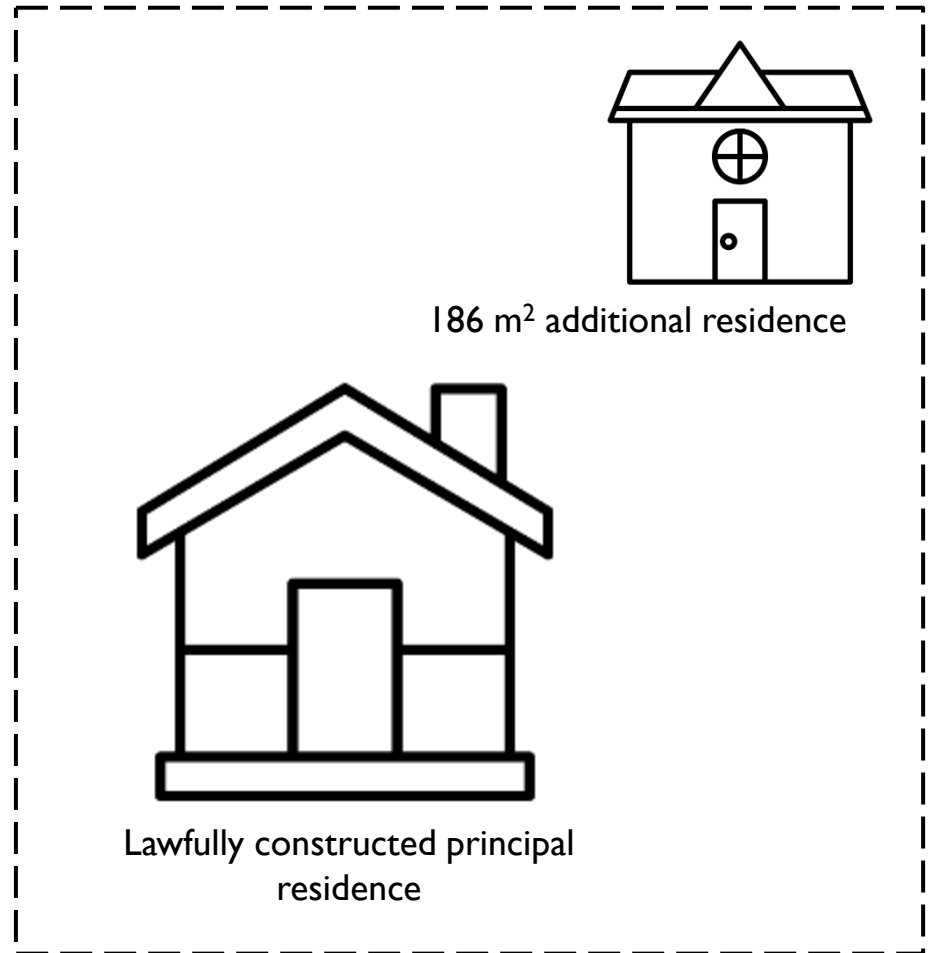
immediate family

On December 31, 2021



Parcels up to 40 ha

OR



Parcels larger than 40 ha



NOTE:

- If there is a principal residence larger than 500 m² on a parcel 40 ha or smaller

OR

- If there is a principal residence on a parcel of any size and an additional residence (e.g. manufactured home or an approved additional residence for farm help)



the new additional residence provisions do NOT apply.

Ministry Policy Intent

- Small secondary / accessory residence.
- For farmers and non-farmers.
- May be used for many purposes – e.g., rental (long or short term), family, farm help, etc.
- Local governments able to further regulate / restrict based on community need.

Ministry News Release:

<https://news.gov.bc.ca/releases/2021AFF0043-001352>



Potential Examples



TFA Definition:

90/186 m² Additional Residence

Total floor area (TFA) of the additional 90 or 186 m² residence permitted in the ALR Use Regulation (if permitted by local government bylaw or First Nation Government law), pursuant to Commission Resolution No. 086N/2021, is measured to the outer surface of exterior walls including corridors, hallways, landings, foyers, staircases, stairwells, enclosed balconies, enclosed porches or verandas, basements, and attached garages as part of the TFA unless the additional residence occupies the second storey above a one storey garage or is contained within a permitted building, and excludes attics with attic meaning the unfinished space between the roof and ceiling of the top storey of a building or between a partial wall and a sloping roof.

WHAT THIS MEANS



Manufactured Homes

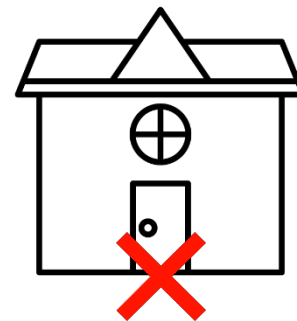
- Not limited to owner or owner's immediate family after December 31, 2021, but must stay same size and footprint.
- If a 9 m wide manufactured home is the only residence on a parcel after December 31, 2021, it is considered the principal residence.

Secondary Suites

500 m² principal residence

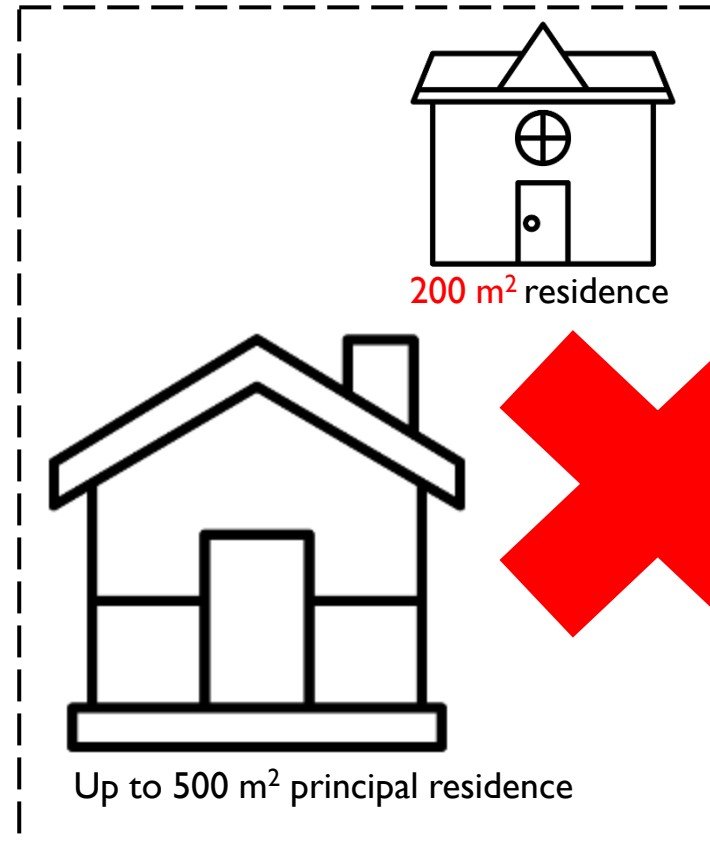
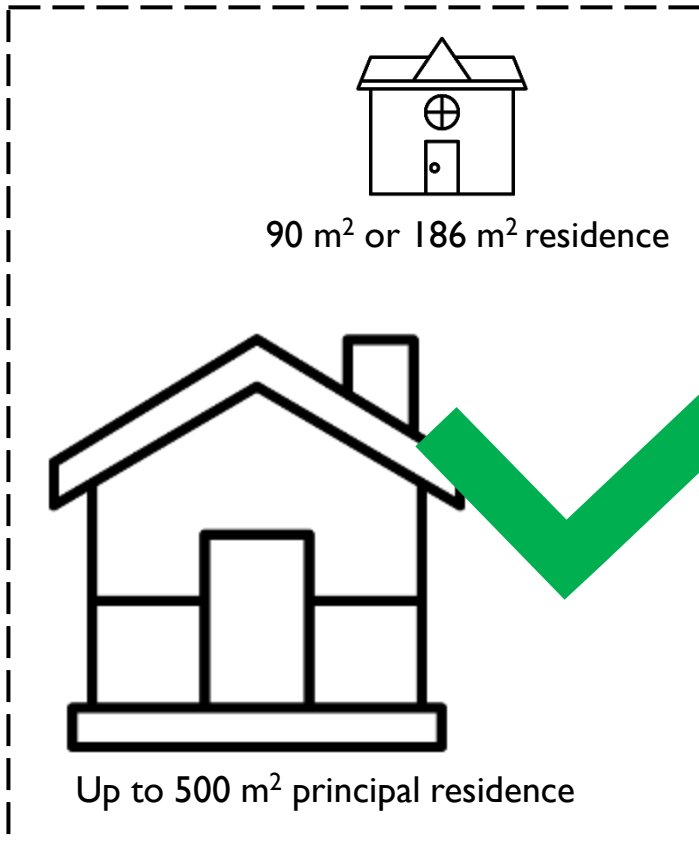


secondary suite



no secondary suite in
additional residence

Order of Placement



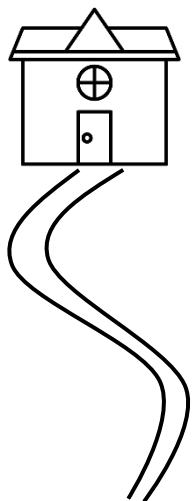
**ALC APPLICATION IS
REQUIRED**

Grandfathering

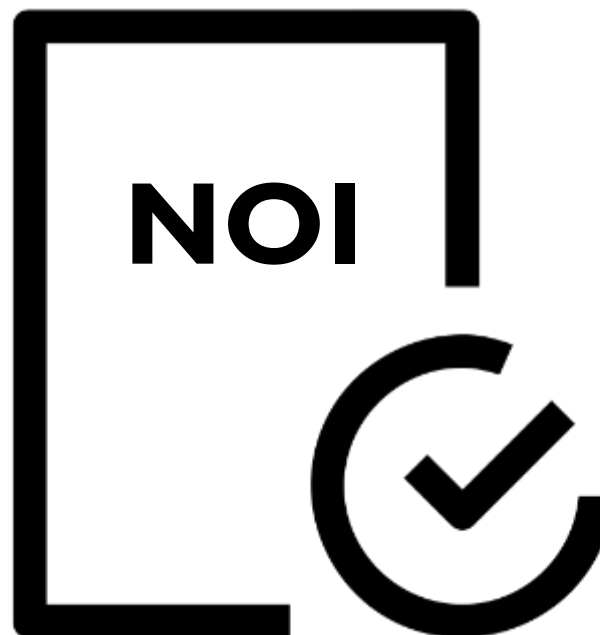
Any residence constructed lawfully by December 31, 2021 may be retained in its current size and footprint.

However if that residence is destroyed more than 75%, there is no right to replacement

Soil and Fill Use



=



**NO OUTRIGHT SOIL AND FILL PROVISIONS
FOR ADDITIONAL RESIDENCES**

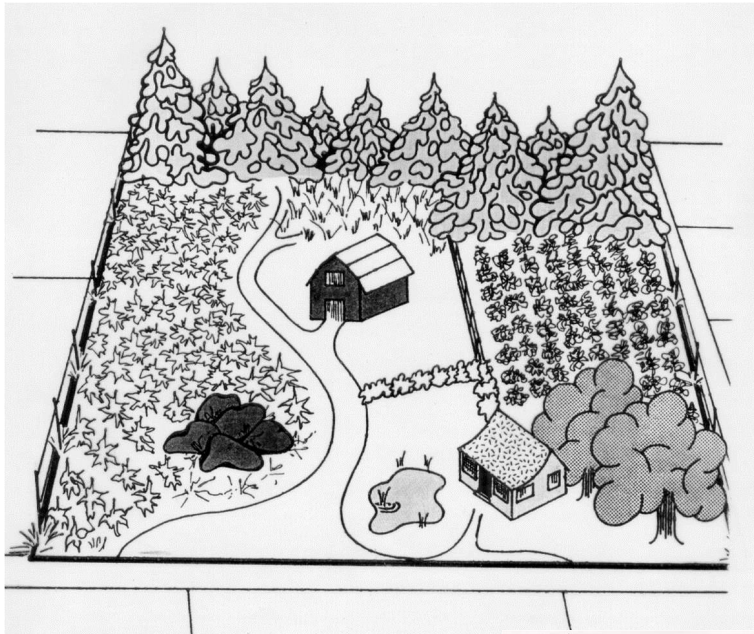


ALC BEST PRACTICES: BYLAW DEVELOPMENT

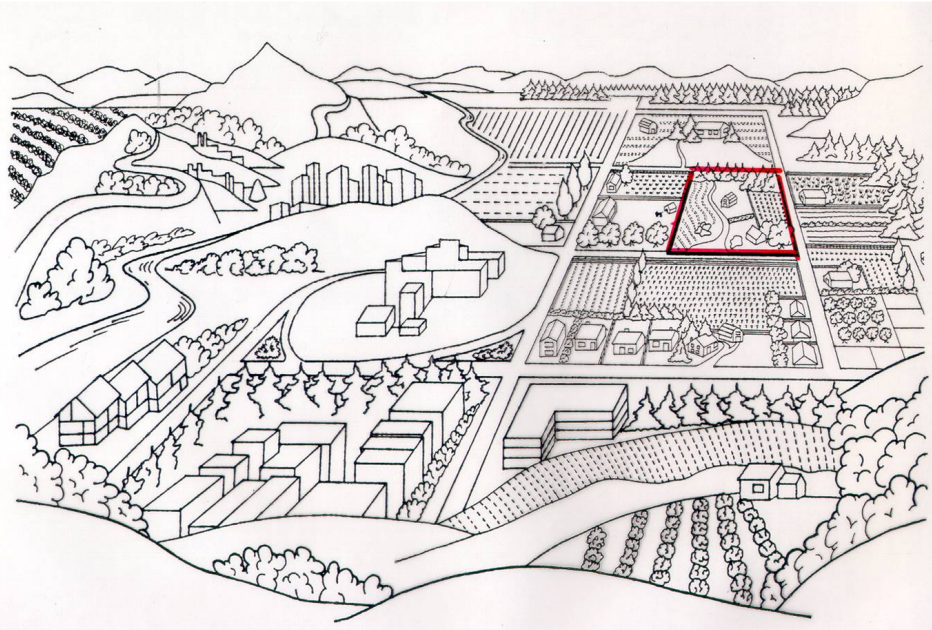


First and Foremost

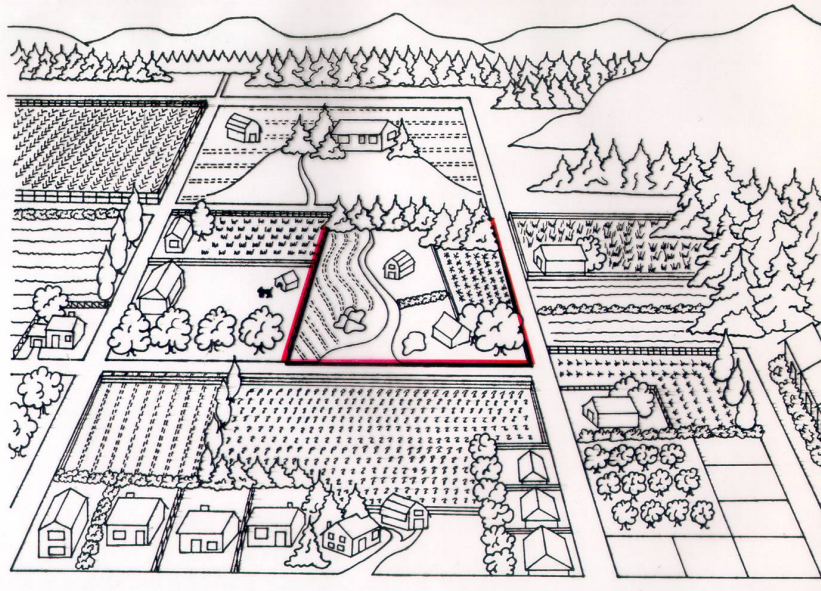
- Use your land use planning principles!
- Consider the impact on agriculture / agricultural operators in your community:
 - preservation of farmland
 - finite supply of agriculturally capable soils
 - impact on farmland valuation
 - farm labour requirements
- Local governments have the ability to regulate and/or **PROHIBIT** residences entirely.



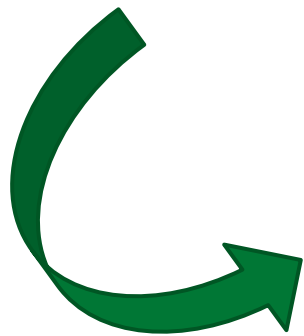
Parcel Consideration



Regional Consideration



Area Consideration



Bylaw Considerations

- Implement homeplate/residential footprint.
- Tie to farm use (e.g. farm status, farm labour only).
- Share driveway with principal residence.
- Permit in specific zones or areas only.
- Require site specific rezoning.
- Limit to a minimum lot size.
- Prohibit or restrict size (to less than 90/186 m²).
- Adopt a definition of total floor area.
- Regulate housing form.

Key Takeaways

- You can be more restrictive and/or prohibit residences.
 - Additional residences which do not meet regulations will require a NARU application and **can only be approved if necessary for farm use.**
 - No additional soil provisions for additional residences.
 - If bylaw does not permit, not permitted.
- Communication to the public is important.**



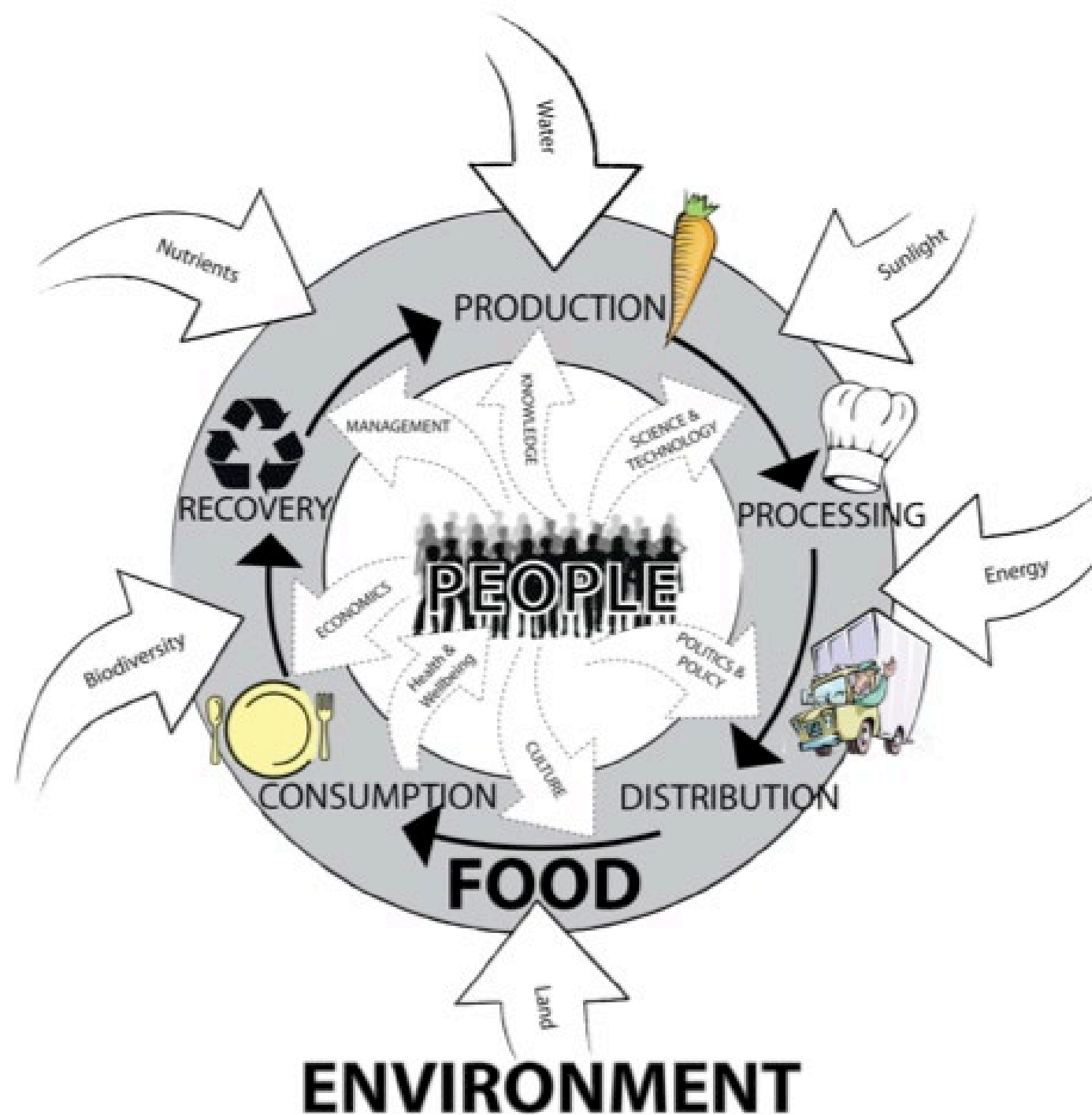
THANK YOU!

Opportunities for Food & Agriculture Planning Processes



The Reality

is messier...



Setting Our Table

Capital Regional District Food & Agriculture Strategy



Food Security

Regional Sustainability Strategy Policy Options Series | Fall 2010

Throughout the Capital Region, people and organizations are taking a new interest in food – edible gardening, learning about nutrition, supporting local farms and sustainable food options. Local governments are involved in initiatives, looking for new ways to enhance food production and distribution and recycling of organic wastes. What are the links between food, health and wellbeing? Can we do more to protect the viability of local agriculture? How can we reduce the impact of food production on climate change?

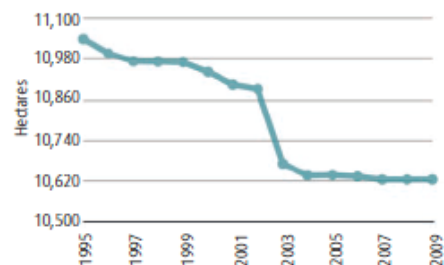
This is one of nine papers that aims to challenge our thinking about being a sustainable region, of which food systems should play an integral role. The paper sketches out the current context, key drivers and good practices from other communities. It also compares current policy and practice against more aggressive approaches to enhance and secure local food production and our accessibility to local produce. Three policy directions are presented.

Your feedback is welcome.

A Regional Context

Productive agricultural land in the region has been reduced substantially over the past three decades, resulting in nearly 1,500 hectares removed from the Agricultural Land Reserve (ALR) between 1974 and 2009. With over 12,000 hectares in 1974, the ALR in the Growth Management Planning Area (excluding the Gulf Islands or Indian Reserve lands) has dropped to 10,600 hectares by 2009, as shown in Figure 1.

Figure 1: Net Change in Agricultural Land Reserve Lands (GMPA), 1974-2009



Source: Agricultural Land Conservancy



"... In our vision, sustainable food systems ensure nutritious food for all people, shorten the distance between food consumers and producers, protect workers' health and welfare, minimize environmental impacts and strengthen connections between urban and rural communities..."

San Francisco Healthy and Sustainable Food Directive

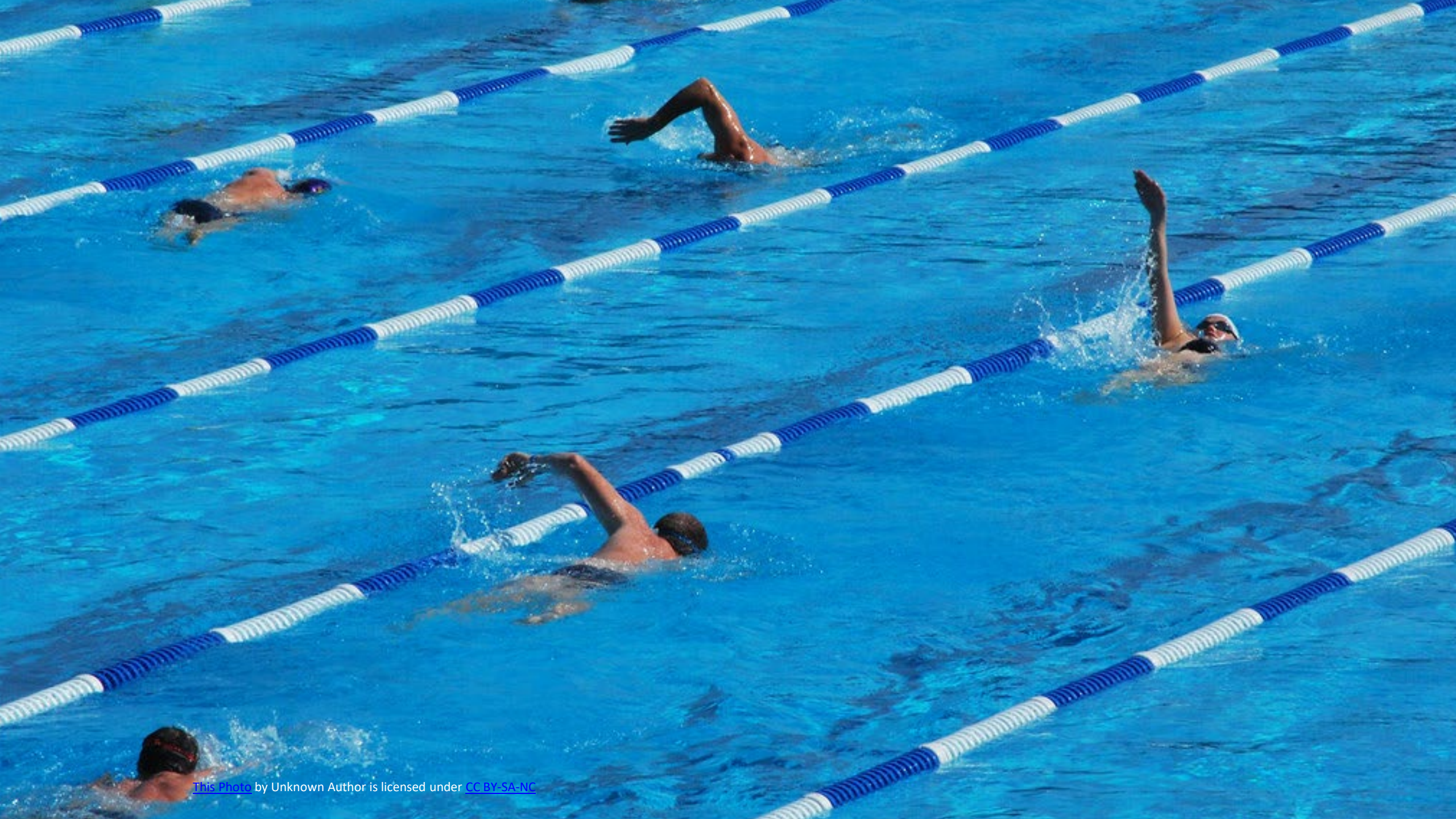
CRD





RURAL

URBAN







Systemic Approach

Symptoms



A photograph of an iceberg floating in a blue ocean under a clear sky. The visible tip of the iceberg is small and jagged, while the submerged portion is much larger and more complex in shape. The water is a deep blue, and the sky is a lighter blue with some wispy clouds.

Symptoms

Fundamental Solutions

Cultivate Different Habits

"I knew I had to transform Alcoa.

But you can't order people to change. That's not how the brain works. So I decided I was going to start by focusing on one thing.

If I could start by disrupting the habits around one thing, it would spread throughout the entire company."

Paul O'Neill, CEO Alcoa (1987-2000)

10 'Keystone' Strategies

1



Support regional, cross-sector relationships, including a food and agriculture task force.

2



Improve the CRD's capacity to address regional food and agriculture issues

3



Support regional organic-matter recycling approaches that benefit food and agriculture

4



Address chronic drainage issues across the region

5



Continue to consider approaches to effectively address existing and emerging regional wildlife and invasive species issues

6



Maintain affordability and improve access to irrigation water for food and agricultural operations

7



Encourage a place-based regional food culture by building relationships between Aboriginal and non-aboriginal communities.

8



Support Aboriginal food and agriculture-related activities, projects and events.

9



Increase access to agricultural and food lands.

10



Support regional economic development strategies for food and agriculture

Reinforce what works

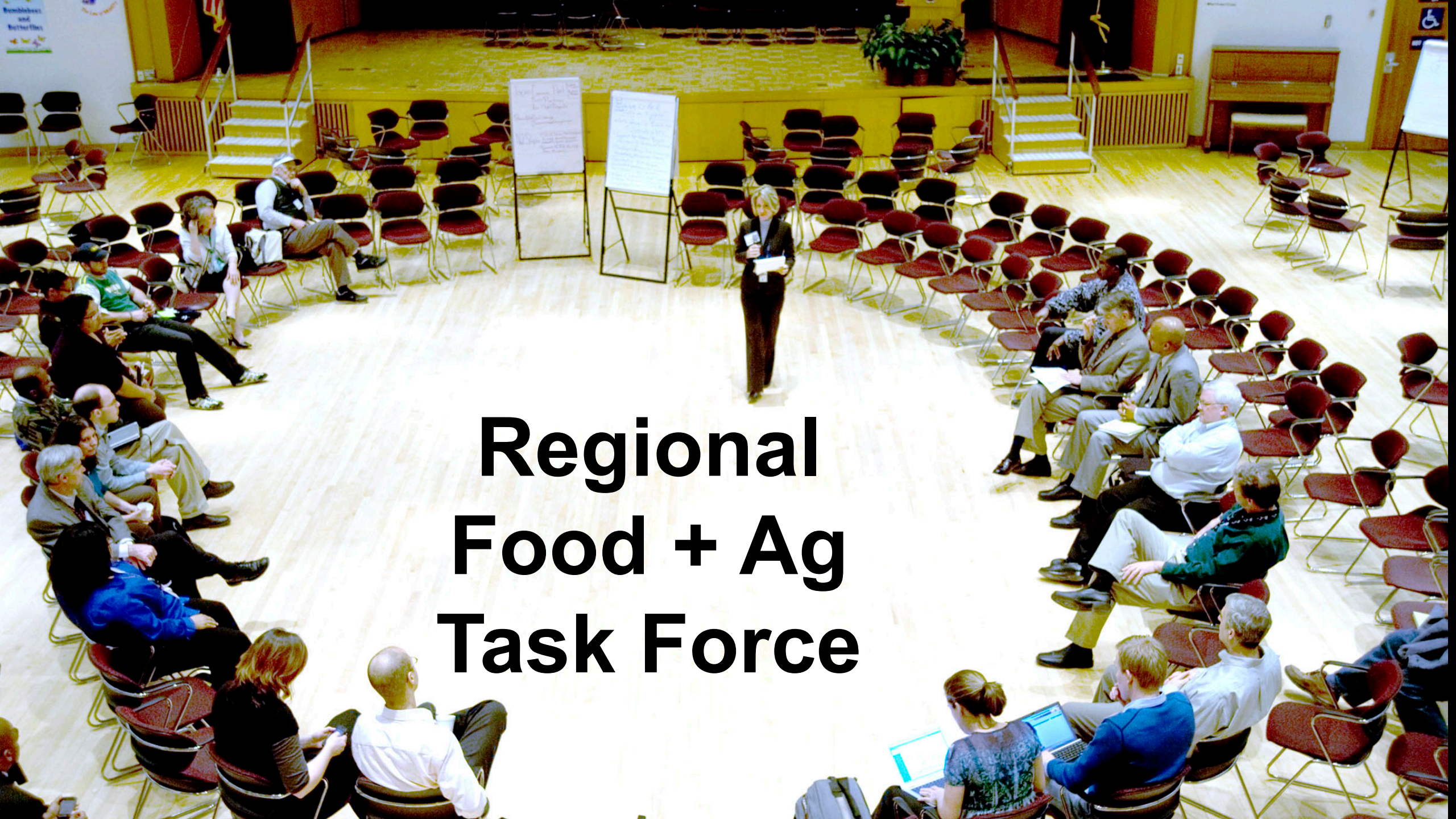
ID + remove what doesn't

Identify new strategies



“The way to heal a living system is to connect it to more of itself.”

– Humberto Maturana



Regional Food + Ag Task Force

A group of people are seated at a long outdoor dining table at night. The scene is warmly lit by numerous string lights hanging above the table. The table is set with plates of food, glasses, and decorative floral centerpieces. People are engaged in conversation and eating. The background shows more of the outdoor setting with trees and additional lighting.

CRD = Host

A photograph of four people standing in a lush green field, possibly a farm or a park. They are all smiling and looking towards the camera. The person on the far left is wearing a brown t-shirt and a grey cap, holding a long wooden staff. The person next to them is wearing a blue t-shirt and a grey cap. The person next to them is wearing a red and white plaid shirt and a blue cap. The person on the far right is wearing a blue and white patterned shirt and a blue cap. The background is filled with tall green grass and a dense line of trees. A semi-transparent dark rectangle is overlaid on the image, containing white text.

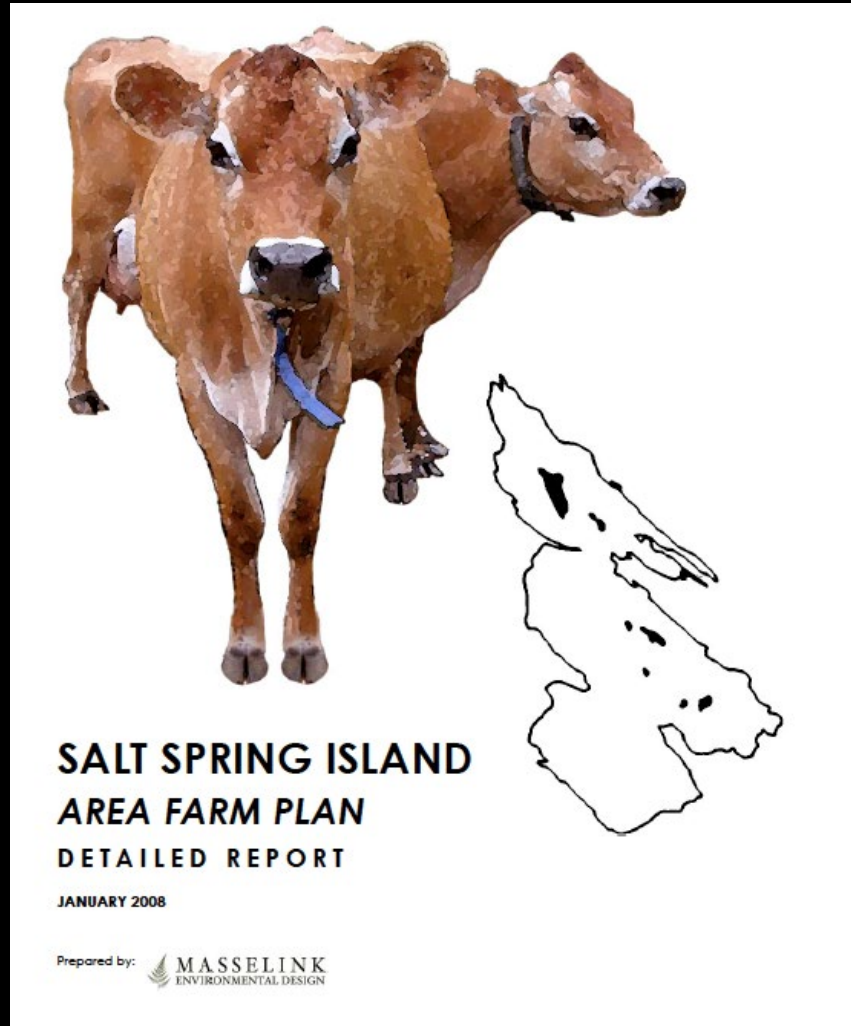
*“The Capital Region has a vibrant,
valued & evolving local food &
agricultural economy that is rooted in
the principles of interdependence,
reciprocity & respect.*

*It recalls & re-establishes the intimate
& important relationships between our
land & waters, our food, & our
community.”*

UBC Farm



Salt Spring Island Plan to Farm







It's all about relationships.

How we **lead**, and how and what
we **choose to do together** is important.



Ministry of
Agriculture, Food
and Fisheries

Living on the Edge

Planning and Design of the Urban/ALR Interface

February 17, 2022

Overview


- ▶ What is Edge Planning?
- ▶ Why is Edge Planning Important?
- ▶ Tools and Mechanisms for Edge Planning
- ▶ Guide to Edge Planning
- ▶ Discussion

What is Edge Planning?

- Planning for the urban and agricultural areas along the ALR boundary using design and management tools to create greater compatibility between land uses.



3/15/2022



Why is Edge Planning Important?

► Impacts on farmers

- Trespass, vandalism, crop damage, theft, livestock harassment, dumping, litter.
- May make changes to their normal farm operations in an attempt to address neighbour complaints at some cost to their bottom lines; these changes may decrease an operator's efficiency, productivity, and profitability.

► Impacts on residents

- Odour, noise, dust, flies, spray drift, lighting, aesthetics.

► Local Governments

- Increase in complaints.

What Accounts for the Variations in Edge Conflicts?

- ▶ The nature of agricultural practices taking place
 - ▶ Crops that require heavy applications of pesticides or other chemicals
 - ▶ Waste products generated from confined-animal facilities (e.g. hog farm)
 - ▶ Crops that require intensive cultivation and harvesting methods that generate dust and noise
- ▶ The degree that edge residents are newcomers with urban backgrounds
 - ▶ Newer residents who are unfamiliar with normal farm practices may have a lower tolerance for farm operations
 - ▶ The degree to which residents have expectations of a quiet, bucolic lifestyle

Tools and Mechanisms for Edge Planning

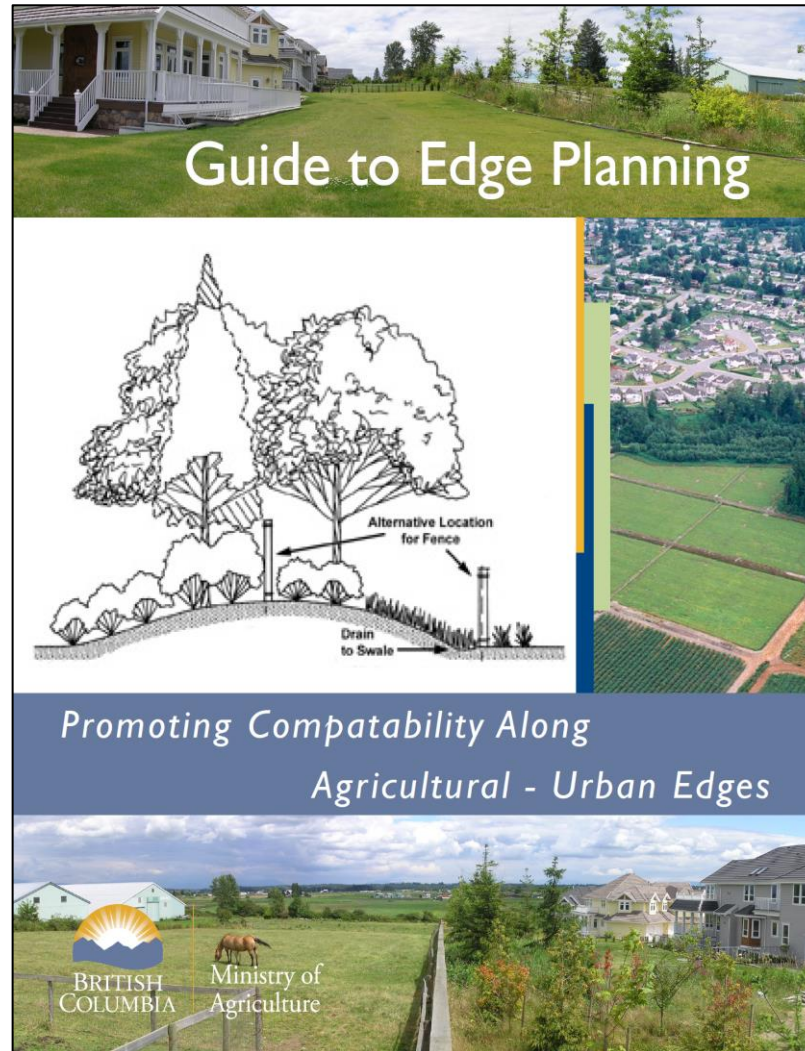
Local Government Act tools:

- ▶ Development Permit Areas - for the protection of farming
- ▶ Vegetative screening
- ▶ Park dedication
- ▶ Agricultural Impact Assessments Requirements on rezoning
- ▶ Density transfer/bonusing and community amenity benefits

Other tools:

- ▶ *Land Title Act* provisions
- ▶ Subdivision design

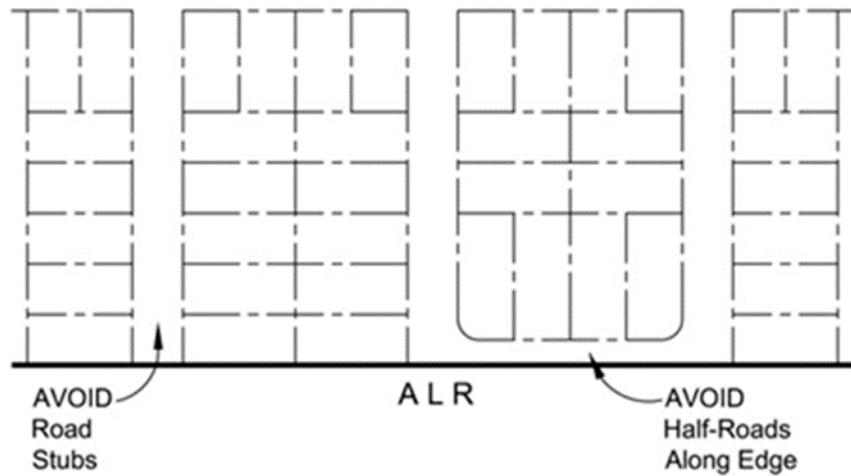
Guide to Edge Planning



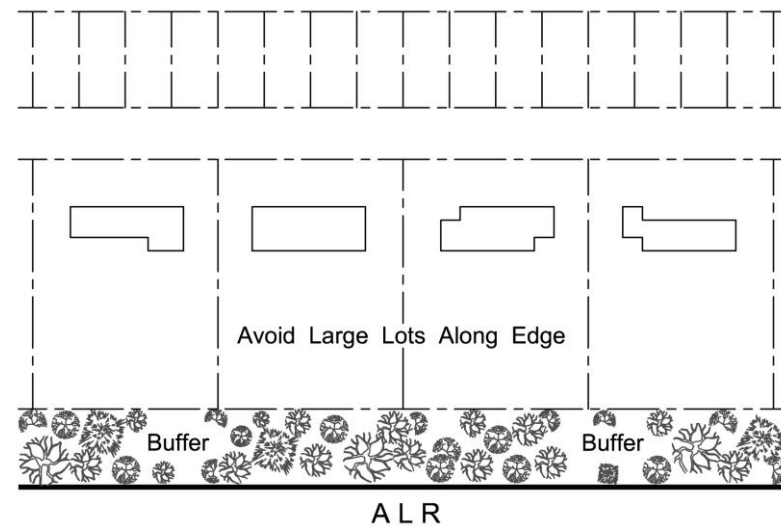
2022-03-15

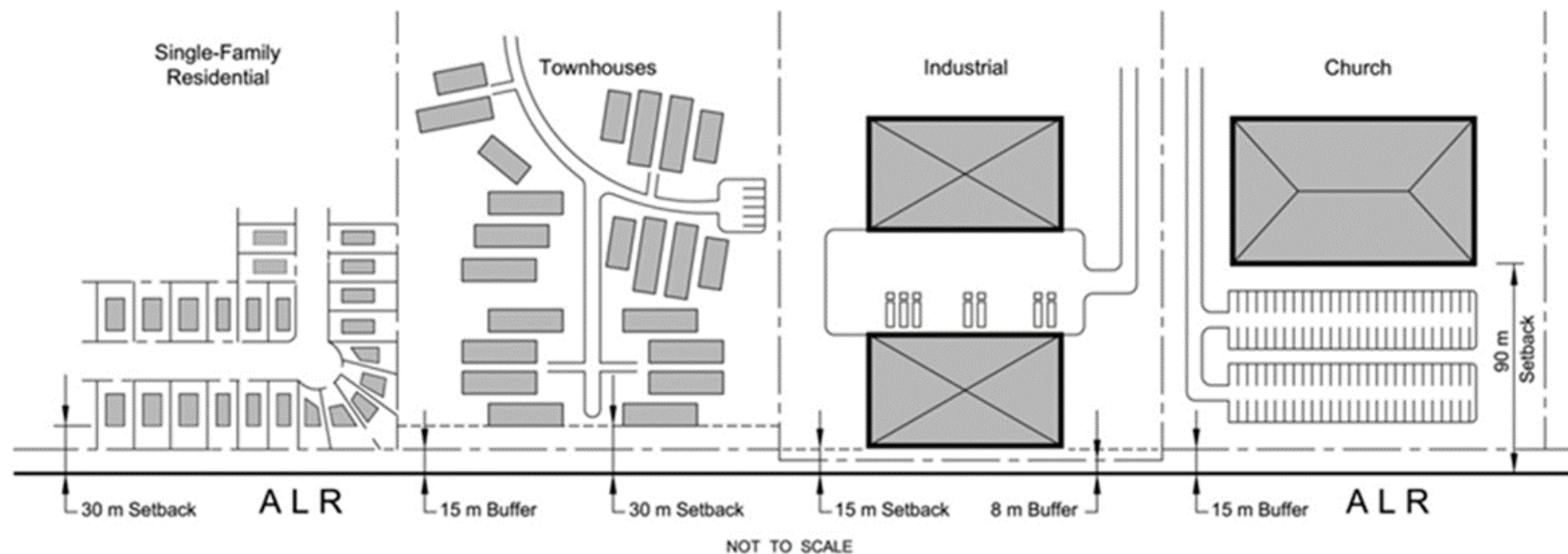
Subdivision Design

Avoid Road Stubs and Half Roads

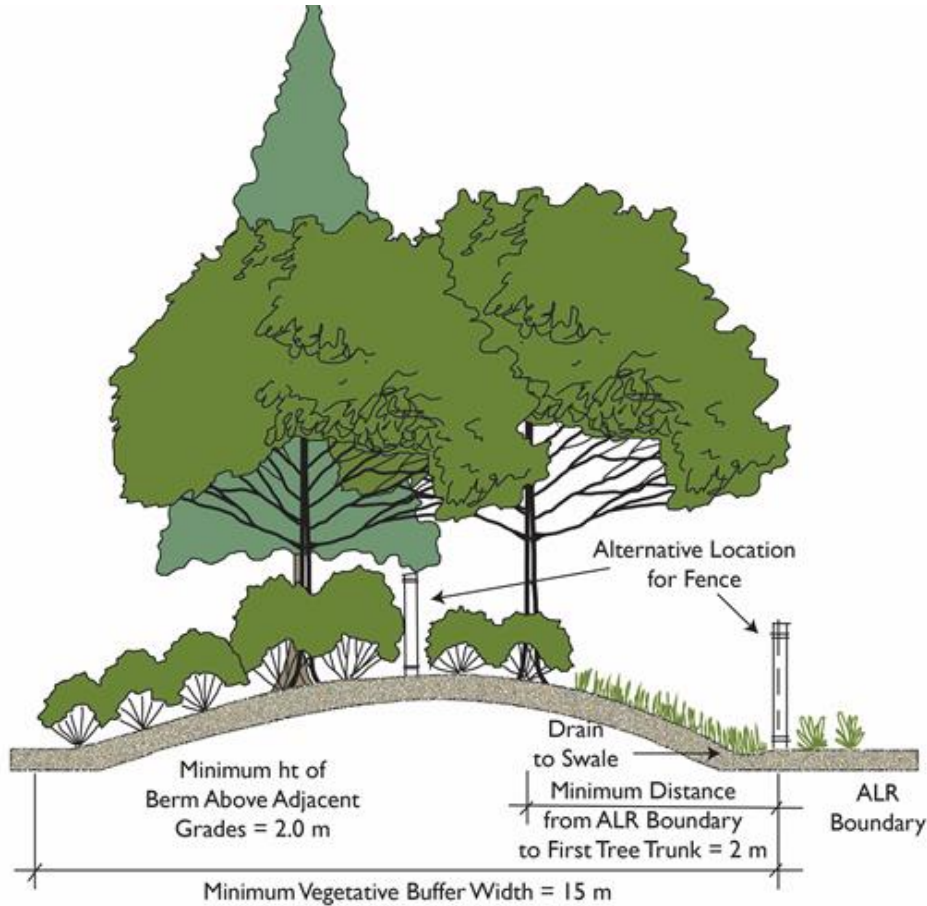


Avoid Large Lots Along Edge





Setbacks and Buffers



Urban-side Buffer Design Specifications

Urban-side Buffer with Berm

Issues with Implementation

- ▶ Many local governments have not yet implemented edge planning
- ▶ Where local governments have implemented, components such as buffers are watered down to a level where they are not particularly effective
- ▶ Developers don't want to give up land
- ▶ Farmers may not want trees shading crops or invasive root systems

Strong Setback Example



The Netherlands - use of water and roadway as buffer

Strong Buffer and Setback Example



► Delta BC: Vegetative buffer and public trail form part of the setback



Discussion

- ▶ In breakout groups, discuss the following questions for 20 minutes:
 - ▶ Does your community utilize edge planning?
 - ▶ What are some of the barriers to edge planning?
 - ▶ Do you see advocating for edge planning as something AACs could do?
 - ▶ What opportunities might exist for advocating for edge planning?
- ▶ Choose one member of your group to report out on the key points of your discussion.

A photograph of a field of yellow flowers, likely Black-eyed Susans, with large, rounded green leaves and tall grass in the background. The text "Thank You" is overlaid in the center.

Thank You