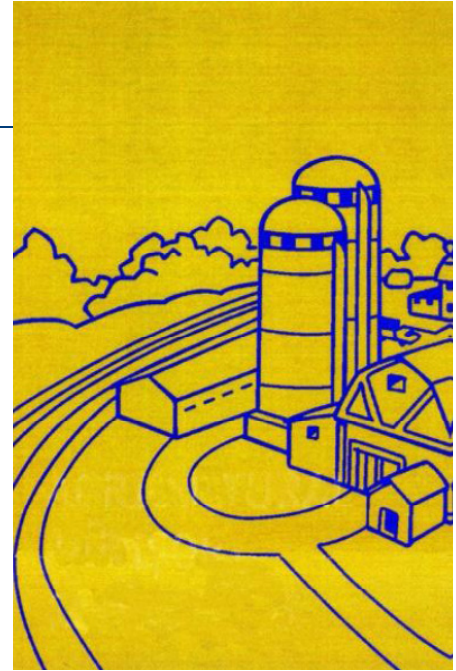

Agricultural Advisory Committee Provincial Workshop

February 24, 2011



Summary of Proceedings



Ministry of
Agriculture

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1. Introduction

The fifth biennial Agricultural Advisory Committee (AAC) workshop was held on February 24th, 2011 in Richmond, British Columbia. It brought AAC members together from across B.C. to meet each other and discuss topics around the theme of Agricultural Area Plan development and implementation.

2. Background

Given the high level of interest in local food and food security currently, many communities are recognizing the importance of ensuring that agriculture finds a place on local planning agendas. The appointment of AACs by municipal councils and regional district boards is an effective way for local decision makers to connect with their farm and ranch communities. Some AACs have been in place for several years and others have been appointed more recently. AACs benefit from interacting with each other to share issues and ideas.

The B.C. Ministry of Agriculture has organized five AAC workshops biennially since 2003. The overall objective of the workshops is to enable participants to take away ideas and information that would help them provide effective advice and support to their local councils and boards. The workshops have been highly successful and participants have expressed interest in alternating between a province-wide workshop and a series of regional workshops. The first year of regional workshops was in 2009; three workshops were held in Nanaimo, Langley, and Kelowna.

When the first AAC workshop was held in 2003, there were only 19 AACs. At the time of the 2011 workshop, this number had increased to 45! About 33 AACs were represented at the 2011 workshop. A list of the 154 participants is provided at the end of this document.

3. 2011 Agricultural Advisory Committee Workshop Outline

- Welcome and Introductions- Leslie MacDonald, Ministry of Agriculture
- Presentations:
 - [Origin and intent of Agricultural Area Plans in B.C.](#) - Bert van Dalfsen, Ministry of Agriculture
 - [Investment Agriculture Foundation's Local Government Agricultural Planning funding program](#) - Peter Donkers and Coreen Moroziuk, Investment Agriculture Foundation
 - [Evaluation of Investment Agriculture Foundation's Local Government Agricultural Planning program](#)- Dr. David Connell, University of Northern B.C.
- Discussion Session 1 - successes and challenges in development and implementation of agricultural area plans
 - Local government staff and Agriculture Advisory Committee members were divided into discussion groups based on their role (or potential role) in the agricultural area plan process. [Click here for notes from this session.](#)
 - At the same time as Discussion Session 1, agricultural area plan consultants attended a facilitated session including presentations on Ministry of Agriculture resources, agricultural land use inventories, and a discussion on

successes and challenges in Agricultural Area Plan development and implementation. [Click here for notes from this session.](#)

- **Discussion Session 2 - implementation next steps**
 - Attendees were divided into groups based on their community or region to discuss how to move forward on their Agricultural Area Plan. [Click here for notes from this session.](#)
- Closing Remarks - Brian Underhill, Agricultural Land Commission

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4. Presentations

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4.A Origin and Intent of Agricultural Area Plans in British Columbia

Bert van Dalssen, Manager of the Strengthening Farming Program, B.C. Ministry of Agriculture, presented an overview of the Program and the approach to agricultural area plans.

He noted the Agricultural Land Reserve (ALR) was created in 1973 to preserve land for agriculture. The current ALR covers about 4.7 million hectares, and includes agricultural soil classes. The ALR is a provincial zone where agriculture is the priority use.

In the early 1990's, Provincial staff realised that two, roughly triangular areas of British Columbia have 81% of B.C. population (as of 2006 Census) and about 80% of the B.C. annual gross farm receipts (2005 dollars), but only 2.7% of B.C.'s land area. Those "triangles" are: Hope to Sooke to Lantzville; and Osoyoos to Kamloops to Sicamous.

Because of the potential for conflict between urban residents and farming and because some local governments were creating plans and bylaws which limited agriculture, legislation was changed in 1996, and the Strengthening Farming Program was started. The Program has two components:

- farm practices protection - with staff mediation of concerns about farm practices and adjudication of formal complaints by the Farm Industry Review Board (FIRB);
- planning for agriculture - using tools available under the *Local Government Act* and *Land Title Act*.

The Provincial staff at the Ministry of Agriculture (AGRI), Agricultural Land Commission (ALC), and FIRB provide links between the agri-food industry and local governments. Planners and agrologists at AGRI and ALC work in agri-teams to provide information and technical advice to local governments.

Planning for agriculture began in the early 1990's with a few local governments doing rural plans, agriculture studies, or agricultural strategies. In 1998, the ALC published *Planning for Agriculture* in two formats - a 2.5 cm-thick volume of resource materials, and a 66-page condensation of the main document.¹ That document contained the vision of doing local agricultural area plans as a way of recognising the value of farmers and farming.



¹ Find *Planning for Agriculture* at: http://www.alc.gov.bc.ca/publications/planning/pfa_main.htm (- as at February 2012)

As of the date of this 2011 AAC Workshop, 71 communities have done or are doing agricultural studies, strategies, and/ or plans, or someone in the community has begun to explore the concept. Note: these plans are mainly in the “two triangles”, so far.



The purposes of AAPs are:

- Raise awareness of agriculture
- Build community support for farming
- Identify opportunities to support and expand farming
- Resolve limitations for agriculture
- Promote land compatibility - urban-rural interface

An AAP is a document for local government AND farm business operators:

- Provides policies and bylaws supportive of agriculture (e.g., Official Community Plan, Zoning)
- Can be a business development and marketing strategy for farmers (e.g., new products, training, tours, “Farm Fresh Guide”).

Titles used for agriculture-focussed plans vary, but they reflect the variety of purposes that local governments have for commissioning a plan:

Sample titles of plans

Agricultural Area Plan	Area Agriculture Plan
Agriculture Plan	Foodshed Analysis
Area Farm Plan	Food System Plan
Agriculture (or Agricultural) Strategy	Rural Plan
Agricultural Viability Strategy	Rural Plan and Bylaw Review
Strategic Agricultural Plan	Rural Land Use Study
Economic Strategy for Agriculture	Agricultural Policy Review and Development
	The Future of Agriculture

There are a few options for the planning area:

- Whole municipality or regional district - set some overall policies
- Key sub-regions - important issues to be resolved early
- Combination of above 2 options - a chapter on common issues and solutions; plus a chapter for each sub-region
- Cross jurisdiction - a jointly-prepared study of neighbouring governments.

Who could be involved in an AAP?

- Farmers - either as individuals (e.g., by a survey), or as commodity groups
- Agri-business and agriculture-related organisations - processors, other value-added businesses, farmers institutes, producer groups
- Community food action and health advocates
- Residents in and near farm land
- Business development groups - e.g., Community Futures
- Local government

General process: the local government leads the process

1. Steering or advisory committee - e.g., farmers, processors, community
2. Collect agricultural data
3. Identify issues for agriculture, food - survey, small group discussions or kitchen-table groups, town hall meetings
4. Draft policies and recommendations and comments
5. Formal receipt of the AAP - by local government, other agencies which may have an implementation role

Typical report stages:

Background data and identified local issues for agriculture

- Census of Agriculture data (Statistics Canada)²
- Land use inventory (Geographic Information System)³
- Opinions on issues gathered from farmers, processors and others

² Census of Agriculture can be found at: <http://www5.statcan.gc.ca/subject-sujet/theme-theme.action?pid=920&lang=eng&more=0> ; Ministry of Agriculture factsheets (mostly census data) can be found at: <http://www.agf.gov.bc.ca/resmgmt/sf/Publications.htm#agstats> .

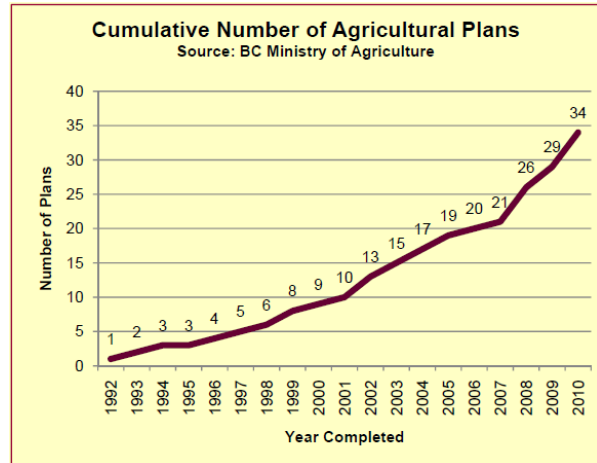
³ For information about the Ministry of Agriculture's Land Use Inventory process, see <http://www.agf.gov.bc.ca/resmgmt/sf/gis/index.htm>

Action Plan

- Proposed resolution of identified issues
- Plans, policies, bylaws to be amended
- Farm business management support
- Implementation group and program required

Sample results:

- Policies, maps, and bylaws to:
 - Preserve agricultural land
 - Minimise farm-urban conflicts
 - Support infrastructure for farming
- Programs to promote
 - Existing farms, crops
 - New products, value-added
 - Agri-tourism
- Steps toward food sustainability
 - New and expanded farm retail and farmers markets
 - Residents' and restaurants' connections to local farm businesses



IMPLEMENTATION

- Someone to lead the actions
- An implementation committee or agriculture society
 - Local government
 - Farm, food, and community groups
 - Economic and business development groups
- Local government
 - Update bylaws and plans to support agriculture
 - Infrastructure identified for farming
 - Ongoing Agricultural Advisory Committee
 - Agriculture awareness events, publications
- Agricultural Support Officer on local staff - e.g., Regional District of Central Okanagan
- Work program is needed, as is an annual budget.

PROJECT SCHEDULE

- Can vary: 8 months to 2 years; inventory should be done in year 1
- Allow for timing of farm activities - e.g., planting, harvest

BUDGET

- Total costs can vary: \$40,000 to \$90,000
- Cost sharing
 - Local government - funds, in-kind (time, supplies)
 - Producers - in-kind (time, tours)
 - Support available - Investment Agriculture Foundation (funds); Ministry of Agriculture - in-kind (GIS, staff)

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4.B. Funding Assistance for Community Agriculture Planning, Investment Agriculture Foundation

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Peter Donkers, Executive Director, and Coreen Moroziuk, Program Manager, Agricultural Plans presented on behalf of Investment Agriculture Foundation (IAF). They explained the scope of IAF's funding available for creation of agricultural area plans (AAPs) and other AAP-related projects.

The IAF was created 14 years ago (1997) to foster enhanced competitiveness, co-operation, and self-sufficiency in the agriculture sector. It is an industry-led, non-profit organization. Its Board has 13 directors who fulfill this mandate by funding discrete projects that enable British Columbia's agriculture and agri-food industry to:

- Innovate
- Proactively seize new opportunities, and
- Deal effectively and efficiently with emerging issues.

IAF funds agriculture planning because the plans support the commercial agriculture sector in communities through:

- enhanced understanding of agriculture and its importance in the community
- identification of opportunities and constraints to agricultural production in the area
- dialogue on issues that create conflict or unduly restrict agricultural production which follows acceptable farming practices
- often associated with land use decision-making and local infrastructure at the local or regional level
- ultimately, IAF wants to ensure that agricultural interests have a seat at the table.

Why plan for agriculture?

- Increases the knowledge of agriculture's needs and impacts in the community which enhances decision-making to reduce urban / rural conflict;
- Identifies potential inconsistencies in regulations and policy at the local, regional, and provincial government levels
- Ensures that opportunities for growth in the agriculture sector are well understood when encouraging economic development.

"Agricultural planning", for the IAF funding program, covers a spectrum of activities:

- ☐ Arability studies
- ☐ Agriculture inventories
- ☐ State of agriculture - background documentation
- ☐ Foodshed analysis
- ☐ Agriculture strategy development - including public consultation process
- ☐ Agriculture area plan - includes development of policy and bylaw recommendations (excluding staff costs)

Who can apply for IAF funding?

- Governing authority such as:
 - Municipality
 - Regional district
 - Islands Trust Council
 - First Nations or Band Council
- Agriculture societies, such as Farmers' Institutes, can be co-applicants (with above)

Partners in planning for agriculture:

1. B.C. Ministry of Agriculture (AGRI)
 - Strengthening Farming Program
 - Agrologists - provide key information regarding agriculture in the region and are part of the AAC or a steering committee
2. Agricultural Land Commission planners - provide expertise on management of Agricultural Land Reserve property
3. AAC - needs agricultural producers, AGRI staff, ALC staff, potentially First Nations representatives, and others as appropriate to the community
4. Knowledgeable consultant - in agriculture and planning

How much assistance is available from IAF?

- Planning projects are cost-shared 50 : 50 with the applicant. This ratio covers only the incremental cash costs of the activity. Applicant's staff costs are considered important in-kind contributions.
- The cap or maximum IAF contribution under the Local Government Agricultural Planning Program is \$45,000.

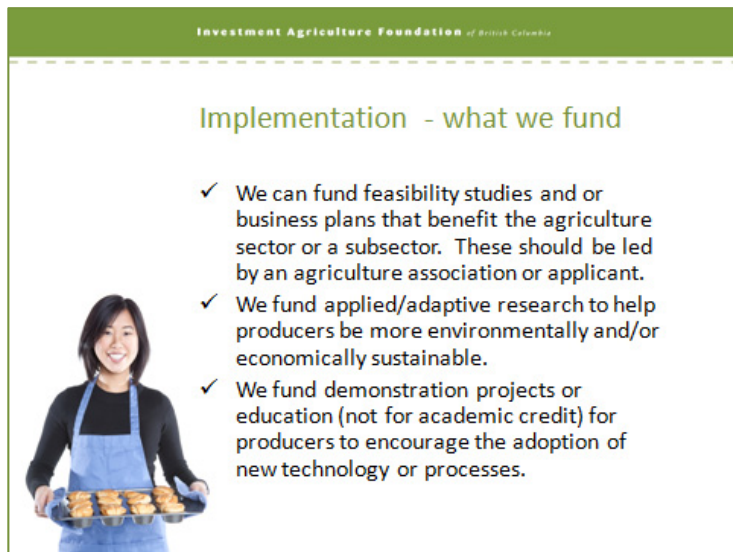
If the project will be expensive, the local government should apply in two (or more) stages. When the IAF portion goes over the \$45,000, IAF will need a justification.

Process & criteria to apply for IAF funding

- Contact IAF program manager
- Use standard application form on IAF website [www.iafbc.ca]
- Eligible applicant - governing authority, possibly with agriculture society
- Agricultural Advisory Committee, or equivalent, in place
- Updates of existing agriculture area plan are eligible also
- Ideal timing is in conjunction preparation of a regional growth strategy or Official Community Plan (OCP) - IAF prefers an AAP be incorporated into an OCP.

Other planning-related funding available from IAF:

- **Livestock Waste Tissue Initiative (LWTI)**
IAF provides funding assistance for communities to prepare plans for the efficient and safe disposal of all livestock carcasses generated during an emergency in B.C. Whether in response to disease outbreak or a natural disaster, disposal plans need to be implemented immediately. Such plans must integrate local, regional, provincial and federal governments' perspectives.
- **Agriculture Environment and Wildlife Fund (AEWF)**
IAF provides funding assistance for agriculture associations to support planning activities to increase compatibility between agriculture and other citizens and between agriculture and the environment. This fund is delivered through ARDCorp. Inc., a division of the Agriculture Council of B.C. See its website at www.ardcorp.ca.
- **Examples of other types of plans are:**
 - Watershed plans
 - Stream recovery plans
 - Wildlife management plans
 - Multi-interest planning processes that provide strategic direction for the parallel goals of environmental conservation and enhancement and agricultural growth and development
 - Capability between agriculture and other land uses.



Implementation

- What IAF does not fund

- ☐ Local agricultural promotion or marketing campaigns
- ☐ Capital infrastructure projects
- ☐ Business start-ups, including farms, farmers markets, or business expansion.

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4.C. An Evaluation of IAF's Local Government Agricultural Planning Program

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David J. Connell, PhD, Associate Professor, School of Environmental Planning, University of Northern British Columbia and his research assistant, Daniel Sturgeon, were contracted by Investment Agriculture Foundation (IAF) to evaluate its Local Government Agricultural Planning Program (LGAP). Dr. Connell reviewed their methodology and results.

The purposes of the evaluation were to examine the effects and outcomes of the funding program, and to improve the funding program. The plans which IAF had funded were assessed against the expected outcome of integrating agricultural interests with formal land use policies. Dr. Connell thought there was a specific aim to formally adopt agricultural area plans (AAPs) into Official Community Plans (OCPs) as described in *Planning for Agriculture- Resource Materials*⁴ at the inception of the Ministry of Agriculture's Strengthening Farming Program.

One of their research methods was interviews with key informants. They interviewed those people who developed the plans in various roles - staff, producer, AAC member. They also spoke with the 'founders and shapers' of LGAP, to learn the original concept of the IAF program.

- Interviewees frequently mentioned that the AAPs positively influenced agricultural land use policy decisions.
- Many interviewees referred to the benefits of agricultural plans to improve consistency between provincial policy and legislation and local government policies.
- Respondents identified that the planning process positively influenced the level of awareness and opinions of agriculture.
- They also identified that the process helped bring together groups, open dialogue, and improve understanding of agricultural issues amongst non-farmers.

The researchers analysed the content of 16 completed AAPs which were funded by IAF. They rated a plan's content based on the provision of legislative context, background, a vision, goals and objectives, agriculture-related policies, and maps of the farming. They looked at which legislation was mentioned in either or both of the OCP and the AAP - *Agricultural Land Commission Act, Farm Practices Protection (Right to Farm) Act, Water Act, Land Title Act, and Local Government Act*. As to policy tools, they looked for mention of agricultural impact assessments and development permit areas for the protection of farming in either or both of the OCP and the AAP.

"Within defined AAP areas, the OCP should perform its traditional function of providing broad policy objectives, leaving the greater policy detail to the operational level AAP."

P. 7-4, *Planning for Agriculture*
- Resource Materials

"Within the hierarchical structure of plans and bylaws, an agricultural area plan represents a more detailed sub-area official community plan adopted by bylaw of the Council or Board. As such, the AAP must maintain consistency with the overall official community plan of the jurisdiction."

P. 7-35, *Planning for Agriculture*
- Resource Materials

⁴ Smith, Barry E., *Planning for Agriculture - Resource Materials*; Provincial Agricultural Land Commission; 1998; pp. 7-1 to 7-44;
http://www.alc.gov.bc.ca/publications/planning/Planning_for_Agriculture/index.htm [March 2012]



Connell and Sturgeon observed whether an AAP had been received by the Council or Board and whether the OCP had mentioned there should be an AAP and whether the OCP had been changed to incorporate it.

- Most completed plans provide sufficient details about the legislative context to provide a “thread” that helps to integrate policies across jurisdictions.

- Overall, interviewees had a strong sense that the completed plans had a positive influence over a range of outcomes, but this influence may have been more indirect than direct - due to diversity of land base, local issues, and local priorities.

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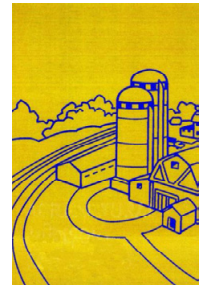
5. Discussion Sessions

1. Discussion Session 1 – groups based on participants’ role in agricultural area plan process
2. [Consultants’ Session](#)
3. [Discussion Session 2](#) – groups based on community or region of British Columbia

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5.A Discussion Session 1

- Groups were based on participants’ role in agricultural area plan process
- Theme: successes and challenges in development and implementation of agricultural area plans



5.A.1 Session Description

Local government staff and Agriculture Advisory Committee (AAC) members were divided into groups based on their role (or potential role) in the Agricultural Area Plan (AAP) process to discuss successes and challenges in development and implementation of agricultural area plans.

Each table began with introductions. Then, participants were asked a series of questions:

- At what stage is your AAP process?
- What is your favourite part of the AAP process so far or which part are you looking forward to the most?
- Do you have an AAP-related success story?
- What challenges have you faced in AAP development and implementation?

5.A.2 Notes from discussion groups

Table 1

Affiliations of people at Table 1- **Planning Directors and Senior Planners**

- Cowichan Valley Regional District
- District of Kent
- City of Campbell River
- District of Mission
- City of Pitt Meadows
- City of Surrey
- City of Abbotsford
- Ministry of Agriculture

Notes from Table 1

- The table member from Kent stated that over the course of working on their AAP they eventually got everyone involved, not just farmers. Good discussions resulted in a better plan.
- In Campbell River, they have limited agriculture but about 9,000 acres of high value land all in forestry that a few owners control. Opportunities with First Nations also exist. They are planning to incorporate food planning with other planning processes to promote resiliency.
- In Mission, they have not yet started an AAP. They are most interested in food security, creating local employment, and promoting “employment lands”. Roughly half of their agricultural lands are not in the Agricultural Land Reserve (ALR) and about half of their ALR land is not being farmed. They are starting an agricultural land use inventory process.
- Pitt Meadows has had an AAP since 2000, which is separate from their Official Community Plan (OCP). Their AAC is very successful and effective. In 2008, they combined their AAP/OCP to address infrastructure needs, which is their biggest threat to agriculture. Their attempt to put rural residential controls in place failed due to non-farm opposition, so they are now moving on to economic initiatives and infrastructure.
- Surrey has an AAP, but it is from 1999 and not used much. They plan to redo it after elections. Their farmland is mostly owned by farmers, so their experience with residential uses on farmland is different. They will proceed with their work on this topic once the Ministry is done with its standard. They are also planning to work on edge planning / buffering on ALR edge. Big truck parking in the ALR is a huge problem. Also, road improvements can lead to farming impediments. Their AAC is interested in promoting local foods.
- Abbotsford is working to develop an Agricultural Strategy, which is being led by the AAC. Discussions about agricultural uses and urban uses are happening through this process. One very positive thing is that agricultural awareness is increasing rapidly.
- The Cowichan Valley Regional District has about 12,000 hectares being farmed over multiple jurisdictions and Farmers’ Institutes. They are really promoting local food production and food processing, targeting 45% food self-sufficiency for the area. They are competing with retirement needs (many “estates”) and farm succession a huge issue. They would like to have a Vancouver Island Agricultural Plan. They have a regional AAC meeting planned tomorrow for first time.
- When it comes to challenges and solutions, the group noted the importance of:
 - Getting everyone to the table (with financial support)
 - Getting farmers to get politicians on side at the front end
 - Getting others (such as Chamber of Commerce) to support the process

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Table 2

Affiliations of people at Table 2- Regional district planners

- Fraser Valley Regional District
- Metro Vancouver Regional District
- Squamish-Lillooet Regional District
- Misty Isles Economic Development Society (Haida Gwaii)
- Regional District of Kootenay Boundary
- Cowichan Valley Regional District

- Regional District of Bulkley- Nechako
- Regional District of Nanaimo
- Regional District of Okanagan-Similkameen
- Ministry of Agriculture
- University of Northern BC

Notes from Table 2

- Squamish-Lillooet Regional District has been working on an AAP that has now gone back to staff for major revision due to concerns about the scope of the project. They are also considering policies around residential uses on ALR land.
- In Haida Gwaii, they are dependent on food that is transported from other places, so there are concerns about food security. They have a small agriculture industry, but lots of public support. However, a lot of their ALR land is tied up in land use agreements such as the Haida Gwaii treaty. Their AAP efforts have been driven by their economic development office.
- In Kootenay Boundary, their AAP process has been driven by economic development. Their process has been missing the planning aspect.
- In the Cowichan Valley, they just formed an AAC that is not yet ratified. Their challenges are food security, a lack of quota, awareness, distribution, supply management, under-utilized agricultural land, and aging farmers.
- In Bulkley-Nechako, they are just starting a planning process, which will be done in-house. Their board has given support for a full-time person for one year and they will be hiring a consultant for specific aspects of plan. They don't have an AAC. They are looking to approach plan from an economic development standpoint and incorporate a consideration of local consumption and food security. They are particularly interested in how to improve local processing, the issue of land capacity, how to diversify industry, profitability issues, and the aging population. Developing local markets will also be big part of their plan. The representative from this regional district also noted that they have lost some of their best farmland to afforestation for carbon credits.
- In the Regional District of Nanaimo, they are just beginning an AAP and have acquired funding from the Investment Agriculture Foundation. They have similar issues to the Cowichan Valley. In particular, market accessibility and competition for water are large issues.
- In the Regional District of Okanagan-Similkameen, they have an existing AAP for rural Oliver and are tasked with making bylaws from that plan. They are also initiating a plan for Electoral Area 'A', Osoyoos. Some of the policy recommendations in AAPs are not feasible. They struggle with greenhouses, housing for farm labour, and water issues.
- In regards to clarifying expected outcomes during an AAP process, the group agreed that a clear terms of reference is necessary. Recommendations for policy should be direct, not vague. This means that recommendations should indicate who is going to do each thing. Momentum might be lost if policy drafting is an after-thought.
- In Delta, staff were given a general direction to move forward.
- The process of developing an AAP makes it difficult to reach details, but keeping it oriented towards solutions is helpful.
- The Squamish-Lillooet Regional District wanted to keep their plan broad to allow for the identification of outside stakeholders.
- In Metro Vancouver, their board has taken on the role of advocacy to senior governments when it comes to agricultural issues.

- In Bulkley Nechako, there has been a benefit to framing their AAP discussions around economic development. The limitations faced will be different for each jurisdiction.
- In Cowichan Valley, they have taken a supply/demand approach. It is oriented around economic development.
- Many participants around the table shared concerns about residential properties and large residences on ALR land. In particular, there are issues around the wording of policies. Communities want to limit development on agricultural land.
- Another common struggle is farmland affordability, which is a major issue when it comes to farm succession. One idea for a solution is a land link database to match farmers and landowners. There are examples in USA for structure. It would be helpful to have resources to provide to farmers on this topic. For example, samples of agricultural leases.

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Table 3

Affiliations of people at Table 3 - municipal planners

- Islands Trust
- Corporation of Delta
- City of Richmond
- District of North Saanich
- Regional District of East Kootenay
- Vancouver Food Policy Council
- City of Campbell River
- Ministry of Agriculture
- Agricultural Land Commission

Notes from Table 3

- The District of Mission is finding that the AAP timeframe of 1.5 to 2 years is difficult to deal with.
- In Delta, it was helpful to have a consultant come to meetings to lay out the framework for their AAP.
- Richmond's adopted its plan in 2003, but it is now challenging to implement. There are many projects to juggle. One large concern is highway projects and particularly, keeping trucks away from farm traffic.
- The Islands Trust has found that it is critical for the AAP steering committee to organize itself with timeframes, budgets, what issues to address. They need to have a clear vision of what their objectives are and how to achieve them.
- One participant asked what role the volunteer steering committee plays. Participants answered that there is often a dynamic relationship between the committee members and Council members. Sometimes the committee has a mandate to advise Council.
- One participant noted that there is sometimes a big difference between small farmers and large farmers and wondered how to convince the Ministry of Agriculture that all farmers should be considered together.
- One participant stated that urban farming has grown extensively over the last few years. There is a gap in awareness about what is done locally in agriculture. The commercial farm industry does not recognize small-scale agriculture.
- One participant said that it would be helpful to have a terms of reference of what defines agriculture. They also struggle with large-scale commercial farming and small-scale agriculture and the issue of food security.

- One participant noted that there is more awareness of food systems and the economics, but there needs to be more linking of local governments and the farming community. Food policy councils can link the whole food industry together between local government, the farming community, and the public.
- In Campbell River, there is not very much agriculture in the area. They are in the early stages of doing an AAP and working with old data because they don't have budget for an inventory of agriculture now. They have had trouble putting a steering committee together because there are no large producers.
- One participant noted that it is important to educate the community about the need for an AAP. It is also important to link with a local group of industry stakeholders to get direction and establish policy.
- One participant said that there are sometimes multiple jurisdictions to manage with an AAP.
- One participant stated that having a clear AAP with policy is important to help determine how to retain funding. There needs to be a link between the policy and the funding needs and action taken.
- One participant mentioned that standards for agricultural uses need to be factored into AAPs such as setbacks from roads, etc. It is difficult to be action oriented due to legislation and zoning limitations.
- Through Denman Island's ag strategy process, planning staff have heard that people want to buy locally, but also see people buying at large grocery stores.
- One participant mentioned that it is very important to bring all the stakeholders in at the beginning.

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Table 4

Affiliations of people at Table 4 - planners, economic development officers, Non-Government Organisation

- Township of Langley
- City of Terrace
- Misty Isles Economic Development Society (Haida Gwaii)
- City of Maple Ridge
- Ministry of Agriculture

Notes from Table 4

- Langley's planning department is leading an AAP that is funded by the Investment Agriculture Foundation. Phase one was a survey, phase two was a 1,400 people questionnaire, and phase three will be a strategy containing policy. This process is guided by their AAC. They have an existing plan from 1993 that they are updating. They anticipate zoning changes and adopting the resulting policy into their Official Community Plan.
- In Haida Gwaii, their agricultural strategy process is being initiated by their economic development office and local farmers are involved in the process.
- In Maple Ridge, their AAP has been received by Council and they are now working towards implementation and adopting parts of it into their Official Community Plan. It will lead to some zoning changes and perhaps the establishment of development

permit areas. They would like to discourage subdivision of larger lots. They have constant rezoning applications.

- In Terrace, they have been following the work taking place in Haida Gwaii and are seeking representatives from local First Nation bands and planning to work with the Regional District. They would also like to work closely with Haida Gwaii and Bulkley-Nechako.
- One participant stated that taking an inventory of existing bylaws can be helpful for those who are just starting on an AAP. Visit the Ministry of Agriculture webpage for the *Guide to Bylaw Development in Farming Areas* (http://www.al.gov.bc.ca/resmgmt/sf/guide_to_bylaw_development/Guide_to_ByLaw_Dev_index.htm). It is also helpful to understand the processes of the Agricultural Land Commission. They can deny a subdivision request in the Agricultural Land Reserve regardless of zoning. Local governments do not have to forward applications to the Agricultural Land Commission, which will stop any application in its tracks. An AAP can allow a local government to say when applications are not consistent with an adopted plan.
- In Haida Gwaii, one of their challenges is that agriculture is not seen as a viable industry. There is a lot of community opposition. However, they are vulnerable because ferries bring in 90% of their food, so there are residents that want local food production capability and food security. They are in the process of convincing the local governments of the importance of agriculture. They also face a variety of challenges related to access to land and some of these issues are linked to discussions between First Nations. The organizing group would like a concrete product. At this time, they do not have an AAC.
- In Maple Ridge, they have found that agriculture needs to make a business case for itself. Elected officials/Councils may change or shift in their approach towards agriculture. They have an event annually called Golden Harvest, which features wine and cheese and other local products. They have subdivision occurring and there are various parcels that some feel should be converted to shopping malls.
- In Terrace, there is interest and political support for encouraging agriculture but nobody has time to work on it. Their challenges include aging farmers and a 445 acre section of valuable land attached to Mount Layton hot springs. This land is partially within the Agricultural Land Reserve, but there is geothermal potential and resort potential.
- Main themes from the discussions at this table included:
 - The political environment is critical. An AAC can maintain continuity and play a role in advancing agriculture. A culture of supporting agriculture may have to be built.
 - The accessibility of agricultural land is an issue in many places and sometimes, conservancy lands are a challenge.
 - The implementation phase is a critical part of an effective AAP.

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Table 5

Affiliations of people at Table 5 - municipal AACs & politicians

- City of Chilliwack
- Regional District of Metro Vancouver
- City of Richmond
- Township of Langley

- Powell River Regional District
- Agricultural Land Commission
- BC Farm Industry Review Board

Notes from Table 5

- Participants at this table focused on challenges to successful AAP processes including the following:
 - Land clearing is a big issue because there are high costs involved. Grazing areas are needed for agricultural purposes.
 - There is a lack of interest in farming and start-up costs are expensive. Education is huge factor.
 - There is a disconnect between the rural and urban populations and difficulty with edge planning. The lot-to-house ratio is often an issue and results in Agricultural Land Reserve land being used for development.
 - It can be difficult to get farmers involved in the AAP process.
 - Many local governments are concerned about receiving Council support for their AAP. A Council's attitude toward agriculture can influence decisions.
 - There is the perception that agricultural land costs a lot of money. An analysis of the cost of land should be addressed in AAPs. There is also the perception that farms don't provide enough tax base.
 - Subdivisions on agricultural land create many issues.
 - Many realtors want to get rid of the Agricultural Land Reserve.
 - A consistent approach doesn't work when there is a diverse geography. It is important to go through the AAP process and determine how implementation should work. It is important to maintain momentum and keep re-evaluating.
 - It is difficult to champion the farmer when farms are exiting the business to take advantage of high real estate returns.
 - How should local governments manage large amounts of information and input from their AAC and AAP process and continue to successfully implement their plans in a reasonable time frame?
 - The public does not always take food security seriously, but the shortage of food, seed, and fertilizer in Canada is a reality. The public needs to be educated about the realities of potential emergencies in the short-term. However, young people are interested in agriculture and where food comes from; AAPs should help youth engage in farming.
- In many places, local governments need to implement policies to secure agricultural land. This may mean revisiting their bylaws. Local governments also need to stand by their existing bylaws.
- Local governments could benefit from support from the Agricultural Land Commission when implementing their AAPs.
- An example of a policy that could be incorporated into an AAP is a good neighbour policy.
- AAP work builds momentum within the community and can support the work of the Agricultural Land Commission. It gives people in a community a chance to work together collaboratively. AAPs can also transcend community support for agriculture and set a precedent.
- More clarity is needed from the Investment Agriculture Foundation on AAP terms of references and guidance on what a plan should look like when it is presented to council.

- The AAP process should involve a determination of how much vacant farmland is available.
- There are successful and innovative ways to farm small parcels of land intensively.

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Table 6

Affiliations of people at Table 6 - AAC Chairs and member, Non-Government Organisation

- Cowichan Valley Regional District
- Powell River Regional District
- The Land Conservancy
- Township of Langley
- Agricultural Land Commission
- Ministry of Agriculture

Notes from Table 6

- The Cowichan Valley completed an AAP in 2010 and the AAC has responsibility for implementation.
- In Powell River, they have an economic development plan for agriculture. The municipality and the regional district funded it. It does not include land use information. Their AAC meets to discuss Agricultural Land Reserve Issues. The Farmers' Institute will carry forward the economic development plan.
- In Langley, a plan is in progress and they have looked at the Richmond plan as an example. It has involved a phone questionnaire and they are working towards results and policy development.
- Participants at this table discussed that the best part of the AAP process is implementation and Richmond is a good example. Another great part is helping to protect farmland and support farming and farmers.
- Participants around the table listed these successes:
 - Just getting an AAP started
 - Having someone step forward to organize and shepherd the AAP
 - Getting buy-in from the local government during the AAP process
 - Agriculture is now "In vogue"
 - Finding things that support agriculture as well as farmers
 - Having the Farmers' Institute spearhead the AAP process because they know the issues
- Participants around the table listed these challenges:
 - Working with diverse group around the table (as well as cross jurisdiction issues)
 - Funding provided to pay for someone to develop information for the development of the AAP
 - Different groups involved or interested in farming
 - The AAP process needs a "champion" to lead with vision and to press for implementation
 - Changes to Official Community Plans happen too often. An AAP can be amended or removed at the whim of political power.
 - A lack of information on land use and agricultural capability, and it is costly to develop this information.

Table 7

Affiliations of people at Table 7 - regional and municipal AAC Chairs and members, City planner

- Regional District of Nanaimo
- District of Metchosin
- City of Abbotsford
- Township of Langley
- Metro Vancouver Regional District
- District of West Kelowna
- Peninsula Agriculture Commission
- District of Kent
- City of Chilliwack
- Agricultural Land Commission
- Ministry of Agriculture

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Notes from Table 7

- AAPs have been completed in North Saanich and the District of Kent. Abbotsford has completed its Ag Strategy, but it is waiting for adoption. West Kelowna, Chilliwack, and Delta are in the process of developing their AAPs. RD Nanaimo is at the very beginning of its AAP and awaiting funding confirmation. Langley is about halfway through its AAP process, which included a telephone questionnaire.
- Participants mentioned the following items in regards to their favourite part of the AAP process:
 - AAPs help preserve agriculture for the future.
 - The community is involved in creating an AAP. Creating an AAP gets the public involved with planning.
 - AAPs raise the profile of agriculture in a community and are a strong resource to help Council make decisions. AAPs often receive formal support of council and staff.
 - One participant mentioned hiring a good consultant with an agricultural background to lead the planning process. They had good participation from city staff and farmers.
 - One participant mentioned that their region has a Regional Growth Strategy that supports agriculture.
 - AAPs can garner good support for agriculture from the community and bring out challenges, such as a discussion of incentives to support the next generation of farmers.
 - One community had a rural plan and a water management plan, which helped create their AAP.
 - Supportive local government staff are important to AAP success.
 - Some AACs focus more on economic development, which means that they may not catch all of the agricultural issues.
- Participants mentioned the following AAP successes:
 - One participant mentioned that the biggest success is knowing what is important to the community. This helps with funding farm projects. In their case, they were able to protect a farm in perpetuity by working with The Land Conservancy.

- In Kent, the AAP process brought small farms together and helped establish a farmers market. It raised the profile for agriculture, which led to successful circle farm tours and bike tour.
- In Abbotsford, there were lots of open houses allowing community input into the process. There was also input from the agriculture industry including livestock and berry and agri-food industries.
- One participant mentioned that the process has helped make politicians more aware of the loss of agricultural land and urban sprawl.
- In RD Nanaimo, they have set up an AAC and there is a Farmer's Institute and farmers market in place. There is also a completed abattoir and they had a mass carcass disposal workshop.
- In West Kelowna, it increased Council awareness of agriculture and collected thoughts from the community.
- In Langley, there has been tremendous commitment from Council and community. An agriculture foundation has been created and there will now be a regular farm tour that highlights agriculture as a business featuring things like year-round greenhouses, mushroom farms, and wineries.
- Participants mentioned the following AAP challenges:
 - There is a lack of education among members of society about sustainable agriculture and biodiversity. We need pollinators and forested areas.
 - The community is concerned about agriculture, the question is how to follow up and implement and enforce AAPs.
 - Some reconciliation is needed between agriculture, environmental objectives, and rural lifestyles.
 - It is important for the community to buy into the plan, but some of the AAP processes don't involve the urbanites, which may create a division.
 - Many agricultural land owners do not have their land in production. Can we require production?
 - The high price of agricultural land.
 - Large houses on agricultural land and the amount of crops we export.
 - Lots of challenges in the Peace River area with oil and gas development.

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Table 8

Affiliations of people at Table 8 - regional and municipal AAC Chairs and members, municipal councillors

- Regional District of Nanaimo
- Denman Island
- Township of Langley
- City of Kelowna
- Fraser Valley Regional District
- District of Kent
- District of Maple Ridge
- Corporation of Delta
- Ministry of Agriculture
- Agricultural Land Commission

Notes from Table 8

- In RD Nanaimo, they have started the process of forming an AAC and seeking funding.

- In Langley, there are intense development pressures. They are in the process of doing an AAP.
- Delta is in the process of doing a new AAP over the next few months. Some people involved are concerned that the plan will get shelved once it is finished.
- One participant mentioned that many AAPs seem to deal with urban/rural conflict.
- One participant mentioned their concerns with roads planned through agricultural land.
- Maple Ridge has an AAC and a completed AAP that highlighted food security. There is a strong local food concern among members of the public. They put on a Golden Harvest event every year to highlight local food.
- Table members discussed urban containment boundaries, the problem of urban sprawl, and that residential areas should be high density.
- Delta has farm home plate bylaws.
- The main concerns table members mentioned were:
 - Intense development pressure
 - Government shelving completed AAPs
 - Roads destroying agricultural land
 - Whether the government is listening to their AAC
 - Provincial government infrastructure taking agricultural land
 - Implementing AAPs through Official Community Plans.

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Table 9

Affiliations of people at Table 9 - municipal AAC members, municipal councillor

- City of Surrey
- BC Farm Industry Review Board
- Ministry of Agriculture
- District of Lake Country
- Township of Langley
- Fraser Valley Regional District
- District of Maple Ridge

Notes from Table 9

- Surrey's AAP was one of the first and the process mostly involved analyzing available information. It also brought awareness of urban interface issues and the flooding of farmland. The cost of \$40 million was put on upland drainage to bring land into production. This AAP process was not accurately reflected in Dr. Connell's study.
- Linking council and the AAC has been important in Surrey because council needs input from farmers. Now they are working on urban/rural concept plans, making hillsides a green buffer with density up above.
- Lake County is facing various difficult issues. Many would like to see their AAP implemented, but that is not happening. One issue is that they have various councillors on AAC that don't attend meetings. Generally, council does not have a good understanding of farming. Another issue is that council cherry-picked items from the AAP to adopt into the OCP and they only act on items within the OCP. Dr. Connell did not address this. Also, Lake Country is not seeing buffering in action. Instead, they see islands of urban development.

- It might be more beneficial for council to drive an AAP, rather than an AAC. Alternatively, the AAC could be co-chaired by an active councillor. Municipal staff are not always an effective driver of a plan.
- Regarding implementation, it may be best to have an audit done and see whether certain recommendations have been implemented or not.
- Maple Ridge has an AAC and an adopted AAP, but there is no budget or dedicated staff for it, which is a barrier to implementation. If they had funding, they would like to create a farmers' institute and work on branding. One critical issue is land use, specifically transportation encroachment and aggressive exclusions from the ALR. An AAP could be a good tool or used as an excuse to deny non-farm uses. There is the perception within council and the community that if land is not in ALR it is fair game for development. However, the AAP is not restricted in that way.
- FVRD has a Regional Growth Strategy in process. AAPs may take place in the electoral areas, but the AAC can't drive them because they are tied up with the Regional Growth Strategy and separate planning staff work with the electoral areas. FVRD faces urban encroachment problems and it would be good to have home plate restrictions. Farmers and the public do not always agree on the best use of land available.
- Langley has a big urban/rural interface and historically, the AAC and the council have not always been on good terms. The AAC has felt they have no say about ALR exclusions. There are now policies being drafted saying that the AAC should be advising council. Their AAP should be finished in a year or two. Issues being dealt with include run-off, drainage, farm home plate, keeping farming farmable and preserving farmland. Langley is waiting on the province to finish its work on residential uses.
- In Surrey, the terms of reference for the AAC requires that members include a variety of farmers representing different commodities, a council member, and members of the public. The AAC is appointed by council.
- In the FVRD, AAC members are nominated by commodity group.
- Participants discussed that a favourite part of the AAP process is determining ways of bringing land into production.
- Drainage is often a reason for taking land out of the ALR, but improving drainage can entail serious costs. This issue is not easily resolved with an AAP.
- Surrey has a flat fee per parcel drainage tax on upland properties. As mentioned by Maple Ridge, everything outside of the ALR is considered fair game for development.
- Langley is working on water issues including drainage and water supply. It is unclear whether the responsibility lies with the local government or the developer.
- Maple Ridge had to have drainage redone many times by Translink and the AAC stepped in on behalf of farmers.
- One participant said that the formation of their AAC was the best result from their AAP.
- Lake Country found that their AAP has not had enough teeth or buy-in from council. One issue is that they do not have many serious, mainstream farmers on their AAC.
- One participant mentioned that council has to have respect for the AAC and each AAP needs a driver or 'champion' for long term success.
- Throughout the AAP process, people should be asking themselves, will this choice benefit agriculture and how?

- Local governments need help determining an appropriate AAC structure. It is not a good idea to leave this up to the council.
- Maple Ridge has relaxed its AAC member requirements as farming has changed in Maple Ridge. They allow active farmers, members at large such as equestrian and hobby farmers, and reps from Metro Vancouver.
- Participants discussed that one AAC disadvantage is that when council makes an anti-agriculture decision, the AAC does not have the ability to fight back because they need to be seen as supporting council. A well-functioning AAC and a successful AAP require good liaison with council.

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Table 10

Affiliations of people at Table 10 - regional and municipal AAC members

- Metro Vancouver Regional District
- District of Lake Country
- City of Surrey
- Squamish-Lillooet Regional District
- District of North Saanich
- University of Northern British Columbia
- Agricultural Land Commission

Notes from Table 10

- Regarding their favourite components of the AAP process, participants mentioned that the farm and land inventory gave them a useful picture of what is happening.
- One participant mentioned that they are eager for implementation and figuring out what can be done by the community and by the municipality. In some cases, the community items have to happen before the municipal items happen.
- One participant mentioned that in their community there is tension between organic and conventional growers because conventional growers feel that organic growers are taking land out of the pool of land available for crop rotations. This is an example of the need to adjust to change.
- Participants discussed the following successes of their AAP processes:
 - AAPs can link to Official Community Plans, which are updated every five years. There should be a set period for AAP renewal as well.
 - AAPs can be good education documents.
 - One participant said that their planning staff uses their AAP all of the time.
 - One participant said that for their AAP process, they called a community meeting to attract growers and get enthusiasm going, which created a lot of good energy.
- Participants discussed their concerns about follow-up. They put a lot of energy into AAP development but they don't know how much follow-up there will be because there are gaps in support mechanisms and different effort will be required for different parts of the AAP.
- One participant said that their community's AAP has a whole section on implementation, which should help it overcome "sitting on a shelf".
- Some participants said that where funding was mentioned as part of AAP actions there has been resistance. It's important to separate funding-related issues from policy related issues/actions. There is also a need for different language to be used for policy versus other goals/outcomes of AAPs.

- One participant said they always thought that AAPs should be used to fine tune agricultural land uses, rather than address broad-brush issues. AAPs can clearly state what uses are appropriate for which locations.
- Participants noted that it would be good to have more AAC-to-AAC collaboration to deal with common cross-jurisdictional issues.
- One participant mentioned that their AAP got buffering bylaws on paper at least. Surrey utilized ALC buffer guidelines. Other participants asked how they will maintain these buffer lands and one participant suggested that they could use section 219 of the *Land Title Act*.
- Covenants and signage can be used to educate the public about agricultural issues and needs.
- One community developed a brochure to give to real estate agents.
- One participant said that they think AAPs should focus on stewardship of land, water (including aquifer), soil, and wildlife.

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Table 11

Affiliations of people at Table 11 - regional and municipal AAC members

- Corporation of Delta
- District of North Saanich
- City of Surrey
- City of Abbotsford
- City of Richmond
- District of Lake Country
- Regional District of East Kootenay
- Squamish-Lillooet Regional District
- Ministry of Agriculture
- Agricultural Land Commission

Notes from Table 11

- In Delta, the AAC wants to keep agriculture sustainable and viable and they want to make sure that next AAP will be used because the first plan was not well implemented.
- North Saanich has lost a lot of farmland in last 50 years. For their AAP, they wanted to protect farmland and get the community on side. The councillors are supportive and they are well on their way to including the AAP into their Official Community Plan.
- One concern mentioned is that funding could get diluted in situations where the AAP covers a large region. To what extent can an AAP be put in place cooperatively? Differences have to be addressed between different regions.
- Surrey's AAP is dated and farmers were not as involved as they could be, which is up to farmers.
- One participant mentioned that, for agriculture to be sustainable, new generations need to be able to enter in, which is difficult with cost of land because speculation is an issue. Local municipalities need to take care to ensure that farmland remains farmland.
- In Abbotsford, council has adopted their Ag Strategy. However, council is not firm enough with respect to development on farmland. Industrial development may soon have to pay a special fee to place developments on agricultural land.

- Richmond's AAP is recent and agriculture there faces a variety of issues including population pressures, limited farmland, pressure from developers, and conflicts and complaints.
- In Lake Country, 70% of the land base is within the Agricultural Land Reserve and tree fruit production dominates. Urban development is an issue the community faces. Small parcels of 5 to 10 acres are being converted into "estates". There are two "camps" of farmers: those who do not want to interact with their neighbours and those who want to take advantage of the opportunity to direct market to a large population. Their AAP attempted to please everyone. It has good ideas, but not much traction. The hope is that it will provide direction about what should happen with agriculture. There are some territorial feelings about decision-making powers between council and the agriculture community. The next initiative will be to revise the plan and pare it down so that it can be more readily adopted. This may be an issue of prioritization when compared to other community issues. For example, roads may take precedent over the implementation of certain aspects of the AAP.
- Small parcels of farmland have also been bought for estate development in Surrey.
- In East Kootenay, the Regional District is just beginning to look at agricultural planning. There are many cattle in area, but few ground crops or market gardens. It is difficult to plan for farmland because it is not necessarily being used as farmland. Referrals to the AAC have focused on the destruction of crown land and grazing uses. Key issues include water availability and the shrinking of the cattle industry. The general public may not see cattle production as agriculture.
- In Pemberton, they established an AAC because of concerns about small farming parcels being converted to estates. Agriculture is often seen as a constraint on municipal planning and they wanted to define what could occur on agricultural lands. An AAP was created with a consultant, but the regional board thought it was "too much". They are now working on a third revision of the AAP, so that it is better able to be adopted by board.
- In North Saanich, their AAP process took just over a year. In Abbotsford, it took one and a half years. In Pemberton, they are reaching the actual planning portion of the work in the third year of their AAP process.
- In both Pemberton and Lake Country, the AAPs were seen as too detailed and therefore difficult to adopt. Perhaps a secondary simpler/broader document for adoption might be useful?
- Participants said a key issue is when an AAP is not implemented because of a lack of resources/money, while things that are more "easily" completed (but not necessarily most useful) get done.
- Issues with succession and the cost of land cannot be resolved within an AAP, but people, boards, etc. can be made more aware of these issues through the AAP.
- In Lake Country, a recommendation for their next phase is to simplify the AAP so that people who are involved in the decision-making can be more easily made aware of issues for agriculture. The AAP should address what city planner and/or council needs to make a decision that aligns with AAP goals.
- Participants came from communities with a variety of backgrounds, but their conclusions were fairly consistent. The motivation to get started on an AAP was usually loss of farmland, clarification of non-farm uses, and/or urban-rural conflict.

- There are also shared concerns about how farmland estate developments may change the value of farmland, farmer to farmer communication, succession planning, and food and water security planning.
- Many participants come from communities that are working to revise older AAPs.
- For the most part, AAPs seem to be used as a guideline or recommendation. This needs to change so that AAPs are enforceable.

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Table 12

Affiliations of people at Table 12 - regional and municipal AAC members, AAC Chair, municipal and regional politicians

- Regional District of Metro Vancouver
- Regional District of Kootenay Boundary
- District of Coldstream
- Alberni-Clayoquot Regional District
- Village of Pemberton
- Regional District of East Kootenay
- Ministry of Agriculture
- Delta Agricultural Advisory Committee

Notes from Table 12

- Delta is in the process of creating an AAP.
- Pemberton is in the process of amending and adopting its AAP. The quality of the consultant is very important.
- Lillooet is starting an AAP in the Spring of 2011.
- East Kootenay is just beginning an AAP that will include the entire regional district. They are working on a terms of reference.
- Alberni-Clayoquot started their AAP in March of 2009 and are 30 days away from completing the writing of it. It has not been adopted or implemented.
- In Surrey, their AAP was adopted and their AAC was started in 1999. The AAP put restrictive covenants on properties neighbouring farmland.
- Participants noted that AACs are really important and must provide detailed information to boards and councils.
- Kootenay Boundary started their AAP three years ago but have faced serious issues with their consultant. The AAP is now almost complete but they are worried that it won't be acceptable.
- Participants agreed that having a quality consultant and clear terms of reference are really important.
- It can be challenging to explain to the agriculture community what the AAP is trying to accomplish upfront.
- One recommendation is to have a very concrete list of deliverables. Concentrate on how to make agriculture more viable and ensure all areas of agriculture are consulted.
- Ideas for the Ministry of Agriculture:
 - On a website, provide a list of AAPs that have been created and who the consultants were.
 - Also online, provide AAP terms of references, lists of deliverables, and contracts or guidelines for contracts from communities that have done AAPs.

- In Coldstream, they have had issues with AAP implementation because their resources are limited. Their AAP has not been adopted and there are challenges around water, which were not addressed in the plan.
- Participants agreed that one impact of doing an AAP is that it raises the profile of agriculture.
- Participants recommend ensuring that AAPs address all issues around agriculture, including water availability. Also, implementation is important and the AAC should be involved with providing recommendations about it.

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Table 13

Affiliations of people at Table 13 - municipal and regional AAC chairs and members, regional politicians

- City of Richmond
- Corporation of Delta
- District of North Saanich
- Squamish-Lillooet Regional District
- Regional District of East Kootenay
- City of Pitt Meadows
- Ministry of Agriculture
- Agricultural Land Commission

Notes from Table 13

- North Saanich has had two AAPs done. One focused on farming and one about “community-based” farming, more like gardening.
- Richmond’s AAP was done nearly 10 years ago, but now they are taking it off the shelf again.
- Delta completed an OCP review 5 years ago.
- The East Kootenays does not yet have an AAP.
- In Pemberton, they had difficulty with a missing link between local government and the AAC/farming community. Having a process involving all stakeholders is important and one lesson learned. It is also important to have open minds at the table.
- Participants noted that protecting farmland is not enough if farming is not economically viable. Educating the consuming public through BC or regional product labelling can assist.
- One participant stated that it is necessary to enforce quality control standards on products imported into BC in order to create a level playing field.
- Successful AAPs require having politicians on side.
- Participants noted that there may be different needs for industrial scale agriculture and small lot and/or community agriculture.
- In East Kootenay, they have an AAC but not an AAP. They have come to the workshop on an exploratory mission. Most of the agriculture in their area are cow-calf operations, but there are also some market gardens. They face major wildlife issues.
- Participants listed the following as the best parts of AAP development:
 - In Delta, the AAP process led to communication between all the farmers and brought everyone together.

- Public consultation sessions brought to the surface a lot of support for the farming community. They were an opportunity for general public and farmers to connect.
- People at the table during AAP development were thinking outside of the box. The process also involved educating key personnel through tours, etc.
- In one community, work took place on soil deposit bylaws and farm worker housing support. The resulting bylaws have really helped the farming community.
- Participants discussed the following as the most difficult aspects of AAP development:
 - In one community, the consultant wanted to impose a lot of their own ideas into the AAP. Getting the right consultant is essential.
 - It was sometimes challenging because not all players in the agriculture community were on the same page.
 - Local governments do not always work with the agriculture community on bylaws, for example on housing issues. One solution for this is seeking support from Ministry of Agriculture staff.
 - AAPs do not always have buy-in from council, which means that they do not get utilized by the local government. Bringing in larger agriculture players can give the AAP a stronger voice.
 - AACs need to have some power in decision-making. It can be helpful to have someone with a farming background on council. Ideally, there is some kind of an agricultural representative within the local government.
- One participant mentioned that, in some cases, it seems like an AAP is happening too late, as lots of farmland has already been developed and the farming community is hanging on by a string. This is when focusing on agricultural viability and making room at the table for new ideas during an AAP process can be beneficial.

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Table 14

Affiliations of people at Table 14 - regional and municipal AAC members

- Comox Valley Regional District
- Alberni-Clayoquot Regional District
- District of Maple Ridge
- Ministry of Agriculture
- Investment Agriculture Foundation

Notes from Table 14

- Comox Valley has an AAP in progress but there have been problems with completion because it was only received by council and not adopted.
- Alberni-Clayoquot has a draft AAP and it has been well received. There has been a lot of interest from the younger population. By the time they are finished with the AAP, they will be ready to implement it. They were told that Comox has the most successful plan, so they used Comox as a model for building theirs.
- In Maple Ridge, their AAP was never adopted and only received by council.
- One participant mentioned difficulties getting buy-in from the older farmer community. There is potential to connect with and generate young farmers. BCAC Young Farmers' group could be a useful contact.

- One participant stated that the rules around farmland are not restrictive enough and temporary housing is a problem because it becomes permanent housing.
- Getting young people involved can help the AAP continue successfully.
- Maple Ridge identified through their AAP process that there is only a small amount of agricultural land in production.
- In one community, the AAC struggled with whether they should have an advocacy role or an advisory role and the council did not communicate well with the farming community. There is a need for a transparent process. In some cases, the AAC was bypassed and the council went straight to the Agricultural Land Commission.
- One participant mentioned that real estate agents should not have any role in the AAP process.
- Participants mentioned the following as their favourite parts of the planning process:
 - Evening roundtable meetings where the vision was formed
 - The energy that was generated around revitalizing agriculture.
- Participants mentioned the following successes of their AAP process:
 - Public education about agriculture and the public awareness that farming can generate economic value within the community.
 - Farmers' institutes can be a good ally in an AAP process .
- In one community, they do not feel their AAC is having an impact on council decisions.
- Getting good publicity for AAPs can be helpful, especially now when there is a high level of interest in food systems.

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5.A.3 Reporting Back - Session 1

Table A

- A diversity of AAPs is to be expected.
- The implementation of an AAP is more important than actual adoption. It is also a good idea to track implementation.
- AAC involvement in the AAP process and the composition of an AAC is important.

Table B

- Table members were all at different stages of the AAP process.
- AACs need "the wisdom of Solomon" for an AAP including:
 - Clear intentions
 - Community involvement and consultation
 - The local government on side
- One potential problem is political interference.
- Having an understanding of the new *Water Act* is critical.
- Develop marketing strategies.

Table C

- Prior to AAPs, there were 'Agricultural studies'
- Regional Districts sometimes oversee AACs instead of municipalities
- Concerns of table members included:
 - Intense development occurring in the ALR
 - Fill dumping on ALR land
 - Some AACs are having problems with their local government councils

- Establishing farm home plate bylaws
- Secondary suites in the ALR are being utilized to increase tax revenues

Table D

- Challenges mentioned by table members included:
 - The difficulty of urban-rural interface planning
 - Need clarification of direction for developing an AAP from successful local governments
 - How to protect agricultural land
 - Inviting new farmers
 - Farm home plate, which is connected to keeping an accurate land use inventory
 - Education on agriculture's tax and economic contributions, which could involve a cost-benefit-analysis study

Table E

- What motivated local governments to start an AAP:
 - Loss of farmland
 - Needing conflict resolution
 - Clarification of non-farm uses occurring
 - Local government councils were siding with developers and needed education
 - The discrepancy between the value of farmland and the real estate value
- Outcomes of the AAP process:
 - Farmer to farmer communication
 - Succession planning
 - Water security
 - Food security
- Key lessons learned:
 - The AAP needs to be more than recommendations/guidelines to be implemented.

Table F

- Many communities have a need for public consultation
- An AAP raises agriculture's profile in the community
- An AAP provides formal support for agriculture and can support the diversity of agriculture
- Challenges:
 - Enforceability and implementation of policies in an AAP
 - Need for education about agriculture's contribution to the community
 - Involving suburbanites in the process
 - Oil and gas industry in the Peace River

Table G

- Successes:
 - Garner public support by going through the process
- Challenges:
 - The tough economic situation of agriculture, economic development, and land use are key
 - The need for local government buy-in
 - Hiring the appropriate consultant
 - Having all stakeholders involved, including First Nations

- The AAP should be used and not sit on a shelf
- An AAP can be used for education.

Table H

- An AAP needs a very clear Terms of Reference to outline the end goal and process.
- An AAP should include direct policy recommendations that include what the policy means and who is going to implement it.
- An AAP can have an economic development or a policy focus.
- Some AAPs deal with farmland affordability and availability, such as through farm-link programs.

Table I

- Local government Council support for agriculture is critical.
- In New Zealand and Australia, real estate agents are not eligible to hold council positions.
- In some parts of Europe, there are no homes allowed on land designated for agriculture.

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5.B Consultants Session

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5.B.1 Session Description

While discussion session 1 was occurring, a separate session was held with consultants who have prepared agricultural area plans for local authorities. This session was for sharing with Ministry staff the various roles and tools.

Session Outline

- Welcome and Introductions- Jim LeMaistre, Jill Hatfield, Rob Kline, all from the Ministry of Agriculture
- Roles of Ministry of Agriculture staff in agricultural area plans - Jill Hatfield and Rob Kline, Ministry of Agriculture
- Agricultural Land Use Inventories- Corrine Roesler, Sam Lee, Ministry of Agriculture
 - A presentation covering stages, types of data collected, results, general schedule, possible uses of data
- Agricultural Planning Process - Discussion with all attendees
 - A discussion covering how to involve farmers in the process, successes and challenges of involving other community members, how to manage adjustments to the process while it is underway

Names of Attendees

- Gary Rolston, From the Ground Up Resource Consultants Inc.
- Darrell Zbeetnoff, Zbeetnoff Agro-Environmental Consulting
- Janine de la Salle, HB Lanarc
- Andrea Lawseth, AEL Agroecological Consulting
- Ione Smith, Upland Consulting
- John Antill, Westland Resource Group
- Janice Richmond, Don Cameron Associates
- Cheryl Davie, Don Cameron Associates
- Dave Whiting, Dave Whiting Consulting
- Clarence Lai, Dave Whiting Consulting
- Abra Brynne, Brynne Consulting
- Peter Donkers, Investment Agriculture Foundation
- Jim LeMaistre, Ministry of Agriculture
- Jill Hatfield, Ministry of Agriculture
- Rob Kline, Ministry of Agriculture
- Corrine Roesler, Ministry of Agriculture
- Sam Lee, Ministry of Agriculture

5.B.2 Notes from Consultants Session

Roles of Ministry of Agriculture (AGRI) Staff - Jill Hatfield and Rob Kline

- In the introduction, one facilitator commented that Agricultural Area Plans vary widely among communities.
- A commonality in plans in AGRI staff roles is that Investment Agriculture Foundation (IAF) expects AGRI staff to be actively involved in the agriculture plans, kind of their eyes on the ground. If there is something AGRI has concerns or questions about, they

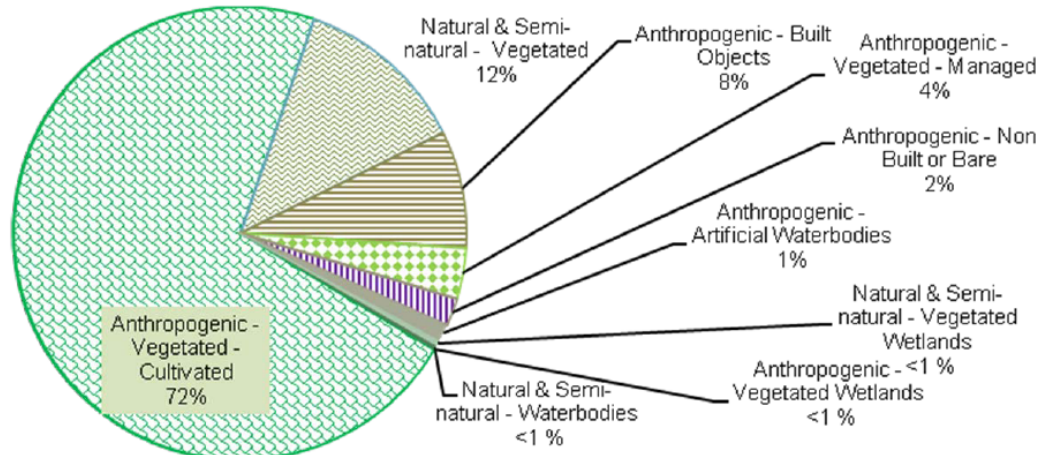
are able to relate those back to Coreen Moroziuk (of IAF). For example, an issue on the coast, there is a lot of interest in aquaculture. At the provincial level, agriculture and aquaculture are linked but not at the federal level. IAF can only allocate funds to items within the Agriculture Canada mandate, so other funds are needed for aquaculture aspects, although an agriculture plan may touch briefly on it.

- AGRI roles can vary: in Port Alberni, the AAC is pretty much on its own, referring documents or asking Jill questions when needed. In Campbell River, there is almost no agriculture, and Jill was asked to help form an AAC with farmers who reside outside the city but nearby. On Denman Island, Jill helped Islands Trust figure out who should be on the AAC, helped write terms of reference, sit on the AAC, and try to make sure the plan reflects agriculture vs. the local interest in an environmental perspective.
- AGRI provides good access to statistics, for example, entering into a memorandum of understanding to give Islands Trust some Census stats on an island-by-island basis.
- For Campbell River, AGRI found the old paper version of soils maps for use by the consultants.
- The Comox Valley Agricultural Plan was one of the first on the Island and listed many recommendations for low, medium, and high implementation priority. It listed various agencies for implementation but many were not directly involved in the planning. So, many pieces did not get acted upon. The Economic Development Society picked up some of the economic development pieces. All of the regional district staff who were involved either retired or were transferred to other positions. Next, the plan will be updated and the outstanding actions can be addressed.
- A consultant complimented AGRI GIS staff for providing timely information.
- One consultant commented that it would be great if all Agricultural Land Reserve, soil capability, climate data were all in one spot on the web- a 'one-stop-shop'.
- The main AGRI website has press releases about new and revised programs, licences issued, etc.

Agricultural Land Use Inventories - Corrine Roesler and Sam Lee

- The presentation on Agricultural Land Use Inventories (ALUIs) covered the three parts of the inventory process:
 1. The inventory - deliverables: a GIS and tabular data set; can also produce .kml files (Google Earth format), and specific file types that can be used for maps and tabulating data
 2. Creating summary reports including maps, charts, tables of data
 3. Doing custom analysis to address specific features of that community, e.g., potatoes in Pemberton Valley
- ALUIs are done for two main reasons: there is a proposed agricultural area plan, or for input to the Agricultural Water Demand Model, or both.
- "AgFocus" is the inventory system; AGRI is trying to get it to a state where anybody can use it. AGRI could provide these tools to local governments, or consultants, to do their own inventories.
- The Ministry of Agriculture's GIS team has compiled a field guide to help those conducting ALUIs.
- The ALUI process involves collecting a wide array of data - field cover to irrigation type.
- To assist with the Testalinden landslide, in the Okanagan, Ministry of Agriculture GIS staff were able to get estimates of soil volumes from LIDAR (a remote sensing technology) data.

Land Use Inventories: Results



North Saanich - Land Covers on Farmed Lots

Agricultural Area Planning Processes - successes and challenges

- Attendees were asked to comment on things that went well in agricultural planning processes and ways that AGRI might be able to assist local governments to help them steer their processes.
- One consultant commented that when it comes to Agricultural Area Plans, working with municipalities on implementation is overwhelming. Most local governments do not have an implementation body, so some capacity building is needed. Some local governments need a development officer, especially in less-organized farm communities (in contrast to those where community groups have a strong presence).
- Occasionally, the local government promises resources for implementation during the planning and the plan is built around that base, but then the resources are not approved.
- In most areas, 10% of the farmers generate 90% of the farm income, so if you have 10% of the farmers involved, you have a good representation.
- As a consultant, at the beginning of the process, it is hard to know whether the planning committee and the local staff want to keep agriculture or not. AGRI regional agrologists often get involved in helping to clarify roles and goals.
- IAF will consider applications for specific implementation projects that fit its criteria.
- One consultant mentioned that there seems to be a change in the focus of Agricultural Advisory Committees. They are now looking at broad food system planning processes and getting beyond the ALR and into urban food systems.
- An attendee mentioned that an application for funding to the Investment Agriculture Foundation with a food system planning approach from Surrey was turned down because the Foundation was concerned about a hidden agenda.

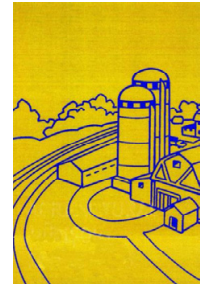
- One consultant commented that there is not a clear framework for what qualifies as an Agricultural Area Plan process.
- Definition of “agriculture” can differ amongst advisory committee members, e.g., whether to include commercial farming, and/or urban agriculture, and/or local agriculture. The local focus can be difficult for IAF’s federal funding partner because they view local sustainable agriculture as favouring one region over another.
- One consultant mentioned that during an Agricultural Area Plan process, some aspects of succession planning come into play. Often, Agricultural Advisory Committee members do not have an economic focus.
- One consultant spoke to the importance of having data from both the Agricultural Land Commission and BC Assessment. In this consultant’s experience, agri-tourism is a “loss leader” type of activity that subsidizes income and is also a lifestyle. It is not contributing to resiliency in a food context.
- One consultant mentioned the need to find start-up funding for farms. Concerns were expressed about the encroachment of residences onto the Agricultural Land Reserve. Often, local governments feel that they cannot say ‘no’ to applications. Residential uses of farmland will not usually be restored to food production due to paving & pool developments.
- Reference was made to the work of the Ontario Farmland Trust, see (<http://www.ontariofarmlandtrust.ca/>).

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5.C Discussion Session 2

- Groups based on participants' community or region
- Theme: how to continue action on agricultural area plans



5.C.1 Session Description

Local government staff and Agriculture Advisory Committee (AAC) members were divided into groups based on their community or region to discuss how to continue action on their Agricultural Area Plan (AAP). Consultants were asked to join a group of their choice.

If necessary, each table began with introductions. Participants were then asked a series of questions:

- What is the current state of your AAP process?
- What are the next steps that need to be taken on your AAP?
- Was anyone able to come up with solutions to challenges being faced during the first discussion session?

5.C.2 Notes from second round of discussion groups

Table 1

Affiliations of people at Table 1 - Northern Vancouver Island

- Comox Valley Regional District
- Islands Trust
- City of Campbell River
- Ministry of Agriculture
- Agricultural Land Commission

Notes from Table 1

- In one community, the Farmers' Institute has a strategic plan with a prioritized list of the things that need to be done. They hold regular meetings and are assigning people to tasks. However, this is tough to keep going, given that everyone is just a volunteer.
- In another community, they have a list of options that was taken to the community for comments. Some stakeholders are not present at meetings and need to be coordinated.
- One person mentioned that people are concerned with the SPCA taking their animals away. How to deal with animals is a question in various communities.
- Sometimes the largest challenge in an AAP process is having a unified voice. It can be difficult to get the main issues raised to the surface.
- One person stated that large commodity farmers have one agenda and small farmers have their own, separate issues. Trying to get a balanced approach is a challenge, particularly when there are more smaller farmers and fewer large farmers.

- One challenge is that the public may expect AAC or local government to deal with something not in the AAP and not their job.
- When it comes to the role for local government, “It takes a village to activate an AAP” and the key is to identify some easily attainable short-term goals to be done. People want to see visible traction.
- One important aspect is that the steering committee has to support the AAP and take ownership of it.
- One way to start is to appoint a task force and deal with implementation and tackle 1, 2 or 3 things on an annual basis, finite points within a finite time.
- When the process is overwhelming, people are reluctant to engage in it.
- An AAP can be an economic development strategy and include a guide to self-sustainability.
- Establishing a time limit is a good idea and it is important to report out when a task is completed.
- In some cases, a successful AAP process requires a shift in expectations and aspirations. People need to be educated about the idea of an AAP.
- Generally, it is good to get more volunteers involved in the process, but volunteers do burn out.
- The Ministry of Agriculture should put more funding into farmers’ institutes and take them more seriously.
- Society needs a total overhaul of our commitment to agriculture, so education is an important initiative.
- One person mentioned that economics is a big issue, as it can be difficult to make a living farming.
- There is a need for more agricultural infrastructure such as processing and distribution facilities, and government should ; fund it.
- AAC need an AAP document that can withstand changes in local government staff and AAC members and farmers institutes.
- Capacity building is a huge issue, as agricultural organizations need to be provided with the ability to implement AAPs.
- It is important to establish a simple process that is easy to follow.

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Table 2

Affiliations of people at Table 2 - **Saanich Peninsula**

- District of Central Saanich
- Peninsula Agriculture Commission
- District of North Saanich
- Agricultural Land Commission
- Ministry of Agriculture

Notes from Table 2

- North Saanich has completed their whole AAP. How should they move forward?
- One person suggested breaking down the responsibilities in terms of:
 - whether the local government staff or the community is responsible for action
 - which items need budget
 - which items require a new group to steer actions

- A local government can be responsible for a bylaw review and agri-tourism events. Perhaps they could provide funding for certain community events.
- One community has an AAP that has been approved by Council, but they would like an implementation plan and to know what farm community thinks of the AAP. They need to show farmers “what’s in it for them.” They also need a field agrologist and a farmers’ institute, which would help for networking and information sharing. A round table for farmers is also needed.
- Farmer-oriented meetings are important for communicating information and educating people. It is important to engage as many farmers and non-farmers as possible.
- One person mentioned that they would like to see more farm tours.
- North Saanich is trying to get money for an agricultural economics study because a key challenge is how to make farming economically viable. They would like to identify a central location for a permanent farmers market. They have land available for community garden plots.
- One person noted that there are several groups working on the same projects, maybe these groups could streamline and collaborate. The Land Conservancy is purchasing land to protect parcels.
- One community has funding for a co-op student to take an inventory of agricultural organizations, local producers, and local restaurants and grocery stores that sell local produce.
- North Saanich mentioned that they would like to do both urban and rural agriculture development projects.
- One limitation of AAPs is that each local government only looks at issues within their own boundaries.
- Various people mentioned the need for a central web portal for agriculture.

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Table 3

Affiliations of people at Table 3 - mid Vancouver Island, Powell River

- Alberni-Clayoquot Regional District
- Regional District of Nanaimo
- Powell River Regional District
- Agricultural Land Commission
- Ministry of Agriculture

Notes from Table 3

- Alberni-Clayoquot RD shared that their consultant has completed a draft of their AAP and they have had a public session. However, none of the public input was good, but the farmer input was good.
- RD Nanaimo is in the early stages of establishing an AAC and have funding in place. They have had a regional growth strategy in place for 15 years. OCP is in progress for area “A”. They pushed the preparation of an ag plan for food security.
- Powell River RD has an AAP that has been in effect for 1 year. One issue they face is an influx of people who are retired. Some are clearing land for hay. Food security is an issue on Texada Island. Transportation is another issue of major concern.
- Challenges mentioned by table members include
 - youth succession to farming
 - the economic viability of farming

- educating the public about agriculture
- changing land use patterns
- water availability for farming and the overhaul of the *Water Act*
- One idea is to tie together a water availability study, an AAP, and an OCP

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Table 4

Affiliations of people at Table 4 - **south Vancouver Island, non-government organisation**

- Cowichan Valley Regional District
- The Land Conservancy
- Agricultural Land Commission
- Ministry of Agriculture

Notes from Table 4

- Cowichan Valley RD has an AAP that is 3 months old and has 78 recommendations that have not been costed. They have a large (18) AAC appointed that includes 5 regional directors, 1 other director, and representatives from 3 farmers institutes. Their next steps are to prioritize the recommendations and then pick 2 or 3 to recommend to their regional board.
- Some of the key issues that come up through AAPs are beyond the influence of a given jurisdiction.
- Water availability, including environment / habitat, domestic, and agricultural use, is a significant concern, as it can limit agriculture. Some jurisdictions will not supply water for agriculture.
- Criteria for prioritization are needed. Sometimes quick wins are important and in some cases, projects are already underway.
- RD Nanaimo has 9 electoral areas, 4 municipalities, with 13 OCPs but there is no regional growth strategy. Their directors do not want a prescriptive plan.
- One person mentioned that First Nations were not engaged in their AAP process. It could have involved First Nations agriculture.
- One community has set a target for food self-sufficiency of 18%, compared to 45% in its ag plan.
- One challenge is that the livestock sector has had a significant decline; BSE concerns being one reason.
- The Island Agriculture Food Initiative (Agri-Food Futures Fund - AFFF) has had difficulty bringing matching funds, but they are working towards an Island Agriculture Plan.
- One person asked if there is merit in implementing a new taxation structure for large homes in ALR.
- Another person commented that there is no appetite in their community for the removal of land from the ALR. The public is very supportive of farming and there is a successful wine and culinary festival.
- One person mentioned the need for 'champion' farmers.

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Table 5

Affiliations of people at Table 5 - Northwest BC and Coldstream

- City of Terrace
- District of Coldstream
- Regional District of Bulkley-Nechako
- Misty Isles Economic Development Society (Haida Gwaii)
- Investment Agriculture Foundation
- Ministry of Agriculture

Notes from Table 5

- One community completed their AAP in 2008/2009 and had a great consultant. Selection of consultant was very important, Ministry assisted without prescription. Their public consultation was well received. A current challenge is feedback suggesting that the AAP is not helping agriculture and implementation with few resources has also compounded difficulties. One planner is now putting some items from the AAP into bylaws. The AAP has not been adopted by Council and they expect more road blocks.
- Looking at a consultant's plan for another jurisdiction may indicate the quality of the consultant's work.
- The first phase includes data gathering, surveying, and public meetings. Then, the vision and final goals are set and the public is asked to commit to a long term goal. This helps the community assess whether a full AAP is worthwhile.
- Coldstream mentioned the importance of having "champions" to run with the AAP. Their plan's strategy to reduce minimum parcel size from 10 ha to 2 ha met some resistance from Council, thus creating resistance. deals with minimum parcel size and development permits in agricultural areas. Also, there was reaction to a parcel being considered to develop a ball diamond; reactive.
- Some people on Haida Gwaii argue that small parcels are needed to support small food production systems and therefore, restricting subdivision hampers agriculture development. Sometimes it is possible to get a great deal on a small amount of private land, but there is a lot of speculation and inaccessible lands often get caught in political agendas. It would be great to diversify and intensify production systems on smaller parcels; issues with control and ensuring that the land is still used for agriculture.
- One community mentioned that AGRI has been helpful in gathering statistics on their current agricultural activities, through its land use inventory system. AGRI found that larger parcels in the region were more likely to be farmed than smaller parcels. The background report was a valuable document.
- In Smithers, a current interest is the smaller lots (5-10 ac.) for intensified agriculture.
- One person asked whether there are ways to force people to farm? Taxation is not enough, perhaps through regulation changes.
- It is important to consider infrastructure issues and other inputs such as transportation, labour, materials, etc.
- MoE and environmental farm plan can mitigate contentious issues between producers (objectives to protect agriculture) and a community - to ensure that community and social goals are met. E.g., drinking water protection; also current problem for beef industry undergoing difficult economic times.
- In many cases, AACs are not consulted, nor kept informed of complicated agricultural or political complexities.

- In the North, Community Futures and Northern Health are looking at markets and production in order to link or join the pieces into an agriculture plan. Although other parts of the province might focus on water shortage, population densities, and the environment, the North would foresee a focus on market opportunities.
- One person mentioned that they would like their regional district to have an economic development officer. Another person mentioned that the Beetle Action Coalition is now in the process of hiring a person to handle agricultural economic initiatives.
- Bulkley-Nechako RD mentioned that they are starting an in-house AAP, although they may hire a consultant. They feel strongly about doing it themselves and intend for producers' feedback to carry the most weight during their process.
- Haida Gwaii stated that they do not have an AAC nor a consultant, but they do have a coordinator and a technical advisory and a steering committee. Their residents are tired of documents and they need their AAP to be people-driven to ensure it happens.
- An AAC can help a community access funding for a specific area or project; need one for IAF funding. If a community is not willing to formalize an AAC, there may be limited potential to find funds elsewhere. There was a discussion with the planning director present about why the local govt might be resistant to an AAC. This discussion gave an opportunity to reiterate the positives of having an AAC and discuss alternative structures.
- Another consideration is that with a small farming population, it can be difficult to get adequate representation from producers on an AAC.
- An important component of the AAP process is formalizing what will be in the document so that producers feel that money was spent effectively. From a funder's perspective, flexibility and focus may be important.
- It is also important to define AAP versus agricultural strategy. A person stated a strategy must be agricultural not economic or social, but that should be evaluated in each case. An AAP is for local governments and links to official policies and planning. An agricultural strategy may be useful to a community uncertain of whether it is interested in an official AAP. An agricultural strategy could contain recommendations, one of which could be the feasibility of an AAP.

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Table 6

Affiliations of people at Table 6 - Okanagan Valley

- City of Kelowna
- District of Lake Country
- Regional District of Okanagan-Similkameen
- District of West Kelowna
- Investment Agriculture Foundation
- Ministry of Agriculture

Notes from Table 6

- Kelowna adopted its AAP in 1988 and it has had two revisions. They are now reviewing their OCP.
- Lake Country shared that its AAP was finished and has not been adopted into its OCP or implemented. It is a far-reaching document, it recommends people and committee structuring, which has created some resistance to adopting it.

- West Kelowna shared that its AAC is 1 year old and they are working on a first draft of their AAP.
- RD Okanagan-Similkameen has adopted an AAP for Rural Oliver in 2008. They are now implementing recommendations by amending their OCP and zoning bylaws. A second AAP is starting for another RDOS rural area and Osoyoos, the town it surrounds.
- Implementation often depends on a given Council's commitment to agriculture.
- Challenges / issues mentioned by table members included:
 - [a big issue] One community is facing a long range road plan, which aims to put roads through agricultural land.
 - Translation to Punjabi in order to engage the farming community
 - Cross cultural issues
 - AACs have no budget to do Ag awareness - can only recommend
- Some AACs have ALC staff representation
- No real liaison from Min Agric due to staff reduction
- What is the role of ALC on AAC?
- Unclear what councils want the AACs to do - especially during implementation. Terms of Reference for AAC → should include that referrals MUST GO to AAC for comment
- The AAC needs to be the champion for Ag Area Plan → to push implementation. Also need a political champion. Need councillor on AAC.
- Internal challenges → changing political environment
- Ag Tour: to build awareness to Local/Prov/Fed politicians + planners, real estate + media. 3 towns - Kelowna, West Kelowna, Lake Country worked together to hold joint farm tours which were organized by their Ag. Adv. Committees
- The communities at this table were at various stages.
- Plan initiation, plan working, plan completed but not approved and plan approved and implemented

Some interesting facts associated with the plan

- Plan is being initiated where a large proportion of farmers in the plan area are Punjabi speaking. This is influencing both AAC formation and the design of the planning process.
- Plan may need to be modified as well as lobbied for to get it approved.
- A plan that was completed but not approved - recommendation of plan committee
- Expenses the council is not ready to commit to - a plan needs to be "implementable" - it is really important to have effective participation and liaison between the AAC and City Council.

Which brings us to the Terms of Reference for AAC

- AACs have a role beyond being a steering committee doing plan development. They also have a role to be a champion of the Ag plan during implementation.

Ag Plan update

- Kelowna:
 - 1998. Being implemented → translating into OCP - challenging with Road planning not integrated well into OCP and Ag Plan. Still relevant
- Lake Country:
 - 2008. Council was challenged adapting it into OCP
 - Implementation is a challenge
 - May require some revisions
 - Implementation challenges - advocacy recommendations of the plan are creating challenges to adoption and ongoing funding/implementation
- West Kelowna:

- 1 year old committee in a 3 year old community - OCP, transportation plan + Ag Plan all being developed concurrently
- Regional District of Okanagan-Similkameen:
 - Area C - Rural Oliver Ag Plan - started 2004 and 2008 adopted
 - Currently being translated into local govt bylaws
 - Amendments to OCP and zoning underway
 - Area A, in partnership with Town of Osoyoos
 - Just starting
 - Land use focussed
 - 80% of the growers in this second area are Punjabi speaking.
 - Looking at both revising the plan and selling the plan to get the councils/Board onside - ensuring that plans are "implementable".
- AAC Terms of Reference
 - Membership of each AAC: council staff liaison, Ag staff: capacity
 - To the elected officials
 - Listen and advocate on behalf of Ag Committee to council
 - Budget
 - Terms of Reference - who they can contact
 - What is the ongoing role of AAC once plan is adopted
- AAC can be out of sync with Council - push-pull
 - Rural-urban perspectives
 - Good relationships are important
- Are AAC comments getting to the Land Commission via Ag staff and council?
- City council participating in AAC
- Champion needed for Ag Plan implementation - needs to be the AAC
- One of the realities of Ag Plan implementing is L.G.
- capacity - they have limited financial and staff resources
- Ag Plan has to compete with other priorities of L.G.
- Challenges engaging public to put in AAC and to participate in Ag Planning open houses
- It is easy for councils to ignore their advisory committees.
- Local governments have capacity issues with regards to funds and staff
- The Ag Investment Foundation supports plan development but the local govt is on own for implementation
- Terms of Reference for AAC:
 - Need to provide clear direction for roles and responsibilities including the role of an elected official to be a liaison with city council
- Even with good T.O.R. there can be challenges - particularly if the local gov't is "urban" focussed - push-pull
- Concluded with Ag Tour idea
 - Raise awareness regarding agriculture and ag issues with elected officials and planners
 - Partnership of Ag Advisory Committees in Kelowna, CORD, West Kelowna and Lake Country
 - Business sponsorships - 87 participants
 - Joint venture of the Ag Advisory Committees
 - To raise awareness - the local politicians (MLAs + MPs), + media and LG planners
 - Putting a face to agriculture for decision makers
 - Initial funding from Ag Investment Foundation - 87 participants

- Local products lunch
- Sponsorship from local business
- Pick time for tour to illustrate challenges facing agriculture

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Table 7

Affiliations of people at Table 7 - eastern Lower Mainland

- Notes: Consultant based on Vancouver Island
- Consultant based in Lower Mainland
- District of Kent staff
- District of Kent AAC
- City of Chilliwack staff
- Chilliwack Agriculture Commission
- Table leader: Ministry of Agriculture

Notes from Table 7

- Kent adopted AAP last year (2010); working on the implementation.
- Chilliwack - halfway through the plan now
 - Where do we go with AAP now? How do we move forward? Resources?
- Cooling off period with people involved in plan preparation in Kent;
 - Awareness and education about the plan;
 - Established AAC before plan was completed (good mixture of stakeholders on committee)
 - Don't over complicate plan - simplify
 - Visit the plan each year - develop scorecard
 - Home plate, ditch maintenance, non-farm use (non-conforming uses) on ag lands
 - Completed 1st successful farmers market - came out of the planning process
 - Open house for the Environmental Farm Plan
 - Become part of regular meeting agenda
 - Want same level of detail in report as the council would require - policy statements, ALC regulations (are there contradictions?)
 - Big transformation - more knowledgeable/involved
 - Romantic lifestyle interest vs. commercial (business)/big ag
 - How do you address these demands?
 - Not necessarily incompatible, but some concerns conflict
- Environmental Farm Plan (EFP)
 - Many processors are starting to require this (especially swine producers)
- Before AAP, the committee didn't understand how to be involved apart from exclusion applications
 - Now working on sections of the plan at each meeting
- Currently, Chilliwack's Agriculture Committee is not an advisory committee to council, but is under Economic Development
 - Does an AAC add value, or another bureaucratic barrier?
- Kent's AAC meetings held one week prior to council meetings
- AAP document policy statements have been very helpful in guiding recommendations - before there were more politics involved
- Implementation - need some "low-hanging fruit" to develop sense of accomplishment

- Larger issues - where does funding come from? How to move ahead?
 - Staff time is considerable
 - Budget for following year and decide priorities
 - Some partnership opportunities take time to develop - volunteers often maxed out
- Chilliwack:
 - Ag Strategy done ~10 years ago
 - Completed mission and vision
 - Working on recommendations
 - Economic assessment on agriculture - is this holding the community back? Or driving it forward?
 - Some of the AAP recommendations lead to later, expensive enforcement issues (i.e. non-conforming uses on ag land)
 - Need to develop strategy prior to enforcement
- Peace River Region - Example of open home occupation bylaws on ALR
- Community rate of growth really impacts the implementation of AAP
- Need for provincial legislation around home plate size restrictions - time for ALC to take the lead
- Kent: Home plate covenants in place
- AAPs cover all the same points, but vary in scale

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Table 8

Affiliations of people at Table 8 - Delta

- Notes: University of Northern BC
- Corporation of Delta AAC - 2 members
- Corporation of Delta staff
- Corporation of Delta councillor
- Table leader: Ministry of Agriculture

Notes from Table 8

- Status of current Delta plan
 - Kicked off one year ago, based on AAC recommendation
 - Got IAF funds - hired consultant
 - First step: ag profile
 - Next: workshop with farmers (after interviews)
 - 2nd workshop: farmers + ag organizations + others
 - Focus on issues already identified - develop opportunities to respond
 - Summarize info: Issues + Options
 - Starting to draw up plan
 - Next steps: open house after draft prepared
 - Opportunity to educate public
- Q: problem/challenge with process?
 - Conscious of participation - deliberating held in late October
 - Never had a better time - Mayor is extremely gung-ho - good time to come out with plan
 - Good time to implement
 - Public is supportive - right attitude

- Q: asking for consultant to come up with implementation
 - Thought it would be part of planning
 - Responsibility of AAC
- Q: at start what options could there be?
 - To be used as a guideline for support at AAC table to make decisions - after adopted by Council, i.e. Direction for Council
 - Also to give direction to Council
 - Important to have plan in place because Councils change
 - There are going to be elements in plan that are outside of OCP
 - Example of what happened:
 - Back in 1992 - study completed - but no AAC in place
 - Now have AAC and Delta Farmers Institute
 - Push to implement
 - Having the plan on hand strengthens funding applications, eg. Municipal requests for capital funds from prov/fed
 - E.g Pitt Meadows - implemented things derived from Ag plan
- Possible issue: implementation side of plan not sufficiently detailed
- Source of frustration: as much as we want local governance, fed/prov have significant influence/impact on ag land (e.g. roads, rail)
 - Put in/deal with through ag plan
- Q: what support can we get from local gov't when other levels of gov't making other decisions?
 - Possible solution - include others in ag plan development, e.g. port, train, transportation
- Q: In hindsight, if we had ag plan then, would it have made a difference where South Fraser Perimeter Road went?
 - Document impacts of each project
 - Assess cumulative impacts of all projects
 - Use the plan to seek "compensation"
- When an ag study - not just local gov't - must be read by province, fed
- How to create impact within plan, e.g. ask for meetings with others (ferries, ports) to present + discuss
- Southlands - include this as a point of public discussion + plan development e.g. look at Dutch experience
- Farm families today - talk about prices going up, young people don't want to farm - who is going to farm - why add more ag land?
 - Discussion as part of ag plan: succession planning -barrier
 - Also need to establish mechanisms for young people to get in - e.g. long-term leases e.g. deal w/land brokerage as part of plan e.g. blueberry farms
 - ENGOS - Ducks Unlimited → conservation
 - Restrictive covenants
- Long term vs. short term: focussed on economic viability
- Mentoring - possible means for young farmers to get into farming value of practical wisdom (versus formal education)

Table 9

Affiliations of people at Table 9 - Surrey

- Notes: Ministry of Agriculture
- City of Surrey AAC - 2 members
- City of Surrey staff
- City of Surrey councillor
- Table leader: Ministry of Agriculture

Notes from Table 9

Surrey's Ag Plan 1999 priorities reviewed

- It is at the end of its productive life - to be done soon
- An AAP should be reviewed regularly but only updated about every 10 years
- Implementation is the critical piece

Next Steps After OCP - need a terms of reference - need to do an analysis to determine the goals/needs

- Need to review whether current plan was effective
- Surrey AAP is now dated and needs revision; it was done in 1999
- The AAP should be updated at most 10 years but reviews should be more frequent - perhaps annual - to make sure it is functioning as intended
- Need to determine what other policies /initiatives have to be considered
- Composition of the AAC should be addressed thru the AAP process
- The AAC + AAP need to reflect the major agriculture
- A process for selecting AAC members needs to be predetermined with Councils
- An agricultural planner position (recommended in 1999) is still a good idea
- This position, in some form, is currently supported many staff

How do we move to implementation?

- Need to have Council engaged fully
- A policy in the OCP will start the process
- Need to review the original plan - did it serve its purpose. If not, then why not
- We need to determine & define clearly what the goal of the next AAP is
- We also need to make AAC more representative of the local farming industry
- There is also value in having qualified agricultural planners on staff at city councils
- It was also noted that the AAC can be a good source of local Ag history and that is useful to planners and at the decision makers
- The Ag plan and the process need some "quick and easy" deliverables to get people engaged
- Next steps: 1. Policy in OCP to review AAP will initiate the process. 2. Analysis needs to happen - of existing plan and current situation. 3. Need to engage public: farmers, general, AAC
- Need quick and easy deliverables to start successfully
- Goal: OCP by July 2011. Then start on AAP.
- Getting the overall farming community to get involved in the process is a challenge but important

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Table 10

Affiliations of people at Table 10 - Abbotsford

- Notes: BC Farm Industry Review Board
- City of Abbotsford AAC - 2 members
- City of Abbotsford staff
- Table leader: Agricultural Land Commission

Notes from Table 10

- Implementation of Plan will help/assist council + AAC in making decisions regarding agriculture going forward
- Strategies + actions - including:
 - Rural plans implemented
 - Set timelines for implementation
 - Use the Plan!
 - Living document → to be revised
 - Ambitious project → council support necessary to implement/resource plan
- Informed all potential stakeholders → set a very "wide net". Public input. Public consult → very important.
- Agriculture in Abbotsford has a very strong position
- Priorities to implement Plan
 - Intense pressure on levels of agriculture
 - Political/council support
 - Projecting the "full picture" regarding "home plate"
 - Work with community
 - Next generations
 - Protect farmland
 - Be realistic → manageable for success
- Other municipalities have contacted Abby for info on their process
- Residents are curious to see how Abby will deal with past not so positive decisions (re: gravel)
- Put specific production on suitable land resource ex → greenhouse on non-soil land
- AAC meetings are open to public - have created interest in community
- Work/collaborate with FVRD to implement Plan → thing "regionally" → link strategies together
- How do municipalities plan to prepare or entice food processing companies to setup in "town"?
- Ready ourselves for locations that are economical (land prices) to promote agriculture. → to avoid industries of leaving province.

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Table 11

Affiliations of people at Table 11 - East Kootenays and Kootenay Boundary

- Notes: Ministry of Agriculture
- RD East Kootenay AAC
- RD East Kootenay staff
- RD East Kootenay Directors - 2
- RD Kootenay Boundary AAC

- RD Kootenay Boundary staff
- Consultant based on Vancouver Island
- Table leader: Ministry of Agriculture

Notes from Table 11

- RDEK - RD does strategic planning process each year - on list, hopefully
- Comox Valley - 7 years old, took off once Economic Dev got involved
- Economic Development type plans in areas where don't have urban/rural conflict
- RDKB - In process - poor consultant - pay attention to Frame of Reference when hiring consultant. Interview process - ok but no quality to work
- * List of qualified consultants maintained of MOA → plan done, quality of plan, who did it
- Qualifications
 - Good team - planner and agrologist
 - Experience with local government
- Important - get good cross-section of agricultural industry in plan so absolutely necessary to have this in terms of reference
- Planner lead the plan's development with agrologist support

Next steps to be taken with each Ag Plan

- RDEK - Ag land Use Inventory
- Economic analysis → what would be time frame, how many jobs, how many families
- Time frame - must look at current situations and trends, ex. Census 2006 might not give valid picture. Don't want to base much on Econ. Dev Snapshot
 - What leading activities
- Land Use Inventory - identify characteristics of area
- Go look at different types of farms identified
- I.e. Lifestyle Farmers
- i.e. top 10% of farms do 90% of business
- developing farms - in the middle
- Interesting to see Economic Development potential ex. Christmas tree vs. beef
- Identify advantages to support ag in your area
 - transportation cost increasing
- Pemberton area - young people able to make living in a niche market. Make an example. Promote. Refrain from "ag survival"
- Scale issue 90% of farmers social element - most important. 10% economic element most important
- Imported labour for farming - local people won't take those low wage jobs. Then we subsidize foreign workers. Why not just remove subsidies to foreign and use money to get local young people involved
- Picking consultant key - keep local government boards positive
- Public input
- Ranchers input - have unique set of problems
- Ag plan process - long haul. Must get everyone on board at beginning including public and clear terms of reference
- Lots of negativity around process - frustration - born out of not knowing what was wanted and so going down wrong path
- Message → ensure you put the work in up front and know what was needed
- Clear & precise Terms of Reference

- Bulk of work up front
- Plan must look at productive & non productive land
- *Continuous improvement/evolving and adaptable plan
- Priority #1: Protect the land - for what? -> food production now and in the future
- Must have clear objective - clear terms of reference
 - How do you do this: public process - must have consultant trusted to get public buy in
- Must have proper team to draft plan. Planner who can understand bylaws and local government processes. Agrologist to understand agricultural side of it
- Just by creating right local government policy is enough. Must also consider economic development, water, etc.
- Must start with ALR - main land base in plan. + also look at land outside
- Pick something everyone can agree on first off.
- Ag Plan - focus on things that can be done locally and do not rely on things out of your control
- Make sure input during the plan development - with a consult along the way - if something in the Plan won't be supported - tell consultant immediately & maybe we find another way to achieve the end results
- Plan that has realistic implementation → Water constraints!! Staff necessary to implement plan
- Plan focuses on land use - not on any Ag how like many crops or what type

Summary

- Continuous improvement/adaptive plan
- Clear objective - clear terms of reference → public process feeds into terms of reference - get buy in first. Lots of work up front!!
- Proper consultant team
- Planner who understands local government process; Agrologist who understands Ag.
- Focus on things that can be done locally/and not on things that are out of your control
- Focus on things that can be realistically achieved - implementation is affordable
- Plan must consider land use as well as economic development & resource considerations
- Look at productive + non productive lands - future potential
- Support (from MOA) to ensure quality on consultants doing plan (qualifications list)
- Plan - Imp to get cross section of Agricultural Industry in plan - (so ensure this is in Terms of Reference)
- Time frame in plan - Economic Development, how long to develop certain sector, how many jobs, families
- Identify advantages to support ag in the plan i.e. Transportation cost increase or access cut off
- Reference other areas where a strategy is working. Ex. Pemberton small farmers making a living in a niche market
- Avoid negativity around process by getting buy in early on - everyone knows what is wanted + getting the right plan

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Table 12

Affiliations of people at Table 12 - Squamish- Lillooet

- Notes: Ministry of Agriculture
- Squamish-Lillooet RD AAC - 3 members
- Squamish-Lillooet RD staff
- Consultant based in the Kootenays - doing plan for RD Central Kootenay
- Table leader: Agricultural Land Commission

Notes from Table 12

- Squamish-Lillooet RD's AAP for Pemberton Valley is about half-way through
 - Challenge: it is an entire, large electoral area of the regional district
 - Lots of consultation
 - Background report - would like to end a focus for rationale through consultation recommendations
- RD Central Kootenay: Draft AAP; board has asked for some review + this is taking place now; doing policy review with AAC; next step is public consultation + referral process
 - Issues: hasn't been a clear driver. Lack of clear vision of end product
 - Original draft was quite bulky, but might be useful to have a final functional document
- Plans as divided into sections as a useful way to create a functional document - different language for different sections
- It would be useful to have the different sections that would be relevant to different groups using the AAP
- Ag Plan may not mesh well w/municipal OCPs - 5 different plans in the area → how can you attach the Ag Plan to the OCP? - this is a challenge
- Challenge - village of Pemberton is not an "entity" in the Ag Plan process - how do we change this? Need to have local gov't buy-in + this includes the village
 - Could be a future direction
- There is often a missing connection between agricultural areas (regional) + municipalities
- Issues: expansion of municipality/boundary expansion - who can those in the interface really talk to - seems to be a heavy reliance on ALC
- Challenge - The plan needs a champion/driver but this has been difficult due to the "usual" issues - lack of resources - time - money
- Needs: Producing clear implementation steps
 - Clarity over priorities of steps
 - Policy - broad → need to translate into more specific language + steps
- Challenge - AAP implementation that supports farmers - specific/clear rather than broad
- Difficult to revise AAP when you've been involved with it for so long (3 years at this point)
- Useful to collect anecdotal information from farmers as a means of producing recommendations for the AAP as opposed to relying so heavily on land-use inventories, though LUIs are useful to provide key background information
- LUI useful as a means to outline where land could be capable of supporting ag activities (even if not used as such at present)
- Issue - family generational farming is not happening - need to look at sustainability of ag operations - no encouragement of generational transfer at moment

- Issue - District Agrologists/Regional Agrologists with Ministry of Agriculture no longer have time/capacity to be out “walking the farm”
- Challenge - Bringing young farmers onto the land
- All use to have more of a role with leasing, selling lands to younger generations, but again, time/money resource challenges within ALC
- Need - To improve/strengthen regional district, Min of Ag, ALC, producer relationships
- Community-based extension service - challenge - what sort of precedent might this set with provincial gov't? → need to word AAP to ensure that this service will not replace need for provincial gov't support in extension services
- Challenge - Competing needs w/in regional districts/munic. Difficult for planners/others to find balance

Reporting Back - Kootenays + Pemberton Areas

- Both AAPs in draft stage
- Common challenges: processing info into clear, concise + easy to implement policy that's not too vague
- Need clear vision + clear terms of reference
- Need to ensure all stakeholders are in process (eg. Village of Pemberton)
- Need better dialogue between municipalities + rural areas
- How to support new farmers within AAP process?

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Table 13

Affiliations of people at Table 13 - Metro Vancouver & Fraser Valley regions

- Notes: University of Northern BC
- Metro Vancouver AAC - 3 members
- Metro Vancouver staff
- Metro Vancouver Director
- Fraser Valley RD AAC - 2 members (1 is also regional Director and munic. Councillor)
- Fraser Valley RD staff
- Table leader: Agricultural Land Commission

Notes from Table 13

- Kent - AAP complete April 2010. Fraser Valley RD's AAP boundaries - undefined
- Disagreements on AAC - major roadblocks
- Metro Vancouver - Food System Strategy
 - Going to develop action plan
 - What are the things that should be done right away?
 - How to make short term differences - need advice to choose!
- Collaboration between Metro Vancouver & FVRD AACs? How?
- Richmond is buying farmland
 - The city is Largest owner of farmland in municipality
- Set up farm-school
- “Richmond is the best at preserving ALR land.”
- You can have a plan, fine, but need support for farming!!! - municipal support
- Need public buy-in for plan to be successful
- “Senior gov'ts are really bothering us.”

- South Fraser Perimeter Road
- Need public support for agriculture in order to increase Prov. Gov't support
- How do we connect with "urban foodies"?
- Metro Vancouver - Can help build urban-rural connections
- Partner with societies? - Slow Food Vancouver
- Urban people in Vancouver do not know about agricultural issues in Richmond/Delta/Surrey
- How can we connect young people with farming & awareness?
- Not enough processors to support local producers
- Buy BC → BC Food Plan
 - Provincial Government
 - Do what they say!!
 - If all institutions + gov'ts bought local (jails, hospitals, schools)
 - Process second rate food for institutions?
- Promoting local food for health
- We talk, but we're not correcting our actions
- Direct Farm Marketing
 - Great for producers
 - Bad for processors
- Rabbit multiplicity
 - There could be good money in this.

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Table 14

Affiliations of people at Table 14 - Maple Ridge & Pitt Meadows

- Notes: Ministry of Agriculture
- Maple Ridge AAC member
- Maple Ridge staff
- Pitt Meadows AAC member
- Pitt Meadows staff
- Consultant based in Lower Mainland
- Table leader: Maple Ridge AAC member

Notes from Table 14

- Pitt Meadows AAP completed 10 years ago
 - Incorporated into OCP
- Maple Ridge Shift in election has made difficult
- In process of implementing
- Limited budget
- AAC functional group
- Not there to attract other businesses
- Economic development is key to AAP
- Economic Development Group (Pitt Meadows) - EDG
 - Agriculture/aviation (focus)
 - AAC and EDG meet separately
- Ag Adv. Committee } should work

- Economic Adv. Committee } together
- Ag not considered high economic product in some local gov't

Next Steps for each plan

- Identify benefits/get local buy-in from politicians/communities
- Too specialized to do in-house
- Build better infrastructure
- Build on economics
 - Figure out how to make better for farmers so they stay
- Land is there and available
- Community is economic driver of ag. (Pitt Meadows)
- Economic viability ***
- Marketing/economics
- Farmers' institute seems to disappear once AAC is functioning well
- Synergies → joint collaboration amongst local gov'ts
- Maple Ridge:
 - Lay low for 8 months
 - Prioritize sections of AAP

Solutions to challenges during 1st session

- Provincial guidance
- Level playing field
- E.g. what ag land should be used for
- Remove ALR exclusion mandate from ALC
- Making land available for people who want to farm
- Farmers are risk takers
- Must have equity to do farming
- Land conservancy
- Lands trust
- Need a driving factor
- Require a institute representing farmers to speak to AACs

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Table 15

Affiliations of people at Table 15 - Langley

- Notes: BC Farm Industry Review Board
- Township of Langley AAC - 5 members
- Township of Langley staff
- Consultant based on Sunshine Coast
- Table leader: Ministry of Agriculture

Notes from Table 15

Langley

- About ½ way through process (?)
- Dave Melynychuk - Ag Viability Strategy
- Township of Langley Agriculture Profile (by HB Lanarc) - available on-line

- Phone Survey - questionnaire being prepared
- AAP to sit in Community Plan
- April - 4 focus group meeting (producers, marketing board...)
 - Take info
 - RFP for Phase III - Policies + recommendations to craft AAP
- Challenge - timeliness
 - How to get implementation
- Phase IV - Implementation Phase
- Goal to set policy instead of dealing with individual applications
- Require political will to implement
- Possible challenge:
 - if lost Dave Melynychuk (Ag Canada history)
 - if AAC lost
- new election/new council can be an opportunity to bring in ag support council
- Long term members → split council
- AAC to keep council feet to the fire
- One councillor requested implementation plan before adoption (influence imp.)
- Diverse ag interests (e.g. cranberry lots of water)
- Others - get other agencies on board for implementation
- By appending implementation plan, then council has staff commitment and setting expectations
- Solutions for: subdivision ALR; land use (estate homes, hobby farms); drainage; roads; water; manure; fill
- ALC role - applications for non-farm use. But can be stopped at council level.
- Who regulates what conflicts(?) lot provincial + local government
- Water Plan - started before AAP - not sure how to integrate with AAP? Water issues very long standing
- AAP will put issues to forefront and not be ignored. Reach industry, gov't etc. becomes tool
- Do need to take into account long-term e.g. weather; no long range forecast on growth/land use
- At provincial level ALC - reflected in OCP; passing on to provincial re: growth/land use
- Using modelling to visualize different development scenarios + density
- High density [density bonuses] - significant buffer rather than graduated density (estate home problem [these are the people that complain], small acreage issue)
- Ottawa/ON → public land buffer
- Need to consider type of farming adjacent to buffer
- Land already developed to rural-residential
- Council is passing applications to ALC saying "they have to" under their local gov't policy, plan
 - This is not - council does not have to send forward, this is their choice
- AAC sees applications after the fact
- Request meeting to bring council to speed on regs
- Land swapping problem
 - Minimum subdivision size
 - Policy - any subdivision comes with a consolidation
 - exclusion only with inclusion
- No Langley policy on groundwater - development impacting → impacting farmland

- Need provincial leg. on water
- AAP puts resp on local gov't → helps prevent local gov't from pushing it up the line

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Table 16

Affiliations of people at Table 16 - Richmond

- Notes: Ministry of Agriculture
- Richmond AAC - 2 members
- Richmond staff
- Vancouver Food Policy Council member
- Table leader: Ministry of Agriculture

Notes from Table 16

State of Ag Plan - actions - items 2 take

*use tools wisely

Richmond

- A planner has an agriculture portfolio in planning
- Policy planning - heritage; enviro; ag - dev. App.
- KEY POINT: having staff employee dedicated to working with agricultural portfolio
- Good relationship
- Historical - predominant land use
- Built with producers - review; built - plan
- * benefits of AAC - awareness and education built on council
- Trying to connect people with land with people who want land
- Community supported agriculture:
- * Key in awareness, knowledge, community building, respect, risk & bounty sharing
- * More pocket markets because of CSA

Current state of AAP

- Have had AAP since 2003 (adopted)
- First recommendation was to set up AAC
- Committee was familiar with plan
- Status: plugging away with initiatives - want to prioritize update
- Implement: want to implement early on → Nelson Road interchange
- Regular updates
- Imbedded within process or day to day ops
- * Also drainage + irrg. Upgrades - dedicate \$ each ____
- 2000 - 2004 - study done - number of rec's
- *consistent implementation + council
- Better usage of land: vacant parcels all even
 - Mechanism to unite
 - → land bank person

Next steps

- Mandate of ALC and Prov. to put land into prod'in
 - Inventory of vacant lands } rests with food security
 - Registry of land and persons } task force

- Some lands secured within parks
- City of Richmond partnering with City of Vancouver?
- Learn from urban farming experience in Vancouver

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5.C.3 Reporting Back - Session 2

Table A - Richmond, Vancouver

- Benefit: Richmond ag plan has led to a series of relationships between City employees and the farmers on the AAC and the farming community
- New initiative - make more land available for ag use; use the AAC to connect landowners with new farmers

Table B - Township of Langley

- Half way through an ag plan/strategy; will attach an implementation strategy to the plan when it goes to Council.

Table C - North of the Fraser

- Range of ag plan experiences
- Next steps:
 - Take existing plan and add an economic component;
 - Collaborate with adjacent local governments
- Solutions: Talked about matching land and farmers - no special answers

Table D - Fraser Valley RD and Metro Vancouver AACs

- Need more collaboration between the AACs
- Ag plan is good but need public buy-in for plans
- Need to increase Provincial support for ag

Table E - Pemberton and RD Central Kootenay

- Both are in draft stages
- How to process ag plan info into precise policy statements
- Have separate sections in the plan - e.g., policy, funding, actions by other groups
- Need a clear vision and clear terms of reference
- Need all stakeholders at the table
- Ideally, do Land Use Inventories (LUIs) over a period of time to track changes
- How to support new farmers

Table F - East Kootenays

- Realised that it won't be easy
- They are just starting - start out right with full participation.

Table G - Okanagan

- At varying stages of plans
- Include different stakeholders - e.g., Punjabi-speaking farmers
- Recommendations must be affordable - AAPs have to compete for funds and staff time

- Ag plans need advocates
- Clarify role of Council members on Ag Plan Steering Committee
- Ag tours are a good method to educate government officials.

Table H - Kent / Fraser Valley RD / Abbotsford

- Have the implementation section in the ag plan itself - eliminates misunderstanding
- Staff can track recommendations and do an annual prioritization, and get support and funding from Council.
- Include implementation as part of regular AAC meeting agendas - the AAC feels more involved
- Policy statements help AAC members make consistent decisions, i.e., not showing favouritism.
- Keep AACs informed about City policies and Provincial regulatory structures when they are making decisions.

Table I - Delta

- Delta had an Agriculture Study done in 1992 (pre-AAC)
- Today they have an active AAC.
- Ag plan study is ongoing - started with farmers with at least 20 acres.
- Consultants have interviewed farmers one-on-one.
- Second workshop was with the broader community.
- Next step is public consultation
- Implementation - the AAC Chair is the mayor, who has a huge interest in ag
 - Once adopted, it will be the AAC's role to remind Council about the implementation.
 - The plan will also be sent to the Provincial and Federal governments because of all the ALR lands lost to infrastructure (highways, railway) and First Nations.
- How to get young people involved in ag? Maybe a mentoring program.

Table J - Surrey

- Ag plan completed in 1999
- Needs updating - 10 years is about right; should be reviewed
- New OCP is being formulated; will be completed in July(2011), then, ag plan will be reviewed
- Need to more clearly define the ag plan's purpose
- Would be good to get a wider representation of all commodities on the AAC
- Original recommendation to have an ag planner was not followed through - still needed
- Need some quick and easy deliverables as part of implementation
- Need to involve the larger ag community in the plan

Table K - Abbotsford

- Ag strategy should be adopted soon by Council
- The strategy has priorities and timelines for the Action Items
- A living document; it needs to be maintained
- Will lead to the development of rural plans
- Ongoing public consultation is key
- Strategies extend beyond changes in Council

Table L - Northwest BC & Coldstream

- Coldstream AAP finished; others are starting
- Trying to match new farmers with land
- Bulkley Valley is looking at subdividing land to encourage more intensive ag use

Table M - Cowichan Valley Regional District

- Plan is now 3 months old; starting implementation
- 9 electoral areas, 4 local governments, 13 OCPs
- 78 recommendations - will need to establish priorities
- Many key issues are beyond local government jurisdiction

Table N - Mid-Vancouver Island / Sunshine Coast

- 2 with recently completed plans, 1 about to start
- The process is as important as the plan - increases ag awareness
- Need a clear terms of reference and an implementation strategy to capture the community's interest and energy
- Access to markets and infrastructure

Table O - Saanich Peninsula

- 1 has completed AAP and is starting implementation
- A workshop to address key issues is being held

Table P - North Vancouver Island, Powell River, Burnaby

- Under plan and over deliver
- AAPs are often too big
- Make AAPs and action items scale appropriate to the capacity of staff and the buy-in of Council
- Sometimes AACS are too big; maybe set up a task force instead
- It takes village to raise an AAP.

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6. Workshop Attendees

65 AAC members shown in this colour of text
 41 Local government representatives shown in this colour of text
 31 Provincial government representatives shown in this colour of text
 17 Consultants and others shown in this colour of text

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	First Name	Last Name	Position	Organization
1	Andrea	Lawseth	Principal	AEL Agroecological Consulting
2	Ron	Wallace	Land Use Planner	Agricultural Land Commission
3	Gordon	Bednard	Land Use Planner	Agricultural Land Commission
4	Terra	Kaethler	Land Use Planner	Agricultural Land Commission
5	Jennifer	Carson	Land Use Planner	Agricultural Land Commission
6	Tony	Pellett	Regional Planner	Agricultural Land Commission
7	Roger	Cheetham	Regional Planner	Agricultural Land Commission
8	Thomas	Loo	Compliance + Enforcement Officer	Agricultural Land Commission
9	Ron	McLeod	Compliance + Enforcement Officer	Agricultural Land Commission
10	Brian	Underhill	Executive Director	Agricultural Land Commission
11	Bill	Thompson	Ag Advisory Comm. Chair	Alberni-Clayoquot RD
12	Wayne	Smith	Ag Advisory Comm. Member	Alberni-Clayoquot RD
13	Glenn	Wong	Ag Advisory Comm. Member	Alberni-Clayoquot RD
14	Gloria	Chojnacki	Case Manager	BC Farm Industry Review Board
15	Wanda	Gorsuch	Issues Management Analyst	BC Farm Industry Review Board
16	Abra	Brynne	Principal	Brynne Consulting
17	Allan	Campeau	Planner	City of Abbotsford
18	Frank	Kies	Ag Advisory Comm. Member	City of Abbotsford
19	Dan	Wiebe	Ag Advisory Comm. Member	City of Abbotsford
20	Brenda	Falk	Ag Advisory Comm. Member	City of Abbotsford
21	Ted	Dejong	Ag Advisory Comm. Member	City of Abbotsford
22	Ross	Blackwell	Land Use Manager	City of Campbell River
23	Bronwyn	Sawyer	Planning Technician	City of Campbell River
24	David	Munro	Chilliwack Ag Comm. Staff Liaison	City of Chilliwack
25	Karen	Stanton	Planner	City of Chilliwack
26	Chris	Byra	Chilliwack Ag Comm. Member	City of Chilliwack
27	Domenic	Rampone	Ag Advisory Comm. Member	City of Kelowna
28	Kim	Grout	Ag Advisory Committee Chair	City of Pitt Meadows
29	Joe	Bachmann	Ag Advisory Comm. Member, Farmers' Institute Rep.	City of Pitt Meadows
30	Danny	Chen	Ag Advisory Comm. Member	City of Richmond
31	Bill	Zylmans	Ag Advisory Comm. Co-Chair	City of Richmond

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	First Name	Last Name	Position	Organization
32	Kevin	Eng	Planner	City of Richmond
33	Arzeena	Hamir	Ag Advisory Comm. Member	City of Richmond
34	Carla	Stewart	Planner	City of Surrey
35	Martin	Hilmer	Ag Advisory Comm. Member	City of Surrey
36	Bill	Sandhu	Ag Advisory Comm. Member	City of Surrey
37	Mike	Bose	Ag Advisory Comm. Chair	City of Surrey
38	Marvin	Hunt	Councillor, Ag Advisory Comm. Member	City of Surrey
39	Lynda	Gagne	Greater Terrace Food Association Director	City of Terrace
40	Brent	Mansfield	Vancouver Food Policy Council Co-Chair	City of Vancouver
41	Chris	Brown	Ag Advisory Comm. Member	Comox Valley RD
42	Ian	Paton	Councillor, Ag Advisory Comm. Vice Chair	Corporation of Delta
43	Jerry	Keulen	Ag Advisory Comm. Member	Corporation of Delta
44	Paul	van Westendorp	Ag Advisory Comm. Member	Corporation of Delta
45	Nancy	Chong	Ag Advisory Comm. Member	Corporation of Delta
46	Oliver	Busby	Ag Advisory Comm. Member	Corporation of Delta
47	Lisa	King	Planner	Corporation of Delta
48	Mary	Marcotte	Ag Advisory Comm. Chair	Cowichan Valley RD
49	Geoff	Millar	Economic Development Manager	Cowichan Valley RD, Econ. Dev. Cowichan
50	Kathy	Lachman	Business Development Officer	Cowichan Valley RD, Econ. Dev. Cowichan
51	Dave	Whiting	Principal	Dave Whiting Consulting
52	Clarence	Lai	Agrologist and GIS Analyst	Dave Whiting Consulting
53	Harlene	Holm	Ag Plan Steering Comm. Member	Denman Island
54	Courtney	Campbell	Planner	Denman Island
55	Marina	Reid	Ag Plan Steering Comm. Chair	Denman Island
56	Mike	Doehnel	Ag Area Plan Steering Comm. Member	District of Central Saanich
57	Larry	Sluggett	Ag Area Plan Steering Comm. Member	District of Central Saanich
58	Craig	Broderick	Director of Development Services	District of Coldstream
59	Maria	Besso	Councillor, Ag Advisory Comm. Chair	District of Coldstream
60	Richard	Enns	Councillor	District of Coldstream
61	Darcy	Kohuch	Director of Development Services	District of Kent
62	Dave	Hastie	Ag Advisory Comm. Member	District of Kent
63	Laurens	van Vliet	Ag Advisory Comm. Member	District of Kent
64	Duane	Post	Ag Advisory Comm. Chair	District of Kent
65	Madeleine	van Roechoudt	Ag Advisory Comm. Member	District of Lake Country
66	Alan	Gatzke	Ag Advisory Comm. Member	District of Lake Country

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	First Name	Last Name	Position	Organization
67	Bob	McCoubrey	Ag Advisory Comm. Member	District of Lake Country
68	Margaret	Daskis	Ag Advisory Comm. Member	District of Maple Ridge
69	Diana	Hall	Planner	District of Maple Ridge
70	Candace	Gordon	Ag Advisory Comm. Chair	District of Maple Ridge
71	Christian	Cowley	Ag Advisory Comm. Member	District of Maple Ridge
72	Jim	MacPherson	Ag Advisory Select Comm. Chair	District of Metchosin
73	Sharon	Fletcher	Director of Planning	District of Mission
74	Carolyn	Kwan	Ag Advisory Comm. Member	District of North Saanich
75	Irfane	Fancey	Ag Advisory Comm. Member	District of North Saanich
76	Barb	Brennan	Ag Advisory Comm. Chair	District of North Saanich
77	Mark	Brodrick	Director of Planning and Community Services	District of North Saanich
78	Russell	Brown	Ag Advisory Comm. Member	District of West Kelowna
79	Cheryl	Davie	Associate	Don Cameron Associates
80	Janice	Richmond	Associate	Don Cameron Associates
81	Ken	Schwaerzle	Ag Advisory Comm. Chair, Councillor and Ag Advisory Comm. Member for District of Kent	Fraser Valley RD
82	Lance	Lilley	Planner	Fraser Valley RD
83	Susan	Barker	Ag Advisory Comm. Member	Fraser Valley RD
84	Kerry	Froese	Ag Advisory Comm. Member	Fraser Valley RD
85	Gary	Rolston	Principal	From the Ground Up Consulting
86	Janine	de la Salle	Director of Food System Planning	HB Lanarc
87	Peter	Donkers	Executive Director	Investment Ag Foundation
88	Coreen	Moroziuk	Senior Program Manager	Investment Ag Foundation
89	Daryl	Arnold	Ag. Advisory Comm. Chair, Ag Advisory Comm. Vice Chair for City of Surrey	Metro Vancouver RD
90	Lorraine	Bissett	Ag Advisory Comm. Member, Delta Rep.	Metro Vancouver RD
91	Theresa	Duynstee	Planner	Metro Vancouver RD
92	Harold	Steves	Councillor, Ag Advisory Comm. Member, Metro Vancouver Board Rep.	Metro Vancouver RD
93	David	Ryall	Ag Advisory Comm. Member, Delta Rep.	Metro Vancouver RD
94	Hannah	Cavendish	Land Use Planner	Ministry of Ag
95	Jim	LeMaistre	Land Use Planner	Ministry of Ag
96	Leslie	MacDonald	Assistant Director	Ministry of Ag
97	Ken	Nickel	Director	Ministry of Ag
98	Mark	Robbins	Regional Agrologist	Ministry of Ag
99	Kim	Sutherland	Regional Agrologist	Ministry of Ag
100	Bert	van Dalfsen	Manager	Ministry of Ag

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	First Name	Last Name	Position	Organization
101	Kathleen	Zimmerman	Regional Agrologist	Ministry of Ag
102	Jill	Hatfield	Regional Agrologist	Ministry of Ag
103	Darrell	Smith	Regional Agrologist	Ministry of Ag
104	Kerry	Clark	Crop Protection Specialist	Ministry of Ag
105	Shelley	Kirk	Regional Agrologist	Ministry of Ag
106	Brent	Barclay	Resource Stewardship Agrologist	Ministry of Ag
107	Denise	McLean	Regional Agrologist	Ministry of Ag
108	Rob	Kline	Regional Agrologist	Ministry of Ag
109	Sam	Lee	Spatial Data Analyst	Ministry of Ag
110	Corrine	Roesler	Land Information Coordinator	Ministry of Ag
111	Erica	Nitchie	Agriculture Liaison Officer	Ministry of Ag
112	Kari	Bredahl	Resource Development Agrologist	Ministry of Ag
113	Colleen	Colwell	Climate Change Policy Analyst	Ministry of Ag
114	Mary Lou	Schroeder	Haida Gwaii Ag Strategy Coordinator	Misty Isles Econ. Dev. Society
115	Lynda	Dixon	Haida Gwaii Ag Strategy Technical Review Comm. Member	Misty Isles Econ. Dev. Society
116	Audrey	Rogers	Planner	Municipality of North Cowichan
117	Blaine	Hardie	Ag Advisory Comm. Chair	Municipality of North Cowichan
118	Ruth	Hartmann	Councillor	Municipality of North Cowichan
119	Dave	Murphy	Director, Electoral Area 'D'	Powell River RD
120	Helena	Bird	Ag Advisory Comm. Chair	Powell River RD
121	Jason	Llewellyn	Director of Planning	RD Bulkley-Nechako
122	Don	Plamondon	Director of Development Services	RD Central Okanagan
123	Keith	Duhaime	Agricultural Support Officer	RD Central Okanagan Econ. Dev. Comm.
124	Rod	Savage	Ag Advisory Comm. Vice Chair	RD East Kootenay
125	Gerry	Wilkie	Director, Electoral Area 'G'	RD East Kootenay
126	Rob	Gay	Director, Electoral Area 'C'	RD East Kootenay
127	Michele	Bates	Planning Technician	RD East Kootenay
128	Roly	Russell	Ag Advisory Comm. Vice Chair	RD Kootenay Boundary
129	Donna	Dean	Planner	RD Kootenay Boundary
130	Dale	Lindsay	Manager of Current Planning	RD Nanaimo
131	Joe	Burnette	Ag Advisory Comm. Chair	RD Nanaimo
132	Joanne	McLeod	Ag Advisory Comm. Member	RD Nanaimo
133	Evelyn	Reichart	Planner	RD Okanagan-Similkameen
134	Gavin	Wright	Pemberton Ag Advisory Comm. Member	Squamish-Lillooet RD - EA 'C'
135	Roxanne	Kuurne	Pemberton Ag Advisory	Squamish-Lillooet RD - EA 'C'

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	First Name	Last Name	Position	Organization
			Comm Member	
136	Brenda	McLeod	Pemberton Ag Advisory Comm. Chair	Squamish-Lillooet RD - EA 'C'
137	Tracy	Napier	Planner	Squamish-Lillooet RD - EA 'C'
138	Jason	Chu	Strategic Planner	Township of Langley
139	Bill	Ulrich	Planner	Township of Langley
140	Megan	Dykeman	Ag Advisory Comm. Member	Township of Langley
141	Robin	Austin	Ag Advisory Comm. Member	Township of Langley
142	Steve	Trummler	Ag Advisory Comm. Member	Township of Langley
143	Renee	Blackstone	Ag Advisory Comm. Member	Township of Langley
144	Brenda	Crockett	Ag Advisory Comm. Member	Township of Langley
145	David	Connell	Associate Professor	University of Northern BC
146	Daniel	Sturgeon	Research Assistant	University of Northern BC
147	Ione	Smith	Principal	Upland Consulting
148	Jordan	Sturdy	Mayor	Village of Pemberton
149	John	Antill		Westland Resource Group
150	Darrell	Zbeetnoff	Principal	Zbeetnoff Agro-Enviro. Consulting
151	Bejay	Mills	Peninsula Ag Comm. Member	
152	Nichola	Walkden	Deputy Executive Director of The Land Conservancy	
153	Nathalie	Chambers	Peninsula Ag Comm. Member	
154	Barry	Smith	Former ALC and Ministry of Ag Staff	

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