

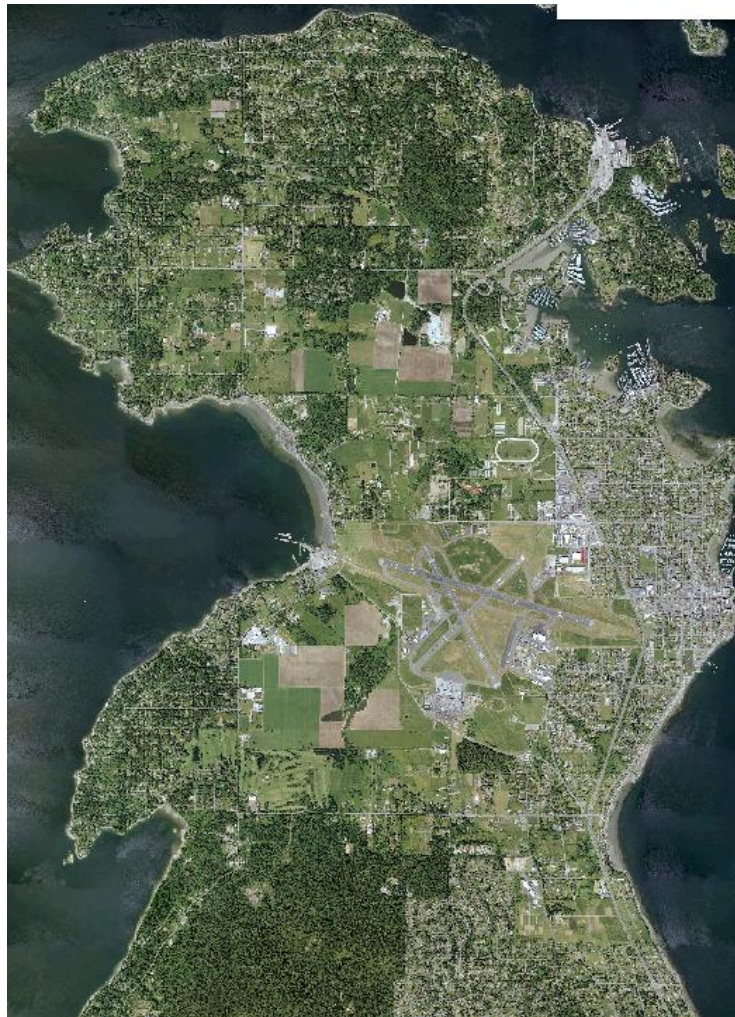
Growing Knowledge



Ministry of
Agriculture

Land Use Inventory Report
Reference Number: 800.510-71.2011

North Saanich - April 2009 -



Ministry of Agriculture
Strengthening Farming Program
Sustainable Agriculture Management Branch

Publication Information

For further information on the content and development of this report please contact:

Ministry of Agriculture and Lands
Sustainable Agriculture Management Branch
Abbotsford, British Columbia, Canada
(604) 556-3110

Table of Contents

Publication Information	i
Table of Contents	iii
List of Figures	iv
List of Tables	v
Appendix A. List of Tables.....	vi
Abbreviations and Acronyms	vii
Definitions.....	viii
1 Executive Summary	1
2 Community Information	3
2-1 Agricultural Land Reserve (ALR).....	4
3 Agricultural Land Use Inventory	5
3-1 Methodology	5
3-2 Description of the Data.....	5
4 Results for Lands in the ALR	7
4-1 Parcel Inclusion in the ALR.....	7
4-2 Portion of Parcel in the ALR	8
4-3 General Land Use and Land Cover.....	9
4-4 Agricultural Land Use.....	15
4-5 Agricultural Activities	19
4-6 Parcel Size Distribution	27
4-7 Availability of ALR Lands for Agriculture	33
4-71 District of North Saanich's ALR.....	34
4-72 ALR Lands Available for Agricultural Use	34
4-721 ALR Lands Currently Farmed.....	34
4-722 ALR Lands Currently Not Farmed.....	35
4-73 ALR Lands Unavailable for Agricultural Use	36
4-74 Parcel Size Comparison – Farmed and Not farmed	38
4-8 Ancillary Agriculture Land Use.....	41
4-9 Residential Land Use	45
4-10 Forested Land Use	53
4-11 Direct Farm Marketing	61
5 Results for Lands outside the ALR	65
5-1 Parcels with Farm Class.....	65
6 Conclusion	67
Appendix A.....	69

List of Figures

Figure 1.	Overview map of the area of interest	3
Figure 2.	Agricultural Land Reserve within the District of North Saanich.....	4
Figure 3.	Explanation of parcel categories	7
Figure 4.	Parcels considered to be within the ALR	8
Figure 5.	Primary general land use for all parcels in the ALR	9
Figure 6.	General land cover on all parcels in the ALR	9
Figure 7.	Map of primary general land use on parcels in the ALR	11
Figure 8.	Map of agricultural land cover on parcels in the ALR.....	13
Figure 9.	Summary of the levels of agricultural land use on parcels in the ALR.....	15
Figure 10.	Map of primary and ancillary agricultural land use for parcels in the ALR	17
Figure 11.	Primary general agricultural activity on parcels in the ALR where primary, secondary, tertiary or quaternary land use is agriculture.....	19
Figure 12.	Agricultural land cover on parcels in the ALR where primary, secondary, tertiary or quaternary land use is agriculture.....	20
Figure 13.	Detailed agricultural land cover on parcels in the ALR where primary, secondary, tertiary or quaternary land use is agriculture	20
Figure 14.	Map of general agricultural activities on parcels in the ALR where primary, secondary, tertiary or quaternary land use is agriculture.....	21
Figure 15.	Ancillary agriculture activity on parcels in the ALR where primary agriculture activity is forage operation and primary, secondary, tertiary or quaternary land use is agriculture..	23
Figure 16.	Map of ancillary agriculture activities on parcels in the ALR where primary agriculture activity is forage operation and primary, secondary, tertiary or quaternary land use is agriculture.....	25
Figure 17.	Number of parcels in parcel size groupings for parcels in the ALR	27
Figure 18.	Number of parcels in parcel size groupings by primary general land use for parcels in the ALR	27
Figure 19.	Number of parcels by percentage area in agricultural land cover by parcel size grouping for parcels in the ALR.....	28
Figure 20.	Number of parcels less than 2 hectares in size in parcel size groupings for parcels in the ALR.....	28
Figure 21.	Number of parcels in parcel size groupings by primary general land use for parcels in the ALR and less than two hectares in size.....	29
Figure 22.	Number of parcels by percentage area in agricultural land cover by parcel size grouping for parcels in the ALR less than two hectares in size.....	29
Figure 23.	Map of parcel size groupings for parcels in the ALR	31
Figure 24.	Availability of ALR land for agriculture in District of North Saanich	33
Figure 25.	Distribution of parcels across parcel size groupings for parcels in the ALR available for agriculture and currently farmed	34
Figure 26.	Land cover on parcels in the ALR available to be used primarily for Agriculture and currently farmed	35
Figure 27.	Primary general land use on parcels available for agriculture but currently not farmed ..	35
Figure 28.	Primary general land use by parcel size groupings for parcels in the ALR available for agriculture but currently not farmed.....	36
Figure 29.	General land cover on parcels in the ALR available for agriculture but currently not farmed.....	36
Figure 30.	Primary general land use on parcels in the ALR unavailable for agriculture	37
Figure 31.	Primary general land use by parcel size groupings on parcels in the ALR unavailable for agriculture.....	37

Figure 32.	Number of parcels farmed and not farmed by parcel size groupings for parcels available for agriculture in the ALR.....	38
Figure 33.	Percent of parcels farmed and not farmed by parcel size groupings for parcels for parcels available for agriculture in the ALR.....	38
Figure 34.	Map of the availability of ALR lands to be used for agriculture	39
Figure 35.	Primary general land uses on parcels in the ALR with agriculture as an ancillary use	41
Figure 36.	Map of primary general land uses on parcels in the ALR with agriculture as an ancillary use.....	43
Figure 37.	Summarization of the levels of residential land use on parcels in the ALR	45
Figure 38.	Primary general land uses on parcels in the ALR with residential as an ancillary use	45
Figure 39.	Ancillary general land use on parcels in the ALR where the primary general land use is residential	46
Figure 40.	Map of levels of residential land use on parcels in the ALR	47
Figure 41.	Map of primary general land uses on parcels in the ALR with residential as an ancillary use.....	49
Figure 42.	Map of levels of residential land use, agriculture land use and other land use on parcels in the ALR	51
Figure 43.	Levels of forested land use in the ALR.....	53
Figure 44.	Percent of parcel area in non-riparian natural and semi-natural vegetation land cover by level of forested land use for parcels in the ALR.....	53
Figure 45.	Percent of parcel area in non-riparian natural or semi-natural land cover by parcel size groupings for parcels in the ALR	54
Figure 46.	Percent of parcel area in non-riparian natural and semi-natural vegetation by primary general land use for parcels in the ALR	54
Figure 47.	Hectares in non-riparian natural and semi-natural vegetation by primary general land use for parcels in the ALR	55
Figure 48.	Map of levels of forested land use on parcels in the ALR	57
Figure 49.	Map of percent parcel area in non riparian natural and semi natural vegetation land cover for parcels with some level of forested use and in the ALR	59
Figure 50.	Count of parcels with direct farm marketing activities for parcels in the ALR	61
Figure 51.	Map of direct farm marketing activities on parcels in the ALR.....	63

List of Tables

Table 1.	Primary general land use on parcels outside the ALR	65
Table 2.	Primary general land use on parcels outside the ALR with Farm Class	65
Table 3.	Primary agriculture activity on parcels outside the ALR with Farm Class and agriculture as primary general land use	66

Appendix A. List of Tables

Table A-1.	District of North Saanich parcel distribution	69
Table A-2.	Summary of primary general land use for parcels in the ALR	70
Table A-3.	General land cover on parcels in the ALR*	71
Table A-4.	Summary of the levels of agricultural land use for parcels in the ALR	71
Table A-5.	Primary agriculture activities for parcels in the ALR where primary, secondary, or tertiary general land use is agriculture	72
Table A-6.	Primary agriculture activities for parcels in the ALR where primary general land use is agriculture.....	73
Table A-7.	Primary agriculture activities for parcels in the ALR where secondary or tertiary general land use is agriculture.....	73
Table A-8.	Agricultural land cover on parcels in the ALR where secondary, or tertiary general land use is agriculture.....	74
Table A-9.	Ancillary agriculture activities for parcels in the ALR where primary agricultural activity is forage operation and where primary, secondary, or tertiary general land use is agriculture.....	75
Table A-10.	Primary general land use by parcel size groupings for parcels in the ALR	75
Table A-11.	Percentage of parcels in agricultural land cover and parcel size groupings for parcels in the ALR	76
Table A-12.	Primary general land use and parcel size groupings for parcels in the ALR and less than two hectares in size	76
Table A-13.	Percentage of parcels in agricultural land cover and parcel size groupings for parcels in the ALR and less than two hectares in size	76
Table A-14.	Primary land use on parcels in the ALR with full potential for agriculture.....	77
Table A-15.	Primary land use and parcel size groupings on parcels in the ALR with full potential for agriculture.....	77
Table A-16.	Land cover on parcels in the ALR with full potential for agriculture and currently farmed	78
Table A-17.	Land cover on parcels in the ALR with full potential for agriculture but currently not farmed.....	79
Table A-18.	Primary land use on parcels in the ALR with reduced potential for agriculture.....	79
Table A-19.	Primary land use by parcel size groupings for parcels in the ALR with reduced potential for agriculture.....	80
Table A-20.	Parcel size and farmed -not farmed parcels in the ALR.....	80
Table A-21.	Percent of each parcel size group that is farmed and not farmed for parcels in the ALR	80
Table A-22.	Primary general land use and ancillary agricultural land use for parcels in the ALR.....	81
Table A-23.	Summary of residential land use on parcels in the ALR	82
Table A-24.	Primary general land use for parcels in the ALR with ancillary residential land use	82
Table A-25.	Ancillary land use for parcels in the ALR where primary general land use is residential	83
Table A-26.	Summary of the levels of forested land use for parcels in the ALR	83
Table A-27.	Percent of parcel area in non riparian natural or semi natural vegetation by levels of forested land use and parcel size grouping for parcels in the ALR.....	83
Table A-28.	Percent of parcel area in non riparian natural or semi natural vegetation by primary general land use and parcel size grouping for parcels in the ALR.....	84
Table A-29.	Number of parcels in the ALR with direct farm marketing activities.....	84

Abbreviations and Acronyms

AGRI	Ministry of Agriculture
ALC	Agricultural Land Commission
ALR	Agricultural Land Reserve
GIS	Geographic Information Systems
LUI	Land Use Inventory

Definitions

Ancillary – A land use or an agricultural activity is considered ancillary if it is not the primary one, i.e. if it is secondary, tertiary, or quaternary.

BC Assessment – The crown corporation which produces annual, uniform property assessments that are used to calculate local and provincial taxation. The database purchased from BC Assessment contains information about property ownership, land use, and farm classification, which is useful for land use surveys.

Cadastral – The map or database showing parcel boundaries and the location of parcels relative to each other.

Equestrian Facility – Farm operation that boards horses (usually see evidence of more than 10 horses) and has associated activities like horse training, riding lessons, trail rides, shows (usually there would be evidence of a parking lot, large barn with either indoor or outdoor arena, or paddocks).

Farmed Land – Applies to parcels producing the minimum dollar amount to be classified as a farm by BC Assessment. Local governments apply a tax rate to farmland which is usually lower than for other land classes. To receive and maintain the "farm" classification, the land must generate annual income from primary agricultural production.

Land Cover – A term used to describe the biophysical material at the surface of the earth. Land cover is distinct from land use; land cover describes the earth's surface while land use describes how people utilize the land.

Marginal Land – These land areas have with very limited potential for farming, as they are on steep slopes or have large areas with environmental limitations - e.g. wetlands that flood periodically.

Not Farmed – Applies to parcels in the ALR which are available for farming, but are not currently being used primarily for agriculture. This group includes parcels of bare land that could be converted to farmland, parcels greater than 4,000 square metres with only residential use, parcels greater than 4,000 square metres with limited industrial use, or lifestyle farms.

Orthophoto – An aerial photograph that has been rectified to eliminate image displacement caused by camera tilt and terrain relief. An orthophoto can be projected and overlaid onto a topographic map.

Parcel – The land parcel is the base upon which a fee simple interest or title to the land is based. The Provincial Land Title System manages and maintains records of the registration of this interest in land and any associated charges such as mortgages, liens, covenants, etc. against the land. The Crown Land Registry holds records of the surveys and interests on Crown land such as leases, licences, rights of way, permits, etc. Cadastral maps show the parcel boundaries and the location of parcels relative to each other.

Poultry - Includes chicken, egg, turkey and breeder sectors as well as ducks, geese, gamebirds and other specialty poultry sectors. A typical commercial poultry farm intensively produces product at significant levels, generally under the supply management system. Backyard poultry farms are smaller in scale and more often produce product for personal or limited commercial use.

Primary Agricultural Activity – If “Agriculture” is listed as a primary, secondary, tertiary or quaternary land use, the primary agricultural activity is the one which is likely the greatest source of income (e.g. “Beef Cattle” or “Greenhouse”).

Primary Land Use – This category is the dominant land use taking place on the parcel. It is a general term, such as “Agriculture”, “Lifestyle Farm”, “Residential Use”, or “Commercial/Service Use”.

Semi-natural vegetation – Includes land with greater than 10 percent cover of vegetation – dominated by native or weedy species. The land may be influenced by human actions but is not being maintained by human actions. It includes old farm fields and remedial land with established natural vegetation, land cleared for pasture but not broken or seeded to non-native (cultivated species) grazed, selectively logged or regenerating forests.

Unavailable for Agriculture – Applies to land within the ALR capable of having agriculture as the primary land use but which is not currently being farmed, and cannot easily be converted to a primary agricultural use because of other existing land uses. This term has been applied to those parcels with a primary land use of: Commercial/Service, Golf Course, Industrial, Institutional, Military Area, Mineral Extraction, Mobile Home Park, Park, Recreational, Residential, Transportation and Communications, or Utility. Residential parcels were considered to be unavailable if the parcel size was less than 4,000 square metres (approximately 1 acre), or if pavement and landscaping made future agricultural development impossible. As well, "unavailable for agriculture" applies to parcels with topographical constraints, such as steep terrain or land under water.

Unknown – These are areas where general activities are not identifiable by orthophoto interpretation or by observation because the surveyor’s view was blocked by vegetation or other obstructions.

Unused Farmland – This term applies to an area where there are abandoned crops.

Executive Summary

Situated at the northern edge of the Capital Regional District, North Saanich has valuable agricultural land, a rural atmosphere, and some smaller-lot neighbourhoods. The Agricultural Land Reserve (ALR) covers about one-third of its area. There are 307 parcels considered to be within the ALR (for the purposes of this inventory) with a total parcel area of 1,625 hectares – 1,324 ha of ALR land and 301 ha of non-ALR land.¹

As would be expected, the dominant primary general land use on parcels in the ALR is “Agriculture”, but it is only 714 ha (= 44% of the area) on 116 parcels (= 38% of all parcels). Other primary land uses are: “Commercial/Service”, which is the Victoria International Airport, covering 382.5 ha (24%), “Forested” areas covering 243.9 ha (15%), and residential areas covering 79.9 ha (5%).²

In addition to the primary general land use being agriculture, there is ancillary agricultural use on another 495.5 ha (34 parcels), for a total of 1,209 ha (150 parcels) with some form of agriculture. An example of ancillary agriculture is the airport which, in addition to its main airport function, has agriculture on about 124 ha within the ALR and 258 ha on non-ALR land.³

On the 150 parcels in the ALR with agricultural use, there are 24 different primary agricultural activities – of which the main ones are “Forage operation”, on 43% of the parcels, and “Horse operation” accounting for another 17%.⁴

Looking at the 784.5 ha of agricultural land cover (not land use) reveals that 81% is “Forage and pasture crops” which is by far the largest category. Thus, a significant proportion of crop land cover supports animal production – mostly dairy and horse operations.⁵

Almost three-quarters of the 307 parcels in the ALR are small – 43% are less than 2 ha and another 35% are between 2 and 4 ha.⁶ When examined by parcel size grouping, there is “Agriculture” in all groupings, but smaller-sized parcels tend to have more non-agricultural primary land uses such as “Forested”, “Residential”, and “Recreational”.⁷ About one-third of parcels in the ALR have no agricultural land cover and they tend to be small (less than 2 ha).⁸

Not all of the farming potential of the ALR is being used. Of the 1,324 hectares within the ALR, 689 ha are currently being farmed, while another 366 ha are available for farming. A further 269 ha are unavailable for farming.⁹

Parcel size may affect the utilization level for agriculture and reduced size may encourage alternative land uses such as rural residential. Farmed parcels are found in all parcel size groupings, however smaller parcels have a very large number of not-farmed parcels and larger parcels have a higher proportion of farmed parcels.¹⁰ There are 80 hectares of “Residential” as a primary land use and another 733 ha with ancillary residential. Of the parcels that have “Residential” as a primary land use, 37% have some ancillary agriculture but another 37% are only residential.¹¹

¹ Refer to Figure 4.

² Refer to Figures 5 to 7.

³ Refer to Figures 9 and 10.

⁴ Refer to Figure 11.

⁵ Refer to Figures 13, and 15.

⁶ Refer to Figure 17.

⁷ Refer to Figure 18.

⁸ Refer to Figures 19 to 23.

⁹ Refer to Figures 24 to 31.

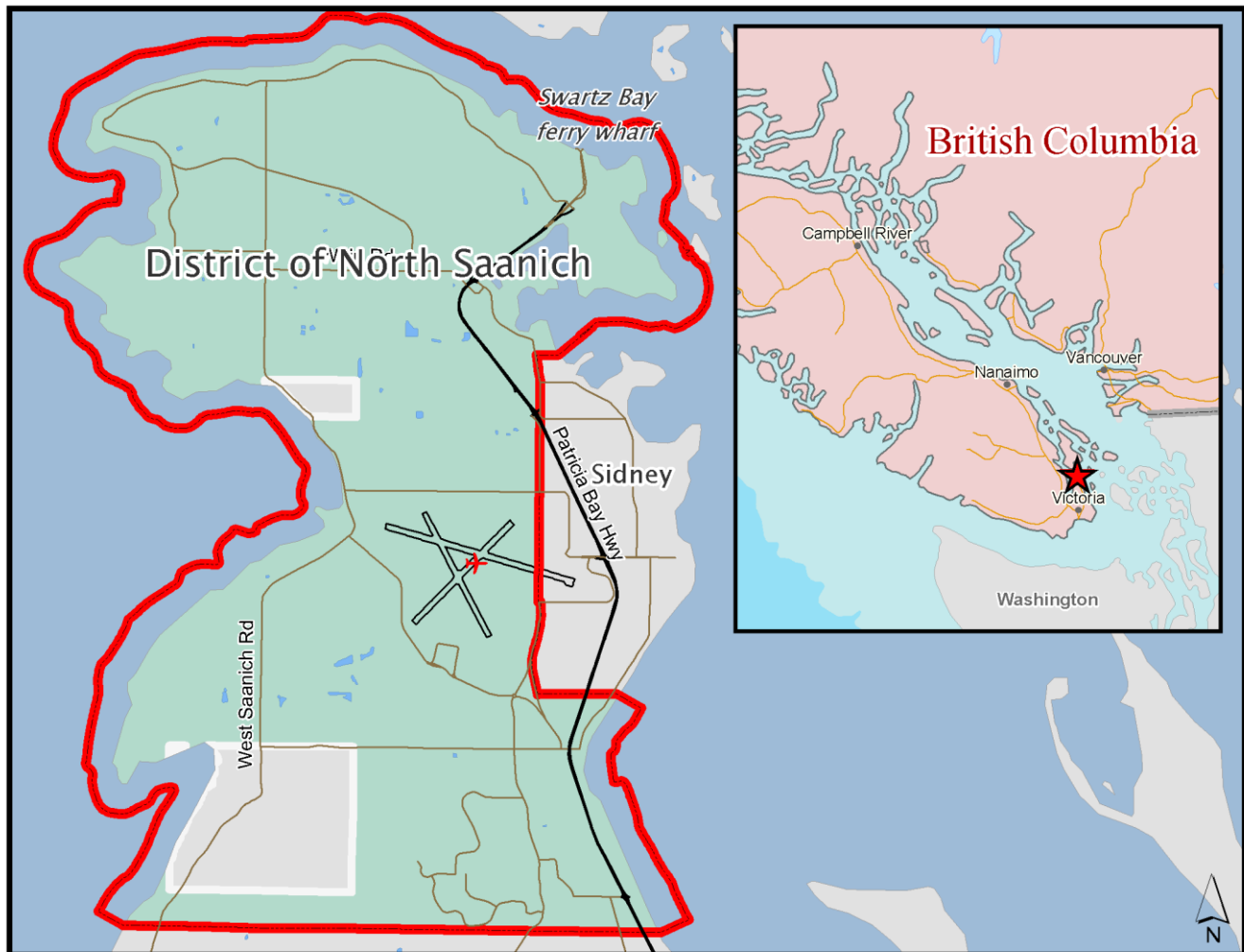
¹⁰ Refer to Figures 32, 33, and 34.

¹¹ Refer to Figures 37, 38, 39, and 40.

Community Information

District of North Saanich is located on the east side of southern Vancouver Island, British Columbia as shown in Figure 1 below.

Figure 1. Overview map of the area of interest



The area of the municipality as of December 31, 2006 was 4,691.4 hectares¹².

¹² BC Ministry of Community Development, Local Government Statistics
http://www.cd.gov.bc.ca/lgd/infra/library/regional_stats08_summary.pdf

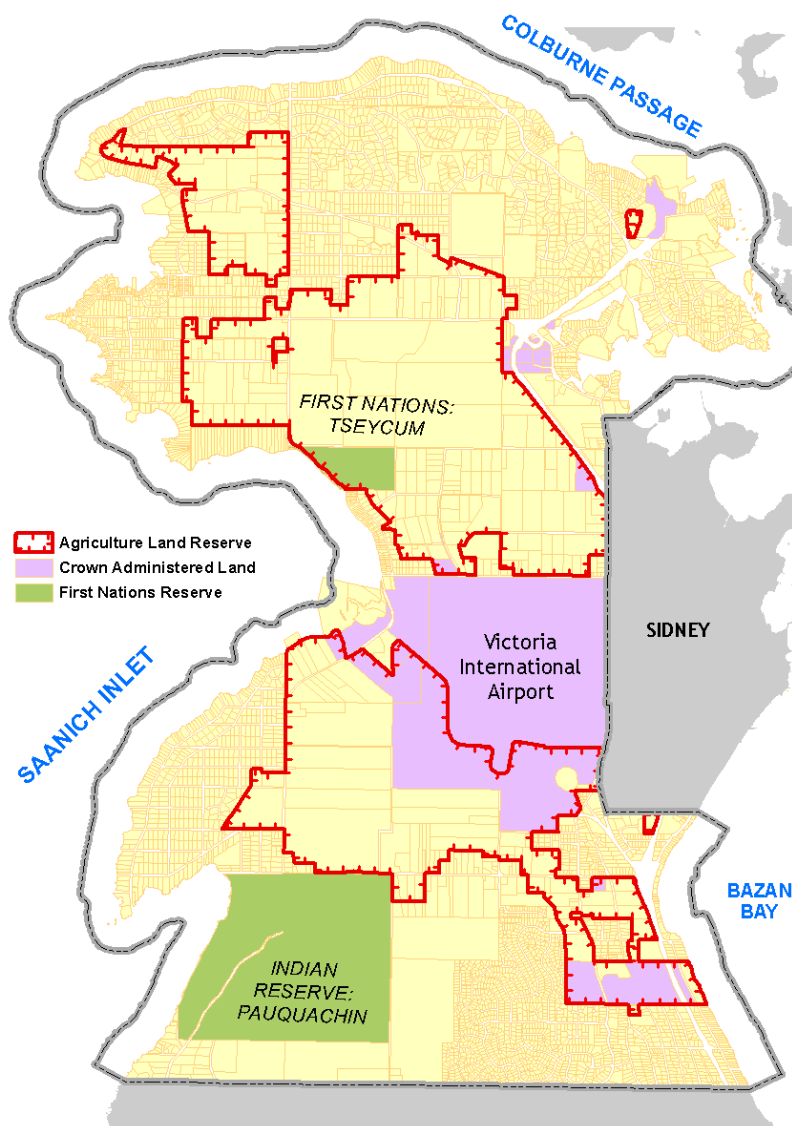
Agricultural Land Reserve (ALR)

The Agricultural Land Reserve (ALR) is a provincial land use zone designated in 1973 to preserve land for farming. In the ALR, agriculture is the primary use and non-agricultural uses are controlled. See Figure 2 below.

The Agricultural Land Reserve within the District of North Saanich:

- totals 1,407 hectares¹³ which is nearly 30% of the area (4,691.4 hectares¹²) and 35% of the land area (4,073 hectares¹⁴) of the municipality;
- includes 196.1 hectares¹⁵ of crown administered land with 124.2¹⁶ of those hectares within Victoria International Airport;
- includes 49.1 hectares¹⁷ of designated rights of way;
- includes 25.7 hectares¹⁸ of Indian reserve land (not part of the municipality).

Figure 2. Agricultural Land Reserve within the District of North Saanich



¹³ ALR mapping, Land and Resource Data Warehouse, January 31, 2009 (area calculated in GIS by AGRI)

¹⁴ Cadastre provided by the District of North Saanich April 2009 (area calculated in GIS by AGRI)

¹⁵ ALR mapping¹³ and cadastre¹⁴ (area calculated in GIS by AGRI)

¹⁶ ALR mapping¹³ and cadastre¹⁴ (area calculated in GIS by AGRI)

¹⁷ ALR mapping¹³ and cadastre¹⁴ (area calculated in GIS by AGRI)

¹⁸ Indian Reserve, Land and Resource Data Warehouse, June 2009 and ALR mapping¹³ (area calculated in GIS by AGRI)

Methodology

The survey area included all parcels within the Agricultural Land Reserve and those occurring outside the ALR where there is active agriculture. Properties identified as candidates to be inventoried if a portion of the parcel area was within the ALR or the property had farm class based on 2009 BC Assessment. Additional parcels may have been inventoried if significant agriculture activity was exhibited. The inventory was conducted by the AGRI Regional Agrologist assisted by a technician provided by the District of North Saanich.

Cadastre mapping (2009) was provided by the District of North Saanich. BC Assessment data (2009) was used to identify properties with farm tax status. Aerial photographs from 2007 were utilized to provide confirmation of survey information where parcels were not fully visible from the road.

Field survey maps and associated database were created by AGRI for the survey crew to enter data about each property. The survey crew drove to each property and observed the situation. Aerial photographs were used to check site characteristics. The technician entered the appropriate codes into the database on a laptop computer. For further details on survey methods, please refer to *AgFocus, a Guide to Agricultural Land Use Inventory*¹⁹.



Once acquired through the survey, the land use data was brought into a Geographic Information System (GIS) to facilitate analysis and produce maps. Digital data, in the form of a database and GIS shapefiles (for maps), is available upon request through a data sharing agreement.

Description of the Data

For each property in the study area, data was collected on the general land use, agricultural activities (where present), land covers (including crops and buildings), agricultural practices (including irrigation), and livestock.

1. *General land use:* Up to four levels of general use (the general land uses include agriculture, industrial, commercial, residential and others) were recorded for each property, based on an estimate of their overall economic importance, the property's tax status, and/or the extent of the land use. These levels are referred to as the primary, secondary, tertiary and quaternary land uses.
Agriculture was recorded as the primary land use if the parcel area was predominantly in agricultural use or if there was high agricultural activity intensity.
2. *Agricultural activity:* Up to four types of agricultural activities were recorded on parcels where agriculture was recorded as a general land use. The primary agricultural activity represents the most intensive agricultural activity covering the greatest extent of land and is the data which is used in most of the tables and maps in this report. BC Assessment data was used to support this evaluation.

¹⁹ <http://www.agf.gov.bc.ca/resmgmt/publist/800series/830110-3.pdf>

3. *Land covers:* Land covers, including crops, buildings, forested areas (woodlots), streams, etc. were recorded for each parcel surveyed. The percentage of the lot area occupied by each land cover and the number of buildings were also recorded. Where a property was not visible from the roadway, orthophotos were used to identify land covers. Orthophotos were also used to confirm areas of observed covers.
4. *Agricultural practices:* Surveyors recorded agricultural practices associated with each crop cover. For example, if a forage crop was being harvested for hay, it was recorded. Irrigation was also recorded, including the type of system used.
5. *Livestock:* The types of all livestock operations were recorded and scales of operation were estimated. A record was also made of properties where livestock were not seen at the time of survey, but inferred based on grazed pastures, manure storage, and other evidence.

Results for Lands in the ALR

This section summarizes the general land uses, agricultural activities, and land covers occurring within District of North Saanich's ALR, and the availability of ALR land to be used primarily for agriculture.

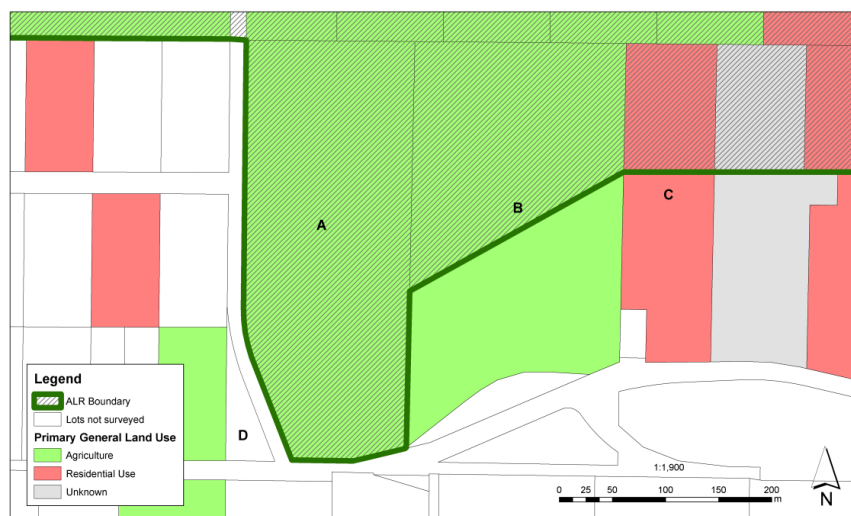
PARCEL INCLUSION IN THE ALR

Since much of the following analysis is parcel based, it is important to note that the ALR boundaries are not always coincident with parcel boundaries. As a result, many parcels have only a portion of their area in the ALR. In an effort to achieve an accurate picture of the ALR land in North Saanich, this report distinguishes between two parcel categories:

- parcels with at least 50% or more of their area or greater than 10 hectares within the ALR;
- parcels with less than 50% of their area and less than 10 hectares within the ALR.

Parcels with at least 50% or more of their area within the ALR or with greater than 10 hectares within the ALR are considered to be within the ALR for the purposes of this report.

Figure 3. Explanation of parcel categories



*Figure 3 illustrates that many parcels have only a portion of their area in the ALR. This report distinguishes between the **portion** of the parcel within the ALR and the **portion** of the parcel outside the ALR.*

Many of the results presented in this report include the parcel portions both in and out of the ALR as well as the entire parcel area regardless of whether the parcel is considered to be within the ALR or not.

Figure 3 illustrates the distinction between parcel categories in relation to the ALR:

Considered to be within the ALR:

- *lot A is completely in the ALR*
- *lot B has 50% or more of its area in the ALR.*

Considered to be outside the ALR:

- *lot C has less than 50% of its area and less than 10 hectares in the ALR*
- *lot D is completely outside the ALR.*

PORTION OF PARCEL IN THE ALR

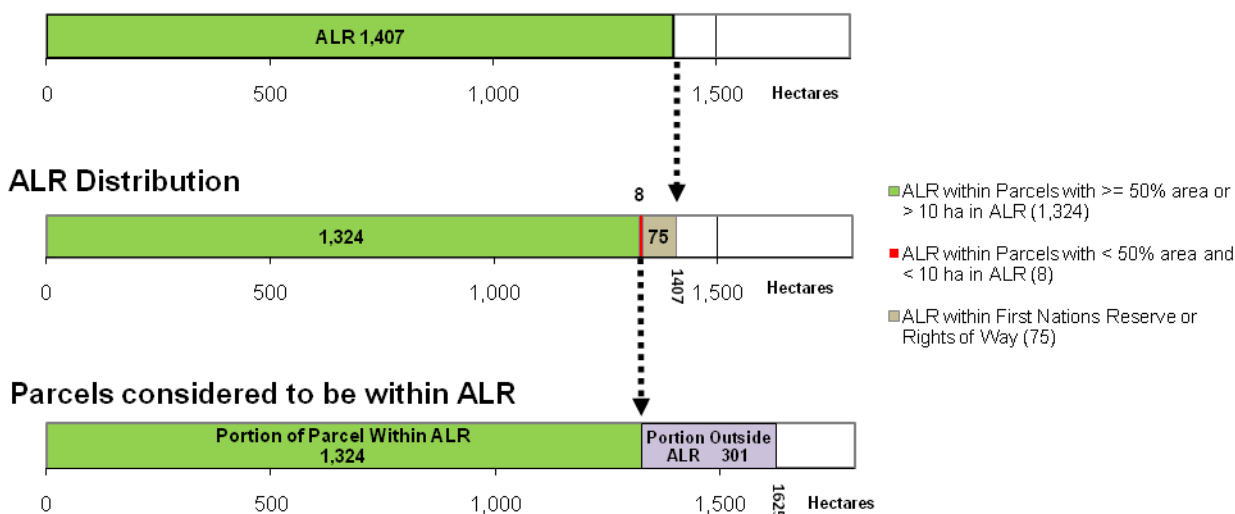
Figure 4 shows that although North Saanich's ALR land totals 1,407 hectares, only 1,324 hectares are within parcels considered to be within the ALR. The remaining 83 hectares are distributed among parcels considered to be outside the ALR, in rights of way, or in a First Nations reserve.

Figure 4 also shows that the total area of parcels considered to be within the ALR is 1,625 hectares (a combination of 1,324 hectares of ALR land and 301 hectares of non-ALR land) on 307 parcels.

Appendix A Table A-1 provides a detailed accounting of parcel distribution in relation to the ALR within the District of North Saanich.

Figure 4. Parcels considered to be within the ALR

North Saanich ALR



GENERAL LAND USE AND LAND COVER

The estimation of land use differs depending on the measurement methodology used. This section presents two different measures of land use:

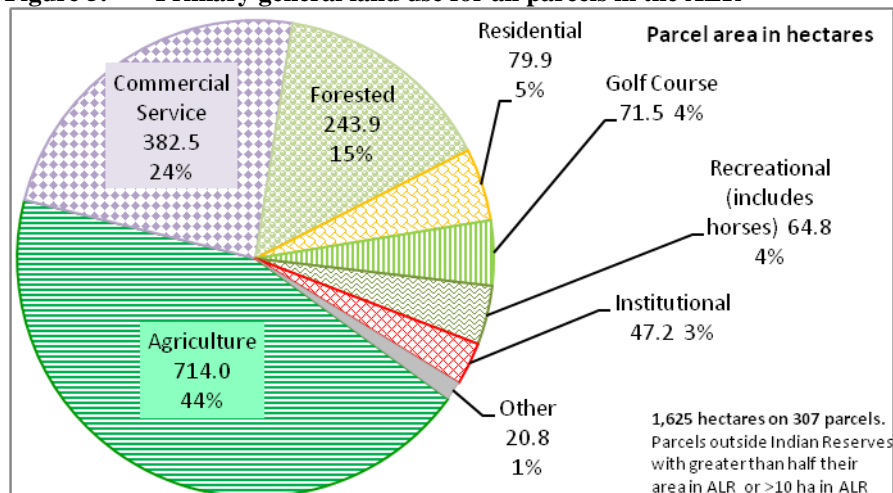
- **the general land use for each property:**

Up to four levels (primary, secondary, tertiary and quaternary) of general land use are recorded with each level describing the entire parcel area. The **primary** general land use is that which is estimated to have the greatest estimated economic importance and/or extent.

- **the land cover types within each parcel:**

Land covers describe the biophysical material at the surface of the earth. A land cover is distinct from land use; land cover describes the earth's surface while land use describes how people utilize the land. A parcel can have numerous different land cover types with each describing a different area of the parcel. Land cover more closely approximates the actual area of land in agricultural production than primary general land use.

Figure 5. Primary general land use for all parcels in the ALR



There are 307 parcels with 1,625 hectares in the ALR.

Figure 5 shows that the dominant primary general land use on parcels in the ALR is "Agriculture" with 714 hectares (44% of area), or 116 parcels (38% of total number).

Figure 7 maps the distribution of primary general land use.

Refer to Appendix A Table A-2, for more information.

Figure 6. General land cover on all parcels in the ALR

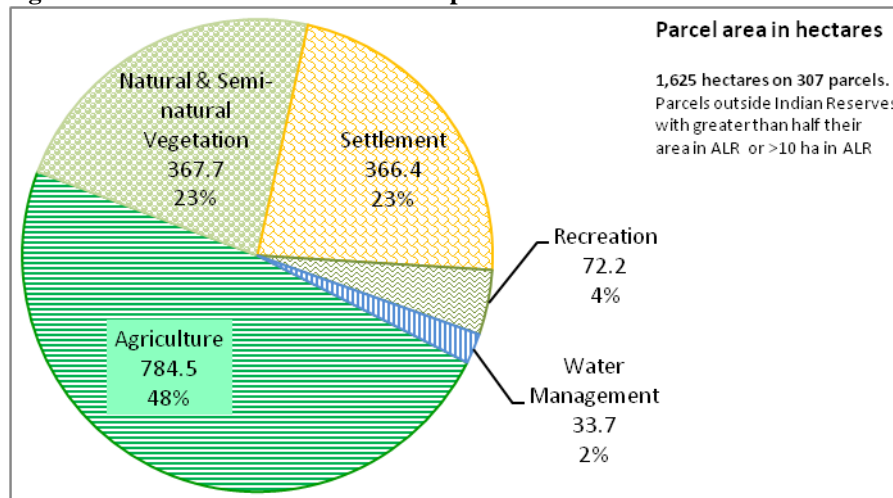


Figure 6 indicates the dominant general land cover on parcels in the ALR is agriculture with 784.5 hectares (48% of area).

Figure 8 maps the intensity of agricultural land cover.

Appendix A Table A-3 provides a detailed accounting of general land cover.

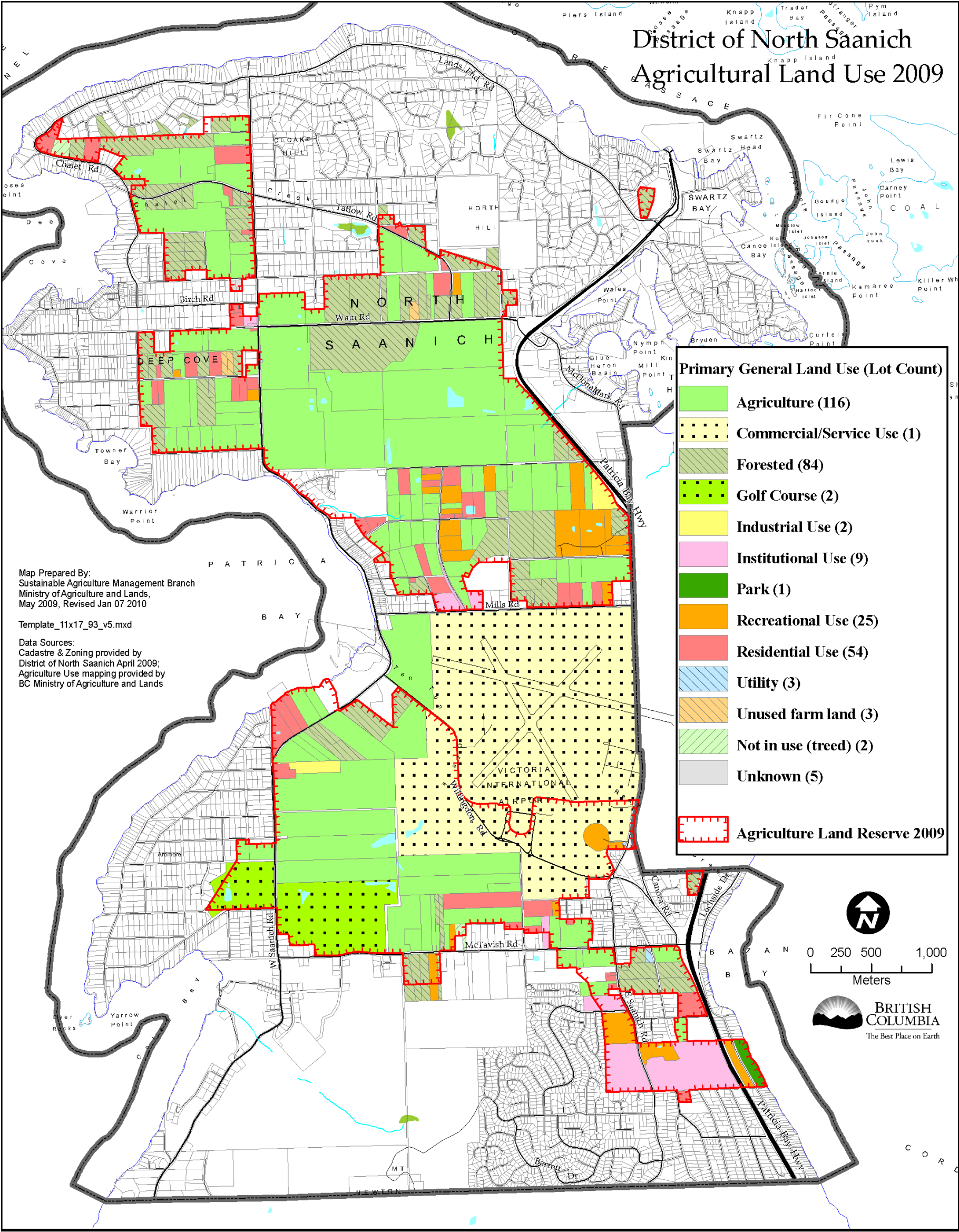


Figure 7. Map of primary general land use on parcels in the ALR

Primary General Land Use



Figure 8. Map of agricultural land cover on parcels in the ALR.

AGRICULTURAL LAND USE

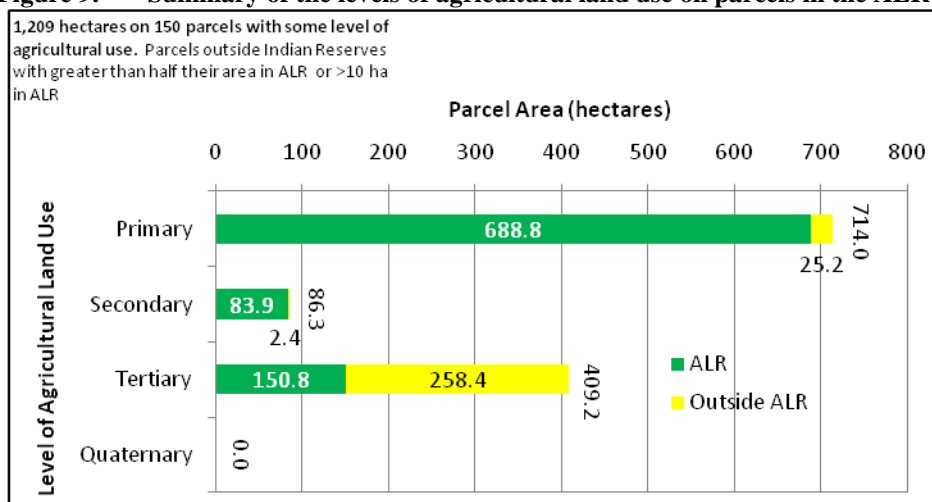
Agriculture has been shown to be the dominant **primary** general land use on North Saanich parcels within the ALR.

Figure 9 shows that in addition to 714 hectares of land primarily being used for agriculture, there are 495.5 hectares with ancillary agricultural use: 86 hectares have secondary agricultural use while 409.2 hectares have tertiary agricultural use. In total, there are 1,209 hectares with some level of agricultural land use on parcels in the ALR.

Figure 10 maps the distribution of primary and ancillary agriculture land use.

Refer to Appendix A Table A-4 for a more detailed accounting of the levels Agricultural Land Use found in North Saanich.

Figure 9. Summary of the levels of agricultural land use on parcels in the ALR



Note:

Victoria International Airport exhibits **tertiary** agriculture use on approximately 124 hectares of ALR land and 258 hectares of non ALR land.

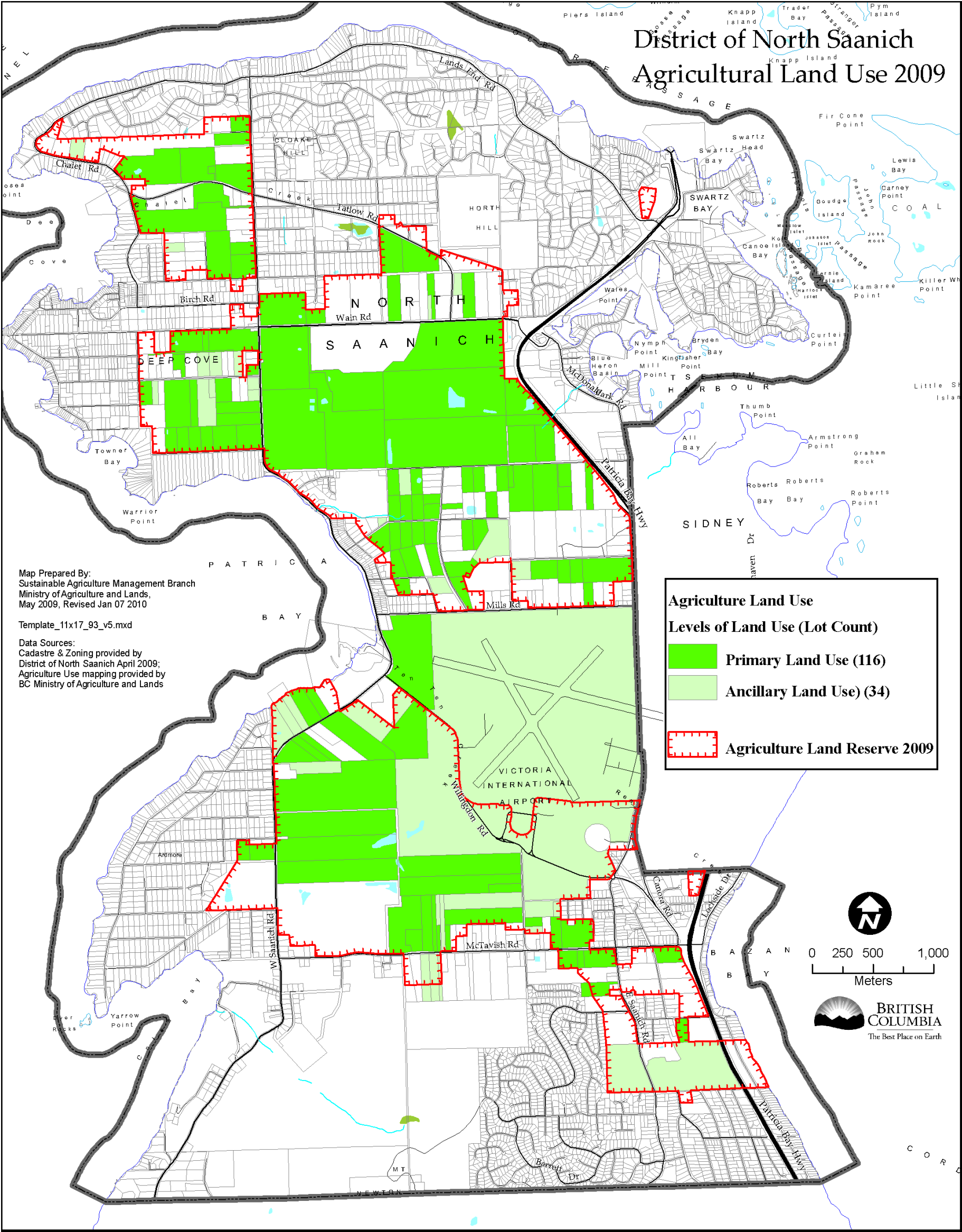


Figure 10. Map of primary and ancillary agricultural land use for parcels in the ALR

Agriculture Land Use

AGRICULTURAL ACTIVITIES

The estimation of the dominant agricultural activity differs depending on the measurement methodology used. This section presents two different measures of agricultural activities:

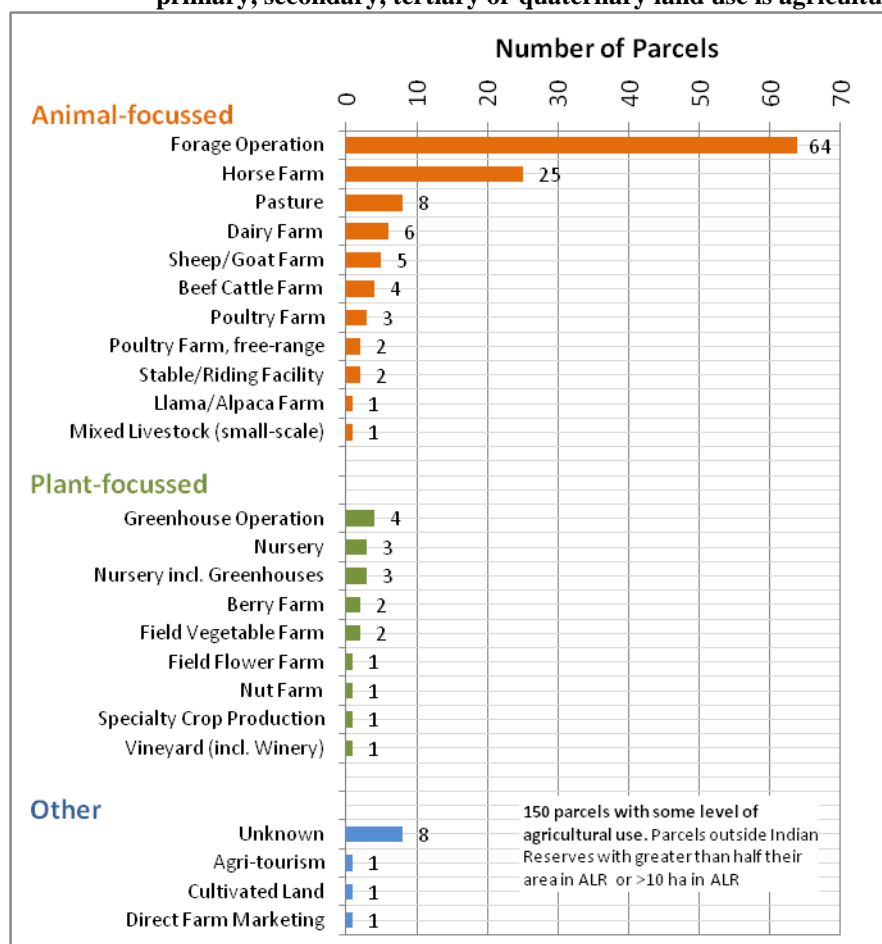
- **general agricultural activity for each property:**

Agricultural activities (e.g. “Horse farm”, “Pasture”, etc.) were captured for each parcel that exhibited some level of agricultural use (refer to the preceding section titled Agricultural Land Use). Up to four levels of activities (primary, secondary, tertiary, quaternary) were identified with each describing the entire parcel area. The **primary** general agricultural activity represents the most intensive agricultural activity covering the greatest extent of land.

- **agricultural land cover types within each parcel:**

A parcel can have numerous agricultural land cover types with each describing a different area of the parcel.

Figure 11. Primary general agricultural activity on parcels in the ALR where primary, secondary, tertiary or quaternary land use is agriculture



There are 150 parcels totalling 1,209 hectares with some level of agricultural use in the ALR.

Figure 11 describes the 24 different primary agricultural activities occurring on these 150 parcels.

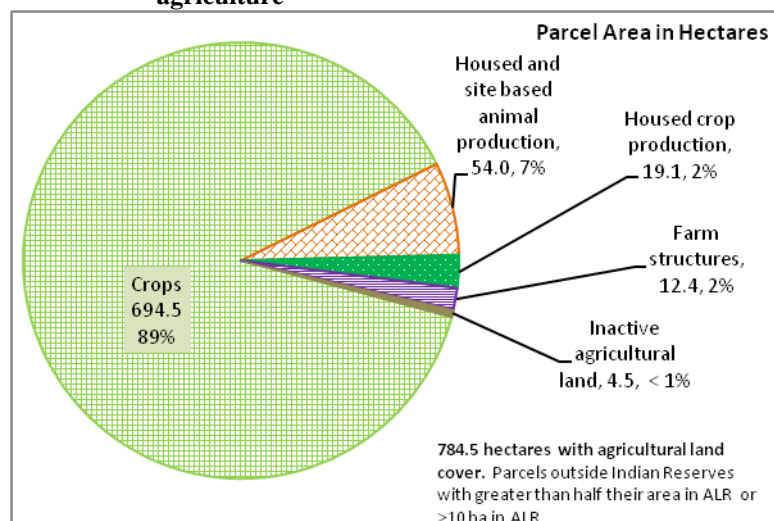
“Forage Operation” is the most widespread with 64 parcels accounting for almost 43% of the number of agricultural use parcels in the ALR.

“Horse farm” is the next most prominent agricultural activity with 25 parcels accounting for 17 % of the number agricultural use parcels in the ALR.

Figure 14 maps primary general agricultural activities on agricultural use parcels.

Refer to Appendix A Table A-5, Table A-6 and Table A-7 for more information

Figure 12. Agricultural land cover on parcels in the ALR where primary, secondary, tertiary or quaternary land use is agriculture



There are 784.5 hectares of agricultural land cover on parcels in the ALR (land that is covered by vegetation or structures related to agriculture).

Figure 12 shows that “Crops” dominate:

- with 694.5 hectares, or 89% of the agricultural land cover area on parcels in the ALR;
- 43% of the area of parcels in the ALR.

Refer to Appendix A Table A-8 for more information.

Figure 13. Detailed agricultural land cover on parcels in the ALR where primary, secondary, tertiary or quaternary land use is agriculture

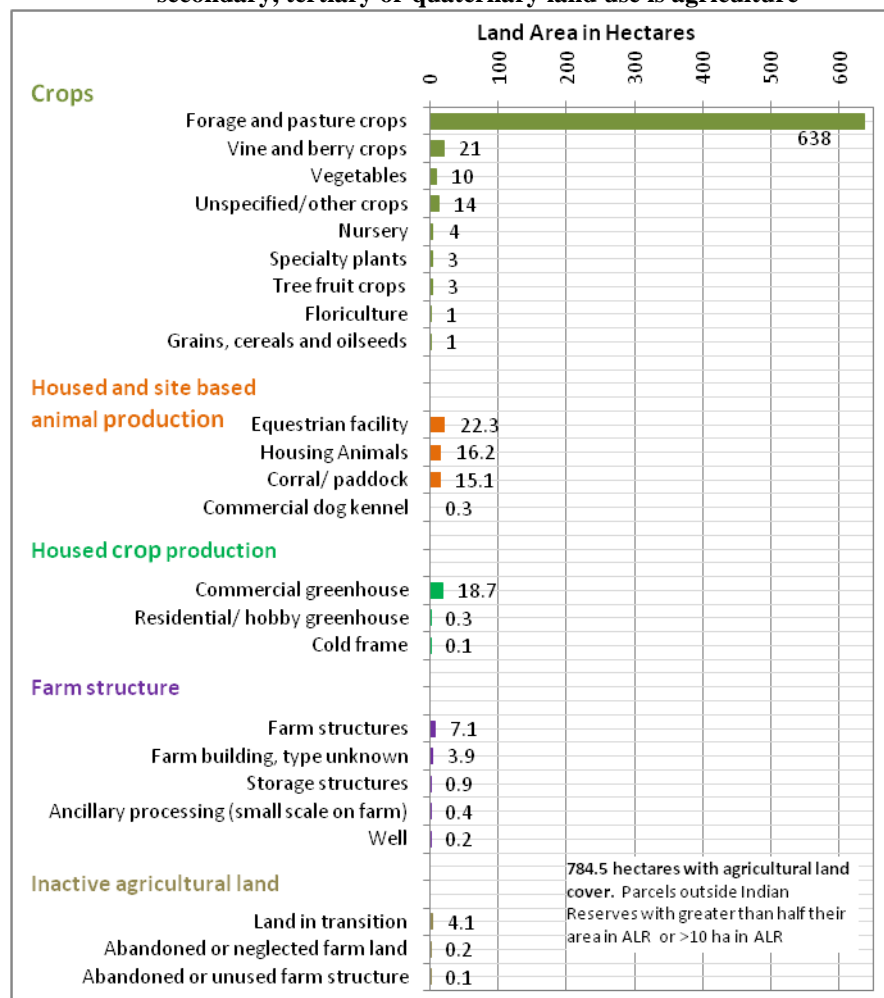
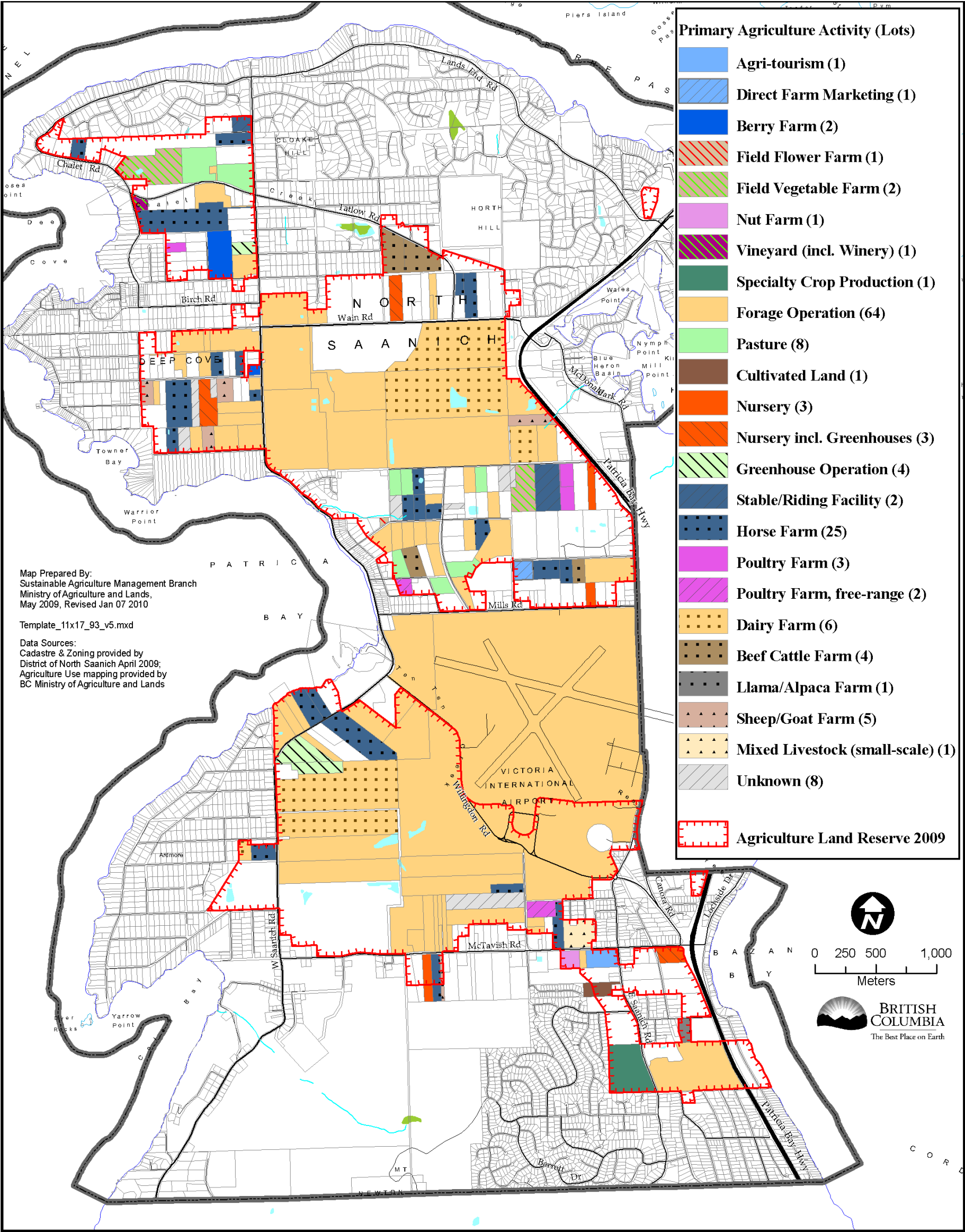


Figure 13 describes the 784.5 hectares of agricultural land cover on parcels in the ALR.

“Forage and pasture crops” dominates with 638 hectares or 81% of agricultural land cover.

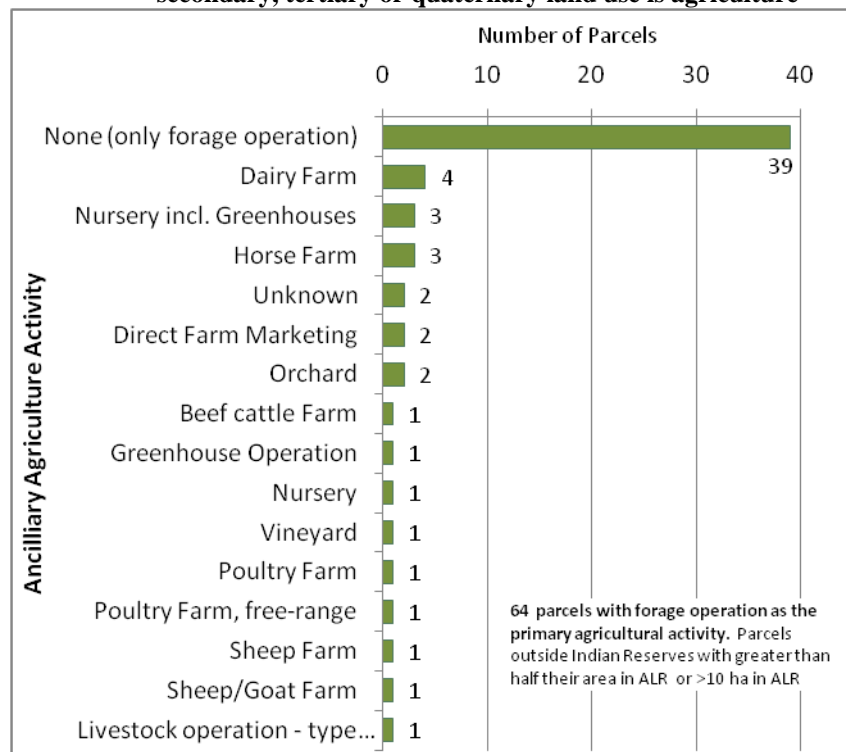
It is important to note that a significant portion of crop land cover is utilized in the support of animal production agricultural activities. For instance, a horse farm may have a significant proportion of its land in forage crops.

Refer to Appendix A Table A-8, for more information.



Primary Agriculture Activities

Figure 15. Ancillary agriculture activity on parcels in the ALR where primary agriculture activity is forage operation and primary, secondary, tertiary or quaternary land use is agriculture



Of the 64 parcels with forage operations in the ALR (see Figure 11 above) 39 parcels have no other agricultural activity.

Only 25 parcels, or 39%, have ancillary agricultural activities.

Figure 16 maps the ancillary agricultural activities associated with forage operations.

Refer to Appendix A Table A-9 for more information.

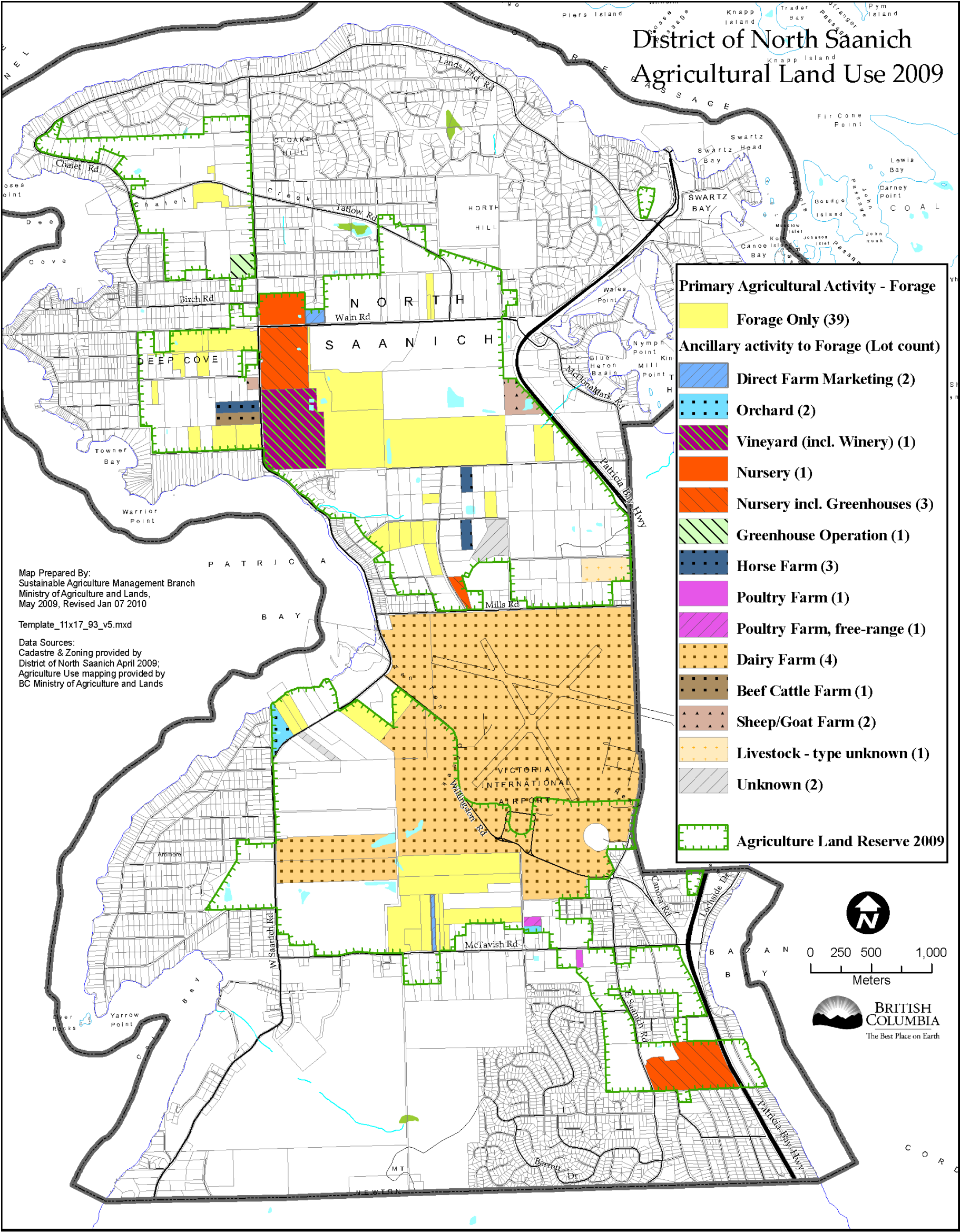


Figure 16. Map of ancillary agriculture activities on parcels in the ALR where primary agriculture activity is forage operation and primary, secondary, tertiary or quaternary land use is agriculture

Forage Operations

PARCEL SIZE DISTRIBUTION

Of the 307 parcels in the ALR, 133 (43%) are under two hectares and 240 (78%) are under four hectares.

Figure 23 maps the parcel size groupings.

Refer to Appendix A Table A-10 for more information.

Figure 17. Number of parcels in parcel size groupings for parcels in the ALR

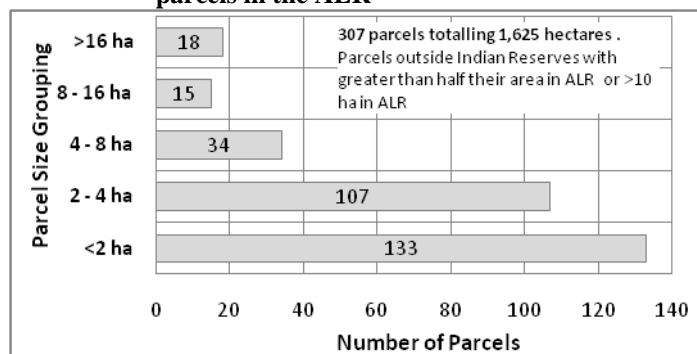


Figure 17 illustrates that of the 307 parcels in the ALR:

- 43% (133 parcels) are less than 2 hectares in size.
- 35% (107 parcels) are between 2 and 4 hectares in size.
- 11% (34 parcels) are between 4 and 8 hectares in size.
- 5% (15 parcels) are between 8 and 16 hectares in size.
- 6% (18 parcels) are greater than 16 hectares in size.

Figure 18 illustrates the mixture of land uses by parcel size groupings for the 307 parcels in the ALR. "Agriculture" occurs on all parcel size groupings but smaller parcels tend to have more non-agricultural uses (see Figure 21).

Refer to Appendix A Table A-10 for more information.

Figure 18. Number of parcels in parcel size groupings by primary general land use for parcels in the ALR

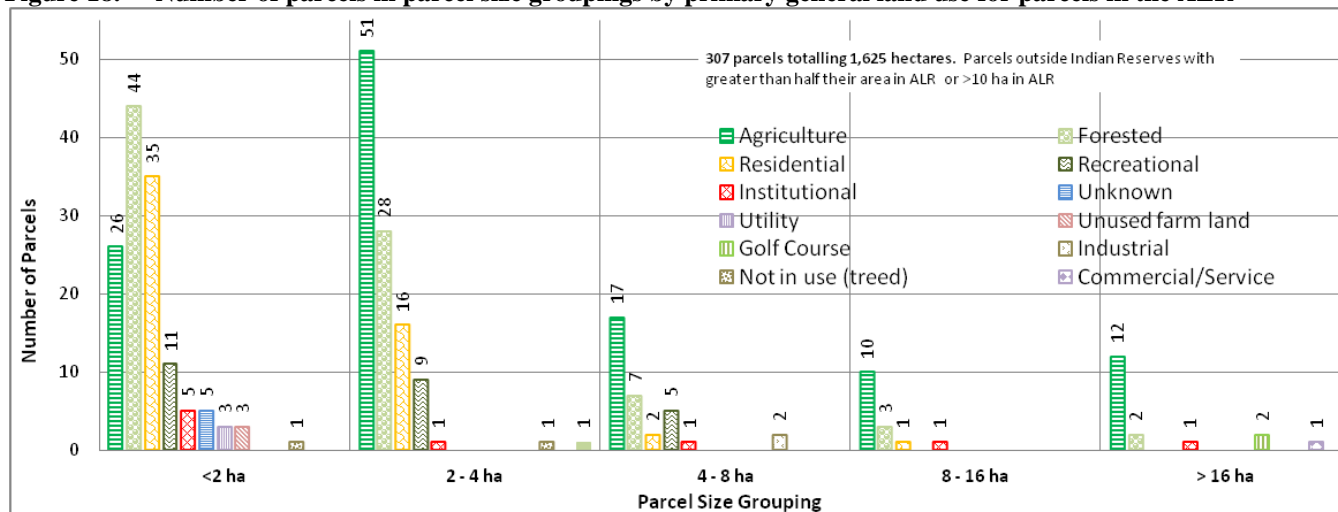
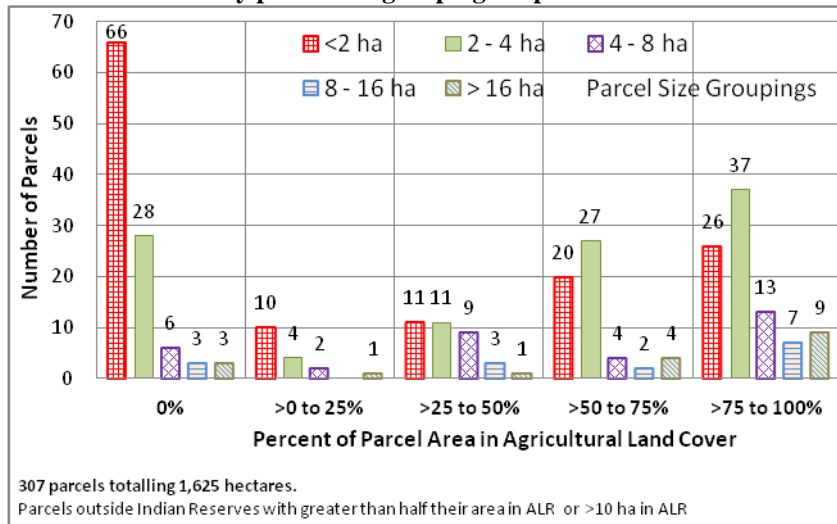


Figure 19 shows the percent of agricultural land cover by parcel size grouping for all parcels in the ALR.

Parcels with none (0%) of their land cover in agriculture tend to be small. In fact, 66 (or 62%) of 106 parcels with 0% agricultural land cover are less than 2 hectares in size. Only 12 (or 11%) of the 106 parcels with 0% agricultural land cover are greater than 4 hectares in size.

Refer to Appendix A Table A-11 for more information.

Figure 19. Number of parcels by percentage area in agricultural land cover by parcel size grouping for parcels in the ALR



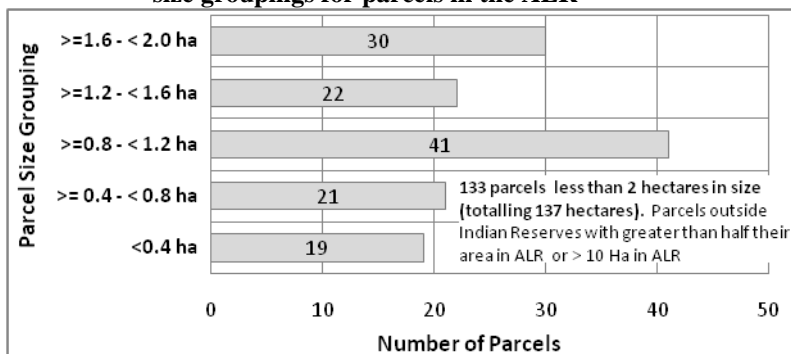
For all 307 parcels in the ALR:

- 34% of parcels (106) have 0% agriculture land cover.
- 6% of parcels (17) have 0 - 25% agriculture land cover.
- 11% of parcels (35) have 25-50% agriculture land cover.
- 19% of parcels (57) have 50-75% agriculture land cover.
- 30% of parcels (92) have 75-100% agriculture land cover.

Figure 20 further describes the 133 parcels which are less than 2 hectares in size in the ALR.

Figure 23 maps all the parcel size groupings. Refer to Appendix A Table A-12 for more information.

Figure 20. Number of parcels less than 2 hectares in size in parcel size groupings for parcels in the ALR



The 133 parcels less than 2 hectares in size in the ALR are 43% of all parcels in the ALR (see Figure 21):

- 6% (19 parcels) are < .4 hectares
- 7% (21 parcels) are between 0.4 and 0.8 hectares
- 13% (41 parcels) are between 0.8 and 1.2 hectares
- 7% (22 parcels) are between 1.2 and 1.6 hectares
- 10% (30 parcels) are between 1.6 and 2.0 hectares

Figure 18 (above) shows that “Residential” and “Forested” uses dominate on parcels less than 2 hectares in size.

Figure 21 illustrates the mixture of land uses by parcel size groupings for parcels less than 2 hectares in size. Of the 19 parcels less than 0.4 hectares in size, 11 parcels or 58% are used primarily for “Residential”. No parcels less than 0.4 hectares in size have a primary use of “Agriculture”.

Refer to Appendix A Table A-12 for more information.

Figure 21. Number of parcels in parcel size groupings by primary general land use for parcels in the ALR and less than two hectares in size

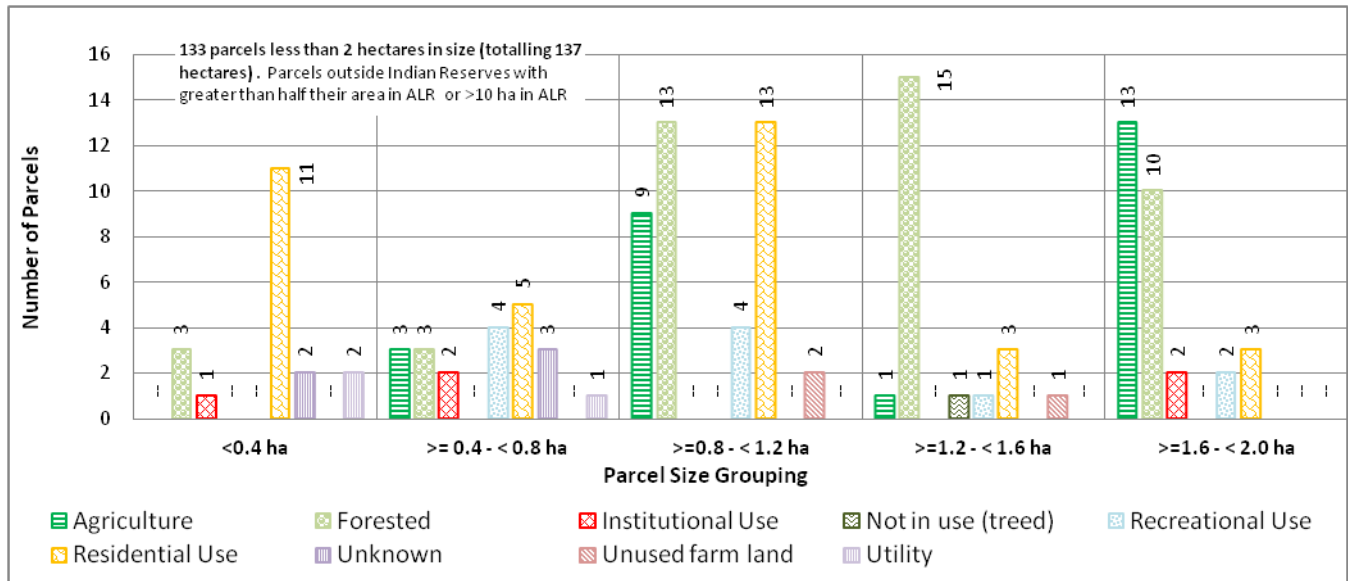
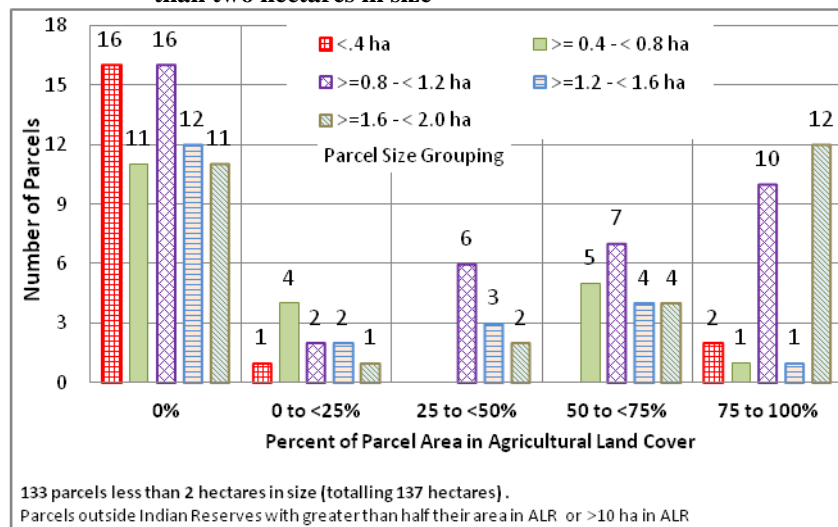


Figure 22 illustrates the percent of agricultural land cover by parcel size grouping for the 133 parcels less than 2 hectares in size; 66 parcels or 50% of these small parcels have no agricultural land cover.

Refer to Appendix A Table A-13 for more information.

Figure 22. Number of parcels by percentage area in agricultural land cover by parcel size grouping for parcels in the ALR less than two hectares in size



Of the 133 parcels less than 2 hectares in size in the ALR:

- 50% of parcels (66) or have 0% agriculture land cover.
- 8% of parcels (10) have 0 - 25% agriculture land cover.
- 8% of parcels (11) have 25-50% agriculture land cover.
- 15% of parcels (20) have 50-75% agriculture land cover.
- 19% of parcels (26) have 75-100% agriculture land cover.

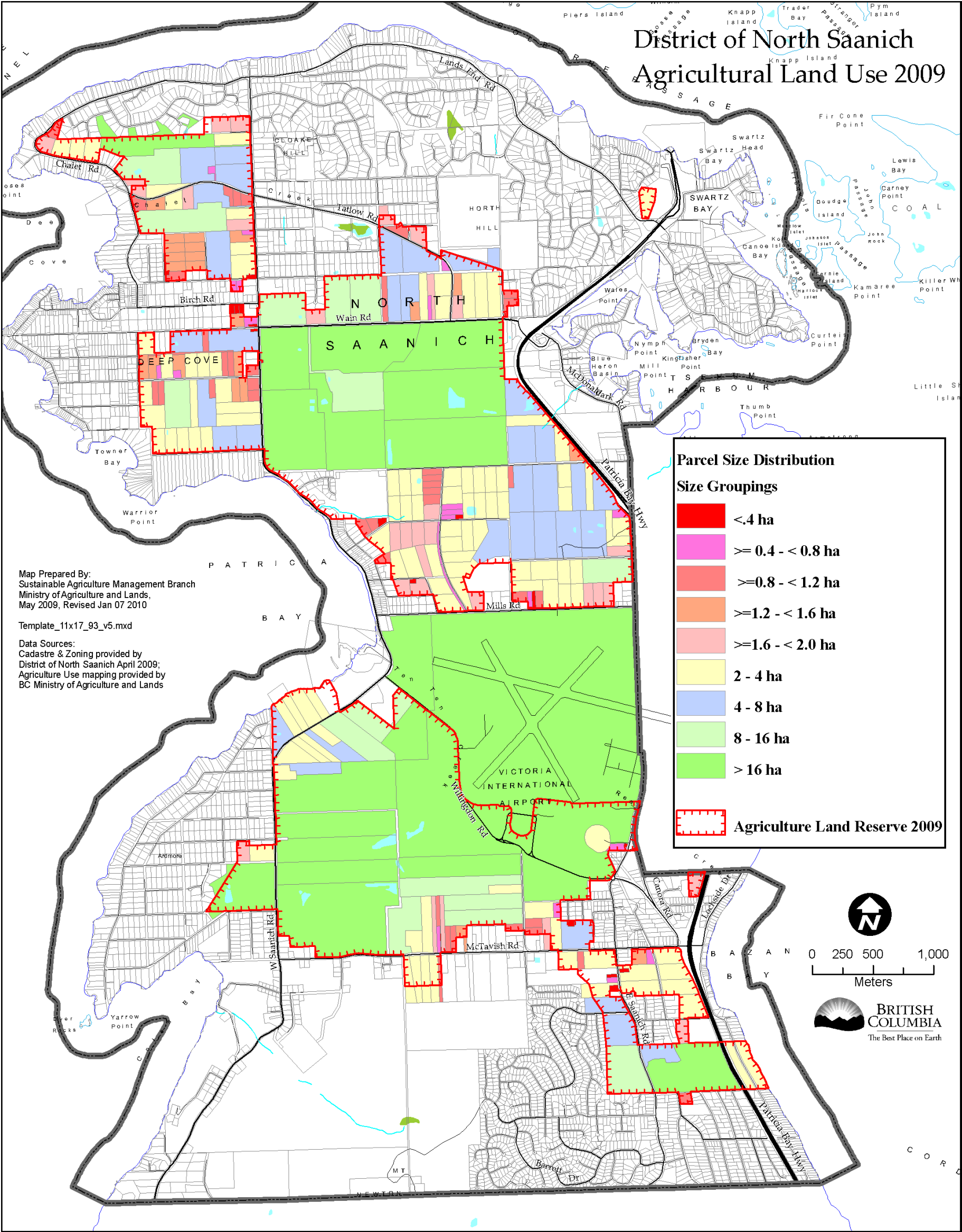


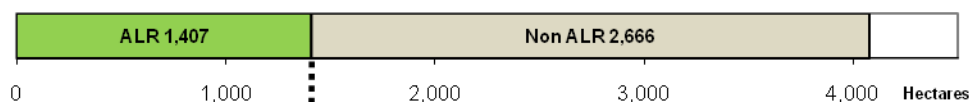
Figure 23. Map of parcel size groupings for parcels in the ALR

AVAILABILITY OF ALR LANDS FOR AGRICULTURE

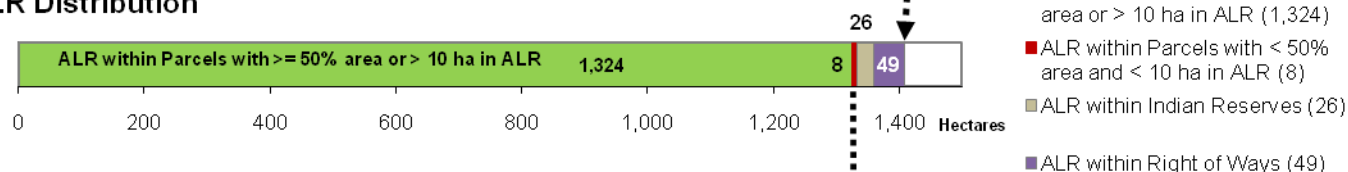
The analysis of the availability of ALR lands examines how much land within the ALR is being used primarily for agriculture, is available for being used primarily for agriculture, or is unavailable for agriculture due to other established land uses. Of the ALR land on parcels considered to be in the ALR (1,324 hectares), only 1,055 hectares are fully available to be used primarily for agriculture and only 689 hectares are actually farmed (see Figure 24 below). A full description of this analysis follows Figure 24. Figure 34 maps the availability of ALR lands.

Figure 24. Availability of ALR land for agriculture in District of North Saanich

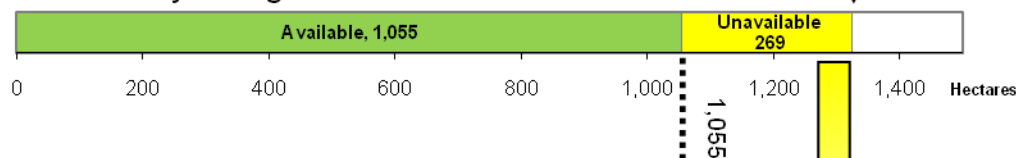
Municipality



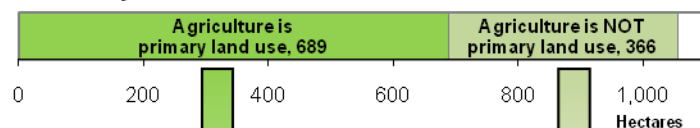
ALR Distribution



ALR Availability for Agriculture



ALR Primary Use



There are 689 hectares of ALR land available for agriculture and are currently farmed (49% of total 1,407 ha).

See Figure 25 and Figure 26 for a more detailed analysis.

Refer to Appendix A Tables A-14, A-15 and A-16 for more information.

There are 366 hectares of ALR land available for agriculture and are currently not farmed.

64% or 233 hectares are "Forested".

21% or 77 hectares have "Residential" use on parcels > 0.4 hectares.

See Figure 27, Figure 28 and Figure 29 for a more detailed analysis.

Refer to Appendix A Tables A-14, A-15 and A-17 for more information.

There are 269 hectares of ALR land with conflicting land uses result in the land being unavailable for agriculture.

46% or 124 hectares have "Commercial / Service" Use and are associated with Victoria International Airport.

26% or 69 hectares has "Golf Course" use.

See Figure 30 and Figure 31 for a more detailed analysis.

See Appendix A Tables A-18 and A-19 for more information.

District of North Saanich's ALR

The Agricultural Land Reserve:

- covers 1,407 hectares of District of North Saanich, nearly 35% of the land area (4,073 hectares) of North Saanich
- includes 307 parcels with at least 50% area or greater than 10 hectares within the ALR, with a total parcel area of 1,625 hectares, of which 1,324 hectares are within the ALR

ALR Lands Available for Agricultural Use

ALR land available for agriculture as the primary use is located on parcels with:

- at least 50% area or greater than 10 hectares within the ALR
- no topographic constraints (e.g. lakes, rivers, road allowances)
- primary general land uses such as agriculture, unused, and residential properties greater than one acre (0.4 hectares) which are compatible with agriculture.

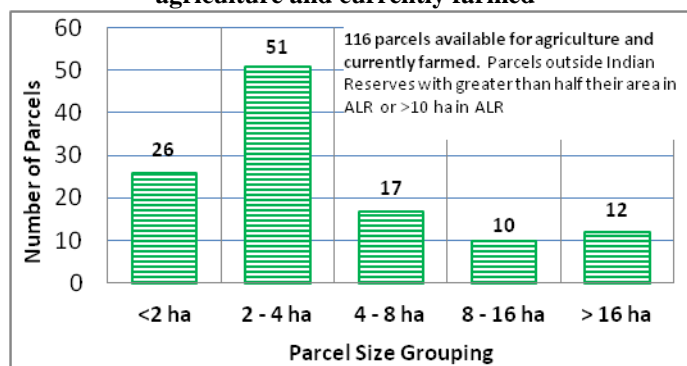
In District of North Saanich, 274 parcels or 80% of the parcel ALR land area (1,055 hectares) is available for agriculture as the primary use. Refer to Figure 24 and Appendix A Table A-14 for more information.

This land is further distinguished into 2 distinct categories; farmed (agriculture as primary use) and not farmed (agriculture not as primary use). Of the 274 parcels available for agriculture, 116 are currently farmed while 158 are not. Refer to Appendix A Table A-14 for more information.

ALR Lands Currently Farmed

Parcels currently farmed are those on which agriculture is the current primary land use. The total area of farmed parcels in the ALR includes parcel portions that are devoted to other uses, such as residential footprints and areas of natural cover.

Figure 25. Distribution of parcels across parcel size groupings for parcels in the ALR available for agriculture and currently farmed



Currently, 116 parcels with 689 hectares of ALR land are being farmed (see Figure 24 above).

This farmed parcel ALR area constitutes:

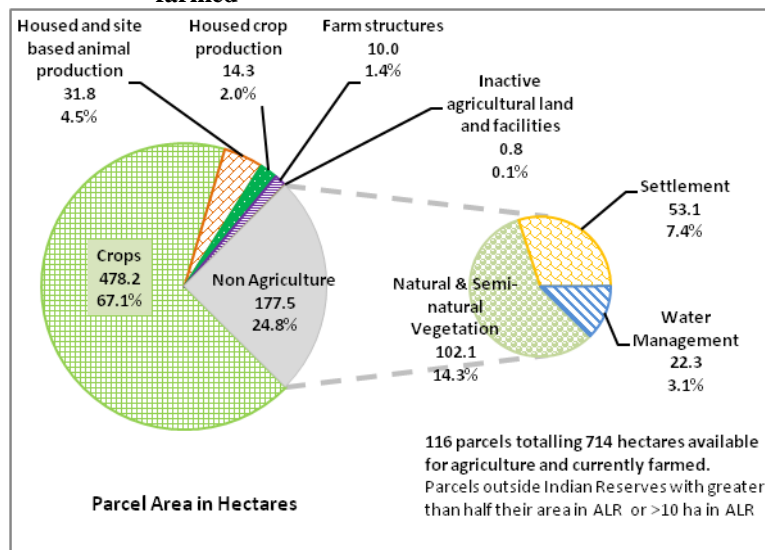
- 52 % of the total parcel ALR area;
- 65% of the parcel ALR area available for agriculture.

Figure 25 shows that of the 116 parcels:

- 26 or 22% are less than 2 hectares in size
- 77 or 66% are less than 4 hectares in size

Refer to Appendix A Table A-15 for more information.

Figure 26. Land cover on parcels in the ALR available to be used primarily for Agriculture and currently farmed



The total area of farmed parcels is 714 hectares (689 in the ALR, 25 outside the ALR).

Figure 26 shows that 177.5 hectares (almost 25%) of the 714 hectares on farmed parcels are in non-agriculture land cover:

- “Natural and Semi-natural Vegetation” with 102.1 hectares or 14.3% of the farmed parcel area;
- “Settlement” with 53.1 hectares or 7.4% of the parcel area

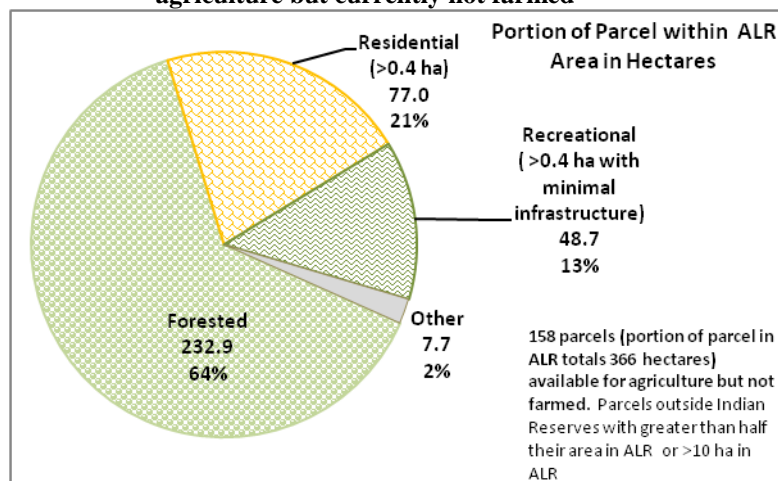
Refer to Appendix A Table A-16 for more information.

ALR Lands Currently Not Farmed

ALR lands available for agriculture but currently not farmed are located on parcels where agriculture is not the primary use and include:

- forested and Not in Use (treed) parcels that have some or all of their area in a natural state (a portion of these lots could support agricultural development in the future),
- residential use parcels larger than 0.4 hectares (1 acre), but not currently being used for agriculture (residential parcels less than 0.4 hectares (1 acre) are not included and are categorized as being unavailable for farming),
- unknown use parcels that were not surveyed due to limited access or parcels that exhibited a non intensive use which could not be categorized, and
- unused farmland parcels are those that could easily be developed for agriculture in the future.

Figure 27. Primary general land use on parcels available for agriculture but currently not farmed



Currently, 366 hectares of ALR land on 158 parcels with full potential for agriculture are not being farmed. This constitutes 28% of the parcel ALR area (see Figure 24 above).

Figure 27 shows that the most significant nonfarm uses are:

- “Forested” with 232.9 hectares or 17.6% of the parcel ALR area
- “Residential” with 77.0 hectares or 5.8% of the parcel ALR area
- “Recreational” with 49.7 hectares or 3.7% of parcel ALR area

Refer to Appendix A Table A-14 for more information.

Figure 28. Primary general land use by parcel size groupings for parcels in the ALR available for agriculture but currently not farmed

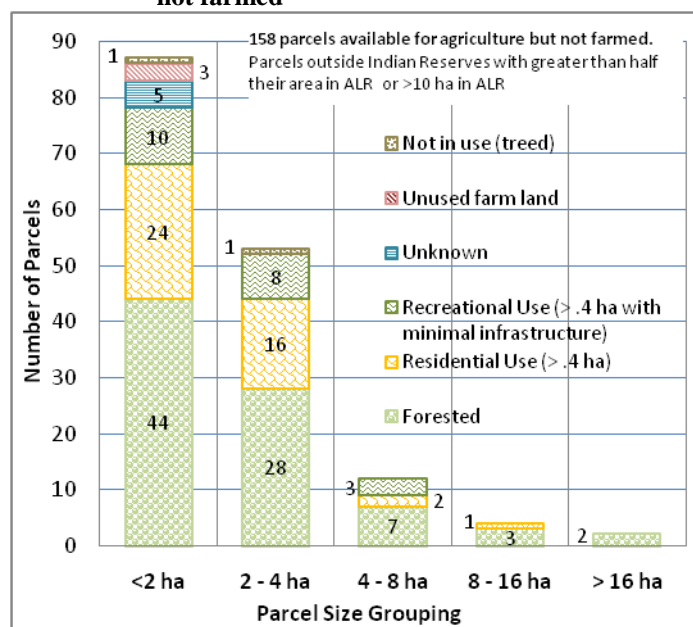


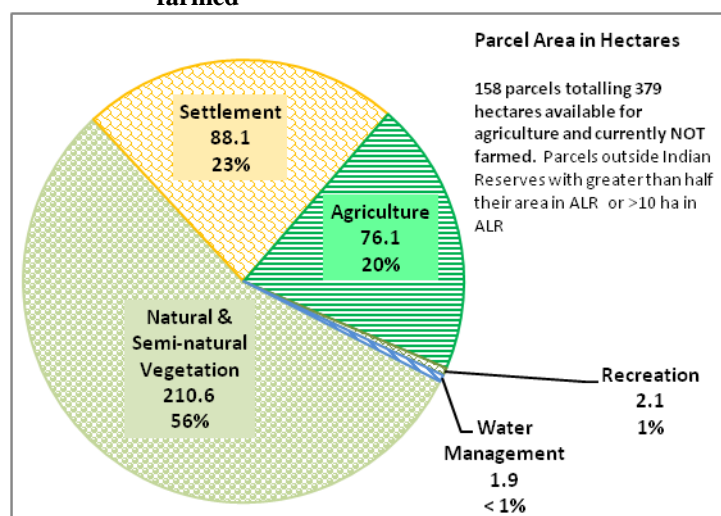
Figure 28 shows that of the 158 parcels not currently being farmed:

- 87 are less than 2 hectares in size

In all parcel size groupings, the dominant primary land uses of parcels not currently being farmed are “Forested” and “Residential”.

Refer to Appendix A Table A-15 for more information.

Figure 29. General land cover on parcels in the ALR available for agriculture but currently not farmed



The total area of “not farmed” parcels is 379 hectares (366 in the ALR, 13 outside the ALR).

Figure 29 shows that 20% or 76.1 hectares of land on “not farmed” parcels is in agricultural land cover. This data illustrates that even if a parcel is NOT used primarily for agriculture, some ancillary agricultural use may be present.

Figure 29 also shows 210.6 hectares of “Natural & Semi-natural Vegetation” on “not farmed” parcels. This offers the greatest opportunity for increasing agricultural activities in the District of North Saanich in the short term.

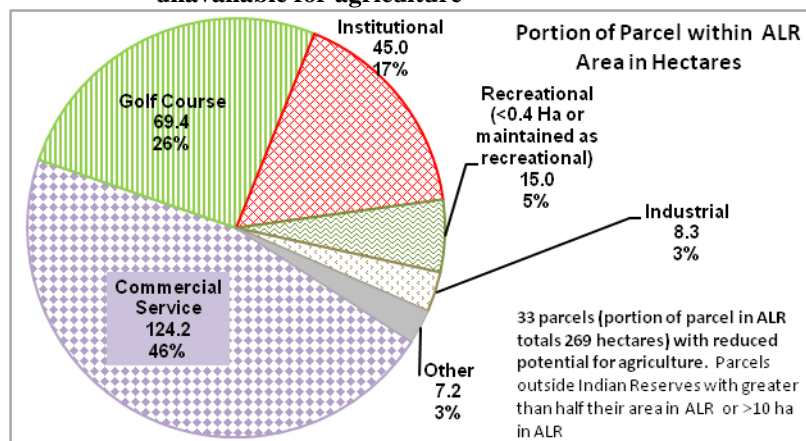
Refer to Appendix A Table A-17.

ALR Lands Unavailable for Agricultural Use

There are 269 hectares of ALR land unavailable for agriculture. This ALR land is located on 33 parcels with:

- at least 50% area or greater than 10 hectares within the ALR
- significant topographic constraints (e.g. lakes, rivers, road allowances) Note: in the District of North Saanich, no parcel in the ALR exhibited a topographic constraint
- existing land use such as commercial and industrial sites, golf courses and parks, institutional uses (such as schools), recreational properties with significant infrastructure or less than one acre (0.4 hectares), and residential properties less than one acre (0.4 hectares)

Figure 30. Primary general land use on parcels in the ALR unavailable for agriculture



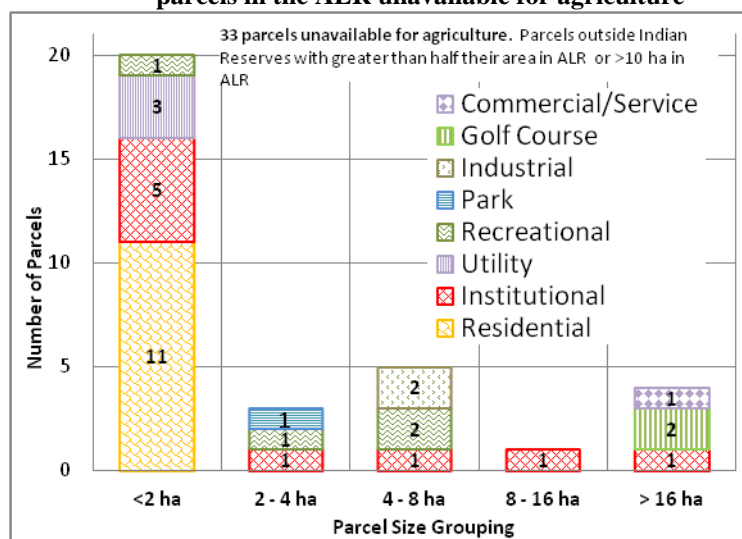
Thirty-three parcels with 269 hectares of ALR land are unavailable for agriculture (see Figure 24 above).

Figure 30 describes the general primary land use on these 269 hectares.

All 124.2 hectares of “Commercial / Service” use land is associated with Victoria International Airport.

Refer to Appendix A Table A-18 for more information.

Figure 31. Primary general land use by parcel size groupings on parcels in the ALR unavailable for agriculture



In total, there are 33 parcels unavailable for agricultural.

Figure 31 illustrates that the majority of these 33 parcels are small with 20 (60%) less than 2 hectares in size.

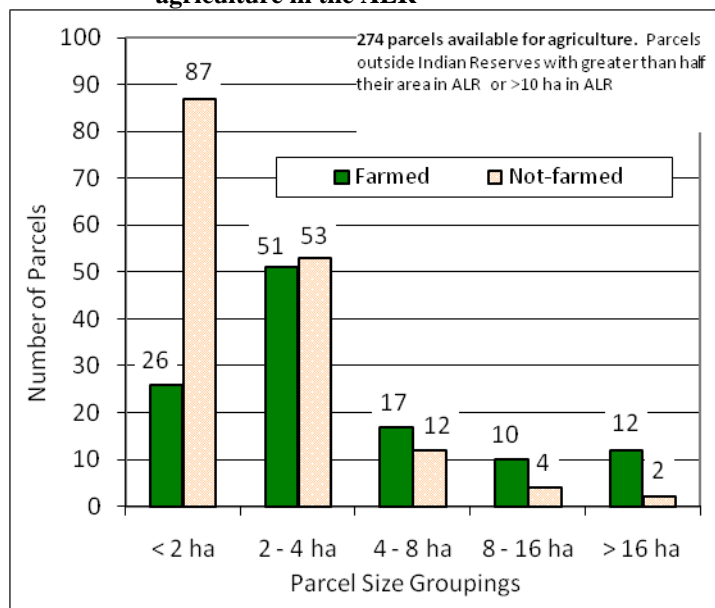
There is one “Commercial / Service” parcel which is associated with Victoria International Airport.

Refer to Appendix A Table A-19 for more information.

Parcel Size Comparison – Farmed and Not farmed

This section compares the distribution of farmed and not farmed parcels by parcel size grouping for parcels that are available for agriculture. Parcel size may affect the utilization level of parcels for agriculture and may encourage alternative land uses such as residential. Parcel size groupings used in the analysis are arbitrary and do not reflect any existing District of North Saanich policies.

Figure 32. Number of parcels farmed and not farmed by parcel size groupings for parcels available for agriculture in the ALR



Of the 274 parcels available for agriculture, 116 are farmed while 158 are not (Appendix A Table A-14 and Table A-15).

Figure 32 shows that farmed parcels are found on all parcel sizes however larger parcels are more likely to be farmed than smaller parcels.

Refer to Appendix A Table A-20 for more information.

Figure 33. Percent of parcels farmed and not farmed by parcel size groupings for parcels available for agriculture in the ALR

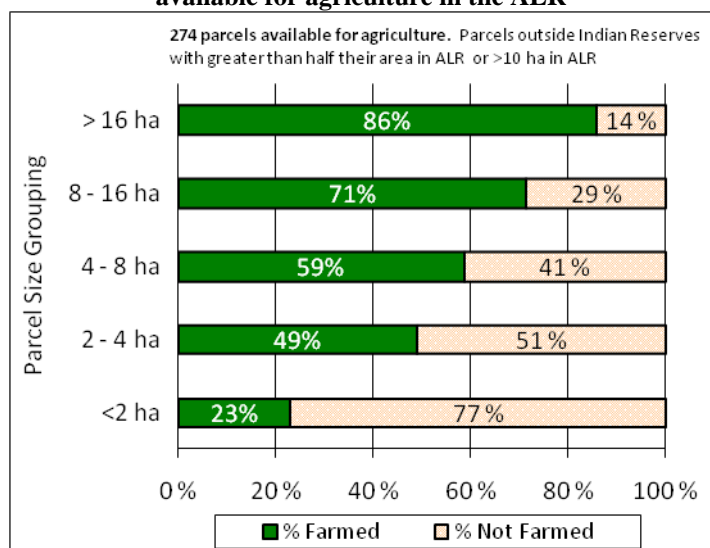


Figure 33 illustrates that the percentage of parcels farmed is positively related to parcel size. i.e. as parcel size increases, so does the likelihood of it being farmed.

Refer to Appendix A Table A-21 for more information.

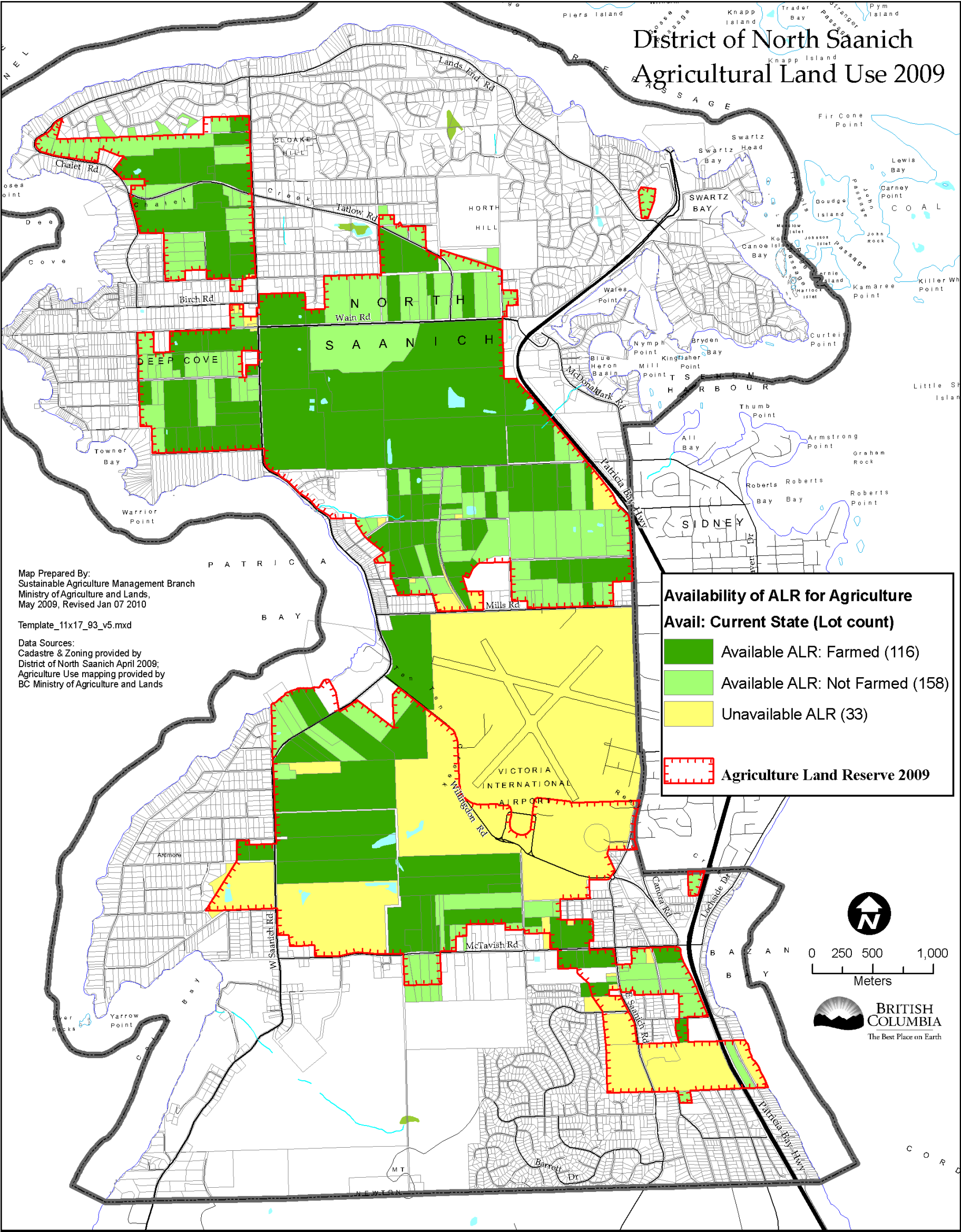


Figure 34. Map of the availability of ALR lands to be used for agriculture

Availability of ALR Agriculture

ANCILLARY AGRICULTURE LAND USE

This section more closely examines the primary general land use on parcels where agriculture was the secondary, tertiary or quaternary land use.

There are 34 parcels totalling 495 hectares (235 in the ALR, 261 outside the ALR) with ancillary agricultural use.

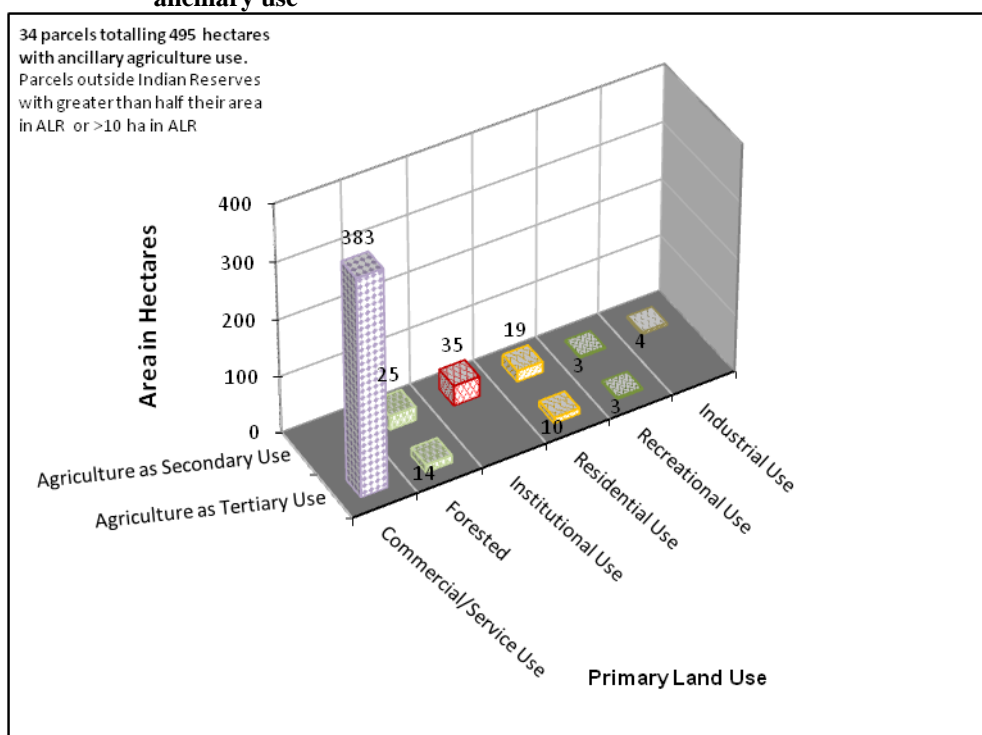
Figure 35 shows the primary land uses combined with ancillary agriculture.

All 383 hectares of “Commercial / Service” is located on one parcel which is associated with Victoria International Airport.

Figure 36 maps the locations of parcels with ancillary agricultural use.

For more information, refer to Appendix A Table A-22.

Figure 35. Primary general land uses on parcels in the ALR with agriculture as an ancillary use



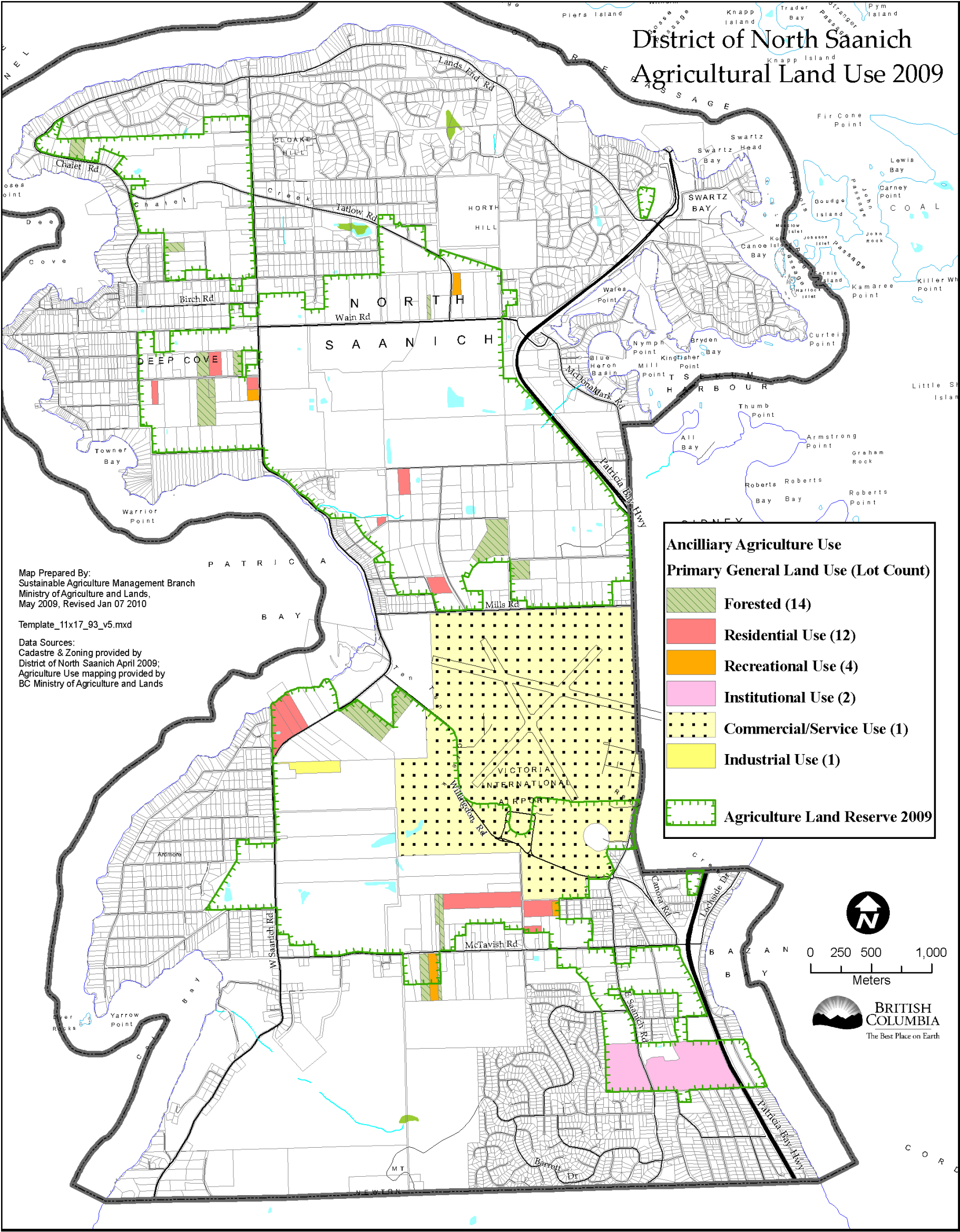


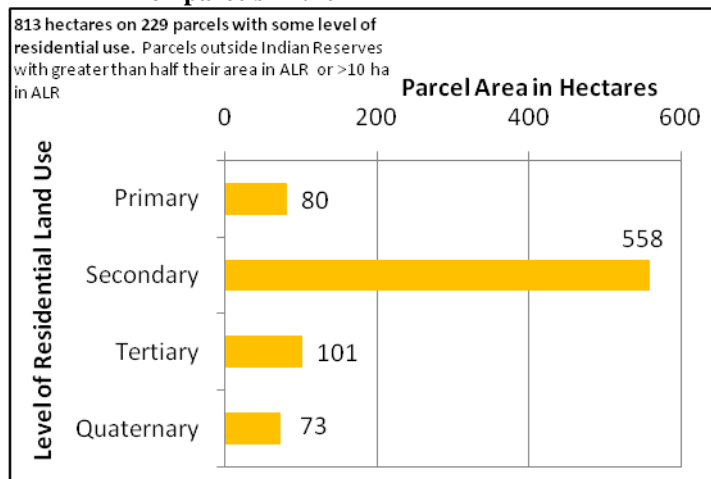
Figure 36. Map of primary general land uses on parcels in the ALR with agriculture as an ancillary use

Ancillary Agriculture Land Use

RESIDENTIAL LAND USE

Within the ALR, some “Residential” use is considered a necessary accessory to the agricultural use of a property. However, “Residential” use which is not an accessory to agriculture can effectively remove land from potential production.

Figure 37. Summarization of the levels of residential land use on parcels in the ALR



“Residential” land use has been shown to be a significant **primary** general land use on parcels within the ALR (79.9 hectares) (see Figure 5).

Figure 37 shows that there is also ancillary residential use on 733 hectares. When combined with primary use, this makes a total of 813 hectares with some level of residential use on parcels in the ALR.

Figure 40 maps residential land use levels.

Refer to Appendix A Table A-23 for a more detailed accounting.

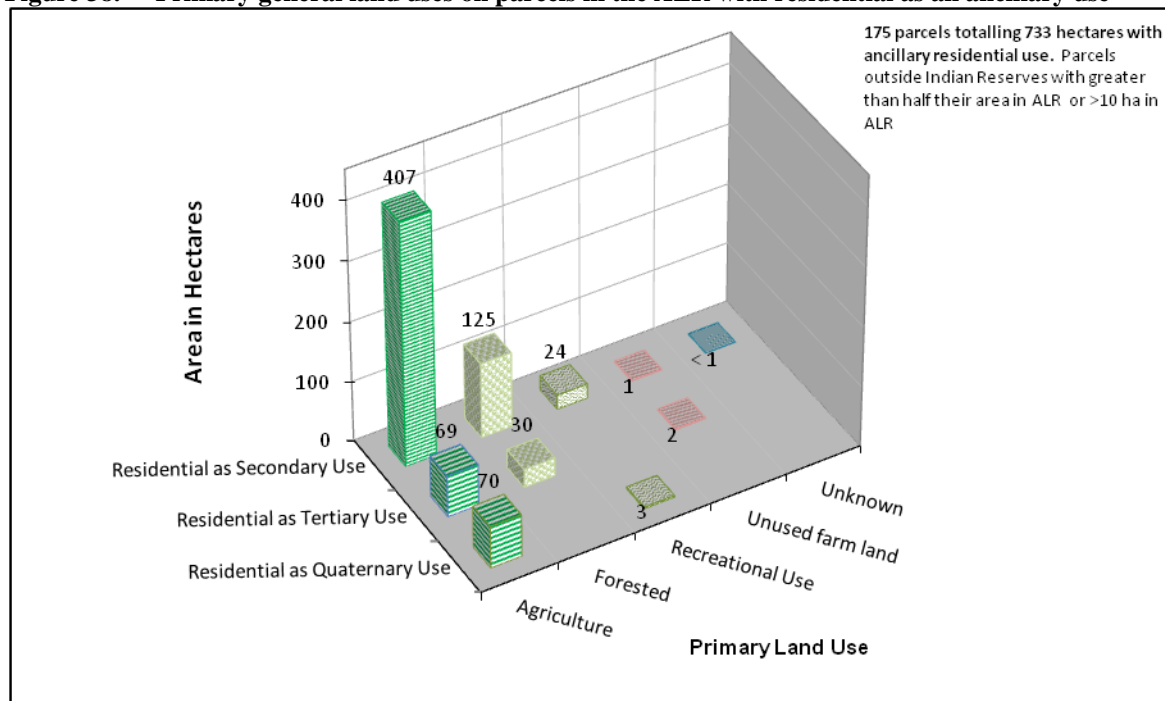
175 parcels totalling 733 hectares (727 in the ALR, 6 outside the ALR) have ancillary residential use.

Figure 38 shows this ancillary residential use combined with primary land uses. There are 546 hectares used primarily for agriculture which have ancillary residential use. This constitutes almost 77% of the parcel area (714 hectares) used primarily for agriculture.

Figure 41 maps the locations of parcels with ancillary residential use.

For more information, refer to Appendix A Table A-24.

Figure 38. Primary general land uses on parcels in the ALR with residential as an ancillary use



There are 54 parcels totalling 80 hectares (virtually all in the ALR) that have residential as the primary general land use.

Figure 39 illustrates the ancillary general land use on these primarily residential parcels and shows that:

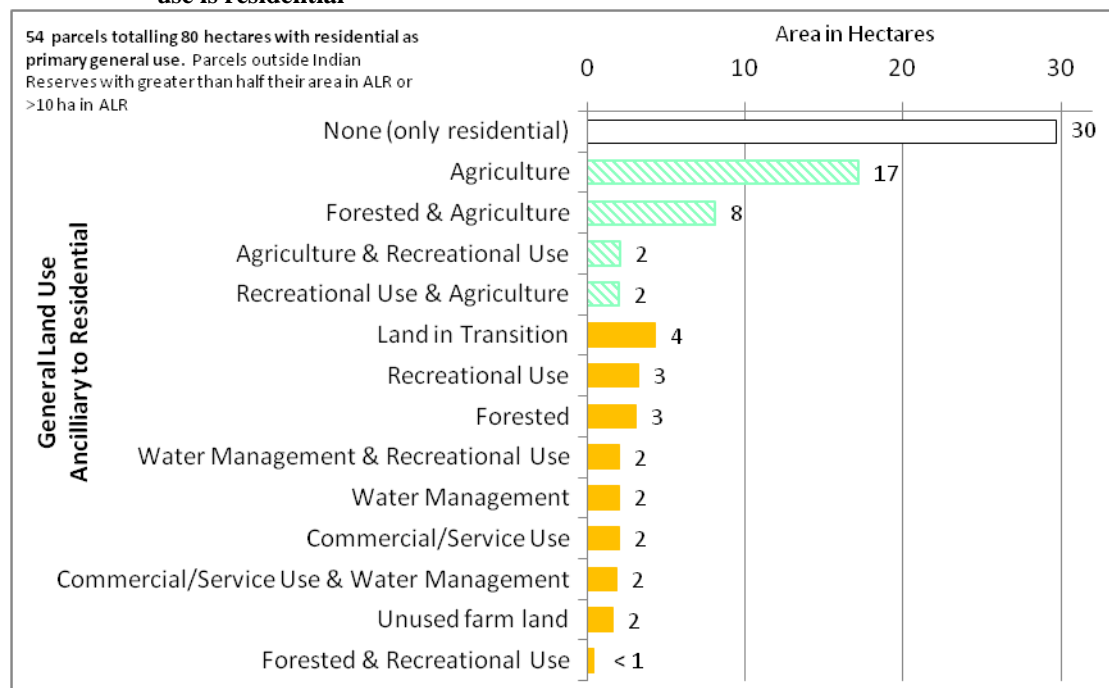
- 30 hectares (27 parcels) or 37% have no ancillary land use (i.e. only residential)
- 29 hectares (12 parcels) or 37% have agriculture as an ancillary land use.
- 21 hectares (15 parcels) or 26% have non agriculture ancillary land use

Note: In this analysis “Recreation” includes non-commercial recreational equestrian activities.

Figure 42 maps the combination of residential, agriculture and other uses.

Refer to Appendix A Table A-25 for more information.

Figure 39. Ancillary general land use on parcels in the ALR where the primary general land use is residential



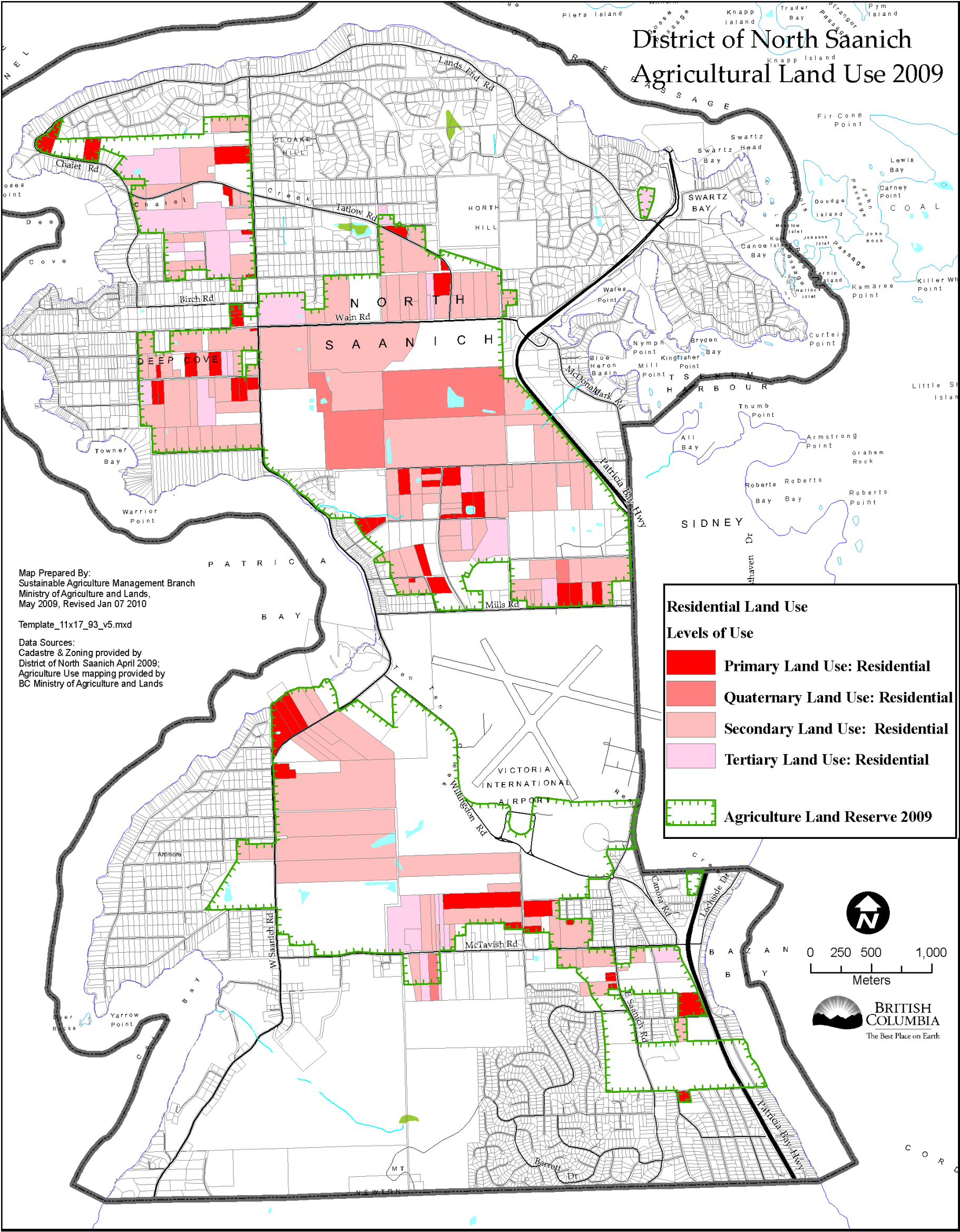


Figure 40. Map of levels of residential land use on parcels in the ALR

Residential Land Use

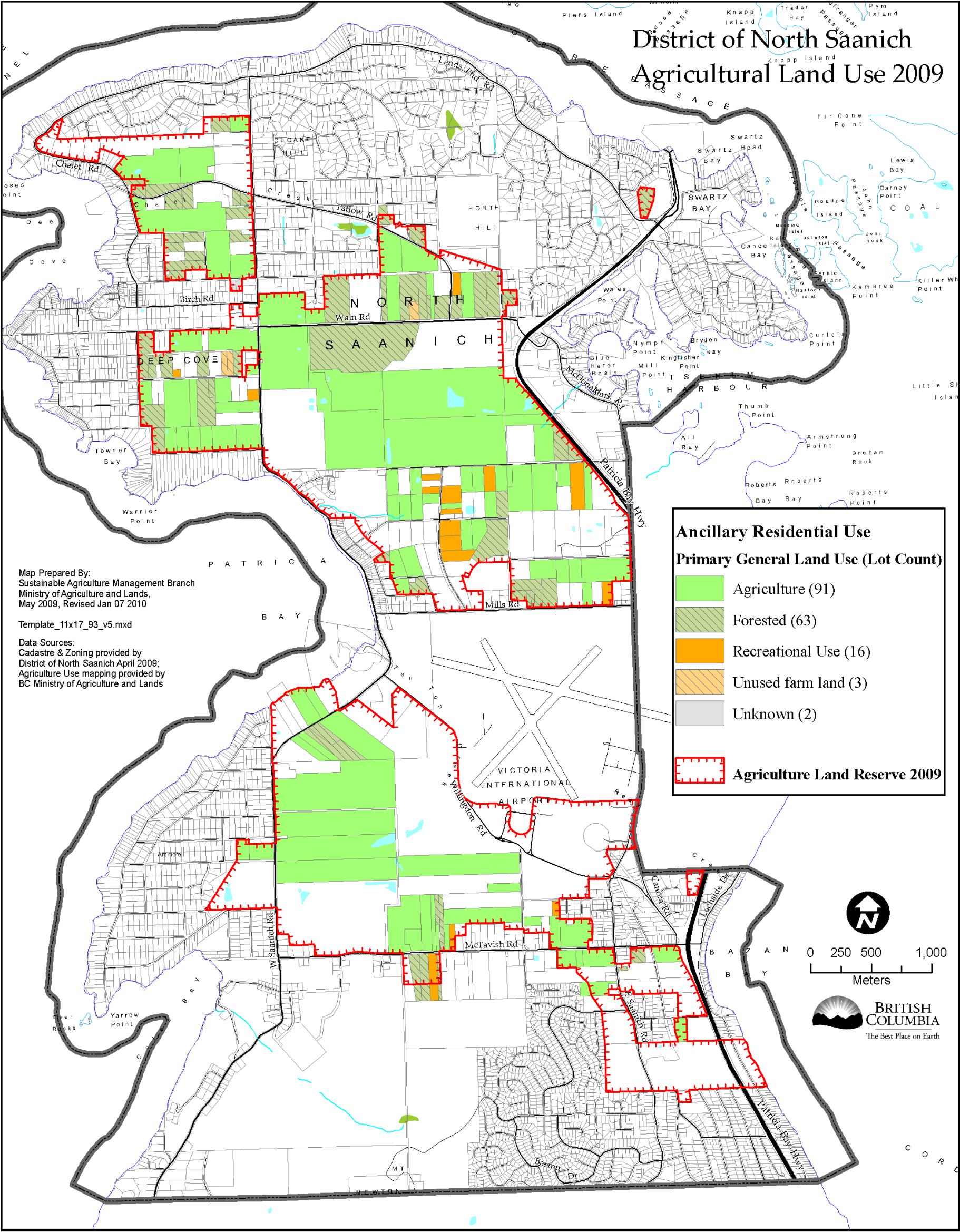


Figure 41. Map of primary general land uses on parcels in the ALR with residential as an ancillary use

Ancillary Residential Land Use

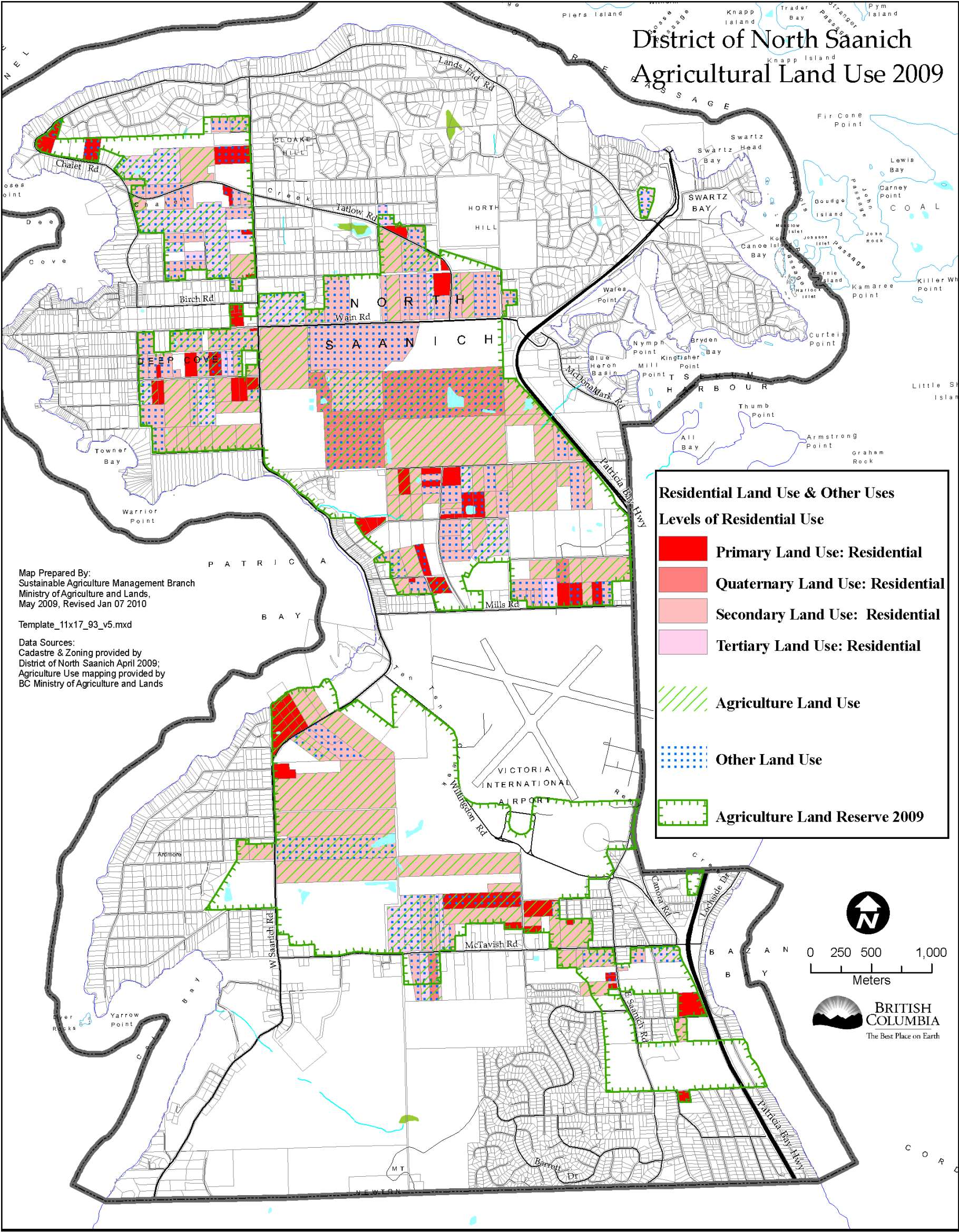


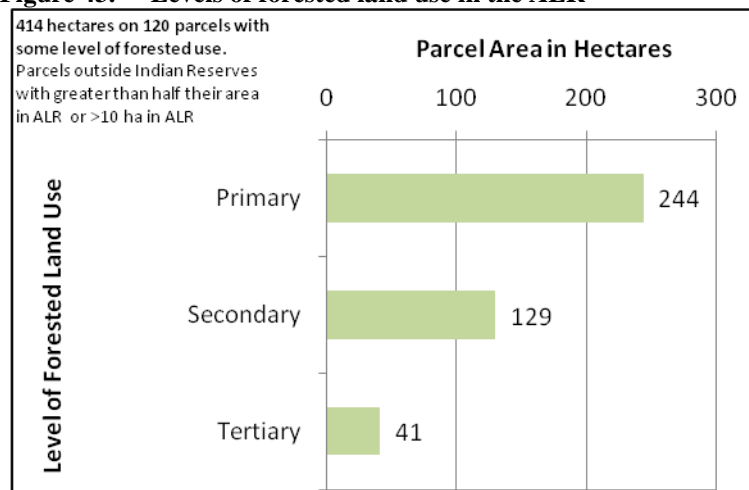
Figure 42. Map of levels of residential land use, agriculture land use and other land use on parcels in the ALR

Residential, Agriculture & Other Land Uses

FORESTED LAND USE

Within the ALR, land that is primarily forested or covered with natural or semi-natural vegetation is considered as having the greatest immediate potential to expand agricultural production.

Figure 43. Levels of forested land use in the ALR



Forested land use has been shown in North Saanich to be a significant **primary** general land use on parcels within the ALR (243.9 hectares) (see Figure 5).

In addition, Figure 43 shows that there is ancillary forested use on 169.7 hectares for a total of 413.7 hectares with some level of forested land use on parcels in the ALR.

Figure 48 maps the levels of forested land use.

Refer to Appendix A Table A-26 for more information.

Natural and semi-natural vegetation land cover includes the portion of the parcel area occupied by trees, shrubs or herbs that are not cultivated or managed. Excluding riparian vegetation, these areas have little development investment and therefore have potential for agricultural development.

Figure 44. Percent of parcel area in non-riparian natural and semi-natural vegetation land cover by level of forested land use for parcels in the ALR

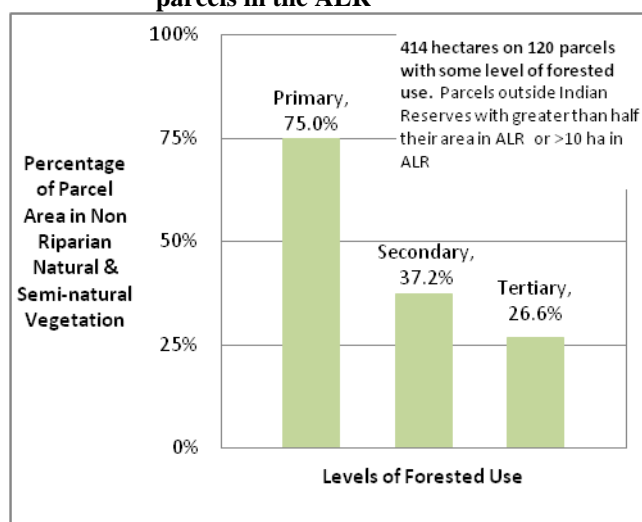
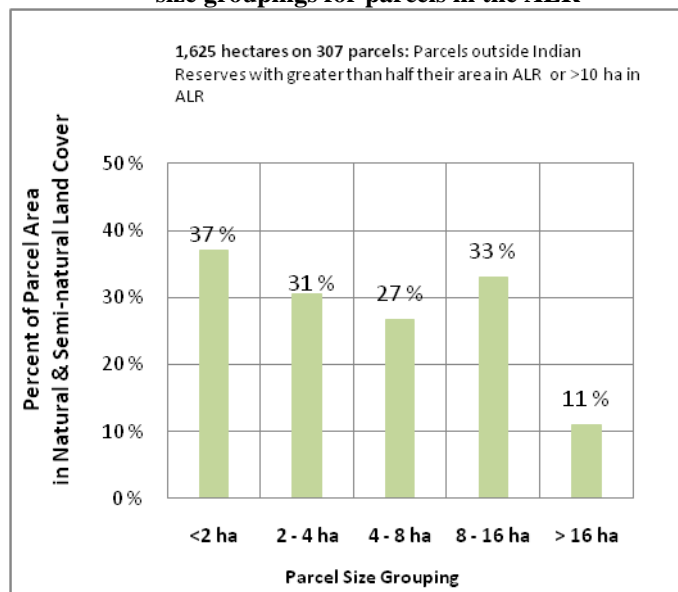


Figure 44 shows how this land cover is related to the level of forested land use. As forested land use decreases, the percentage occupied by natural and semi-natural vegetation cover also decreases.

There are 84 parcels (244 hectares) with "Forested" as the primary land use. On average, 75% of their area (183 hectares) is covered by natural or semi natural vegetation. These 183 hectares provide the greatest potential to increase agriculture production in the short term.

Refer to Appendix A Table A-27 for more information.

Figure 45. Percent of parcel area in non-riparian natural or semi-natural land cover by parcel size groupings for parcels in the ALR



There is 333.2 hectares covered by non-riparian natural or semi-natural vegetation in the ALR (see Appendix A Table A-3).

Figure 45 shows that the percentage of parcel area occupied by this vegetation is fairly constant across all parcel size groupings except for parcels greater than 16 hectares.

Figure 49 maps the percentage of non-riparian natural or semi-natural vegetation.

Refer to Appendix A Table A-28 for more information.

The parcel area occupied by non-riparian natural and semi natural vegetation can be used to estimate the level of development associated with differing land uses.

Figure 46. Percent of parcel area in non-riparian natural and semi-natural vegetation by primary general land use for parcels in the ALR

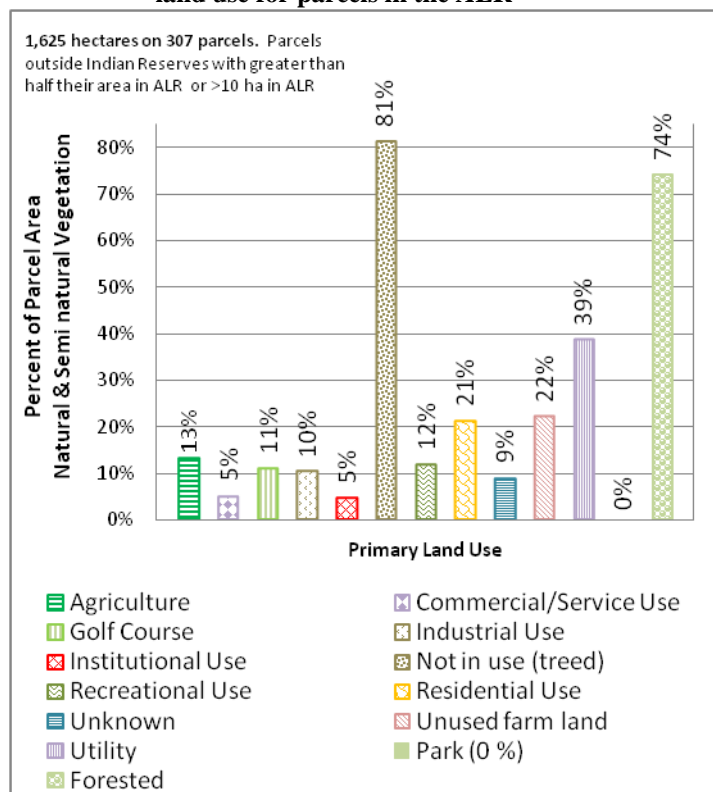
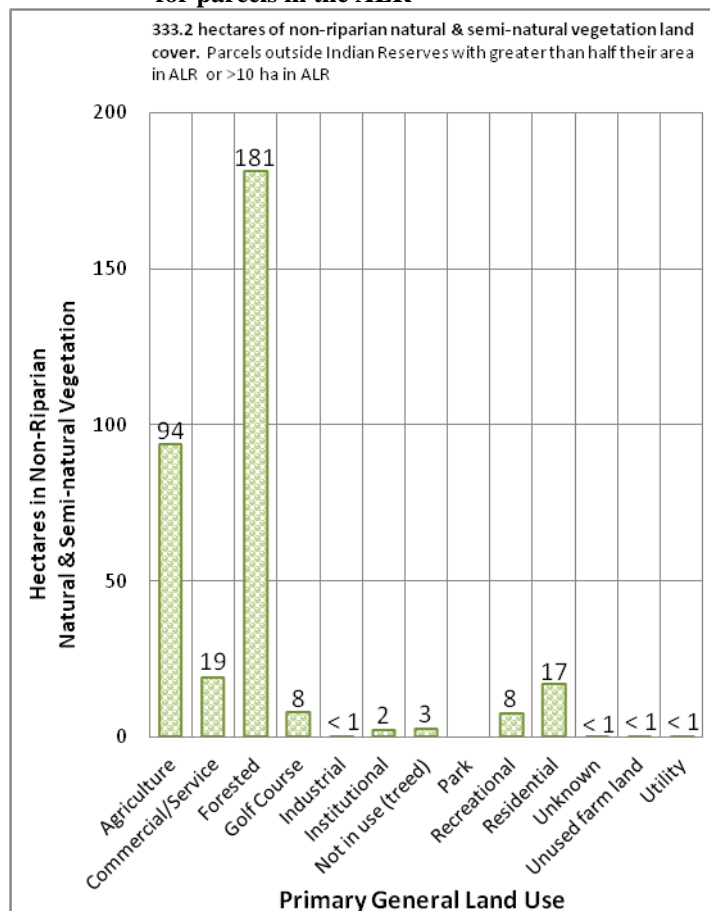


Figure 46 shows that all land uses except “Park” allow some of the parcel area to be left in a natural or semi-natural state.

“Residential” use parcels have on average 21% of their land area covered with non-riparian natural and semi-natural vegetation.

Refer to Appendix A Table A-28 for more information.

Figure 47. Hectares in non-riparian natural and semi-natural vegetation by primary general land use for parcels in the ALR



There are 333.2 hectares of land covered by non riparian natural or semi-natural vegetation (see Appendix A Table A-3).

Figure 47 shows the extent of this vegetation by primary general land use.

Even though “Residential” use parcels have on average 21% of their land area covered with non-riparian natural and semi-natural vegetation (see Figure 46), this amount constitutes only 17 hectares of land.

“Agriculture” use parcels have on average only 13% of their land area covered with non-riparian natural and semi-natural vegetation (see Figure 46). However, this coverage constitutes 94 hectares of land.

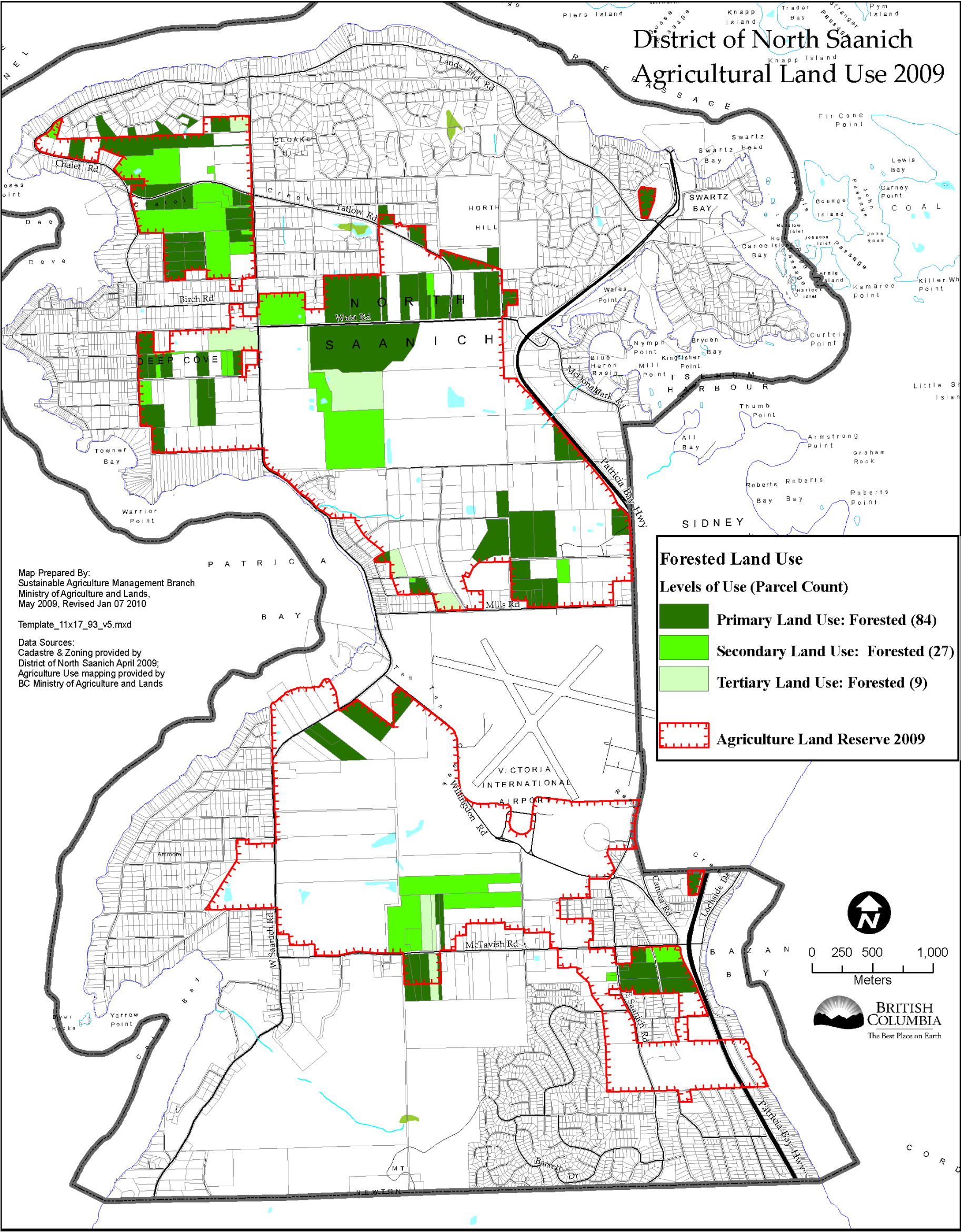


Figure 48. Map of levels of forested land use on parcels in the ALR

Forested Land Use

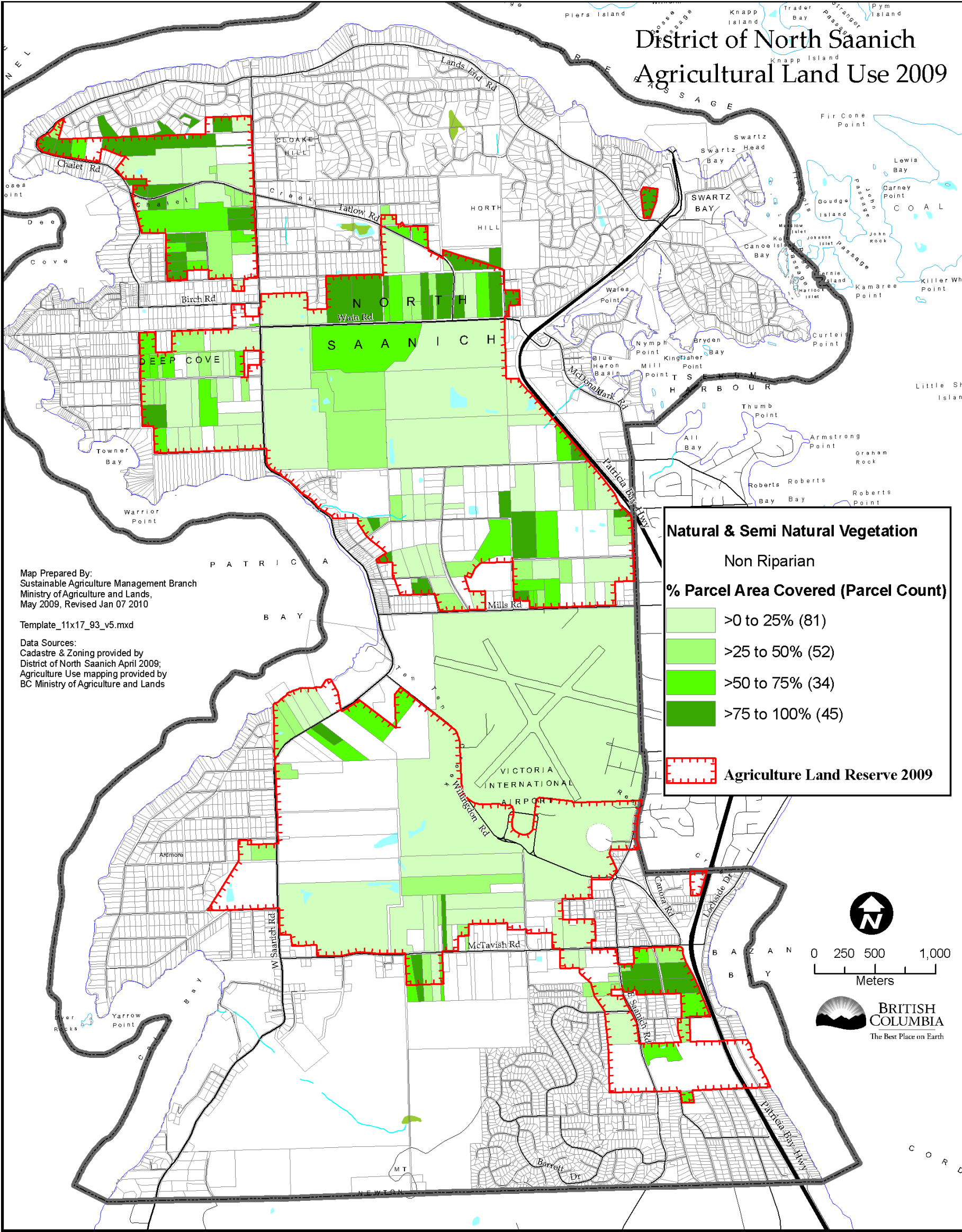
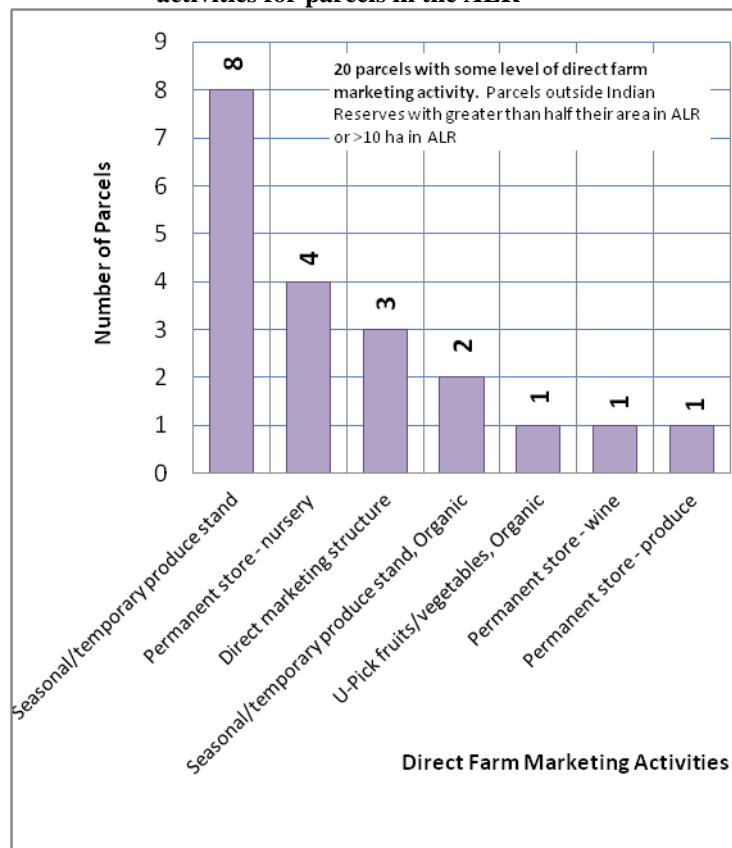


Figure 49. Map of percent parcel area in non riparian natural and semi natural vegetation land cover for parcels with some level of forested use and in the ALR

Natural & Semi-natural Vegetation - Land Cover

Direct farm marketing sites are considered ambassadors of agriculture. Direct farm marketing engages the public's interest in food production and increases awareness of the benefits of local agriculture.

Figure 50. Count of parcels with direct farm marketing activities for parcels in the ALR



There are 20 parcels with some type of direct farm marketing activity. The extent of the activity is not known.

Figure 50 shows that the bulk of direct farm marketing activities are seasonal / temporary produce stands. This measure will be greatly affected by the timing of the field inventory. In some seasons, the marketing facilities might not be observed by the surveyors.

Figure 51 maps the locations of direct farm marketing locations.

Refer to Appendix A Table A-29 for more information.

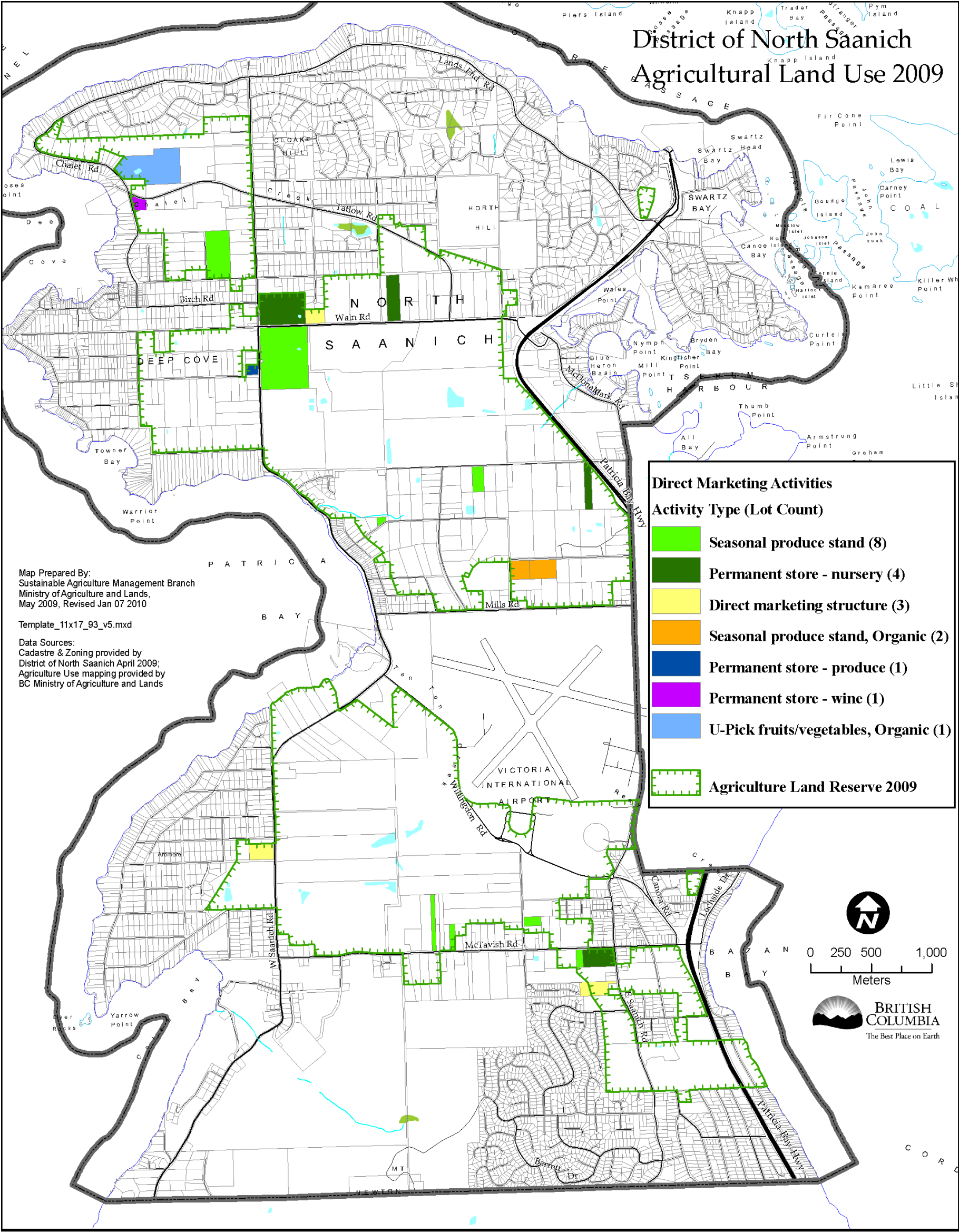


Figure 51. Map of direct farm marketing activities on parcels in the ALR

Direct Farm Marketing

Results for Lands outside the ALR

This section provides an investigation of the nature and extent of farming occurring outside of the Agricultural Land Reserve.

Parcels with greater than 1% but less than 50% of their area and less than 10 hectares within the ALR were included in the land use inventory due to their proximity to the ALR but are considered to be outside of the ALR for the purposes of this report. For completeness, a summary of these parcels is presented in Table 1 below.

Table 1. Primary general land use on parcels outside the ALR

<i>Parcels outside Indian Reserves with at least 1% but less than 50% of their area in ALR and < 10 ha in ALR</i>						
Primary land use	Number of parcels	Area of parcels (ha)	Area of parcel portions within ALR (ha)	Area of parcel portions outside ALR (ha)	Percent of parcel ALR area	Mean parcel size (ha)
<i>Refer to Row in Table A-1</i>	<i>A</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>B</i>	
Forested	4.0	11.3	3.9	7.5	0.3	2.8
Institutional Use	2.0	20.1	4.0	16.0	0.3	10.0
Water, wetland or shoreline	1.0	1.5	< 0.1	1.4	< 0.1	1.5
Unsurveyed	1.0	0.2	< 0.1	0.2	< 0.1	0.2
Total	8	33	8	25		

PARCELS WITH FARM CLASS

Parcels with at least 1% of their area and less than 10 hectares within the ALR and classified by BC Assessment as having “Farm” status for property tax assessment were included in the land use inventory due to their assessment status but are considered to be outside the ALR for the purposes of this report. For completeness, a summary of these parcels is presented in Table 2 and Table 3 below.

Table 2. Primary general land use on parcels outside the ALR with Farm Class

<i>Parcels outside Indian Reserves with at least 1% of their area in ALR and <10 ha in ALR</i>				
Primary general land use	BC Assessment Class	Number of parcels	Area of parcels (ha)	Mean parcel size (ha)
Agriculture	Farm	12	11.6	1.0
Forested	Farm	5	1.7	0.3
Residential Use	Farm	1	0.9	0.9
Unknown	Farm	1	1.0	1.0
Unused farm land	Farm	3	4.8	1.6
Total		22	20	

Table 3. Primary agriculture activity on parcels outside the ALR with Farm Class and agriculture as primary general land use

<i>Parcels outside Indian Reserves with at least 1% of their area in ALR and <10 ha in ALR</i>				
Primary agriculture activity	BC Assessment Class	Number of parcels	Area of parcels (ha)	Mean parcel size (ha)
Beef Cattle Farm	Farm	1	1.6	1.6
Field Flower Farm	Farm	1	0.6	0.6
Forage Operation	Farm	1	0.4	0.4
Greenhouse Operation	Farm	1	0.8	0.8
Horse Farm	Farm	1	1.0	1.0
Nursery incl. Greenhouses	Farm	1	0.8	0.8
Orchard	Farm	1	0.3	0.3
Sheep/Goat Farm	Farm	1	1.7	1.7
Unknown	Farm	3	3.9	1.3
Vineyard	Farm	1	0.5	0.5
Total		12	11.6	

Conclusion

The agricultural land use inventory of North Saanich mapped the patterns of the primary general land use, agricultural land cover intensity, agricultural land use, and primary agricultural activities within the agricultural areas of the District of North Saanich.

For presentation purposes, the data tables are assembled in the Appendix and graphs are used in the body of the report to investigate tendencies in the data.

The Ministry of Agriculture staff were surprised to discover that only 44% of the primary general land use and only 48% of the general land cover is “Agriculture”. Similarly, only 52% of ALR land available for “Agriculture” as a primary land use (689 of 1,324 ha) is currently being farmed.

Graphs of agricultural activities show “Forge operations”, “Horse farms”, and “Pasture” are the dominant activities. A further examination was made of the ancillary activities where “Forage” is the primary agricultural activity (Figures 15 & 16) – revealing that most forage activities are stand-alone, while 39% have other ancillary activities.

With North Saanich facing some ‘urbanization’ pressure, closer examination was made of the use and covers on parcels of various size groupings. Generally, smaller lots have less agricultural land cover, are less likely to be farmed, and more likely to have residential, forest, or other non-farm land use.

Appendix A.

Table A-1. District of North Saanich parcel distribution

			Parcel Area	Number of Parcels			
	All Parcels		3,699 ha	4,892			
	Parcels in Indian Reserve		292 ha	125			
	Parcels in North Saanich		3,407 ha	4,767			
	Parcels within or bordering ALR		1,657 ha	315	Portion of Parcel within ALR		
A		Parcels considered within the ALR	1,625 ha	307	>= 50 % of area	OR	> 10 Ha
B		Portion of parcel area in ALR	1,324 ha				
C		Portion of parcel area outside ALR	301 ha				
D		Parcels considered outside ALR	33 ha	8	< 50 % of area	AND	<= 10 Ha
E		Portion of parcel area in ALR	8 ha				
F		Portion of parcel area outside ALR	25 ha				
G	Parcels with Farm Class *		685 ha	134	Portion of Parcel within ALR		
		Parcels considered within the ALR	665 ha	112	>= 50 % of area	OR	> 10 Ha
		Portion of parcel area in ALR	663 ha				
		Portion of parcel area outside ALR	2 ha				
		Parcels considered outside ALR	20 ha	22	< 50 % of area	AND	<= 10 Ha
		Portion of parcel area in ALR	0 ha				
		Portion of parcel area outside ALR	20 ha				

* Assessing Farm Class relies on linking cadastre parcels and 2009 BC Assessment records using parcel identifier attributes. For some parcels, the corresponding BC Assessment record cannot be found. Therefore, it is possible that more parcels have Farm Class in the District of North Saanich than reported here.

** For all tables, only those parcels that are outside Indian Reserves with greater than half their area in the ALR or greater than 10 hectares in the ALR will be looked at.

AGRICULTURAL LAND USE

Table A-2. Summary of primary general land use for parcels in the ALR

Primary land use	Number of parcels	% of parcels	Area of parcels (ha)	Area of parcel portions within ALR (ha)	Area of parcel portions outside ALR (ha)	% of parcel ALR area	Mean parcel size (ha)
<i>Refer to row in Table A-1</i>	<i>A</i>	<i>A</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>B</i>	
Agriculture	116	37.8	714.0	688.8	25.2	52.0	6.2
Commercial/Service	1	0.3	382.5	124.2	258.3	9.4	382.5
Forested	84	27.4	243.9	232.9	11.1	17.6	2.9
Golf Course	2	0.7	71.5	69.4	2.0	5.2	35.7
Industrial	2	0.7	8.3	8.3	<0.1	0.6	4.2
Institutional	9	2.9	47.2	45.0	2.1	3.4	5.2
Not in use (treed)	2	0.7	3.2	2.9	0.3	0.2	1.6
Park	1	0.3	3.6	3.6	<0.1	0.3	3.6
Recreational (includes horses)	25	8.1	64.8	63.8	1.0	4.8	2.6
Residential	54	17.6	79.9	79.8	<0.1	6.0	1.5
Unknown	5	1.6	1.5	1.5	<0.1	0.1	0.3
Unused farm land	3	1.0	3.2	3.2	--	0.2	1.1
Utility	3	1.0	0.8	0.8	--	<0.1	0.3
Total	307	100	1,625	1,324	301	100	

Table A-3. General land cover on parcels in the ALR*

Land cover type	Area of land covered (ha)	% of parcel area
Crops	694.5	42.7
Housed and site based animal production	54.0	3.3
Housed crop production	19.1	1.2
Farm structures	12.4	0.8
Inactive agricultural land	4.5	0.3
Total Agriculture	784.5	48.3
Non-riparian vegetation	333.2	20.5
Riparian vegetation	33.4	2.1
Vegetation	0.7	< 0.1
Hedgerow	0.4	< 0.1
Total Natural & Semi-natural Vegetation	367.7	22.6
Transportation and Communications	171.3	10.5
Residential	133.4	8.2
Industrial	36.1	2.2
Commercial and service facilities	9.3	0.6
Unknown, non-agricultural cover (non-treed)	8.9	0.6
Institutional	6.7	0.4
Utilities	0.5	< 0.1
Settlement	0.2	< 0.1
Total Settlement	366.4	22.5
Recreation, intensive facility based	68.4	4.2
Recreation, few facilities	3.8	0.2
Total Recreation	72.2	4.4
Reservoir	33.5	2.1
Natural watercourse	0.2	< 0.1
Total Water Management	33.7	2.1
Total	1,625	100

* 300 ha of land covered is outside the ALR however it can not be determined which land cover types cover this area

Table A-4. Summary of the levels of agricultural land use for parcels in the ALR

Agricultural Land Use	Number of parcels	% of parcels	Area of parcels (ha)	Area of parcel portions within ALR (ha)	Area of parcel portions outside ALR (ha)	% of parcel ALR area	Mean parcel size (ha)
<i>Refer to Row in Table A-1</i>	<i>A</i>	<i>A</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>B</i>	
Primary	116	37.8	714.0	688.8	25.2	52.0	6.2
Secondary	24	7.8	86.3	83.9	2.4	6.3	3.6
Tertiary	10	3.3	409.2	150.8	258.4	11.4	40.9
Quaternary	--	--	--	--	--	--	--
Subtotal	150	49	1,209	923	286	70	
Agriculture insignificant	157	51.1	415.5	400.5	15.0	30.3	2.6
Total	307	100	1,625	1,324	301	100	

AGRICULTURAL ACTIVITIES

Table A-5. Primary agriculture activities for parcels in the ALR where primary, secondary, or tertiary general land use is agriculture

Primary Agricultural Activities	Number of parcels	% of agriculture use parcels	Area of parcels (ha)	Area of parcel portions within ALR (ha)	Area of parcel portions outside ALR (ha)	% of parcel ALR area	Mean parcel size (ha)
<i>Refer to Row in Table A-1</i>	<i>A</i>	<i>A</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>B</i>	
Forage Operation	64	42.7	807.4	524.7	282.6	39.6	12.6
Dairy Farm	6	4.0	133.6	133.6	<0.1	10.1	22.3
Horse Farm	25	16.7	82.4	81.4	1.0	6.1	3.3
Pasture	8	5.3	27.1	27.1	<0.1	2.0	3.4
Field Vegetable Farm	2	1.3	19.2	19.2	<0.1	1.4	9.6
Unknown	8	5.3	19.0	19.0	<0.1	1.4	2.4
Beef Cattle Farm	4	2.7	17.3	17.3	<0.1	1.3	4.3
Specialty Crop Production	1	0.7	12.3	12.3	<0.1	0.9	12.3
Greenhouse Operation	4	2.7	12.0	12.0	<0.1	0.9	3.0
Nursery incl. Greenhouses	3	2.0	12.0	12.0	<0.1	0.9	4.0
Sheep/Goat Farm	5	3.3	11.0	10.7	0.4	0.8	2.2
Stable/Riding Facility	2	1.3	9.9	9.9	–	0.7	4.9
Berry Farm	2	1.3	8.7	8.7	<0.1	0.7	4.4
Poultry Farm	3	2.0	5.8	5.8	–	0.4	1.9
Nursery	3	2.0	6.7	5.7	1.0	0.4	2.2
Mixed Livestock (small-scale)	1	0.7	5.5	5.5	<0.1	0.4	5.5
Poultry Farm, free-range	2	1.3	4.8	4.8	<0.1	0.4	2.4
Agri-tourism	1	0.7	3.8	3.8	<0.1	0.3	3.8
Direct Farm Marketing	1	0.7	2.5	2.5	<0.1	0.2	2.5
Nut Farm	1	0.7	2.3	2.3	<0.1	0.2	2.3
Cultivated Land	1	0.7	2.9	1.9	1.0	0.1	2.9
Llama/Alpaca Farm	1	0.7	1.9	1.9	<0.1	0.1	1.9
Vineyard (incl. Winery)	1	0.7	1.1	1.1	<0.1	<0.1	1.1
Field Flower Farm	1	0.7	0.4	0.4	–	<0.1	0.4
Total	150	100	1,209	923	286	70	

Table A-6. Primary agriculture activities for parcels in the ALR where primary general land use is agriculture

Primary Agricultural Activity	Number of parcels	% of agriculture use parcels	Area of parcels (ha)	Area of parcel portions within ALR (ha)	Area of parcel portions outside ALR (ha)	% of parcel ALR area	Mean parcel size (ha)
<i>Refer to row in Table A-1</i>	<i>A</i>	<i>A</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>B</i>	
Forage Operation	50	33.3	368.6	344.4	24.2	26.0	7.4
Horse Farm	18	12.0	71.3	71.3	<0.1	5.4	4.0
Dairy Farm	6	4.0	133.6	133.6	<0.1	10.1	22.3
Pasture	6	4.0	23.0	23.0	<0.1	1.7	3.8
Unknown	6	4.0	10.1	10.1	<0.1	0.8	1.7
Beef Cattle Farm	4	2.7	17.3	17.3	<0.1	1.3	4.3
Sheep/Goat Farm	4	2.7	10.1	10.1	<0.1	0.8	2.5
Greenhouse Operation	3	2.0	8.0	8.0	<0.1	0.6	2.7
Berry Farm	2	1.3	8.7	8.7	<0.1	0.7	4.4
Field Vegetable Farm	2	1.3	19.2	19.2	<0.1	1.4	9.6
Nursery	2	1.3	3.9	3.9	<0.1	0.3	2.0
Nursery incl. Greenhouses	2	1.3	7.0	7.0	<0.1	0.5	3.5
Poultry Farm	2	1.3	4.5	4.5	--	0.3	2.2
Stable/Riding Facility	2	1.3	9.9	9.9	--	0.7	4.9
Agri-tourism	1	0.7	3.8	3.8	<0.1	0.3	3.8
Cultivated Land	1	0.7	2.9	1.9	1.0	0.1	2.9
Llama/Alpaca Farm	1	0.7	1.9	1.9	<0.1	0.1	1.9
Mixed Livestock (small-scale)	1	0.7	5.5	5.5	<0.1	0.4	5.5
Nut Farm	1	0.7	2.3	2.3	<0.1	0.2	2.3
Poultry Farm, free-range	1	0.7	1.6	1.6	<0.1	0.1	1.6
Vineyard (incl. Winery)	1	0.7	1.1	1.1	<0.1	<0.1	1.1
Total	116	77	714	689	25	52	

Table A-7. Primary agriculture activities for parcels in the ALR where secondary or tertiary general land use is agriculture

Primary Agricultural Activity	Number of parcels	% of agriculture use parcels	Area of parcels (ha)	Area of parcel portions within ALR (ha)	Area of parcel portions outside ALR (ha)	% of parcel ALR area	Mean parcel size (ha)
<i>Refer to row in Table A-1</i>	<i>A</i>	<i>A</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>B</i>	
Forage Operation	14	9.3	438.7	180.3	258.4	13.6	31.3
Horse Farm	7	4.7	11.1	10.1	1.0	0.8	1.6
Pasture	2	1.3	4.1	4.1	--	0.3	2.1
Unknown	2	1.3	8.9	8.9	--	0.7	4.5
Direct Farm Marketing	1	0.7	2.5	2.5	<0.1	0.2	2.5
Field Flower Farm	1	0.7	0.4	0.4	--	<0.1	0.4
Greenhouse Operation	1	0.7	4.0	4.0	--	0.3	4.0
Nursery	1	0.7	2.8	1.8	1.0	0.1	2.8
Nursery incl. Greenhouses	1	0.7	5.0	5.0	--	0.4	5.0
Poultry Farm	1	0.7	1.3	1.3	--	<0.1	1.3
Poultry Farm, free-range	1	0.7	3.2	3.2	<0.1	0.2	3.2
Sheep/Goat Farm	1	0.7	1.0	0.6	0.4	<0.1	1.0
Specialty Crop Production	1	0.7	12.3	12.3	<0.1	0.9	12.3
Total	34	23	495	235	261	18	

Table A-8. Agricultural land cover on parcels in the ALR where primary, secondary, or tertiary general land use is agriculture

Land cover type	Area of land covered (ha)	% of parcel area
Forage and pasture crops	637.8	39.3
Vine and berry crops	21.2	1.3
Unspecified/other crops	13.6	0.8
Vegetables	10.0	0.6
Nursery	3.8	0.2
Specialty plants	3.0	0.2
Tree fruit crops	3.0	0.2
Floriculture	1.2	< 0.1
Grains, cereals and oilseeds	1.0	< 0.1
Total Crops	694.5	42.7
Equestrian facility	22.3	1.4
Housing Animals	16.2	1.0
Corral/ paddock	15.1	0.9
Commercial dog kennel	0.3	< 0.1
Total Housed and site based animal production	54.0	3.3
Commercial greenhouse	18.7	1.1
Residential/ hobby greenhouse	0.3	< 0.1
Cold frame	0.1	< 0.1
Total Housed crop production	19.1	1.2
Farm structures	7.1	0.4
Farm building, type unknown	3.9	0.2
Storage structures	0.9	< 0.1
Ancillary processing (small scale on farm)	0.4	< 0.1
Well	0.2	< 0.1
Total Farm structures	12.4	0.8
Land in transition	4.1	0.3
Abandoned or neglected farm land	0.2	< 0.1
Abandoned or unused farm structure	0.1	< 0.1
Total Inactive agricultural land	4.5	0.3
TOTAL	784	48

Table A-9. Ancillary agriculture activities for parcels in the ALR where primary agricultural activity is forage operation and where primary, secondary, or tertiary general land use is agriculture.

Primary Agricultural Activity	Ancillary Agricultural Activity	Number of parcels	% of Forage Operation parcels	Area of parcels (ha)	Area of parcel portions within ALR (ha)	Area of parcel portions outside ALR (ha)	% of parcel ALR area	Mean parcel size (ha)
	<i>Refer to Row in Table A-1</i>	<i>A</i>	<i>A</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>B</i>	
Forage Operation	None (only forage operation)	39	26.0	213.2	213.1	0.1	16.1	5.5
Forage Operation	Dairy Farm	4	2.7	456.3	173.8	282.5	13.1	114.1
Forage Operation	Nursery incl. Greenhouses	3	2.0	45.4	45.4	<0.1	3.4	15.1
Forage Operation	Horse Farm	3	2.0	7.8	7.8	--	0.6	2.6
Forage Operation	Unknown	2	1.3	9.1	9.1	<0.1	0.7	4.6
Forage Operation	Direct Farm Marketing	2	1.3	3.5	3.5	--	0.3	1.7
Forage Operation	Orchard	2	1.3	4.8	4.8	<0.1	0.4	2.4
Forage Operation	Beef cattle Farm	1	0.7	3.6	3.6	--	0.3	3.6
Forage Operation	Greenhouse Operation	1	0.7	3.7	3.7	<0.1	0.3	3.7
Forage Operation	Nursery	1	0.7	9.9	9.9	<0.1	0.8	9.9
Forage Operation	Vineyard	1	0.7	32.4	32.4	<0.1	2.4	32.4
Forage Operation	Poultry Farm	1	0.7	0.8	0.8	--	<0.1	0.8
Forage Operation	Poultry Farm, free-range	1	0.7	1.1	1.1	--	<0.1	1.1
Forage Operation	Sheep Farm	1	0.7	6.5	6.5	<0.1	0.5	6.5
Forage Operation	Sheep/Goat Farm	1	0.7	1.0	1.0	--	<0.1	1.0
Forage Operation	Livestock - type unknown	1	0.7	8.1	8.1	<0.1	0.6	8.1
Total		64	43	807	525	283	40	

PARCEL SIZE DISTRIBUTION

Table A-10. Primary general land use by parcel size groupings for parcels in the ALR

Primary General Land Use	Parcel Size Groupings					Total Parcel Count
	<2 ha	2 - 4 ha	4 - 8 ha	8 - 16 ha	>16 ha	
Agriculture	26	51	17	10	12	116
Forested	44	28	7	3	2	84
Residential	35	16	2	1	--	54
Recreational	11	9	5	--	--	25
Institutional	5	1	1	1	1	9
Unknown	5	--	--	--	--	5
Utility	3	--	--	--	--	3
Unused farm land	3	--	--	--	--	3
Golf Course	--	--	--	--	2	2
Industrial	--	--	2	--	--	2
Not in use (treed)	1	1	--	--	--	2
Commercial/Service	--	--	--	--	1	1
Park	--	1	--	--	--	1
Total Parcel Count	133	107	34	15	18	307

Table A-11. Percentage of parcels in agricultural land cover and parcel size groupings for parcels in the ALR

Agricultural Land Cover	<2 ha	2 - 4 ha	4 - 8 ha	8 - 16 ha	>16 ha	Total Parcel Count
0%	66	28	6	3	3	106
0 to <25%	10	4	2	--	1	17
25 to <50%	11	11	9	3	1	35
50 to <75%	20	27	4	2	4	57
75 to 100%	26	37	13	7	9	92
Parcel Count Total	133	107	34	15	18	307

Table A-12. Primary general land use and parcel size groupings for parcels in the ALR and less than two hectares in size

Primary General Land Use	Parcel Size Groupings less than 2 hectares					Total Parcel Count
	<0.4 ha	≥0.4 - <0.8 ha	≥0.8 - <1.2 ha	≥1.2 - <1.6 ha	≥1.6 - <2.0 ha	
Agriculture	--	3	9	1	13	26
Forested	3	3	13	15	10	44
Institutional Use	1	2	--	--	2	5
Not in use (treed)	--	--	--	1	--	1
Recreational Use	--	4	4	1	2	11
Residential Use	11	5	13	3	3	35
Unknown	2	3	--	--	--	5
Unused farm land	--	--	2	1	--	3
Utility	2	1	--	--	--	3
Parcel Count Total	19	21	41	22	30	133

Table A-13. Percentage of parcels in agricultural land cover and parcel size groupings for parcels in the ALR and less than two hectares in size

Agricultural Land Cover	Parcel Size Groupings less than 2 hectares					Total Parcel Count
	<0.4 ha	≥0.4 - <0.8 ha	≥0.8 - <1.2 ha	≥1.2 - <1.6 ha	≥1.6 - <2.0 ha	
0%	16	11	16	12	11	66
0 to <25%	1	4	2	2	1	10
25 to <50%	--	--	6	3	2	11
50 to <75%	--	5	7	4	4	20
75 to 100%	2	1	10	1	12	26
Parcel Count Total	19	21	41	22	30	133

AVAILABILITY OF ALR LANDS FOR AGRICULTURE

Table A-14. Primary land use on parcels in the ALR available for agriculture

Primary land use	Number of parcels	% of parcels	Area of parcels (ha)	Area of parcel portions within ALR (ha)	Area of parcel portions outside ALR (ha)	% of parcel ALR area	Mean parcel size (ha)
<i>Refer to row in Table A-1</i>	<i>A</i>	<i>A</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>B</i>	
Agriculture	116	37.8	714.0	688.8	25.2	52.0	6.2
Total Farmed	116	37.8	714.0	688.8	25.2	52.0	
Forested	84	27.4	243.9	232.9	11.1	17.6	2.9
Residential (>0.4 ha)	43	14.0	77.1	77.0	<0.1	5.8	1.8
Recreational (>0.4 ha with minimal infrastructure)	21	6.8	49.7	48.7	1.0	3.7	2.4
Not in use (treed)	2	0.7	3.2	2.9	0.3	0.2	1.6
Unused farm land	3	1.0	3.2	3.2	–	0.2	1.1
Unknown	5	1.6	1.5	1.5	<0.1	0.1	0.3
Total Not Farmed	158	51.5	378.8	366.3	12.5	27.7	
Total	274	89	1,093	1,055	38	80	

Table A-15. Primary land use and parcel size groupings on parcels in the ALR available for agriculture

Primary General Land Use	Parcel Size Groupings					Total Parcel Count
	<2 ha	2 - 4 ha	4 - 8 ha	8 - 16 ha	>16 ha	
Agriculture	26	51	17	10	12	116
Total Farmed	26	51	17	10	12	116
Forested	44	28	7	3	2	84
Not in use (treed)	1	1	–	–	–	2
Recreational Use (>0.4 ha with minimal infrastructure)	10	8	3	–	–	21
Residential Use (>0.4 ha)	24	16	2	1	–	43
Unknown	5	–	–	–	–	5
Unused farm land	3	–	–	–	–	3
Total Not Farmed	87	53	12	4	2	158
Total Parcel Count	139	155	46	24	26	274

Table A-16 Land cover on parcels in the ALR available for agriculture and currently farmed

Land cover type	Area of land covered (ha)	% of Area for Parcels Available for Agriculture and Farmed	% of Area for Parcels Available for Agriculture	% of Parcel Area
Crops	478.2	67.0	43.8	29.4
Housed and site based animal production	31.8	4.5	2.9	2.0
Housed crop production	14.3	2.0	1.3	0.9
Farm structures	10.0	1.4	0.9	0.6
Inactive agricultural land and facilities	0.8	0.1	< 0.1	< 0.1
Agriculture	534.4	74.8	48.9	32.9
Non-riparian vegetation	93.9	13.1	8.6	5.8
Riparian vegetation	8.2	1.2	0.8	0.5
Vegetation	0.7	0.1	< 0.1	< 0.1
Hedgerow	0.4	< 0.1	< 0.1	< 0.1
Natural & Semi-natural Vegetation	102.1	14.3	9.3	6.3
Residential	34.6	4.8	3.2	2.1
Industrial	10.7	1.5	1.0	0.7
Commercial and service facilities	5.3	0.7	0.5	0.3
Transportation and Communications	1.8	0.3	0.2	0.1
Unknown, non-agricultural cover (non-treed)	0.7	0.1	< 0.1	< 0.1
Settlement	0.2	< 0.1	< 0.1	< 0.1
Settlement	53.1	7.4	4.9	3.3
Reservoir	22.3	3.1	2.0	1.4
Water Management	22.3	3.1	2.0	1.4
Total	714	100	65	44

Table A-17. Land cover on parcels in the ALR available for agriculture but currently not farmed

Land cover type	Area of land covered (ha)	% of Area for Parcels Available for Agriculture but Not Farmed	% of Area for Parcels Available for Agriculture	% of Parcel Area
Non-riparian vegetation	204.5	54.0	18.7	12.6
Riparian vegetation	6.1	1.6	0.6	0.4
Total Natural & Semi-natural Vegetation	210.6	55.6	19.3	13.0
Residential	76.2	20.1	7.0	4.7
Unknown, non-agricultural cover (non-treed)	8.2	2.2	0.8	0.5
Commercial and service facilities	2.3	0.6	0.2	0.1
Transportation and Communications	1.2	0.3	0.1	< 0.1
Institutional	0.3	< 0.1	< 0.1	< 0.1
Total Settlement	88.1	23.3	8.1	5.4
Crops	48.6	12.8	4.5	3.0
Housed and site based animal production	22.2	5.8	2.0	1.4
Inactive agricultural land and facilities	3.5	0.9	0.3	0.2
Housed crop production	1.8	0.5	0.2	0.1
Total Agriculture	76.1	20.1	7.0	4.7
Recreation, intensive facility based	2.1	0.6	0.2	0.1
Total Recreation	2.1	0.6	0.2	0.1
Reservoir	1.9	0.5	0.2	0.1
Total Water Management	1.9	0.5	0.2	0.1
Total	379	100	35	23

Table A-18. Primary land use on parcels in the ALR unavailable for agriculture

Primary land use	Number of parcels	% of parcels	Area of parcels (ha)	Area of parcel portions within ALR (ha)	Area of parcel portions outside ALR (ha)	% of parcel ALR area	Mean parcel size (ha)
<i>Refer to row in Table A-1</i>	<i>A</i>	<i>A</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>B</i>	
Commercial/Service	1	0.3	382.5	124.2	258.3	9.4	382.5
Golf Course	2	0.7	71.5	69.4	2.0	5.2	35.7
Institutional	9	2.9	47.2	45.0	2.1	3.4	5.2
Recreational (<0.4 ha or maintained as recreational)	4	1.3	15.1	15.0	<0.1	1.1	3.8
Industrial	2	0.7	8.3	8.3	<0.1	0.6	4.2
Park	1	0.3	3.6	3.6	<0.1	0.3	3.6
Residential (<0.4 ha)	11	3.6	2.8	2.8	<0.1	0.2	0.3
Utility	3	1.0	0.8	0.8	--	<0.1	0.3
Total	33	11	532	269	263	20	

Table A-19. Primary land use by parcel size groupings for parcels in the ALR unavailable for agriculture

Primary General Land Use	Parcel Size Groupings					Total Parcel Count
	<2 ha	2 - 4 ha	4 - 8 ha	8 - 16 ha	>16 ha	
Commercial/Service	--	--	--	--	1	1
Golf Course	--	--	--	--	2	2
Industrial	--	--	2	--	--	2
Institutional	5	1	1	1	1	9
Park	--	1	--	--	--	1
Recreational	1	1	2	--	--	4
Residential	11	--	--	--	--	11
Utility	3	--	--	--	--	3
Total Parcel Count	20	3	5	1	4	33

Table A-20. Parcel size and farmed, not farmed parcels in the ALR

Parcel Size	Farmed			Not Farmed		
	Number of parcels	% of Farmed Parcels	% of Available ALR	Number of parcels	% of Not Farmed Parcels	% of Available ALR
<2 ha	26	22%	3%	87	55%	9%
2 - 4 ha	51	44%	12%	53	34%	12%
4 - 8 ha	17	15%	10%	12	8%	6%
8 - 16 ha	10	9%	10%	4	3%	3%
>16 ha	12	10%	30%	2	1%	4%
Total	116	100%	65%	158	100%	35%

Table A-21. Percent of each parcel size group that is farmed and not farmed for parcels in the ALR

Parcel Size	Number of parcels	Farmed	Not Farmed
		% Farmed	% Not Farmed
<2 ha	113	23%	77%
2 - 4 ha	104	49%	51%
4 - 8 ha	29	59%	41%
8 - 16 ha	14	71%	29%
>16 ha	14	86%	14%
Total	274		

ANCILLARY AGRICULTURE LAND USE

Table A-22. Primary general land use and ancillary agricultural land use for parcels in the ALR

										Agriculture as Ancillary Activity				
Primary land use	% of ancillary agriculture use parcels	% of unfarmed parcels	Area of parcels (ha)	Area of parcel portions within ALR (ha)	Area of parcel portions outside ALR (ha)	% of available ALR area	% of unavailable ALR area	% of parcel ALR area	Mean parcel size (ha)	Secondary (ha in ALR)	Tertiary (ha in ALR)	Secondary (Parcel Count)	Tertiary (Parcel Count)	Total (Parcel Count)
<i>Refer to Row in Table A-1</i>			<i>A</i>	<i>B</i>	<i>C</i>	<i>B</i>				<i>A</i>	<i>A</i>	<i>A</i>	<i>A</i>	
Commercial/Service Use	2.9	0.6	382.5	124.2	258.3	11.8	46.2	9.4	382.5	–	382.5	–	1	1
Forested	41.2	8.9	38.4	36.9	1.5	3.5	13.7	2.8	2.7	24.8	13.6	10	4	14
Institutional Use	5.9	1.3	35.4	35.4	< 0.1	3.4	13.1	2.7	17.7	35.4	–	2	–	2
Residential Use	35.3	7.6	29.5	29.4	< 0.1	2.8	10.9	2.2	2.5	19.3	10.2	10	2	12
Recreational Use	11.8	2.5	5.6	4.6	1.0	0.4	1.7	0.4	1.4	2.8	2.9	1	3	4
Industrial Use	2.9	0.6	4.0	4.0	–	0.4	1.5	0.3	4.0	4.0	–	1	–	1
Total	100		495	235	261			18	411	86	409	24	10	34

RESIDENTIAL LAND USE

Table A-23. Summary of residential land use on parcels in the ALR

Residential land use	Number of parcels	% of parcels	Area of parcels (ha)	Area of parcel portions within ALR (ha)	Area of parcel portions outside ALR (ha)	% of parcel ALR area	Mean parcel size (ha)
<i>Refer to Row in Table A-1</i>	<i>A</i>	<i>A</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>B</i>	
Primary	54	17.6	79.9	79.8	< 0.1	6.0	1.5
Secondary	144	46.9	558.3	555.7	2.6	42.0	3.9
Tertiary	27	8.8	101.4	99.4	2.0	7.5	3.8
Quaternary	4	1.3	72.9	71.9	1.0	5.4	18.2
Subtotal	229	75	813	807	6	61	
Residential insignificant	78	25.4	812.5	517.2	295.3	39.1	10.4
Total	307	100	1625	1324	301	100	

Table A-24. Primary general land use for parcels in the ALR with ancillary residential land use

Primary land use	% of ancillary residential use parcels	Area of parcels (ha)	Area of parcel portions within ALR (ha)	Area of parcel portions outside ALR (ha)	% of parcel ALR area	Mean parcel size (ha)	Residential as Ancillary Activity						
							Secondary (ha in ALR)	Tertiary (ha in ALR)	Quaternary (ha in ALR)	Secondary (Parcel Count)	Tertiary (Parcel Count)	Quaternary (Parcel Count)	Total (Parcel Count)
<i>Refer to Row in Table A-1</i>		<i>A</i>	<i>B</i>	<i>C</i>			<i>B</i>	<i>B</i>	<i>B</i>	<i>A</i>	<i>A</i>	<i>A</i>	
Agriculture	39.7	545.9	544.9	1.0	41.2	6.0	406.8	69.0	70.1	76	12	3	91
Forested	27.5	155.9	152.2	3.6	11.5	2.5	125.5	30.4		50	13		63
Recreational Use	7.0	26.8	25.8	1.0	1.9	1.7	24.0		2.8	15		1	16
Unused farm land	1.3	3.2	3.2		0.2	1.1	1.2	2.0		1	2		3
Unknown	0.9	0.9	0.9	< 0.1	< 0.1	0.4	0.9			2			2
Total	76	733	727	6	55	12	558	101	73	144	27	4	175

Table A-25. Ancillary land use for parcels in the ALR where primary general land use is residential

Primary General Land Use	Secondary General Land Use	Tertiary General Land Use	Number of parcels	% of Residential parcels	Area of parcels (ha)	Area of parcel portions within ALR (ha)	Area of parcel portions outside ALR (ha)	% of parcel ALR area	Mean parcel size (ha)
		<i>Refer to Row in Table A-1</i>	<i>A</i>	<i>A</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>B</i>	
Residential Use	--	--	27	50.0	29.7	29.7	<0.1	2.2	1.1
Residential Use	Agriculture	--	9	16.7	17.2	17.2	<0.1	1.3	1.9
Residential Use	Forested	Agriculture	1	1.9	8.1	8.1	--	0.6	8.1
Residential Use	Land in Transition	--	1	1.9	4.3	4.3	<0.1	0.3	4.3
Residential Use	Recreational	--	2	3.7	3.3	3.2	<0.1	0.2	1.6
Residential Use	Forested	--	6	11.1	3.1	3.1	<0.1	0.2	0.5
Residential Use	Agriculture	Recreational	1	1.9	2.1	2.1	--	0.2	2.1
Residential Use	Water Management	Recreational	1	1.9	2.0	2.0	--	0.2	2.0
Residential Use	Water Management	--	1	1.9	2.0	2.0	--	0.2	2.0
Residential Use	Recreational	Agriculture	1	1.9	2.0	2.0	--	0.2	2.0
Residential Use	Commercial/Service	--	1	1.9	2.0	2.0	<0.1	0.2	2.0
Residential Use	Commercial/Service	Water Management	1	1.9	1.9	1.9	--	0.1	1.9
Residential Use	Unused farm land	--	1	1.9	1.6	1.6	<0.1	0.1	1.6
Residential Use	Forested	Recreational	1	1.9	0.4	0.4	--	<0.1	0.4
Total			54	100	80	80	0	6	

FORESTED LAND USE

Table A-26. Summary of the levels of forested land use for parcels in the ALR

Forested Land Use	Number of parcels	% of parcels	Area of parcels (ha)	Area of parcel portions within ALR (ha)	Area of parcel portions outside ALR (ha)	% of parcel ALR area	Mean parcel size (ha)
<i>Refer to Row in Table A-1</i>	<i>A</i>	<i>A</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>B</i>	
Primary	84.0	27.4	243.9	232.9	11.1	17.6	2.9
Secondary	27.0	8.8	129.1	129.1	< 0.1	9.8	4.8
Tertiary	9.0	2.9	40.6	39.5	1.0	3.0	4.5
Subtotal	120	39	413.7	402	12	30	
Forested area insignificant	187	60.9	1211.3	922.4	288.9	69.7	6.5
Total	307	100	1625	1324	301	100	

Table A-27. Percent of parcel area in non riparian natural or semi natural vegetation by levels of forested land use and parcel size grouping for parcels in the ALR

Forested Land Use	Parcel Size Groupings					Averaged Percent of Parcel Area in Forested Land Cover
	<2 ha	2 - 4 ha	4 - 8 ha	8 - 16 ha	>16 ha	
Primary	75%	77%	69%	85%	70%	75.0%
Secondary	34%	32%	39%	39%	35%	37.2%
Tertiary	16%	20%	10%	43%	--	26.6%
Averaged Percent of Parcel Area in Forested Land Cover	66.2%	64.1%	55.9%	50.8%	57.3%	

Table A–28. Percent of parcel area in non riparian natural or semi natural vegetation by primary general land use and parcel size grouping for parcels in the ALR

Primary General Land Use	Parcel Size Groupings					Percent of Parcel Area in Natural & Semi natural Vegetated Land Cover
	<2 ha	2 - 4 ha	4 - 8 ha	8 - 16 ha	> 16 ha	
Agriculture	9%	10%	14%	26%	10%	13 %
Commercial/Service Use	--	--	--	--	5%	5 %
Forested	72%	77%	69%	85%	70%	74 %
Golf Course	--	--	--	--	11%	11 %
Industrial Use	--	--	10%	--	--	10 %
Institutional Use	5%	40%	20%	--	--	5 %
Not in use (treed)	50%	100%	--	--	--	81 %
Park	--	--	--	--	--	0 %
Recreational Use	3%	5%	20%	--	--	12 %
Residential Use	27%	21%	19%	5%	--	21 %
Unknown	9%	--	--	--	--	9 %
Unused farm land	22%	--	--	--	--	22 %
Utility	39%	--	--	--	--	39 %
Averaged Percent of Parcel Area in Natural & Semi natural Vegetated Land Cover	37 %	31 %	27 %	33 %	11 %	

DIRECT FARM MARKETING

Table A–29. Number of parcels in the ALR with direct farm marketing activities

Primary land use	Number of parcels
Seasonal/temporary produce stand	8
Permanent store - nursery	4
Direct marketing structure	3
Seasonal/temporary produce stand, Organic	2
U-Pick fruits/vegetables, Organic	1
Permanent store - wine	1
Permanent store - produce	1
Total	20

