

**Township of Spallumcheen  
Agricultural Area Plan  
Phase 3 Final Report**



**Submitted to:**

**Agricultural Advisory Committee  
The Corporation of the Township of Spallumcheen  
4144 Spallumcheen Way  
Spallumcheen, BC, V0E 1B6**

**Submitted by:**

**Zbeetnoff Agro-Environmental Consulting  
and  
Quadra Planning Consultants Ltd.**

**August 2006**



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**August 2006**

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## **Glossary of Acronyms Used in This Report**

AAC	- Agricultural Advisory Committee
AAFC	- Agriculture and Agri-Food Canada
ALC	- Agricultural Land Commission
ALR	- Agricultural Land Reserve
BCAC	- BC Agriculture Council
CLI	- Canada Land Inventory
EFP	- Environmental Farm Plan
GFRs	- Gross Farm Receipts
IPE	- Interior Provincial Exhibition
MAL	- BC Ministry of Agriculture and Lands
MELP	- BC Ministry of Environment, Land and Parks
NORD	- North Okanagan Regional District
OCP	- Official Community Plan
ROW	- Right-of-Way
UCC	- University College of the Cariboo
UCFV	- University College of the Fraser Valley

## **Executive Summary**

The Township of Spallumcheen has commissioned this Agricultural Area Plan to assist with implementation of agricultural policies contained in the municipality's Official Community Plan (OCP). This Phase 3 Report provides recommendations and implementation strategies for pursuing actions identified in Phases 1 and 2 of the study and further explored in workshops held with agricultural producers and the general public in June 2006 and at workshops held in November 2005. The Township's Agricultural Advisory Committee has played a leading role in developing this Plan. The Township engaged Zbeetnoff Agro-Environmental Consulting and Quadra Planning Consultants Ltd. to assist with development of the Agricultural Area Plan. The Agricultural Area Plan was undertaken in three phases. In addition to this Phase 3 Report (Agricultural Area Plan Recommendations), the other reports included:

- Phase 1 Report: Township of Spallumcheen Agricultural Situation Profile, May 29, 2006.
- Phase 2 Report: Issues and Opportunities Analysis Working Draft, June 5, 2006
- Workshop Findings Report, July 14, 2006

The Phase 1 report includes a detailed examination of agriculture in the Township of Spallumcheen. The Phase 2 report identifies a number of issues facing agriculture that were identified in undertaking the Phase 1 report and through previous workshops in November 2005 and by the Agricultural Advisory Committee. The Workshop Findings Report summarizes the key issues and opportunities identified by participants at a farm producers workshop and a general public workshop held in June 2006. A Public Open House was held October 19, 2006 to present the Final Report recommendations.

### **Key Issues Facing Agriculture in the Township of Spallumcheen**

A number of key issues have been identified within the Township including:

- Protection of the Resource Base Issues (land and water)
- Agricultural Viability Issues
- Agro-Environmental Interface Issues
- Regulatory Issues
- Profile of Agriculture Issues

### **Planning Framework**

The Township of Spallumcheen has embraced its agricultural sector and put policies and bylaws into place to meet this objective. The Official Community Plan (OCP) provides the planning and regulatory basis for supporting agriculture.

The OCP states:

“The primary goal of the Township is to preserve the agricultural land base, the community's rural character, and environmental attributes while allowing changes in land use that will not compromise the primary goal.”

## Goal and Mission Statement of the Agricultural Area Plan

A high priority has been placed on the promotion of sustainable agriculture in the Township of Spallumcheen. Spallumcheen's motto is: *"Where farming comes first."*

The very first goal in the Mandate of the Agricultural Advisory Committee is to:

*"...Ensure the continuing sustainability of agriculture."*

The Mission Statement of the Agricultural Area Plan process as agreed to by the Agricultural Advisory Committee is to:

"Allow profitable farming to flourish by:

- Promoting best agricultural practices
- Strengthening and supporting agriculture
- Encouraging "good neighbour" communications
- Protecting the rural character
- Initiating public education."

## Recommendations

A number of high priority actions are recommended to address identified issues and to implement the goals of the Agricultural Area Plan Mission Statement. The full list of recommendations is contained in Table 2 of the report.

### Goal 1: Support and Strengthen Local Agricultural Enterprise

#### Action 1:

Create a Farmers Council to provide a cross-commodity producers' association in the Township to implement agricultural initiatives identified in this Plan

Who: Local farmers, with support from the Township

When: Short term

#### Action 2:

Work with producers to develop an agro-industrial strategy that could include:

- investigating the potential for marketing coops
- shared space in the industrial park, such as community kitchens, incubator for value-added processing of agricultural products
- branding (promote local food and food security and local procurement with institutions, agencies, etc.)
- signage
- processing facilities

Who: Township, Committee of producer representatives (Farmers Council), BC Ministry of Agriculture and Lands (MAL), Agricultural Land Commission

When: Immediate

*Action 3:*

Assemble a database of unfarmed agricultural land available for lease

Who: Farmers Council, lead, support from Township

When: Short term, ongoing

**Goal 2: Avoid Extra Costs of Doing Business and Regulation**

*Action 1:*

Retain the AAC as a committee to advise Council on agricultural issues

Who: Township

When: Immediate

*Action 2:*

Monitor proposed regulations to ensure they are not unnecessarily onerous on producers and agro-development

Who: Township, AAC

When: Ongoing

*Action 3:*

Develop results-based approach to new regulation. This approach would identify the targets and impacts of new regulation specifically on agriculture in relation to the objectives desired.

Who: Township, MAL

When: Medium

**Goal 3: Work with the Farm Sector to Make Operations More Productive and Efficient**

*Action 1:*

Create educational materials for property owners regarding stewardship of agricultural land

Who: Producers, MAL

When: Short term

*Action 2:*

Identify a community work force for agriculture.

Who: Township, with support from BC Social Services

*When:* Medium term

**Goal 4: Protect the Resource Base for Working Agriculture**

*Action 1:*

Require landscape buffering on the developed (non-farming) side on lots adjacent to agriculture

*Who:* Township

*When:* Medium term

*Action 2:*

Require notices on title on properties adjacent to agricultural lands (disclosure statements).

*Who:* Township, Real Estate Board

*When:* Short term

*Action 3:*

Investigate federal and provincial support for agriculture irrigation water supply expansion.

*Who:* Township with support from Water Districts, NORD, MAL

*When:* Short term

*Action 4:*

Implement provisions in OCP to protect the agricultural land

*Who:* Township

*When:* Ongoing

**Goal 5: Promote Agricultural Best Management Practices**

*Action 1:*

Enforce noxious weed bylaw on land in the Township, municipal rights-of-way (ROWs), utility ROWs, and enforce control of volunteer hosts for provincially controlled pests (e.g., apple trees)

*Who:* NORD, Township, Landowners

*When:* Immediate

*Action 2:*

Investigate and adopt new technologies to deal with organic and inorganic farm wastes, alternative energy sources and generation of greenhouse gases



*Who:* MAL/MELP/AAFC/Environment Canada and other interested agencies should be encouraged to sponsor a workshop(s) on agriculture nutrient management, irrigation technology, reduced energy use systems

*When:* Short-term for nutrient management, longer term for other topics

*Action 3:*

Promote Environmental Farm Planning (EFP)

*Who:* MAL, BCAC, Township should encourage commodity groups to target the municipality

*When:* Immediate

### **Goal 6: Minimize the Impact of Agriculture on the Environment**

*Action 1:*

Assess the carrying capacity of the available land base to utilize nutrients.

*Who:* MAL/AAFC, with support from farm organizations

*When:* Immediate

### **Goal 7: Protect Rural Character**

*Action 1:*

Implement OCP (direct development away from ALR and arable areas; densify existing urban areas)

*Who:* Township

*When:* Ongoing

*Action 2:*

Define “rural character” in OCP

*Who:* Township

*When:* Immediate

### **Goal 8: Encourage “Good Neighbour” Relations**

*Action 1:*

Develop a more formalized role for the AAC to advise on impacts of new agricultural developments

*Who:* Township

*When:* Immediate

*Action 2:*

Provide Open Houses to inform neighbours of new agricultural developments where Council involvement is required

*Who:* Township, Producers

*When:* Ongoing

**Goal 9: Initiate Public Education**

*Action 1:*

School District to communicate information about farming (use O'Keefe Ranch for hands-on displays, curriculum development)

*Who:* School District 83, Retired teachers, O'Keefe Ranch, Commodity Associations, AAC, Producers

*When:* Short term

*Action 2:*

Create more hands-on displays at IPE (e.g., modern poultry exhibit)

*Who:* IPE, Producers

*When:* Short term

*Action 3:*

Partner with schools to develop agriculture topics in curriculum

*Who:* Local schools, teachers, Farmer's Council, Commodity Associations

*When:* Short term

*Action 4:*

Report on Agricultural Area Plan completion in the media

*Who:* Township

*When:* Immediate

*Action 5:*

Prepare regular reports in the media on progress and issues relating to implementing the Agricultural Area Plan

*Who:* AAC

*When:* Ongoing

## **1.0 Introduction**

The Township of Spallumcheen has commissioned this Agricultural Area Plan to assist with implementation of agricultural policies contained in the municipality's Official Community Plan (OCP). This Phase 3 Report provides recommendations and implementation strategies for pursuing actions identified in Phases 1 and 2 of the study and further explored in workshops held with agricultural producers and the general public in June 2006. These reports are listed below:

- Phase 1 Report: Township of Spallumcheen Agricultural Situation Profile, May 29, 2006
- Phase 2 Report: Issues and Opportunities Analysis Working Draft, June 5, 2006
- Workshop Findings Report, July 14, 2006

The report also relied on earlier work undertaken by the Township of Spallumcheen including

- the agricultural goals identification by the Township's Agricultural Advisory Committee (AAC), and
- the findings of a Public Open House held in the Township of Spallumcheen in November 24, 2005.
- Smith, B. 2005. Township of Spallumcheen agricultural overview. Resource Management Branch, Ministry of Agriculture and Lands.

### **Acknowledgements**

All members of the AAC should be recognized for their valuable contributions to the preparation of this Plan. They include:

- Steve Mazur, Chair
- Rob Hettler, Vice Chair
- Councillor Dave Brew
- Councillor Carolyn Farris
- Councillor Ralph Leyenhorst
- Councillor Todd York
- Martin Collins, Agricultural Land Commission
- Kevin Murphy, BC Ministry of Agriculture and Lands
- Stan Combs, BC Ministry of Agriculture and Lands
- Bill Richards
- Annette Toop
- Kathy Velocci

Charles Nash, Deputy Administrator, provided valuable insights, assistance, and helpful guidance throughout the process.

## 2.0 Key Highlights of Spallumcheen Agriculture

A number of key characteristics provide the context for agriculture in the Township.<sup>1</sup>

### 2.1 Size of the Agricultural Land Base

- The total agricultural land base in Spallumcheen is 16,797 ha (41,489 acres), of which 15,951 ha (95%) is comprised of parcels wholly within or with portions in the ALR.
- Ninety-five percent of the land parcels (15,311 ha) wholly or partly within the ALR are available for farming.

### 2.2 Use of the Agricultural Land Base

- Spallumcheen agricultural activity is reported on 16,264 ha by 442 farms in the following categories:
  - Crops and summer fallow – 53.8% (by area) or 8,751 ha
  - Managed pasture – 6.3% or 1,030 ha
  - Unmanaged pasture – 28.7% or 4,661 ha
  - Other– 11.2% or 1,821 ha.
- 57% of the agricultural cropping area is used for forage production, of which alfalfa represents 50% of the forage crops grown.
- The predominant operations by use of the land base are beef cattle (20%), forage production (17%), equine-related (15%), poultry and egg (7%) and dairy (6%).
- The predominant operations based on gross farm receipts (GFRs) are poultry and egg operations (47% of total Township GFRs), dairy (21%), beef cattle (5%), nursery (4%), and forage (3%) and equine (3%).

### 2.3 Agricultural Economic and Employment Contribution

- Agriculture generates over \$37.9 million in GFRs annually.
- In 2001, direct sales and income multiplier effects are estimated to have contributed between \$114 million and \$133 million to the local and regional economy, of which wages and salaries were \$4.67 million.
- Agriculture generates employment for 665 farm operators, a hired labour force of 298 person years, and 530 indirect community-based jobs.

### 2.4 Revenue Characteristics of Census farmers

- In 2001, approximately 13% of all Census farms in Spallumcheen reported GFRs of less than \$2,500, annually, and 55% of all census farms reported GFRs of less than \$25,000, annually.

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<sup>1</sup> Details on the current state of Spallumcheen agriculture can be found in the Phase 1 report: Township of Spallumcheen Agricultural Situation Profile, May 29, 2006. Prepared by Zbeetnoff Agro-Environmental Consulting and Quadra Planning Consultants Ltd.

## **2.5 Quality of the Resource Base**

- With irrigation, the climate capability of the entire value is rated Classes 1 or 1a, with limitations associated with a shorter frost free period.
- With management of soil moisture deficiency, topography and low soil perviousness, 80% of the area falls into Canada Land Inventory (CLI) Capability Classes 1 to 3, i.e., the top classes in the province.

## **2.5 Lot Use and Farm Size Distribution**

- Farm size is characterized by a high proportion of relatively small holdings. As Table 2 shows, 67% of the farms were less than 70 acres in size in 2001.
- A relatively high proportion of small parcels in the ALR are used for non-farming purposes, either as residential or rural estates.<sup>2</sup> These parcels are located primarily in rural residential sub-divisions carved into the ALR.

## **2.6 Farm Operators**

- Average farm operator age increased from 49.34 years in 1991 to 52.1 years in 2001.
- Number of farm operators totaled 665 in 2001, or an average of 1.5 per farm.

## **2.7 Farm Investment**

- In the 1996-2001 period, value of farm assets increased almost 27%.
- The Okanagan Valley only follows the Fraser Valley in terms of recent increases in farmland value.

## **2.8 Markets for Agricultural Products**

- Armstrong is home to several regional agricultural product processing businesses.
- The bulk of agricultural products produced are processed outside the region.

## **3.0 Planning Framework**

The Township of Spallumcheen has embraced its agricultural sector and put policies and bylaws into place to meet this objective. The Official Community Plan (OCP) provides the planning and regulatory basis for supporting agriculture.<sup>3</sup>

The OCP states:

*“The primary goal of the Township is to preserve the agricultural land base, the community’s rural character, and environmental attributes while allowing changes in land use that will not compromise the primary goal.”*

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<sup>2</sup> Land qualifies for farm class property taxation status if minimum farming income requirements are met: (a) \$10,000 on land less than 2 ac; (b) \$2,500 on land between 2 ac and 10 ac; and (c) on land larger than 10 ac, \$2,500 plus 65% of the actual value of any farm land in excess of 10 ac. [http://www.bcassessment.bc.ca/process/agricultural\\_forestry/classify\\_farm.asp](http://www.bcassessment.bc.ca/process/agricultural_forestry/classify_farm.asp)

<sup>3</sup> See Phase 1 Report: Township of Spallumcheen Agricultural Situation Profile, May 29, 2006

### **3.1 Goal and Mission Statement of the Agricultural Area Plan**

A high priority has been placed on the promotion of sustainable agriculture in the Township of Spallumcheen. Spallumcheen's motto is: *"Where farming comes first."*

The very first goal in the Mandate of the Agricultural Advisory Committee is to:

*"...Ensure the continuing sustainability of agriculture."*

The Mission Statement of the Agricultural Area Plan process as agreed to by the Agricultural Advisory Committee is to:

"Allow profitable farming to flourish by:

- Promoting best agricultural practices
- Strengthening and supporting agriculture
- Encouraging "good neighbour" communications
- Protecting the rural character
- Initiating public education."

The Mission Statement recognizes that profitability is a key component of sustainability. In addition, there is the need to protect agricultural resources and the environment. Finally, the agricultural sector operates within, and contributes to a way of life in, the community. These statements are underpinned by the knowledge that protecting and enhancing the "working landscape" is critical for creating farm operator confidence and promoting conditions for profitable farming.

The challenge for the Township of Spallumcheen is in operationalizing the goal and mission statement of the Agricultural Area Plan. Clearly, a vibrant and sustainable agricultural sector is desired to generate the quality of life, lifestyle and societal amenities that the municipality wants. Through public open houses and workshops in 2005 and 2006, the Agricultural Advisory Committee invited input by farming operators and the general public into how to address these goals and to identify opportunities and actions for implementing them. A Public Open House was held October 19, 2006 to present the Final Report recommendations.

### **3.2 Issues and Opportunities**

Phase 2 of the planning process identified issues emerging out of Phase 1 and examined the opportunities could be created to support agriculture.<sup>4</sup> The issues consisted of the following:

#### **3.2.1 Protection of the Resource Base Issues**

- Fragmentation of land in the ALR
- Many small parcels
- Lot size represents potential for rural residential incursion into the ALR

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<sup>4</sup> Details are contained in Phase 2 Report: Issues and Opportunities Analysis Working Draft, June 5, 2006. Prepared by Zbeetnoff Agro-Environmental Consulting and Quadra Planning Consultants Ltd.

- Non-farmed areas of the ALR tend to be smaller parcels
- Limited availability of irrigation ground water
- Political and environmental obstacles to surface irrigation development
- Potential spillover impacts from the City of Armstrong's growth

### **3.2.2 Agricultural Viability Issues**

- Relatively high proportion of small farms
- Relatively high proportion of farms with low gross farm incomes
- Average age of farm operators increasing
- Average per farm gross farm receipts declining, but average per farm gross margin recovering
- Average per farm gross margin increasing in pace with the Consumer Price Index
- Average per farm expenses trending higher than Farm Products Price Index
- Rapidly increasing farmland prices
- Limited local agricultural marketing (including processing) for some commodities
- Increasing pressure for recreation in the countryside.

### **3.2.3 Agro-Environmental Interface Issues**

- Agriculture is in competition with residential demand for water
- Aquifer resources may be nearing extraction capacity in some areas
- Aquifer resources in several areas may be vulnerable to contamination
- Livestock manures are contributing to total nutrient load in the valley
- There is an opportunity for the number of farmers completing the Environmental Farm Plan to increase.

### **3.2.4 Regulatory Issues**

- OCP is supportive of agriculture
- Continuing pressure to rezone and subdivide lots that could fragment ALR
- Direct growth to existing subdivisions and adjacent lands outside ALR
- Landscape buffering between farm and non-farm areas needs to occur in new developments in non-farm areas
- Continued monitoring of home occupations within ALR to meet zoning bylaw regulations
- Enforcement of bylaws and municipal operations to control nuisance weeds
- The types of home-based businesses appropriate in the agricultural zone.

### **3.2.5 "Profile of Agriculture" Issues**

- Knowledge of agriculture is not being passed on to the new generation.
- The general public knows little about where their food comes from or how it is produced.
- The challenges of agricultural sustainability are not understood by farmers, the general public or politicians.

### **3.3 The Planning Process**

Table 1 identifies the goals of the Agricultural Area Plan, based on the Phase 1 and Phase 2 Reports, Agricultural Advisory Committee comments and stakeholder input in the several consultation processes.<sup>5</sup> The Table also articulates the strategies that would pull these goals together into a cohesive plan of actions to support agriculture.

Follow-up recommendations and actions required for implementation are outlined in Section 4.0 below.

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<sup>5</sup> Consultations consisted of: A Public Open House held in the Township in the Township in November 24, 2005 and two Workshops held in the Township in June of 2006.



**Table 1: Agricultural Area Plan - Goals, Strategies and Opportunities**

Goal	Strategies	Opportunities Identified in Consultation Process
<ul style="list-style-type: none"> <li>• Goal 1: Support and strengthen local agricultural enterprise</li> </ul>	<ul style="list-style-type: none"> <li>• Increase community demand for local agricultural products</li> <li>• Increase the amount of agricultural revenue that gets re-spent within the community</li> <li>• Reduce the cost of doing business in Spallumcheen</li> <li>• Take unnecessary middlemen out of food supply and marketing chain</li> <li>• Promote the quest for quality of local food products</li> <li>• Promote diversification of local food products</li> <li>• Promote efforts that attract and create diversification of agro-based suppliers</li> <li>• Promote efforts that attract agro-based industry to create value-added benefits within the Township</li> <li>• Provide opportunities to recruit new farmers into the sector</li> <li>• Encourage local farmers to work together to improve the local agro-economy</li> </ul>	<ul style="list-style-type: none"> <li>• Create advertising programs for local products</li> <li>• Attract local agri-business, especially meat processing</li> <li>• Create business incubator opportunities</li> <li>• Create a clearinghouse of small acreages (pool) available for agricultural use</li> <li>• Investigate property tax incentives and leasing arrangements for making agricultural land available in a pool</li> <li>• Create “North Okanagan Pride” labeling (branding) for products</li> <li>• Promote local products in local retail outlets</li> <li>• Promote concept of local buying (within 100 km)</li> <li>• Create a marketing co-op among producers</li> <li>• Create co-ops for land banking, machinery and manufacturing</li> <li>• Consider an improved and more attractive location for farmers’ market</li> <li>• Create better signage on farms and along highway to create greater public awareness (standard Spallumcheen agricultural sign)</li> <li>• Promote a weekly newspaper column featuring farmers along with a local recipe featuring seasonal foods</li> <li>• Consider an annual farmer’s open house</li> <li>• Establish local milker’s training for young people</li> <li>• Support creation of a Farmers Council</li> </ul>
<ul style="list-style-type: none"> <li>• Goal 2: Avoid extra costs and regulation</li> </ul>	<ul style="list-style-type: none"> <li>• Ensure that regulations do not needlessly or unintentionally compromise agriculture</li> <li>• Consider credits to operations exhibiting desired behavior</li> </ul>	<ul style="list-style-type: none"> <li>• Tax non-farmers in ALR at a higher rate</li> <li>• Require that land on non-farming parcels in the ALR be made available to farmers</li> <li>• Prevent farmland being fragmented, isolated and being idled</li> <li>• Retain the functional status of the AAC to advise Council on issues affecting agriculture</li> </ul>

<b>Goal</b>	<b>Strategies</b>	<b>Opportunities Identified in Consultation Process</b>
<ul style="list-style-type: none"> <li>• Goal 3: Work with the farm sector to make operations more productive and efficient</li> </ul>	<ul style="list-style-type: none"> <li>• Enhance access to the agricultural land base</li> <li>• Promote farm transportation plans that make rural routes more efficient</li> <li>• Support improvements that increase productivity,</li> </ul>	<ul style="list-style-type: none"> <li>• Educate landowners about costs of maintaining rural estates (weeds, etc.)</li> <li>• Farming community has a responsibility to communicate to new residents</li> <li>• Develop a Township wide irrigation system with farmers and Township sharing costs</li> <li>• Create cooperative for sharing farm equipment</li> <li>• Create property tax incentives for people who make their land available for farming (leasing arrangements)</li> <li>• Increase the incentive for small landowners to make land available for agriculture</li> <li>• Connect adjacent small parcels to create fields of better size</li> <li>• Create opportunities for renting farm land to young farmers wanting to start out</li> <li>• Create awareness among farm landowners about the importance of using the land and not leaving it vacant</li> <li>• Establish a small lot farmers support group to brainstorm ideas</li> <li>• Hold a workshop for farmers on various topics (e.g., Environmental Farm Plans)</li> <li>• Maintain a clearinghouse (list) of available land that could be leased from a landowner</li> </ul>

<b>Goal</b>	<b>Strategies</b>	<b>Opportunities Identified in Consultation Process</b>
<ul style="list-style-type: none"> <li>• Goal 4: Protect the resource base for agriculture</li> </ul>	<ul style="list-style-type: none"> <li>• Discourage any encroachment on the agricultural land base</li> <li>• Reserve water for agriculture in the future</li> <li>• Encourage resource use efficiency throughout the Township</li> <li>• Get idle agricultural land back into productive agriculture</li> </ul>	<ul style="list-style-type: none"> <li>• Require landscape buffering on the developed (non farming) site next to farming operators</li> <li>• Require farming covenants or notices on title for new development (disclosure statements at time of transaction)</li> <li>• Place a tax on realtor’s commissions for a farm education fund</li> <li>• Enforce the OCP – densify urban areas first</li> <li>• Enforce existing bylaws and ALC rules re: non-farm uses on ALR</li> <li>• Protect available water supplies for agriculture</li> <li>• Limit growth of infrastructure into rural areas (e.g., roads, sewer, water, utilities)</li> <li>• Investigate federal government support for irrigation</li> </ul>
<ul style="list-style-type: none"> <li>• Goal 5: Promote best agricultural practices</li> </ul>	<ul style="list-style-type: none"> <li>• Promote a consistent and enforceable system for all lands in the Township to manage agricultural pests</li> <li>• Support information seminars and workshops that promote best agricultural practices</li> <li>• Support businesses that cater to agricultural issues present in the Township</li> </ul>	<ul style="list-style-type: none"> <li>• Enforce noxious weed bylaw especially on municipal and railway ROWs</li> <li>• Control codling moths in volunteer apple trees and other hosts</li> <li>• Educate farmers through commodity groups and Ministry programs</li> <li>• Investigate new technologies to deal with wastes and create alternative energy source</li> <li>• Adopt more efficient irrigation technologies around irrigation districts</li> <li>• Promote Environmental Farm Plans</li> <li>• Educate landowners about weed control and spread onto farm land</li> </ul>

<b>Goal</b>	<b>Strategies</b>	<b>Opportunities Identified in Consultation Process</b>
<ul style="list-style-type: none"> <li>• Goal 6: Minimize the impact of agriculture on the environment</li> </ul>	<ul style="list-style-type: none"> <li>• Encourage adoption of environmentally friendly practices by the agricultural sector</li> <li>• Encourage conservation of resources throughout the Township</li> </ul>	<ul style="list-style-type: none"> <li>• Monitor livestock effluent and livestock densities</li> <li>• Assess livestock carrying capacity and the ability of the available land base to accept nutrients</li> <li>• Require implemented Environmental Farm Plans for farmers</li> <li>• Adopt more efficient technologies and conservation practices</li> <li>• Enforce manure spreading guidelines</li> <li>• Encourage more composting</li> <li>• Lobby governments to encourage more funding for Environmental Farm Plans and new technologies (e.g., equine businesses)</li> <li>• Encourage farmers to grow crops that require less water; drip irrigation and cover crops to control weeds</li> <li>• More local processing to reduce energy costs of transporting produce outside the region and create more job opportunities</li> </ul>
<ul style="list-style-type: none"> <li>• Goal 7: Protect rural character</li> </ul>	<ul style="list-style-type: none"> <li>• Develop a definition of “rural character” to guide land use decisions</li> <li>• Ensure that promotion of rural character does not jeopardize the working landscape for agriculture</li> </ul>	<ul style="list-style-type: none"> <li>• Enforce (implement) the OCP (direct development away from ALR and arable areas; densify existing urban areas)</li> <li>• Encourage property owners not to build in middle of lot parcel</li> <li>• Utilize existing rights of ways to connect to forested areas for trails</li> <li>• Create a code for good land stewardship (abandoned cars, trailers, machinery, etc) to prevent pollution issues from batteries, crankcase oil, etc.</li> </ul>

<b>Goal</b>	<b>Strategies</b>	<b>Opportunities Identified in Consultation Process</b>
<ul style="list-style-type: none"> <li>• Goal 8: Encourage “Good Neighbour” communications</li> </ul>	<ul style="list-style-type: none"> <li>• Encourage communication and interaction between stakeholders in the community</li> <li>• Promote forums, neighbourhood notice boards, etc. to facilitate communication</li> </ul>	<ul style="list-style-type: none"> <li>• Encourage landowners to communicate with neighbours when spraying manure, etc.</li> <li>• Offer to mow vacant parcels to control weeds</li> <li>• Use neighbourhood watch to control issues such as wandering dogs</li> <li>• Direct fans from livestock buildings away from adjacent residences</li> <li>• Utilize farm organizations to build up relationships between farm and non farm users</li> <li>• Promote good news stories (farmer to farmer) through a Farmer’s Council</li> <li>• Assess impacts of new agricultural developments through Agricultural Advisory Committee and open houses</li> <li>• Build good relationships with adjacent municipalities</li> </ul>
<ul style="list-style-type: none"> <li>• Goal 9: Initiate public education</li> </ul>	<ul style="list-style-type: none"> <li>• Support initiatives that inform people about agriculture</li> <li>• Promote venues that exhibit agriculture</li> </ul>	<ul style="list-style-type: none"> <li>• Partner with schools and School District to communicate information about farming (utilize O’Keefe Ranch for hands on displays; curriculum development, etc)</li> <li>• Create more hands on displays at IPE (e.g., modern poultry exhibit)</li> <li>• Utilize 4H clubs in assisting with public education</li> <li>• Create better agricultural signage</li> <li>• Encourage realtors to inform non farming clients about sights and smells and put notice on property title about these</li> <li>• Target young purchasers about value of locally grown food</li> <li>• Re-initiate food celebration fair</li> <li>• Conduct a workshop on small lot agriculture</li> </ul>

## **4.0 Recommendations – Action Framework**

The sustainability and future viability of agriculture in the Township of Spallumcheen is a shared responsibility. The Township, through its Official Community Plan and various bylaws plays a strong role in some key areas related to the goals of the agricultural area plan. In particular, through its OCP, the Township can help protect the resource base upon which agriculture depends. It can also assist with facilitating a “sustainable agriculture” culture that benefits the entire community by protecting the resource base, furthering economic viability, creating employment, and enhancing the rural character. While the Township can play an integral part in the sustainability of agriculture, the community also faces external factors which it does not have control over. These include regional growth pressures from adjacent communities, agricultural commodity markets, senior level government policies, etc. Some issues that affect agriculture are a result of historical settlement patterns and land use – small lots, ALR boundaries, water district boundaries, etc.

Despite these challenges, agriculture continues to thrive in the Township. It is evident through its policies and bylaws that the Township values agriculture and the role it plays in the community. Given its size and resources available to it, the Township has a limited ability to initiate new programs or projects. However, in some areas it can play a catalyst role to initiate discussions, explore opportunities and to work with other partners and interests in implementing the Agricultural Area Plan.

### **4.1 Recommended Actions**

The following recommended actions in Table 2 are meant to provide direction to the Township of Spallumcheen in implementing the Agricultural Area Plan. In some instances, the Township will play a lead role, in others a support role. The timeframe (immediate, short, medium and long term) for implementation is identified, along with the priority for action (high, medium, low). The table also identifies who should be involved in implementation and the resources required.

**Table 2: Agricultural Area Plan – Recommended Action Plan**

Goal	Recommended Actions	Who?	When? (1)	Priority for Action	Resources Required
Goal 1: Support and strengthen local agricultural enterprise	Create a Farmers Council to provide a cross-commodity producers’ association in the Township to implement agricultural initiatives identified in this Plan	<ul style="list-style-type: none"> <li>• Area farmers</li> <li>• Township support</li> </ul>	Immediate	High	Contact person, organization, access co-op student program to undertake projects
	Work with producers to develop an agro-industrial strategy that would include: <ul style="list-style-type: none"> <li>•investigating the potential for marketing coops</li> <li>•shared industrial space</li> <li>•branding (promote local food)</li> <li>•signage</li> <li>•processing facilities</li> </ul>	<ul style="list-style-type: none"> <li>•Township</li> <li>•Committee of producer representatives (Farmers Council)</li> <li>•BC Ministry of Agriculture and Lands (MAL)</li> </ul>	Immediate	High	Hire expertise to develop strategic plan
	•Create a database of farmland available for leasing	<ul style="list-style-type: none"> <li>•Farmers Council, lead</li> <li>•Support from Township, NORD and MAL</li> </ul>	Short Term	High	Negligible, hire a coop student or utilize student employment program
	•Create newspaper slot highlighting farming, seasonal recipes, farmer direct markets	<ul style="list-style-type: none"> <li>•Township</li> <li>•AAC</li> <li>•Farmers Council communication officer</li> </ul>	Immediate	Medium	Minimal
	<ul style="list-style-type: none"> <li>•Partner with farmers to create apprenticeship opportunities and attract workers to agriculture in the area</li> <li>•Investigate innovative ways aspiring new farmers without land may be</li> </ul>	<ul style="list-style-type: none"> <li>•Commodity associations</li> <li>•Post secondary institutions, e.g., UCFV, Kwantlen, UCC</li> <li>•Producers</li> <li>•Township</li> </ul>	Medium	Medium	??

Goal	Recommended Actions	Who?	When? (1)	Priority for Action	Resources Required
	encouraged to access arable land currently not in production				
Goal 2: Avoid extra costs of doing business and regulation	<ul style="list-style-type: none"> <li>•Monitor proposed regulations to ensure they are not unnecessarily onerous on producers and agro-development</li> <li>•Encourage farmers to undertake Environmental Farm Plans</li> <li>•Develop results-based approach to new regulation, so that targets and effects are assessed before regulatory policy is implemented.</li> <li>•Retain the AAC to advise Council on issues affecting agriculture</li> </ul>	<ul style="list-style-type: none"> <li>•Township</li> <li>•AAC</li> <li>•MAL, BCAC</li> <li>•Industry associations</li> <li>•Farmers Council</li> </ul>	Ongoing	High	??
Goal 3: Work with the farm sector to make operations more productive and efficient	•Investigate a watershed-based surface and groundwater irrigation strategy	<ul style="list-style-type: none"> <li>•MAL</li> <li>•North Okanagan Regional District (NORD)</li> </ul>	Medium	Medium	Government personnel – Hire a consultant
	•Through a workshop, initiate discussion of the role of small farm agriculture in the Township (leasing arrangements, tax incentives/options, pooling of small lots)	<ul style="list-style-type: none"> <li>•Township</li> <li>•Producers</li> <li>•Support from MAL, Agri-Tourism BC</li> <li>•Invite Fraser Valley Farm Fresh Direct Marketing Association, South Vancouver Island Direct Farm Marketers Association</li> </ul>	Short	Medium	Seek sponsorship from MAL, Agri-Tourism BC, etc.
	•Create educational materials for property owners regarding stewardship of agricultural land	<ul style="list-style-type: none"> <li>•Township</li> <li>•Producers</li> <li>•Support from MAL</li> </ul>	Short	High	??



<b>Goal</b>	<b>Recommended Actions</b>	<b>Who?</b>	<b>When? (1)</b>	<b>Priority for Action</b>	<b>Resources Required</b>
	<ul style="list-style-type: none"> <li>Identify a community work force for agriculture</li> </ul>	<ul style="list-style-type: none"> <li>Township</li> <li>Support from BC Social Services</li> </ul>	Medium	High	??
Goal 4: Protect the resource base for working agriculture	<ul style="list-style-type: none"> <li>Require landscape buffering on the developed (non-farming) side on lots adjacent to agriculture</li> </ul>	<ul style="list-style-type: none"> <li>Township</li> </ul>	Medium	High	Incorporate into existing zoning and subdivision processes
	<ul style="list-style-type: none"> <li>Require notices on title on properties adjacent to agricultural lands (disclosure statements)</li> </ul>	<ul style="list-style-type: none"> <li>Township</li> <li>Support from Real Estate Board</li> </ul>	Short	High	Political will, open communication, community support
	<ul style="list-style-type: none"> <li>Investigate federal and provincial support for agriculture irrigation water supply expansion</li> </ul>	<ul style="list-style-type: none"> <li>Township</li> <li>Support from Water Districts, MAL, NORD</li> <li>Producer support</li> </ul>	Short	High	Negligible
	<ul style="list-style-type: none"> <li>Implement provisions in OCP to protect the agricultural land base</li> </ul>	<ul style="list-style-type: none"> <li>Township</li> </ul>	Ongoing	High	Political Will Community support
Goal 5: Promote agricultural best management practices	<ul style="list-style-type: none"> <li>Enforce noxious weed bylaw on idle land in the ALR, municipal rights-of-way (ROWs), utility ROWs,</li> <li>Enforce control of volunteer hosts for provincially controlled pests (e.g., apple trees)</li> </ul>	<ul style="list-style-type: none"> <li>NORD should be encouraged to step up its enforcement efforts and to review its own mowing programs on municipal ROWs</li> <li>Township</li> </ul>	Immediate	High	May require extra RD landscape labour
	<ul style="list-style-type: none"> <li>Adopt more efficient irrigation technologies in all Water Districts</li> </ul>	<ul style="list-style-type: none"> <li>Water Districts</li> <li>Support from Township and MAL</li> </ul>	Long	Medium	Negligible
	<ul style="list-style-type: none"> <li>Investigate and adopt new technologies to deal with farm wastes, alternative energy sources and generation of greenhouse gases</li> </ul>	<ul style="list-style-type: none"> <li>MAL/MELP/AAFC/Environment Canada should partner to sponsor a workshop(s) on agriculture waste management, irrigation technology, reduce energy use systems</li> </ul>	Short-waste management Long – other topics	High	Attract sponsorship

<b>Goal</b>	<b>Recommended Actions</b>	<b>Who?</b>	<b>When? (1)</b>	<b>Priority for Action</b>	<b>Resources Required</b>
	<ul style="list-style-type: none"> <li>Promote Environmental Farm Planning (EFP)</li> </ul>	<ul style="list-style-type: none"> <li>MAL</li> <li>BCAC</li> <li>Township should encourage commodity groups to target the municipality</li> </ul>	Immediate	High	Costs being subsidized by the Federal Provincial Environmental Farm Plan program
Goal 6: Minimize the impact of agriculture on the environment	<ul style="list-style-type: none"> <li>Assess livestock carrying capacity and the capacity of the available land base to utilize nutrients</li> </ul>	<ul style="list-style-type: none"> <li>MAL/AAFC</li> </ul>	Short	High	Use existing resources
	<ul style="list-style-type: none"> <li>Lobby governments to expand its EFP funding to include equine operations and hobby farmers</li> </ul>	<ul style="list-style-type: none"> <li>Township</li> </ul>	Short	Medium	Use existing resources
	<ul style="list-style-type: none"> <li>Adopt more efficient technologies and more effective conservation practices</li> </ul>	<ul style="list-style-type: none"> <li>Producers</li> <li>MAL/MELP/AAFC/Environment Canada should be encouraged to host a workshop on efficient technologies and conservation practices</li> </ul>	Short	Medium	Use existing resources
Goal 7: Protect rural character	<ul style="list-style-type: none"> <li>Implement OCP (direct development away from ALR and arable areas; densify existing urban areas)</li> </ul>	<ul style="list-style-type: none"> <li>Township</li> </ul>	Ongoing	High	Use existing resources
	<ul style="list-style-type: none"> <li>Define “rural character” in OCP</li> </ul>	<ul style="list-style-type: none"> <li>Township</li> </ul>	Immediate	High	Use existing resources
	<ul style="list-style-type: none"> <li>Utilize existing ROWs to connect to forested areas</li> </ul>	<ul style="list-style-type: none"> <li>Township</li> </ul>	Medium	Low	Use existing resources
	<ul style="list-style-type: none"> <li>Create a Code of good land stewardship in the ALR (abandoned cars, trailers, machinery, trash, obsolete signage, dumped soil) to prevent contamination and visual pollution (e.g., batteries, crankcase oil,</li> </ul>	<ul style="list-style-type: none"> <li>Township</li> <li>Support from ALR in provincially designated agriculture areas</li> </ul>	Short	Medium	Use existing resources

Goal	Recommended Actions	Who?	When? (1)	Priority for Action	Resources Required
	unproductive fill)				
	<ul style="list-style-type: none"> <li>•Encourage property own to build in a fashion to conserve the land base</li> </ul>	<ul style="list-style-type: none"> <li>•Township</li> <li>•Support from the ALR in provincially designated agriculture areas</li> </ul>	Short	Medium	Use existing resources
Goal 8: Encourage “good neighbour” relations	<ul style="list-style-type: none"> <li>•Use neighbourhood watch approach to control issues such as straying dogs, animals</li> </ul>	<ul style="list-style-type: none"> <li>•Property owners</li> <li>•RCMP</li> </ul>	Immediate	Medium	Use existing resources
	<ul style="list-style-type: none"> <li>•Develop a more formalized role for the AAC to advise on impacts of new agricultural developments</li> </ul>	<ul style="list-style-type: none"> <li>•Township</li> </ul>	Immediate	High	Use existing resources
	<ul style="list-style-type: none"> <li>•Provide Open Houses to inform neighbours of new agricultural developments</li> </ul>	<ul style="list-style-type: none"> <li>•Township</li> <li>•Producers</li> </ul>	Ongoing	High	Use existing resources
	<ul style="list-style-type: none"> <li>•Build relationships with neighbouring municipalities</li> </ul>	<ul style="list-style-type: none"> <li>•Township</li> <li>•NORD</li> </ul>	Ongoing	Low	??
	<ul style="list-style-type: none"> <li>• Use the newly created Farmers Council to develop communication channels</li> </ul>	<ul style="list-style-type: none"> <li>•Producers</li> <li>•AAC</li> </ul>	Short	High	Minimal
Goal 9: Initiate public education	<ul style="list-style-type: none"> <li>•Partner with schools and the School District to communicate information about farming (use O’Keefe Ranch for hands-on displays, curriculum development)</li> </ul>	<ul style="list-style-type: none"> <li>•School District 83</li> <li>•Retired teachers</li> <li>•O’Keefe Ranch</li> <li>•Commodity associations</li> <li>•AAC</li> <li>•Producers</li> </ul>	Short	High	Use existing resources
	<ul style="list-style-type: none"> <li>•Create more hands-on displays at IPE (e.g., modern poultry exhibit)</li> </ul>	<ul style="list-style-type: none"> <li>•IPE</li> <li>•Producers</li> </ul>	Short	High	Use existing resources
	<ul style="list-style-type: none"> <li>•Partner with schools to develop agricultural curriculum</li> </ul>	<ul style="list-style-type: none"> <li>•Local Schools, teachers</li> <li>•Commodity associations</li> <li>•Farmers Council</li> </ul>	Short	High	IAF grant funding - Hire a consultant
	<ul style="list-style-type: none"> <li>•Report on Agricultural Area Plan completion in the</li> </ul>	<ul style="list-style-type: none"> <li>•Township</li> </ul>	Immediate	High	Use existing resources

Goal	Recommended Actions	Who?	When? (1)	Priority for Action	Resources Required
	media •Regular reports in the media on progress and issues relating to implementing the Agricultural Area Plan	•AAC •Farmers Council	Ongoing	High	??

Notes: (1) The timeframe periods for implementation: Immediate = 0 – 6 months; Short = <2 years; Medium = 2-5 years; Long = >5year