

REGIONAL DISTRICT OF NANAIMO
AGRICULTURAL ADVISORY COMMITTEE
FRIDAY, MARCH 28, 2014
2:00 PM

(Board Chambers)

A G E N D A

PAGES

CALL TO ORDER

DELEGATION

Laurie Gourlay, Vancouver Island & Coast Conservation Society, re 'Buy Island' Campaign and Other Initiatives to Promote Local Agriculture.

MINUTES

3-6 Minutes of the Agricultural Advisory Committee meeting held January 24, 2014.

ALC APPLICATIONS

AAC & Area Director Comments on ALR Applications.

7-30 ALR Application No. PL2014-010 – Carifelle – 2455 Holden Corso Road & 1617 Rugg Road, Electoral Area 'A'.

31-54 ALR Application No. PL2014-013 – Paravicini – 531, 533, and 539 Parker Road West, Electoral Area 'G'.

BUSINESS ARISING FROM THE MINUTES

Agricultural Fair (February 7th & 8th) - J. McLeod.

Delegation Agreement for Oil and Gas Uses in the Agricultural Land Reserve Peace River Regional District and Northern Rockies Regional Municipality (June 2013).

<http://www.alc.gov.bc.ca/Delegation/ALC-OGC/ogc-alc-delegation-agreement-updated-june-132013%5B1%5D.pdf>

Farm Classification Letter to BCAA.

Dogs Harassing Livestock Update.

Agricultural Land Use Inventory / Agricultural Water Demand Model Project Update.

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

CORRESPONDENCE

- 55-58 BC Food Systems Network, Kathleen Gibson, re Potential Concerns Regarding Changes to ALR.
- 59-71 March 2014 Update from ALC.

REPORTS

Agricultural Area Plan Implementation Projects Update:

Bylaw and Policy Review Project

Agricultural Promotion and Economic Development Project

NEW BUSINESS

ADJOURNMENT

REGIONAL DISTRICT OF NANAIMO
MINUTES OF THE AGRICULTURAL ADVISORY COMMITTEE
MEETING HELD ON FRIDAY, JANUARY 24, 2014 AT 2:30 PM
IN THE RDN COMMITTEE ROOM

Present:

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

Also in Attendance:

J. Stanhope	Director, Electoral Area 'G'
J. Holm	Manager of Current Planning
P. Thompson	Manager of Long Range Planning
T. Armet	Manager of Building, Bylaw & Emergency Services
J. Drew	Emergency Coordinator
L. Rowett	Senior Planner
G. Keller	Senior Planner
N. Hewitt	Recording Secretary
W. Haddow	Regional Agrologist, Ministry of Agriculture

Regrets:

R. Thompson	Representative (North)
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CALL TO ORDER

Chairperson Johnstone called the meeting to order at 2:30 p.m. The Chair welcomed new Agricultural Advisory Committee members. Director Stanhope welcomed new members to the Committee.

MINUTES

MOVED K. Reid, SECONDED M. Ryn, that the minutes of the regular Agricultural Advisory Committee meeting held September 27, 2013 be adopted.

CARRIED

CORRESPONDENCE

City of Salmon Arm, Core Review, re: Agricultural Land Commission

MOVED H. Houle, SECONDED C. Springford, that the correspondence from the City of Salmon Arm regarding the Agricultural Land Commission be received.

CARRIED

Growing Forward 2, New Funding, New Horizons

MOVED H. Houle, SECONDED C. Springford, that the correspondence from the Growing Forward 2 regarding funding program be received.

CARRIED

October 2013 Update from ALC

MOVED J. Fell, SECONDED H. Houle, that the correspondence from the Agricultural Land Commission regarding service updates be received.

CARRIED

J. McLeod will attend the Agricultural Fair in Duncan February 7 & 8 and report back to the Agricultural Advisory Committee.

Staff will report back to the Committee on ALC delegation agreements, specifically the June 2013 update agreement between ALC and Oil and Gas Commission.

PRESENTATIONS

Farm Classification, British Columbia Assessment Authority

Julia Schlieman, Appraiser and Lorraine Gilbert, Senior Appraiser for BC Assessment Authority provided a verbal and visual overview of farm classification and tax exemption calculations.

Emergency Livestock Evacuation, Emergency Management Select Committee Motion

Jani Drew provided a verbal and visual overview of the RDN Emergency Livestock Evacuation Plan.

LATE DELEGATE

MOVED C. Springford, SECONDED K. Wilson, that the following delegation be permitted to address the Committee.

CARRIED

Dogs Harassing Livestock, Janet Thony, Coombs Farming Institute

Ms. Thony provided a verbal overview of the ad hoc committee created due to a pack of nuisance dogs that attacked numerous livestock. Ms. Thony requested assistance to amend the Animal Control Bylaw and the *Livestock Act* regarding at-large dogs.

Update on AAC 2014-2016 Action Plan

Greg Keller provided a verbal update on the 2014-2016 Action Plan.

UBCM Resolutions Related to Agriculture 2000 – 2013

Paul Thompson provided a hand out of UBCM resolutions relating to Agriculture.

Agricultural Land Use Inventory & Water Demand Model Update

Lainya Rowett provided a verbal update on the Land Use Inventory & Water Demand Model project.

MOVED C. Springford, SECONDED H. Houle, that the Ministry of Agriculture be invited to present to the Agricultural Advisory Committee the results of the Regional District of Nanaimo Agricultural Land Use Inventory and Agricultural Water Demand Model project.

CARRIED

Marihuana for Medical Purposes Regulation (MMPR) Amendments Updates

Jeremy Holm provided a verbal update on the zoning amendments related to Marihuana for Medical Purpose Regulation.

Updated Guide for Bylaw Development in Farming Areas

Greg Keller provided a verbal report on the Ministry of Agriculture's update guide for Bylaw Development in farming areas.

NEW BUSINESS

Dogs Harassing Livestock

The Committee endorsed the following recommendations for the Board's consideration:

MOVED J. Fell, SECONDED C. Springford, that Bylaw and Policy Review project in the 2014-2016 Agricultural Area Plan (AAP) Implementation Action Plan include consideration of options to minimize the impact of trespass by at-large dogs on farms with livestock.

CARRIED

MOVED J. Fell, SECONDED C. Springford, that staff be directed to investigate and bring back a report on amending Regional District of Nanaimo animal control bylaw to include provisions for classifying and regulating nuisance to livestock dogs and the compensation to parties as result of the actions of dangerous or nuisance dogs

CARRIED

MOVED J. Fell, SECONDED C. Springford, that the Board of Directors of the RDN send a letter to the Minister of Agriculture asking that the Livestock Act be amended so as to better protect livestock from nuisance dogs.

CARRIED

ADJOURNMENT

MOVED J. Fell, SECONDED C. Springford, that this meeting be adjourned.

CARRIED

Time: 4:32 pm

CHAIRPERSON

TO: Agricultural Advisory Committee (AAC) **DATE:** March 20, 2014

FROM: Kristy Marks
Planner **FILE:** PL2014-010

SUBJECT: Request for Comment on an Application for Subdivision in the ALR
East 40 Acres of Section 16, Range 2, Cedar District, Except Part in Plan 29623 and
42171 – 2455 Holden Corso Road & 1617 Rugg Road
Electoral Area 'A'

BACKGROUND:

The Regional District of Nanaimo (RDN) has received an application for subdivision in the ALR from Kenneth and Shannon Carifelle and Shirley Daines. The parcel is approximately 14 ha in area and is contained entirely within the ALR. The parcel is bound by Holden Corso Road to the north, Rugg Road to the east, and large ALR parcels to the south and west. The property currently contains a dwelling unit and a manufactured home as well as a number of farm buildings and is traversed by Holden Creek at the northeast corner. The applicant is proposing to subdivide a minimum 2.0 ha parcel on the east side of the subject property adjacent to Rugg Road. A copy of the site plan is attached to the enclosed application.

BOARD POLICY AND PROCESS

As you are aware, recent amendments to Board Policy B1.8 – Review of Provincial Agricultural Land Reserve Applications provides opportunity for Electoral Area Directors and the AAC to review and provide comments on ALR applications for exclusion, subdivision and non-farm use on lands within the ALR. Further to our e-mail of March 11, 2014, the AAC will have an opportunity to comment on this application at the March 28th Committee meeting. Following the AAC meeting, a copy of the Committee's motion, and Area Director comments, will be forwarded as part of the local government report to the Agricultural Land Commission (ALC) for their consideration.



Report Writer

Local Government Report

Under the Agricultural Land Reserve Use, Subdivision and Procedure Regulation

RD/Mun. File No.	<u>PL2014-010</u>
Fee Receipt No.	<u>2014-5578</u>
Fee Amount	<u>\$600.00</u>
ALR Base Map No.	_____
ALR Constituent Map No.	_____
Air Photo No.	_____

Information supplied by:

Regional District of Nanaimo

Local Government

In respect of the application of:

Kenneth & Shannon Carifelle and Shirley Daines

Name of Applicant

PLANS and BYLAWS *(Attach relevant sections of bylaws)*

Community Plan or Rural Land Use Bylaw name and designation:

“Regional District of Nanaimo Electoral Area ‘A’ Official Community Plan Bylaw No. 1620, 2011.”
Designation: Agricultural

Zoning Bylaw name and designation: “Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987”
Designation: Rural 4 (RU4)

Minimum Lot Size: 2.0 ha

Uses permitted & Maximum Density: Rural 4 Permitted Uses: Agriculture, Aquaculture, Home Based Business, Produce Stand, Residential Use, Silviculture
Rural 4 Maximum Density: 1 Dwelling Unit on parcels 2.0 ha or less and 2 dwelling units on parcels greater than 2.0 ha

Are amendments to Plans or Bylaws required for the proposal to proceed?

Plan Yes No Bylaw Yes No

Is authorization under Sec. 25 (3) or 30 (4) of the Agricultural Land Commission Act required?

Yes *(If yes, please attach resolution or documentation)* No

COMMENTS and RECOMMENDATIONS *(Include copies of resolutions)*

Board or Council:

Standing Board resolution as per Policy B1.8: As outlined in the Regional Growth Strategy, the Regional District of Nanaimo fully supports the mandate of the Agricultural Land Commission (ALC) and the preservation of land within the Agricultural Land Reserve (ALR) for agricultural use. The Regional District encourages the ALC to only consider subdivision where in the opinion of the ALC the proposal will not negatively impact the agricultural use of the land or adjacent ALR lands.

Electoral Area Director:

If I have a concern about granting the subdivision application, it is whether or not the two (2) hectare portion will remain viable for agriculture use. This could only be determined if one has knowledge of the existing soil and other conditions necessary to support agriculture activities on the smaller plot. At this time I do not possess that information and will, out of necessity, leave that to those that might be better informed.

Advisory Planning Commission:

n/a

Agriculture Advisory Committee:

Planning Staff:

Kristy Marks, Planner Phone: (250) 390-6510 Email: kmarks@rdn.bc.ca

Background

The subject property can be legally described as East 40 Acres of Section 16, Range 2, Cedar District, Except Part in Plan 29623 and 42171 and the civic address is 2455 Holden Corso Road and 1617 Rugg Road (see Attachments 1 and 2). The property is approximately 14 ha in area and is contained entirely within the ALR. The parcel is bound by Holden Corso Road to the north, Rugg Road to the east, and large ALR parcels to the south and west. The property currently contains a dwelling unit and a manufactured home as well as a number of farm buildings and is traversed by Holden Creek at the northeast corner.

Land Use

The parcel is zoned Rural 4 (RU4) (see Attachment 3) and is within Subdivision District 'D' (see Attachment 4 – Schedule 4B of Bylaw No. 500) pursuant to the “Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987”. The RU4 zone permits agriculture, aquaculture, home based business, produce stand, residential use and silviculture as uses and allows 2 dwelling units on parcels greater than 2.0 ha in area. The applicants are proposing to creating a new 2.0 ha parcel on the east side of the property with access from Rugg Road to the existing dwelling unit.

Official Community Plan Designation

The subject property is designated as ‘Agricultural’ pursuant to the Regional District of Nanaimo Electoral Area ‘A’ Official Community Plan Bylaw No. 1620, 2011” (see Attachment 5). The policies of the designation do not support subdivision of land within the ALR which does not result in a net benefit to agricultural production as determined by a qualified professional. In addition the ‘Agricultural’ designation supports a minimum parcel size of 8.0 ha for lands within the ALR.

Development Permit Areas

The parcel is currently designated within the Farm Land Protection, Watercourse and Fish Habitat Protection, and Yellow Point Aquifer Protection Development Permit Areas. A development permit may be required prior to any subdivision or alteration of the land.

Regional Growth Strategy

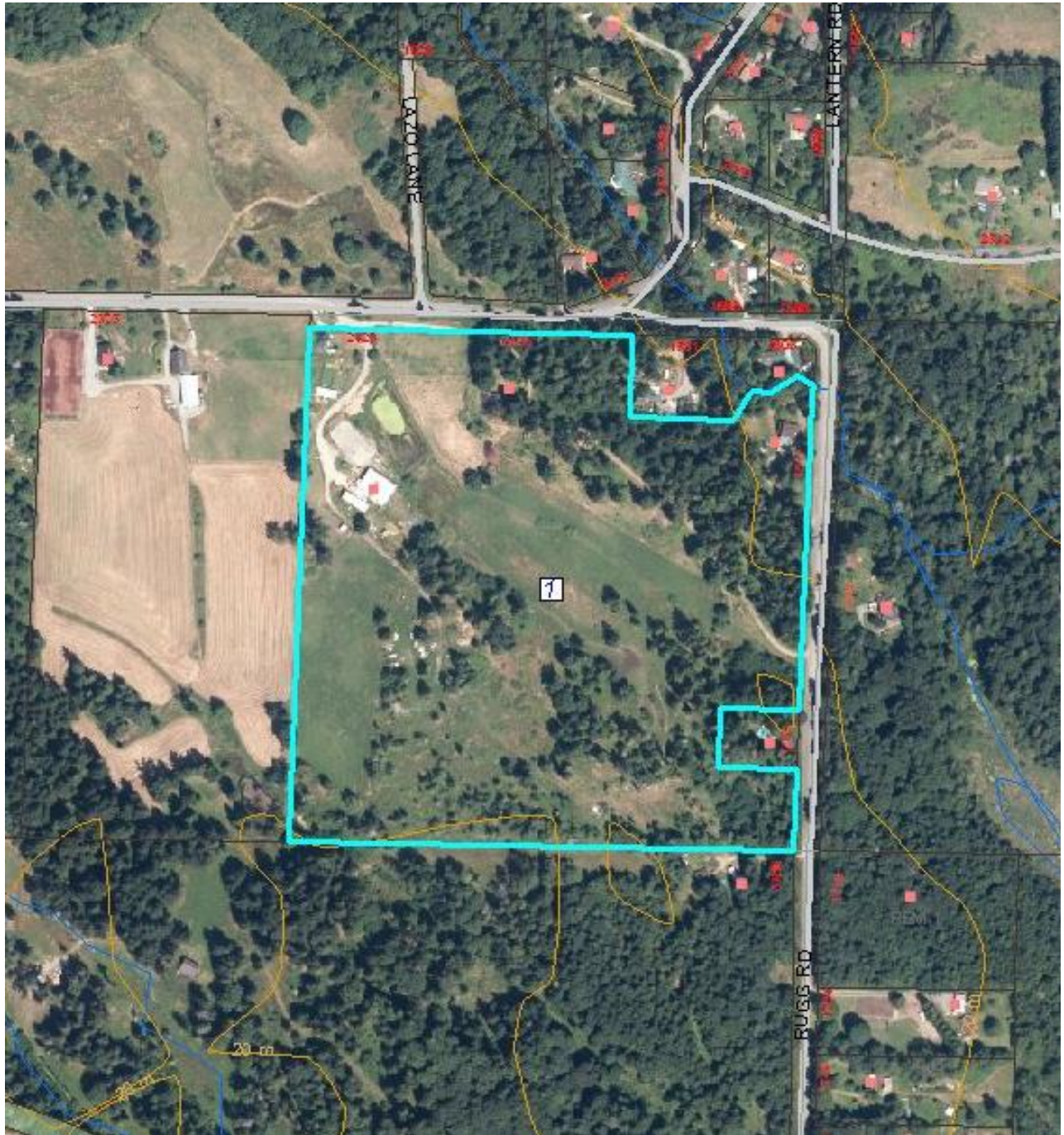
The subject property is designated ‘Resource Land and Open Spaces’ pursuant to the “Regional District of Nanaimo Regional Growth Strategy Bylaw No. 1615, 2011” (RGS) which does not support the creation of new parcels that are smaller than the size supported by the official community plan in effect at the date of the adoption of the RGS (Attachment 6). Further to this, the Regional Growth Strategy encourages the provincial government to protect and preserve the agricultural land base through the ALR (Attachment 7 and 8).

Applicant’s Submission

Please see Attachment 9.

Report Writer

Attachment 2
2012 Aerial Photo



Section 3.4.84¹

R U R A L 4

RU4

Permitted Uses and Minimum Site Area

Required Site Area with:

Permitted Uses	Community Water & Sewer System	Community Water System	No Community Services
a) Agriculture	n/a	n/a	n/a
b) Aquaculture	5000 m ²	5000 m ²	5000 m ²
c) Home Based Business ²	n/a	n/a	n/a
d) Produce Stand	n/a	n/a	n/a
e) Residential Use	n/a	n/a	n/a
f) Silviculture	n/a	n/a	n/a

Maximum Number and Size of Buildings and Structures

Accessory buildings	- combined floor area of 400 m ² ³		
Dwelling units/parcel:			
a) on a parcel having an area of 2.0 ha or less		- 1	
b) on a parcel having an area greater than 2.0 ha		- 2	
Height	9.0 m ⁴		
Parcel coverage	25%		

Minimum Parcel Area

Subject to Section 4.4.4, no parcel having an area less than 2.0 ha may be created by subdivision, and for the purposes of this subsection, "parcel" includes a lot created by deposit of a strata plan under the **Strata Property Act** (British Columbia).

Minimum Setback Requirements

1. Buildings and structures for housing livestock or for storing manure:
 - All lot lines - 30.0 m
2. All other buildings and structures
 - All lot lines - 8.0 m

except where:

 - a) the parcel is less than 4000 m² in area then the setback from lot lines may be reduced to 2.0 m from an interior side lot line and to 5.0 m from other lot lines, excluding the front lot line;
 - b) any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

¹ Bylaw No. 500.206, adopted November 12, 1996

² Bylaw No. 500.270, adopted November 13, 2001

³ Bylaw No. 500.272, adopted November 13, 2001

⁴ Bylaw No. 500.246, adopted December 8, 1998

REGIONAL DISTRICT OF NANAIMO

BYLAW NO. 500

SCHEDULE '4B' SUBDIVISION DISTRICTS - MINIMUM PARCEL SIZES

- 1) The minimum size of any lot created by subdivision shall be determined by the standard of services provided and shall meet the applicable minimal parcel size set out below: ¹

Minimum Parcel Sizes				
Subdivision District	Community Water & Sewer System	Community Water System - No Community Sewer	Community Sewer System - No Community Water	All Other Subdivisions
A	20.0 ha	20.0 ha	20.0 ha	20.0 ha
B	8.0 ha	8.0 ha	8.0 ha	8.0 ha
C	5.0 ha	5.0 ha	5.0 ha	5.0 ha
CC ²	4.0 ha	4.0 ha	4.0 ha	4.0 ha
D	2.0 ha	2.0 ha	2.0 ha	2.0 ha
E	1.6 ha	1.6 ha	1.6 ha	1.6 ha
F	1.0 ha	1.0 ha	1.0 ha	1.0 ha
G	8000 m ²	1.0 ha	1.0 ha	1.0 ha
H	5000 m ²	1.0 ha	1.0 ha	1.0 ha
J ³	4000 m ²	6000 m ²	1.0 ha	1.0 ha
K	4000 m ²	4000 m ²	4000 m ²	4000 m ²
L	2000 m ²	2000 m ²	4000 m ²	4000 m ²
M	2000 m ²	2000 m ²	1.0 ha	1.0 ha
N ^{4,5}	1600 m ²	1600 m ²	1.0 ha	1.0 ha
P	1000 m ²	1600 m ²	1.0 ha	1.0 ha
Q (EA G only)	700 m ²	⁶ 1.0 ha	1.0 ha	1.0 ha
Q (other EAs)	700 m ²	2000 m ²	1.0 ha	1.0 ha
R	500 m ²	⁷ 1.0 ha	1.0 ha	1.0 ha
S ⁸	400 m ²	2000 m ²	1.0 ha	1.0 ha
V ⁹	50.0 ha	50.0 ha	50.0 ha	50.0 ha
Z	No further subdivision			
CD9 ¹⁰	400 lots with approved pump and haul service connection			

¹ Bylaw No. 500.238, adopted February 10, 1998

² Bylaw No. 500.347, adopted September 22, 2009

³ Bylaw No. 500.27, adopted August 9, 1988

⁴ Bylaw No. 500.66, adopted December 12, 1989

⁵ Bylaw No. 500.324, adopted February 28, 2006

⁶ Bylaw No. 500.264, adopted October 10, 2000

⁷ Bylaw No. 500.264, adopted October 10, 2000

⁸ Bylaw No. 500.27, adopted August 9, 1988

⁹ Bylaw No. 500.253, adopted January 11, 2000

¹⁰ Bylaw No. 500.275, adopted October 9, 2001

Official Community Plan 'Agricultural' Land Use Designation

Food Security

Much of the produce eaten in British Columbia comes from distant lands. Many of these areas are experiencing an increase in severe weather events which are threatening crops and creating additional vulnerabilities and price fluctuations in the food system.

Climate Change Implications

Industrialized agriculture is a significant contributor to greenhouse gas emissions through deforestation, livestock production, application of chemical fertilizer and manure, and from the use of fossil fuels in the sowing, harvesting, processing and transport of agricultural products. Creating local food systems reduces the distance food must travel and as a result reduces greenhouse gas emissions and transport costs.

In addition to warmer average temperatures, climate change is expected to shift precipitation patterns and increase the frequency of severe weather events which may increase the risk of extreme drought and crop failure. Local food systems help mitigate the impacts of climate change by building resiliency into the system and becoming more self-reliant.

Food Accessibility

Access to fresh nutritious food is critical for maintaining a healthy population. All area residents should have access to affordable, fresh, nutritious, culturally appropriate food, which is locally produced. Access to healthy food can help combat rising rates of obesity and chronic illnesses that can be partially addressed by improvements to diet and exercise.

Strategic Direction and Goals

Section 5.0 helps achieve the Community Vision by contributing towards community Goals 1, 6, 7, 13, 15, 16, and 17. Please refer to Section 3.3 for a list of community goals.

5.1 Agricultural

The Agricultural Land Use designation applies to all land located in the Agricultural Land Reserve (ALR) at the date of adoption of this plan. These lands occupy approximately fifty-five percent of the plan area and are generally characterized by parcels, greater than 2.0 ha in area. Lands within the ALR are intended for agricultural production. These lands contribute to the economy and are of critical importance in helping Electoral Area 'A' become a leader in local food production.

Objectives and Policies

Section 5.1	Policy/Objective
Objective 5.1.1	Protect ALR land from non-agricultural development.
Policy 5.1.1	Lands within the Agricultural Lands designation are shown on Map No. 3.
Policy 5.1.2	Agriculture shall be the priority use on lands located within the Agricultural Lands designation.
Policy 5.1.3	Uses within this designation shall include agriculture and uses which are compatible with agriculture and contribute towards making it more productive.



Section 5.1	Policy/Objective
Policy 5.1.4	Rezoning may be supported, subject to the approval of the Agricultural Land Commission to allow: <ul style="list-style-type: none"> a. Value added agricultural uses; b. ‘Permitted use’ as defined by the ALR, Subdivision and Procedure Regulation (BC Regulation 171-2002), as amended or replaced from time to time; or, c. Agricultural education and/or demonstration of agricultural technologies.
Policy 5.1.5	This plan supports the creation of an agricultural zone which applies to all lands within this designation.
Policy 5.1.6	Removal of lands from the ALR, which are capable of agricultural production, is considered contrary to the Community Vision and is not supported by this plan.
Policy 5.1.7	Subdivision of land within the ALR, which does not result in a net benefit to agricultural production as determined by a qualified professional, is considered contrary to the Community Vision and is not supported by this plan.
Policy 5.1.8	The RDN should consider providing comments to the Agricultural Land Commission on all applications for non-farm use, subdivision, and exclusion.
Policy 5.1.9	If land is removed from the ALR, the land should continue to be designated ‘Agricultural Lands’ and should not be considered for additional development potential.
Policy 5.1.10	This plan supports ongoing consultation with the Agricultural Advisory Committee, the Agricultural Land Commission, and the Provincial Ministry responsible for Agriculture to find ways to encourage agriculture and make it more productive.
Advocacy Policy 5.1.11	The RDN shall work with the MOTI to discourage the creation of new public roadways ending at lands located in the ALR to reduce the future demand for further non-agricultural development of ALR land.

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
Designate DPA’s on land adjacent to the ALR to ensure adequate buffers are provided and to reduce the impacts of non-agricultural development on agricultural land.	Immediate
Work with the Agricultural Advisory Committee, the Ministry responsible for Agriculture, the Agricultural Land Commission, and the community to develop an agricultural zone and identify opportunities to increase diverse agricultural activity. Amend RDN Land Use and Subdivision Bylaw No. 500, 1987 to include the new zone.	Short Term



Review the current board policy on commenting on applications made to the Agricultural Land Commission and consider the potential role of the Agricultural Advisory Committee. Write a report to the Board with recommendations.	Short Term
Work with the Provincial subdivision approving officer, Ministry of Agriculture, and the Agricultural Land Commission to minimize the impact of subdivision on lands within the ALR.	Ongoing

Objective 5.1.2	Support and promote sustainable agriculture on ALR lands.
Policy 5.1.12	The minimum parcel size for lands located within the Agricultural Lands designation shall be 8.0 ha.
Policy 5.1.13	<p>Despite policy 5.1.12 above, subject to approval from the Agricultural Land Commission, and subject to being consistent with the RGS, the RDN may support the creation of more compact residential clusters through a rezoning or Development Variance Permit (DVP) on lands within this designation which may include smaller parcels and/or a subdivision pursuant to the Strata Property Act subject to the following:</p> <ol style="list-style-type: none"> a. The proposal must include a significant agricultural component which would contribute towards making Electoral Area ‘A’ a leader in local food production. b. The proposal does not result in more dwelling units and/or parcels than what is permitted by the zoning in place at the time the application is made. The overall density and/or number of parcels shall be determined based on the buildable area of the subject property and not the total site area as determined by the RDN. c. The proposal is consistent with ALR, Subdivision and Procedure Regulation (BC Regulation 171/2002). d. Residential development should be located on the least fertile portions of the subject property. e. Residential development must include a vegetated buffer designed and constructed in accordance with the Ministry of Agriculture “A Guide to Edge Planning Promoting Compatibility Along Urban-Agricultural Edges” published in 2009 by the Ministry of Agriculture as amended or replaced from time to time. f. No parcel of less than 1.0 ha shall be created. g. All development must be serviced with onsite methods for treating wastewater and water systems. h. The proposal includes a report from a professional Agrologist outlining how the proposal would be more efficient from an agricultural perspective than a traditional subdivision and certifying that the proposed residential development is located on the least fertile portions of the land and is necessary to support the proposed agricultural use. i. The remainder must be protected against further subdivision and non-agricultural uses through covenant and/or zoning.



Policy 5.1.14	This plan supports the use of conservation covenants for the preservation of environmentally sensitive features. However, it is recognized that agricultural considerations must be taken fully into account when the use of a conservation covenant for the preservation of environmentally sensitive features is being contemplated.
Policy 5.1.15	This plan supports a feasibility study looking at the use of conservation covenants and transfer of development credits for the preservation of farm land.
Policy 5.1.16	Property owner initiated zoning to reduce subdivision and preserve large parcel of agricultural land is supported.
Policy 5.1.17	The use of agricultural practices which minimize the impacts on the environment, improve water use efficiency, reduce the use of chemical fertilizers, and reduce dependence on fossil fuels, such as permaculture, shall be encouraged.
5.1.18	The use of water for irrigation on agricultural lands to boost local food production is supported.

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
Conduct a public process for considering implementation of minimum parcel sizes.	Please refer to Appendix 3 for more information
Conduct a feasibility study looking at the use of conservation covenants and transfer of development credits for the preservation of farm land.	Short Term

Objective 5.1.3	Create opportunities for local food markets
Policy 5.1.19	This plan supports collaboration, cooperation, and flexibility to support agricultural operations looking at investing in agriculture and/or attempting to resolve issues which are limiting agricultural production in Area 'A'.
Policy 5.1.20	The RDN shall work with other levels of government and other agencies to develop financial incentives to preserve farm land and encourage young families to get in to farming.
Policy 5.1.21	This plan supports the use of public land for community gardens and farmers markets where appropriate.
Policy 5.1.22	Proposals for the establishment of a cold storage facility and provincially licensed meat processing facility may be supported within the plan area in consultation with the ministry responsible for Agriculture, Agricultural Land Commission, the farming community, and the community at large.



Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
Work with the farming community and the Agricultural Advisory Committee to develop strategies which support and encourage agriculture in Electoral Area 'A'.	Ongoing
Amend ' RDN Land Use and Subdivision Bylaw No. 500, 1987 ' to permit community gardens and farmers markets. Develop a process for managing the use of these lands for community agriculture.	Short Term

Objective 5.1.4	Support and Encourage Agricultural Education.
Policy 5.1.23	This plan supports the preparation of an Agricultural Plan for Electoral Area 'A' which should at minimum provide an overview of the local food system, its relative food security, capacity, opportunities for enhancing the food-related economy, and recommendations for increasing the sustainability of the food system.
Policy 5.1.24	The RDN should provide perspective purchasers, developers, and land owners with information on living in rural agricultural communities.
Policy 5.1.25	The RDN should work with the Nanaimo and Cedar Farmers Institute, ministry responsible for Agriculture, RDN Advisory Committee, Agricultural Land Commission, Nanaimo Foodshare, and School District 68 to develop an agricultural education program aimed at elementary and high school students.

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
Prepare an agricultural plan which is consistent with the plan prepared for the Cowichan Valley Regional District.	Immediate
Develop informational brochures to distribute to prospective property owners as well as existing Area A residents.	Short Term
Work with the Agricultural Advisory Committee to establish an agricultural education program.	Short Term



Attachment 6

Regional Growth Strategy 'Resource Lands and Open Space' Land Use Designation

6.0 LAND USE DESIGNATIONS

This RGS includes maps that show land use designations and Growth Containment Boundaries:

1. Map of Land Use Designations and Growth Containment Boundaries (Map 4).
2. Larger scale sections of the Growth Containment Boundaries (Appendix B).

The Map of Land Use Designations designates land for uses deemed appropriate between now and 2036 to achieve the vision of the *Regional Growth Strategy*. It represents the desired future pattern of land use in the region.

The Map of Land Use Designations designates land into one of five different land use categories:

1. Resource Lands and Open Space
2. Rural Residential
3. Urban Area
4. Rural Village Area
5. Industrial

The Map of Land Use Designations and the Maps of Growth Containment Boundaries designate the Growth Containment Boundaries.



Resource Lands and Open Space

The Resource Lands and Open Space land use designation includes:

- Land that is primarily intended for resource uses such as agriculture, forestry, aggregate and other resource development; and
- Land that has been designated for long-term open space uses.

This designation includes:

- Land in the Agriculture Land Reserve;
- Crown land;
- Land designated for resource management or resource use purposes, including forestry, in official community plans;
- Recognized ecologically sensitive conservation areas;
- Provincial parks;
- Regional parks;
- Large community parks;
- Cemeteries;
- Existing public facilities outside of areas planned for mixed-use centre development;

- Destination Resorts; and
- Golf courses.

Resource activities on land in this designation should be encouraged to operate in ways that do not harm the functioning of natural ecosystems. Land use control, and resource management of lands in this designation is shared between landowners, local, provincial and sometimes federal government. Much of the forest land is privately owned. Forest companies, farmers, shellfish aquaculture (and associated research facilities) and aggregate resource development companies are recognized to have the right to operate on land within this designation in compliance with local, provincial and federal government regulations.

No new parcels that are smaller than the size supported by the official community plan in effect at the date of the adoption of this *Regional Growth Strategy* may be created on land in this designation.

Rural Residential

Land that is intended to accommodate primarily rural residential development is designated as Rural Residential.

This designation mostly includes land that has already been subdivided into relatively small parcels for a rural area. It also includes land where modest future rural residential subdivision development could occur without affecting the rural economy or environmental quality.

Except as provided for under Policy 5.13, the minimum parcel size of lands designated as Rural Residential will not be reduced below the minimum parcel size established in official community plans in place at the date of the adoption of this *Regional Growth Strategy*.

Urban Area

Land located within the Growth Containment Boundaries of a municipality that is primarily intended for urban development is designated as Urban Area.

Land in this designation should be served with community water and sewer systems and accommodate a broad range of urban land uses at urban densities, or have commitments in place to service it and develop the land to urban densities.

Urban Areas should include public or privately owned open space that includes protected natural areas, water and coastal features, public parks and gardens, playfields, golf courses, public greens and plazas, agricultural areas (including community/allotment gardens), woodlots, and vegetated walkways and bikeways.

New development on land designated as Urban Area should primarily be focused into mixed-use centres adjacent to development that is designed to support its commercial vitality, and provide direct, convenient multi-modal access to the centre.

Attachment 7

Regional Growth Strategy Goal 7 – Enhance Economic Resiliency - Agriculture

Service Sector

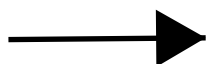
- 7.9 Collaborate in the preparation of a commercial (retail and office) land strategy to ensure that the supply, location, distribution, form and type of commercial development is consistent with the sustainability and growth management objectives of the RGS and supports the continued vitality of the sector.
- 7.10 Support and promote the development of the region’s health and education sectors.

Tourism

- 7.11 Enhance the attractiveness of the region for tourism by:
- Supporting the provision of new tourism facilities and developments that attract new tourists and increase length of stay; and
 - Promoting the region as a destination for eco-tourism and sports tourism.
- 7.12 Support small-scale agri-tourism and aqua-tourism activities and development as secondary activities on lands that are actively used for agriculture, aquaculture, and related research and education.

Aggregate Resources

- 7.13 Recognize the importance of aggregate mining and processing to the region’s economy. To this end, the RDN and member municipalities agree to:
- Support the extraction of aggregate resources where significant deposits exist in locations that have minimal impact on environmentally sensitive areas, watercourses, and existing residential communities; and
 - Limit aggregate removal on lands designated for Rural Residential, Rural Village Area, or Urban Area to that required as part of an approved development (i.e. building or structure).



Agriculture

- 7.14 Recognize the importance of agriculture to the region’s economy. To this end, the RDN and member municipalities agree to:
- Support the management of the Agriculture Land Reserve (ALR) by the provincial government;
 - Encourage the provincial government to protect the agricultural land base through the ALR;
 - Support the agricultural use of ALR lands within designated Urban Areas or Rural Village Areas except in instances where urban land uses have already been established at the time of the adoption of this RGS;
 - Recognize that all ALR lands will be subject to the regulations of the Agricultural Land Commission;

- Support the preparation of a study of agriculture in the region for the purpose of identifying the issues and needs (both immediate and future) of the agricultural sector;
- Encourage and support value-added agricultural industries; and
- Enhance opportunities for agricultural activity on lands not in the ALR.

Shellfish Aquaculture

7.15 Recognize the importance of shellfish aquaculture to the region's economy and environment. To this end the RDN and member municipalities agree to:

- Support the management of the Shellfish Aquaculture leases by the provincial and federal governments;
- Work collaboratively with the provincial and federal government to protect the shellfish aquaculture leases from wastewater or industrial runoff contamination;
- Encourage and support value-added shellfish aquaculture industries;

Forestry

7.16 Collaborate with the provincial government and private forestry companies to develop strategies that will enhance the long-term economic stability of the forestry sector by recognizing the role forestry lands play in:

- Supporting the health of ecological systems;
- Removing GHG emissions from the atmosphere; and
- Providing recreational opportunities.

Green Business

7.17 Encourage and support the development of green businesses (e.g., businesses that use or produce biodegradable, recyclable, and reusable products and materials) in appropriate locations.

7.18 Adopt official community plan policies and zoning bylaws that facilitate and support the development of eco-industrial networks and business parks in appropriate locations.

Goal 8 - Food Security - Protect and enhance the capacity of the region to produce and process food.

Most of the food we eat comes from other parts of the world. A study conducted by the Region of Waterloo Public Health in Ontario (M. Xuereb, 2005) found that *'Imports of 58 commonly eaten foods travel an average of 4,497 km to Waterloo Region'*. Although there are currently no regionally specific studies estimating the distance food travels to reach our plates, it is safe to estimate that many of the foods we regularly consume travel on average at least 2,400 km to reach us (a widely quoted figure for North America, based on research conducted in Iowa by R. Pirog, et al 2001).

Regional Growth Strategy Goal 8 – Food Security

- Support the preparation of a study of agriculture in the region for the purpose of identifying the issues and needs (both immediate and future) of the agricultural sector;
- Encourage and support value-added agricultural industries; and
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Despite ongoing debate about the environmental benefits of 'buying local' food versus making dietary changes (C. Weber and H. Scott Matthews, 2008), it is clear that our dependence on imported foods means that our access to food is vulnerable to the effects of weather and political events that may occur thousands of kilometers away. As well, world energy prices play a large role in the cost of food production and distribution. Greater food security means that more food is grown locally and therefore is not as susceptible to events occurring outside the region.

Local food production generates numerous economic, environmental and social benefits. Agriculture employs almost 3,000 people and generates a flow of income into the region. Local sources of food help reduce the region's carbon footprint by reducing transportation-related GHG emissions. In addition, the nutritional content of locally produced food is often greater than imported food – providing a healthier choice of food for residents.

Ensuring the long-term viability of farming and agricultural activity in the region requires a coordinated effort on the part of local, provincial and federal authorities. In addition to the provisions of Policy 5.4, the RDN and member municipalities can undertake a number of actions to support and enhance the viability of food production in the region as set out in the following policies (See Map 5 – Agricultural Lands).

Protecting the agricultural land base is a key requirement for enhancing food security. The Agricultural Land Reserve (ALR) established by the Province in 1973 has largely been effective in reducing the loss of agricultural lands. Since 1974 the percentage of land protected under the ALR in the RDN has decreased approximately 12%, from 10.10% of the total land base to approximately 8.85% (www.alc.gov.bc.ca/alr/stats).

The majority of ALR lands in the RDN are located in rural Electoral Areas, with smaller portions located within the boundaries of municipalities. This RGS recognizes and supports the jurisdiction of the ALC over all ALR lands and strongly supports the retention and use of all ALR lands for agriculture. The RDN will continue to endorse the Agricultural Land Commission's efforts in preserving agricultural lands. Other actions that would enhance food security in the region include:

- Supporting improved access to sustainable water supplies for irrigation;
- Encouraging best water management practices in agriculture;
- Providing drainage infrastructure for flood-prone lands that do not include environmentally sensitive areas;

The '5 A's' of food security:

- *Available – sufficient supply*
- *Accessible – efficient distribution*
- *Adequate – nutritionally adequate and safe*
- *Acceptable – produced under acceptable conditions (e.g. culturally and ecologically sustainable)*
- *Agency – tools are in place to improve food security*

(J. Oswald, 2009)

- Improving infrastructure to provide agricultural services and processing; and improving access to markets.



Policies

The RDN and member municipalities agree to:

- 8.1 Encourage and support the Agricultural Land Commission in retaining lands within the ALR for agricultural purposes.
- 8.2 Discourage the subdivision of agricultural lands.
- 8.3 Include provisions in their official community plans and zoning bylaws to allow for complementary land uses and activities that support the on-going viability of farming operations.
- 8.4 Establish agriculture as the priority use on land in the ALR.
- 8.5 Minimize the potential impact non-farm land uses may have on farming operations and include policies in their official community plans and zoning bylaws that reduce the opportunity for land use conflicts to occur.
- 8.6 Encourage and support agricultural activity on lands that are not within the ALR. This may include small-scale home-based agricultural businesses.
- 8.7 Recognize the importance of value-added agricultural uses and complementary land use activities for the economic viability of farms. To support complementary farm uses, official community plans should consider:
 - The provision of appropriately located agricultural support services and infrastructure;
 - Reducing impediments to agricultural processing and related land uses;
 - Allowing compatible complementary land use activities (e.g., agri-tourism);
 - Allowing farmers' markets and other outlets that sell local produce to locate in all parts of the community.
- 8.8 Encourage urban agriculture initiatives and support activities and programs that increase awareness of local food production within the region.
- 8.9 Support the appropriate use of water resources for irrigation of agricultural lands.
- 8.10 Support the provision of drainage infrastructure to flood-prone lands that do not lie within environmentally sensitive areas.
- 8.11 Work in collaboration with federal and provincial agencies, adjacent regional districts, and agricultural organizations to improve access to markets for agricultural products.

- 8.12 Support partnerships and collaborate with non-profit groups to enhance the economic viability of farms.
- 8.13 Support farms that produce organic agricultural products and use sustainable farming practices.
- 8.14 Support the production, processing, distribution and sale of locally grown produce (including shellfish).

Goal 9 - Pride of Place – Celebrate the unique beauty, culture, history and arts of the region.

The outstanding natural beauty, rich cultural history and thriving arts communities of the Regional District of Nanaimo are the region’s greatest assets. Communities in the RDN will work together to express the pride residents feel in their region and actions may include;

- Protection of natural environments;
- Provision of an extensive network of regional and local trails and parks;
- Attention and care of the built environment;
- Promotion of public art;
- Protection of cultural and historical resources; and
- Support for artistic and cultural events.

Policies

The Regional District of Nanaimo and member municipalities agree to:

- 9.1 Adopt official community plans that include strategies and policies that will:
 - Identify and protect important historic and cultural resources and cultural sites; and
 - Enhance natural and man-made amenities that contribute to the unique character of the community and the region.
- 9.2 Adopt official community plans that include strategies and policies that:
 - Promote excellence in architectural and urban design; and
 - Promote and support artistic and cultural endeavours.

Goal 10 - Efficient Services – Provide efficient, cost-effective services and infrastructure.

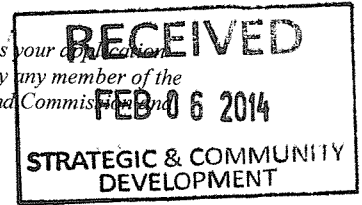
The Regional District delivers a variety of services that are common to both the electoral areas and municipalities, such as wastewater treatment, recreation, solid waste disposal and transit. In addition, the RDN provides a range of local services to electoral areas, such as community planning, watershed protection, parks, water, and other utilities. Member municipalities provide similar services within their own jurisdictions.

The provision of community water and wastewater services is one of the most powerful tools the RDN and member municipalities have to direct and manage growth in the



**Attachment 9
Applicant's Submission
APPLICATION BY LAND OWNER**

NOTE: The information required by this form and the documents you provide with it are collected to process your application under the Agricultural Land Commission Act and regulation. This information will be available for review by any member of the public. If you have any questions about the collection or use of this information, contact the Agricultural Land Commission and ask for the staff member who will be handling your application.



TYPE OF APPLICATION (Check appropriate box)

- | | |
|---|---|
| <input type="checkbox"/> EXCLUSION
under Sec. 30(1) of the Agricultural Land Commission Act | <input checked="" type="checkbox"/> SUBDIVISION in the ALR
under Sec. 21(2) of the Agricultural Land Commission Act |
| <input type="checkbox"/> INCLUSION
under Sec. 17(3) of the Agricultural Land Commission Act | <input type="checkbox"/> Non-farm USE in the ALR
under Sec. 20(3) of the Agricultural Land Commission Act |

APPLICANT

Registered Owner: Ken Carifelle, Shannon Carifelle, Shirley Daines		Agent:	
Address: 2455 Holden Corso Rd		Address:	
Nanaimo			
BC	Postal Code V9X 1M7		Postal Code
Tel. (home) Fax 250-722-0089	(work)	Tel.	Fax
E-mail horsinaround49@hotmail.com		E-mail	

LOCAL GOVERNMENT JURISDICTION (Indicate name of Regional District or Municipality)

Regional District of Nanaimo / North Cedar Improvement district

LAND UNDER APPLICATION (Show land on plan or sketch)

Title Number	Size of Each Parcel (Ha.)	Date of Purchase	
		Month	Year
East 40 acres of Section 16 Range 2, Cedar District except parts in plans 29623 and 42171	Approx 8.3 ha	01	2001

OWNERSHIP OR INTERESTS IN OTHER LANDS WITHIN THIS COMMUNITY

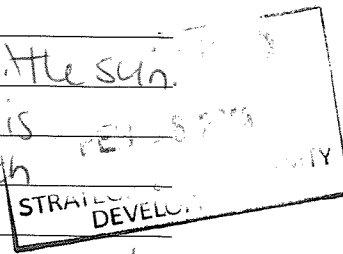
(Show information on plan or sketch)

If you have interests in other lands within this community complete the following:

Title Number(s): _____

PROPOSAL (Please describe and show on plan or sketch)

To subdivide 2 ha off at 1617 Rugg Rd.
Family is currently living there.
This portion of the property get very little sun.
Has a creek flowing through it and is
in a hollow that does not allow much
sunlight. It is surrounded by bluffs.
Subdividing this section off will have no impact
on the rest of the property.



CURRENT USE OF LAND (Show information on plan or sketch)

List all existing uses on the parcel(s) and describe all buildings

House with garage and foundation for a large
shop. Is the part we wish to take off
The rest of the property is used as a ~~small~~ hobby farm
with pastures.

USES ON ADJACENT LOTS (Show information on plan or sketch)

North residences
East cliff and forest
South Farm
West residences

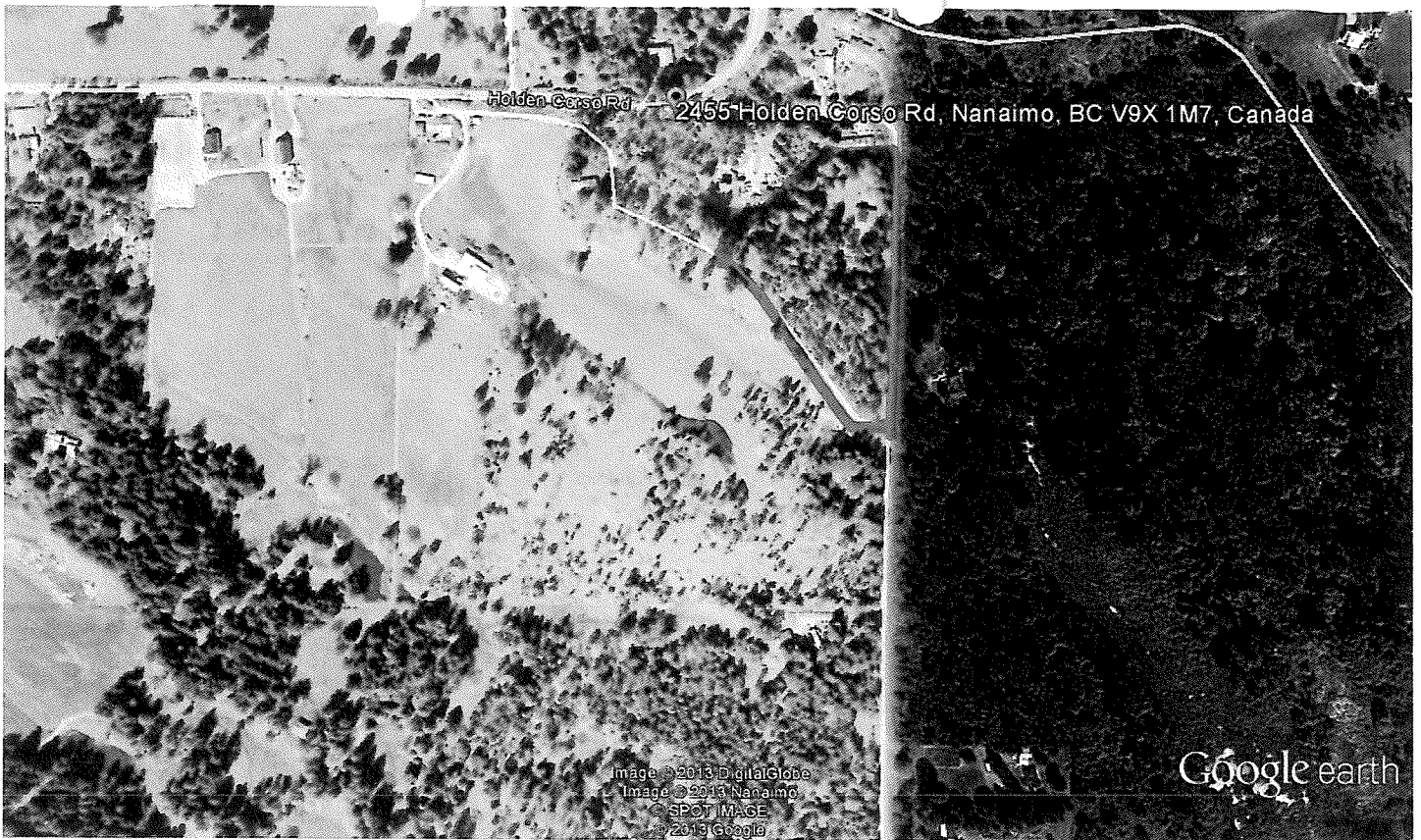
DECLARATION

I/we consent to the use of the information provided in the application and all supporting documents to process the application in accordance with the *Agricultural Land Commission Act* and regulation. Furthermore, I/we declare that the information provided in the application and all the supporting documents are, to the best of my/our knowledge, true and correct. I/we understand that the Agricultural Land Commission will take the steps necessary to confirm the accuracy of the information and documents provided.

01/23/14	<u>S. Carifelle</u>	<u>Shannon Carifelle</u>
Date	Signature of Owner or Agent	Print Name
01/23/14	<u>[Signature]</u>	<u>Ken Carifelle</u>
Date	Signature of Owner or Agent	Print Name
01/23/14	<u>Shirley Daines</u>	<u>SHIRLEY DAINES</u>
Date	Signature of Owner or Agent	Print Name

Please ensure the following documents are enclosed with your application:

- Application fee payable to the Local Government
- Certificate of Title or Title Search Print
- Agent authorization (if using agent)
- Map or sketch showing proposal & adjacent uses
- Proof of Notice of Application *(See instructions)
- Photographs (optional)



Google earth



Area in Red is the proposed area.

RECEIVED
FEB 06 2014
STRATEGIC & COMMUNITY
DEVELOPMENT

Holden Corso Rd

TAKEN OFF

Shop

Double wide
Trailer

Poultry
Barn

Pump

Riding
Ring Barn

Hay
barn

Runoff
Driveway

2ha.

House

1617
Rugby Rd

Proposed Area

Rugby Rd

Taken
off

Fields

Property border

Local Government Report
Under the Agricultural Land Reserve
Use, Subdivision and Procedure Regulation

RD/Mun. File No.	<u>PL2014-013</u>
Fee Receipt No.	<u>2014-5588</u>
Fee Amount	<u>\$600.00</u>
ALR Base Map No.	_____
ALR Constituent Map No.	_____
Air Photo No.	_____

Information supplied by:

Regional District of Nanaimo

Local Government

In respect of the application of:

Donna and Walter Paravicini

Name of Applicant

Civic Addresses: 531, 533, 539 Parker Road West

PLANS and BYLAWS (*Attach relevant sections of bylaws*)

Community Plan or Rural Land Use Bylaw name and designation:

“Electoral Area ‘G’ Official Community Plan Bylaw No. 1540, 2008.”
Designation: Agricultural

Zoning Bylaw name and designation: “Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987”
Designation: Rural 1 (RU1)

Minimum Lot Size: 2.0 ha

Uses permitted & Maximum Density: Rural 1 Permitted Uses: Agriculture, Aquaculture, Home Based Business, Produce Stand, Residential Use, Silviculture
Rural 1 Maximum Density: 2 Dwelling Units on a parcel having an area equal to or greater than 4.0 ha or 2 dwelling on a parcel greater than 2.0 ha if the parcel was created prior to February 22, 2011.

Are amendments to Plans or Bylaws required for the proposal to proceed?

Plan Yes No Bylaw Yes No

Is authorization under Sec. 25 (3) or 30 (4) of the Agricultural Land Commission Act required?

Yes (*If yes, please attach resolution or documentation*) No

COMMENTS and RECOMMENDATIONS (*Include copies of resolutions*)

Board or Council: Standing Board resolution as per Policy B1.8: As outlined in the Regional Growth Strategy, the Regional District of Nanaimo fully supports the mandate of the Agricultural Land Commission (ALC) and the preservation of land within the Agricultural Land Reserve (ALR) for agricultural use. The Regional District encourages the ALC to only consider subdivision where in the opinion of the ALC the proposal will not negatively impact the agricultural use of the land or adjacent ALR lands.

Electoral Area Director: I provide no comment and defer to the Agricultural Advisory Committee and standing Board resolution as comment from the RDN. I believe it is the ALC’s role to determine if the proposal is consistent with its mandate

Advisory Planning Commission: n/a

Agriculture Advisory Committee:

Planning Staff: Tyler Brown, Planner Phone: (250) 390-6510 Email: tbrown@rdn.bc.ca

Background

The Regional District of Nanaimo (RDN) has received an ALR Exclusion application from Donna and Walter Paravicini for parcel legally described as Lot 10, District Lot 78, Newcastle District, Plan 2047 (see Attachments 1 and 2). The parcel is approximately 34.7 ha in area and is contained entirely within the ALR. With the exception of the north western corner, the parcel is bound by dedicated but undeveloped roads, including Rupert Road to the north and Parker Road to the south.

This property was subject to a previous application for subdivision in the ALR, which was denied in ALC Resolution #1850/2009.

Land Use

The parcel is zoned Rural 1 (RU1) (see Attachment 3) and is located within Subdivision District 'D' which requires a minimum parcel size of 2.0 ha (see Attachment 4 – Schedule 4B of Bylaw No. 500) pursuant to the “Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987”. The RU1 Zone permits agriculture, aquaculture, home based business, produce stand, residential use and silviculture.

The applicant has applied to exclude 15.0 ha of land with the intent to subdivide this land in the future into approximately three 5.0-hectare parcels (see Attachment 9). The RU1 Zone would allow a maximum of two dwellings on each of these parcels if created.

Official Community Plan Designation

The subject property is designated as ‘Rural’ pursuant to the Regional District of Nanaimo Electoral Area ‘G’ Official Community Plan Bylaw No. 1540, 2008” (see Attachment 5). The Rural designation Policies #22 through #27 (on page 43 of Attachment 5) support the ALC’s mandate to retain larger parcel sizes for agricultural food and support a minimum parcel size of 8.0 ha. It is noted, however, that the existing zoning (RU1D) would potentially allow subdivision into 2.0 ha parcels.

Development Permit Areas

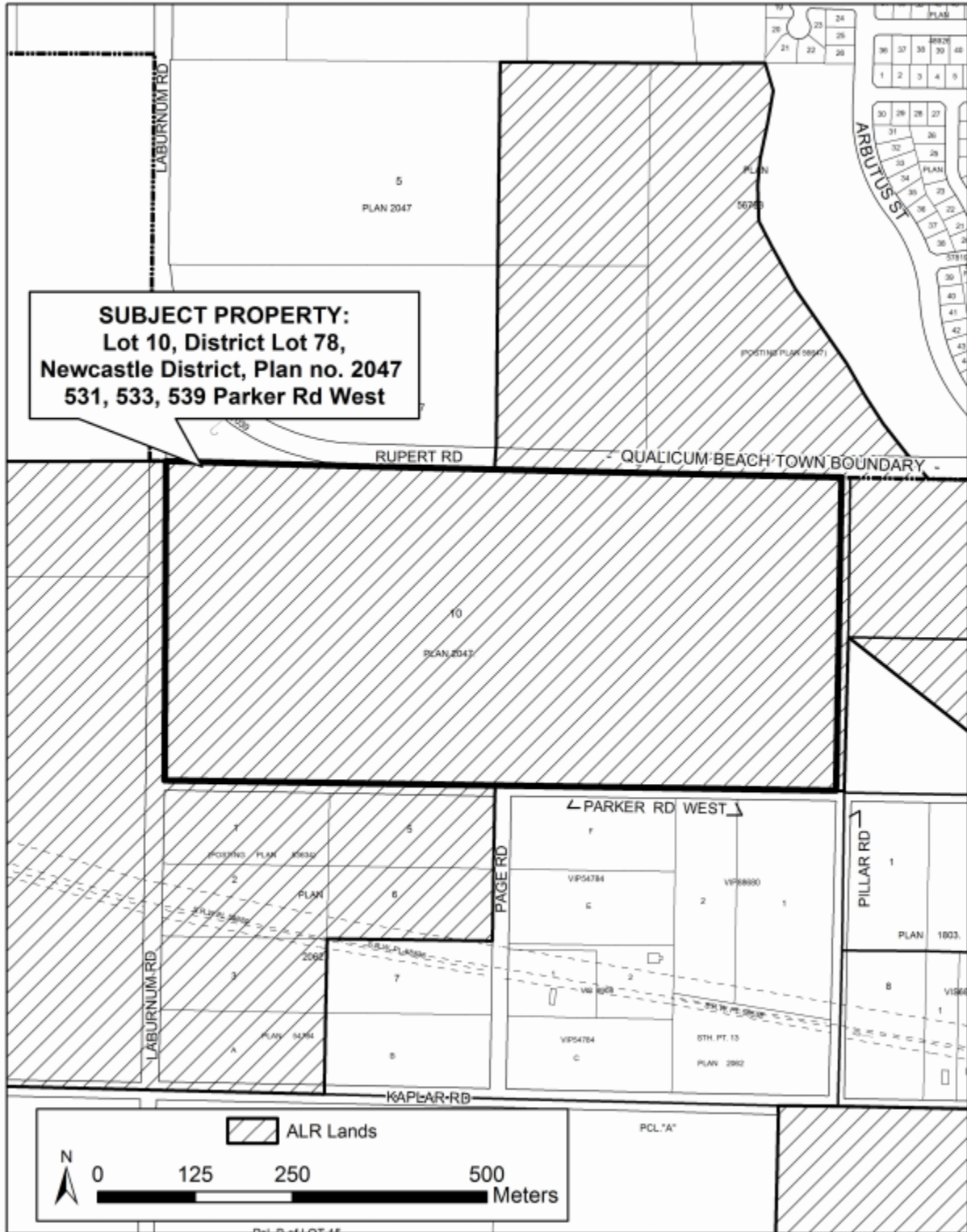
The subject property is designated within the Environmentally Sensitive Features (ESF) Aquifer Protection, ESF Lakes Wetlands and Ponds, ESF Sensitive Ecosystem Inventory, Farmland Protection, and Fish Habitat Protection development permit areas. A development permit may be required prior to any subdivision or alteration of the land.

Regional Growth Strategy

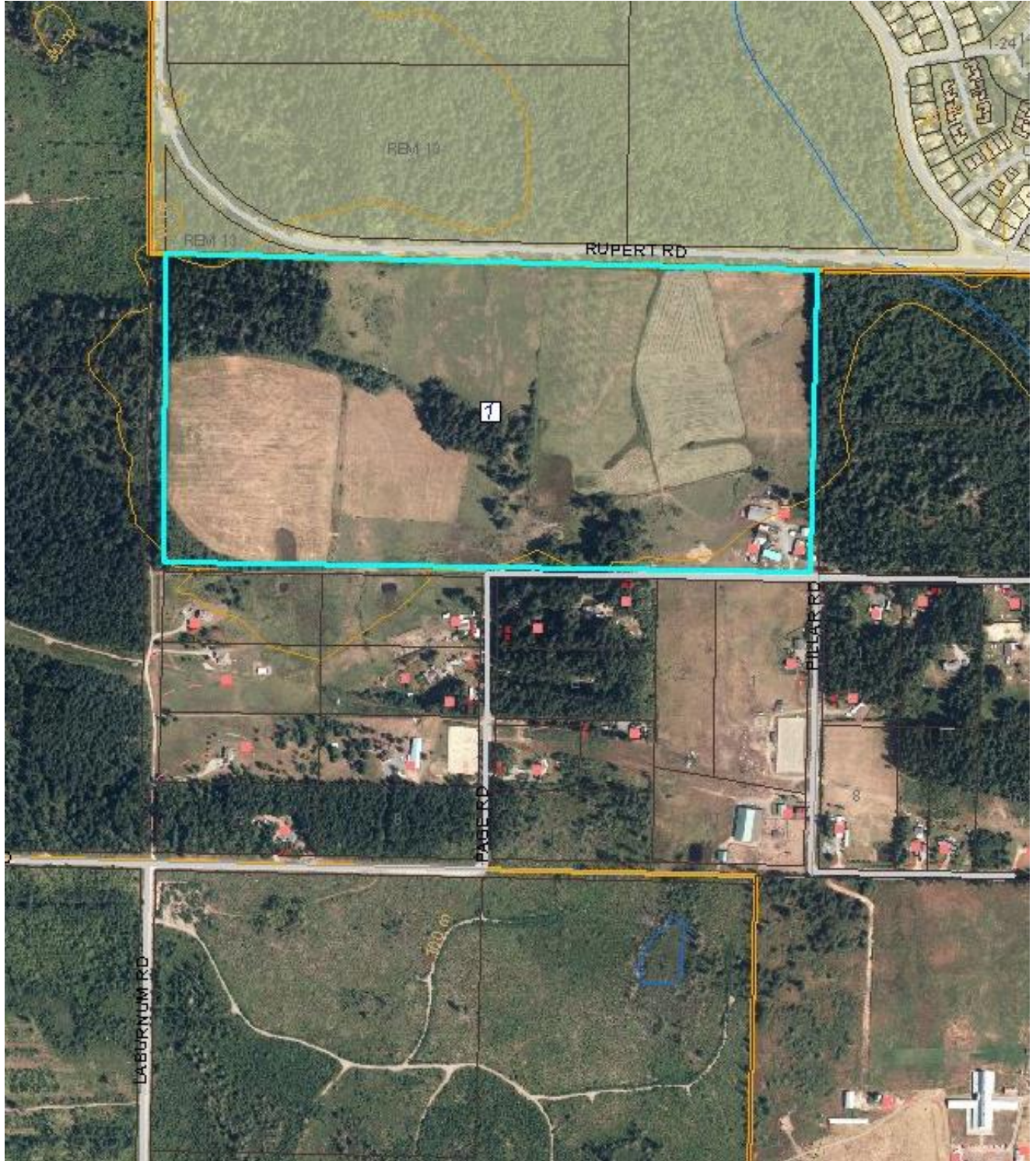
The subject property is designated ‘Resource Land and Open Spaces’ pursuant to the “Regional District of Nanaimo Regional Growth Strategy Bylaw No. 1615, 2011” which does not support the creation of new parcels that are smaller than the size supported by the official community plan in effect at the date of the adoption of the RGS (Attachment 6). Further to this, the Regional Growth Strategy encourages the provincial government to protect and preserve the agricultural land base through the ALR (see Attachments 7 and 8).

Report Writer

**Attachment 1
Subject Property Map**



Attachment 2
2012 Aerial Photo



**Attachment 3
Rural 1 (RU1) Zoning**

Part 3 - Land Use Regulations

Section 3.4.81

R U R A L 1

RU1

Permitted Uses and Minimum Site Area

Permitted Uses	Required Site Area with:		
	Community Water & Sewer System	Community Water System	No Community Services
a) Agriculture	n/a	n/a	n/a
b) Aquaculture	5000 m ²	5000 m ²	5000 m ²
c) Home Based Business ¹	n/a	n/a	n/a
d) Produce Stand	n/a	n/a	n/a
e) Residential Use	n/a	n/a	n/a
f) Silviculture	n/a	n/a	n/a

Maximum Number and Size of Buildings and Structures²

1) Accessory buildings	combined floor area of 400m ²
2) Dwelling Units/parcel:	
a) on a parcel having an area of 2.0 ha or less	1
For Electoral Areas 'A,C,E and H'	
b) on a parcel having an area greater than 2.0 ha	2
For Electoral Area 'G'	
c) on a parcel having an area equal to or greater than twice the minimum parcel size as established by Schedule '4B Subdivision District –Minimum Parcel Sizes'	2
d) Notwithstanding subsection (c), on a parcel located in this zone and created prior to February 22, 2011 and having an area greater than 2.0 ha	2
3) Height	9.0m
4) Parcel Coverage	25%

Minimum Setback Requirements

1. Buildings and structures for housing livestock or for storing manure:
 - All lot lines - 30.0 m
2. All other buildings and structures
 - All lot lines - 8.0 m

¹ Bylaw No. 500.270, adopted November 13, 2001

² Bylaw No. 500.359, adopted January 25, 2011

**Attachment 4
Schedule '4B' of Bylaw No. 500**

Part 4 - Subdivision Regulations '4B' - Subdivision Districts

REGIONAL DISTRICT OF NANAIMO

BYLAW NO. 500

SCHEDULE '4B' SUBDIVISION DISTRICTS - MINIMUM PARCEL SIZES

- 1) The minimum size of any lot created by subdivision shall be determined by the standard of services provided and shall meet the applicable minimal parcel size set out below: ¹

Minimum Parcel Sizes				
Subdivision District	Community Water & Sewer System	Community Water System - No Community Sewer	Community Sewer System - No Community Water	All Other Subdivisions
A	20.0 ha	20.0 ha	20.0 ha	20.0 ha
B	8.0 ha	8.0 ha	8.0 ha	8.0 ha
C	5.0 ha	5.0 ha	5.0 ha	5.0 ha
CC ²	4.0 ha	4.0 ha	4.0 ha	4.0 ha
D	2.0 ha	2.0 ha	2.0 ha	2.0 ha
E	1.6 ha	1.6 ha	1.6 ha	1.6 ha
F	1.0 ha	1.0 ha	1.0 ha	1.0 ha
G	8000 m ²	1.0 ha	1.0 ha	1.0 ha
H	5000 m ²	1.0 ha	1.0 ha	1.0 ha
J ³	4000 m ²	6000 m ²	1.0 ha	1.0 ha
K	4000 m ²	4000 m ²	4000 m ²	4000 m ²
L	2000 m ²	2000 m ²	4000 m ²	4000 m ²
M	2000 m ²	2000 m ²	1.0 ha	1.0 ha
N ^{4,5}	1600 m ²	1600 m ²	1.0 ha	1.0 ha
P	1000 m ²	1600 m ²	1.0 ha	1.0 ha
Q (EA G only)	700 m ²	⁶ 1.0 ha	1.0 ha	1.0 ha
Q (other EAs)	700 m ²	2000 m ²	1.0 ha	1.0 ha
R	500 m ²	⁷ 1.0 ha	1.0 ha	1.0 ha
S ⁸	400 m ²	2000 m ²	1.0 ha	1.0 ha
V ⁹	50.0 ha	50.0 ha	50.0 ha	50.0 ha
Z	No further subdivision			
CD9 ¹⁰	400 lots with approved pump and haul service connection			

¹ Bylaw No. 500.238, adopted February 10, 1998
² Bylaw No. 500.347, adopted September 22, 2009
³ Bylaw No. 500.27, adopted August 9, 1988
⁴ Bylaw No. 500.66, adopted December 12, 1989
⁵ Bylaw No. 500.324, adopted February 28, 2006
⁶ Bylaw No. 500.264, adopted October 10, 2000
⁷ Bylaw No. 500.264, adopted October 10, 2000
⁸ Bylaw No. 500.27, adopted August 9, 1988
⁹ Bylaw No. 500.253, adopted January 11, 2000
¹⁰ Bylaw No. 500.275, adopted October 9, 2001

RDN Bylaw No. 500

Page 4B-2

This is an excerpt only from "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987" and should not be used for interpretive or legal purposes without reference to the entire Bylaw

5.0 Protecting Rural Integrity

Electoral Area 'G' residents define rural as "a perpetuation of a style and quality of life for local residents on lands originally inhabited by First Nations Peoples and later established by pioneers for homesteading and agriculture, with a mixture of protected forests and a forest interface that allows for a continuum of wildlife habitat and access to environmentally sensitive trail systems."

In recognition of the community's value of the rural atmosphere of Electoral Area 'G', and the region's goal of protecting rural integrity, the Electoral Area 'G' OCP identifies the different types of neighbourhoods and land uses in the Plan Area that are considered to be rural in character, and provides policies to protect and enhance the unique attributes of these rural lands and ensure that changes which may occur on these rural lands contribute to, rather than detract from, the quality of life enjoyed by the residents of Electoral Area 'G'.

The Electoral Area 'G' Official Community Plan Area offers diverse rural and semi-rural lifestyles including rural residential areas outside of the Urban Containment Boundary as defined in the Regional Growth Strategy. The following sections set out the objectives and policies for protecting rural integrity in Electoral Area 'G'.

5.1 Rural and Rural Residential Land Use Designations

This Plan designates Rural and Rural Residential land use designations based on the minimum parcel sizes supported by the Regional Growth Strategy. Rural Residential designated lands in this Plan are intended to provide for larger-lot residential uses which may include traditional rural pursuits while also serving as a buffer between resource land and the more urbanized lands.

The Rural and Rural Residential area of Electoral Area 'G' contains a variety of lands with natural resource value including agriculture, aggregates and forestry. These lands have historically played a significant role in shaping the Plan Area's character, as well as providing important economic benefits. Their long term viability and productivity is increasingly threatened by urban encroachment and the spread of incompatible land uses necessitating special attention and protective measures.

The policies of this section define the community's intentions and priorities with respect to the long term management and use of rural residential lands. This section of the Plan recognizes the unique qualities of each distinct rural residential community and supports minimum parcel sizes based on policies in the Regional Growth Strategy. In doing so the Plan divides lands into the following four categories: 'Rural Residential 1', 'Rural Residential 2', 'Rural Residential 3', and 'Rural' as described below.

Objectives:

1. Protect and maintain the recreational, agricultural, forestry and aggregate land base and associated activities.
2. Minimize the impact of agriculture, forestry and aggregate-related activities on the natural environment and other forms of development and land uses.
3. Encourage farm activities on productive agricultural lands and on any lands capable of supporting viable agricultural activities.

-
4. Provide for continued rural residential opportunities without contributing to further rural sprawl.

General Policies:

The following policies apply to all lands within the, Rural Residential 1, Rural Residential 2, Rural Residential 3, and Rural land use designations.

Policies:

1. Lands designated Rural, Rural Residential 1, and Rural Residential 2 are shown on Map No. 3.
2. Although it is recognized that there are existing parcels within the Rural, Rural Residential 1, 2, or 3 designation that have been serviced with community water prior to the adoption of this Official Community Plan, the provision of or expansion to community water to service lands designated Rural, Rural Residential 1, Rural Residential 2, or Rural Residential 3 shall only be supported for health or environmental reasons and only where such services do not result in additional subdivision or development beyond what is permitted by the current zoning based on the minimum parcel size/site area requirements with no community servicing.
3. Zoning amendment proposals that have the potential to impact the quantity or quality of water resources shall be accompanied by a hydrological impact assessment report prepared by a professional engineer with experience in hydrologic analyses. The amendment proposal must also ensure that there are no impacts on fish habitat and the receiving waters, including channel stability and flow maintenance.
4. Permitted uses shall be compatible rural uses, rural residential uses and uses accessory to rural, and rural residential uses.
5. This Plan does not support lands within the Plan Area being pre-zoned for Animal Care. Lands within this Plan Area with existing Rural 2 and Rural 3 zoning may be considered for rezoning to remove 'Animal Care' as a permitted use, which may include changing the zoning designation to be consistent with the existing surrounding zoning designations.
6. Notwithstanding Policy 5 above, a rezoning to permit Animal Care may be supported within the Plan Area subject to its suitability being determined through the rezoning process.

Advocacy Policies:

7. The Ministry of Environment is encouraged to license and monitor groundwater extraction and monitor licensed surface water withdrawals.

Rural and Rural Residential designations

The Regional District of Nanaimo Regional Growth Strategy does not support the creation of parcels smaller than the size supported by the Official Community Plan in effect at the date of the adoption of the Regional Growth Strategy on June 10, 2003. Notwithstanding this requirement, if a parcel was serviced with community water since June 10, 2003, the minimum parcel size

5.0 Protecting Rural Integrity

supported by the zoning bylaw which was in affect on June 10, 2003 with community water service and no community sewer service may be supported.

The designations are intended to be consistent with the Regional Growth Strategy and recognize the unique rural qualities of existing rural neighbourhoods in Electoral Area 'G'.

Rural Residential 1

The Rural Residential 1 designation primarily includes lands in smaller-lot rural residential subdivisions that are generally not located in the Agricultural Land Reserve and that have been in existence prior to the adoption of the Regional Growth Strategy and in some cases prior to Regional District of Nanaimo zoning.

Policy:

8. The minimum parcel size for lands within the Rural Residential 1 land use designation shall be 1.0 ha.
9. Rezoning to permit parcels smaller than 1 hectare in the Rural Residential 1 land use designation shall not be supported.
10. New residential development shall be permitted at a maximum density of 1 dwelling unit per parcel.
11. Notwithstanding Policy 10 above, a 1 hectare minimum parcel size shall not be implemented in Dashwood until the Urban Containment Boundary feasibility study supported by Section 3.1 of this Plan is complete. In addition, the minimum parcel sizes in Dashwood may be adjusted to reflect the recommendations identified by the study. It should be noted that a Regional Growth Strategy amendment may be required.

Rural Residential 2

The Rural Residential 2 designation includes lands that are generally not located in the agricultural land reserve. Rural Residential 2 lands may have value for small-scale agricultural and forestry activities.

Policy:

12. The minimum parcel size for lands within the Rural Residential 2 land use designation shall be 2.0 ha although this Plan recognizes that there are existing parcels smaller than 2.0.
13. Rezoning to permit the creation of new parcels smaller than 2 hectares in the Rural Residential 2 land use designation shall not be supported.
14. New residential development shall be permitted at a maximum density of 1 dwelling unit per 2 hectares to a maximum of 2 per parcel.

Rural Residential 3

The Rural Residential 3 designation includes lands that are generally not located in the Agricultural Land Reserve and that have been historically subdivided in to small lot rural residential located outside of the Urban Containment Boundary. The Rural residential 3 designation also includes larger lot rural residential lands that may have value for small scale agriculture and forestry activities.

19. The minimum parcel size within the Rural Residential 3 designation shall be 8 hectares although this Plan recognizes that there are existing parcels smaller than 8 hectares.
20. Rezoning to create parcels smaller than 8 hectares in the Rural Residential 3 designation shall not be supported.
21. New residential development shall be permitted at densities of 1 dwelling unit per 8 hectares to a maximum of 2 dwelling units per parcel.



Rural

The Rural designation primarily includes lands within the Agricultural Land Reserve although it is recognized that not all lands within this designation are within the ALR. Lands within the rural designation have value for agriculture, forestry, and other resource activities.

Policy:

22. The minimum parcel size for lands within the rural land use designation shall be 8 hectares although this Plan recognizes that there are existing parcels smaller than 8 hectares in area.
23. Rezoning to permit the creation of new parcels smaller than 8 hectares in the rural land use designation shall not be supported.
24. Where land is located within the Agricultural Land Reserve and is proposed for subdivision or non-farm use, including the placement of a second dwelling, approval must first be obtained from the Agricultural Land Commission, except where additional dwellings are necessary for farm purposes subject to the *Agricultural Land Commission Act*. All subdivision and non-farm uses within the ALR shall comply with the agricultural objectives and policies in Section 8.1 of this Plan.
25. New residential development shall be permitted at densities of 1 dwelling unit per 8 hectares to a maximum of two dwelling units per parcel.
26. Temporary Use Permits for primary resource processing, asphalt batch plant, concrete ready mix plant, yard waste chipping, or commercial composting and rezoning applications to rezone existing gravel pits to allow primary processing and related activities associated with gravel extraction may be supported in accordance with the Policies contained in Sections 8.3 and 8.7 of this Plan.
27. For any of the uses listed in Policy 26 above, the preferred option is to consider them for a Temporary Use Permit prior to considering them for a rezoning in accordance with Sections 8.3 and 8.7.

5.0 Protecting Rural Integrity

Attachment 6
Regional Growth Strategy 'Resource Lands and
Open Space' Land Use Designation

6.0 LAND USE DESIGNATIONS

This RGS includes maps that show land use designations and Growth Containment Boundaries:

1. Map of Land Use Designations and Growth Containment Boundaries (Map 4).
2. Larger scale sections of the Growth Containment Boundaries (Appendix B).

The Map of Land Use Designations designates land for uses deemed appropriate between now and 2036 to achieve the vision of the *Regional Growth Strategy*. It represents the desired future pattern of land use in the region.

The Map of Land Use Designations designates land into one of five different land use categories:

1. Resource Lands and Open Space
2. Rural Residential
3. Urban Area
4. Rural Village Area
5. Industrial

The Map of Land Use Designations and the Maps of Growth Containment Boundaries designate the Growth Containment Boundaries.



Resource Lands and Open Space

The Resource Lands and Open Space land use designation includes:

- Land that is primarily intended for resource uses such as agriculture, forestry, aggregate and other resource development; and
- Land that has been designated for long-term open space uses.

This designation includes:

- Land in the Agriculture Land Reserve;
- Crown land;
- Land designated for resource management or resource use purposes, including forestry, in official community plans;
- Recognized ecologically sensitive conservation areas;
- Provincial parks;
- Regional parks;
- Large community parks;
- Cemeteries;
- Existing public facilities outside of areas planned for mixed-use centre development;

- Destination Resorts; and
- Golf courses.

Resource activities on land in this designation should be encouraged to operate in ways that do not harm the functioning of natural ecosystems. Land use control, and resource management of lands in this designation is shared between landowners, local, provincial and sometimes federal government. Much of the forest land is privately owned. Forest companies, farmers, shellfish aquaculture (and associated research facilities) and aggregate resource development companies are recognized to have the right to operate on land within this designation in compliance with local, provincial and federal government regulations.

No new parcels that are smaller than the size supported by the official community plan in effect at the date of the adoption of this *Regional Growth Strategy* may be created on land in this designation.

Rural Residential

Land that is intended to accommodate primarily rural residential development is designated as Rural Residential.

This designation mostly includes land that has already been subdivided into relatively small parcels for a rural area. It also includes land where modest future rural residential subdivision development could occur without affecting the rural economy or environmental quality.

Except as provided for under Policy 5.13, the minimum parcel size of lands designated as Rural Residential will not be reduced below the minimum parcel size established in official community plans in place at the date of the adoption of this *Regional Growth Strategy*.

Urban Area

Land located within the Growth Containment Boundaries of a municipality that is primarily intended for urban development is designated as Urban Area.

Land in this designation should be served with community water and sewer systems and accommodate a broad range of urban land uses at urban densities, or have commitments in place to service it and develop the land to urban densities.

Urban Areas should include public or privately owned open space that includes protected natural areas, water and coastal features, public parks and gardens, playfields, golf courses, public greens and plazas, agricultural areas (including community/allotment gardens), woodlots, and vegetated walkways and bikeways.

New development on land designated as Urban Area should primarily be focused into mixed-use centres adjacent to development that is designed to support its commercial vitality, and provide direct, convenient multi-modal access to the centre.

Attachment 7

Regional Growth Strategy Goal 7 – Enhance Economic Resiliency - Agriculture

Service Sector

- 7.9 Collaborate in the preparation of a commercial (retail and office) land strategy to ensure that the supply, location, distribution, form and type of commercial development is consistent with the sustainability and growth management objectives of the RGS and supports the continued vitality of the sector.
- 7.10 Support and promote the development of the region’s health and education sectors.

Tourism

- 7.11 Enhance the attractiveness of the region for tourism by:
- Supporting the provision of new tourism facilities and developments that attract new tourists and increase length of stay; and
 - Promoting the region as a destination for eco-tourism and sports tourism.
- 7.12 Support small-scale agri-tourism and aqua-tourism activities and development as secondary activities on lands that are actively used for agriculture, aquaculture, and related research and education.

Aggregate Resources

- 7.13 Recognize the importance of aggregate mining and processing to the region’s economy. To this end, the RDN and member municipalities agree to:
- Support the extraction of aggregate resources where significant deposits exist in locations that have minimal impact on environmentally sensitive areas, watercourses, and existing residential communities; and
 - Limit aggregate removal on lands designated for Rural Residential, Rural Village Area, or Urban Area to that required as part of an approved development (i.e. building or structure).



Agriculture

- 7.14 Recognize the importance of agriculture to the region’s economy. To this end, the RDN and member municipalities agree to:
- Support the management of the Agriculture Land Reserve (ALR) by the provincial government;
 - Encourage the provincial government to protect the agricultural land base through the ALR;
 - Support the agricultural use of ALR lands within designated Urban Areas or Rural Village Areas except in instances where urban land uses have already been established at the time of the adoption of this RGS;
 - Recognize that all ALR lands will be subject to the regulations of the Agricultural Land Commission;

- Support the preparation of a study of agriculture in the region for the purpose of identifying the issues and needs (both immediate and future) of the agricultural sector;
- Encourage and support value-added agricultural industries; and
- Enhance opportunities for agricultural activity on lands not in the ALR.

Shellfish Aquaculture

7.15 Recognize the importance of shellfish aquaculture to the region's economy and environment. To this end the RDN and member municipalities agree to:

- Support the management of the Shellfish Aquaculture leases by the provincial and federal governments;
- Work collaboratively with the provincial and federal government to protect the shellfish aquaculture leases from wastewater or industrial runoff contamination;
- Encourage and support value-added shellfish aquaculture industries;

Forestry

7.16 Collaborate with the provincial government and private forestry companies to develop strategies that will enhance the long-term economic stability of the forestry sector by recognizing the role forestry lands play in:

- Supporting the health of ecological systems;
- Removing GHG emissions from the atmosphere; and
- Providing recreational opportunities.

Green Business

7.17 Encourage and support the development of green businesses (e.g., businesses that use or produce biodegradable, recyclable, and reusable products and materials) in appropriate locations.

7.18 Adopt official community plan policies and zoning bylaws that facilitate and support the development of eco-industrial networks and business parks in appropriate locations.

Goal 8 - Food Security - Protect and enhance the capacity of the region to produce and process food.

Most of the food we eat comes from other parts of the world. A study conducted by the Region of Waterloo Public Health in Ontario (M. Xuereb, 2005) found that *'Imports of 58 commonly eaten foods travel an average of 4,497 km to Waterloo Region'*. Although there are currently no regionally specific studies estimating the distance food travels to reach our plates, it is safe to estimate that many of the foods we regularly consume travel on average at least 2,400 km to reach us (a widely quoted figure for North America, based on research conducted in Iowa by R. Pirog, et al 2001).

Regional Growth Strategy Goal 8 – Food Security

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Despite ongoing debate about the environmental benefits of 'buying local' food versus making dietary changes (C. Weber and H. Scott Matthews, 2008), it is clear that our dependence on imported foods means that our access to food is vulnerable to the effects of weather and political events that may occur thousands of kilometers away. As well, world energy prices play a large role in the cost of food production and distribution. Greater food security means that more food is grown locally and therefore is not as susceptible to events occurring outside the region.

Local food production generates numerous economic, environmental and social benefits. Agriculture employs almost 3,000 people and generates a flow of income into the region. Local sources of food help reduce the region's carbon footprint by reducing transportation-related GHG emissions. In addition, the nutritional content of locally produced food is often greater than imported food – providing a healthier choice of food for residents.

Ensuring the long-term viability of farming and agricultural activity in the region requires a coordinated effort on the part of local, provincial and federal authorities. In addition to the provisions of Policy 5.4, the RDN and member municipalities can undertake a number of actions to support and enhance the viability of food production in the region as set out in the following policies (See Map 5 – Agricultural Lands).

Protecting the agricultural land base is a key requirement for enhancing food security. The Agricultural Land Reserve (ALR) established by the Province in 1973 has largely been effective in reducing the loss of agricultural lands. Since 1974 the percentage of land protected under the ALR in the RDN has decreased approximately 12%, from 10.10% of the total land base to approximately 8.85% (www.alc.gov.bc.ca/alr/stats).

The majority of ALR lands in the RDN are located in rural Electoral Areas, with smaller portions located within the boundaries of municipalities. This RGS recognizes and supports the jurisdiction of the ALC over all ALR lands and strongly supports the retention and use of all ALR lands for agriculture. The RDN will continue to endorse the Agricultural Land Commission's efforts in preserving agricultural lands. Other actions that would enhance food security in the region include:

- Supporting improved access to sustainable water supplies for irrigation;
- Encouraging best water management practices in agriculture;
- Providing drainage infrastructure for flood-prone lands that do not include environmentally sensitive areas;

The '5 A's' of food security:

- *Available – sufficient supply*
- *Accessible – efficient distribution*
- *Adequate – nutritionally adequate and safe*
- *Acceptable – produced under acceptable conditions (e.g. culturally and ecologically sustainable)*
- *Agency – tools are in place to improve food security*

(J. Oswald, 2009)

- Improving infrastructure to provide agricultural services and processing; and improving access to markets.



Policies

The RDN and member municipalities agree to:

- 8.1 Encourage and support the Agricultural Land Commission in retaining lands within the ALR for agricultural purposes.
- 8.2 Discourage the subdivision of agricultural lands.
- 8.3 Include provisions in their official community plans and zoning bylaws to allow for complementary land uses and activities that support the on-going viability of farming operations.
- 8.4 Establish agriculture as the priority use on land in the ALR.
- 8.5 Minimize the potential impact non-farm land uses may have on farming operations and include policies in their official community plans and zoning bylaws that reduce the opportunity for land use conflicts to occur.
- 8.6 Encourage and support agricultural activity on lands that are not within the ALR. This may include small-scale home-based agricultural businesses.
- 8.7 Recognize the importance of value-added agricultural uses and complementary land use activities for the economic viability of farms. To support complementary farm uses, official community plans should consider:
 - The provision of appropriately located agricultural support services and infrastructure;
 - Reducing impediments to agricultural processing and related land uses;
 - Allowing compatible complementary land use activities (e.g., agri-tourism);
 - Allowing farmers' markets and other outlets that sell local produce to locate in all parts of the community.
- 8.8 Encourage urban agriculture initiatives and support activities and programs that increase awareness of local food production within the region.
- 8.9 Support the appropriate use of water resources for irrigation of agricultural lands.
- 8.10 Support the provision of drainage infrastructure to flood-prone lands that do not lie within environmentally sensitive areas.
- 8.11 Work in collaboration with federal and provincial agencies, adjacent regional districts, and agricultural organizations to improve access to markets for agricultural products.

- 8.12 Support partnerships and collaborate with non-profit groups to enhance the economic viability of farms.
- 8.13 Support farms that produce organic agricultural products and use sustainable farming practices.
- 8.14 Support the production, processing, distribution and sale of locally grown produce (including shellfish).

Goal 9 - Pride of Place – Celebrate the unique beauty, culture, history and arts of the region.

The outstanding natural beauty, rich cultural history and thriving arts communities of the Regional District of Nanaimo are the region’s greatest assets. Communities in the RDN will work together to express the pride residents feel in their region and actions may include;

- Protection of natural environments;
- Provision of an extensive network of regional and local trails and parks;
- Attention and care of the built environment;
- Promotion of public art;
- Protection of cultural and historical resources; and
- Support for artistic and cultural events.

Policies

The Regional District of Nanaimo and member municipalities agree to:

- 9.1 Adopt official community plans that include strategies and policies that will:
 - Identify and protect important historic and cultural resources and cultural sites; and
 - Enhance natural and man-made amenities that contribute to the unique character of the community and the region.
- 9.2 Adopt official community plans that include strategies and policies that:
 - Promote excellence in architectural and urban design; and
 - Promote and support artistic and cultural endeavours.

Goal 10 - Efficient Services – Provide efficient, cost-effective services and infrastructure.

The Regional District delivers a variety of services that are common to both the electoral areas and municipalities, such as wastewater treatment, recreation, solid waste disposal and transit. In addition, the RDN provides a range of local services to electoral areas, such as community planning, watershed protection, parks, water, and other utilities. Member municipalities provide similar services within their own jurisdictions.

The provision of community water and wastewater services is one of the most powerful tools the RDN and member municipalities have to direct and manage growth in the

Applicant's Submission

APPLICATION BY LAND OWNER



NOTE: The information required by this form and the documents you provide with it are collected to process your application under the Agricultural Land Commission Act and regulation. This information will be available for review by any member of the public. If you have any questions about the collection or use of this information, contact the Agricultural Land Commission and ask for the staff member who will be handling your application.

RECEIVED
FEB 12 2014
 STRATEGIC & COMMUNITY DEVELOPMENT

TYPE OF APPLICATION (Check appropriate box)

- EXCLUSION** under Sec. 30(1) of the Agricultural Land Commission Act
- INCLUSION** under Sec. 17(3) of the Agricultural Land Commission Act
- SUBDIVISION** in the ALR under Sec. 21(2) of the Agricultural Land Commission Act
- Non-farm USE** in the ALR under Sec. 20(3) of the Agricultural Land Commission Act

APPLICANT

Registered Owner: <i>Donna and Walter Paravicini</i>		Agent:	
Address: <i>1020 Page Road</i>		Address:	
<i>Qualicum Beach</i>			
	Postal Code <i>V9K 2J8</i>		Postal Code
Tel. (home) Fax <i>250-752-6098</i>	(work) Cell <i>250-954-8847</i>	Tel.	Fax
E-mail <i>dparavicini@shaw.ca</i>		E-mail	

LOCAL GOVERNMENT JURISDICTION (Indicate name of Regional District or Municipality)

Regional District of Nanaimo

LAND UNDER APPLICATION (Show land on plan or sketch)

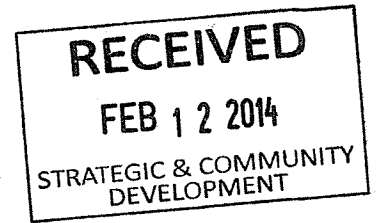
Title Number	Size of Each Parcel (Ha.)	Date of Purchase	
		Month	Year
<i>Lot 10 Plan 2047</i>	<i>86 Acres</i>	<i>April</i>	<i>1964</i>
<i>District Land 78 Newcastle Land District</i>			

OWNERSHIP OR INTERESTS IN OTHER LANDS WITHIN THIS COMMUNITY

(Show information on plan or sketch)

If you have interests in other lands within this community complete the following:

Title Number(s): _____



February 5, 2014

Walter & Donna Paravicini
1020 Page Rd.
Qualicum Beach, BC

**Re: Donna & Walter Paravicini's Agricultural Land Commission Application
Lot 10, Plan 2047, District Lot 78, Newcastle Land District**

With reference to your application to the Agricultural Land Commission to subdivide for family use, the Ministry would like to formally express its support of your proposal.

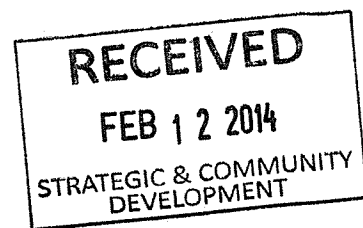
Through the rural subdivision approvals process, the Ministry works with applicants across the Province, in an effort to further both social and economic development in unincorporated, rural areas. As you are aware, the ministry has been working to improve and maintain the road network in the Qualicum Beach area and has recently upgraded Parker Road (the road bordering the subject property) from a gravel surface to a hard surface.

The Ministry is appreciative of your willingness to work cooperatively to enhance drainage of the local road network and increase the water collection capabilities of the subject property. Your collaboration with the provincial government, to preserve and improve the local infrastructure, is greatly valued.

The Ministry's mandate is to help applicants through the rural subdivision process and we remain committed to work together to support future development within the area.

The ministry wishes you success in your application to the ALC. Following a positive decision on your application from the ALC, the ministry will be pleased to work with you to initiate a formal subdivision application working with our development approvals staff.

.../2



Should you have any questions or wish to you discuss this in any more detail, please contact Janelle Erwin, P.Eng, who is the Ministry's lead on this file. She can be reached at Janelle.Erwin@gov.bc.ca or (250) 751-3281.

Sincerely,

A handwritten signature in cursive script, appearing to read "R. Mounteney".

Renee Mounteney
District Manager, Transportation
Vancouver Island District

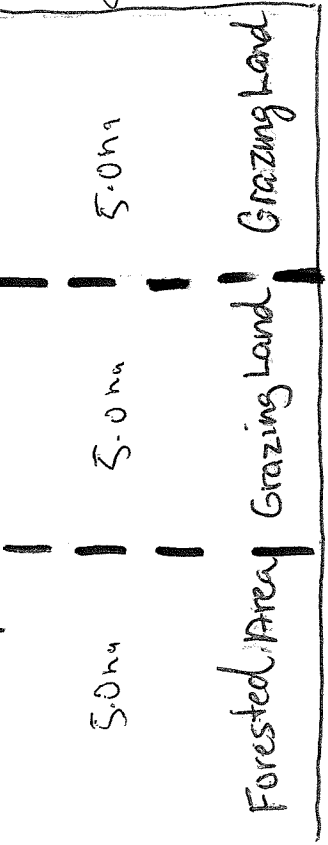
cc: Liz Sutton, Land Use Planner - ALC
Johnathan Tillie, Operations Manager – MoTI
Janelle Erwin – District Engineer - MoTI



London Creek

Rupert Rd

Proposed Acreage we would like to Subdivide



Subject property
Lot 10 PL 2047
D.L. 78 NEWCASTLE
LAND District

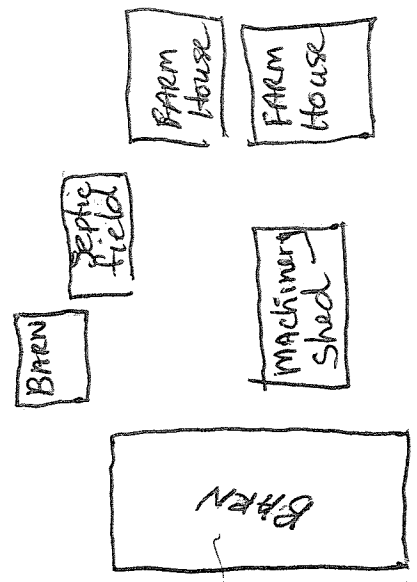
Hay fields

Hay fields

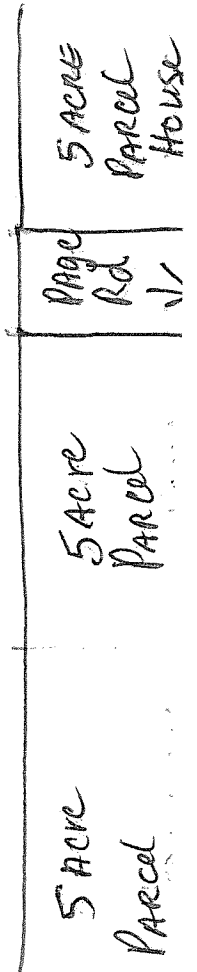
GRAZING LAND

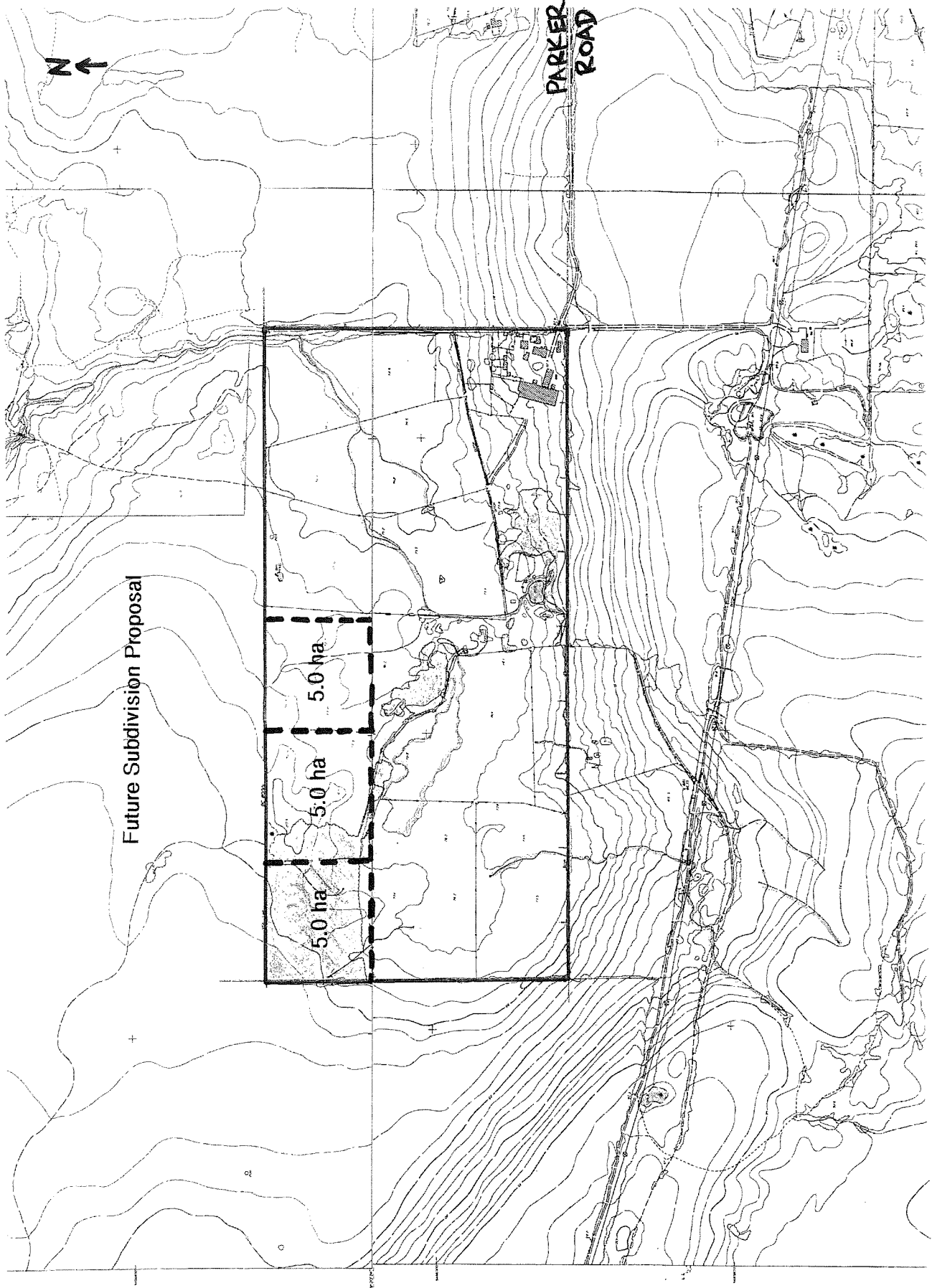
Forested Area

Hay fields
+
GRAZING LAND



Parker Rd





Subject: FW: Changing the ALR: more responsibility for local government with no consultation or support?
Attachments: BCFSN ALR-ALC update for Local Governments.pdf; ATT00001.htm

From: Theresa Negreiff <marishagrace@hotmail.com<<mailto:marishagrace@hotmail.com>>>
Date: March 3, 2014 at 3:28:45 PM PST
To: Theresa Negreiff <marishagrace@hotmail.com<<mailto:marishagrace@hotmail.com>>>
Subject: Changing the ALR: more responsibility for local government with no consultation or support?

Greetings,

I'm taking the liberty of contacting you because of a serious concern we have about legislative changes we believe are coming soon for the Agricultural Land Reserve (ALR) and the Agricultural Land Commission (ALC). This may reach you after a phone call or this may be our first direct communication with you.

The BC Food Systems Network was formed in 1999. We work with over 20 organizations and hundreds of British Columbians interested in sustainable food systems. One of the most important prerequisites for sustainable food is agricultural land.

BC has had an Agricultural Land Reserve since 1973 but we may not have one much longer. Both from information leaked to the Globe and Mail in November 2013 and from remarks subsequently made in the media by the Premier and Ministers responsible, we are concerned that the coming legislative changes may involve such measures as: division of the province into different areas with different kinds of protection regimes; alteration of the ALC's mandate; an increase in the decision making role of the Oil and Gas Commission over the ALC; an increase in the decision-making role of local governments.

The ALR and ALC were comprehensively reviewed in 2010 and a direction was set to strengthen the ALC and make it more proactive. The direction after May 2013 appears quite different. The provincial government has not openly consulted with local or regional governments about its intentions.

We hope you will agree with us that the Province should:

1. Retain the ALR as one zone for the whole province
2. Retain the ALC as a province-wide, independent administrative body with judicial powers (as it has now)
3. If changes are to be considered beyond those outlined by the Auditor General and the ALC in 2010, conduct a province-wide consultation process with the ALC and those affected by its decisions

I have attached an update of a piece we wrote for local governments in November. We hope you find it useful. If you have already expressed your views to the Province by way of a resolution or letter, thank you. We would welcome a copy.

If you have any questions, please feel free to call.

Thank you.

Kathleen Gibson

on behalf of the BC Food Systems Network
Email: gbhgroup @shaw.ca<<http://shaw.ca>>
Tel: 250.598.4280
Cell: 250.216.9736
Fax: 250.598.4288
Skype: kathleen.gibson.659

BC Food Systems Network ALR Team

Website: www.bcfsn.org<<http://www.fooddemocracy.org>>

Facebook: ALR Watch <https://www.facebook.com/alrwatch>

Twitter: @ALRWatch <https://twitter.com/ALRwatch>

More responsibilities for local government with no consultation or support?

The BC government promises changes to the Agricultural Land Reserve (ALR) and the Agricultural Land Commission (ALC)

The Fraser Institute says dismantle it.ⁱ The Premier seems to think it isn't working for BC. The Minister of Agriculture has been directed to examine it closely and "propose any changes necessary," and the Minister Responsible for the Core Review has announced that changes to the ALR and ALC are a top priority for the current provincial government.ⁱⁱ

Change is coming for the ALR and the ALC.

This represents a major shift in policy since the May 2013 election. The 2013-14 Ministry of Agriculture Service Plan identifies work under way at the ALC to make the Commission more effective and to better define ALR boundaries. According to a 4 October report from the ALC Chair, this work, which was endorsed by the Province and supported by a 3-year budget increase, was progressing well.ⁱⁱⁱ

Then, in November 2013, the Globe and Mail released leaked Cabinet documents proposing changes to the ALR. What will be tabled in the Legislature in February 2014 will likely include:

1. Division of the ALR into two areas, weakening the protection for lands north and east of the Okanagan (i.e., 89% of the ALR's current 4.6 million hectares) – greater protection for Class 1-3 soils and lesser for Classes 4-6
2. Putting economic development in the ALC's mandate and increasing the decision-making powers of the Oil and Gas Commission
3. Giving local governments more say on what can happen on farmland

What do such changes mean?

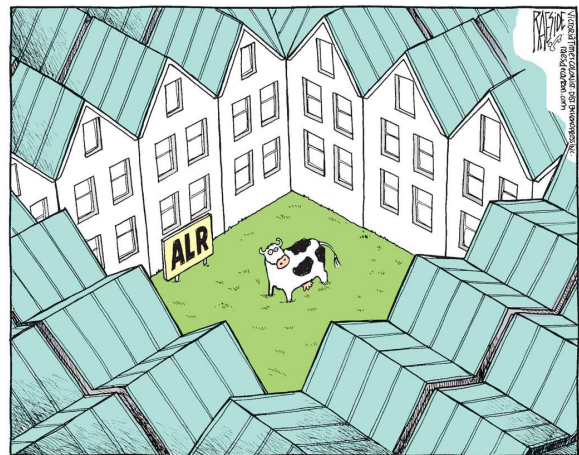
1. Any of these changes will destroy the integrity and function of BC's farmland protection system as we know it

For further information: www.fooddemocracy.org

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2. The soil class rationale will not meet farmers' and ranchers' needs, nor will it address BC needs for food sustainability related to the diversity of our agricultural production
3. Local governments will be exposed to much greater development pressures



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Have you been consulted about changes to the ALR that will affect you?

Local governments, Regional Districts, farmers, ranchers, the ALC itself, and farm and food organizations have not been fairly consulted.

What happens to the ALR and the ALC directly affects you and your constituents. The ALR is a major provincial zone, tied to your government's interpretation of agricultural zoning and its related bylaws and land use plans. Any changes to the ALC's authorities and powers imply changes for local governments' authorities and powers, affecting your ability to plan for your region. Not just what the Province intends to do, but how it intends to do it – and who it expects to fund the changes – are central questions for your Council and Regional District.

The ALR is important for British Columbia.

The ALR is intended to preserve agricultural land, encourage farming and assist local governments and First Nations in planning for agriculture in their regions. The principle on which the ALR rests is that a productive, secure agricultural land base is vital to BC's ability to maintain agriculture as a viable industry and to secure our food supply. The ALR provides a means for protecting that capability and ensuring BC's agricultural businesses and farm families are supported over the long term.

If the ALR did not already exist, now would be the time to invent it. Economic, environmental and social instability and pressures on the province's farmland are many times greater now than they were when the ALR was created.^{iv}

Ronald Wright, author of *A Short History of Progress* (2004), summarized the key message of his book regarding the collapse of civilizations as: "Don't build on your agricultural land.
Don't build on your agricultural land.
Don't build on your agricultural land."

BC has 40 years of ALR study and experience to discuss.

There are strong arguments for the benefits of the ALR. Economic studies suggest that the ALR has been successful in containing urban sprawl and mitigating rising farmland values, helping to ensure that land remains available and affordable for BC's farm families and farming businesses. Research has also shown that agriculture contributes strongly to regional economies, and that converting agricultural lands to other uses often costs more in services than it produces in municipal tax revenues.^v

According to SmartGrowth BC, "the ALR has been successful in mitigating [the] constant threat of incremental urban encroachment onto agricultural land by maintaining decision making at the provincial rather than the local level ... this is in direct contrast to virtually all other jurisdictions in North America where decisions on agricultural land use have been made at the local level and thus have been much more susceptible to development pressure."^{vi}

After forty years' shared experience of farmland protection in BC, local governments deserve the opportunity to discuss any proposed changes to the ALR with the Province and the ALC. There can be productive examination of long-standing issues, such as non-farm use and farm succession, without compromising the integrity of the provincial system.

Act TODAY to make your concerns known.

1. Contact your MLA, the Premier, and Ministers Bill Bennett and Pat Pimm to ask for an opportunity to discuss changes to the ALR and ALC beyond those already approved by government as outlined in the ALC Chair's report. Copy the rest of Cabinet and the UBCM on your letters or emails.
2. Discuss this matter with your Council or Regional District and pass a resolution expressing your views. As for item 1 above, copy the UBCM, the Premier and the Ministers on your resolution.

What other local governments are saying:

As of January 2014, 12 local governments, 3 Regional Districts and the Islands Trust have passed resolutions supporting the ALR. You can find a list and additional information on our ALR web page under Local and Regional Government at www.bcfsn.org

Additional resources

On our home page under the "Take Action" link, you will find a kit to assist public discussion in your community about the ALR. It contains ALR resource materials which you are welcome and encouraged to view or use.

ⁱ *The BC Agricultural Land Reserve: A Critical Assessment*, Diane Katz, October 2009.

http://www.icba.bc.ca/news_media/news_releases/documents/FraserInstituteReportALRExecSummary.pdf

ⁱⁱ Core Review terms of reference:

http://www2.news.gov.bc.ca/news_releases_2013-2017/2013MEM0014-001465.htm

ⁱⁱⁱ ALC Chair's report: <https://www.google.ca/#q=agricultural+land+commission>

^{iv} BCFSN submission to Finance and Government Services Committee: <http://fooddemocracy.org/what-we-do/protecting-the-agriculture-land-reserve/>

^v Cost of community services studies, American Farmland Trust www.farmland.org

^{vi} SmartGrowth BC, Position on the ALR:

<http://www.smartgrowth.bc.ca/Portals/0/Downloads/SGBCALRposition.PDF>

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**PROVINCIAL AGRICULTURAL LAND COMMISSION:
MESSAGE FROM THE CHAIR: AN UPDATE**

March 6, 2014

I. THE PURPOSE OF THIS MESSAGE

This *Message from the Chair* provides a further update regarding the ongoing work of the Agricultural Land Commission (ALC).

The past five months have been very busy for the ALC. This period has seen several significant developments by the ALC in pursuing and achieving the goals and strategic objectives outlined in my previous Chair's Messages (August 23, 2012 and October 4, 2013).

The timing of this *Message from the Chair* reflects my awareness that a government review process continues to consider the future direction of the Agricultural Land Reserve system. While the nature, timing and outcome of those deliberations is not known, I want to provide whatever assistance I can to facilitate the development and discussion of public policy based on an up-to-date picture of the work and progress of the ALC in achieving its legislative mandate and strategic objectives.

II. PROGRESS REPORT – UPDATE FROM OCTOBER 4, 2013

- 1. THE BOUNDARY REVIEW PROCESS:** The purpose of an ALR boundary review is to refine the ALR boundaries in a particular geographic area so that they encompass land that is both capable and suitable for agricultural use. Boundary reviews are often undertaken amid varying perceptions about their proper rationale and outcome.

It is useful to remember that each and every region of British Columbia has prime agricultural land based on agricultural capability classifications and agriculturally suitable lands for specialty crops, forage, extensive agricultural uses and non-soil bound agricultural endeavors. These facts are based on scientific and technical information that can be found, in part, in the following documents located on the ALC's website:

- *Agricultural Capability Classification in BC* (see references to scientific technical manuals on page 5 of this document for further information)
[Link to document](#)
- *Agriculture Capability & The ALR Fact Sheet*
[Link to document](#)
- *The Potential of Marginal Agricultural Lands*
[Link to document](#)
- *The Use of Biophysical Information – BC Land Commission Overview*
[Link to document](#)

As noted in Table 3: Agriculture Capability (BC Land Inventory) by Region in the *Agriculture Capability & The ALR Fact Sheet* referenced above, the majority of prime agricultural lands are situated in the Interior, Kootenay and North regions. The Peace River region leads the way with the largest amount of prime agricultural land. With that in mind, I consider it useful to repeat the comments I made in my November 2010 Chair's Report regarding ALR land in the northern part of British Columbia.

In addition, the northern portion of BC is agriculturally significant based on the role it can play several generations in the future. This vast area of good agricultural land, with a relatively small population, is essentially unscarred by the development pressures in southern BC.

It is understood that the majority of BC's population growth will continue in the southwest. Pressures to convert agricultural land to accommodate urban growth will continue as will the pressures on farmers to change or stop certain

agricultural practices. While I recognize that the Agricultural Land Commission Act and the Farm Practices Protection (Right to Farm) Act are designed to resist these pressures, there may come a time when farmers themselves will consider relocation thereby resulting in a fundamental shift in the agricultural activities in south west BC. I refer more so to intensive livestock operations in this regard.

I envision that appropriately transferrable agricultural enterprises may look northward – but only if the opportunity exists. Now is the time to consider the potential future agricultural role of northeast BC. Also, it is timely to consider the potential economic opportunities for agriculture in years ahead given this huge land base and its proximity to northern transportation routes to Asia.

It is of course also true that some land in the ALR may be of limited or no agricultural value. It is for this reason that the ALC has undertaken to review and modify ALR boundaries where appropriate. The ALC's progress to date is as follows:

- A. UPDATED ALR BOUNDARY REVIEW MANUAL** – The ALC updated its 1981 ALR boundary review procedural manual to reflect the current *Agricultural Land Commission Act* and regulation, current terminology, technological advances such as GIS mapping capabilities and satellite imagery and enhanced stakeholder communications. The fundamental elements of the ALC's boundary review methodology were maintained in this update. This procedural manual provides clear and concise guidance related to the methodology employed for past and current ALR boundary reviews and ensures consistency in carrying out these reviews.

- B. ELK VALLEY ALR BOUNDARY REVIEW** – The ALC began its ALR boundary reviews in the Regional District of East Kootenay (RDEK). The Elk Valley review began in late 2012. As part of its review the ALC, with assistance from the Ministry of Agriculture's Regional Agrolgist and staff at the RDEK, compiled extensive land use and ownership data and land quality mapping information for the review area.

The ALC concluded the Elk Valley Review and released its decision on February 18, 2014. The ALC excluded approximately 1,430 hectares from

the ALR and included approximately 680 hectares into the ALR. The decision can be viewed [here](#) .

C. CRANBROOK SOUTH ALR BOUNDARY REVIEW – Work on the second review in Electoral Area "B" of the RDEK, generally described as being south of Cranbrook, has reached the stage where the ALC anticipates holding a public hearing in or about April 2014.

D. KIMBERLEY TO WASA ALR BOUNDARY REVIEW – Work on the third review in the RDEK's Electoral Area "E", generally described as Kimberley to Wasa, is well underway. This review area was selected as it coincides with the RDEK's official community plan review that is currently being conducted.

The ALC will begin to focus on concurrent boundary review exercises in the Cariboo and North regions in the near future.

2. AUDIT OF THE REGIONAL DISTRICT OF FRASER – FORT GEORGE (RDFFG) DELEGATION AGREEMENT – In September 2010, the Office of the Auditor General released the 2010/2011 *Report 5: Audit of the Agricultural Land Commission*.

Recommendation 4 was that the ALC work with the RDFFG to address concerns it had with the District's processes. The Report indicated that "*oversight of the decisions made by its "delegated authorities" needs strengthening to ensure that agricultural land is being preserved and farming encouraged*".

In its response to the audit, the ALC indicated that it believes a collaborative governance approach to shared decision-making can be effective and efficient and still maintain consistency with its mandate. At that time, the ALC was generally satisfied that the majority of decisions made by the RDFFG are in the interests of preserving agricultural land and encouraging farming. However, the ALC identified some concerns with certain aspects of the decision-making process that required attention.

The ALC conducted an audit which involved the review of 127 decisions made under the RDFFG delegation agreement from 2001 to 2012. The ALC provided the RDFFG with its report and travelled to Prince George in November 2013 to discuss its findings. At this meeting, the ALC suggested and encouraged the RDFFG to consider the following actions:

- Education

The ALC has invited RDFFG Staff and Board members to attend an ALC Board meeting to observe and discuss application decision making at the ALC. This educational component could also include discussions with the ALC about the use of conditions in decision-making. Plans are being made to have RDFFG representatives attend the ALC's next set of meetings in March 2014.

- Communication

Potential changes to how the RDFFG communicates and explains its decisions. The ALC's Report revealed that the RDFFG does not provide written reasons for its decisions. This contrasts to the ALC, which does provide a rationale for all decisions so that the applicant and the public are informed how the decision is either consistent or inconsistent with the purposes of the *Agricultural Land Commission Act*.

- Information Gathering

The ALC believes that Ministry of Agriculture staff can play an important role in contributing to decisions. The Commission recommends that in addition to soliciting advice from Ministry of Agriculture staff, that Ministry of Agriculture staff be invited to attend and participate, in an advisory capacity, in meetings of the RDFFG Board's Agricultural Land Use Standing Committee.

- Other Issues

The ALC Report recommended a number of follow-up actions including the updating of the Delegation Agreement to reflect the ALC's current legislation and clarify the RDFFG's responsibilities regarding subdivisions.

ALC representatives went to Prince George on February 26, 2014 to continue dialogue with the RDFFG.

3. PEACE RIVER REGIONAL DISTRICT INITIATIVES – The ALC has received the following requests from the Peace River Regional District (PRRD):

- A July 31, 2013 letter from the Peace River Regional District (PRRD) requesting that the ALC reinstate its previous ALC policy (or similar instrument) permitting the subdivision of full and half sections of land into quarter sections; and
- An October 22, 2013 letter from the PRRD requesting the delegation of decision-making authority from the ALC pursuant to s. 26 of the *Agricultural Land Commission Act*.

Based on lessons learned from the RDFFG delegation over the past 12 years and on prior discussions with PRRD, on December 18, 2013 the ALC responded to the PRRD as follows:

The ALC believes that there may be merit in opening discussions with the Regional District about establishing a framework for a Delegation Agreement based on land use policy and criteria stemming from existing Official Community Plan (OCP) bylaw(s). The delegation discussion may also reference an amended quarter ¼ section subdivision policy.

A delegation agreement could permit the Regional District to exercise some or all of the Agricultural Land Commission's powers to make limited subdivision and non-farm use decisions in the Agricultural Land Reserve (ALR), as guided by the OCP bylaw(s). A delegation agreement cannot delegate decision making authority to exclude land from, or include land into, the ALR. The Regional Board, should it be granted delegation authority, would review and make decisions on subdivision and non-farm applications in the ALR within the context of the goals and purposes of the ALC Act, and the framework of the bylaw(s). It should be emphasized that the purpose of a delegation agreement is not to circumvent the goals of the ALC Act. The Commission believes that there may be significant benefits to delegation, in that decision making can be carried out in a timely manner, at less cost to the applicant, and with local knowledge.

If previous delegation agreements are any guide, the Regional Board can expect the ALC to undertake training of Regional District staff and Board members if a delegation agreement is finalized, and to regularly audit delegated decisions to ascertain their consistency with the agreement and the goals of the ALC Act.

Amendments to existing OCP bylaws may also be required. The ALC also believes that it is beneficial for local government to establish an Agricultural Advisory Committee with members drawn from the agricultural community to provide advice and guidance to Regional Board members when exercising the Commission's powers.

The Agricultural Land Commission has directed its staff to begin discussions with Regional District staff to establish a mutually acceptable framework for delegation.

ALC representatives have now met with PRRD representatives in this regard on several occasions, as recently as February 25, 2014. Another visit to the PRRD for further discussion is planned for early April 2014.

4. OIL & GAS COMMISSION, OGC/ALC DELEGATION AGREEMENT – While I have previously reported on this, I wish to reiterate it here for completeness.

On June 13, 2013, an updated delegation agreement between the ALC and the OGC was signed. The agreement covers oil and gas activities and related ancillary activities within the PRRD and Northern Rockies Regional Municipality, and was implemented on November 4, 2013, following OGC staff and industry training workshops.

The main updates to the delegation agreement include:

- To improve efficiency, the majority of oil and gas non-farm use applications will now be submitted to the OGC.
- Criteria is simplified and more directly related to impacts on agricultural land.
- Following are the two main criteria now used to determine if non-farm use application are to be submitted to the OGC:
 - i. An ALC non-farm use application (submitted to the OGC) is required if cumulative oil and gas surface use is greater than 20 ha per Section (256 ha).
 - ii. An ALC non-farm use application (submitted to the OGC) is required for selected activity sites greater than three ha, such as facilities and water storage sites proposed by an operator.

In June 2014, the ALC is planning to meet with the OGC to review the oil and gas activities carried out in relation to the updated agreement.

- 5. APPLICATION PROCESSING** – As I have previously reported, one of the ALC's strategic objectives is to significantly reduce the amount of operational resources it expends on processing applications from 80% to 30% to allow redeployment of resources to other program areas such as ALR boundary reviews, long range land use planning, policy development, auditing delegation agreements and compliance and enforcement. As reported in 2012, within the 30% targeted budget and associated staff and Commission time allocation devoted to applications, the ALC will increase its efficiency by streamlining the application process. In addition, the ALC will focus on applications from farmers and ranchers that are related to the business of agriculture (approximately 5% of applications received) and less on applications from developers, speculators and those who simply wish to do something other than agriculture in the ALR (approximately 95% of applications received).

The ALC continues to improve application processing through early vetting of applications for completeness, triaging applications for immediate processing, early identification of the need for additional information for more complex files and through the establishment of criteria for delegated decision-making to the ALC's Chief Executive Officer. In addition, the introduction of an online application form will further improve upon the process.

- 6. ENHANCING TECHNOLOGICAL CAPACITY** – Other initiatives to enable the more efficient processing of applications involve the ALC improving its information technology and information management capacity to facilitate the electronic submission of applications. The ALC has designed a new self-service Online Application Portal and with its consultants, has tested the prototype.

The ALC has retained the services of an internet strategy and design firm to undertake user testing of the Online Application Portal with select stakeholders from local governments, applicant agents and individuals unfamiliar with the ALC application process to simulate a “new applicant” user experience. Initial test results suggest that the Portal design is sound but improvements can be made to the design and usability of this web-based product. The strategy and design firm is now preparing suggested usability improvements for incorporation into the Portal model. The ALC will be

providing detailed information to local governments and applicants well in advance of launching the Online Application System to provide a smooth transition into the new application process.

The same firm is also working concurrently on designing the ALC's new website to better communicate with and engage stakeholders, provide clearer information about the application process, provide application status updates and improve access to spatial and historical information. It is anticipated that the new website and Online Application Portal will be available by July 2014.

- 7. INFORMATION MANAGEMENT AND HISTORICAL RECORDS** – In 2011, the ALC embarked on a project to retrieve from offsite storage 20,000 - 25,000 application files, verify digital mapping of properties, enter application data into the ALC's Online Application Tracking System (OATS) database and to convert (scan) relevant paper documents to a digital format.

Progress to date:

- 6,485 files have been completed (documents scanned, data entered into OATS and GIS mapping verified);
- 23,200 files have historical documents scanned (data entry into OATS and GIS mapping verification underway and ongoing); and
- 7,064 files have digital mapping of properties verified.

The ALC expects the scanning of historical documents will be completed around the end of fiscal year 2013/14 with data entry and map verification continuing.

The data entry portion of the project is the most time consuming aspect of this work and the ALC is exploring ways to accurately transfer the information without having to carry out full manual entry of data.

- 8. STAFFING** – The ALC has changed its staff organizational structure to ensure adequate staff positions to carry out its business functions in support of its mandate. The structure is designed to provide more effective service by focusing the staff secretariat operations on pro-active planning, policy development functions and stakeholder engagement. With the increased funding provided by government, the

ALC has and will continue to recruit additional staff. The ALC has been operating with 18 staff in recent months. Five Land Use Planners dedicated to application processing and planning; two Senior Planners who review bylaw referrals, OCPs and other planning reviews and liaise with local governments; one Planner focussed on ALR boundary reviews; one compliance and enforcement officer; three GIS mapping/data management staff; one Policy Planner; three administrative staff and two Executive Directors.

Since late 2012 the ALC has been working with the Public Service Agency (PSA) to review job profiles and classifications for existing and new positions. With a focus on proactive planning and encouraging farming the ALC's recruitment accomplishments include:

- Temporary Assignment and Auxilliary Staff - Following postings and competitions, the ALC has solidified two temporary appointments and four auxilliary staff in permanent positions. The temporary appointments made permanent were the GIS Coordinator and Policy Planner. The auxilliary staff were all Planners. Solidifying these positions means the ALC can move forward with pro-active planning and boundary review initiatives that encourage agriculture and focus on policy related matters using already experienced staff.
- Professional Agrologists - Two professional Agrologists positions specializing in soil science have been advertised, candidate submissions are being reviewed and the ALC anticipates interviews will be held in or about March 2014. These positions will assist with ALR boundary reviews, soil management issues and other planning related initiatives.
- Senior Planners - An existing Land Use Planner successfully competed for a Senior Planner vacancy and the ALC is currently carrying out interviews to fill the vacated position.
- Compliance and Enforcement - The ALC has hired a Compliance and Enforcement Officer to fill a vacant position.

- Deputy Chief Executive Officer - In November 2013 the ALC Board determined that the Commission's Executive Director, Mr. Brian Underhill, will, in addition to his existing duties leading the Staff Secretariat, will also carry out the duty of deputy to the Chief Executive Officer of the Commission.
- Chief Tribunal Officer - In November 2013 the ALC Board determined that the Commission's Executive Director, Mr. Colin Fry, will be the Commission's Chief Tribunal Officer (CTO) which will be the interface position between the ALC Board and its Staff Secretariat.

The CTO reports directly to the Chair of the ALC, who is responsible for the effective management of the ALC pursuant to section 9 of the *Administrative Tribunals Act*. The ALC Board determined that a CTO is necessary to clearly differentiate the roles and responsibilities relating to Board administration from those of the CEO as they relate to administration of the Staff Secretariat and the CEO's statutory responsibilities in the *Agricultural Land Commission Act*. The CTO is responsible for working directly with the Chair and to provide leadership and direction for all administrative operations and activities of the Board.

- 2014 Hiring Plan - The ALC plans to recruit up to 3 additional planning staff in 2014. Following the 2013 competition for the Compliance and Enforcement Officer position, candidates have been placed on a eligibility list for potential recruitment in 2014. The ALC will also be moving to hire a Manager of Policy and Planning and a communications/web and data management professional.

9. STAKEHOLDER OUTREACH – The ALC has increased its outreach with stakeholders to communicate ALC initiatives and to seek feedback.

In the past year ALC representatives have met with a number of key stakeholders such as:

- BC Cattlemen's Association

- BC Greenhouse Growers
- BC Agriculture Council
- Delta Farmers' Institute
- Southern Interior Local Government Association
- Island Agricultural Advisory Committee Workshop – Nanaimo
- Central BC Advisory Committee Workshop – Kelowna
- South Coast Agricultural Advisory Committee Workshop – Langley
- Northeast BC Professional Development Day (Oil & Gas Officials) – Fort St. John
- Encana Field Tour of Oil & Gas Facilities - Peace River
- Oil and Gas Commission – Fort St. John
- Union of BC Municipalities (UBCM) Executive Committee
- UBCM Electoral Area Directors Meeting
- BC Real Estate Board
- BC Institute of Agrologists Annual General Meeting – Islands Chapter
- Cranberry Commission Annual General Meeting
- BC Farmer's Market Association
- Island Agriculture Show
- Various Local Governments

Upcoming Presentations

- BC Real Estate Association Conference in April
- Land Use 2014 - Alberta
- 2014 Land Summit to be held in Vancouver in May
(See <http://www.bclandsummit.com/>)

The *Agricultural Land Commission Act* recognizes that agriculture is a major contributor to the Provincial economy and plays an important role in maintaining rural communities and lifestyles, sustaining our population's demand for safe fresh local food and for providing the world with high quality agricultural products. The ALR establishes the foundation for the business of agriculture and the ALC is committed to contributing to growing BC's agricultural economy. As an organization charged with recognizing the value of provincial agriculture and administering

the ALR, the ALC remains committed to taking every possible step to deliver and improve on our express mandate to preserve agricultural land, encourage farming on agricultural land in collaboration with other communities of interest and encourage all levels of government in British Columbia to enable and accommodate farm uses of agricultural land and uses of land compatible with agriculture in their plans, bylaws and policies.

A handwritten signature in black ink, appearing to read 'R. Bullock', is positioned above a horizontal line.

Richard Bullock, Chair
Provincial Agricultural Land Commission