



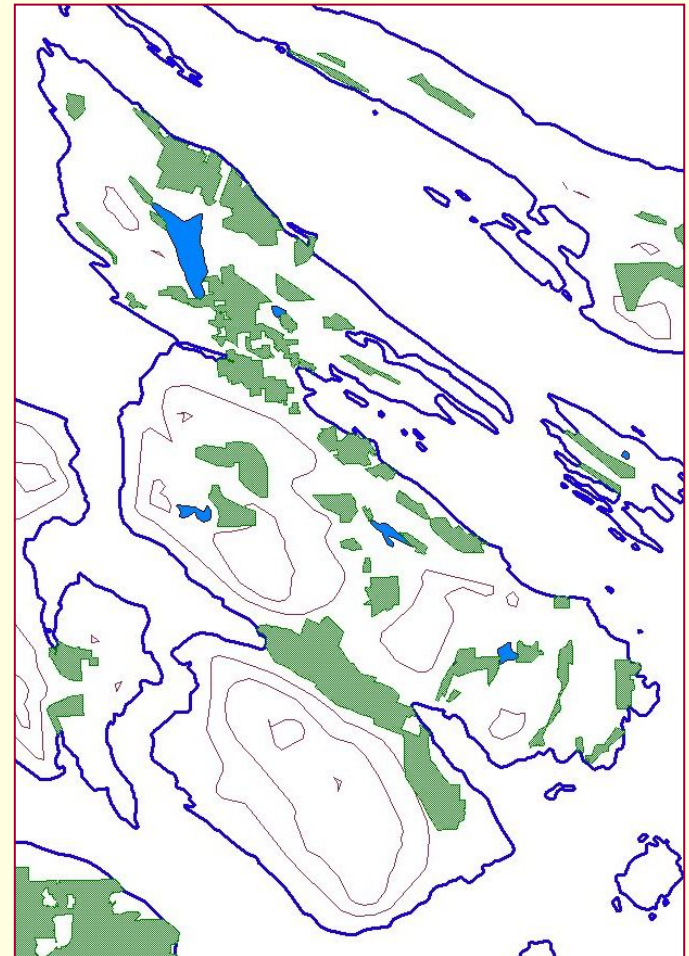
Planning for Agriculture on Salt Spring Island



Meeting with the
Salt Spring Island
Farm Plan Focus Group
November 30, 2005

Topics to be Discussed

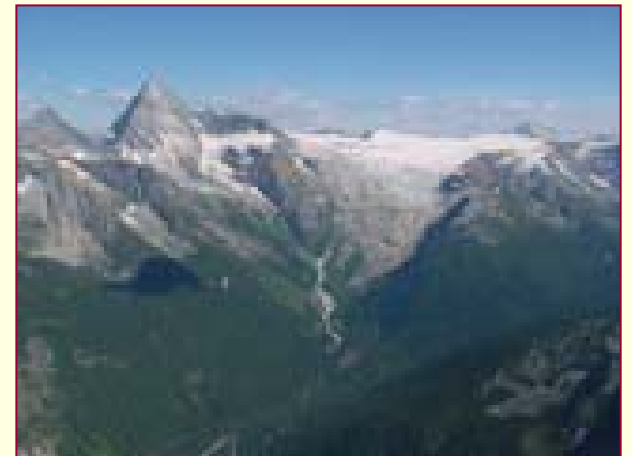
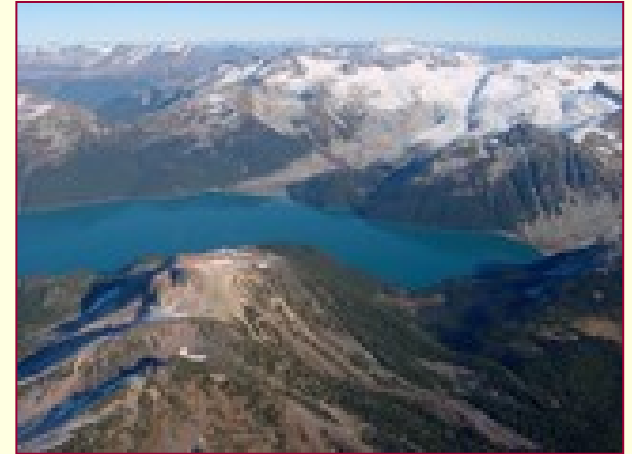
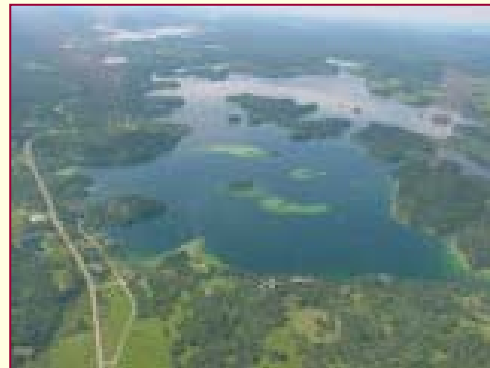
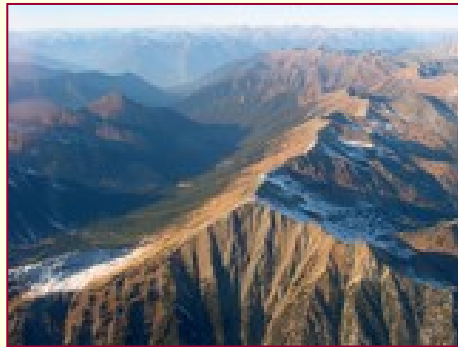
- The need to plan for farming in BC
 - Strengthening Farming Legislation
- What an agricultural area plan would achieve
- Doing an agricultural land use inventory
- Examples of tools to plan for agriculture



**ALR on Salt Spring Island
= 2,929 ha**

Land Suitable for Farming - BC

- 5% of the land area of BC is suitable for agriculture (Classes 1-7)
- 1.1% is prime (Class 1) soil



Settlement & Agriculture Share the Same Land Areas

■ Two areas of BC

- Lower Mainland, east Vancouver Island
- Sicamous - Kamloops - Osoyoos Triangle

contain:

- 2.7% of Provincial land area
- 81% of BC's population (2001)
- 81% of annual gross farm receipts (2000)



Farming on Salt Spring Island

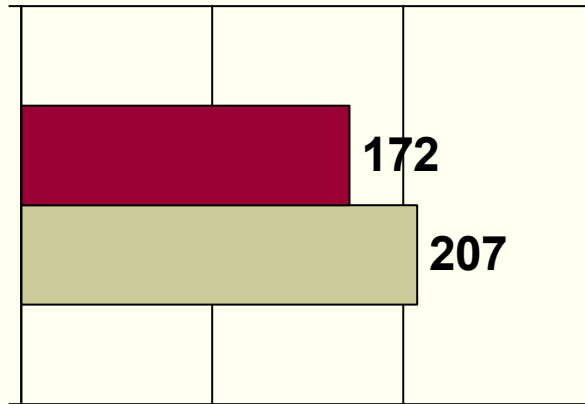


2001 Census

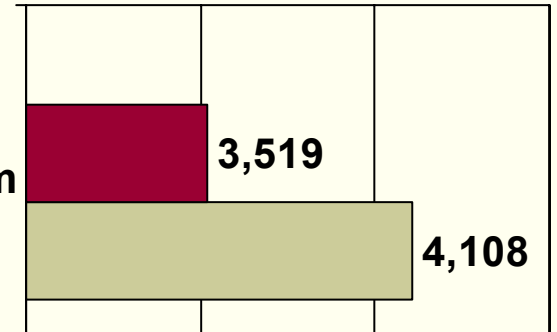


1996 Census

Total No. of Farms

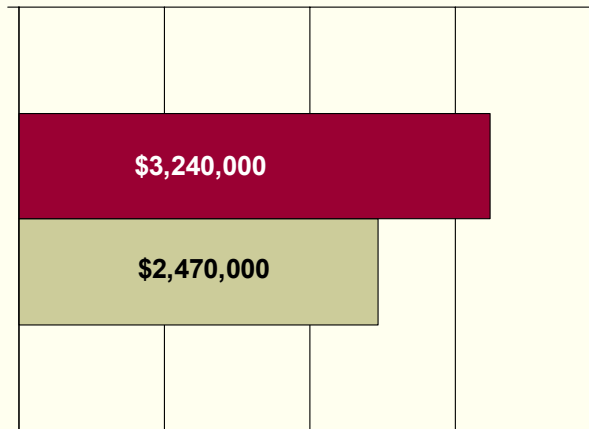


Total Farm Area (ha)

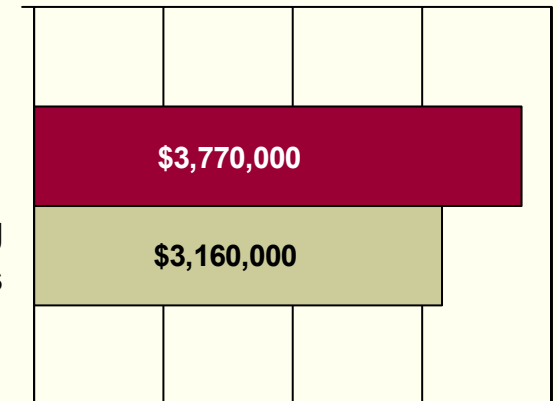


Salt Spring ALR = 2,929 ha

Total Gross Farm Receipts



Total Farm Operating Expenses



Strengthening Farming Program

- Initiated in 1996 to draw agriculture more fully into local government planning by:
 - Addressing urban - rural conflict
 - Encouraging policies and bylaws supportive of farming
- **Protection of farming component**
 - Farm Practices Protection (Right to Farm) Act
 - Farm Industry Review Board - resolve disputes
- **Planning component**
 - Local Government Act
 - Land Title Act

Common Non-Farm - Farm Interface Issues

■ Farm - side issues

- Proximity of houses or school limits spraying
- **Theft** of crop, equipment
- Vandalism
- **Trespass** -> recreation
- Runoff from urban uses
- Wildlife damage, riparian limits to crops

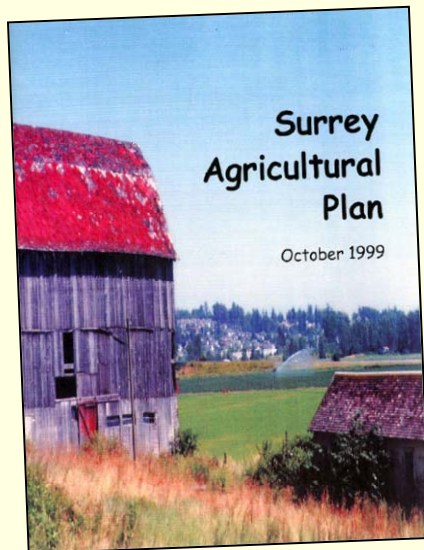
■ Non-farm - side issues

- **Noise** from machinery, equipment, bird-scare devices
- **Odour** from waste, composting
- **Dust** from exhaust fans, fields
- Chemical application



Agricultural Area Plans & Strategies

- Strategic support for farming
- Raise awareness of agriculture
- Identify opportunities to support and expand farming
- Promote land use compatibility - urban-rural



Agricultural Area Plan on Salt Spring Island



- A document for Islands Trust legislators and farm operators
 - Provide policies and bylaws supportive of agriculture
 - Be a business and marketing guide for farmers

Agricultural Area Planning Process

- Salt Spring Island

- Identify who should be involved on a Steering Committee and at other meetings.
- Collect background data about local farming.
- Identify issues (public process):
 - Farmers
 - Residents
 - Environmental interests
 - Economic interests

Decisions to conduct an agricultural plan and its process are the role of the Islands Trust, but it could consult the community for ideas.



Think Tank on the Future of Farming on Salt Spring Island

- The Ministry of Agriculture and Lands and the Agricultural Land Commission propose a **think tank session** with:
 - Islands Trust staff and trustees
 - Farmers on the Island
- Topics could include:
 - Economic and production factors affecting farming on the islands
 - Marketing strategies
 - Future opportunities on-farm
 - Agri-tourism
 - Potential conflicts with other uses

Agricultural Plan Implementation - Salt Spring Island

- Implementation is key
- Local Committee
- Staff support
- Budget
- Tasks
 - Immediate
 - Short term
 - Medium term



Agricultural Geographic Information System (GIS)

■ Benefits

- Enhance knowledge of agriculture
- Understand impacts of policies & regulations
- Help promote agricultural development

■ Uses

- Agricultural area planning
- Drainage and irrigation studies
- Map land uses & changes over time
- Examine specific topics, e.g.
 - Dwellings & subdivisions in the ALR

**Land use
inventory**

**Infrastructure
Plan & Zoning
ALR boundary
Legal lot lines**

**Water
systems**

**Soil & Agric
capability**

Orthophotos



**AGRICULTURAL GIS
DATA LAYERS**

Agricultural Land Use Inventory (GIS)

■ Components

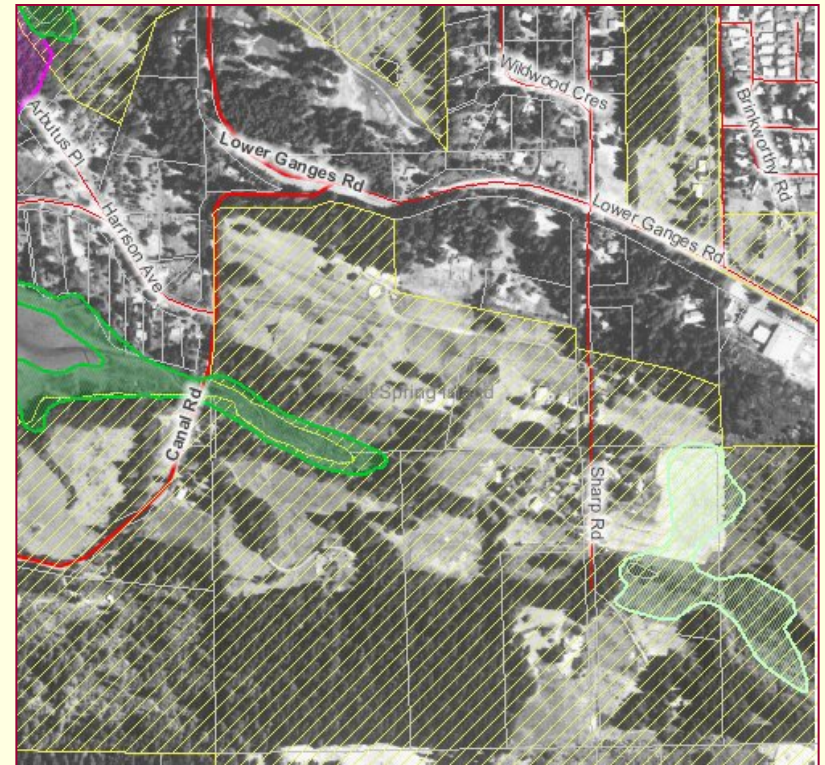
- MS Access database of lots in ALR and around the edge
- Local government lot lines (cadastre)

■ Steps

- Air photo interpretation
- Team drives by, observes activity, inputs

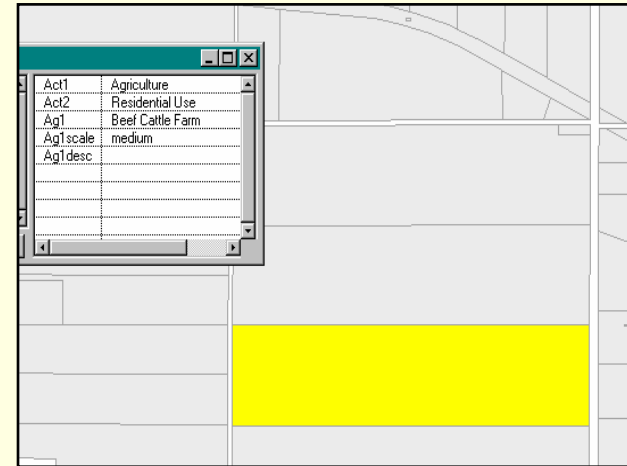
■ Report

- Tables of data
- Maps of commodities

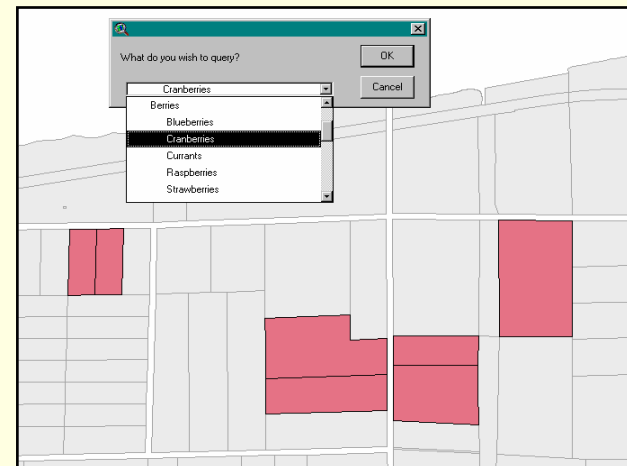


Agricultural GIS Queries

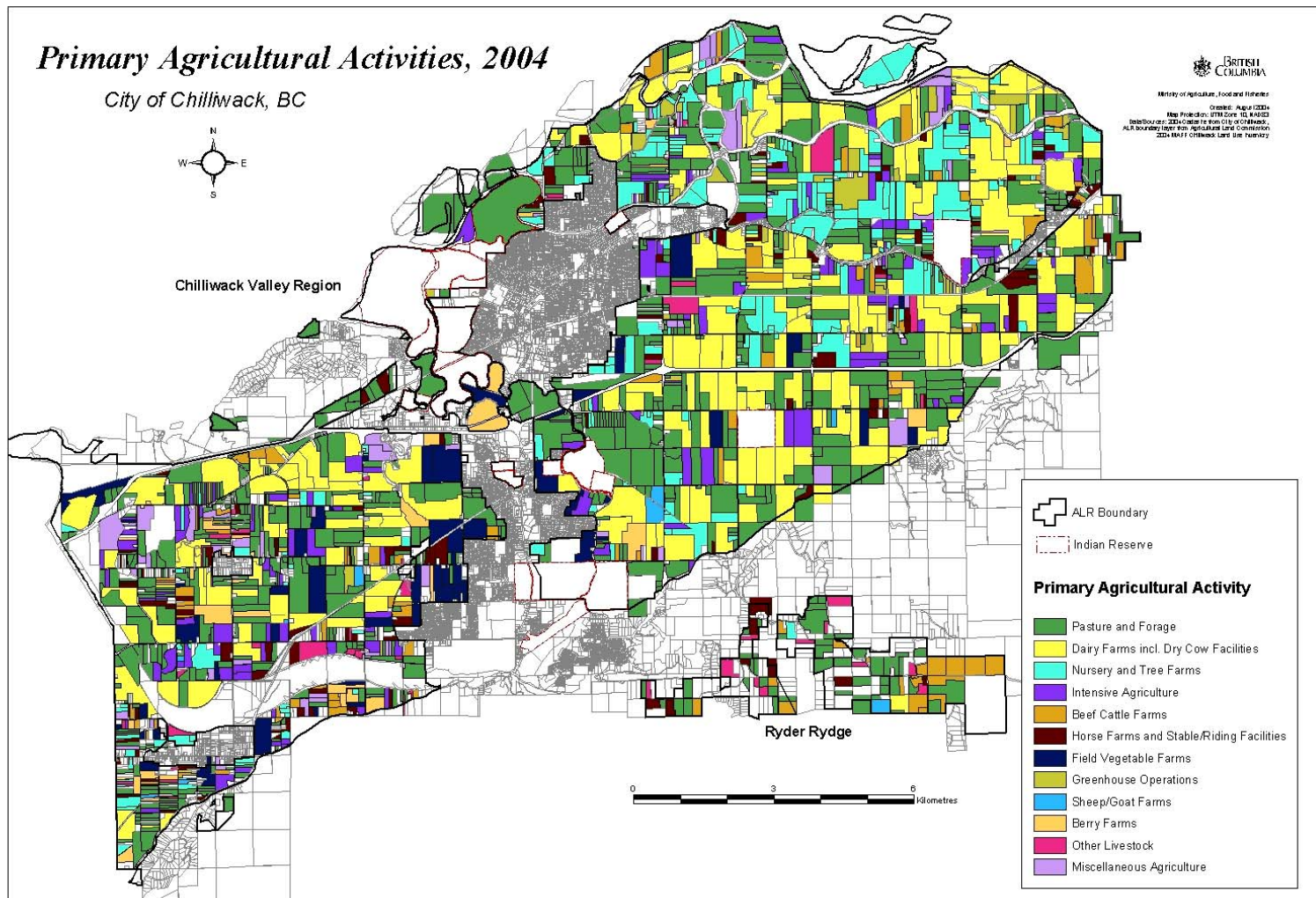
- Uses of activities on an individual property



- Look for all instances of a specified land uses or crop



GIS Example: Primary Land Uses - Chilliwack

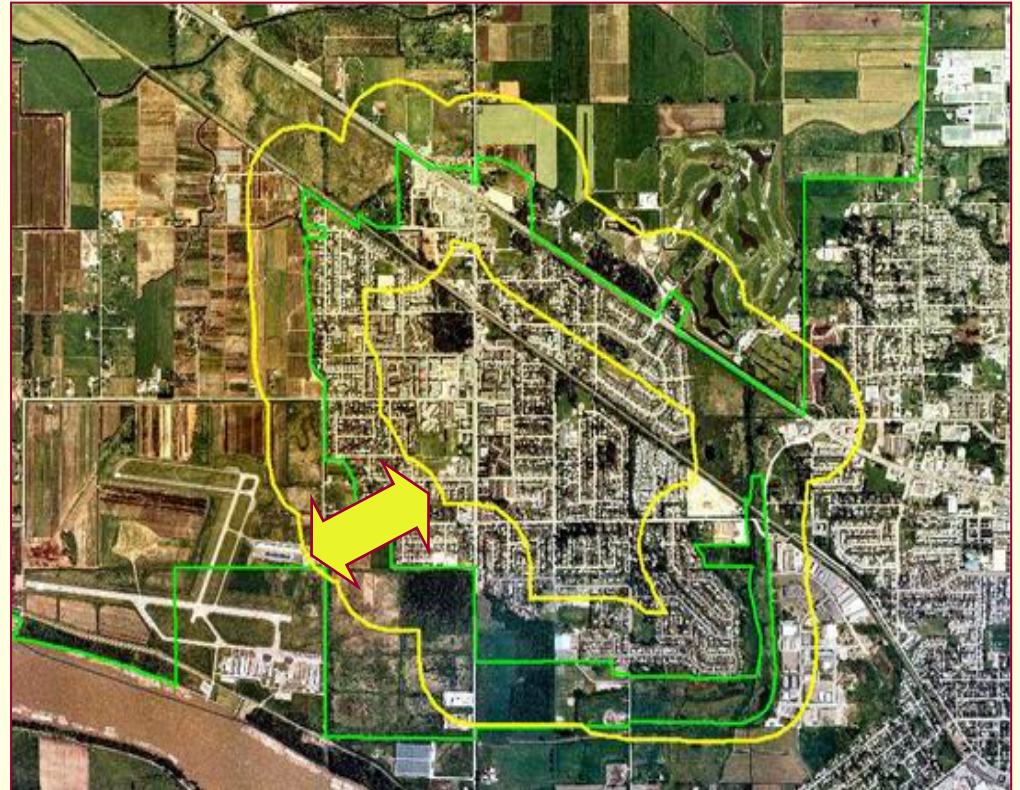


Primary Agricultural Activities, 2004

Example of Planning Tool

Edge Compatibility

- Shared responsibility on both sides of the boundary - “urban” side, farm side
- Example - Pitt Meadows
300 metres each side of ALR boundary



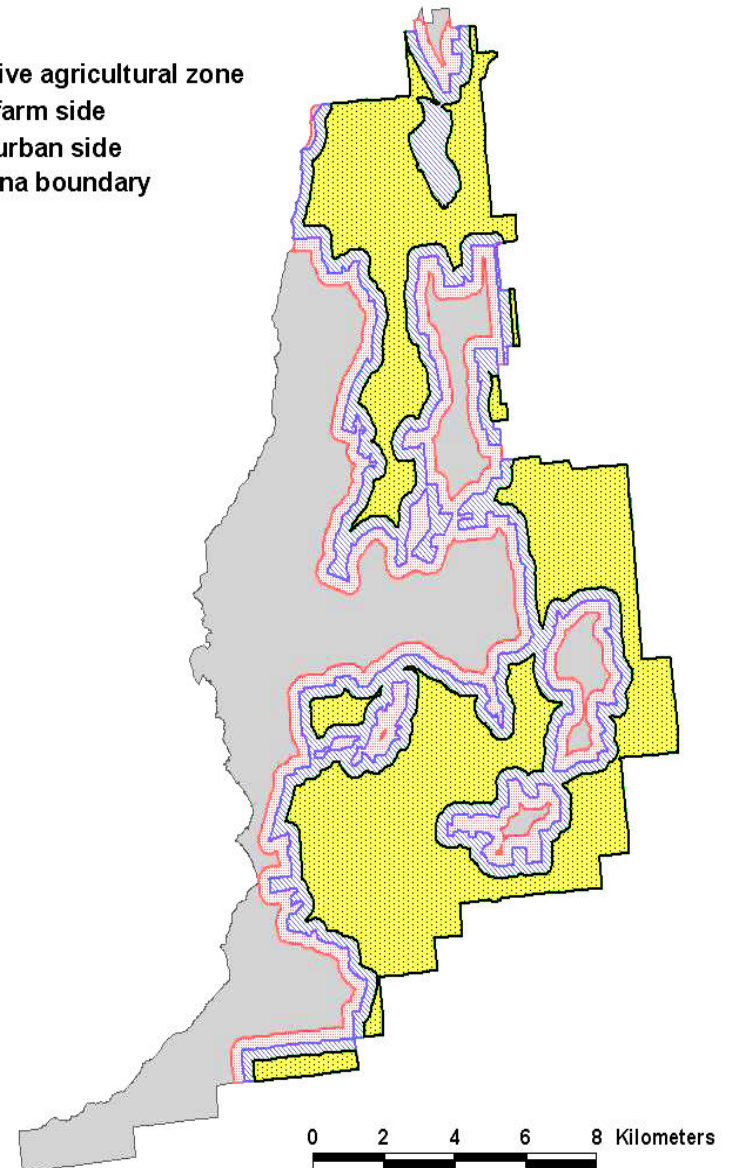
Kelowna Special Management Area (SMA)

300 m each side of ALR boundary – to be studied

- 900 farm parcels (3,600 ha) included
- 1,800 non-farm parcels (3,100 ha) included

Special Management Area, Kelowna

- Intensive agricultural zone
- SMA, farm side
- SMA, urban side
- Kelowna boundary



Example of Planning Tool

Farm Bylaw

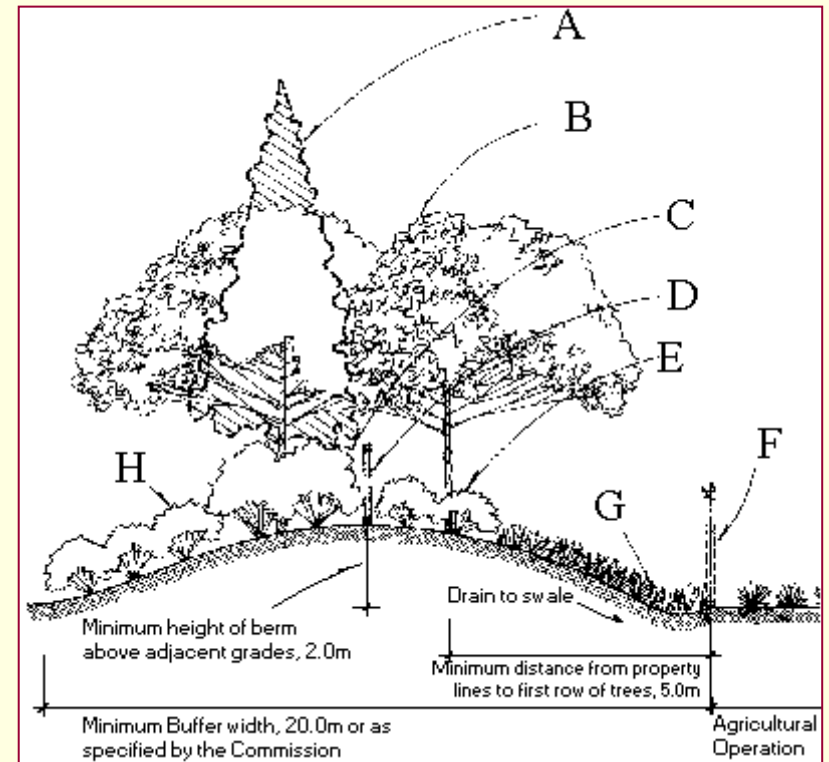
- A local government may use a farm bylaw to regulate farming activities.
 - Such bylaws require the approval of the Minister of Agriculture and Lands.



Example of Planning Tool

Non-farm - farm buffers

- Various densities of planting to limit noise, dust, visual, & trespass
- Retain existing natural features - woods, water, slope



Example of Planning Tool

Promote compatible uses along non-farm - farm interfaces - 1

- Establish a development permit area to protect farming
- Provision of buffering, covenants, or separation of development from farming on adjoining or reasonably adjacent land



This boundary should have greater separation and a denser buffer.

Example of Planning Tools

Promote compatible uses along non-farm - farm interfaces -2

- **An approving officer may refuse a subdivision if:** (*Sec. 86 Land Title Act*)
 - it would unreasonably interfere with nearby farm operations due to inadequate buffering or separation or
 - its road patterns would unreasonably or unnecessarily increase access to land in the ALR.



Planning for Agriculture on Salt Spring Island



www.al.gov.bc.ca/resmgmt/sf

Strengthening Farming Web Site