Local Planning for Agriculture

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Regional District of Nanaimo, Area ‘A’ OCP committee
Cedar, B.C., March 23, 2009
Areas of Concentrated Population and Agricultural Activity

- **Two areas of BC:**
  - Thompson Okanagan
  - Lower Mainland & South-East Vancouver Island

contain

- 2.7% of BC land area
- 81% of BC population (2006)
- 80% of BC annual gross farm receipts (2005)
Increasing Concentration of Population and Agricultural Activity

Between 2001 and 2006, this “triangle” had:

- 88.5% of the increase in B.C. population
- 67% of the increase in B.C. gross farm receipts
Common “Urban" - Farm Interface Issues

**Farm - side issues**
- Proximity of houses or school limits spraying
- Theft of crop, equipment
- Vandalism
- Trespass -> recreation
- Runoff from urban uses

**“Urban" - side issues**
- Noise from machinery, equipment, bird-scare devices
- Odour from waste, composting
- Dust from exhaust fans, fields
- Chemical application
Regional Growth Strategy
- Policies & Maps

- Preserve the ALR
- Urban containment
- Infrastructure and servicing
  - Price of water for farms
- Economy
  - Primary agriculture
  - Processing & packaging
  - Agritourism
Official Community Plan
- Policies & Maps

- Preserve the agricultural land base and the farming economy
- Direct growth to urban settlement areas
- Agriculture is economic development
- Consider irrigation water needs
- Zone industrial land for agro-industrial business
- Parks & trails respect farms
Zoning & other bylaws

- Input on agricultural components
- Allow flexibility in farm uses - for variations in local and world markets
- Regulations that are fair to farmers
Farm-friendly Subdivisions

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.
Promote compatible uses along farm / non-farm interfaces

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

300 m each side of ALR boundary

- Most significant impacts are felt within this area
- Shared responsibility on both sides of the ALR boundary - urban side and farm side

Example: Pitt Meadows, a Vancouver suburb
Planning for Compatibility on the “Urban” Fringe

- Widest possible range of agricultural uses
- Ensure any regulation of agriculture along the edge is practical and workable
- Provide certainty of future activities on both sides of the boundary
Urban-side Tools

- Development Permit Area - for protection of farming
- Buffers for screening & separation
- Edge signage & awareness package
  - Subdivisions that respect farming’s future
    - Close roads leading to farmland
- Disclosure statement on land title
- Rainwater control
- Larger setback from ALR
Urban-side Tools in Action

- Disclosure on title
- Redevelop to create buffer on urban side
- Development Permit Area on the urban side to implement these measures
- Closed Road End

ALR Boundary
A local government may regulate the conduct of farming, e.g.:
- Buildings, equipment, storage
- Control of noise, odour, dust
- Visual buffers

Requires approval of the Minister of Agriculture and Lands (FPPA)
Urban-Farm Buffers

- Planting to limit noise, dust, visual, & trespass
- Retain existing natural features - woods, water, slope
Urban-side Edge Planning Area Example

Special management guidelines for urban development should consider:
- rainwater management
- building design
- subdivision design and road layout
- disclosure statements
- buffer signage
- buffer design, use & maintenance

Siting & building standards as per existing zoning & building requirements

300 m Urban-side Edge Planning Area

30 m
Backyard (No Principal Residential Bldgs.)

15 m Vegetative Buffer

Agricultural Area

ALR Boundary
Farm-side Edge Planning Tools

- Farm management
- Building setbacks & orientation
- Visual buffers
Setback & Management Requirements

0-60 m
Certain structures prohibited

60-100 m
Requirements for some structures

0-300 m
Special management of:
• Manure
• Dust & fly control
• Hours of operation

Area outside of 300 m not affected by Edge Planning

Sample Property
Edge Planning...Outcomes

1. Urban-rural compatibility
2. Land uses optimized
3. Shared responsibility
4. Permanency of the current ALR boundary

Edge Planning Guide

www.agf.gov.bc.ca/resmgmt/sf/Publications.htm#edge
“Area A is to be come a leader in local Food production”
It once was!
Agricultural Potential

Limitations:
Management
Capital
Physical: Water supply, drainage...
Infrastructure
Labour
Maintain opportunities for

- Agriculture of all sizes and types.
- Land use / Resource Inventory?
Agricultural Development

Policies
Economic Development arm of local government. EDC Cowichan, EDS Courtenay Community Futures, Central Island. “Initiating and implementing special projects.”
Strengthening Farming Web Site
- Planning Resources

- Guides, Standards
  - Bylaw Development in Farming Areas
  - Farm Practices in B.C.
  - Edge Planning

- Publications
  - Growing Knowledge reports
  - Agriculture plans
  - Growing Together newsletters

- Community Information
  - Agri-team contacts
  - Census data
Local Planning for Agriculture

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

Strengthening Farming Web Site