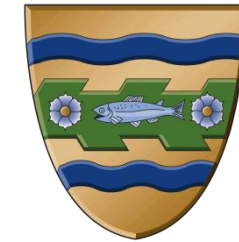


# Municipality of North Cowichan

---



## Agricultural Advisory Committee Work and Implementation Plan

Approved as a Strategic Plan by Town Council January 16, 2013

### Background

The Agricultural Advisory Committee Work and Implementation Plan was managed by the members of the Agricultural Advisory Committee following a priority setting work shop May 15, 2012. A report from that workshop is available separately as information. Council supported the committee's intent to develop this product July 4, 2012. The workshop and the attached implementation plan were developed based on the District's Strategic Agricultural, and Official Community Plans.

### Agricultural Advisory Committee Members

Blaine Hardie

Gerry Plester

Johanna Mellor

Neil Wilson

Victor Vesely

Councillors, Jennifer Woike and Ruth Hartmann

Wayne Haddow, Agrologist, Ministry of Agriculture

### Preparation and Staff Support

Dave Devana, Chief Administrative Officer

Scott Mack, Director of Planning and Development

Brian Green, Deputy Director of Planning and Development

Brigid Reynolds, Planner

Audrey Rogers, Planner

## Priority 1 - Water Management

Proposal/Policy/Issue/Outcome	Proposals that constitute delivery of the policy	Considerations	Partners & Resources	Body Responsible for delivery	Timeline for delivery <sup>1</sup>	Delivery Mechanisms <sup>2</sup>	Funding required and available
<b>1.1 Improved Access to Water</b>							
1.1.1 Assess water access needs of farmers	Completed DNC Agriculture Water Management Plan <sup>3</sup>	Water sources (surface, well) Water licence (underutilized / unused); provincial legislation/regulation Explore shared surface rights Land review (assessment of land to determine site type for best farm productions) & water needs Identify lands that have a water deficiency problem; inability to drill wells; surface storage problems Storage options Water quality Efficient use of water Soil management to retain water	Ministry of Agriculture, CVRD, ALC, Ministry of Environment  Agricultural Industry / NGOs  Strategic Agricultural Plan; May 15, 2012 workshop notes;	AAC	Short term	Consultant & staff	need terms of reference; solicit quotes  identify possible funders
1.1.2 Assess provision of municipal water for farm purposes (from 1)	give consideration to a Servicing Bylaw for Farm Purposes	Review similar jurisdictions Consider seasonality When is muni water appropriate Cost benefit analysis Separate system option (e.g. water from sewage treatment plant)		AAC	Short term	staff  Bylaw	
1.1.3 Water Licence review (from 1)	propose changes to water licence legislation/regulation		Ministry of Environment, Ministry of Agriculture, ALC	AAC	Mid term	Council, lobby	
1.1.4 Land Use potential changes (from 1)	give consideration to zoning and uses for site specific farm purposes	Intensity Access to water Farm products / land suitability Business plans	Ministry of Agriculture, ALC	AAC	Mid term	Staff  Bylaw	

<sup>1</sup> Specific date or short term (0-3yrs), Medium, (3-5) or long term (5-10yrs)

<sup>2</sup> e.g. Council Bylaw, Consultant, staff (Engineering & Public Works, Planning, Administration, Finance)

<sup>3</sup> As a separate plan or as part of a broader plan that includes an agricultural section

## Priority 1 - Water Management

Proposal/Policy/Issue/Outcome	Proposals that constitute delivery of the policy	Considerations	Partners & Resources	Body Responsible for delivery	Timeline for delivery <sup>4</sup>	Delivery Mechanisms <sup>5</sup>	Funding required and available
<b>1.2 Improved Drainage and Control</b>							
1.2.1 Assess drainage catchment area / watershed impacts on farmers; improve agriculture production	Complete a DNC drainage plan <sup>6</sup>  Watersheds: Banon Creek; Chemainus River; Bonsall Creek; Crofton Lake; Cowichan River (Somenos and Quamichan Lakes)	Review existing DNC drainage plans Assess existing plan impacts on farmers Review/resolve issues wrt access to private property Education program on drainage for non-farm rural residents & for farmers Available water shed data Review previous drainage control attempts (what works, what doesn't and where) Impacts of climate change	Ministry of Agriculture, CVRD, ALC, Ministry of Environment  Agricultural Industry / NGOs  Strategic Agricultural Plan; May 15, 2012 workshop notes;	DNC	Mid term	Consultant & staff	need terms of reference; solicit quotes; explore funding options
1.2.2 Resolve drainage maintenance issues	Establish procedures for on-going maintenance. Watersheds: Banon Creek; Chemainus River; Bonsall Creek; Crofton Lake; Cowichan River (Somenos and Quamichan Lakes)	Consider pilot projects Address site specific concerns Consider mediation / consultation / education options		AAC	On-going	Committee, staff	
1.2.3 Review drainage design and impacts on farming	Completed stormwater management drainage design manual			AAC	Mid term	Consultant, staff	
<b>1.3 Improve water use efficiency</b>							
1.3.1 Consider how water can be used efficiently	Completed DNC Agriculture Water Management Plan	Cost / benefit of water storage and access options Farm & Business Plans	Ministry of Agriculture, Ministry of Environment,	AAC			
1.3.2 Ensuring water quality entering and leaving farm	Completed drainage plan and design manual	Quality: Manage water sources wisely (SAP pg. 20)	Ministry of Agriculture, Ministry of Environment	AAC			

<sup>4</sup> Specific date or short term (0-3yrs), Medium, (3-5) or long term (5-10yrs)

<sup>5</sup> e.g. Council Bylaw, Consultant, staff (Engineering & Public Works, Planning, Administration, Finance)

<sup>6</sup> As part of the DNC Agriculture Water Management Plan; see footnote #3.

## Priority 2 – Economic Development

Proposal/Policy/Issue/Outcome	Proposals that constitute delivery of the policy	Considerations	Partners & Resources	Body Responsible for delivery	Timeline for delivery <sup>7</sup>	Delivery Mechanisms <sup>8</sup>	Funding required and available
<b>2.1 Improved access to local food products</b>							
2.1.1	Provision of “tools” to help visitors and residents access local foods	Creation of Information disseminating products and improved wayfinding	Using new technologies (“apps”, touch screens, database) Local foods radio Wayfinding signage; design standards Visitor Centre – agriculture section Brochures and Maps Comox example	Agricultural Industry / NGOs, CVRD Economic Development (ED), Ministry of Transportation and Infrastructure, Local radio/TV	AAC	Short Term	Committee, consultant & staff  need terms of reference; solicit quotes; explore funding options
2.1.2	Coordinate with the work of local farm groups	Event coordination and support	Farm product marketing success examples targeting events depending on goals Role of making event information available to the public	Agricultural Industry / NGOs, CVRD ED	AAC	On-going	Committee, staff
2.1.3	Integrated tourism / residence experience	Create a product that allows visitors to create their own group of activities and places to go while visiting North Cowichan	Multi-purpose (farm, recreation, cultural, social) Tie to tools in 1. above	Agricultural Industry / NGOs, CVRD ED	AAC	Mid term	Consultant, staff
<b>2.2 Improved profile of and information about local farm based products</b>							
2.2.1	Increase the profile of local producers	Develop marketing options / plans for operations of different scales and types of producers	Farm & Business Plans options Information that speaks to the scale and variety of products produced in NC Encourage and provide details about local retail stores that supply local products Encourage and provide details about local farm shops that sell products.	Ministry of Agriculture, CVRD ED	AAC, CVRD ED	Mid term	

<sup>7</sup> Specific date or short term (0-3yrs), Medium, (3-5) or long term (5-10yrs)

<sup>8</sup> e.g. Council Bylaw, Consultant, staff (Engineering & Public Works, Planning, Administration, Finance)

## Priority 3 – Regulatory Barriers

Proposal/Policy/Issue/Outcome	Proposals that constitute delivery of the policy	Considerations	Partners & Resources	Body Responsible for delivery	Timeline for delivery <sup>9</sup>	Delivery Mechanisms <sup>10</sup>	Funding required and available
<b>3.1 Improved understanding of taxation – under all government levels</b>							
3.1.1	Establish an understanding of farm uses and property assessment and farm income taxation.  [ensure ready access, intuitive website on agricultural issues]	Information on DNC website for reference for farmers and the general public	Understanding of revenue generation – each government BC Assessment process; review of non-productive land assessment; residential, farming and industrial rates Municipal revenue from farm property taxes Provincial and Federal revenue from farm income Understanding role of NGOs and their priorities and funding	Agricultural Industry / NGOs, CVRD Economic Development (ED)	AAC	Short Term	Committee, & staff
3.1.2	Establish an understanding of how government supports [programs/funds] farming	Information on DNC website for reference for farmers and the general public	Understanding of how each government funds or otherwise supports farmers Municipal Provincial Federal Understanding role of NGOs and their priorities and expenditures	Agricultural Industry / NGOs, CVRD Economic Development (ED)	AAC	Short Term	Committee, & staff
3.1.3	Determine potential outcomes from 3.1.1 and 3.1.2	Establish lobby efforts [where appropriate] [Lobby to ensure that taxation is not negatively impacting farming]	Establish principles for assessment of taxation[e.g. fairness, accountability / transparency and efficiency] Local lobby efforts – best targets Provincial lobby efforts – best targets Federal lobby efforts – best targets Retirement plans / succession plans	Agricultural Industry / NGOs, CVRD Economic Development (ED)	AAC	Mid to long term	TBD
<b>3.2 Improved understanding of farm related bureaucracy – under all government levels</b>							
3.2.1	Establish an understanding about what each government does to protect food and support farming	Information on DNC website for reference for farmers and the general public	Grading of food products Licencing of facilities processing food Small scale processing options Training programs Investment / farm plans for new farmers Succession planning / support	Agricultural Industry / NGOs, CVRD Economic Development (ED)	AAC	Short term	TBD

<sup>9</sup> Specific date or short term (0-3yrs), Medium, (3-5) or long term (5-10yrs)

<sup>10</sup> e.g. Council Bylaw, Consultant, staff (Engineering & Public Works, Planning, Administration, Finance)

### Priority 3 – Regulatory Barriers

Proposal/Policy/Issue/Outcome	Proposals that constitute delivery of the policy	Considerations	Partners & Resources	Body Responsible for delivery	Timeline for delivery <sup>9</sup>	Delivery Mechanisms <sup>10</sup>	Funding required and available
3.2.2 Determine potential outcomes from 3.2.1	Establish lobby efforts [where appropriate] [Lobby to ensure that bureaucracies are not negatively impacting farming] - Establish a short list of priorities for lobby efforts	Establish principles for government programs [e.g. fairness, accountability / transparency and efficiency] Support clarity in agricultural related roles at each level of government Areas of duplication between government levels	Agricultural Industry / NGOs (local, provincial, national) Other local governments with similar interests				

## Priority 4 – Bylaws, Policy, Land Use

Proposal/Policy/Issue/Outcome	Proposals that constitute delivery of the policy	Considerations	Partners & Resources	Body Responsible for delivery	Timeline for delivery <sup>11</sup>	Delivery Mechanisms <sup>12</sup>	Funding required and available
4.1.1 Rationalize agriculture land uses	Revised Zoning Bylaw DPA for farmland [if appropriate] Revise DPA-5 [lands abutting ALR] as / if appropriate Ensuring information available on website (and that it is easily found) Planning guide for agriculture Continued implementation of OCP policies around agriculture	Definitions Accessory vs principal uses Residential footprint Small, medium, large farm size and / or intensities Relationship of farming to existing residential uses [right to farm vs nuisance and normal farm practices] Use of setbacks, buffers, design covenants OCP clause re 6 hectare: review appropriateness Cluster or co-op farmers – review appropriateness	Agricultural Industry / NGOs, Adjacent jurisdictions, Ministry of Agriculture, Agricultural Land Commission	AAC	Short term	Zoning Bylaw Review [staff/consultants]	Budget exists for 2012 and 2013
4.1.2 Rationalize adjacent land uses	Protocols or conditions for determining when or how non-agricultural land uses are introduced to adjacent farm lands	Residential densities next to farm land Trail and public use adjacent to farm land Identify other potential conflicting land uses or types of uses	Agricultural Industry / NGOs, Adjacent jurisdictions, Ministry of Agriculture, Agricultural Land Commission	AAC	Mid term	Design guidelines, zoning regulations	Staff resources
4.1.3 Reduce inappropriate uses on agricultural land	Enforcement strategy approach and policy  Establish enforcement protocol with ALC to ensure appropriate sharing of resources where possible	Historical and current enforcement challenges Legislated authority OCP policy 2.1.1.2 e) Enforcement options with Province	Agricultural Industry / NGOs, Adjacent jurisdictions, Ministry of Agriculture, Agricultural Land Commission	AAC	Short to Mid Term	Policy (DNC) MOU (DNC/ALC/MOA)	Staff resources
4.1.4 Soil Removal and Deposit Bylaw	Monitor and evaluate	Ability to move soil depending on time of year Time frame of ALC approvals Municipal projects	Ministry of Agriculture, Agricultural Land Commission	AAC	Mid to Long Term		Staff resources

<sup>11</sup> Specific date or short term (0-3yrs), Medium, (3-5) or long term (5-10yrs)

<sup>12</sup> e.g. Council Bylaw, Consultant, staff (Engineering & Public Works, Planning, Administration, Finance)

## Priority 5 – Agricultural Reserve Fund

Proposal/Policy/Issue/Outcome	Proposals that constitute delivery of the policy	Considerations	Partners & Resources	Body Responsible for delivery	Timeline for delivery <sup>13</sup>	Delivery Mechanisms <sup>14</sup>	Funding required and available
5.1.1 Agricultural Reserve Fund Policy – expenditure of funds for agricultural purposes	Establish protocol to determine how to distribute funds raised as part of implementation policy	Establish priority on the basis of the AAC Work Plan <hr/> Annual review by AAC with recommendations to Council <hr/> <hr/> <hr/> <hr/>		AAC recommends to Council	Short term	Bylaw	Staff resources
5.1.2 Agricultural Reserve Fund Policy –raise funds for agricultural purposes	Establish standardized approach to raise funds for agricultural purposes as part of implementation policy	<hr/> \$ per lot in new subdivisions <hr/> \$ per area of non-farm use <hr/> \$ related to exclusions <hr/> Amenity charge for zoning amendments <hr/> Other jurisdictions [Langford, Saanich] <hr/> Enforcement penalties and fines (although appropriateness questioned) <hr/> Allocate extra taxes of illegal non-farm use to reserve fund (although appropriateness questioned) <hr/>	ALC MOA Developers	AAC recommends to Council	Short term	Bylaw	Staff resources

<sup>13</sup> Specific date or short term (0-3yrs), Medium, (3-5) or long term (5-10yrs)

<sup>14</sup> e.g. Council Bylaw, Consultant, staff (Engineering & Public Works, Planning, Administration, Finance)