

**LAND WITHIN THE ALR BY
REGIONAL DISTRICT & MUNICIPALITY**
(January 1, 1998)

There are approximately 4.7 million hectares of land in the ALR. Each of the 27 regional districts have at least some land in the Reserve. A total of 106 municipalities have varying amounts of land in the ALR. Of the 181 local governments in B.C.¹, 133 or 74% have land in the ALR. It will be appreciated that as adjustments are made to the ALR the following figures will change, but as of January 1, 1998 they provide a reasonable estimate of the Reserve in each jurisdictional area. **In all cases the ALR figures should be regarded as estimates only.****

LOCAL GOVERNMENTS WITH LAND IN THE ALR		
<u>NUMBER OF LOCAL GOVERNMENTS</u>	=	181 100%
<u>LOCAL GOVERNMENTS WITH LAND IN THE ALR</u>		
Municipalities:		
Cities	=	34
Districts	=	40
Towns	=	12
Villages	=	18
First Nation Government District	=	1
Island Municipality	=	1
Total	=	106 59%
Regional Districts:	=	27 15%
Total	=	133 74%
<u>LOCAL GOVERNMENTS WITH NO LAND IN THE ALR</u>		
Municipalities	=	48 26%
Regional Districts	=	0 0%
Total	=	48 26%

** The figures for the amount of land in the ALR within each jurisdiction have been rounded to the nearest 10 hectares unless the actual number is less than 10 hectares, in which case the actual estimate of the ALR is given to the nearest full hectare. The area for each jurisdiction has been rounded to the nearest full hectare from figures provide by the Ministry of Municipal Affairs. Where water area accounts for a significant amount of a jurisdiction, the land portion only was used (indicated by an *) to estimate the percent of the jurisdiction in the ALR.

¹ The table on page 1 "Local Governments with Land in the ALR" was updated - Tuesday, January 11, 2000

REGIONAL DISTRICT/ Municipality	Jurisdictional Area (Ha.)	Hectares in the ALR	ALR as a % of Jurisdictional Area
➤ ALBERNI-CLAYOQUOT	688,530	7,730	1%
<u>City</u>			
Port Alberni	2,104	100	5%
<u>District</u>			
Tofino	1,940	nil	--
<u>Village</u>			
Ucluelet	1,144	nil	--
➤ BULKLEY-NECHAKO	7,782,120	316,060	4%
<u>Districts</u>			
Fort St. James	2,352	nil	--
Houston	7,071	3,640	51%
Vanderhoof	5,763	3,330	58%
<u>Town</u>			
Smithers	1,629	430	26%
<u>Villages</u>			
Burns Lake	891	nil	--
Fraser Lake	484	1	<1%
Granisle	9,095	nil	--
Telkwa	578	1	<1%
➤ CAPITAL	244,250	17,840	7%
<u>Cities</u>			
Colwood	1,744*	180	10%
Victoria	2,336	nil	--
<u>Districts</u>			
Central Saanich	4,508*	2,980	66%
Esquimalt	631*	70	11%
Highlands	4,036	nil	--
Langford	4,161	190	5%
Metchosin	7,043*	970	14%
North Saanich	3,708*	1,510	41%
Oak Bay	1,067*	100	9%
Saanich	10,365*	1,880	19%
Sooke	4,975*	674	14%
<u>Towns</u>			
Sidney	714	60	8%
View Royal	1,731	10	1%
➤ CARIBOO	8,252,480	923,150	11%
<u>Cities</u>			
Quesnel	2,518	220	9%
Williams Lake	2,504	80	3%
<u>District</u>			
100 Mile House	5,425	4,320	80%
Wells	16,100	nil	--
➤ CENTRAL COAST	2,518,080	4,440	<1%

REGIONAL DISTRICT/ Municipality	Jurisdictional Area (Ha.)	Hectares in the ALR	ALR as a % of Jurisdictional Area
➤ CENTRAL KOOTENAY	2,315,720	65,130	3%
<u>Cities</u>			
Castlegar	2,012	7	<1%
Nelson	913	nil	--
<u>Town</u>			
Creston	926	50	5%
<u>Villages</u>			
Kaslo	312	nil	--
Nakusp	840*	160	19%
New Denver	137	nil	--
Salmo	226	40	16%
Silverton	63	nil	--
Slocan	92	nil	--
➤ CENTRAL OKANAGAN	295,630	26,490	9%
<u>City</u>			
Kelowna	21,388*	9,020	42%
<u>District</u>			
Lake Country	12,330*	4,770	39%
Peachland	1,745	150	9%
➤ COLUMBIA SHUSWAP	3,010,720	51,270	2%
<u>City</u>			
Revelstoke	4,006	140	3%
<u>Districts</u>			
Salmon Arm	16,584*	6,370	38%
Sicamous	1,323*	490	37%
<u>Town</u>			
Golden	1,171	15	1%
➤ COMOX-STRATHCONA	2,029,550	40,350	2%
<u>City</u>			
Courtenay	1,530	nil	--
<u>District</u>			
Campbell River	13,741*	1,110	8%
<u>Town</u>			
Comox	1,325*	8	1%
<u>Villages</u>			
Cumberland	742	nil	--
Gold River	1,275	nil	--
Sayward	596	nil	--
Tahsis	818	nil	--
Zeballos	287	nil	--

Note: The Comox-Strathcona Regional District has approximately 2,020,225 hectares of its area on Vancouver Island and 9,325 hectares (0.5%) on the Mainland.

REGIONAL DISTRICT/ Municipality	Jurisdictional Area (Ha.)	Hectares in the ALR	ALR as a % of Jurisdictional Area
➤ COWICHAN VALLEY	350,830	17,690	5%
<u>City</u>			
Duncan	216	nil	--
<u>District</u>			
North Cowichan	19,244*	6,250	33%
<u>Town</u>			
Ladysmith	929	nil	--
<u>Village</u>			
Lake Cowichan	779*	10	1%
➤ EAST KOOTENAY	2,756,780	266,890	10%
<u>Cities</u>			
Cranbrook	1,815	90	5%
Fernie	1,635	1	<1%
Kimberley	5,900	250	4%
<u>Districts</u>			
Elkford	10,526	60	1%
Invermere	899	95	11%
Sparwood	18,280	750	4%
<u>Village</u>			
Radium Hot Springs	573	90	15%
➤ FRASER-FORT GEORGE	5,199,860	367,180	7%
<u>City</u>			
Prince George	32,271	7,520	23%
<u>District</u>			
Mackenzie	21,269	nil	--
<u>Villages</u>			
McBride	443	250	56%
Valemount	399	nil	--
➤ FRASER VALLEY	1,390,960	74,330	5%
<u>City</u>			
Abbotsford	36,840*	27,690	75%
Chilliwack	26,425*	17,320	66%
<u>Districts</u>			
Hope	4,575	330	7%
Kent	18,402*	6,450	35%
Mission	21,226*	2,160	10%
<u>Village</u>			
Harrison Hot Springs	679	140	20%

REGIONAL DISTRICT/ Municipality	Jurisdictional Area (Ha.)	Hectares in the ALR	ALR as a % of Jurisdictional Area
➤ GREATER VANCOUVER	290,462	54,470	19%
<u>Cities</u>			
Burnaby	9,860*	260	3%
Coquitlam	12,074*	780	7%
Langley	1,018	40	4%
New Westminster	1,847	nil	--
North Vancouver	1,267	nil	--
Port Coquitlam	2,946*	660	22%
Port Moody	3,435	nil	--
Richmond	13,325*	4,920	37%
Surrey	32,569*	9,520	29%
Vancouver	11,615	290	3%
White Rock	1,402	nil	--
<u>Districts</u>			
Delta	18,109*	10,190	56%
Langley	30,851*	23,700	77%
Maple Ridge	25,709*	3,450	13%
North Vancouver	17,819	nil	--
Pitt Meadows	8,005	6,920	86%
West Vancouver	9,893	nil	--
<u>Villages</u>			
Anmore	799	nil	--
Belcarra	1,249	nil	--
Lions Bay	287	nil	--
<u>Municipality</u>			
Bowen Island	5,050*	180	4%
➤ Islands Trust	65,107*	11,770	18%
➤ KITIMAT-STIKINE	10,262,000	66,470	1%
<u>City</u>			
Terrace	2,144	160	8%
<u>Districts</u>			
Kitimat	32,190	530	2%
New Hazelton	1,899	1,090	57%
Stewart	53,087	nil	--
<u>Village</u>			
Hazelton	515	nil	--
➤ KOOTENAY BOUNDARY	830,020	53,630	7%
<u>Cities</u>			
Grand Forks	1,098	180	16%
Greenwood	259	0.1	<1%
Rossland	4,904	nil	--
Trail	2,033	30	2%
<u>Villages</u>			
Fruitvale	269	nil	--
Midway	809	480	59%
Montrose	132	nil	--
Warfield	207	nil	--

REGIONAL DISTRICT/ Municipality	Jurisdictional Area (Ha.)	Hectares in the ALR	ALR as a % of Jurisdictional Area
➤ MOUNT WADDINGTON	2,024,860	1,640	<1%
<u>District</u>			
Port Hardy	4,731	nil	--
<u>Town</u>			
Port McNeil	817	nil	--
<u>Villages</u>			
Alert Bay	327	nil	--
Port Alice	1,531	nil	--
 Note: All four municipalities in the Regional District of Mount Waddington and all of the land in the ALR are located on Vancouver Island. However, the majority of the land in the Regional District is located on the Mainland - Vancouver Island 765,600 hectares (38%), Mainland 1,259,260 hectares (62%).			
➤ NANAIMO	208,160	18,620	9%
<u>Cities</u>			
Nanaimo	8,999*	260	3%
Parksville	1,438*	130	9%
<u>Town</u>			
Qualicum Beach	1,124*	260	23%
➤ NORTH OKANAGAN	787,200	68,770	9%
<u>Cities</u>			
Armstrong	534	200	38%
Enderby	419	60	15%
Vernon	7,710*	1,420	19%
<u>Districts</u>			
Coldstream	7,654	3,450	45%
Spallumcheen	26,357	14,390	55%
<u>Village</u>			
Lumby	516	50	9%
➤ NORTHERN ROCKIES	8,560,810	45,930	1%
<u>Town</u>			
Fort Nelson	1,038	140	14%
➤ OKANAGAN-SIMILKAMEEN	1,101,770	85,070	8%
<u>City</u>			
Penticton	4,057*	870	21%
<u>District</u>			
Summerland	6,713*	2,070	31%
<u>Towns</u>			
Oliver	467*	110	24%
Osoyoos	861*	380	44%
Princeton	974	190	19%
<u>Village</u>			
Keremeos	226	70	32%

REGIONAL DISTRICT/ Municipality	Jurisdictional Area (Ha.)	Hectares in the ALR	ALR as a % of Jurisdictional Area
➤ PEACE RIVER	11,933,660	1,477,850	12%
<u>Cities</u>			
Dawson Creek	2,045	110	5%
Fort St. John	2,151	110	5%
<u>Districts</u>			
Chetwynd	6,188	500	8%
Hudson's Hope	94,209	34,440	37%
Taylor	1,740	520	30%
Tumbler Ridge	154,873	nil	--
<u>Village</u>			
Pouce Coupe	208	60	28%
➤ POWELL RIVER	526,420	9,540	2%
<u>District</u>			
Powell River	4,133	500	12%
First Nation Government District- Sechelt	21	nil	--
➤ SKEENA-QUEEN CHARLOTTE	1,623,280	43,770	3%
<u>City</u>			
Prince Rupert	8,723	nil	--
<u>District</u>			
Port Edward	18,387	nil	--
<u>Village</u>			
Masset	2,331	640	27%
Port Clements	1,807	nil	--
➤ SQUAMISH-LILLOOET	1,669,240	25,450	2%
<u>Districts</u>			
Lillooet	2,823*	640	24%
Squamish	10,853	350	3%
<u>Resort Municipality</u>			
Whistler	16,917	nil	--
<u>Villages</u>			
Pemberton	329	60	19%
➤ SUNSHINE COAST	382,390	4,100	1%
<u>District</u>			
Sechelt	4,829	620	13%
First Nation Government District - Sechelt	1,033	110	10%
<u>Town</u>			
Gibsons	512	70	13%

<u>REGIONAL DISTRICT/ Municipality</u>	<u>Jurisdictional Area (Ha.)</u>	<u>Hectares in the ALR</u>	<u>ALR as a % of Jurisdictional Area</u>
➤ THOMPSON-NICOLA	4,527,940	566,020	13%
<u>Cities</u>			
Kamloops	31,143	12,830	41%
Merritt	2,400	790	33%
<u>District</u>			
Logan Lake	32,315	230	<1%
<u>Villages</u>			
Ashcroft	837	280	34%
Cache Creek	800	150	18%
Chase	378	40	11%
Clinton	122	0.4	<1%
Lytton	680	nil	--
➤ BRITISH COLUMBIA	92,973,000~	4,709,630	5%

* Where water represents a significant proportion of a jurisdictional area, land area alone was to calculate the percent of ALR relative to the jurisdictional area.

~ Land area only - Source: B.C. Ministry of Crown Lands, B.C. Land Statistics, Province of B. C., 1989, p. 8.

Sources:

- Municipal Financial Services; Area and Population of Incorporated Municipalities as at December 31, 1996, Ministry of Municipal Affairs, pages 4 to 7.
- Ministry of Municipal Affairs; Statistics Relating to Regional and Municipal Governments in British Columbia 1993.
- Provincial Agricultural Land Commission, Agricultural Land Reserve Statistics, January 1, 1998.
- The files of the Agricultural Land Commission.
- Communications with Individual Jurisdictions and the Ministry of Municipal Affairs.

Updated: to January 1, 1998 on April 19, 1999

LAND WITHIN THE ALR BY REGIONAL DISTRICT & MUNICIPALITY

(January 1, 1997)

There are approximately 4.7 million hectares of land in the ALR. Each of the 27 regional districts have at least some land in the Reserve. A total of 105 municipalities have varying amounts of land in the ALR. Of the 178 local governments in B.C., 132 or 74% have land in the ALR. It will be appreciated that as adjustments are made to the ALR the following figures will change, but as of January 1, 1997 they provide a reasonable estimate of the Reserve in each jurisdictional area. **In all cases the ALR figures should be regarded as estimates only.****

LOCAL GOVERNMENTS WITH LAND IN THE ALR

NUMBER OF LOCAL GOVERNMENTS (1996) = 178 100%

LOCAL GOVERNMENTS WITH LAND IN THE ALR

Municipalities:

Cities	=	34	
Districts	=	39	
Towns	=	12	
Villages	=	19	
First Nation Government District	=	1	

Total = 105 59%

Regional Districts: = 27 15%

Total = 132 74%

LOCAL GOVERNMENTS WITH NO LAND IN THE ALR

Municipalities	=	46	26%
Regional Districts	=	0	0%

Total = 46 26%

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Telkwa	578	1	<1%
➤ CAPITAL	244,250	17,840	7%
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Highlands	4,036	nil	--
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<u>Towns</u>			
Sidney	714	60	8%
View Royal	1,731	20	1%
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Nelson	913	nil	--
<u>Town</u>			
Creston	926	60	7%
<u>Villages</u>			
Kaslo	312	nil	--
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Silverton	63	nil	--
Slocan	92	nil	--
➤ CENTRAL OKANAGAN	295,630	28,770	10%
<u>City</u>			
Kelowna	21,388*	9,090	43%
<u>District</u>			
Lake Country	12,330*	4,770	39%
Peachland	1,745	150	9%
➤ COLUMBIA SHUSWAP	3,010,720	51,390	2%
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Revelstoke	4,006	140	4%
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<u>Town</u>			
Golden	1,171	15	1%
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<u>District</u>			
Campbell River	13,741*	1,110	8%
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<u>District</u>			
North Cowichan	19,244*	6,250	33%
<u>Town</u>			
Ladysmith	929	nil	--
<u>Village</u>			
Lake Cowichan	730	10	2%
➤ EAST KOOTENAY	2,756,780	267,020	10%
<u>Cities</u>			
Cranbrook	1,815	90	5%
Fernie	1,656	1	<1%
Kimberly	5,900	140	2%
<u>Districts</u>			
Elkford	10,526	60	1%
Invermere	899	95	11%
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<u>Village</u>			
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North Vancouver	17,819	nil	--
Pitt Meadows	8,008	6,930	87%
West Vancouver	9,893	nil	--
<u>Villages</u>			
Anmore	799	nil	--
Belcarra	1,249	nil	--
Lions Bay	287	nil	--
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<u>City</u>			
Terrace	2,144	160	8%
<u>Districts</u>			
Kitimat	32,190	530	2%
New Hazelton	1,899	1,090	57%
Stewart	53,087	nil	--
<u>Village</u>			
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Greenwood	259	0.1	<1%
Rossland	4,904	20	<1%
Trail	2,033	30	2%
<u>Villages</u>			
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Midway	809	480	59%
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Warfield	207	nil	--

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Parksville	1,438*	130	9%
<u>Town</u>			
Qualicum Beach	1,124*	260	23%
> NORTH OKANAGAN	787,200	68,780	9%
<u>Cities</u>			
Armstrong	534	200	38%
Enderby	419	60	15%
Vernon	7,710	1,460	19%
<u>Districts</u>			
Coldstream	7,654	3,450	45%
Spallumcheen	26,357	14,390	55%
<u>Village</u>			
Lumby	516	50	9%
> OKANAGAN-SIMILKAMEEN	1,101,770	85,200	8%
<u>City</u>			
Penticton	4,057*	870	21%
<u>District</u>			
Summerland	6,713*	2,130	32%
<u>Towns</u>			
Oliver	467*	120	25%
Osoyoos	861*	380	44%
Princeton	974	190	19%
<u>Village</u>			
Keremeos	226	70	32%

REGIONAL DISTRICT/ Municipality	Jurisdictional Area (Ha.)	Hectares in the ALR	ALR as a % of Jurisdictional Area
➤ PEACE RIVER	11,933,660	1,478,000	12%
<u>Cities</u>			
Dawson Creek	2,045	110	5%
Fort St. John	2,151	110	5%
<u>Districts</u>			
Chetwynd	6,307	500	8%
Hudson's Hope	94,209	34,440	37%
Taylor	1,740	520	30%
Tumbler Ridge	154,873	nil	--
<u>Village</u>			
Pouce Coupe	208	60	28%
➤ POWELL RIVER	526,420	9,540	2%
<u>District</u>			
Powell River	4,133	500	12%
First Nation Government District- Sechelt	21	nil	--
➤ SKEENA-QUEEN CHARLOTTE	1,623,280	43,770	3%
<u>City</u>			
Prince Rupert	8,723	nil	--
<u>District</u>			
Port Edward	18,387	nil	--
<u>Village</u>			
Masset	2,331	640	27%
Port Clements	1,807	nil	--
➤ SQUAMISH-LILLOOET	1,669,240	25,450	2%
<u>Districts</u>			
Lillooet	2,823*	640	24%
Squamish	10,853	350	3%
<u>Resort Municipality</u>			
Whistler	16,917	nil	--
<u>Villages</u>			
Pemberton	329	60	19%
➤ SUNSHINE COAST	382,390	4,100	1%
<u>District</u>			
Sechelt	4,829	620	13%
First Nation Government District - Sechelt	1,033	110	10%
<u>Town</u>			
Gibsons	512	70	13%

<u>REGIONAL DISTRICT/ Municipality</u>	<u>Jurisdictional Area (Ha.)</u>	<u>Hectares in the ALR</u>	<u>ALR as a % of Jurisdictional Area</u>
➤ THOMPSON-NICOLA	4,527,940	565,570	13%
<u>Cities</u>			
Kamloops	31,143	12,870	41%
Merritt	2,400	790	33%
<u>District</u>			
Logan Lake	32,315	240	<1%
<u>Villages</u>			
Ashcroft	837	280	34%
Cache Creek	800	150	18%
Chase	378	40	11%
Clinton	122	0.4	<1%
Lytton	680	nil	--
➤ BRITISH COLUMBIA	92,973,000~	4,714,020	5%

* Where water represents a significant proportion of a jurisdictional area, land area alone was to calculate the percent of ALR relative to the jurisdictional area.

~ Land area only - Source: B.C. Ministry of Crown Lands, B.C. Land Statistics, Province of B. C., 1989, p. 8.

Sources:

- Municipal Financial Services; Area and Population of Incorporated Municipalities as at December 31, 1996, Ministry of Municipal Affairs, pages 4 to 7.
- Ministry of Municipal Affairs; Statistics Relating to Regional and Municipal Governments in British Columbia 1993.
- Provincial Agricultural Land Commission, Agricultural Land Reserve Statistics, January 1, 1997.
- The files of the Agricultural Land Commission.
- Communications with Individual Jurisdictions and the Ministry of Municipal Affairs.

**LOCAL & SPECIAL PURPOSE
GOVERNMENTS IN B.C. ***

Local Governments:	
Municipalities:	151
Villages	42
Towns	14
Districts	50
Cities	43
Indian Government District. (Sechelt)	1
Resort Municipality (Whistler)	1
<u>Regional Districts</u>	<u>27</u>
Sub - Total	178
School Districts	75
Hospital Districts	27
Library Districts	3
Improvement Districts	287
Water User Communities	126
<u>Local Community Commissions</u>	<u>4</u>
Sub - Total	522
TOTAL:	700

* Information correct as of October, 1996 following consultation with the Ministry of Municipal Affairs.

MOVING TOWARDS GREATER ALR STABILITY

Introduction:

An attitude continues to persist that the agricultural landscape is simply an urban area in waiting. Expectations of land use change within the ALR represent a fundamental threat to the preservation of both the resource base and a viable agricultural industry. This attitude has influenced community planning and land use decision-making over the years. However, the growing stability of the ALR, in the face of continued urban pressure and rapid population growth, is one of B.C.'s important untold land use success stories.

Growing ALR Stability

Up to 1997, taking all exclusions into account, there was only a 2.4 percent decrease in the ALR from its original designation 23 years ago. At the same time the Reserve saw a steady stream of inclusions.* Between 1974 and Jan. 1, 1997, 113,294 ha. was excluded from, and 106,014 ha. included into, the ALR. The result was a net decrease of 7,280 hectares, or less than 0.2%.

Rate of ALR Exclusions Per Year

First 10 Years	- 7,850 ha.
Last 10 Years	- 3,040 ha.
Last 3 Years	- 1,460 ha.

The ALR has also displayed growing stability. In the first ten years, the Reserve underwent a number of review processes. As a result, exclusions were occurring at the rate of about 7,850 hectares per year during this first decade.

These years might be regarded as a "sorting out" period for the ALR. In the last ten years, the rate of exclusion was cut in half to 3,040 hectares per year. In the last three years, annual exclusions have been halved again to 1,460 hectares per year.

Rapid Growth and A Stable ALR

The rapidly growing areas of the Lower Mainland and Vancouver Island are also important agricultural regions.

Together these two areas realized a net reduction of the ALR of only 6.2 hectares in 1994.

It can be anticipated that significant changes to the ALR in the future will not occur. However, modification of the Reserve will still take place; more often than not, changes will be the result of careful ALR reviews, jointly undertaken by local governments and the ALC.

The ALR and Local Plans - Working Together

If we are going to seriously plan for agriculture's long term future, a stable ALR is critical. The reality of a secure agricultural land base is being recognized and reflected in many local plans and bylaws. The steadfastness of the Provincial agricultural land preservation programme, combined with supportive official community plans and the seeking of non-agricultural alternatives for new urban development, have combined to greatly enhance the stability of our farmland base.

* Inclusions have predominantly been in the northern half of the Province and involved land of secondary agricultural capability. Exclusions, while distributed throughout the Province, have also been made up largely of secondary capability lands. Since 1974, for every 2.7 ha. of prime (CLI Class 1 to 3) agricultural land excluded there has been 1 ha. of prime land included.

These actions have confirmed that the land management function of local governments has a central, indeed critical, role to play in assisting with ending the exploitation of our agricultural resource and ensuring the stability of agriculture's working landscape. An important subsequent step is the creation of a regulatory climate that will enhance the economic viability of farming.

While these actions are important to farmers and ranchers in making their long term business decisions, they are also important for policy-makers and those determining infrastructure needs and improvements for agriculture. As local governments put in place land use policies aimed at enhancing agriculture's sustainability, this must be done in a climate of confidence in the long term protection of our foodlands. In doing so, the ALR acts not only as a secure land base for agriculture, but it also provides a context within which other land use decisions can be made.

Processes will continue to be available to make necessary adjustments to the ALR through the years. However, the days of dramatic change to the Reserve should be in the past in most parts of the Province. As a result, in developing official community plans and growth management strategies, the ALR should be considered as largely a fixed entity.

At the October 1994 Symposium in Summerland, Seeking Assurances: Sustainable Agriculture, Gary Runka stated:

"Sustainability is about permanence. The speculative market is extremely sensitive to the perceived impermanence of provincial and local land use planning and agricultural zoning regulations. Firmness and reconfirmation of commitment to agriculture by all levels of government will help to reduce speculation on use conversion and maintain land costs that more clearly reflect agricultural values"

Gary Runka
"Action Steps To Sustainable Agriculture"
p.9

PROVINCE OF BRITISH COLUMBIA
- LAND USE GOALS
(With Particular Relevance to Planning for Agriculture)

The following is a partial list of several of the 43 Land Use Goals accompanying the Provincial Land Use Charter that have particular relevance to planning for agriculture. The Charter and Goals provide standards against which all land use decisions should be measured. They set criteria that should be considered whenever a land use plan is made a management decision is made, or a guideline or code is written. The Charter and Goals also serve as advisory guidelines to local governments and provide a broad set of objectives for planning for agriculture.

RESOURCE LANDS ¹

2. To identify and assess areas of significant resource use potential and ensure that the use of such areas reflects a balanced and full consideration of:
 - > the inherent capabilities of land, water and air;
3. To apply integrated management of natural resource lands for multiple values, wherever compatible. To minimize conflicts between incompatible land uses, and minimize negative impacts of resource developments / uses on adjacent areas.
- 4.(a) To establish a secure land base that can provide an abundant and sustainable supply of raw materials and other economic resources. To identify areas that are particularly suitable for:
 - > agriculture / rangeland / food production;And ensure that such areas are maintained for such uses.
- (b) Specifically to identify:
 - > an agricultural land reserveand ensure the long-term designation of such lands for agricultural purpose
7. To enhance the productivity of appropriate resource lands and waters, in order to achieve increased economic and social benefits.
8. To manage resource lands in accordance with the principles of resource stewardship, sustainable use and ecosystem management. To maintain the long-term health and productivity of the ecosystems that support natural resource-based industries.

¹ Lands used for agriculture, forestry, energy, minerals, aggregate, petroleum resources, fisheries, aquaculture, trapping, hunting, gathering, tourism and other non-settlement, economic, resource-based uses.

HUMAN SETTLEMENT

9. To avoid the settlement of valuable resource lands and environmentally sensitive areas.
11. To avoid urban sprawl and ribbon development....
12. To encourage settlement patterns that reduce the need for private automobile use, and that foster the conservation and efficient use of energy.

TRANSPORTATION

23. To integrate transportation and utility planning with land use planning.
24. To provide an integrated, multi-modal transportation system that:
 - minimizes automobile commuting, reduces the need for private automobile use in daily life, and encourages the use of public transit and non-motorized transport;
 - makes efficient use of utility and transportation facilities and corridors; and
 - avoids transportation projects which encourage or subsidize inappropriate land development.²

SUSTAINABLE ECONOMIC DEVELOPMENT

27. To promote land uses that support “value-added” enterprises that enhance employment.
28. To reduce uncertainty with respect to land use and land user rights, in order to encourage a stable investment climate.

SUSTAINABLE ENVIRONMENT

34. To protect the natural and economic productivity of soils, by minimizing activities that cause soil degradation or loss.
35. To protect the quality and quantity of ground and surface water. ... To encourage the conservation and efficient use of water, while meeting the long-term needs of agriculture,...

² E.g., inappropriate development of particularly valuable resource lands, of environmentally sensitive areas, or of areas where population growth is inappropriate.

PLAN AND POLICY CONTENT - EXAMPLES

Historically agricultural policies and objectives within official plans have not been well-developed. Often the agricultural sections did not have the benefit of prior, detailed planning studies that focused on the agricultural portion of the plan area. There was often a lack of effort to determine critical issues and land use relationships. However, in recent years several local governments have begun reversing this trend by focusing efforts on their agricultural areas. The result has been the development of agriculturally progressive documents that are ensuring farming's place within their communities.

Most recently Kelowna and Surrey have committed to an agricultural area/farm plan. The municipalities of the Saanich Peninsula on Vancouver Island came together to study their agricultural areas jointly as the basis for later plan updates. This sort of cross-jurisdictional initiative of two or more local governments within a single agricultural area is the type of planning initiative suggested in Chapter 7 (See: *Cross Jurisdictional Agricultural Planning Areas - Chapter 7, page 7*).

Appendix 5 has been included to highlight the policies and objectives of recent local planning efforts that are focused on agricultural areas. The following summary of plan and policy content involve three different types of planning documents including:

1. Delta's Rural Land Use Study - 1994 (page 16);
2. Surrey's Official Community Plan - 1996 (page 18); and
3. Langley's Rural Plan - 1993 (page 22).

None are explicitly 'Agricultural Area Plans' although Langley's Rural Plan comes closest in this regard. Each represents different processes - the first being the goals and strategies flowing from a study, the second broader agricultural policies of an OCP and the last the policies and objectives of a plan predominantly focused on the ALR. Surrey's OCP, as with Kelowna's, provides an example of an OCP that gives precise policy direction to undertaking a subsequent, more detailed farm area community plan. Each of these plan/study areas is agriculturally significant in its own right; collectively they account for over 43,000 hectares of land in the ALR, and in 1995 generated gross farm receipts of almost \$320 million. (Statistics Canada, 1996 Census of Agriculture Profile Data - British Columbia, Table 5, page 2.)

The reader should be cautioned that the following is a *selective summary* of the agricultural related goals, policies and objectives of each document. Each document contains many other policies and objectives. For this reason, if a similar planning effort is undertaken, obtaining a copy of the full text is recommended. Finally, by including these policies and objectives, it is not suggested that they can simply be replicated in all cases in similar planning exercises. Together they provide insights into the elements of plan and policy content considered important in each of these areas. Each has some common themes, such as strong policy statements related to agriculture. But each also deals with a number of different issues. This tends to emphasize the difficulty in attempting to produce a precise template for plan content. *One shoe does not fit all.* Every planning area is different with different issues and challenges that in some cases might demand unique policy responses. Despite differences, each demonstrates not only a detailed consideration of agricultural issues, but explores agricultural policy that has rarely been found in similar planning efforts.*

* Please note that while the Commission was involved and supported each of these processes, the Commission did not necessarily agree, all or in part, to every policy.

Delta Rural Land Use Study

The *Delta Rural Land Use Study* is the Municipality's component of a series of studies focusing on the Boundary Bay area. These studies, largely Provincially-lead, detail several issues involving the Boundary Bay ecosystem including agriculture, wildlife, other environmental issues, economic development, tourism and recreation, the Roberts Bank Backup Lands and Burns Bog. Overall, the work represented a significant multi-government / agency effort.

The agricultural component of this series of studies was the *Delta Agricultural Study*. This provided an overview of agriculture in Delta, highlighted agricultural issues and was developed with the direct input of the farm community. It also contained a host of recommendations aimed at guiding the resolution of current issues and ensuring long term sustainability of the industry.

The *Delta Rural Land Use Study* benefited from, and was influenced by, these previous studies. Due in part to its timing, the Study provided an integration of these earlier efforts as well as a foundation or bridge to future official plan and bylaw updates. Delta's rural area, while being "within" the GVRD urban complex, is a significant, and unique ecosystem from both an agricultural and wildlife point of view. The *Delta Rural Land Use Study* represents an effort to integrate these two resource values and, for that reason, the full range of goals and strategies outlined by the study have been included.

Goals & Strategies from the 1994 Executive Summary

Co-operative Management

- Goal: - To achieve a co-operative approach to the management of the Fraser River delta ecosystem.
- Strategies: - Provide a theme and mechanism for cooperation between public and private interests in the management of the resources.
- Develop community recognition and appreciation of the national and international significance of the Fraser River delta ecosystem and foster community responsibility for its management.
 - Encourage cooperation between agricultural and environmental interests.
 - Increase the knowledge base regarding wildlife / agricultural issues.

Environmental Management

- Goal: - Ensure Environmental Review of development proposals.
- Strategy: - Implement a municipal environmental review process for public and private development proposals, that is coordinated with existing provincial, federal and inter-agency review processes.
- Goal: - Maintain the overall habitat capability.
- Strategies: - Protect and manage environmentally sensitive areas.
- Protect the environmental values of Boundary Bay, Roberts Bank, the Fraser River foreshore and all sloughs identified as ESA's
 - Integrate ESA designation and habitat protection with FREMP.
 - Maintain and enhance the ecological / habitat value of municipal environmental reserves and parks.
 - Protect and manage landscape features of environmental value.
 - Ensure a range of options are available for wildlife managers.
 - Sustain healthy aquatic populations.
 - Increase public awareness in Delta and the region regarding the significance of wildlife resources.
- Goal: - Reduce air emissions in the GVRD to reduce impacts on agriculture and vegetation.
- Strategy: - Participate in GVRD air quality initiatives.

Agriculture

- Goal: - Protect the agricultural land base.
- Strategies: - Support the ALR as the primary instrument for the protection of agricultural land in the municipality.
- Reduce the amount of agricultural land held for speculation.
- Undertake a detailed municipal land use plan for rural areas.
- Goal: - Sustain a commercially viable agricultural industry.
- Strategies: - Minimize impacts of other land use activities to agricultural operations.
- Undertake municipal agricultural viability measures.
- Implement measures to improve the agricultural viability of public lands.
- Provide opportunities for non-soil bound agriculture.
- Enhance farm tenure security.
- Goal: - Maintain and enhance soil-bound agriculture.
- Strategies: - Encourage good soil management practices.
- Upgrade and enhance the physical infrastructure for agriculture.
- Minimize impacts to soil bound agriculture.
- Goal: - Develop a safe and efficient transportation system of the agricultural industry.
- Strategy: - Improve the safety and efficiency of the agricultural transportation system.

Burns Bog

- Goal: - Preserve a significant and ecologically viable portion of Burns Bog as a protected area and prepare a comprehensive land use plan for the surrounding lands that is compatible with the continuing ecological function for the protected area.
- Strategies: - Undertake municipal initiatives to protect some or all of Burns Bog.
- Encourage other levels of government to participate in the protection of Burns Bog.
- Initiate an area planning process to begin the resolution of land use issues related to Burns Bog.

Other Uses and Activities

- Goal: - Encourage appropriate economic development that is consistent with the overall goals of sustaining agricultural viability and habitat capability.
- Strategies: - Evaluate economic development in terms of its impact / benefit to agriculture and wildlife.
- Reduce the risk of negative impact on agriculture and wildlife posed by non-agricultural activities and land uses.
- Goal: - Ensure public consultation in the planning of government projects and the government review of private projects.
- Strategy: - Adopt changes in the municipal review of projects and encourage the adoption of increased public consultation in non-municipal reviews.
- Goal: - Ensure transportation and utility corridors have a minimum impact on farming, wildlife habitat and other resources.
- Strategies: - Determine if the corridors are necessary
- Address potential impacts to the environment, agriculture and other resources.
- Involve the public at all levels - from the review of the necessity to route design.
- Locate all possible corridors to minimize potential impacts.
- Goal: - Manage the regional demand for the recreational use of public areas to minimize impacts to agriculture and wildlife.
- Strategies: - Implement a more coordinated and cooperative approach to planning and managing recreation use in rural areas.
- Develop and implement a recreational use plan.
- Manage the impact on agriculture and wildlife of recreational use of public areas, including dikes.
- Goal: - Support and manage appropriate forms of tourism which are compatible with agriculture and wildlife.

- Strategies: - Determine the appropriate forms of tourism activity that have minimal impact on agriculture and wildlife.
 - Promote and implement those forms of tourism identified as compatible.
 - Manage the participation in appropriate forms of tourism.
- Goal: - Give direction for future land uses in rural Delta
- Strategy: - Establish the most appropriate land use for all rural areas.

Surrey Official Community Plan

With the 1996 update of the Surrey OCP the agricultural components of the plan underwent significant change and addition. The agricultural section highlighted below was strongly influenced by the dedication of staff resources specifically to deal with the agricultural section of the Plan, and Council’s appointment of an Agricultural Advisory Committee and the subsequent work of this group. When reviewing this package of OCP agricultural policies it should be kept in mind that they have been developed and adopted by a municipality that is highly urbanized and the fastest growing jurisdiction in the Province.

Issues and Policies

D. Protect Agriculture and Agricultural Areas

Statement of Principle

The City recognizes the importance of agriculture to the local economy and is committed to protecting and enhancing agriculture on farmlands within the agriculturally designated areas, ensuring farm viability, strengthening the farm community and maintaining agricultural boundaries.

Key Future Direction

D-1 Protect Agricultural Areas and Enhance Farming

The City will protect farmland as a resource for agriculture, a source of heritage and a distinct landscape defining communities. In addition to establishing guidelines to ensure and enhance compatibility between land uses along the agricultural fringe, the City will address farm viability issues through a Farm Community Plan which will, once completed be adopted by by-law.

Background

<i>Agricultural Land Area</i>	Approximately one-third of Surrey’s land base is agricultural land. It covers about 10,000 hectares of lowlands surrounding the Serpentine, the Nicomekl and the Campbell Rivers.
<i>Agricultural Land Commission</i>	Nearly all of Surrey’s agricultural land is protected as Agricultural Land Reserve (ALR) under the administration of the Provincial Agricultural Land Commission, which ensures that the land is used for agricultural purposes.
<i>The Livable Region Strategic and Green Zone</i>	Surrey’s agricultural areas are included in the Greater Vancouver Regional District’s (GVRD) <i>Livable Region Strategic Plan</i> as part of the Green Zone policy for protection from urban growth.
<i>Farm Practices Protection Act</i>	The <i>Farm Practices Protection Act</i> affects both the agricultural areas and adjacent lands. It encourages local governments to effectively plan for farming when developing community plans or approving subdivisions.

<i>Farm Community Plan</i>	The Farm Community Plan, once completed, will be adopted by by-law and address such issues as drainage, environmental quality and compatibility with other uses.
<i>Strategic Plan for Lowlands Flood Control</i>	The objective of the drainage study is to identify a cost-effective and sustainable drainage and flood control standard in the Serpentine-Nicomekl lowlands, and to recommend a strategy to achieve this standard. Policy choices need to be made between a program to enhance agricultural activity and a program to protect existing agricultural viability in the lowlands. Capital costs to achieve the desired enhancement of drainage conditions and flood protection in the lowlands is high. As a minimum, the agricultural lowlands should be protected from adverse impact from upland development. The City will develop a lowland drainage policy and strategy after conferring with all stakeholders.
Government Agency Guidelines	The Ministry of Agriculture and Food (MAF) and the Agricultural Land Commission (ALC) have a number of guideline documents that will be used to supplement Surrey's agricultural standards and policies. These include: Landscape Buffering Specifications and environmental guidelines for a variety of specific commodities.

Issues and Policies

D-1 Protect Agricultural Areas and Enhance Farming

The City will protect farmland as a resource for agriculture, a source of heritage and a distinct landscape between urban communities. In addition to establishing guidelines to ensure and enhance compatibility between land uses along the agricultural fringe, the City will address farm viability issues through a Farm Community Plan to be adopted by by-law.

Moving in this key direction means addressing agricultural and farming issues through the following policies.

Issues:

Policies:

D-1.1 Promote Compatibility Between Agricultural and Non-Agricultural Land Uses

- | | |
|--------------------|---|
| Buffering | 1. Encourage the development of effective buffers along the boundary of agriculturally designated land. |
| Adjacent Land Use | 2. Encourage adjacent land uses to be compatible with existing farm use and ensure that the impacts (e.g. water runoff from upland areas) on agricultural lands will be minimized. |
| Linear Development | 3. Discourage, wherever possible, linear developments (e.g. hydro corridors, highways, pipelines, parks) through the ALR. When unavoidable, ensure that their impacts on the agricultural land are mitigated. |
| Recreational Uses | 4. Limit recreational uses on agricultural lands. |

D-1.2 Maintain Agricultural Activities

- | | |
|-------------|---|
| Subdivision | 1. Limit subdivision of agricultural land and encourage the amalgamation of lots in agricultural areas. |
|-------------|---|

4.3 AGRICULTURAL INDUSTRY

- 4.3.1 The Council of the Township of Langley recognizes agriculture, including aquaculture, to be a priority and a continuing economic activity and land use in the Municipality and shall support the continued development of this industry in conformity with the provisions of this plan.
- 4.3.2 The EDC of the Township shall monitor trends in the agricultural industry and shall advise Council on future development of this industry in the Township.
- 4.3.3 The Municipality and the EDC shall support the development of the agricultural industry by increasing public awareness of the economic value of agriculture through such means as:
- a) posting signs advising of agricultural activities in the area, including signs along trails providing information on adjacent farm operations;
 - b) developing a brochure highlighting operations offering farm gate sales;
 - c) encouraging and assisting in the development of farm tours and visits for the general public, tourists and students;
 - d) publishing a brochure of relevant information of rural property owners, especially new rural residents;
 - e) developing an award system for innovative agricultural products, businesses and management to recognize outstanding performance in the agricultural industry in the Township; and
 - f) publish a newsletter dealing with rural issues and concerns of rural residents to facilitate better communications between the Township and its residents.
- 4.3.4 The EDC shall encourage development of the agricultural industry in Langley by:
- a) promoting small scale agriculture with high value products;
 - b) marketing the horticultural industry in the Township;
 - c) promoting a land lease program with other relevant agencies and organizations to encourage leasing of land for agricultural purposes to better utilize the land base;
 - d) development of appropriate promotional material; and
 - e) maintain reference material on new market opportunities.
- 4.3.5 The Township and the EDC shall encourage the development of facilities and events that support the agricultural industry by:
- a) investigating the feasibility of an agricultural demonstration centre to present appropriate agricultural practices and opportunities, including soil conservation and waste management practices, and to make agricultural reference material available;

- b) supporting the location or relocation of an agricultural fair in the Township; and
- c) investigating the feasibility of developing a farmers' market in the Township.

4.3.6 The Municipality and the EDC shall prepare a horse industry strategy. The strategy should address marketing of the horse industry, development of facilities and provisions of equine educational programs.

4.3.7 The Township shall encourage the development of an agro service centre at 248 Street and the Fraser Highway to accommodate commercial and light industrial uses that are directly related to agriculture. (See also: *Chapter 9, p. 61 - Agricultural Service Areas*)

4.3.8 Policies and regulations shall be developed to permit posting of directional signs in the rural area for farm gate sales, equestrian operations and tourism attractions and accommodations.

4.4 TOURISM INDUSTRY

4.4.2 Township Council shall support development of a resort hotel in an appropriate location that provides an aesthetically attractive site and minimizes impacts on adjacent rural and agricultural uses.

4.4.3 Bed and breakfast and farm vacation operations shall be supported in the rural area.

4.4.5 Council and the EDC shall develop a marketing program to promote the tourism potential of rural Langley, including the equestrian industry (riding trails, stables, horse shows etc.) golf courses, hiking and cycling trails, scenic and heritage drives, hot air ballooning, agricultural fairs, agriculture produce, crafts and rural accommodation.

4.5 EDUCATION

4.5.2 The Township shall support the location or relocation of an agricultural faculty in the Township, possibly as part of a new university.

4.5.3 The Township shall encourage development of agricultural courses through Langley School District, Kwantlen College and other institutions, to educate people interested in starting a farm operation or learning more about agriculture.

4.5.4 The Township shall encourage agricultural extension and education programs that promote better farm management practices including waste management, soil conservation and environmental protection.

4.5.5 The Township shall support and encourage educational agricultural exchanges.

PART 5 - LAND USE POLICIES

5.1 LAND USE CONCEPT

The land use component of this plan is directed towards supporting the rural economy, preserving land for agricultural use, providing lifestyle alternatives and minimizing conflicts.

Most of the land in the rural area is designated "Agriculture / Countryside" with a minimum lot size of 8 ha. (19.8 ac.), larger than existing permitted minimum lot sizes. This designation is designed to preserve the present nature of the Langley countryside and encourage maintenance of the agricultural industry.

To support agricultural uses, a variety of lot sizes are desirable to provide for all types and scales of farming operations. However, larger lots provide farmers with more options for farm management in the long run, especially as waste management concerns are becoming more important. Development of smaller lots and non-farm uses is incompatible with agriculture and in the long term will hinder farming activities. Continued non-farm development in an agricultural area will make farmers reluctant to invest in their operations and will encourage them to consider subdivision of their own property.

With the existing large number of relatively small lots in the rural area, an increase in the minimum lot size will limit further subdivision, serving to better maintain the current variety of parcel sizes and preserve existing larger lots. The larger lot size more accurately reflects the fact that most of the land is in the ALR and neither Council or the Agricultural Land Commission have been endorsing subdivision of land in this area.

The land use plan does provide for some additional smaller parcels in areas designated as Small Farms/Country Estates. Development in this area will mainly be in the form of infill in existing areas of smaller lots.

An important issue in Langley is treatment of the urban/rural interface. The interface varies in terms of adjacent land uses, lot

sizes and physical characteristics throughout the Township. The plan provides a number of approaches that can be used along this interface to reduce conflicts. Policies are also provided to deal with golf courses, commercial and tourist related development and other specific land uses.

5.2 GENERAL POLICIES

5.2.2 Notwithstanding the provisions of this plan, lands in the ALR are subject to the provisions of the B.C. Agricultural Land Commission Act and Regulations, and Orders of the Commission. Subdivision of that land in the ALR and establishment of non-farm uses is subject to the approval of the Agricultural Land Commission.

5.3 AGRICULTURAL LAND RESERVE POLICY

5.3.1 Council may recommend approval of development applications in the ALR to the Agricultural Land Commission where such developments conform to the policies of this plan and would not adversely impact existing or adjacent agricultural operations.

5.3.2 Where applications under the Agricultural Land Commission Act do not conform to the policies of this plan, Township Council may refuse to authorize them. In these cases, land owners may not apply to the Commission.

5.4 ALR & URBAN DESIGNATION BOUNDARY CONFLICTS

5.4.1 The ALR Boundary and boundaries of areas designated for urban growth in the OCP for the Aldergrove and Salmon River Uplands areas are not compatible at present as some urban growth areas are in the ALR. The boundaries in the Aldergrove area shall be reviewed by the Township and the Agricultural Land Commission as part of the Aldergrove Community Plan Update. The urban boundary in the Salmon River Uplands area should be reconsidered and discussions held with the B.C. Agricultural Land Commission to

review potential for reallocating urban growth to other areas of the Township.

5.5 AGRICULTURAL/ COUNTRYSIDE

- 5.5.1 In areas designated Agriculture/Countryside, agricultural uses and considerations shall have priority over non-agricultural use, where such uses would have an adverse impact on agriculture. Non-agricultural uses that do not comply with provisions of this plan are not permitted.
- 5.5.2 Non-agricultural uses that comply with other provisions of this plan shall provide buffers adjacent to agricultural land and the siting of buildings and access shall minimize negative impacts on agricultural uses.
- 5.5.3 The minimum lot size in the Agriculture/Countryside area shall be 8.0 ha, subject to the approval of the Agricultural Land Commission. Notwithstanding the minimum lot size, the Land Commission will review each application based on agricultural considerations. The minimum lot size requirements may be varied for fish hatcheries where they will be carried out on a non-profit basis and will support environmental enhancement.
- 5.5.4 For farms and dog kennels shall be permitted in certain parts of the Agriculture/Countryside area, specifically in the southeast Langley and in an area of north Langley between Fort Langley and the Glen Valley.
- 5.5.5 Recreational uses such as trails and parks shall be encouraged, but designed to minimize any negative impact on adjacent farm properties.

5.6 SMALL FARMS/ COUNTRY ESTATES

- 5.6.1 The Small Farms/Country Estates designation shall provide for agricultural uses. Some limitations on intensive agricultural uses may be considered.
- 5.6.2 The minimum lot size in the Small Farms/Country Estates area shall be 1.7 ha., subject to the approval of the Agricultural Land Commission. Notwithstanding the minimum lot size, the Land Commission will review each application based on agricultural considerations.
- 5.6.3 In the design of new subdivisions, attention shall be given to ensuring a usable land areas on each lot and preventing creation of long narrow lots.
- 5.6.4. Development of an equestrian service centre to provide for a variety of services for the equestrian and recreational horse owners (e.g. farrier, tack store) may be considered in the Small Farms/Country Estates area in the south west of Langley in an appropriate location that has access from a major road. This development shall be very limited in scale. A special zone shall be developed for such use.

5.7 SALMON RIVER UPLANDS

- 5.7.1 The Salmon River Uplands shall be maintained for rural residential and agricultural uses. A more detailed plan will be prepared setting out policies for future growth, subdivision and agriculture in this area.

5.10 AGRO-SERVICE CENTRE

- 5.10.1 The Agro-Service Centre designation recognizes existing uses in the area of 248 Street and the Fraser Highway. Infilling with retail and service commercial uses ... and industrial operations directly related to agricultural activities (e.g. feed supply, farm equipment sales and services,

seed packaging, veterinarian) will be considered, subject to adoption of a rural neighbourhood plan.

5.10.2 Development in the Agro-Service Centre shall conform to the following criteria:

- a) uses shall be limited in type and scale to those that can be serviced by means of septic sewage disposal systems;
- b) safe access shall be provided to and from adjacent roads;
- c) development shall be confined to a limited area determined in a rural neighbourhood plan in consultation with the Agricultural Land Commission;
- d) commercial and industrial areas shall be designated as a development permit area; and
- e) industrial uses that are not directly related to agricultural activities shall not be permitted.

5.11 URBAN/RURAL INTERFACE POLICIES

5.11.1 Development along the urban/rural interface shall be designed to minimize potential conflicts between incompatible uses. The following method serve as examples of potential buffer treatments along the urban/rural interface:

- a) natural physical features such as watercourses, changes in topography, tree cover, drainage ditches;
- b) man-made features such as arterial roads or provincial highways, railroads or hydro rights-of-way;
- c) location of open space, park areas or private recreational uses along the interface, including golf courses and open space common areas in strata developments;
- d) location of institutional or resort uses along the interface, that have low site coverage and a large open space component adjacent to the rural area;
- e) provision of a density transition between urban and rural uses (e.g. increasing the lot size with distance from the urban boundary); and
- f) provision of larger and deeper lots on the urban side of the interface and fencing or landscape screening along the interface.

5.11.2 Man-made barriers along the urban/rural interface, such as drainage ditches, detention facilities, berming and planting of vegetation buffers shall be encouraged.

5.13 TOURIST RELATED DEVELOPMENTS

5.13.5 Bed and breakfast shall be permitted in the rural area with guidelines developed for the Zoning Bylaw.

5.14 COMMERCIAL AND INDUSTRIAL DEVELOPMENT

5.14.1 Strip commercial development shall not be permitted in the rural area. Additional commercial development will be permitted in the Agro-Service and Rural Commercial Centres only, subject to the provisions of the rural area plans.

- 5.14.2 Industrial development shall not be permitted in the rural area, but shall be directed to areas designated industrial growth
- 5.15 INSTITUTIONAL USES**
 - 5.15.1 Institutional uses such as churches and community halls serving the rural population shall be encouraged to locate in the Agro-Service Centre and Rural Commercial Centres in locations with good access.
 - 5.15.2 Community care facilities that are related to rural activities and uses may be located in the rural area subject to review of impacts on surrounding land and uses.
 - 5.15.3 Day care facilities will be encouraged to locate in association with schools in the rural area.
- 5.17 OTHER USES**
 - 5.17.2 Expansion of existing mobile home parks and establishment of new mobile home parks in the rural area shall not be permitted. Mobile home parks are a form of urban development requiring urban services so they shall be located accordingly.

**PART 6
RECREATIONAL OPPORTUNITIES**

- 6.2 PARKS AND TRAILS**
 - 6.2.4 The Township shall post signs where necessary along park or trail systems adjacent to agricultural operations advising recreationalists to respect farm property and providing information on the agricultural activities on adjacent farms where appropriate.

**PART 7
HERITAGE AND LANDSCAPE PROTECTION**

- 7.1 DISCUSSION**

There are a number of buildings of heritage value in the rural area, including original farmsteads, barns and churches. In addition, there are roads of historic and scenic significance as well as landscapes and view corridors that provide a characteristic visual impression of Langley. Policies of this plan encourage the maintenance of these elements of the rural landscape.

**PART 8
TRANSPORTATION AND SERVICING**

- 8.2 TRANSPORTATION**
 - 8.2.2 The impact of the major road network on agricultural activities shall be considered in the preparation of a new network plan or changes to the present network plan. New major corridors should be located adjacent to urban areas to function as effective boundaries between rural and agricultural areas.
 - 8.2.5 The Township shall review signage in the rural area to determine the need for lower speed limits and warning signs in horse riding and cycling areas and signs advising motorists of the possibility of slow moving farm vehicles.

PART 9

DEVELOPMENT PERMIT AREAS

9.2 DEVELOPMENT PERMIT AREA "A" - WATERCOURSES

9.2.2 The objectives of this development permit area designation are to preserve drainage courses, protect fish and wildlife habitat, protect water quality and prevent development on land that may be subject to hazards.

9.2.4 The development permit guidelines for this area are:

- d) Development should not unduly increase storm water runoff and should not alter natural drainage patterns of adjacent properties. Design and construction practices should minimize erosion and sedimentation.

9.3 DEVELOPMENT PERMIT AREA "B" - RURAL COMMERCIAL/ INDUSTRIAL

9.3.2 The objectives of Development Permit Area B are to enhance the appearance of commercial and industrial development, ensure that such development is compatible with the rural setting and reduce conflicts with adjacent uses.

PART 6 - IMPLEMENTATION

10.1 TASKS REQUIRED TO IMPLEMENT THE RURAL PLAN

10.1.1 The Municipality shall undertake the necessary bylaw amendments to bring zoning requirements into conformity with the provisions of this plan. This will include increasing the minimum lot area requirements in areas designated Agricultural/Countryside. Consideration shall be given to limiting intensive agricultural uses in areas designated Small Farms/Country Estates.

10.1.2 The Municipality may refine this plan through the preparation of rural neighbourhood plans where appropriate to provide more detailed guidelines for smaller areas of the Township. These plans shall address:

- a) more detailed development policies along the urban/rural interface where applicable;
- e) more detailed planning for the agro-service centre and rural commercial centres;

10.1.4 Council and the EDC shall undertake activities outlined in Part 4 to strengthen the economy of the rural areas.

10.1.9 The Township shall revise its Major Road Network to recognize the priority given to the integrity of the agricultural areas and urban buffers.

AN EXCERPT

With the coming into effect of the *Farm Practices Protection (Right To Farm) Act* (FPPA) in April 1996, local governments were given means to designate development permit areas for the purpose of protecting farming. Consequential amendments to the *Municipal Act* provided opportunity to include, within community plans, guidelines for screening, landscaping, fencing and siting of buildings and structures in order to provide buffering and separation of development from farming. The FPPA also includes the potential to create Farm Bylaws that will have the ability, among other things, to enhance “farm side” compatibility. The new development permit provisions can be viewed as a counter balance to allow a “non-farm side” sharing of responsibility for buffering for the purpose of achieving greater land use compatibility. (See: *Sections 879(1)(c) and 920(10) of the Municipal Act* and *Chapter 7, page 22 - Development Permits for the Protection of Farming.*)

The City of Surrey was the first local government to use the new provisions of the *Municipal Act* and designate a development permit area for the protection of farming within their new, 1996 Official Community Plan. For reference, excerpts from the OCP text and the Development Permit Area Guidelines related to the protection of farming follow.



SURREY OFFICIAL COMMUNITY PLAN



DEVELOPMENT PERMIT AREA GUIDELINES

AN EXCERPT

OFFICIAL COMMUNITY PLAN TEXT

The text of the Agricultural section of Surrey's OCP provides, directly and indirectly, the policy backdrop to the development permit area guidelines designed to protect farming along agriculture's interface.

Issues and Policies

D. Protect Agriculture and Agricultural Areas

Statement of Principle

The City recognizes the importance of agriculture to the local economy and is committed to protecting and enhancing agriculture on farmlands within the agriculturally designated areas, ensuring farm viability, strengthening the farm community and maintaining agricultural boundaries.

D-1 Protect Agricultural Areas and Enhance Farming

The City will protect farmland as a resource for agriculture, a source of heritage and a distinct landscape defining communities. In addition to establishing guidelines to ensure and enhance compatibility between land uses along the agricultural fringe, the City will address farm viability issues through a Farm Community Plan which will, once completed be adopted by by-law.

Background

Farm Practices Protection Act The *Farm Practices Protection Act* affects both the agricultural areas and adjacent lands. It encourages local governments to effectively plan for farming when developing community plans or approving subdivisions.

Farm Community Plan The Farm Community Plan, once completed, will be adopted by by-law and address such issues as drainage, environmental quality and compatibility with other uses.

Issues:

Policies:

D-1.1 Promote Compatibility Between Agricultural and Non-Agricultural Land Uses

Buffering

1. Encourage the development of effective buffers along the boundary of agriculturally designated land.

Adjacent Land Use

2. Encourage adjacent land uses to be compatible with existing farm use and ensure that the impacts (e.g. water runoff from upland areas) on agricultural lands will be minimized.

DEVELOPMENT PERMIT AREA GUIDELINES

AN EXCERPT

Implementation, Monitoring and Co-ordination

Implementation measures:

D-1 Protect Agricultural Areas and Enhancing Farming

- Use the development permit area guidelines to establish effective buffers along the agricultural fringe.

Relationship to land use strategy:

D-1 Protect Agricultural Areas and Enhancing Farming

- Those areas adjoining Agriculturally designated lands will be subject to Agricultural Development Permit Area Guidelines.

Schedule

C. Development Permit Area Guidelines

Introduction

The City establishes Development Permit Areas and guidelines to control the quality of the built environment within Surrey. Particular areas of the city are designated as Development Permit Areas, with development guidelines specifying the City's objectives and regulations for particular areas and types of development. All developments within a designated Development Permit Area require a Development Permit to be issued by City Council.

Development Permit Area Guidelines are grouped into two categories:

- **Common Guidelines** apply generally to all Development Permit Areas, and most often refer to parking, landscaping, site security and streetscapes.
- **Specific Guidelines** may apply in addition to Common Guidelines, addressing certain types of issues such as the form and character of commercial or multiple residential development, or to protect agricultural lands.

DEVELOPMENT PERMIT AREA GUIDELINES

AN EXCERPT

Designated Development Permit Areas

The following areas of the City are designated as Development Permit Areas:

1. All parcels of land outside of the Agricultural designation that are wholly or partially within 300 metres (984 feet) of the Agricultural designation boundary are designated as Development Permit Areas for the purpose of protecting farming. A development permit is not required for parcels abutting a golf course located within the Agricultural designation;

(Note: There are two additional types of development permit areas in Surrey)

Justification

The Plan establishes Development Permit Areas and guidelines for the following reasons:

- Agriculture is a prominent land use in Surrey and a vital component of the local economy. Continuing growth of the City creates the potential for land use conflicts along the boundaries of Agricultural areas. By creating a development permit area and guidelines along the boundary of the Agricultural designation, the Plan intends to minimize urban encroachment on agricultural land and farming activities.

Development Permit Area Guidelines

Specific Guidelines

In addition to the Common Guidelines, the following guidelines apply, where appropriate.

B. Areas at the Outside Edge of the Agricultural Designation

B.1 Building Location

- B.1.1 Locate principle buildings a minimum of 30 metres (98.5 feet) from the edge of the agricultural land. For lots abutting the agricultural land having no further subdivision potential or having site constraints, this distance may be reduced to the greater of 4.6 metres (15 feet) or minimum setback required by the Zoning Bylaw, provided that the principal building is located and designed to reduce impact from the activities associated with a farm operation (e.g. avoiding or reducing the number of doors, windows and outdoor patios facing agricultural land).

B.2 Landscaping

- B.2.1 Provide and maintain a continuous minimum 15 metre (49 feet) wide landscaped buffer between any development and the agricultural land. Buildings or structures should not be built within the buffer area. For an irregular shaped parcel abutting the agricultural land, the width of the buffer may be measured as average distance along the lot line width. For lots abutting the agricultural land having no further subdivision potential or other site constraints, the width of the buffer may be reduced to 3 metres (10 feet). A restrictive covenant to maintain the buffer is required.

DEVELOPMENT PERMIT AREA GUIDELINES

AN EXCERPT

- B.2.2 Cluster buildings and structures away from the agricultural land to provide a continuous landscaped buffer. Where there is an existing natural feature such as a watercourse or ravine along the edge of the agricultural land that provides a physical separation, the width of the landscaped buffer may be reduced to 7.5 metres (24.6 feet).
- B.2.3 For the purpose of providing additional separation from the farmland and reducing potential conflicts between farm and non-farm uses, consider locating an open space next to the edge of the agricultural land, with the required landscaped buffer forming part of the open space. The open space should be designed with water retention capacity or adequate drainage system.
- B.2.4 Provide landscaping with trees, including coniferous trees, as a major landscaping component, as well as dense vegetation, within the required landscaped buffer. Wherever possible, double rows of trees should be planted. Any existing mature trees within the buffer area are to be preserved. A majority of the plant material selected should include low maintenance, indigenous vegetation and should be able to survive with little or no fertilizers. Consider the guidelines contained in the B.C. Agricultural Land Commission's report: Landscaped Buffer Specifications.
- B.2.5 For added effectiveness of the buffer, consider provision of low landscaped berm as part of the buffer. In the absence of a natural barrier such as an existing watercourse or ravine next to the agricultural area, a continuous fence along the edge of the agricultural area should be installed and maintained. A transparent fence (e.g. a split rail or picket fence) in combination with a dense and continuous evergreen hedge is preferred. A chain link fence may be provided only if it is combined with dense landscaping or a hedge. Consider the guidelines contained in the B.C. Agricultural Land Commission's report: Landscaped Buffer Specifications.
- B.2.6 Walkways, bikeways or passive recreational uses (such as picnic areas and lookout areas) may form part of the landscaped buffer, provided that they occupy no more than one third of the buffer width, are located away from the edge of the agricultural land and do not reduce the effectiveness and primary purpose of the landscaped buffer.
- B.2.7 Surface parking or roads abutting agricultural lands require a minimum 7.5 metre (24.6 feet) wide landscaped buffer to separate the paved surface from the agricultural area. Buildings or structures should not be built within the buffer area.
- B.2.8 Any subdivision of land next to agricultural land should be designed to include a barrier along the agricultural land, consisting of a landscaped buffer and transparent fencing combined with an evergreen hedge. Gradually reduce densities and the intensity of uses towards the boundary with the Agricultural designated areas. To reduce opportunities for encroachment of the farming area, avoid road-endings or road frontage next to agricultural land, except as may be necessary for access by farm vehicles.

Development Permit Area Guidelines

AN EXCERPT

NOTE:

Chapter 9, pages 21 to 27 - "Additional Homes For Farm Help" - proposes that the ALC and MAFF consider the development and application of clear guidelines with respect to determining the necessity of additional homes for farm help. The following excerpt from the City of Abbotsford's May, 1996 draft Zoning Bylaw has been included as an example of a 'criteria' based method considered in Chapter 9. Moreover, this section of the draft bylaw provides additional factors demonstrating the depth with which Abbotsford has considered the subject.

The Excerpt is included for information only and does not represent either ALC or MAFF policy at the time of writing.

CITY OF Abbotsford Zoning Bylaw

Accessory Full-Time Employee Residential Use

210.07 *An accessory full-time employee residential use:*

- (1) Shall only be permitted on *lots* within the Agricultural Land Reserve.
- (2) Shall be located on a *lot* that is classified as "farm" under the B.C. Assessment Act, as amended or replaced from time to time.
- (3) Shall be limited to one *dwelling unit* for such use per *farm operation* provided the total number of *dwelling units*, excluding *accessory seasonal employee residential use buildings*, will not exceed two *dwelling units* per *farm operation*.
- (4) Despite Subsection (4), where the *farm operation* is greater than 40 ha. in area, two *accessory full-time employee residential use dwelling units* may be located on the *lot*, provided that the total number of *dwelling units*, excluding *accessory seasonal employee residential use buildings*, will not exceed three *dwelling units* per *farm operation*.

AN EXCERPT

- (5) On a *farm operation* consisting of one *lot*, may be located on the same *lot* as a *one unit residential use*.
- (6) On a *farm operation* consisting of two or more *lots*, at least one of which does not contain a *dwelling unit* and all of which are owned by the owner of the *farm operation* and managed as a *farm operation*, may be located on the same *lot* as a *one unit residential use*, subject to prior registration of a restrictive covenant in favour of the *City* against the titles of the unoccupied *lot* and of the *lot* containing the two *dwelling units* agreeing that no *dwelling unit* shall be constructed on the unoccupied *lot* while more than one *dwelling unit* remains on the other *lot*.
- (7) On a *farm operation* consisting of two or more *lots* which includes at least one leased *lot* secured by a lease registered in the Land Title Office that is needed to meet the level of operation required under Subsection (10)(d), and which is managed as a *farm operation*, may be located in the form of a single-wide *mobile home* or, subject to Provincial Agricultural Land Commission approval, a double-wide *mobile home* on the same *lot* as a *one unit residential use*, subject to prior registration of a restrictive covenant in favour of the *City* against the title of the *lot* on which the *mobile home* is to be located agreeing to remove the *mobile home* once the leased *lot* no longer forms part of the *farm operation*.
- (8) Where permitted in the form of a *mobile home*, shall be placed on a non-permanent foundation without basement excavation.
- (9) Shall not be contained within or attached to a *building* or *structure* used for a *one unit residential use*.
- (10) Shall only be permitted where:
 - (a) the owner of the *farm operation* is a *resident* on the same *lot* where the *accessory full-time residential use* is to be located, and an adult member of the owner's *immediate family* works full-time on the *farm operation*. In the case of a corporation, the owner shall be one of the directors of the corporation. Despite the above, where a *lot line* realignment or *lot* consolidation results in a reduction in the number of contiguous *lots* in a *farm operation* and the two *dwelling units* have already been legally constructed and qualify as either a *one unit residential use* or an *accessory full-time employee residential use*, the owner of the *farm operation* need not reside on the *farm operation*;
 - (b) a statutory declaration is deposited with the *City* setting out the *City's* conditions of consent;



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Farm Type			Minimum Established Level of Operation
Poultry	(i)	chicken broiler	56,000 birds at one time
	(ii)	chicken broiler breeder	12,000 birds per year
	(iii)	chicken layer	20,000 laying birds at one time plus replacement stock
	(iv)	heavy turkey	40,000 birds per year
	(v)	broiler turkey	80,000 birds per year
Raspberry/ Blueberry			Minimum <i>farm operation</i> of 16 ha owned by the farmer and planted in raspberries/ blueberries. Of this 16 ha <i>farm operation</i> , at least one <i>lot</i> must be a minimum of 8 ha in size and upon which is located a permanent <i>dwelling unit</i> .
Swine	(i)	farrow to wean	210 sows at one time
	(ii)	farrow to finish	150 sows at one time
	(iii)	finishing	5,000 hogs at one time
Mushrooms			900 m ² of bed area
Nurseries	(i)	propagating house	1,860 m ²
	(ii)	container stock	2 ha
	(iii)	field growing nursery	8 ha



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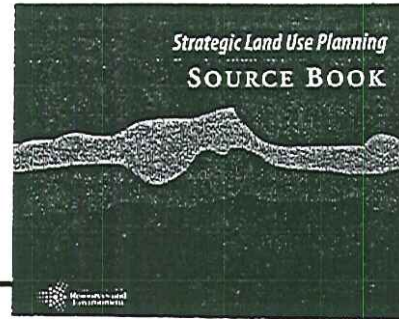
AN EXCERPT

- (c) the *resident* employee is employed a minimum of 35 hours per week averaged over each month;
- (d) the minimum established level of operation on the *farm operation* meets or is equivalent to the following standards:

Farm Type			Minimum Established Level of Operation
Apple Orchards	(i)	800-1200 trees per 0.4 ha	6 ha
	(ii)	250-350 trees per 0.4 ha	14 ha
Beef	(i)	cow-calf	200 at one time not including stock under 6 months of age
	(ii)	cattle grazing, or raising of young stock over 6 months of age	200 at one time not including stock under 6 months of age
	(iii)	age	500 at one time
	(iv)	beef feed-lot veal	100 at one time
Cranberry			Minimum <i>farm operation</i> of 12 ha owned by the farmer and planted in cranberries. Of this 12 ha <i>farm operation</i> , at least one <i>lot</i> must be a minimum of 6 ha in size and upon which is located a permanent <i>dwelling unit</i> .
Dairy			100 milking or dry, including all stock over 6 months of age.
Goats			300-400 milking or dry, including all stock over 3-4 months of age.
Greenhouses	(i)	vegetables	8,000 m ²
	(ii)	ornamentals	8,000 m ²
Horses	(i)	breeding	10 horses and 3 standing stallions
	(ii)	other than breeding, or combined operations	20 horses
Mink			2,000 breeding females at one time



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Abbotsford



AN EXCERPT

STRATEGIC
LAND USE PLANNING
SOURCE BOOK

March 1996

Prepared by
Daryl W. Brown

Chapter 6

Building a Toolkit

6.2 Using Geographic Information Systems (GIS)

(a) A Few GIS Basics

A GIS is a computer-based planning support tool used to capture, store, manipulate, analyze and display information to help understand relationships among land and resource values and uses. As introduced in chapter 4, although GIS is not an essential input to strategic land use planning, it is an extremely valuable and powerful planning tool.

Although the actual operation of GIS equipment requires considerable technical skill and specialization, the concepts behind its use in planning are non-technical. Planning participants need to appreciate that the technology is a decision support tool, not a decision-making tool. There is a risk that GIS technology may be seen by participants as complex, inaccessible and intimidating, which diverts the process into the hands of the GIS

analysts and a host of other highly trained technicians. Clearly, this is precisely not what is wanted in a strategic land use planning process, where value-based choices play a dominant role in the overall planning task.

"The process needs to be able to incorporate the participation of a representative group of individuals who have a direct stake in the outcome of the decision. In this context, it would be necessary to recognize a new and very different role for the GIS analyst - not as a high priest of the new technology, but as a focus group leader, working with groups of decision makers in the iterative process of structuring, evaluating and restructuring a consensus decision rule."

J.R. Eastman et al, 1993, page 7



AN EXCERPT

A GIS normally consists of three main parts, as described below and as shown in Figure 14:

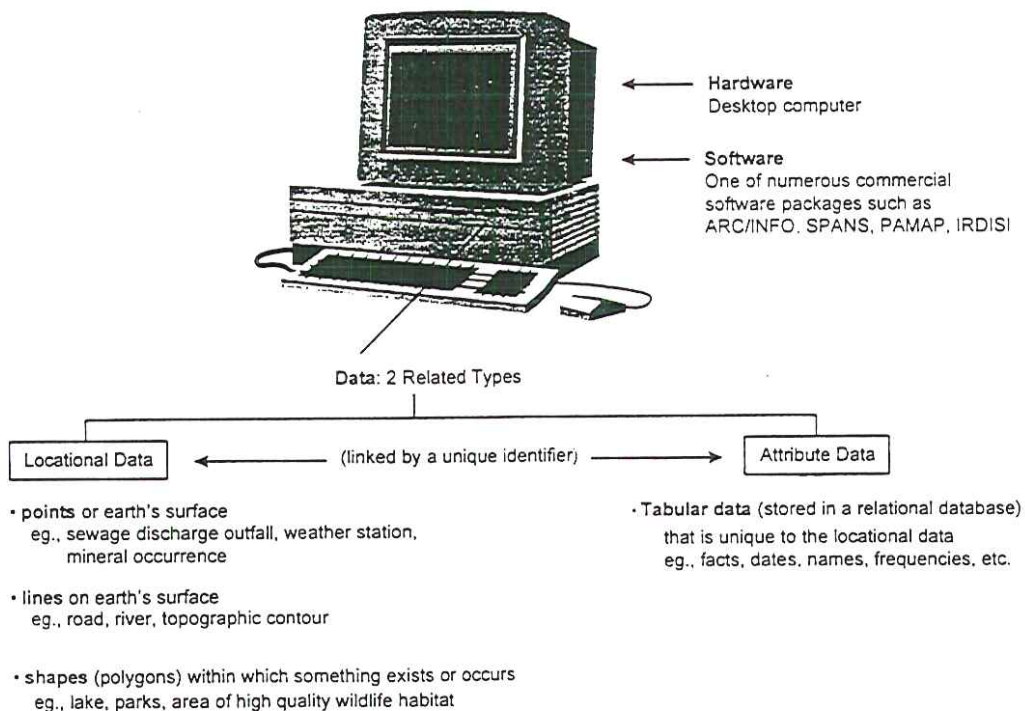
- a database of spatially referenced data on geographic locations (points, lines, shapes), coupled with tabular data on the attributes and characteristics of those locations
- software for retrieving, manipulating and querying data
- hardware to house the software and produce graphic displays.

A main benefit of GIS lies in its ability to relate particular geographic locations to characteristics that pertain uniquely to that location – i.e., information is said to be spatially referenced. This capability is useful in providing relatively immediate access to specific information on particular points,

lines or shapes on a map, and for instructing the GIS to create new map coverages based on the attributes stored in the tabular database. For example, as shown in Figure 15, if a GIS contained a full map coverage of a region's protected areas boundaries, together with associated data on the management and use of each regional protected area, the GIS could easily be instructed to create a new map showing all provincial parks in the region with a 1995 visitation rate greater than 1,200.

Normally, information is organized in a GIS in separate levels or layers, with each level representing an individual map coverage or theme, as shown in Figure 16. The potential to derive new information from existing information in the GIS is largely dependent on how the data in the GIS has been entered and organized. Therefore, when entering

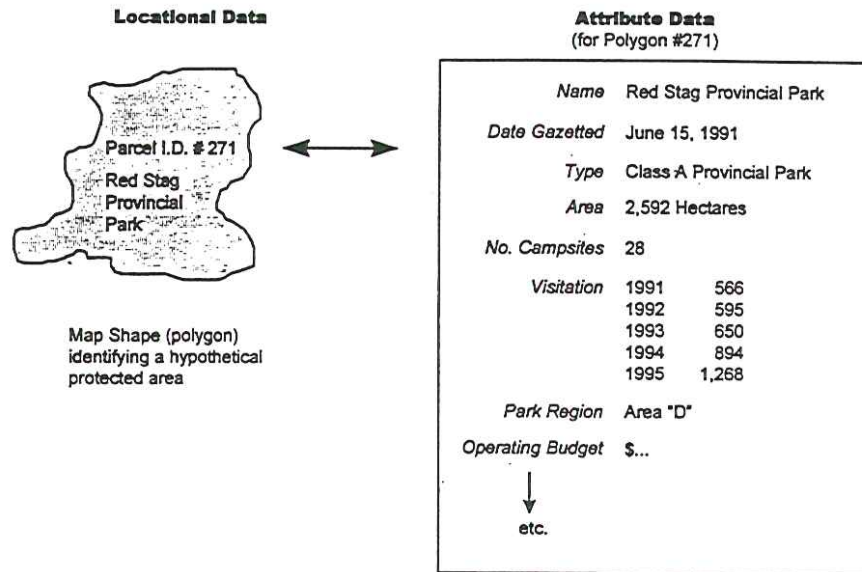
FIGURE 14
MAIN PARTS OF A GIS



AN EXCERPT

FIGURE 15

EXAMPLE OF LINKAGE OF LOCATIONAL AND ATTRIBUTE DATA IN A GIS



"Information technology provides a mechanism for managing complexity. Given the size of the land areas, the multitude of interests, and the diversity of resources, the quantity of information exceeds the capacity of a manual system to effectively produce relevant information for decision-making. This is particularly true within what is increasingly becoming an iterative process of developing, reviewing and refining alternatives."

Allan Levisohn &
Sandra Brown, 1991, page 19

digital information into a GIS, analysts normally try to observe the following guidelines to facilitate subsequent flexibility and speed in the manipulation of the information:

- present each level as independently as possible from other levels. Disaggregation of levels, as opposed to aggregation, will provide greater flexibility in the subsequent use of and access to that information.
- ensure that all layers have the same approximate scale origin to facilitate general comparability between layers.
- ensure that all layers are fitted (i.e., registered) to the same base map. (The base map refers to a map that shows physical topographic and cultural features such as roads, rivers, coastline.)
- ensure positional accuracy and integrity of graphic files (points, lines and shapes) and associated attribute files (tabular data that relates to the graphic files).



AN EXCERPT

"A GIS is a tool for human use, not a technological end in itself. To put it plainly... GIS should be part of a decision support system, not vice versa."

Robert B. Honea, et al., 1991,
page 39

(b) Key Uses of GIS in Strategic Land Use Planning

Although there are potentially many uses of GIS in planning, the main uses are likely to be as follows:

1. Developing Land Use Suitability Maps

As described above, GIS models can be created, based on predetermined mapping criteria, to produce land use suitability coverages. These represent interpreted map products developed from several existing coverages in the GIS, and they are important in subsequent planning steps to produce land use scenarios.

2. Assessing Current Land Use

By overlaying land use suitability maps with maps of existing land use, it is possible to observe the extent to which current land use is matched with highest potential use. An impression of the degree to which current land use "makes sense" relative to biophysical capability and suitability ratings can be very helpful during the scenario development phase. It helps to define which existing land allocations might be reasonably open to change, and enables participants to immediately zero in on unsustainable and/or inefficient land use patterns, with a view to potential redesignation of some lands.

3. Developing Land Use Scenarios

By comparing suitability maps (and other maps) with one another, it is possible to define the extent of conflicts and compatibilities among various land uses. This kind of analysis is central to the notion of integrated land management, where a principle objective is to separate irreconcilable and/or incom-

patible land uses, and to combine uses that are compatible or can be made compatible through integrating and mitigating strategies. Armed with knowledge of the spatial extent of conflicts and compatibilities, it is possible to approach the planning task of developing draft land use designation scenarios.

4. Preparing Summary Statistics

As part of the development and evaluation of land use scenarios, planning participants will want to understand what specific land and resource values are located within particular areas of the region. For example, they may be interested in knowing the range of values that exist in an area over which there is intense disagreement so that they have a basis for getting beyond particular "positions." Once a draft land use designation pattern has been applied to the land base, participants will want to know, for each designation or sub-area of land within a designation, what amounts or proportions of important resource values it contains (see Table 8). GIS has the potential to prepare information of this nature for virtually any spatial area in the planning area.

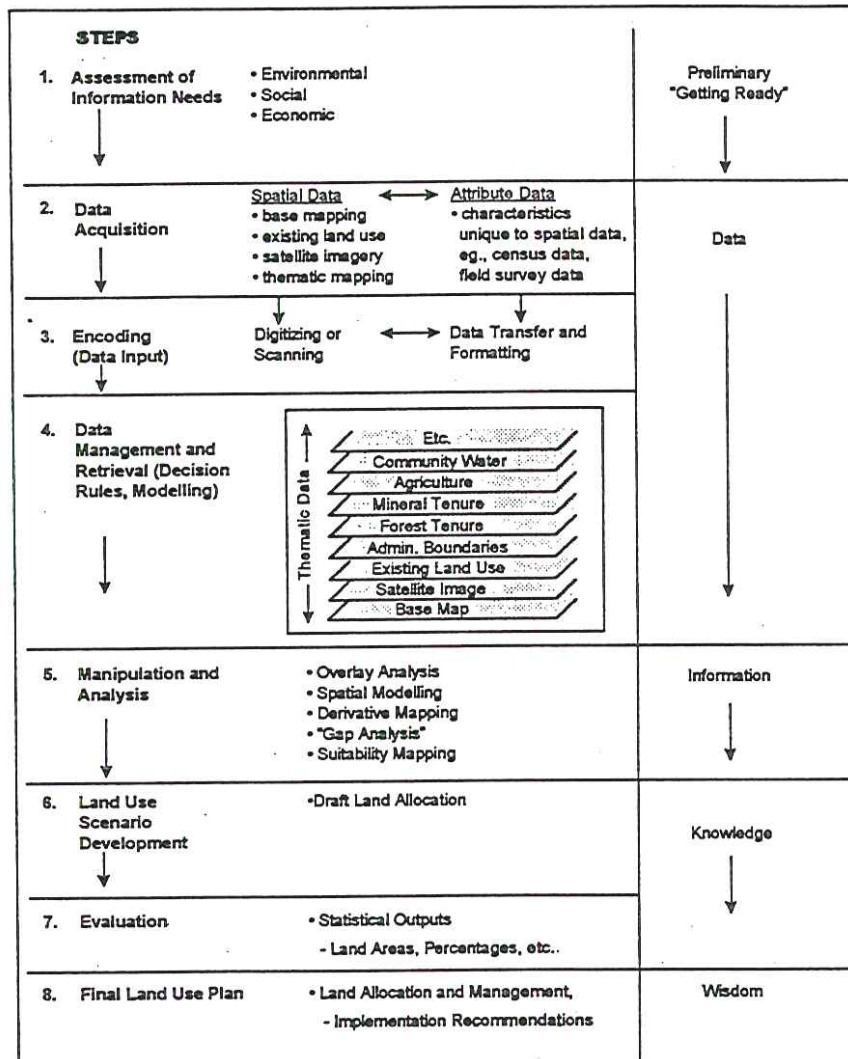
5. Evaluating Land Use Scenarios

Following the creation of draft land use scenarios that contain a tentative land use designation pattern and assumptions respecting types and levels of land and resource management use, the potential effects of that scenario need to be estimated. GIS can quickly produce accurate statistics that show how well a scenario performs relative to predetermined indicators of performance. As examples, a



FIGURE 16

GIS IN STRATEGIC LAND USE PLANNING



Adapted from J. M. Scott et al, 1991, page 287.



MINIMUM LOT SIZE PROVISIONS: PROPOSED BYLAW LANGUAGE

In 1982 a Guide document was jointly published by the Ministry of Municipal Affairs and the Agricultural Land Commission in which the relationship between the ALR and local government plans and bylaws was considered. Within this document the impact of subdivision on agriculture is briefly described and the Commission's position on subdivision of land in the ALR is outlined, including in part:

"The Agricultural Land Commission does not have regulations stipulating minimum parcel sizes for land in the ALR. Although there are exceptions, the Commission as a general rule, regards any subdivision of land in the ALRs as being detrimental to the agricultural use of that land. Subdivision of a specific parcel or area often creates expectations of possible subdivision over a broader area and small parcels may limit the range of agricultural options. The Commission, therefore, generally does not favour designations where the minimum lot size or density regulation is inconsistent with existing lot sizes in the area and / or is inconsistent with the intent of the Agricultural Land Commission Act."

"It is recognized however, that in the event lands are excluded from the ALR or approved for subdivision by the Commission, density or parcel size should be specified in the designation which covers the ALRs to allow local government the opportunity to exercise their residual powers of regulation. This can be achieved by using the following policy (or zoning regulation) pertaining to parcel size or density in the "agricultural" or other designations applied to the ALR."

"Where land is in the Agricultural (or other) zone and in an ALR, the minimum lot size of ____ hectares shall apply when the land is:

- i) excluded from the ALR; or
- ii) approved for subdivision within the ALR pursuant to the Agricultural Land Commission Act, Regulations thereto, or Orders of the Commission; or
- iii) exempted by the Agricultural Land Commission Act, Regulations thereto, or Orders of the Commission."¹

In Chapter 8, minimum lot size provisions are considered under "Subdivision of Agricultural Land". Opportunity and Suggestion #2 (*Chap. 9, page 36*) suggests the above bylaw language for use within an official plan or zoning bylaw. This proposed bylaw language represents an effort to bridge the differing approaches taken by the ALC and most local governments in the application of subdivision policy applied to land in the ALR wherein the ALC has no MLS provisions and local bylaws normally do. It also represents an effort, in the absence of better means, to apply subdivision policy in a manner that lessens false expectations of subdivision and is more sensitive to agriculture's needs.

¹ Province of B.C.; *A Guide To The Relationship Between Agricultural Land Reserves and Local Government Plans and Bylaws*; Ministry of Municipal Affairs & Provincial Agricultural Land Commission, 1982, p. 13.

The bylaw language as proposed above and in Chapter 8 is intended to serve a number of purposes:

- first, to inform the bylaw reader that technically no minimum lot size is in effect until such time as certain conditions are apparent as indicated in the three attached conditions;
- second, while technically there is no minimum lot size in effect, if land is excluded from the ALR a minimum lot size provision “kicks in” to act as a regulatory catch net;
- third, if a decision of the Commission is to allow subdivision, local government has the opportunity to exercise their residual powers and refuse the proposal. This later point is consistent with the ALC / local government relationship wherein local governments always retain their power not to approve a decision of the Commission if it is felt not to be in the best interest of the community and is contrary to local bylaws (or other authority); and
- fourth, in certain circumstances subdivision may occur involving land in the ALR that does not require an application and decision of the Commission, including: *Section 21(1) of the Act* which provides for an exception in the case of lots less than 2 acres in size that were on separate certificate of title on December 21, 1972 (*see ALC Handbook page 2-7-28*) and minor lot line adjustments (*see B.C. Reg. 7/81, Sec. 1*).

DISCUSSION PAPER

SUBDIVISION OF FARMLAND - A NEW APPROACH -

The following recommendation is made in *Chapter 9, page 37* under the discussion of Subdivision of Agricultural Land.

- 3. That the ALC, in conjunction with the Ministries of Municipal Affairs and Agriculture, Fisheries and Food and UBCM, consider different approaches to applying subdivision policy to the ALR as an alternative to traditional minimum parcel size provisions within zoning bylaws.**

Within Chapter 9 the problems, but also the need, for the continued use of minimum lot size (MLS) provisions as the basis of subdividing land in the ALR is discussed. For local governments, MLS provisions provide a 'universal' approach to subdivision policy. Within a single zone, the opportunity to subdivide to a predetermined MLS is enunciated in the zoning bylaw and is applied evenly to all parcels in the zone as long as certain basic provisions such as road access, health and other servicing conditions are met.

In contrast, as outlined in *Chapter 9, page 32*, the Agricultural Land Commission, which must approve almost all subdivision in the ALR, considers requests for subdivision on a site specific basis. In doing so, a number of other factors are measured, including implications on the broader agricultural community and various other input. The resulting ALC decisions can vary from one property to the next - a reflection of the variability of agricultural land and agriculture's needs. It is B.C.'s agricultural diversity that makes it so difficult, perhaps impossible, to determine a single, appropriate minimum lot size for a given agricultural zone. These realities demand a more site sensitive approach than can be afforded by the use of a standard, area wide MLS regulation, making this common subdivision tool, if not antiquated, at the very least inappropriate when applied to land in the ALR .

By way of further contrast, while the ALC is generally not in favour of the further subdivision of agriculture land, unless there is limited or no impact on agriculture, local government MLS provisions are acting as a guide, often driving expectations of subdivision. As a result of these differences, there has been a fundamental policy misalignment - policies working at cross purposes - between the Commission and local governments.

A bylaw's MLS provisions make a very powerful statement. For example a 4 hectare MLS applied to an agricultural area is, by local public policy, not just condoning parcelizing the agricultural land base into 4 hectare lots but is also implying the action is appropriate.

There are examples where local governments find they are "caught" by their own zoning regulations. Councils and Regional Boards have reluctantly approved subdivision proposals which are in conformity with their MLS provisions even though they advise the Commission that the proposed subdivision is agriculturally harmful.

The Need For a New Approach

The need to search for a new approach to deal with the subdivision of agricultural land is summarized below.

-
- B.C. now has a heavily parcelized agricultural land base compared to every other province in Canada, and most communities now have a wide variety of parcel sizes to accommodate differing farm operational needs.
 - For members of the public, the fundamental differences in approach to subdivision between local governments and the ALC can result in misunderstanding and confusion.
 - The past, and continuing, shared decision-making responsibilities between local governments and the ALC (the need for dual approval) would be better served if the basic approach in dealing with subdivision between the two organizations was similar or more closely aligned.
 - Most MLS provisions applied to farmland lack an “agricultural” basis - in some cases current subdivision regulation predates the ALR.
 - It is difficult, if not impossible, for area wide MLS provisions to render site sensitive decisions.
 - There is a need to avoid false expectations of subdivision which are often a product of minimum lot sizes being applied to the ALR. Individuals base their personal land use and investment decisions in part on zoning regulations including MLS provisions. However, within the ALR, the MLS provisions often act as a form of “false advertising” of land use opportunities.
 - There is a need to substitute the land use vision that has regarded farmland as an appropriate area to accommodate the demand (not need) for rural and estate residential uses with a proactive agricultural vision. MLS provisions have too often acted as an ally to rural residential uses in the ALR.
 - The basic direction of legal lot line adjustment in agricultural areas should be towards increased parcel consolidation based upon agricultural needs, rather than further subdivision based upon non-agricultural criteria.
 - While there will remain a few exceptions, there is a need for future subdivision of farmland in the ALR to be primarily based upon a *clearly demonstrated benefit to agriculture.*

*Subdivision of farmland
based upon a clearly
demonstrated benefit to
agriculture.*

Subdivision of Farmland - A New Approach

Planning for Agriculture incorporates proposals and suggestions that may require changes in policy direction or the need for fiscal or staff resource, but rarely requires legislative change. However, it can be anticipated that to implement the following proposal legislative amendments will be needed. The basic proposal is to eliminate the use of minimum lot size provisions in plans and zoning bylaws applied to land in the ALR. They would be replaced with agricultural criteria as the basis of subdivision and by modifying the decision-making powers of local governments.

Proposal Outline

1. Eliminate the application of minimum lot size provisions within local government plans and bylaws where land is in the ALR.
2. The fundamental criterion when dealing with subdivision in the ALR, with few exceptions, (see: Subdivision of Agricultural Land, Chapter 8, page 14) is that there is *no further subdivision of land in the ALR unless there is a clearly demonstrated benefit to agriculture.*
3. Decisions to approve or refuse subdivision proposals in the ALR would be dealt with on a site specific basis, on the merits of each proposal. Discretionary, site specific subdivision decision making powers, now enjoyed by the Agricultural Land Commission, would be extended to local governments for the purpose of dealing with subdivision proposals in the ALR.

Note: Points 3 and 4 are intended to unify the ALC and local governments in both the fundamental criteria and method of subdivision approval.

4. The Agricultural Land Commission will continue to have the overriding authority in the subdivision of land in the ALR. The Commission will determine agricultural benefits of subdivision proposals through the existing application process which will remain largely unchanged. (See: Subdivision of Agricultural Land, Chapter 8, pages 6 - 8 for further details.) Determining agricultural benefits, as opposed to the more traditional consideration of agricultural impacts, may require a somewhat re-focused posture for the Commission when dealing with future subdivision proposals.
5. Local governments may approve, on a site specific basis, the subdivision of land in the ALR based upon a prior decision of the Commission. This would be achieved through the issuance by Council / the Regional Board of an "Agricultural Land Reserve Subdivision Order" specific to the property in question and outlining all conditions of subdivision.

Notes - Point 5:

1. A local government cannot alter or amend the form of subdivision approved by the Commission.
2. The "ALR Subdivision Order" should be used as a convenient means to communicate, in one place, all conditions of subdivision to the applicant - both those of the ALC and local government.
3. It is common for the ALC to stipulate conditions of subdivision. These conditions may be supplemented by a local government which stipulates, for example, servicing standards.¹

6. As is the case today, local governments will retain their ability to refuse subdivision if it is felt to be in the best interest of the community to do so, regardless of a Commission approval.

Note: Despite possible agricultural benefits, subdivision of farmland must satisfy more than just agricultural criteria. It must also be compatible with other community land use and servicing objectives, policies and regulations that are best dealt with by Council or the Regional Board.

¹ It should be noted that subdivision servicing requirements may already be housed in a separate bylaw. The ALR Subdivision Order may simply be used as a convenient means to "bring forward" these requirements to ensure they are drawn to the applicant's attention.

7. If land is excluded from the ALR, legislation should provide for subdivision to be suspended for a set period (perhaps 60 to 90 days) to allow time for the local government to amend its zoning bylaw (and OCP if necessary) to redesignate the land in question and apply appropriate MLS provisions.

Note: With the ALC and local governments working closely together, the timing of the actual exclusion could be coincidental to any necessary bylaw amendments.

8. Following consultation and favourable review of the concept, the Agricultural Land Commission, Ministry of Municipal Affairs and Ministry of Agriculture, Fisheries and Food, through consultation with UBCM, should jointly draft necessary legislative amendments for eventual Cabinet consideration to implement modifications in the manner in which land is subdivided in the ALR .

Sample Zoning Bylaw Language*

Section 1

- 1.1 The Subdivision of land within a zone applied to the Agricultural Land Reserve is not permitted without the prior approval of the Provincial Agricultural Land Commission or as may be permitted by the *Agricultural Land Commission Act* and Regulations.
- 1.2 Proposals for subdivision of land subject to the *Agricultural Land Commission Act* shall be considered substantially on the basis of the proposal's benefit to the long term agricultural use of the land in question and the broader farm community.
- 1.3 The subdivision of land within any zone applied to the ALR, if approved by the Provincial Agricultural Land Commission, must also be approved by resolution of (Council / the Board) based upon community objectives and policies.
- 1.4 If subdivision is approved by (Council / the Board) an "Agricultural Land Reserve Subdivision Order", applicable to the land so approved and stipulating the conditions of approval, shall be issued by resolution of (Council / the Board).

* For any zoning designation(s) applied to the ALR, the application of minimum lot size provisions to land in the ALR would be deleted.

RECOMMENDATION:

That the Commission, through consultation with local governments, should develop informational material, suitable for "front counter" use, explaining the new approach being taken to consider subdivision within the ALR.

RECOMMENDATION:

That the Commission ensure that forms used by the public to make application for subdivision of land in the ALR provide opportunity for the applicant to outline how the proposed subdivision will benefit agriculture. (see: Chapter 9, Subdivision of Agricultural Land, *Opportunity & Suggestion #7*)

Further Discussion

Greater Local Government Discretion:

While local governments do not now have discretionary power to alter density on a site specific basis within a single zone, it is suggested that subdivision in the ALR is a special case. While the proposed new approach provides local governments with greater discretion, it is not operating outside a well-established process or a defined context. Local government decision-making concerning the subdivision of ALR land will be directly linked to prior decisions made by the Agricultural Land Commission, based largely on the degree of impacts on and benefits to agriculture. This provides a procedural and contextual framework for decision-making.

The primary change is to give local governments the ability to pick up on and reflect the flexible decisions rendered by the ALC and thus provide for creative, agriculturally-supportive subdivision proposals where appropriate.

“ALR Subdivision Orders” - Administrative Demands:

For local governments, the process of issuing an “ALR Subdivision Order”, specific to a subject property(s), will entail some obvious adjustments to the current subdivision approval processes. Predetermined MLS provisions that dictated lot sizes will be replaced by site specific considerations. This, however, does not necessarily translate into a workload increase because almost all of these ALR subdivision proposals will have gone through the ALR application process.

As is the case today, most local governments will have already undertaken a site specific consideration of the proposal in order to provide the Commission with basic information and recommendations. In other words the site specific ‘homework’ will have been largely done at the time of the ALC application. Moreover, of all the proposals for subdivision, it can be anticipated that at least half will not be approved (if history is any guide) and there will be no requirement to issue an “ALR Subdivision Order”.

However, the question of workload should be placed in further context. In research conducted in Delta, it was determined that between 1974 and 1992 - an 18 year period - there were only 18 additional legal parcels approved for subdivision within the ALR.

On average, this was one additional new lot per year. In a few other cases subdivision may have been approved for minor lot line adjustments that would not have required an application to the Commission. If Delta Council had had the authority to issue “ALR Subdivision Orders” since 1974 it would have done so at the rate of about one or two per year. This is also assuming that each new lot would require a separate ALR Subdivision Order, which will not always be the case. The number of Subdivision Orders will relate more closely to proposals than lots created.

Another indicator is the past history of subdivision applications to the ALC. In the 12 year period between 1983 and 1994, the Commission approved 3,400 applications for subdivision. This translates to 283 per year and, with 132 local government jurisdictions with land in the ALR, slightly more than 2 approvals per jurisdiction per year. It is suggested, then, that the proposed new approach of issuing ALR Subdivision Orders will not result in an administrative burden.

Future Workload Changes:

In recent years the annual rate of applications to subdivide land in the ALR has been dropping. It might be anticipated that without the “guidance” of MLS provisions, creative energies may be released in the short term with persons testing the new approach to subdivision. However, in due course, applicants

ALR Subdivision Applications 1983 to 1988 Compared to 1989 to 1994

Later Time Period Saw:

- a 22% drop in the number of subdivision applications;
- a 49% drop in the number of applications approved;
- a 43% drop in the number of new lots permitted.

Compiled from Agricultural Land Commission Statistics
- 1983 to 1994 -

should quickly realize that without a strong agricultural justification to support subdivision, the likelihood of success will be marginal at best. In other words the quality of applications should gradually improve. Moreover, the generator of expectations will have been removed for those persons who in the past were “encouraged” to subdivide based upon a bylaw’s MLS provisions.

As a result, the suggested approach should influence a further decline in applications over the longer term. This will result in a direct attack on the single most numerous form of application (about 40% of the total) received by the Commission. Therefore, the proposed approach should lessen, rather than increase, the need for administrative resources at all levels.

Subdivision Guidance - But Without Minimum Lot Sizes

The MLS concept is so long-standing and entrenched as a regulatory technique that it is perhaps difficult to contemplate a world without it. We regard the MLS as a necessary and appropriate community response to guide individual actions. As a result, there may be concern that the field will be left wide open to any proposal a landowner may feel is appropriate if the process does not have the guidance of MLS provisions. As noted above, there may be an initial testing of the new approach which could, in the short run, increase applications. However, through sound decision-making based upon the need to demonstrate agricultural benefits, the public will become quickly aware that the new process is not without guidance and the number of applications should gradually go down and their quality go up.

But there is also another positive aspect. If MLS provisions have had the effect of curbing inventiveness, the new approach may set off a spirit of ingenuity in subdivision proposals. If this burst of creativity is based upon benefits to agriculture then the new approach is working as intended.

While it is true MLS provisions provide very clear guidance, one must question the nature of the guidance itself. There may be a flawed assumption that existing minimum lot size provisions have agricultural relevance. In a few cases this may be true, but far more often MLS provisions have little or no agricultural basis. This being the case, no guidance may be better than the wrong guidance. The proposed new approach, in fact, is founded on three important guiding principles. Firstly, there should be very limited subdivision of the agricultural land base. Secondly, where subdivision is considered it should be largely based on a benefit to agriculture. Thirdly, the method of considering applications should be site specific, comprehensive and agriculturally sensitive.

Another concern is the land use vision portrayed by the MLS regulations. It can be fairly argued that a 2 or 4 hectare MLS regulation (for example) applied to agricultural land is doing far less to protect and support agriculture than projecting a rural residential vision. One important underlying objective of this proposal is to ensure that land use regulation is in sync with the long term land use vision of land in the ALR.

Local Government Response To Subdivision Approvals:

There are two basic responses a local government may have to a decision of the Commission to allow subdivision:

1. Concur with the proposed subdivision and by resolution issue an “ALR Subdivision Order” specific to the site in question, stating all conditions related to the approval; or
2. Based on community considerations, disagree with the proposal to subdivide as approved by the Commission and not issue an “ALR Subdivision Order”.

It can be expected that local governments, for a variety of reasons, will not agree with all subdivision proposals approved by the Commission. This principle of local government “override” is consistent with current operating procedures and is important, even within the context of the suggested approach. (See: Subdivision of Agricultural Land, *Chapter 9, page 38* for further discussion)

Modifying A Proposal:

A proposal may be modified during its review (1) following an intervention by the applicant; (2) as a result of a Commission decision; or (3) as requested by a local government when considering the issuance of an ALR Subdivision Order.

Example: In the case of (2), an application, as originally reviewed by the local government, may propose a 20 hectare lot be subdivided into two 10 hectare parcels. Under the home site severance policy the Commission may refuse the application but allow a 1 hectare home site to be severed from the larger parcel. Thus, the Commission decision is considerably different than the original proposal.

In either of the first two cases the Commission has a standing policy that if any significant changes to the original proposal occurs or is under consideration after the local government's initial review and comment, the Commission, prior to finalizing its decision, will notify the local government and request further comment on the new proposal.

In the case of (3) if, upon examining a decision to allow a subdivision by the Commission, a local government feels a different form of subdivision would be more appropriate or a condition of subdivision should be altered, the local government would not be able to issue an "ALR Subdivision Order" that varied from the Commission's decision (although they may add conditions). However, in such cases, the local government could recommend to the Commission that it consider an amendment to their previous decision.

ANCIENT SUBDIVISIONS & PARCEL CONSOLIDATIONS

The following recommendation is made in *Chapter 9, page 47* under the discussion of Subdivision of Agricultural Land.

4. In conjunction with UBCM and the Ministry of Municipal Affairs, as well as other Ministries as necessary, the ALC and MAF should examine the appropriateness of different means, legislative and otherwise, to eliminate the break-up of farm units through the sale of individual lots and the encouragement of parcel consolidation in areas where the agricultural land base is heavily parcelized.

The intent of the above recommendation is to encourage a renewed effort to search for appropriate means to deal with the question of ancient subdivisions and find effective methods to encourage parcel consolidation. In many cases the two issues cross over and are one in the same. The distinction, however, relates to the current state of development. On the one hand there are many productive, long-standing farms and ranches made up of multiple parcels. In contrast there are other areas - often of prime agricultural land - that are not only heavily parcelized¹ but are now largely 'ruralized', showing the classic combination of rural residential and hobby farm uses with possibly a few full or part-time farm operations caught up in the mix.

Ancient subdivisions come in various forms but two prominent examples are the classic old railway 'town site' subdivisions and situations where single farm units are made up of several legal parcels that are sold off separately. The process of breaking up farms along the lines of often historic subdivision patterns can destroy the specific farm for commercial agriculture, encourage rural residential development, inflate land prices, increase the potential for land use conflict, contribute to the removal of agricultural support services and generally undermine the farm community and its social and economic benefits to the larger community. Also, the gradual transformation of a productive agricultural area into what has been described as a 'rural sprawl', is at obvious cross purposes to the Provincial agricultural land preservation programme, and is often contrary to the objectives and policies of local official community plans.

In other cases whole portions of an agricultural landscape may be suffering from an all too heavily parcelized land base and the industry is struggling to survive in an often rapidly changing landscape.

While these areas become attractive for rural residential landowners, they present real challenges for agriculture, resulting in uncertainty and instability. Land is taken out of production, long term agricultural investment and land management inputs are withdrawn, and where several small lots are needed to form a single farm unit, management costs increase and both policy and land use conflicts can emerge between the farm and non-farm property owners.²

"While the average size of commercial orchards is often regarded as about 20 acres, historical subdivision within fruitlands has resulted in a significant number of smaller parcels." with "...a negative impact on potential commercial tree fruit production units."

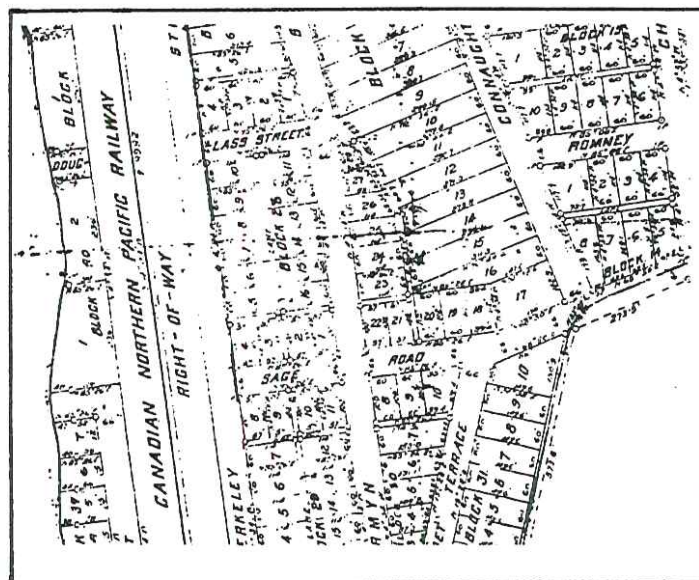
Gary Runka
Tree Fruit Industry Discussion Paper
Okanagan Valley Tree Fruit Authority
1992, p. 17

¹ The classic 'ruralized' agricultural landscape in many parts of the Province come in the form of 2 to 4 hectare lots (5 to 10 acres), but in ranching areas the equivalent rural subdivision pattern may be in the form of 8 to 16 hectare lots (20 to 40 acres).

² See: Brief to Commissioners on Ancient Subdivisions, 1981 and Runka, Gary; Tree Fruit Industry Land and Water Use Issues Discussion Paper, Okanagan Valley Tree Fruit Authority, Oct. 1992; pages 17 - 18.

An Old Problem / A Current Problem

The problems associated with the parcelization of the agricultural land base are not new. The root of the problem goes back decades, in some cases predating World War I when railway construction was spreading across the Province. While the exact scale of the problem is not known, preliminary investigations indicated it is quite large and touching every corner of the Province. For example, in the Kitimat Stikine area it was reported that there are over 200,000 ancient "premature" subdivisions surveyed when railways went through the area. Not all of these, of course, would involve agricultural land. When the ALR slowed the subdivision of agricultural land in the early 1970's, farm units made up of several parcels were sought out to break up and sell off as hobby farms or for rural residential use. The process continues today.



An example of a classic 'railway' subdivision in the Interior of the Province

Concerns were first drawn to the Commission's attention in June, 1973 just two months after the enactment of the then *Land Commission Act*.

The following serves as an example in the District of Kent:

1. In 1912, one Plan totaling 97.49 acres was registered, containing 20 separate parcels ranging from 4 to 5 acres.
2. In 1961, 82.49 acres (18 of the 20 parcels) were transferred to another owner, who farmed them as a single viable farm operation.
3. In 1974, the owner left the area and sold the lots, either singly or in groups, to developers as hobby farms.

Thus, the original farm acreage of 97.49 acres was reduced to 15 acres, too little for a viable farming operation and 15 hobby farms established."³

In 1974 the Grandview Waterworks District in the Armstrong area drew to the attention of the Commission its serious concerns with farms being split up on the basis of old subdivision patterns. However, the *Land Commission Act* did not provide means to deal effectively with the concerns expressed by Kent or the Waterworks District. After reviewing the concerns in a report to the Attorney-General in 1974 the Commission described the matter as

³ Report to the UBCM Convention on two resolutions (one being on Ancient Subdivisions) referred to the Executive from the 1980 Convention for Study and Report to the 1981 Convention, September 23, 1981, p. 2.

urgent.⁴ The ALC convened a Working Group to investigate the matter from a number of points of view, making recommendations to Cabinet in 1975 'expressing a need for immediate action'. While the matter was investigated and a legislative response proposed, no action was taken in the 1970's.

During the 1980 and 1981 UBCM convention the question of farms being broken up based on 'ancient' subdivision patterns was the subject of several resolutions and an investigation by UBCM. Despite the issue being given serious consideration and recommendations forthcoming, again no action was taken.

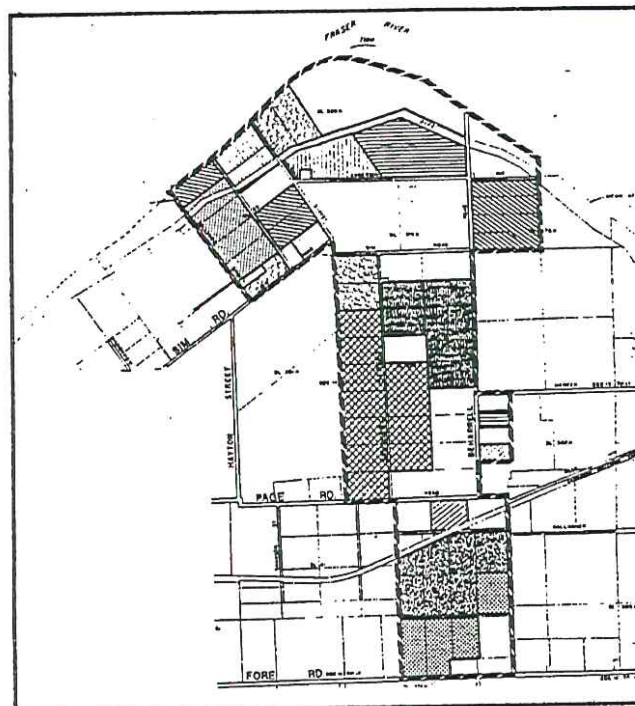
Despite the lack of progress the problem is no less important today, the horse is just a little further out of the barn. As recently as 1992 Mayor Kandal of the District of Matsqui wrote to the Minister of Agriculture, Fisheries and Food expressing his concerns with the impact of ancient subdivisions, and provided examples of farms under multiple lot ownership. He noted in part:

"We can only conclude that these five-acre parcels are being held for rural non-farm residential development. We have just recently received a series of applications for non-farm residences in a similar land holding situation."

"The use of these lots for non-farm residences effectively removes them from agriculture. The resulting low-density sprawl is also a detriment to the surrounding rural area by putting pressure on farm land and driving up values. We are powerless to prevent this situation, notwithstanding its impact on the agricultural community."

"The existence of these ancient plans of subdivision is a serious threat to the agricultural viability, not only in Matsqui, but in other municipalities."

"...the only possible solution to this problem would be to persuade the Attorney General to cancel these ancient plans of subdivision".⁵



Example of Multiple Lot Ownership Patterns in a small portion of Matsqui Prairie- Provided by Mayor Kandal, District of Matsqui, 1992

Mayor Kandal summarizes both the problem and the frustrations surrounding the issue very succinctly. His proposal of plans cancellation has been considered in the past and, while warranting reappraisal, is one of several possible initiatives that together may effectively deal with the matter of farmland parcelization.

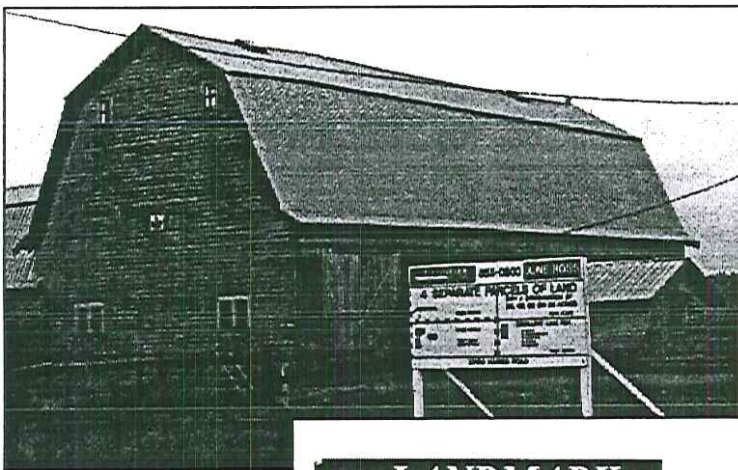
The Minister of Agriculture, Fisheries and Food in his response, acknowledged that Mayor Kandal had "...targeted a very serious problem." and indicated that the issue had been previously considered by the ALC and UBCM but no

⁴ Agricultural Land Commission, Information and Recommendations to the Attorney General, 1974.

⁵ Mayor Kandal; District of Matsqui; Letter to the Hon. Bill Barlee, Minister of Agriculture, Fisheries and Food, January 29, 1992.

measures were implemented to effectively deal with the matter. The Minister, as a first step, asked staff of the ALC and his Ministry to establish a process to consider the matter further. While scarce staff resources have not permitted an early re-investigation, it would seem highly appropriate that the process commence in the near future.

Finding an effective solution to the problem of ancient subdivisions and developing means to influence the gradual consolidation of already heavily parcelized agricultural landscapes is as critical as it is challenging. In part, the challenge will be one of reversing basic philosophical mind sets that have directed subdivision policy toward a process of continual parcelization rather than cradling farmland subdivision policy firmly within the context of the needs of agriculture in the long term. Moreover, reversing patterns of subdivision that have been developed over the course of more than half a century will not happen overnight in many cases. Success will more often be measured in decades rather than years. Policy drafters and law makers must be prepared for the long haul. However, taking up this challenge is an action that will highly complement MAF's Strengthening Farming initiative and be a cornerstone of planning for agriculture's long term sustainability.



A vivid example of the concerns expressed by Mayor Kandal of the former District of Matsqui of the splitting up of farm units based upon existing parcelization

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Ph. 556-3100

- **Crop Protection Branch**
- **Agriculture Program**
- **Dairy Industry Program**
- **Horticulture Program**
- **Agriculture Risk Management Branch**
- **Farm Management Branch**
1767 Angus Campbell Rd., Abbotsford, B.C.,
V3G 2M3 Ph. 556-3001

Courtenay District Office

- **Agriculture Division**
331B - 6th Street, Courtenay, B.C., V9N 1M2
Ph. 334-1239

- **Aquaculture & Commercial Fisheries**
2500 Cliffe Ave., Courtenay, B.C., V9N 5M6
Ph. 334-1401

Cranbrook District Office
#200, 42 - 8th Ave. S., Cranbrook, B.C., V1C 2K3
Ph. 426-1535

Creston District Office
Box 1980, Creston, B.C., V0B 1G0
Ph. 428-3255

Dawson Creek District Office
1201 -103 Ave., Dawson Creek, B.C., V1G 4J2
Ph. 784-2225

Duncan District Office
5785 Duncan St. Duncan, B.C., V9L 5G2
Ph. 746-1210

Fort St. John District Office
Rm. 350, 10003 110 Ave., Fort St. John, B.C.,

V1J 6M7 Ph. 787-3240

Kamloops District Office

162 Oriole Rd., Kamloops, B.C., V2C 4N7
Ph. 371-6050
- Brands Branch Ph. 371-6051

Kelowna Regional Office

- Agriculture Program
- Horticulture Program
- Crop Protection
- Resource Management
- Extension Systems
- Agriculture Risk Management

Rm. 200, 1690 Powick Rd., Kelowna, B.C.
V1X 7G5 Ph. 861-7211

Oliver District Office

Box 940, 9971 350th Ave., Oliver, B.C., V0H 1T0
Ph. 498-6235

Prince George Regional Office

2288 Old Cariboo Hwy., Prince George, B.C., V2N
6G3 Ph. 963-2501

Bldg. 20, 8801 E. Saanich Rd., Sidney, B.C.,
V8L 1H3 Ph. 656-0941

Smithers District Office

Bag 5000, 1020 Murray St., Smithers, B.C.,
V0J 2N0 Ph. 847-7246

Vernon District Office

4607 23rd St., Vernon, B.C., V1T 4K7
Ph. 260-3000

Williams Lake District Office

640 Borland St., Williams Lake, B.C., V2G 1R8
Ph. 398-4500

AGENCIES, BOARDS, COMMISSIONS

Agricultural Land Commission

Rm. 133, 4940 Canada Way, Burnaby, B.C.,
V5G 4K6 Ph. 660-7000

British Columbia Marketing Board

Ste. 201, 1802 Douglas St., Victoria, B.C.
V8T 4K6 Ph. 356-8945

Farm Practices Board

Ste. 201, 1802 Douglas St., Victoria, B.C.,
V8T 4K6 Ph. 356-8946

A wide variety of information about farming and the Ministry of Agriculture and Food can be found on the Ministry's home page on the Internet.

BC Government

About the Industry Crops & Livestock Our Agricultural Resource Education Food Industry

BC MINISTRY OF AGRICULTURE AND FOOD

HIGHLIGHTS
Budget "Good News" for farming and food industries

Planning for Agriculture Buy BC

<http://www.agf.bc.ca/>

- CONTACTS -
AGRICULTURE AND AGRI-FOOD CANADA

MARKET AND INDUSTRY SERVICES BR.

P.O. Box 2522, #204 - 620 Royal Avenue,
New Westminster, V3L 5A8
666-6344 Fax 666-7235

The Market and Industry Services Branch (MISB) works with the agri-food sector to enhance its global competitiveness and increase the sector's share of both domestic and international markets for agriculture and agri-food products.

With an emphasis on market access the branch provides market information and analysis to industry and government decision makers. It also provides a mechanism for B.C. clients to input into the policy and regulatory environment.

Regional programs and services include the Canada - British Columbia Green Plan for Agriculture, the Canada - British Columbia Farm Business Management Program. Other programs include Agri-Food Trade 2000 (AFT 2000) and the Agri-Food Industry Market Strategies (AIMS).

Canada-B.C. Agri-Food Marketing Centre
Library Square,
2000 - 300 West Georgia (21st. Floor)
Vancouver, V6B 6E1
666-5259 Fax: 666-3977

A joint initiative of Agriculture and Agri-Food Canada, the B.C. Ministry of Agriculture and Food and the Vancouver International Trade Centre.

The aim of the Centre is to improve government services to the B.C. agri-food industry by providing a "single window" for services through increased inter-governmental co-operation and optimal use of scarce resources. The centre helps to increase exports by providing market and intelligence information, coordinating missions and trade events and by liaising with other trade related agencies.

HUMAN RESOURCES

Box 2521, #201 - 620 Royal Avenue,
New Westminster, V3L 5A8
666-3403 Fax 666-8770

The function of this branch is to advise and support Agriculture and Agri-Food Canada's people so goals are achieved using the department's human resources in the best way possible.

The branch assists other branches in employee training, personnel planning, employee relations, recruitment, position classification and employment equity as well as pay and benefit administration and counseling.

CORPORATE SERVICES BRANCH

Box 2521, #101 - 620 Royal Avenue,
New Westminster, V3L 5A8
666-6834 Fax 666-1261

The Corporate Services Branch supports departmental programs by providing support, information and advice for management decision-making. The Branch mandate is to ensure that appropriate advice is available; accountability and controls exist in the areas of resource and asset management, account processing and informatics management.

CANADIAN PARI-MUTUEL AGENCY

Box 2525, #102 - 620 Royal Avenue,
New Westminster, V3L 5A8
666-3556 Fax 666-4948

This unit of Agriculture Canada has the mandate to protect the wagering public from fraudulent practices by ensuring the integrity of pari-mutuel betting on horse races. This is achieved through the daily on-site supervision of betting activities and the provision of, and research into, photofinish, race surveillance and equine drug control services. These services are provided at no cost to the Canadian taxpayer.

RESEARCH BRANCH:

B.C.'s three research stations are actively engaged in horticulture, livestock and food research. Each station has its own areas of specialization, depending on the primary agricultural activities in its geographical area. Methods for improving production, protecting and adding value are being researched by Agriculture and Agri-Food scientists.

Agassiz Research Station

Box 1000, 6947 No. 7 Hwy.
Agassiz, V0M 1A0
796-2221 Fax 796-0359

Research into animal science encompasses nutrition and management of dairy cattle; and the nutrition and behaviour of poultry. Research into crop science involves field vegetable production and storage; hydroponic greenhouse vegetable nutrition, management of kiwifruit, hazelnuts and raspberries, biological control of insects and disease, and evaluation of pesticides and for minor use registration. Research into soils and environmental protection focuses on improved nutrient management crop production; livestock waste management; leaching of nutrients and pesticides and soil biochemical processes.

Kamloops Range Station

3015 Ord Road, Kamloops, V2B 8A9
554-5200 Fax 554-5229

The Kamloops Range Station, which is an extension of the Lethbridge Research Centre, Alberta, conducts range research to support the long term sustainability of the B.C. beef industry. Range management of grasslands, forested range, clearcuts, and wet meadows are studied. Forage production from irrigated alfalfa, grasses and intercropped annuals is also studied since this is the source of feed during the winter when cattle are not on range.

Summerland Research Station

Summerland, V0H 1Z0
494-7711 Fax 494-0755

Research into tree fruits and grapes including variety development, management systems, physiology, soil fertility, integrated pest management and grapes are conducted at Summerland. Research into food technology includes storage and packaging, chemistry, processing, microbiology and sensory evaluation.

Abbotsford Horticulture Substation

510 Clearbrook Road, RR #5,
Clearbrook, V2S 4N5
853-1551
(A substation of the Agassiz Research Sta.)

Abbotsford Substation

RR #1 Walmsley Road,
Abbotsford, V2S
850-6428 Fax 850-7195

B.C. LAND RESOURCE UNIT

17720 - 57 Avenue, Cloverdale, V3S 4P9
576-6957 Fax 576-9364

Scientists analyze land, and research land use options at the B.C. Land Resources Unit. Causes and solutions regarding soil degradation are studied to foster sustainable agriculture. Centre staff also maintain a national soil database for B.C. and forecast crop risk.

FOOD PRODUCTION AND INSPECTION

#202 - 620 Royal Avenue, P.O. Box 2523, New
Westminster, V3L 5A8
666-6513 Fax 666-6130

FP&I preserves the marketability of B.C.'s agricultural, forest and food products by verifying industry compliance with established health and safety standards. FP&I is active in the marketplace detecting, controlling, eradicating and preventing serious plant and animal diseases and pests that may have a human-health or economic significance. Such diseases and pests include foot-and-mouth disease, plum-pox disease and gypsy moth.

FP&I inspects and certifies for grade (e.g. Canada Fancy), imported, exported and domestically produced goods for interprovincial and international markets. In addition, FP&I ensures that products are packaged and labeled accurately.

**AGRICULTURE INSPECTION AND
PLANT HEALTH**

Box 2527, # 103 - 620 Royal Avenue,
New Westminster, V3L 5A8
666-2891 Fax 666-8577

CENTRE FOR PLANT HEALTH

8801 East Saanich Road, Sidney, V8L 1H3
363-6650 Fax 363-6661

This centre on Vancouver Island, is the sole post-entry quarantine facility for restricted plant varieties entering Canada. Imported tree fruits, grapes and ornamentals, as well as Canadian tree fruit and grape cultivars, are certified for good health and freedom from viruses. The centre monitors foreign certification programs by testing samples taken from imported commercial shipments. There is also an active virus elimination program.

Research is conducted to develop rapid propagation of plants by tissue culture and rapid, sensitive diagnostic techniques. Valuable virus- tested tree fruits and grape clones are maintained in this national repository for worldwide distribution.

CANADIAN GRAIN COMMISSION

3rd Floor - 601 West Hastings Street, Vancouver,
V6B 5A8
666-0362

Prince Rupert Office

Bag 5000, Prince Rupert, B.C. V8J 3W8
627-3036 Fax 627-3034

FARM CREDIT CORPORATION**Kelowna**

200 - 595 K.L.O. Road,
Kelowna, V1Y 8E7
470-5050 Fax 470-5061
T.F. 1-800-665-6061

Abbotsford

109 - 1528 McCallum Rd.,
Abbotsford, V2S 8A3
870-2417 Fax 870-2431
T.F. 1-800-663-1983

Dawson Creek

100, 1136, 103rd. Ave.,
Dawson Creek, V1G 2G7
782-1346 Fax 782-2476
T.F. 1-800-663-3283

FARM DEBT REVIEW BOARD

Enquiries Call: 1-800-642-3890

Updated as of February, 1997

LEGISLATION ADMINISTERED BY THE BC MINISTRY OF AGRICULTURE AND FOOD

- | | |
|---|--|
| <ul style="list-style-type: none"> - Ministry of Agriculture and Food Act - Agricultural and Rural Development (B.C.) Act - Agriculture Credit Act - Agricultural Land Commission Act - Agricultural Produce Grading Act - Agricultural Protection Act - Agrologists Act - Animal Disease Control Act - Bee Act - British Columbia Wine Act - Cattle Horn Act - Farm Distress Assistance Act - Farm Income Insurance Act - Farm Practices Protection (Right-to-Farm) Act - Farm Product Industry Act - Farmers and Womens Institutes Act - Farming and Fishing Industries Development Act - Fish Inspection Act * - Fisheries Act - Food Choice and Disclosure Act - Food Product Standards Act - Fur Farm Act - Game Farm Act - Golf Course Moratorium Act - Grains and Oilseeds Revenue Protection Plan Trust Fund Act | <ul style="list-style-type: none"> - Grasshopper Control Act - Grazing Enhancement Special Account Act - Insurance for Crops Act - Livestock Act - Livestock Brand Act - Livestock Industry Act - Livestock Lien Act - Livestock Protection Act - Livestock Public Sale Act - Meat Inspection Act * - Natural Products Marketing (B.C.) Act - Okanagan Tree Fruit Authority Act - Milk Industry Act * - Municipal Act (Sections 916 - 919) - Pharmacists, Pharmacy Operations and Drug Scheduling Act (Sections 63 - 69) - Plant Protection Act - Prevention of Cruelty to Animals Act - Seed Grower Act - Seed Potato Act - Soil Conservation Act - Veterinarians Act - Veterinary Laboratory Act - Weed Control Act |
|---|--|

Note: This list was made up prior to the creation of separate Ministry of Agriculture and Food and Ministry of Fisheries.

* In practice some of the responsibility for these statutes is shared with the Ministry of Health. An Order in Council assignment under the Constitution Act for the legislative authority will be made.

** In practice the responsibility for this statute lies with the Ministry of Health. An Order in Council assignment under the Constitution Act for the legislative authority will be made.

**FEDERAL LEGISLATION
ADMINISTERED BY AGRICULTURE &
AGRI FOOD CANADA**

- Advance Payments for Crops Act
- Agricultural Products Cooperative Marketing Act
- Agricultural Products Marketing Act
- Animal Pedigree Act
- Appropriation Acts *
- Canada Agricultural Products Act
- Canada Grain Act
- Canadian Dairy Commission Act
- Canadian Wheat Board Act
- Criminal Code Act*
- Department of Agriculture & Agri-Food Act
- Experimental Farm Stations Act
- Farm Credit Act
- Farm Debt Review Act
- Farm Improvement Loans Act
- Farm Improvement and Marketing Cooperatives Loans Act
- Farm Income Protection Act
- Farm Products Marketing Agencies Act
- Farm Syndicates Credit Act
- Feeds Act
- Fertilizers Act
- Financial Administration Act*
- Food and Drugs Act*
- Grain Futures Act
- Health of Animals Act
- Livestock Feed Assistance Act
- Meat inspection Act
- Plant Breeders' Rights Act
- Plant Protection Act
- Prairie Farm Rehabilitation Act
- Prairie Grain Advance Payments Act
- Seeds Act

* Acts which themselves are not administered by Agriculture & Agri-Food Canada, but have one or more regulations which area.

Source: Proulx, Madeleine, Regulatory Affairs Officer, Agriculture Canada, May 17, 1996 - Information correct to Oct. 1997

FARMERS INSTITUTES IN BRITISH COLUMBIA - 1997 -

The following farmers institutes are distributed throughout the regions of the Province and form an important opportunity for local governments to link with the farm community when dealing with land use issues directly involving or impacting agriculture. Farmers institutes also play an important role in increasing the awareness of local agriculture and can assist in providing representatives from agriculture to sit on and contribute to various local government committees and commissions

Please Note: Addresses and phone numbers corrected to 1997 but are subject to change.

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OKANAGAN	72	8. Nanaimo-Cedar Farmers Institute R.R.#3, Ladysmith, B.C. V0R 2E0 Ph. 250-722-3795
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VANCOUVER ISLAND

1. **District 'A' Farmers Institutes**
536, Beaver Pt. Rd., Saltspring Island, V8K 2J9
Ph. 250-653-4450
2. **Alberni Farmers Institute**
S-134, C-8, R.R.#1, Port Alberni, B.C.
V9Y 7L5 Ph. 250-722-4055
3. **Comox District Farmers' Institute**
P.O. Box 3493, Courtenay, B.C.,
V9N 6Z8 Ph. 250-339-6787
4. **Coombs Farmers Institute**
Box 111, Coombs, B.C., V0R 1M0
Ph. 250-248-5468
5. **Cowichan Agricultural Society and Farmers Institute**
5855 Clement St., Duncan, B.C., V9L 3W2
Ph. 250-746-6443
6. **Island Farmers' Institute**
Box 661, Ganges PO, Saltspring Island, B.C., V8K 2W3
Ph. 250-537-2225
7. **Metchosin Farmers Institute**
1040 Marwood Ave., Victoria, B.C.
V9C 3X2 Ph. 250-478-2759
8. **Nanaimo-Cedar Farmers Institute**
R.R.#3, Ladysmith, B.C. V0R 2E0
Ph. 250-722-3795
9. **Pender Island Farmers Institute**
R.R.#1, Pender Island, B.C. V0N 2M0
Ph. 250-629-3398
10. **Sayward Farmers Institute**
R.R.#1, Sayward, B.C., V0P 1R0
Ph. 250-282-3270
11. **Shawnigan-Cobble Hill Farmers Institute**
1505 Cowichan Bay Rd., R.R.#3
Cobble Hill, B.C., V0R 1L0
Ph. 250-743-9714

LOWER MAINLAND / COAST

12. **District 'E' Farmers Institutes**
9700 Bamford Road, R.R.#1 Chilliwack,
B.C., V2P 6H3 Ph. 604-792-2301
13. **Achelitz Farmers Institute**
45915 Collins Dr., Sardis, B.C., V2R 1E1
Ph. 604-824-0355
14. **Chilliwack Farmers Institute**
45434 McIntosh Drive, Chilliwack, B.C., V2P
6V3 Ph. 604-792-9085
15. **Delta Farmers' Institute**
4119 - 40th Street, Ladner, B.C., V4K 3N2
Ph. 604-946-8338
16. **Hall's Prairie Farmers Institute**
20464 - 1st. Ave., Langley, B.C., V2Z 1V3
Ph. 604-530-7675
17. **Howe Sound Farmers Institute**
R.R.#2, S5A, C-19, Gibsons, B.C.,
V0N 1V0 Ph. 604-886-2526
18. **Pitt Meadows Farmers Institute**
13657 McKechnie Rd., Pitt Meadows, B.C., V3Y
1Z1 Ph. 604-465-6046
19. **Ryder Lake Farmers Institute**
49582 Elkview Rd., Chilliwack, B.C.
V4Z 1E8 Ph. 604-824-0408
20. **Strawberry Hill Farmers Institute**
12314 - 82nd. Avenue, Surrey, B.C.,
V3W 3E6 Ph. 604-594-8138
21. **Surrey Farmers Institute**
5948 - 156th. Street, Surrey, B.C.,
V3S 4N7 Ph. 604-576-8997

OKANAGAN

22. **Deep Creek Farmers' Institute**
6A Hallam Dr., R.R.#4, Armstrong, B.C.,
V0E 1B0 Ph. 250-546-3411

KOOTENAYS

23. **Balfour Farmers Institute**
R.R.#3, Site 26, C-2, Nelson, B.C., V1L 5P6
Ph. 250-229-4973
24. **Cranbrook Farmers Institute**
SS#3, Site 19, C-23, Cranbrook, B.C.
V1C 6H3 Ph. 250-427-2889
25. **Elk Valley Farmers Institute**
R.R.#1, Sparwood, B.C. V0B 2G0
Ph. 250-425-7783
26. **Kootenay Lake Farmers Institute**
Box 633, Kaslo, B.C. V0G 1M0
Ph. 250-353-2394
27. **Newgate & District Farmers Institute**
R.R.#1, Elko, B.C. V0B 1J0
Ph. 250-887-3429
28. **Rock Creek Farmers Institute**
Box 2, Midway, B.C., V0H 1M0
Ph. 250-445-6496
29. **Tata Creek Farmers Institute**
Site 15A, SS-3, Cranbrook, B.C., V1C 6H3
Ph. 250-427-2296
30. **Willet Farmers Institute**
General Delivery, Argenta, B.C.,
V0G 1B0 Ph. 250-366-4408
31. **Windermere Farmers Institute**
Box 186, Fairmont, B.C., V0B 1L0
Ph. 3 250-45-6572

INTERIOR AREA

32. **District 'H' Farmers' Institutes**
R.R.#1, 70 Mile House, B.C.,
V0K 2K0 Ph. 250-395-3720
33. **Bella Coola Farmers Institute**
Box 399, Bella Coola, B.C., V0T 1C0
Ph. 250-799-5455 (Mon.)
250-799-5328 (Tue-Fri.)
34. **Brackendale Farmers Institute**
Box 48, Brackendale, B.C. V0N 1H0
Ph. 604-898-5282
35. **Bridge Lake Farmers Institute**
C-19, S-55, R.R.#1, Lone Butte, B.C.,
V0K 1X0 Ph. 250-593-4650
36. **Forest Grove Farmers Institute**
Box 229, Forest Grove, B.C., V0K 1M0
Ph. 250-397-2602
37. **Golden & District Farmers Institute**
Box 1530, Golden, B.C., V0A 1H0
Ph. 250-344-2485
38. **Kersley Farmers Institute**
R.R.#1, Box 23, Cariboo Site, Quesnel, B.C., V2J
5E5 Ph. 250-747-1019
39. **Little Fort Farmers Institute**
Little Fort, B.C., V0G 2C0
Ph. 250-677-4285
40. **Lone Butte Farmers Institute**
West Sheridan Site, R.R.#1, Lone Butte, B.C.,
V0K 1X0 Ph. 250-791-5519
41. **Rose Hill Farmers Institute**
3A - 2, Knutsford, B.C., V0E 2A0
Ph. 250-374-2394
42. **Upper Clearwater Farmers Institute**
Box 1770, R.R.#1, Clearwater, B.C.,
V0E 1N0 Ph. 250-674-3780
43. **West Quesnel Farmers Institute**
Box 4485, Quesnel, B.C., V2J 3J4
Ph. 250-992-7394

NORTHERN AREA

44. **District 'C' Farmers' Institutes**
Box 606, Prince George, B.C., V2L 4S8
Ph. 250-967-4645
45. **Eaglet Lake Farmers Institute**
Box 25, Willow River, B.C. V0J 3C0
Ph. 250-568-2293
46. **Fort Nelson Farmers Institute**
Box 562, Fort Nelson, B.C. V0C 1R0
Ph. 250-774-6362
47. **Graham Island East Coast
Farmers Institute**
Box 48, Tlell, B.C., V0T 1Y0
Ph. 250-559-4259
48. **Houston Farmers Institute**
Box 1193, Houston, B.C. V0J 1Z0
Ph. 250-845-7707
49. **Kispiox Farmers Institute**
R.R.#1, Kispiox Road, Site 'M' , Box 13, Hazelton,
B.C., V0J 1Y0
Ph. 250-842-6643
50. **Kitsumkalum Farmers Institute**
R.R.#4, Terrace, B.C. V8G 4V2
Ph. 250-635-3278
51. **McBride Farmers Institute**
General Delivery, Dunster, B.C.,
V0J 1J0 Ph. 250-968-4436
52. **Mud River / Beaverley
Farmers Institute**
SS#3, S-18, C-5, Prince George, B.C.
V2N 2S7 Ph. 250-560-5487
53. **North Pine Farmers Institute**
Box 6235, Fort St. John, B.C. V1J 4H7
Ph. 250-785-4124
54. **Peace River Farmers Institutes**
Box 132, Baldonnel, B.C., V0C 1C0
Ph. 250-827-3422
55. **Prince George Farmers Institute**
322 N. Nicholson St., Prince George, B.C. V2M
3H3 Ph. 250-564-4154

56. **Reid Lake Farmers Institute**
R.R.#3, RMD 24, Prince George, B.C.
V2N 2J1 Ph. 250-967-4235
57. **Salmon River Farmers Institute**
R.R.#2, S-16, C-8, Prince George, B.C.
V2N 2H9 Ph. 250-971-2224
58. **Sweetwater-Parkland
Farmers Institute**
Box 30, Farmington, B.C. V0C 1N0
 Ph. 250-843-7143
59. **Tatalrose Farmers Institute**
Box 18, Takysie Lake, B.C. V0J 2V0
 Ph. 250-694-3525

Source: B.C. Interior Agri Publications, British Columbia Agri-Digest "Directory" Chase, B.C. July / August, 1997.

BRITISH COLUMBIA
FARM ORGANIZATIONS
- 1997 -

The number of farm organizations in British Columbia - over 380 - is a reflection of the industry's diversity. The Ministry of Agriculture and Food and the B.C. Agri Digest "Directory" maintain comprehensive lists of farm organizations including addresses, phone and fax numbers, names of key individuals and brief descriptions of many of the organizations.

It is strongly recommended that local governments with agricultural activities within its jurisdiction acquire, each year, a copy of the "Directory" of farm organizations from *B.C. Agri Digest*. The "Directory" is particularly useful because it also includes updated lists of Provincial and Federal government agricultural offices as well as University of B.C. and college agricultural programs and a Farm Business Directory.

*BRITISH COLUMBIA AGRICULTURE
DIGEST "DIRECTORY"*

B.C. Interior Agri Publications,
R.R. #2, Chase, B.C. VOE 1M0
Ph./Fax 679-5362

Much of the information provided by the Ministry and the B.C. Agri Digest "Directory" for 1997 has been included as appendices in Planning for Agriculture and both are thanked for their assistance. The information has been arranged in the following manner.

Appendix 17 provides two lists. The first includes the key types of farm organizations, 27 in all, and the number of associated listings. These range from organizations that are very broad in scope like the B.C. Agriculture Council to specialized organizations like Llama owners associations.

The list of organization types is followed by a relatively comprehensive directory of farm organizations, including their addresses and phone numbers. Unlike other directories, the listings in Appendix 17 are grouped by major geographic regions of the Province. This has been done to provide local governments with a guide to locally-based groups.

Many farm organizations, such as the Horticulture Coalition, have an office in one specific location but are Provincial or national in scope with an interest in many regions or the Province as a whole. In other cases, like the B.C. Honey Producers Association, a 'parent' association will have several affiliates in many regions of the Province. For convenience, most organizations with a Province-wide scope, while listed within the region as indicated by their current address, are denoted with an enlarged **B.C.** Similarly, national organizations are indicated with a larger capital **C.** For persons using the electronic version of Planning for Agriculture, one may be able to find organizations more quickly by using a "word find / search" function.

Appendix 12 provides a list of Provincial Government agriculture offices.

Appendix 13 provides a list of Federal Government - Agriculture Canada - offices.

Appendix 16 provides a list of Farmers Institutes regionally organized.

When using appendices 1, 2, 12, 13, 14, 15, 16, and 17 the reader is cautioned. The information might be best referred to as "floating facts" that are subject to change on a rather frequent basis. While the actual organizations will have greater longevity (1997 marks the 100th anniversary of the first Farmers Institutes), addresses and phone numbers of organizations can change from year to year with the selection of new executive officers. This is particularly the case with smaller, locally-based organizations that do not have the luxury of permanent office facilities.

Despite this drawback, these four particular appendices have been included to provide an overall guide to farm and ranch related organizations. Hopefully it will help facilitate opportunities for local planning authorities to link with their agriculture community when developing plans and bylaws or dealing with more specific land use issues.

<u>Types of Farm Organizations</u>	<u>Number of Associated Listings</u>
1. Agri Tourism	1
2. Aquaculture	3
3. B.C. Agriculture Council	1
4. Beef	14
5. Bees	25
6. Communications	1
7. Conservation	7
8. Dairy	20
9. Dogs	3
10. Education	13
11. 4 - H	39
12. Fairs	55
13. Farmers Institutes	59
14. Forage, Grain & Seed	5
15. Fur	2
16. Game	4
17. Goats	2
18. Horse	36
19. Horticulture	37
20. Llama	3
21. Marketing	20
22. Poultry & Egg	9
23. Regulatory / Supervisory / Advisory	6
24. Service & Retail	11
25. Sheep	3
26. Swine	1
27. <u>Women's Groups</u>	<u>3</u>
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VANCOUVER ISLAND

Agricultural Workforce Policy Board

2795 Grafton Ave., Qualicum Beach, B.C.,
V9K 1W8 Ph. 250-752-1564

Alberni Valley Honey Producers Association

Site 128, C - 28, R.R.#1, Port Alberni, B.C.,
V9Z 7L5 Ph. 250-724-4156

Bio-Dynamic Agriculture Assoc.

R.R.#3, 4895 Marshall Rd., Duncan, B.C.,
V9L 2X1 Ph. 250-746-4117

B.C. Association of Agricultural Fairs & Exhibitions

Box 431, Lake Cowichan, B.C., V0R 2G0
Ph. 250-749-4224

There are 55 agricultural fairs and exhibitions across the Province. Consult B.C. Agri Digest "Directory" for a full listing.

B.C. Christmas Tree Council

8231 East Saanich Rd., Saanichton, B.C.,
V8M 1T5 Ph. 250-652-3345

The B.C. Christmas Tree Council, initiated in 1992 has 3 affiliate organizations representing the Kootenays, Southwest and Thompson / Okanagan areas.

B.C. Council of Marketing Boards

2509 Vancouver St., Victoria, B.C.,
V8W 4A6 Ph. 250-383-7171

B.C. Honey Producers Association (BCHPA)

821 Finlayson Arm Road, R.R.#6, Victoria, B.C.,
V9B 1E3 Ph. 250-478-3319

The B.C. Honey Producers Association includes 25 affiliates throughout B.C.

B.C. Investment Agriculture Foundation

Box 8248, Victoria, B.C., V8W 3R9
Ph. 250-356-1830

Established in 1996, the Foundation provides a strategic approach to structural changes affecting the industry through effective delivery of adaption and other programming interventions.

B.C. Milk Producer's Assoc's.

2509 Vancouver St., Victoria, B.C.
V8T 4A6 Ph. 250-383-7171

Established in 1987, as the umbrella for provincial dairy organizations. Develops and pursues policies and programs beneficial to the industry and maintains liaison with producers across Canada. There are 9 member organizations. Consult B.C. Agri Digest "Directory" for a full listing.

B.C. Purebred Sheep Breeders' Association

Box 159, Coombs, B.C., V0R 1M0
Ph. 250-752-3940

B.C. Salers Association

Box 7, Dawson Rd., R.R.#1, Nanoose Bay, B.C.,
V0R 2R0 Ph. 250-468-7800

The Association promotes the breeding and use of Salers seedstock, both as purebreds and in crossbred commercial situations.

B.C. Shellfish Growers Association

331 St. Julian St., Duncan, B.C., V9L 3S5
Ph. 250-748-9688

CADORA B.C. (Canadian Amateur Dressage Owners and Riders Assoc.)

4545 William Head Rd., Victoria, B.C.
V9C 3Y6 Ph. 250-478-9780

Capital Region Beekeepers Association

1069 Quailwood Pl., Victoria, B.C.,
V8X 4P7 Ph. 250-658-5395

B.C. Quarter Horse Association

P.O. Box 265, Maple Ridge, B.C. V2X 7G1
Ph. 250-832-2655

The B.C. Quarter Horse Association has six affiliate organizations in the following locations - Vanderhoof, Chase, Mission, Langley (2) and Port Alberni. Consult B.C. Consult Agri Digest "Directory" for a full listing.

B.C. Salmon Farmers Association

#506 - 1200 West Pender St., Vancouver, B.C.,
V6E 2S9 Ph. 604-682-3077
1-800-661-7256

B.C. Salmon Marketing Council

Ste. 1100 - 1200 W. 73rd. Ave., Vancouver, B.C.,
V6P 6G5 Ph. 604-267-3030

B.C. Seed Potato Growers' Assoc.

4119 - 40th St., Ladner, B.C., V4K 3N2
Ph. 604-946-8338

B.C. Shorthorn Association

9002 - 168th St., Surrey, B.C., V4N 3G3
Ph. 604-582-3353

B.C. Team Roping Association

#60- 14117 - 104th Ave., Surrey, B.C.,
V3T 1X6 Ph. 604-856-5737

B.C. Thoroughbred & Half Thoroughbred Association

1650 Dorset Ave., Port Coquitlam, B.C.
V3B 2A1 Ph. 604-941-3425

B.C. Trout Farmers Association

Box 296, Aldergrove, B.C., V0X 1A0
Ph. 604-856-4456

B.C. Turkey Association

#106 - 19329 Enterprise Way, Surrey, B.C.,
V3S 6J8 Ph. 604-534-5644

B.C. Turkey Marketing Board

#106 - 19329 Enterprise Way, Surrey, B.C.,
V3S 6J8 Ph. 604-534-5644

B.C. Vegetable Marketing Commission

#201 - 7560 Vantage Way, Delta, B.C.,
V4G 1H1 Ph. 604-940-0188

B.C. Veterinary Medical Assoc.

155, 1200 West 73rd Ave. Vancouver, B.C.,
V6P 6G5 Ph. 604-266-3441

B.C. Womens' Institute

20510 Fraser Hwy., Langley, B.C., V3A 4G2
Ph. 604-533-6564

(See Appendix 18, p. 97 for a fuller description)

Canadian Feed Industry Assoc.

- **B.C. Division**
Box 104, Surrey, B.C., V3W 3H7
Ph. 604-572-7775

Canadian Sport Horse Association - B.C. Division

2527 - 256 St., Aldergrove, B.C., V4W 1Y3
Ph. 604-856-3205

Canadian Thoroughbred Horse Society - B.C. Division

17687 - 56A Ave., Surrey, B.C. V3S 1G4
Ph. 604-574-0145

Cloverdale Lettuce and Vegetable Co-operative

5590 - 152nd St., Surrey, B.C., V3S 8E7
Ph. 604-576-9101

Consumer's Co-op Association

12343 Harris Road, Pitt Meadows, B.C.
V3Y 2J4 Ph. 604-465-5651

Crop Protection Institute of Canada

- **B.C. Council**
Box 104, Surrey, B.C., V3W 3H7
Ph. 604-588-1882

Dairy Products Promotional Fund Committee

3236, Beta Ave., Burnaby, B.C., V5G 4K4
Ph. 604-294-3775

Delta Farmland & Wildlife Trust

#205 - 4882 Delta St., Delta, B.C., V4K 2T8
Ph. 604-940-3392

Endurance Riders of B.C.

1624 Duncan Drive, Delta, B.C. V4L 1S2
Ph. 604-943-6058

Environmental Impact Section

Ministry of Environment, Lands & Parks,
10470 - 152nd St., Surrey, B.C., V3R 0R3
Ph. 604-582-5340

Concerned with solid waste, air and water quality.
With MAFF, develops strategies to give form to
agricultural waste management legislation and
monitors compliance.

**Farm and Ranch Safety and Health Association
(FARSHA)**

#102 - 5755 Blower Rd., Langley, B.C.,
V3A 8H4 Ph. 604-532-1789

Farm Folk / City Folk

#208, 2211 West 4th Ave., Vancouver, B.C.,
V6K 4S2 Ph. 604-730-0450

(See Appendix 18, p. 96 for a fuller description)

Fraser Valley Bush Bean Growers' Association

6545 - 60th Ave., Delta, B.C. V4K 4E2
Ph. 604-946-2797

Fraser Valley Llama & Alpaca Club

20915 - 132nd Ave., Maple Ridge, B.C.,
V2X 7E7 Ph. 604-465-4286

Fraser Valley Pea Growers' Assoc.

#201-7560 Vantage Way, Delta, B.C.,
V4G 1H1 Ph. 604-943-8417

Horse Council of B.C.

5746B - 176A Street, Cloverdale, B.C.,
V3S 4C7 Ph. 604-576-2722
1-800-345-8055

The equestrian voice to governments and responsible
to the Canadian Equestrian Federation for various
functions.

Horse Trails B.C.

25455 - 32 Ave., Aldergrove, B.C.,
V4W 2A2 Ph. 604-857-0195

Joint Dairy Breeds Committee

242 0 240th St. Langley, B.C.,
V2Z 2X5 Ph. 604-534-1006

Lower Mainland Limousin Breeders

Aldergrove Ph. 604-0395

Mainland Dairymen's Association

7754 Jensen Place, Burnaby, B.C., V5A 2A8
Ph. 604-420-1217

Moneys' Mushrooms Ltd.

9770 - 199A St., Langley, B.C., V1M 2X7
Ph. 604-888-2811

North Fraser Honey Producers Association

22940 Abernethy Lane, Maple Ridge, B.C.,
V3C 5L4 Ph. 604-466-3900

Otter Farm & Home Co-operative

3600 - 248th St., Box 4200, Aldergrove, B.C.,
V4W 2V1 Ph. 604-856-2517

Pacific Turf Growers Association

9010 - 192nd St., Surrey, B.C., V4N 3W9
Ph. 604-882-1218

Powell River Beekeepers Assoc.

R.R.#1, Whalen Road, Powell River, B.C.,
V8A 4Z2 Ph. 604-487-9353

Richmond Beekeepers Association

6600 Granville Road, Richmond, B.C.,
V7C 1G1 Ph. 604-277-7034

South Fraser Valley Div. - BCHPA

22444 - 72 Ave., Langley, B.C., V2Y 2K4
Ph. 604-888-0109

Squamish Division BCHPA

Box 2139, Squamish, B.C., V0N 3G0
Ph. 250-892-9391

Surrey Beekeepers Association

14708 - 68th Ave., Surrey, B.C., V3S 2B1
Ph. 604-591-2124

United Flower Growers' Co-op Association

4085 Marine Way, Burnaby, B.C., V5J 5E2
Ph. 604-430-2211

Western Canadian Farriers Assoc.

11579 - 240th St., Maple Ridge, B.C.,
V2W 1A3 Ph. 604-463-6572

**Western Greenhouse Growers'
Society**

5355 - 152nd St., Surrey, B.C., V3S 8E7
Ph. 604-576-5484

FRASER VALLEY REG. DIST.

Abbotsford Growers Co-op Union

31825 Marshall Rd., R.R.#5, Abbotsford, B.C.,
V2T 5Z8 Ph. 604-864-0022

Abbotsford - Mission Beekeepers Association

7395 Walter St., Matsqui, B.C.,
V3G 1N3 Ph. 604-854-1158

Agriculture In the Classroom Foundation

Abbotsford Agri. Centre
1767 Angus Campbell Rd., Abbotsford, B.C.,
V3G 2M3 Ph. 604-556-3088

Back Country Horsemen of B.C.

Box 4006, Yarrow Station Mail, Chilliwack, B.C.,
V2R 5H8 Ph. 604-823-4885

B.C. Agricultural Labour Pool

307 - 34252 Marshall Rd., Abbotsford, B.C.,
V2S 1L9 Ph. 604-853-7471

B.C. Artificial Insemination Centre

Box 40, Milner, B.C., VOX 1T0
Ph. 604-530-1141

B.C. Blueberry Co-op Association

31852 Marshall Road, Abbotsford, B.C.
V2T 5Z9 Ph. 604-864-8501

B.C. Blueberry Council

P.O. Box 8000 - 730, Abbotsford, B.C.
V2S 6H1 Ph. 604-864-2117

B.C. Broiler Hatching Egg Commission

464 Riverside Rd. S., R.R.#2, Abbotsford, B.C.,
V2S 7N8 Ph. 604-850-1854

B.C. Broiler Hatching Egg Producers Association

Box 667, Abbotsford, B.C., V2S 6R7
Ph. 604-852-6233

B.C. Carriage Driving Society

31532 Monarch Court, Abbotsford, B.C.
V2T 6M5 Ph. 604-826-1690

B.C. Chicken Growers' Association

Box 581, Abbotsford, B.C., V2S 6R7
Ph. 604-859-9332

B.C. Dairy Women

37091 Lougheed Hwy., Dewdney, B.C.,
V0M 1H0 Ph. 604-826-8206

B.C. Egg Marketing Board

#22 - 34470 South Fraser Way, Box 310, Abbotsford,
B.C., V2S 4P2 Ph. 604-853-3348

B.C. Egg Producers Association

307 - 34252 Marshall Rd., Abbotsford, B.C.,
V2S 1L9 Ph. 604-853-7471

B.C. Fallow Dear Association

28481 Starr Rd., Abbotsford, B.C. V4X 2C5
Ph. 604-857-5700

B.C. Goat Breeders Association

30854 Olund Road, Mt. Lehman, B.C.,
V4X 1Z9 Ph. 604-854-6261

B.C. Goat Milk Producers Assoc.'s.

3421 Boundary Rd., Abbotsford, B.C.,
V3G 2N1 Ph. 604-823-0186

B.C. Hazelnut Association

1611 Tranmer Road, R.R.#2, Agassiz, B.C.,
V0M 1A0 Ph. 604-796-2550

B.C. Hog Marketing Commission

2010 Abbotsford Way, Abbotsford, B.C.,
V2S 6X8 Ph. 604-853-9461

B. C. Institute of Agrologists

#302-34252 Marshall Road, Abbotsford, B.C.,
V2S 1L9 Ph. 604-855-9291

(See Appendix 18, p. 95 for a fuller description)

B.C. Mink Producers' Association

Box 36, Mt. Lehman, B.C., V4X 2P7
Ph. 604-856 - 2923

B.C. Mushroom Marketing Board

464 Riverside Rd. S. R.R.#2, Abbotsford, B.C.,
V2S 7N8 Ph. 604-850-6670

B.C. Pony Club

586 Iverson Rd., Lindell Beach, B.C.
V2R 4X5 Ph. 604-824-9394

B.C. Pork Producers Association

2010 Abbotsford Way, Abbotsford, B.C.,
V2S 6X8 Ph. 604-853-7064

B.C. Raspberry Growers' Assoc.

#204 - 2464 Clearbrook Road, Abbotsford, B.C.,
V2T 2X8 Ph. 604-853-1312

Dairy Producers Conservation Group

Box 136, Chilliwack B.C., V2P 6H7
Ph. 604-795-2350

East Chilliwack Agricultural Co-op

46255 Chilliwack Central Rd., Box 1000,
Chilliwack, B.C., V2P 6J6
Ph. 604-792-4211

Equestrian Vaulting Assoc. of B.C.

8160 Nixon Road, Rosedale, B.C., V0X 1X0
Ph. 604-794-3059

Fraser Valley Cole Crop Growers Association

260 - 2655 Clearbrook Rd, Abbotsford B.C.,
V2T 2Y6 Ph. 604-855-4096

Fraser Valley Corn Association

8325 Banford Rd., Chilliwack, B.C.,
V2P 6H3 Ph. 604-793-9490

Fraser Valley Direct Farm Marketing Association

4490 Boundary Road, Yarrow, B.C., V2R 5J3
Ph. 604-823-4311

Fraser Valley Egg Producers' Association

307 - 34252 Marshall Rd., Abbotsford, B.C.,
V2S 1L9 Ph. 604-853-7471

Fraser Valley Strawberry Growers' Association

Ste. 260 - 2655 Clearbrook Rd., Abbotsford, B.C.,
V2T 2Y6 Ph. 604-864-0565

Hog Producers Sustainable Farming Group

2010 Abbotsford Way, Abbotsford, B.C.,
V2S 6X8 Ph. 604-853-9461

Founded in 1991 to find, evaluate and promote sustainable farming practices for the hog industry. Research effort is in nutrients recovery, water recycling, composting, pit covers and fertilizer value of hog slurry.

Lower Mainland Horticultural Improvement Association

1767 Angus Campbell Rd., Abbotsford, B.C.
V3G 2M3 Ph. 604-556-3056

Pacific Pinto Association

9676 Chapman Rd., Rosedale, B.C., V0X 1X0
Ph. 604-794-3086

South Coastal Dairy Education Association

c/o BCMAFF, Abbotsford Agri. Centre,
1767 Angus Campbell Rd., Abbotsford, B.C.,
V3G 2M3 Ph. 604-556-3073

Sumas Prairie Soil Conservation Group

1767 Angus Campbell Rd. Abbotsford, B.C.,
V3G 2M3 Ph. 604-556-3093

Sustainable Poultry Farming Group

4582 Bell Rd., Clayburn, B.C.,
V3G 2M1 Ph. 604-850-1814

West Coast Hereford Club

Abbotsford Ph. 604-850-5713

OKANAGAN / COLUMBIA- SHUSWAP REG. DIST.

Associated Ginseng Growers of B.C.

Box 241, Vernon, B.C. V1T 6M2
Ph. 250-542-1816

Association of B.C. Grape Growers

#175 - 1855 Kirschner Rd., Kelowna, B.C.,
V1Y 4N7 Ph. 250-762-4652

B.C. Agriculture Council

101-266 Lawrence Ave., Kelowna, B.C.,
V1Y 6L3 Ph. 250-763-9790
Fax. 250-717-0360

(See Appendix 18, p.94 for a fuller description)

B.C. Angus Association

Box 89, Grindrod, B.C., V0E 1Y0
Ph. 250-838-0159

There are four affiliate organizations in the Fraser Valley, Southern Interior, Peace and Central Interior.

B.C. Asparagus Growers Association

4651 Knob Hill Rd., Armstrong, B.C.,
V0E 1B0 Ph. 250-546-2547

B.C. Barrel Racing Association

7351 Silver Star Rd., Vernon, B.C., V1B 3P2
Ph. 250-542-7798

B.C. Charolais Association

R.R.#2, Lumby, B.C., V0E 2G0
Ph. 250-547-9979

B.C. Competitive Trail Riders Association

3803 - 35A St., Vernon, B.C., V1T 6C6
Ph. 250-545-2977

B.C. Cutting Horse Association

5195 Deadpan Dr., Kelowna, B.C., V1P 1A3
Ph. 250-765-6608

B.C. Dairy Research Committee

R.R.#1, Enderby, B.C., V0E 1V0
Ph. 250-838-6701

B.C. Emu Association

7550 - 50th Ave., SW., Salmon Arm, B.C.,
V1E 4M1 Ph. 250-364-0490

B.C. Fruit Growers' Association

1473 Water Street, Kelowna, B.C.,
V1Y 1J6 Ph. 762-5226

The BCFGFA was formed in 1889 and represents 1,100 growers. It lobbies governments on policy and regulatory legislation, financial programs, extension and research, holds an annual Horticultural Forum and operates the Okanagan Plant Improvement Company.

B.C. Grape Marketing Board

#175 - 1855 Kirschner Rd., Kelowna, B.C.,
V1Y 4N7 Ph. 250-762-4652

B.C. Guernsey Breeders Assoc.

C-4B Landsdowne Rd., R.R.#2, Armstrong, B.C.,
V0E 1B0 Ph. 250-546-3407

B.C. Ostrich Association

R.R.#1, S-176, C4, Penticton, B.C., V2A 6J6
Ph. 250-492-3228

B.C. Percheron Breeders Assoc.

Box 1952, Vernon, B.C., V1T 8Z7
Ph. 250-379-2212 (day)
250-379-2876 (ev.)

B.C. Reining Association

Box 276, Armstrong, B.C. V0E 1B0
Ph. 250-546-6410

B.C. Therapeutic Riding Association

11513 Tassie Dr., Vernon, B.C.
V1B 1H3 Ph. 250-746-1028

B.C. Wine Institute

#175 - 1855 Kirschner Rd., Kelowna, B.C.,
V1Y 4N7 Ph. 250-762-4887

Interior Greenhouse Growers Association

2908 - 31st Ave., Vernon, B.C., V1T 2G4
Ph. 250-545-0694

Interior Vegetable Marketing Agency Co-operative

2908 - 31st Ave., Vernon, B.C., V1T 2G4
Ph. 250-545-0694

Kamloops Okanagan Dairymen's Association

Box 695, Armstrong, B.C., V0E 1B0
Ph. 250-546-3737

Llama Lovers

R.R.#1, C-18, East Rosedale, Armstrong, B.C.,
V0E 1B0 Ph. 250-546-6861

North Okanagan Dairy Extension Advisory Committee

4607 - 23rd St., Vernon, B.C., V1T 4K7
Ph. 250-260-3000

North Okanagan Division BCHPA

611 Bear Creek Rd., Kelowna, B.C., V1Y 8B2
Ph. 250-762-8970

North Okanagan Organic Association (NOOA)

2459 Westside Rd., Kelowna, B.C.,
V1Y 8B2 Ph. 250-769-3932

Okanagan Milk Quality Award Committee

Royal Bank, 3rd Fl., Business Banking Ctr.,
3129 - 30th Ave., Vernon, B.C., V1T 2C4
Ph. 250-558-4336

Okanagan Valley Pollination Assoc.

Box 186, Vernon, B.C., V1T 6M2
Ph. 250-542-9544

Okanagan Valley Soft Fruit Association

Box 1344, Oliver, B.C., V0H 1T0
Ph. 250-498-4669

Organic Producers Association of Cawston

Keremeos (OPACK)
R.R.#1, Upper Bench Road, Keremeos, B.C.
V0X 1N0 Ph. 250-499-2305

Pacific Northwest Fjord Promotional Group
Box 1032, Lumby, B.C. V0E 2G0
Ph. 250-547-6303

Peruvian Horse Club of B.C.
Box 207, Armstrong, B.C., V0E 1B0
Ph. 250-546-3125

Shuswap Beekeepers Association
2181 - 9th St. SE, Salmon Arm, B.C.,
V1M 4M9 Ph. 250-832-9883

**Similkameen Okanagan Organic
Producers Association (SOOPA)**
R.R.#1, River Rd., Keremeos, B.C.,
VOX 1N0 Ph. 250-499-2876

South Okanagan Division BCHPA
Box 824, Oliver, B.C., V0H 1T0
Ph. 250-498-3364

**Southern Interior Direct Farm Marketing
Association**
R.R.#4, S-2, C-6, Vernon, B.C., V1T 6L7
Ph. 250-545-2607

Southern Interior Hereford Club
Princeton Ph. 250-295-7479

Thompson Okanagan Christmas Tree Association
Lumby Ph. 250-547-6028

Thompson Valley Hereford Breeders
Sorrento Ph. 250-835-4422

KOOTENAYS

Boundary Organic Producers Association (BOPA)
R.R.#1, Grand Forks, B.C. V0H 1H0
Ph. 250-442-8577

Creston Valley Agricultural Society
Box 67, Creston, B.C., V0B 1G0
Ph. 250-428-5692

Creston Valley Beef Growers Assoc.
Box 2954, Creston, B.C., V0B 1G0
Ph. 250-428-4536

Creston Valley Dairymen's Assoc.
Site 1B, Box 3, Creston, B.C., V0B 1G0
Ph. 250-428-4076

Creston Valley Grain Growers Association
Box 803, Creston, B.C., V0B 1G0
Ph. 250-428-2734

Kootenay Christmas Tree Association
Cranbrook Ph. 250-426-5077

Kootenay Milk Quality Award Committee
c/o Don Low, District Agrologist (Creston)
Ph. 250-428-3255

Rural Womens' Seminar Society
Box 10, Fort Steele, B.C., V0B 1N0
Ph. 250-489-3068

(See Appendix 18, p. 97 for a fuller description)

West Kootenay Division BCHPA
R.R.#3, Site 21, C-9, Nelson, B.C., V1L 5P6
Ph. 250-229-4765

INTERIOR

B.C. Bee Breeders Association
Box 1995, Merritt, B.C., V0K 2B0
Ph. 250-378-5208

B.C. Cattlemen's Association
#4 - 10145 Durango Rd., Kamloops, B.C.
V2C 6T4 Ph. 250-573-3611
Fax 250-573-5155

(See Appendix 18, p. 94 for a fuller description)

B.C. Dairy Council
7000 Blackwell Rd., Kamloops B.C., V2C 6V7
Ph. 250-573-4747

B.C. Farm Womens' Network
Box 4040, Lower Nicola, B.C., V0K 1Y0
Ph. 250-398-9865

(See Appendix 18, p. 97 for a fuller description)

B.C. Forage Council
c/o Agriculture Canada, Kamloops Research Station,
3015 Ord Road, Kamloops, B.C.,
V2B 8A9 Ph. 250-554-5200

B.C. Guest Ranch Association

c/o Box 3301, Kamloops, B.C., V2G 6B9
Ph. 250-459-0086

B.C. 4-H Foundation and the**B.C. 4-H Provincial Council**

844 - Windbreak St., Kamloops, B.C.
V2B 5P1 Ph. 250-376-0373

There are 38 Regional, District and District Senior 4-H Councils across the Province. Consult B.C. Agri Digest "Directory" for a full listing.

B.C. High School Rodeo Association

Box 162, Pritchard, B.C., V0E 2P0
Ph. 250-577-3272

B.C. Interior Bison Association

R.R.#1, C-8, Judson Rd., Lone Butte, B.C.,
V0K 1X0 Ph. 250-593-2253

B.C. Limousin Association

Box 4636, Quesnel, B.C., V2J 3J8
Ph. 250-747-2230

The Limousin Association promotes the breed in purebred and commercial operations and liaises between breeders and the Canadian Limousin Association. The B.C. Association has 5 affiliate organizations.

B.C. Livestock Producers Co-op Association

#1 - 10145 Durango Rd., Kamloops, B.C.,
V2C 6T4 Ph. 250-573-3939

B.C. Rodeo Association

R.R. #4, Ski Hill, Williams Lake, B.C.,
V2G 4M8 Ph. 250-989-1300
& 1-800-345-8055

B.C. Sheep Grazing Association

Box 307, Savona, B.C., V0K 2J0
Ph. 250-373-2389

B.C. Stock Dog Association

Box 635, 100 Mile House, B.C., V0K 2E0
Ph. 250-395-4785

B.C. Welsh Pony & Cob Association

1946 Glenwood Dr., Kamloops, B.C., V2C 4G4
Ph. 250-828-6254

Canadian Gelbvieh Association

- B.C. (Tatla Lake) Ph. 250-476-1221

Cariboo Hereford Club

150 Mile House Ph. 250-295-7479

Cariboo Organic Producers Assoc.

Box 31, Bastin Site, R.R.#7, Quesnel, B.C.,
V2J 5E5 Ph. 250-747-3491

Cattle Industry Development Council

#4 - 10145 Durango Rd., Kamloops, B.C.,
V2C 6T4 Ph. 250-573-3611

Central Cariboo Beekeepers Assoc.

Box 6009, Williams Lake, B.C., V2G 3W2
Ph. 250-398-6773

Central Interior Limousin Breeders

Quesnel Ph. 250-747-2230

Draft Horse & Mule Assoc. of B.C.

2D4 Knutsford, B.C., V0E 2A0
Ph. 250-374-3378

The Draft Horse & Mule Association of B.C. has twelve affiliate organizations in the following communities: Kamloops, Quesnel, Vernon, Vanderhoof, Barriere, Rock Creek, Williams Lake, Pouce Coupe, Nanaimo, Chilliwack and Surrey. Consult B.C. Agri Digest "Directory" for a full listing.

First Nations Agricultural Lending Association

200 - 345 Yellowhead Hwy., Kamloops, B.C.,
V2H 1H1 Ph. 250-828-9751

Interior Egg Producers' Assoc.

3A-2 Long Lake Rd., Knutsford, B.C.,
V0E 2A0 Ph. 250-374-2394

Kamloops Division BCHPA

5705 Dallas Dr., Kamloops, B.C.,
V2C 4X3 Ph. 250-573-5860

Kamloops-Okanagan Limousin Breeders

Kamloops Ph. 250-578-7442

Little Britches Rodeo

Box 232, Merritt, B.C., V1K 1B8
Ph. 250-378-6827

North Cariboo Growers Co-op Assoc.

1218 Cariboo Hwy., 97N, Quesnel, B.C.,
V2J 2Y4 Ph. 250-992-7274

Quesnel Beekeepers Association
R.R.#3, West Creek, Quesnel, B.C.,
V2J 3H7 Ph. 250-249-5787

**Shuswap-Thompson Organic Producers
Association (STOPA)**
Box 219, Savona B.C., V0K 2J0
Ph. 250-373-2312

Simmental Association of B.C.
Comp. 92, Bell Rd., R.R.#1, Lone Butte, B.C.,
V0K 1X0 Ph. 250-593-4505

NORTH

**Baldonnel Sunrise Two Rivers Soil Conservation
Association**
9319 - 95th Ave., Fort St. John, B.C.,
V1J 1H4 Ph. 250-785-4778

B.C. Fox Breeders' Association
Box 339, Hudson Hope, B.C., VOC 1V0
Ph. 250-782-4947

B.C. Grain Industry Development Council
Box 6641, Fort St. John, B.C., V1J 4H6
Ph. 250-782-1177

B.C. Grain Producers' Association
Box 161, Dawson Creek, B.C., V1G 4H3
Ph. 250-782-3439

B.C. Sheep Federation
R.R.#1, S-4, C12, Dawson Creek, B.C.,
V1G 4E7 Ph. 250-782-5925

Bulkley Valley Dairymen's Assoc.
R.R.#1, Smithers, B.C. V0J 2N0
Ph. 250-847-3491

Canadian Pinzgauer Association
- B.C. (Fort St. John) Ph. 250-785-1151

Canadian Seed Growers Association
- **B.C. Branch**
350 - 10003 - 110 Ave. Fort St. John, B.C.
V1J 6M7 Ph. 250-787-3240

F.A.R.M. Community Council
R.R.#3, S-18, Comp. 1, Prince George, B.C.,
V2N 2J1 Ph. 250-967-4545

(See Appendix 18, p. 95 for a fuller description)

Flatrock Golata Creek Soil Conservation Society
Box 26, Cecil Lake, B.C., VOC 1G0
Ph. 250-781-3370

Northern Interior Dairymen's Association
Box 1760, Vanderhoof, B.C., V0J 3A0
Ph. 250-992-9798

Peace Country Bison Association
c/o Enterprise Centre, 10805 - 14th St.,
Dawson Creek, B.C. V1G 4V6
Ph./Fax 403-584-2482

Peace Country Reindeer Assoc.
Box 2430, Dawson Creek, B.C. V1G 4T9
Ph. 250-780-2272

Peace Limousin Breeders
Dawson Creek Ph. 250-782-2424

Peace River Agriculture Strategic Planning Society
Box 6843, Fort St. John, B.C., V1J 4J3
Ph. 250-787-3233

Peace River Dairymen's Assoc.
S.S.#2, S-23, C11, Fort St. John, B.C.,
V1J 4M7 Ph. 250-785-5395

Peace River Forage Association
Box 908, Dawson Creek, B.C., V1G 1L6
Ph. 250-784-7959

**Peace River Organic Producers Association
(PROPA)**
c/o Enterprise Centre, 10805 -14th St., Dawson
Creek, B.C., V1G 4V6
Ph. 250-782-5745

Peace River Soil Conservation Association
Box 2181, Dawson Creek, B.C., V1G 4K9
Ph. 250-784-3439

Prince George Beekeepers Association
2862 Alexander Cres, Prince George, B.C.,
V2N 1K1 Ph. 250-562-9463

South Peace Beekeepers Assoc.
1201 - 103rd Ave., Dawson Creek, B.C.,
V1G 4J2 Ph. 250-784-2225

Terrace Division BCHPA
5233 Soucie Ave., R.R. # 3, Terrace, B.C.,
V8G 4X7 Ph. 250-635-5171

Vanderhoof-Bulkley Limousin Breeders
Vanderhoof Ph. 250-576-4896

Yellowhead Hereford Club:
Prince George Ph. 250-560-5133

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Appendix 17:
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A good source for farm
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Digest Directory - updated
annually and published by:

B.C. Interior Agri Publications
(RR#2, Chase, B.C. V0E 1M0)

A fundamental principle in any successful effort to plan for agriculture is making contact with farmers, farming interests and organizations that are related or can have an influence on farming. As has always been the case, central to the agri-food sector are the producers. In 1996, Statistics Canada set the figure for the number of farms in B.C. at 21,835. There are several groups, agencies and organizations that support agriculture or have a direct interest in creating and influencing agricultural policy. B.C. has almost 400 different farm organizations in all parts of the Province- a reflection of the diversity and strength of the agricultural sector.

As noted in the side bar on page 94, there are a number of Appendices that list Federal and Provincial agricultural offices and a comprehensive list of addresses and phone numbers of B.C.'s agricultural organizations. Appendix 18 is included to provide a brief overview of each of the key farm and related organizations listed in Chapter 6.

Federal & Provincial Government:

1. Agriculture and Agri-Food Canada



The Federal Government, through Agriculture and Agri-Food Canada, has an historic relationship to agriculture throughout the country. Some of its programmes and initiatives have been active for over a century. With the passage of *The Experimental Farm Station Act* in 1886 the first five experimental farms were established - one of these being the Agassiz Research Station in the District of Kent. Today there are four Research Stations in B.C. along with supporting substations. Agriculture Canada has several key functions besides research, including agri-food development, food production and inspection, agricultural inspection and plant health and protection, veterinarian services and the overseeing of other commissions, boards and the Farm Credit Corporation. Reference should be made to *Appendix 13* for key Agriculture and Agri-Food Canada offices in British Columbia.

2. Provincial Ministry of Agriculture and Food (MAF)



The Ministry of Agriculture and Food celebrated its 100th year of service in 1994. It was over a century ago that the Department of Agriculture was formed to support and encourage agricultural development in British Columbia. Since passage of the British Columbia *Department of Agriculture Act* in 1894, activities centred on developing farms to improve yields and the quality of agricultural products. By 1980 the responsibilities and activities of the Ministry were broadened within the total food industry - from farm to marketplace. Today the Ministry is responsible for about 40 different pieces of legislation associated with agriculture.

The Ministry provides an important service linking agricultural programmes with other Provincial ministries and agencies. Economic and marketing services explore new market opportunities. Extension services are regionally structured to ensure that programs meet the specific needs of the diverse regions and commodities that make up B.C. agriculture.

The Ministry supports a wide variety of programmes including, for example, resource management services, animal health services and a host of other specialized services for field crops, horticulture, livestock and poultry. Other programmes have evolved through time to meet new and changing challenges facing the industry. The Province is divided into three major regions with about 15 regional and district offices. Reference should be made to *Appendix 12* for the location of key Ministry offices.

Another responsibility of the Ministry until recently was aquaculture and commercial fisheries. *Planning for Agriculture* does not include details concerning the planning for this aspect of food production. However, where relevant, regional growth strategies, official community plans and implementing

When official plans and bylaws are dealing with matters related to aquaculture it is suggested that the Ministry of Fisheries be contacted

For more detail on
the work of
"Agri-Teams"
see - Chapt. 6, p. 13



Provincial
Agricultural Land
Commission

bylaws should consider, the needs and important land use relationships associated with aquaculture.

Since the passage of the *Farm Practices Protection Act* in 1995 the Ministry has developed a number of support products to assist local governments, including approving officers, in plan and bylaw reviews. One important step is the formation of Provincial "Agri-Teams". The Agri-Teams will draw upon regional MAF and ALC staff, with support from the Resource Management Branch of MAF and other specialists as needed. These support teams will work with local governments and can also assist in providing a link to local producers.

3. The Agricultural Land Commission (ALC)

Concerned with the loss of agricultural land to urbanization, the Provincial Government launched its agricultural land preservation programme near the end of 1972. This action thrust the Province into a leadership role by ensuring that British Columbians would, for all time, have a secure land base to produce food for its people - a land base upon which to develop a strong agricultural industry in partnership with the thousands of farm operators throughout the Province.

In the spring of 1973 the *Land Commission Act* (now *Agricultural Land Commission Act*) was passed by the Provincial Legislature. During the next two years the centrepiece of the agricultural land preservation programme was put into place with the designation of the Agricultural Land Reserve (ALR) throughout the Province.

The mandate of the Agricultural Land Commission is very clear. On behalf of all British Columbians it is charged with preserving agricultural land as defined by the ALR, encouraging farming, ensuring land uses within the ALR remain compatible with agriculture and encouraging bylaws, plans and policies that support and accommodate farm use at all levels of government.

In 25 years, the Commission has directed most of its efforts toward achieving the preservation aspect of its mandate along with ensuring compatibility between farm and non-farm uses. This has been largely expressed through its decision-making role in the processing of applications. However, the Commission's long-standing role of reviewing land use plans and bylaws to ensure consistency with the Act is of growing importance. Achieving this aspect of the Commission's mandate requires close working relations, particularly with local governments, MAFF and other key Provincial ministries. In the long run, building strong partnerships to ensure policy and programme consistency based on a shared vision of agriculture's future should prove to be a cornerstone of farm land preservation and maintaining a healthy agri-food sector in B.C.

To assist in this effort the ALC has in place a small group of land use planners with regional responsibilities. Planning staff of the Commission have a primary function to work with local governments and other agencies during the development of plans and bylaws, and along with MAFF staff, are part of the "Agri-Teams" put in place following passage of the *Farm Practices Protection Act*.

At the time of its introduction, the Provincially inspired agricultural land preservation programme was ground breaking. No other comprehensive effort of its type had been attempted in North America, but others followed. While there are various types of farmland preservation programmes, the

“comprehensive-mandatory” model represented by B.C.’s *Agricultural Land Commission Act* is considered to be the most effective.¹ Today the programme is still receiving attention from other provinces and countries as a progressive measure to ensure that agricultural interests are resting firmly on the land use scales, adding necessary balance whenever the future of our foodlands are under discussion. The programme also represents an early example of the Province working towards sustainable land use goals, preceding *Our Common Future*, the 1987 publication of the United Nations World Commission on Environment and Development, by 15 years.

Non-Government Agricultural Organizations:

Among the approximately 400 agricultural organizations in British Columbia there are a number of key ‘umbrella’ organizations that represent either a number of commodity groups or a particular interest on a Provincial basis. Please note that the following list is selective and as a review of the Alphabetical Index at the end of Appendix 17 reveals, there are many other groups that represent a particular commodities on a provincial basis.

1. British Columbia Agriculture Council (BCAC)

In July, 1997 a new central farm organization - the B.C. Agriculture Council - was formed to represent the common interests of British Columbia’s agricultural industry. The founding organizations include: the B.C. Horticulture Coalition, B.C. Cattlemen’s Association, B.C. Milk Producers Association, Council of Marketing Boards of B.C., B.C. Pork Producers Association and F.A.R.M. Community Council.

The mandate of the Council is to represent, promote, and advocate the collective interests of agricultural producers in B.C. and foster cooperation and collective action. The Council assists the industry by coordinating strategic responses and collective positions to critical issues affecting the future of the industry.

The Council operating from offices in Kelowna, will provide important and valuable linkages to member organizations and in doing so can ensure policy initiatives are fully explored and understood by the whole industry.

2. B.C. Cattlemen’s Association (BCCA)

Previously part of the BCFA, the B.C. Cattlemen’s Association comprises some 1,750 members with 2,400 commercial cattle operations. The sale of cattle and calves in B.C. in 1991 totaled \$196 million. With offices located in Kamloops, the objectives of the BCCA are to promote, encourage, develop and protect the cattle industry in B.C. The Association represents cattle producers and co-operates with other associations, societies and organizations having similar objectives, and with the Federal and Provincial governments in securing the enactment of necessary legislation and enforcement to enhance the conditions of the industry.



¹ See: Furuseth, O.J. and J.T. Pierce, 1982, “A Comparative Analysis of Farmland Preservation Programmes in North America”, *Canadian Geographer*, 26 (3) pp. 191-206, and Cocklin, C., Smit, B. and T. Johnston, *Demands on Rural Lands*, Westview Press, 1987 p. 87, in an article entitled “Let Them Eat Houses!” *The Implications of Urban Expansion Onto Good Farmland* by D. Williams and A. Pohl.

Where the cattle industry is an important and often the most significant actor on the agricultural scene, the BCCA would be a particularly important contact regarding agricultural issues and policy development affecting this sector of the industry.

3. B.C. Horticulture Coalition



The British Columbia Horticulture Coalition, with offices in White Rock, represents 27 affiliate organizations associated with fruit, vegetable, greenhouse, nursery, ginseng producers and two farmers' institutes. Founded in 1993, the Coalition's initial mandate was to represent the human resource needs of the employers / workers in the horticulture industry. It has grown to encompass all issues important to the horticultural industry including research, marketing, lobbying and monitoring of legislation. The Coalition represents approximately 3,000 farmers, with farmgate sales of over \$400 million, covering the Lower Mainland and the Thompson-Okanagan areas.

4. B.C. Institute of Agrologists



With nearly 1,000 members all over B.C. and 8 local branches the B.C. Institute of Agrologists was recognized by the *Agrologists Act* in 1947. The members of the Institute are bound by a Code of Ethics and have developed several objectives centred on service to the agricultural and food industries and other resource sectors, improving standards in research, investigation and education with respect to agriculture and rural living, facilitating coordination among members and improving conditions in the industry. The Institute meets its objectives by preparing and presenting briefs and position papers to national and provincial bodies, speaking at public meetings, organizing and advising on courses for Agricultural Sciences students at UBC, providing a forum for professional development and improvement and publishing newsletters and membership directories.

In addition to the many staff persons within MAFF that are members of the B.C. Institute of Agrologists, there are many agrologists working within MOF, MELP and the private sector. When official plans are being developed or advice is otherwise required on agricultural matters, local members of the Institute should be sought out for the valuable contribution they can make.

5. F.A.R.M.² Community Council



The F.A.R.M. Community Council grew out of the 1995 Farmers' Institute Advisory Board Conference and is formally constituted under the *Farmers' and Women's Institutes Act*. F.A.R.M. is a Provincial 'umbrella' body of Institutes and associated small farm groups who represent community agriculture throughout B.C. It provides an opportunity for the small farm sector to participate in discussion and formulation of policies that affect them. F.A.R.M. has 9 affiliate members including: B.C. Farmers Institutes, B.C. Women's Institutes, B.C. Farm Women's Network, Certified Organic Assoc. of B.C., the Cornucopia Coalition, Southern Vancouver Island Direct Farm Marketers, Fraser Valley Direct Farm Marketers, Southern Interior Direct Farm Marketers and Farm Folk / City Folk. This combined Institute membership represents

² F.A.R.M. (Food & Agriculture Responsibility Member)

thousands of farm and ranch families across B.C which draws upon the experience of the Farmers' and Women's Institutes that have demonstrated a strong commitment to community agriculture throughout this century.

F.A.R.M. and its affiliate members, which are more locally-based, offer significant potential for contributing to or participating in local planning processes.

6. Farm Folk / City Folk

Farm Folk / City Folk is a not-for-profit networking and information resource for individuals and organizations concerned about food, agriculture and the environment. Besides being a clearing house for information about food and agriculture, the organization plays an important 'bridging' role between rural and urban communities and interests - between producers and consumers of agricultural products.



Enhancing awareness of food and agriculture from both a local and global perspective and being involved in protecting farmers and farmland are key contributions of Farm Folk / City Folk. A newsletter is published regularly and the organization is involved in a wide variety of activities including farm tours, promoting locally grown food and organic production, raising awareness of hunger, health and nutrition, organizing information booths, and participating and organizing workshops, conferences and seminars.

Other Groups - Locally Based:

In contrast to organizations highlighted above, which are national or Provincial in scope, there are several local institutes and groups which provide effective input when dealing with agricultural issues or developing community plans and bylaws. Some of these groups are directly related to agriculture and others are not; each can play a supportive role in policy development or delivery. Given the complexities of B.C. agriculture, its diversity and the varied agricultural land base, locally based groups can offer input that is particularly important because of its first-hand relevance, which in turn can assist in the development of regionally unique and innovative land use policies.

1. Farmers' Institutes

Farmers' institutes have influenced the formulation of agricultural policy in B.C. for about 100 years. Unlike commodity associations that are focused on the enhancement of their particular commodity, farmers' institutes represent all those farmers in a particular geographic area that wish to join the institute. As a result the farmers' institutes across the Province normally include representation from most, if not all the various agricultural sectors in their area and have a knowledge of local concerns and issues.

There are 63 farmers' institutes throughout the Province. They are concerned with improving conditions of rural life, promoting the theory and practice of agriculture, arranging for the purchase, distribution and sale of commodities and generally acting on behalf of their members with respect to local agricultural issues of common interest. In the Fall of 1995 efforts were underway to revive the Farmers' Institute Advisory Board. The Advisory Board will provide opportunities for farmers' institutes, as a group, to consider issues relevant to the

*See: Appendix 16
for a geographically
organized list of
farmers' institutes.*

agricultural community and discuss these concerns with Provincial elected and other officials.

2. Womens' Farm Groups

There are three primary women's farm organizations in British Columbia.



THE
BRITISH COLUMBIA
WOMEN'S INSTITUTE

The **B.C. Womens' Institute** is an educational organization with 115 branches throughout the farm communities of the Province. The organization began in 1924 and has the same mandate as farmers' institutes. B.C. Womens' Institute empowers women through workshops, meetings, hands-on demonstrations and networking to improve conditions for themselves, their families and communities, locally and globally. The Institute supports 4H Clubs and is particularly active in building agricultural awareness. The Institute is a member of the Womens Institutes of Canada and the Associated Country Women of the World.



The **B.C. Farm Womens' Network** works to educate farm women about issues affecting their families and livelihood. The B.C. branch was founded in 1987, is affiliated with the Canadian Farm Womens' Network and acts as a link to other farm organizations. Key objectives include providing a support network for farm women, to unify and promote agriculture inside and outside the industry, educate consumers and speak on issues affecting farm women. The B.C. Farm Womens' Network produces a newsletter and supports programmes to increase agricultural awareness and have conducted surveys on Pension Reform and Farm Women in the Workforce. A major function of the Network is conducting the Farm Womens Conference in October.

The **Rural Womens' Seminar Society** provides a vehicle for obtaining funding for women anywhere in the Province to organize educational seminars such as the Farm Womens' Conference.

3. Agricultural Interest Groups

There are additional groups that have a direct interest in agricultural issues within their regions. One is the *Creston Valley Agricultural Society*. This organization is a coalition of several local commodity groups tackling environmental issues and consumers' concerns with food safety. Other examples of non-governmental interest groups directly supporting agriculture include "Agriscope" in the Chilliwack area and "Agripro" in the Cowichan Valley. Membership in these organizations is normally broad-based, including producers and others with an interest in agriculture. What binds the members of these groups together, as in the case of *Agriscope*, is a recognition, "...that our prosperity and well-being are dependent in part on the strength of our agriculture and food industries."³ Their interests focus on maintaining the land base required for agriculture, increasing public awareness, disseminating information, endeavouring to improve the economic viability of agriculture and presenting a case for agriculture in environmental, animal welfare and other debates.

RECOMMENDATION:

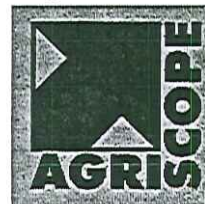
In those parts of the Province where agriculture is an important feature in the local landscape and economy, the formation of groups such as *Agriscope* and *Agripro* should be encouraged

³ Source: Chilliwack Agriscope Society, information sheet.

EXAMPLES - activities of local agricultural interest groups

- ✓ Cowichan *Agripro* puts out an informative newsletter concerning agricultural issues.
- ✓ *Agriscope* has produced an attractive brochure entitled "Rainbow Country - The Agricultural Heartland" and has conducted highly successful "Chilliwack Harvest Tours" that promote the direct marketing of farm products and enhance the awareness of local agriculture by introducing people to the farm community.
- ✓ Conferences, guest speakers, farm tours, public information meetings and direct marketing seminars are just some of the many activities of these groups.

A key strength of these groups is their ability to act as a bridge between the producers and general public as well as provide important linkages to local Councils and Regional Boards.



For a fuller discussion on Agricultural Advisory Committees see:

Chapter 9- Issues & Opportunities- Agricultural Advisory Committees page 67

4. Agricultural Advisory Committees

A growing number of municipalities and regional districts are establishing Agricultural Advisory Committees to directly assist Regional Boards and municipal Councils with a variety of issues concerning agriculture. The former District of Matsqui's *Agricultural Select Standing Committee*, which operated for over a decade, was one of the first examples of an agricultural advisory committee. More recently others have followed and today there are over ten agricultural advisory committees throughout the Province. Municipalities such as Delta have very active farmers' institutes and by maintaining a close working relationship, the institutes' executive serves a similar purpose as does an agricultural advisory committee.

The importance of such committees is their ability to provide Councils and Regional Boards with a continual link to the agricultural community. The Committee may be asked to provide advice on land use proposals affecting agriculture, comment on zoning changes or ALR applications or be asked to head special studies into matters such as irrigation, drainage or the impact of recreation on agricultural operations.

Universities and Colleges

1. University of British Columbia Faculty of Agricultural Sciences

The Faculty of Agricultural Sciences's mission is to create, conserve and disseminate knowledge, both for its own sake, and for its application to issues directly relevant to society. Members of the Faculty form a community of specialist scholars who use their expertise to address topics dealing with agricultural science, families, food, land and nutrition. Environmental stewardship and the health and well-being of individuals and families are central themes.



The Faculty's educational programs focus primarily on landscape, food and human ecosystems. As educators, Faculty members seek to develop graduates who integrate diverse perspectives and knowledge in ways that benefit a changing, global society.

The Faculty offers a wide variety of both Bachelor, Masters and Doctoral degrees in the main program areas - Agricultural Economics, Animal Science, Food Science, Plant Science, Soil Science, Family and Nutritional Sciences, Landscape Architecture and several Interdisciplinary programs. In both research and teaching the Faculty relates to the full range of its thematic interests with agriculture, land and natural resource issues predominating. In this regard the work of Faculty members and students can have practical applications in land use planning processes involving agricultural land.

2. Other Universities and Colleges

Other educational institutions involved in agricultural research and training are listed below. When undertaking research into issues related to agriculture during plan preparation these institutions may be able to offer advice, workshops or short term agricultural courses that can enhance agricultural awareness. Or there may be an opportunity for faculty members and students to be involved in local planning process as part of an applied studies programme.

<p>BC Institute of Technology - Burnaby (Technical courses in horticulture, food technology and forestry)</p> <p>Camoson College - Victoria (One year horticulture technician program)</p> <p>Capilano College - North Vancouver (One year landscape & horticulture program)</p> <p>East Kootenay Community College - Creston (One year horticulture technician program focusing on tree fruits)</p> <p>Kwantlen University College - Langley (Two year horticulture diploma program)</p> <p>Malaspina University College - Nanaimo (Semester diploma program in fisheries and aquaculture, horticulture technician program and forestry technology diploma program)</p>	<p>Okanagan University College - Kelowna (Part-time vocational courses in farm management)</p> <p>Simon Fraser University - Burnaby (A number of biology and commodity-related courses encompassing, for example, entomology and aquaculture)</p> <p>University College of the Cariboo - Kamloops (One year and part time horticulture / business program and animal health technology program)</p> <p>University College of the Fraser Valley - Abbotsford (Two year program in agriculture specializing in horticulture, livestock, integrated pest management. One year certificates in ornamental horticulture, livestock production and integrated pest management.)</p>
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PLANNING FOR AGRICULTURE - SUPPORT & ASSOCIATED MATERIAL -

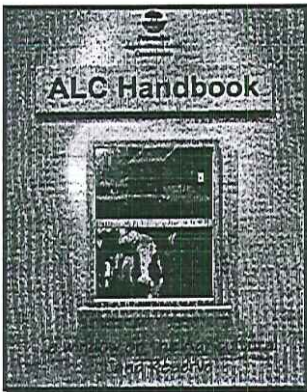
Throughout *Planning for Agriculture* reference is made to various support material related to the subject. Appendix 19 has been included to provide the reader with a quick reference to several important documents that may be of value when developing policies, plans and bylaws affecting farm areas.

1. ALC Handbook...a window on the Agricultural Land Reserve

- a comprehensive guide to the ALC Act, regulations and polices
(Source: ALC)

Contents:

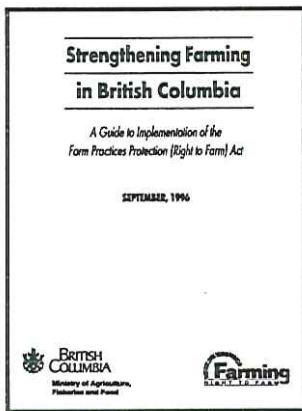
- Overview of the Agricultural Land Commission
- Acts, Regulations, General Orders and Polices
- About ALCA Applications
- Resource Maps
- Local Government Planning and the ALR
- The Soil Conservation Act
- Enforcement Procedures
- ALC Publications



2. Strengthening Farming in British Columbia: A Guide to Implementation of the Farm Practices Protection (Right to Farm) Act (Source: MAF-Victoria)

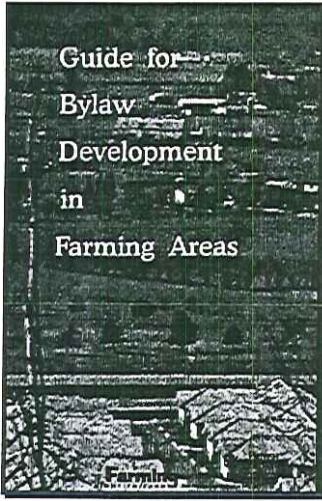
Contents:

- Information Brochure - "Good Neighbour Farming"
- Factsheets Series (seven to date)
- **Farm Practices in B.C. Reference Guide**
(A comprehensive guide describing current practices used by farmers in B.C. The Guide also contains references to pertinent legislation, industry guidelines and other sources of information.) (Source: MAF - Resource Management Branch)
- **Subdivision Near Agriculture...A Guide for Approving Officers**
(Source: ALC or MAF - a copy has been forwarded to all approving officers)
- **A Survey - Plans, Bylaws & Other Land Management Documents** of Regional Districts and Municipal Jurisdictions with Land in the ALR (1995/96) (Source: ALC / MAF)
- Index of Publications (related to agriculture)
- **Farm Practices Protection (Right to Farm) Act**
- Summary of Federal & Provincial agricultural legislation
- Key Contacts



3. Guide for Bylaw Development in Farming Areas

- contains an overview of the *Farm Practices Protection (Right to Farm) Act* and Minister's Standards associated with Section 916(2)(3) of the *Municipal Act*. (Source: MAF)



Contents:

- Preface
- Introduction
- PART A: Background**
 - Overview - Legislation and Policy
 - Developing The Standards
- PART B: Process**
 - Bylaw Review Process
 - Approval Process of Minister
- PART C: Standards**
 - Overview - Bylaw Standards
 - Application of the Standards and Status of Local Government Bylaws
 - Using the Standards in Bylaws
 - Varying the Standards
 - Using Farm Bylaws
 - Definitions
 - Agriculture Standards
 - Aquaculture Standards
 - Additional Standards
 - General Information & Referenced Legislation
- PART D: Individual Commodity Information**
- PART E: Opportunities For Strengthening Farming**
- APPENDICIES**

4. Agricultural Waste Control Regulation and Code of Agricultural Practice For Waste Management, April, 1992

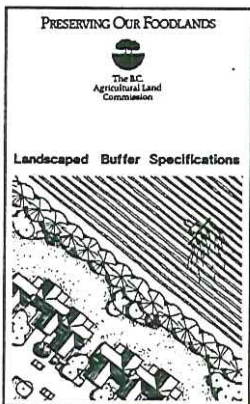
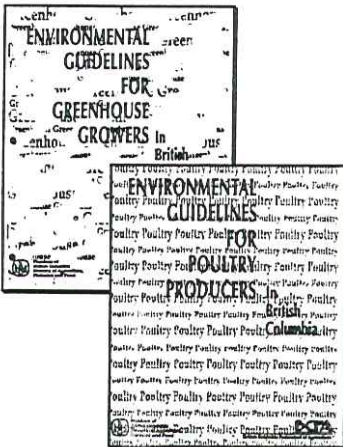
5. Environmental Guidelines for:

- Dairy Producers - 1992
- Poultry Producers - 1992
- Beef Producers - 1992
- Greenhouse Growers - 1994
- Nursery & Turf Industry - 1994
- Mushroom Growers - 1994
- Berry Producers - 1995
- Tree Fruit & Grape Producers - 1995
- Horse Owners - 1995
- Field Vegetable Producers - 1996

Ministry of Agriculture and Food
(Source: MAF - Resource Management Branch)

6. Landscaped Buffer Specifications

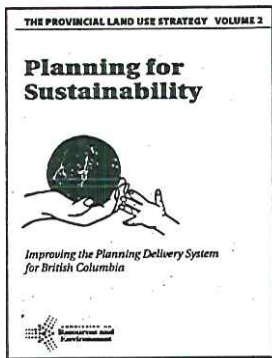
- containing fencing and landscaping specifications (Source: ALC)





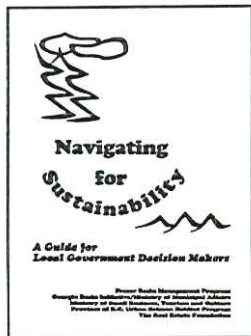
7. **Finding Common Ground: A Shared Vision For Land Use in British Columbia:**
Commission on Resources and Environment, January, 1994

8. **The Provincial Land Use Strategy Volume 1, A Sustainability Act for British Columbia, Consolidating the Progress, Securing the Future:** Commission on Resources and Environment, November, 1994



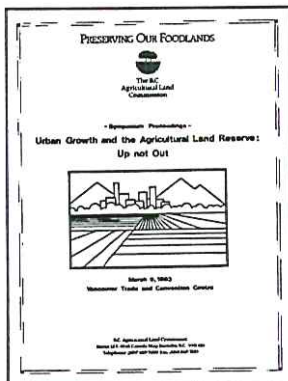
9. **The Provincial Land Use Strategy Volume 2, Planning for Sustainability, Improving the Planning Delivery System for British Columbia:** Commission on Resources and Environment, November, 1994

10. **Strategic Land Use Planning Source Book:** Commission on Resources and Environment, March, 1996



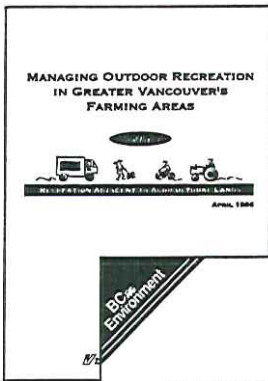
11. **Navigating for Sustainability: A Guide for Local Government Decision Makers:** Georgia Basin Initiative / Ministry of Municipal Affairs, 1995.

12. **A Strategy: Towards Environmental Sustainability in the Agri-Food Sector in British Columbia:** The Advisory Committee to the Accord on Environmental Sustainability in the Agri-Food Sector, March, 1993.

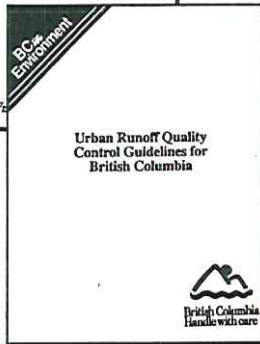


13. **Urban Growth and the Agricultural Land Reserve: Up not Out:** Agricultural Land Commission, Symposium Proceedings, March, 1993

14. **Tree Fruit Industry: Land and Water Use Issues, Discussion Paper:** Okanagan Valley Tree Fruit Authority, October, 1992.



15. **Managing Outdoor Recreation in Greater Vancouver's Farming Areas:** April 1996 (Source: Greater Vancouver Regional District)



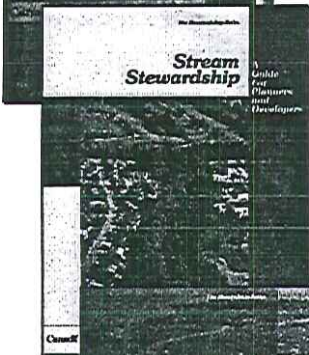
16. **Urban Runoff Quality Control Guidelines for British Columbia:** B.C. Ministry of Environment, June, 1992

17. **Proceedings: A Conference on Agricultural Issues and the Role of Local Governments:** Greater Vancouver Regional District, January 1992

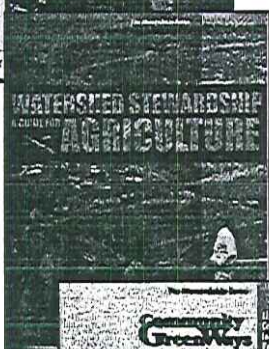


18. **The Stewardship Series**

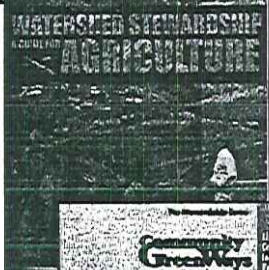
At the time of printing there were at least 10 publications in the Stewardship Series, with more planned. The following publications in the Series may be of particular interest when undertaking focused planning processes involving farm areas.



Stream Stewardship: A Guide for Planners and Developers, Department of Fisheries and Oceans, and Province of B.C., 1994. (Source: (604) 666-3545)



Community Greenways: Linking Communities to Country, and People to Nature, Ministry of Environment, Lands and Parks, 1996. (Source: 1-800-387-9853)



Watershed Stewardship: A Guide for Agriculture, Department of Fisheries and Oceans, 1997. (Source: 1-800-387-9853)



Stewardship Bylaws: A Guide for Local Governments, Ministry of Environment Lands and Parks and Department of Fisheries and Oceans, and Province of B.C., 1997. (Source: 1-800-387-9853)

A CHECKLIST OF COMMON URBAN / AGRICULTURAL CONFLICTS

"A man trespassed into my orchard and climbed a tree to steal some fruit. He fell out of the tree, damaging several branches and broke his arm ... then he threatened to sue me for his injury."

In conversation with an Okanagan orchardist.

Urban / rural conflicts experienced by the farm community represent a growing concern and are often related to rapidly expanding urban populations living in close proximity to farming or, in some cases, associated with the changing nature of agricultural operations. This may be the result of urban and suburbanization close to or *abutting* farm operations or rural residential, recreational and other uses located *within* agricultural areas.

The coexistence of urban and agricultural land uses can have several mutually beneficial attributes such as the availability of fresh produce in season, the esthetics of living near farm areas and the ready markets and urban services available to the farm community. However, urbanization can also have significant adverse effects that go beyond the ultimate impact of land use conversion.¹

When dealing with impacts on farming, there is not always a land use "fix" that can be found to lessen or resolve the problem. At times, the root cause of a conflict situation may go beyond the jurisdiction of a single local government and must be addressed at a regional or Provincial level. Conflicts, such as the harassment of stock, are expressions of the black side of human nature that are not limited to farming areas. Notwithstanding these factors, many conflict

situations - or the potential for conflict - can be lessened by increasing the awareness of agriculture and ensuring an improved understanding of what constitutes normal farm practices. Education on many levels, maintaining strong links with the farm community, sensitive urban design, and more focused planning for agriculture can all be instrumental in achieving greater compatibility between farming and non-farm land uses.

The potential for conflict can be lessened through an enhanced awareness of agriculture

As Gary Runka has stated, "The relationship between adjacent urban and agricultural communities is a complex one" and "... the negative impacts are predominantly borne by the agricultural community."² The following list is consciously presented from an agricultural perspective to focus on the sources of conflict and impacts on farm land, farming and farmers. While not necessarily comprehensive, the list outlines some of the key urban / farm conflicts and contributing factors experienced by the agricultural community that should be considered when developing planning policies affecting agricultural areas.

¹ See Runka, G., *Tree Fruit Industry Land and Water Issues Discussion Paper*, Okanagan Valley Tree Fruit Authority, October 1992, page 9.

² *Ibid*, page 9

A CHECKLIST OF COMMON URBAN / AGRICULTURAL CONFLICTS

1. Farming In The Urban Shadow

1. An historic **lack of land use planning** designed to support agriculture on the one hand, avoiding the unnecessary intrusion of non-farm uses into agricultural areas on the other.
2. **Urban development adjacent to farm operations** without prior planning and subsequent implementation of adequate or appropriate buffering, and other design features aimed at reducing 'edge' conflicts at the time of development.
3. A lack of **fencing** and /or maintenance. This is a particularly concern when rural residential subdivisions are developed in ranching areas.
4. **Limitations** on activities such as aerial spraying, land clearing, the use of bird scare devices or other **farm practices** due to urban encroachment.
5. An increased demand and competition between agriculture and urban users for limited but critical **water resources**, including reductions in available ground water. Also of concern with increased urbanization and rural non-farm populations is the inherent shift in decision making related to water allocation in favour of non-farm users.
6. **Flooding** from upland, urban runoff and water contamination, particularly from road runoff.
7. **Soil erosion** and sedimentation as a result of water runoff from adjoining properties.
9. The **shading** of crops and orchards by the installation of inappropriate buffering.
10. Increases in the number of **rural residential and hobby farm uses** in traditional farm communities as a result of parcelization and shifting urban populations to rural settings. This influences an escalating of farmland prices and increases the number of people within farm areas with urban attitudes and a lack of understanding of normal farm practices.
11. Impacts of a **highly parcelized agricultural land** base on farm operations include:
 - field inefficiencies due to small size;
 - increased operating costs due to farms being made up of several small dispersed parcels;
 - single farm operations consist of several parcels sold off as individual parcels to unique owners, with each parcel developed as an individual homesite. This results in a break up of the farm and increases the intrusion of non-farm residents into a farm area.
 - increased per hectare cost of land for new entrants or operators wishing to expand farms;
 - uneconomical unit size to support a family farm operation, necessitating off farm income sources to maintain operation; and
 - increased necessity to lease or rent from absentee or non-farmland owners with inherent uncertainties and instabilities that can potentially influence land stewardship practices.

12. **Non-farm developments**, including rural residential, park, recreation and wildlife uses, within or adjacent to farmland influencing zoning and other bylaw regulations that may restrict or prohibit, *unnecessarily*, farm expansion or diversification, specific types of farm use, normal farm practices, direct farm marketing and opportunities for home occupation, and other low impact means of income diversification.
13. The building of “**mega**” homes in farm areas, along with ancillary uses such as tennis courts, swimming pools and excessive ‘domestic’ landscaping is land consumptive and increases land prices beyond farm values. In addition, further impact is caused by the improper siting of residences (from an agricultural perspective) and the further (urban) gentrification of the farm community and potential for increasing land use conflicts.
14. Placing of intensive (moderate and high density housing and schools) or inappropriate **urban uses** (motel, other commercial and some industrial uses) *next to agriculture*.
15. Allowing for the **intrusion of urban** and non-agriculturally associated uses *within the farm community*. In so doing, expectations of changing land uses can result. This can create what has been referred to as the “urban shadow effect” on farmland, setting off a complex chain of events. This may escalate changing (non-farm) land ownership and generally undermine the agricultural community, often resulting in a destabilizing of the industry and a loss of agricultural support services. This slow (but at times rapid) demise of the farm community represents the ultimate negative effect of urban / farm conflict.

2. Transportation Related Impacts

1. A lack of **transportation planning** focused on the impacts on farming and the needs of agriculture.
2. Increased volume and speed of **urban traffic** moving through farm areas making it difficult and time-consuming to safely use the once rural road system to move farm equipment between fields and orchards.
3. Limited or **restricted access** to fields due to urban road patterns, traffic volumes and physical barriers to equipment movements, including bridges and tunnels.
4. Use of pesticides for **weed control** along roads and highways adjacent to organic farm / ranch operations.
5. A lack of **weed control** along roads and highways allowing the spread of noxious weeds.

(Note: There may appear to be a discrepancy between point 4 and 5, but they reflect the diversity of B.C. agriculture, varying impacts and the corresponding need to consider farm-related issues in a detailed manner.)
6. The **location of roads**, road endings, highways and other linear corridors (gas / hydro) impacting agricultural land and operations in the short run (at time of construction) by interrupting drainage patterns, causing erosion, flooding or sedimentation of irrigation water sources. In the longer term impacts include the loss of productive farmland, property / operation severance and restrictions on siting options for buildings.
7. Transportation facilities, in particular roads and highways, can influence land use decisions that impact farming and be an impetus for **speculation of land use change**, resulting in shifts of land ownership to non-farm persons and in turn causing increasing land values.

8. Road / highway “improvements” can result in restrictions on use of these facilities for the **movement of farm equipment**.
9. The reduced effectiveness of intensive irrigation systems by **hydro transmission lines** and the long term safety of operating in the midst of high-pressure gas pipelines.

3. Wildlife and Recreation

1. Wildlife **damage** to crops and land:
 - displacement or loss of habitat by residential and other development placing additional pressure on agricultural land to provide wildlife habitat;
 - deer and elk browsing with a lack of population control and/or inadequate interface management programmes; and
 - waterfowl damage through soil compaction, spread of weeds and destruction of crops.
2. The impacts of **successful conservation measures**, resulting in population increases of specific species subsequently demanding the use of agricultural crops for feed, coupled with a lack of mitigative measures and provision for compensation for crop loss and field damage.
3. Acquisition and the **setting aside of farmland** for single use wildlife habitat causing loss of land for agricultural production, the potential for increased wildlife / agricultural conflict and the destabilization of the agricultural community.
4. Restrictions on the **maintenance of farm drainage ditches** due to the potential impact on fish and wildlife habitat.
5. Recreational uses in the farm areas:
 - **trails** along or through farmland;
 - associated **increased traffic**, cycling abreast along rural roads blocking farm vehicles;
 - **parking** along rural roads blocking access to fields or alternatively requiring the use of farmland for parking lots to access recreation facilities;
 - **golf courses**: besides the sheer loss of farm land from active or potential production: traffic increases on rural roads, water run-off and flooding of adjacent fields if ditching and drainage is inadequate, reducing availability and competition for ground water (particularly during the growing season), reducing available land base for the application of manure, garbage along fence lines and damage to fences and crops when chasing balls into farm fields; and
 - increased **instability** by recreational uses setting off expectations of further land use change (example: future residential uses associated with a golf course).

4. Direct Impacts on Farms and Farming

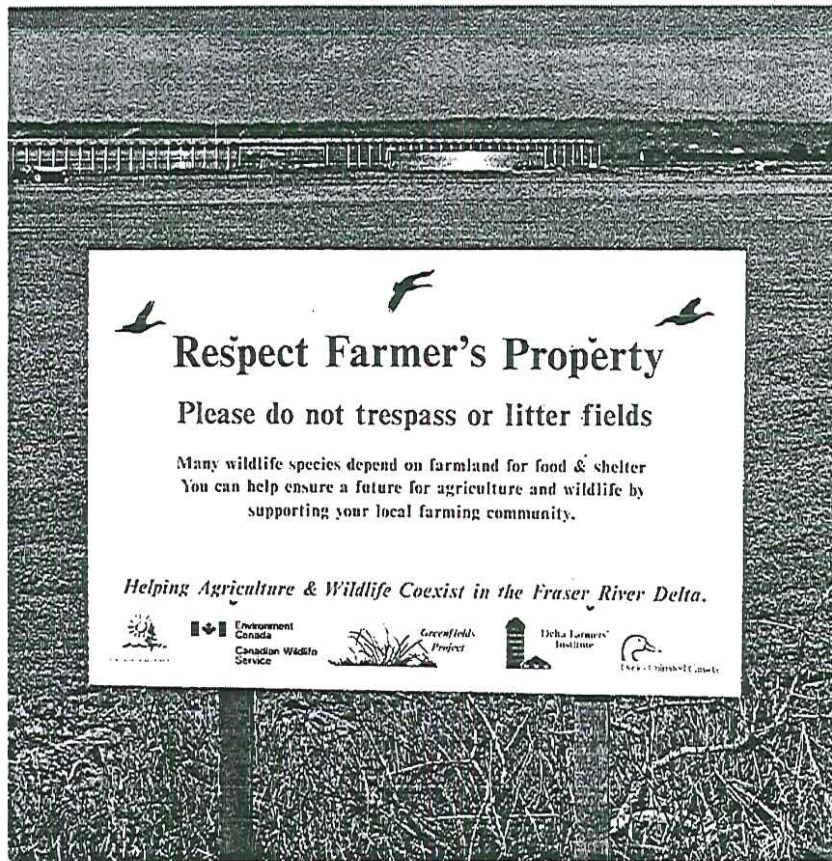
1. **Harassment and complaints** about normal farm practices associated with:
 - slow moving farm vehicles;
 - truck traffic servicing agriculture, particularly that associated with processing and during periods of harvesting
 - odours from the spreading and storage of manure;
 - farmers’ use of chemicals to spray crops;
 - movement of farm equipment through urban areas;
 - air emissions from burning and fan use;

- fan and other equipment noise;
- use of noise making devices to protect crops;
- light from greenhouses at night;
- keeping of bees;
- dust created by machinery working in fields;
- night harvesting; and
- early morning use of equipment.

"...they didn't want any spraying in the area because their kids go down into our fields to play and they walk their dogs there, too. That they are trespassing on private property doesn't seem to matter"³

2. **Stealing and damage to equipment and crops.**

"Subdivision dwellers think nothing of helping themselves to farmers' produce. When three women were questioned after harvesting turnips and potatoes from a neighbouring farmer's field, their response was: "There's lots of it out here. He's not going to miss a handful of potatoes."³



3. **Trespassing and vandalism**, including the invasion of fields and damage to fences due to off-road vehicles, bicycles, cars and dogs.
4. Bottles, cans and other objects thrown into fields causing secondary **damage to crops, livestock and equipment.**
5. **Harassment of stock.**

³ Gordon Huff (whose family has farmed in Delta for over 100 years) in conversation with: Patricia McKay, "Association Profile: The Delta Farmers' Institute", B.C. Agriculture, February 1991, p. 26.

6. **Animal rights** advocates releasing birds and animals from stalls and cages.
7. Dumping of **garbage** in ditches and in farm fields.
8. Efforts to **restrict land clearing** to bring land into agricultural production.

*"Some years ago, residents presumably upset by the late night and early morning harvesting activity, destroyed four tractors and two trucks. Tires had been flattened on the tractors, fuel lines broken and the cab roof of an old tandem dump truck pounded down to the level of the steering wheel. Dirt and sand had been poured into the fuel tanks. We couldn't prove who did it ... but when we left the field there were people waiting for us on the roadway. They said: We don't want those noisy things starting up at 7 o'clock in the morning. That's ridiculous. We moved out here for peace and quiet and we're not going to put up with this noise."*⁴

5. Other Contributing Factors

1. A lack of effort to **better inform** non-farm residents living next to or within farm areas about normal farm practices and agriculture's benefits to the community.
2. The need for improved guide material concerning practical techniques to **mitigate** existing conflicts and enhance land use compatibility in the future.
3. The need for **greater consistency in land use policy** which demonstrates a clear, long term commitment to both the activity of farming, its associated support infrastructure (suppliers and processing facilities) and the preservation of land and water resources.

"The speculative market is extremely sensitive to the perceived impermanence of provincial, regional and local land use planning and agricultural zoning regulations"

G. Runka
 Tree Fruit Industry
 Land and Water Issues
 p. 19

⁴ Gordon Huff (whose family has farmed in Delta for over 100 years) in conversation with: Patricia McKay, "Association Profile: The Delta Farmers' Institute", B.C. Agriculture, February 1991, p. 26.

If you want more information
about the preservation of
BC's foodlands or additional
copies of this report, call or
write to the Commission today.



The BC
Agricultural Land
Commission

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