



AGRICULTURAL ADVISORY COMMITTEE MEETING

June 28, 2011

12:00 PM – CVRD Boardroom

175 Ingram Street, Duncan, BC V9L 1N8

AGENDA

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Note: A copy of the full agenda package is available at the CVRD website www.cvrld.bc.ca

Director M. Marcotte, Chair
Director L. Duncan
Director L. Iannidinardo
Director G. Giles

Director G. Seymour
Peter Keber
Rodger Hunter
Joanne McLeod

Ian Christison
Wayne Haddow
George Robbins
Dan Ferguson

Pat Durose
Mick Smith

DISTRIBUTION:

Full Agenda Package:

DIRECTOR HARRISON
DIRECTOR HAYWOOD
DIRECTOR WALKER
DIRECTOR MCGONIGLE
DIRECTOR KENT

DIRECTOR COSSEY
DIRECTOR HUTCHINS
DIRECTOR DOREY
DIRECTOR KUHN
DIRECTOR MORRISON

AS WELL AS:

GEORGE BAIRD, ALTERNATE
JOHN MILNE, ALTERNATE
MARSHA STANLEY, ALTERNATE
ROB KLINE, MINISTRY OF AGRICULTURE & LANDS
WARREN JONES, CHIEF ADMINISTRATIVE OFFICER
MARK KUEBER, GENERAL MANAGER CORPORATE SERVICES
TOM ANDERSON, GENERAL MANAGER PLANNING & DEVELOPMENT
GEOFF MILLAR, ECONOMIC DEVELOPMENT MANAGER
KATHY LACHMAN, BUSINESS DEVELOPMENT OFFICER

Minutes of the Regular meeting of the AGRICULTURAL
ADVISORY COMMITTEE held at the CVRD Boardroom, April 26,
2011 at 12:00 pm.

PRESENT: Chair M. Marcotte
Director G. Giles
Director G. Seymour
Director L. Iannidinardo
Director L. Duncan
Peter Keber
Rodger Hunter
Joanne McLeod
Ian Christison
Dan Ferguson
George Robbins
Wayne Haddow
John Milne
Pat Durose
Mick Smith

**ALSO
PRESENT:** Marsha Stanley, Alternate
John Milne, Alternate
Director I. Morrison

STAFF: Tom Anderson, GM, Planning & Development
Kathy Lachman, Business Development Officer
Warren Jones, Chief Administrative Officer
Judy Mills, Recording Secretary

ABSENT: George Baird and Geoff Millar

**APPROVAL OF
AGENDA**

Two addenda were added to New Business.

It was moved and seconded the agenda be accepted.

MOTION CARRIED

**ADOPTION OF
MINUTES**

**It was moved and seconded the Regular AAC meeting
minutes of March 22, 2011 be accepted.**

MOTION CARRIED

**BUSINESS ARISING
FROM THE MINUTES**

Not applicable.

CORRESPONDENCE

**C1
EMAIL FROM LEO
GOSSELIN**

**It was moved and seconded the email from Leo Gosselin
dated March 27, 2011 be received and filed.**

MOTION CARRIED

INFORMATION

**IN1
PARHAR HOLDINGS
FILE NO.
6-D-08DP/RAR**

Director L. Iannidinardo put forward the information and raised the question does the AAC want to send a letter regarding the need in our community for food storage. The Economic Development Division is willing to assist Parhar Holdings by providing a potential list of food processors interested to become tenants.

It was moved and seconded to recommend to the CVRD Board to support the concept of having a food processing facility.

MOTION CARRIED

REPORTS

**R1
STAFF REPORT**

Tom Anderson, General Manager, Planning & Development submitted a staff report regarding ALC Application Review in response to the AAC meeting recommendation on March 22, 2011. He stated most often applications for a second residence are compliant with zoning. It is very rare to get an exclusion from the land reserve and therefore most try to subdivide within. Further discussion took place.

It was moved and seconded to invite the Board Chair of the Agricultural Land Commission to the next AAC meeting.

MOTION CARRIED

It was moved and seconded the report be received and filed.

MOTION CARRIED

UNFINISHED BUSINESS

**UB1
UPDATE ON AAC
RECOMMENDATIONS**

Distributed for information only. No discussion or questions.

**UB2
ESTABLISH GOALS
FOR AREA
AGRICULTURE PLAN**

Rodger Hunter distributed a Logic Model completed by his wife, Alison Nicholson, who was a professional Agrologist in her early career. Discussion took place.

Dan Ferguson arrived at this point.

Chair Marcotte put forward a preliminary step to randomly pick and put members in working groups. Each group will be assigned two goals/themes to review and come back and discuss if they are relevant to the Agriculture Plan. All members agreed to the process and the groups were formed as follows:

Group 1 – Goals 2 & 4

Rodger Hunter, Peter Keber, Mick Smith, George Robbins, Joanne McLeod

Group 2 – Goals 3 & 6

Pat Durose, Wayne Haddow, Gerry Giles, John Milne, Dan Ferguson

Group 3 – Goals 1 & 5

Marsha Stanley, Director L. Duncan, Director G. Seymour, Director L. Iannidinardo, Ian Christison

Kathy Lachman will coordinate group meetings and any requests to switch groups. All members will be informed when each group is scheduled to meet.

NEW BUSINESS

**NB1
RESIDENTIAL
PRIVILEGES**

Director L. Duncan brought forward the concept of considering subdivision of ALR land in 5 acre parcels for agriculture use only with no residential privileges. Currently the ALC always allows residential privileges. Discussion took place.

It was decided this is a good topic for working groups to discuss and add in where it fits with their goals/themes.

**NB2
PROMOTE LEASE
OF FARM LAND**

Director G. Giles put forward the suggestion to promote the idea of Farmer's leasing land to younger Farmer's.

The members agreed it was a good idea to invite Dave Craven and Don Maroc to a future AAC meeting to have an in depth discussion. Topic may fit into the working groups.

NEXT MEETING

Chair Marcotte proposed the month of May be used for working groups to meet and work on goals/themes and the Committee will meet again on June 28, 2011.

It was noted May 8, 2011 District A Farmer's Institute is hosting their AGM in Nanoose & May 10, 2011 is Agriculture Day in Canada.

ADJOURNMENT

It was moved and seconded that the meeting be adjourned.

MOTION CARRIED

The meeting adjourned at 1:34 pm.

Certified Correct:

Chairperson

Secretary

Dated:



COWICHAN VALLEY REGIONAL DISTRICT

BYLAW No. 3515

A Bylaw to Establish a Regional Agricultural Advisory Commission for the Cowichan Valley Regional District.

WHEREAS the Board of Directors of the Cowichan Valley Regional District has adopted the Cowichan Region Area Agricultural Plan;

AND WHEREAS the Board wishes to increase awareness of agricultural issues in the Cowichan Valley Regional District and provide leadership in the promotion of agriculture as an important economic driver in the region;

AND WHEREAS the Board wishes to establish a Regional Agricultural Advisory Commission to direct the implementation of the Area Agricultural Plan;

NOW THEREFORE the Board of Directors of the Cowichan Valley Regional District, in open meeting assembled, enacts as follows:

1. **CITATION**

This bylaw may be cited for all purposes as "CVRD Bylaw No. 3515 – Regional Agricultural Advisory Commission Establishment Bylaw, 2011".

2. **DEFINITIONS**

In this bylaw:

a) "**Commission**" means the Regional Agricultural Advisory Commission established by this Bylaw.

b) "**Board**" means the Board of the Cowichan Valley Regional District.

3. **MEMBERSHIP**

The Commission shall consist of thirteen members, as follows:

a) Five Commission members shall be Directors of the Cowichan Valley Regional District (three Electoral Area Directors, one North Cowichan Municipal Director, and the Board Chairperson).

b) One representative from each of the following organizations:

- i. Nanaimo Cedar Farmers Institute
- ii. Shawnigan Cobble Hill Farmers Institute
- iii. Cowichan Agricultural Society
- iv. CVRD Economic Development Commission

.../2

- v. CVRD Environment Commission
- vi. The Regional Agrologist, Ministry of Agriculture
- vii. Duncan Farmer's Market
- viii. Farm Credit Canada

c) All members shall be appointed by Board resolution

4. TERM OF OFFICE

- a) The term of office for Commission members shall be three years and shall be consistent with the terms of the elected Directors of the Board.
- b) In the event of vacancy of office, a replacement appointee shall hold office for the otherwise unexpired term of office.
- b) Commission members may be re-appointed for a further term or terms.
- c) The Board may, at any time, terminate the appointment of a member.
- d) The Board may remove from membership any member appointed who has failed to attend three consecutive Commission meetings without good cause.

5. PROCEDURE

- a) The Board Chair shall appoint a Chairperson and Vice-Chairperson of the Commission who shall hold office until a successor is appointed.
- b) In the absence of the Chairperson or Vice-Chairperson, the Commission shall elect from the members present a temporary Chairperson for the purpose of that meeting only.
- c) A quorum is seven members, one of whom must be a Director of the Board.
- d) All decisions, resolutions and recommendations of the Commission shall be made by a majority of the members present at the meeting, with each member having one vote.
- e) Where not otherwise covered in this bylaw, the rules of procedure governing Commission meetings shall be those of the current Board Committee and Commissions Procedures Bylaw of the Cowichan Valley Regional District.
- f) Minutes shall be kept for all meetings of the Commission, and a copy of such minutes shall be forwarded to the Legislative Services Division of the Cowichan Valley Regional District.

6. RESPONSIBILITIES

The responsibilities of the Commission shall be as follows:

- a) Implement the CVRD Agricultural Area Plan and the recommendations contained in that Plan. More specifically to:

.../3

- Review all 78 recommendations;
 - Identify those activities already underway and identify the groups and organizations undertaking those activities;
 - Ensure that sufficient resources are available to accomplish activities and if required, identify the additional resources needed;
 - Prioritize activities to be undertaken;
 - Identify the activities that have not been addressed and prioritized;
 - Identify the necessary resources to complete those activities; and
 - Make recommendations to the CVRD to allocate resources to accomplish those activities.
- b) Advise the Board on issues of importance to the agricultural community, and on ALR exclusion applications as well as any other matters referred to it.
- c) Subject to the provisions otherwise contained in this bylaw, provide the Board with advice by way of:
- (i) Matters which may legally or financially bind or commit the Board.
 - (ii) Provide input to an annual financial plan which will become a specific Economic Development Agriculture Project in the annual Function 121 budget.
 - (iii) Quarterly progress/status reports to the Board.

7. GENERAL

- a) All members of the Commission shall serve without remuneration, except for such "out of pocket" expenditures as may have received prior authorization by the Board.
- b) No recommendation of the Commission or other matter requiring ratification by the Board shall be acted upon until it has been approved by the Board.

READ A FIRST TIME this _____ day of _____, 2011.

READ A SECOND TIME this _____ day of _____, 2011.

READ A THIRD TIME this _____ day of _____, 2011.

ADOPTED this _____ day of _____, 2011.

Chairperson

Corporate Secretary

May 25, 2011

File: 01150-30\AF002-I0497

Mail

PO Box 8248

Victoria, BC V8W 3R9

sent by facsimile: 250 746-7801

Courier

3rd Flr, 808 Douglas St

Victoria, BC V8W 2Z7

Geoff Millar
Manager, Economic Development Division
Cowichan Valley Regional District
135 Third Street
Duncan BC V9L 1R9

Phone 250-356-1662

Fax 250-953-5162

Dear Geoff:

Thank you for applying to the Investment Agriculture Foundation of British Columbia, Agri-Food Futures Fund Islands Agriculture Initiative. Your application titled **Islands Agriculture Show Pilot Project** was considered by the Foundation's Islands Agri-Food Initiative Advisory Committee on May 19, 2011.

www.iafbc.ca

info@iafbc.ca

I am pleased to advise that funding for this project has been approved. This approval is based on 46.53 percent of total eligible cash costs of \$54,100 to a maximum of \$25,175 ("the Funding") for activities commencing on or after the above noted decision date.

Please confirm your continued interest in obtaining the Funding by providing us with the following materials within 60 days from the date of this letter:

1. This letter, signed and dated where indicated below;
2. Written confirmation that all funding from other sources identified in the budget has been secured and an explanation of any changes in funding sources to date;
3. A revised budget (if different from the application);
4. A revised workplan (if different from the application).

Should an extension beyond 60 days be required, a written request must be made.

For further details or questions, please contact Jamai Schile at 250 356-0119.

Yours truly,
Investment Agriculture Foundation of B.C.



**Investment
Agriculture
Foundation**
of British Columbia

Peter Donkers
Executive Director

The undersigned hereby confirms their continued interest in obtaining the Funding (as defined above) for project **AF002-I0497 – Islands Agriculture Show Pilot Project** and acknowledges that no part of the above letter is intended to create or constitute a legally binding obligation on the part of the Foundation.

Date: JUNE 10, 2011

A designated signing officer for:
Cowichan Valley Regional District

J.E. Barry, Corporate Secretary

Funding provided by:

Canada



June 14, 2011

Cowichan Valley Regional District
Agricultural Advisory Committee
135 Third St.
DUNCAN BC V9L 1R9

Attention: Director Mary Marcotte, Chair

Dear Director Marcotte:

Re: Proposed South Cowichan Official Community Plan (OCP)

Please accept this letter as a formal referral of the Cowichan Valley Regional District (CVRD) proposed South Cowichan Official Community Plan Bylaw 3510, which received first and second readings by the Regional Board on June 8, 2011.

The proposed South Cowichan Official Community Plan affects all lands and water surfaces within Electoral Area A – Mill Bay/Malahat, Electoral Area B - Shawnigan Lake and Electoral Area C - Cobble Hill of the CVRD. Previous consultation has occurred with the Agricultural Land Commission and the Provincial Ministry of Agriculture.

Please visit the CVRD website at www.cvrld.bc.ca to view the Schedules to Bylaw 3510, including:

- Schedule A: the main OCP text document and the three appendices – Mill Bay Village Plan, Shawnigan Village Plan and Cobble Hill Village Plan;
- Schedule B: the Plan maps (land use designations); and
- Schedule C: Plan Servicing Maps (for community water and sewer service areas).

Proposed Bylaw 3510 is scheduled for an Official Public Hearing on June 27, 2011, at 7:00 pm at the Kerry Park Ice Arena in Mill Bay, BC. Please provide comments prior to this Public Hearing.

If you have any questions or require clarification, please do not hesitate to contact me by telephone at 250-746-2620 or by email at ctompkins@cvrd.bc.ca.

Yours truly,

Catherine Tompkins, MCIP
Senior Planner
Community and Regional Planning Division
Planning and Development Department
CT/jnl

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Agriculture Advisory Committee- Sub-committee Group 1

Goal # 4: To improve water management for agricultural purposes					
Committee Members: Rodger Hunter, Mick Smith, George Robbins (spokesperson), Joanne McLeod, Wayne Haddow					
Prioritized Action Items					
Action	Ranking	Lead Organization	Resources Required	Comments	
4(a) 1. Initiate discussions with Catalyst Paper to secure access to increased water (part of the unused portion of their water license).	Low priority- long term			Catalyst has a water license and cannot allocate their water for non-catalyst uses.	
1. (a) Catalyst also releases heated wastewater. There may be potential to beneficially reuse this for agricultural production - perhaps greenhouses	Medium Priority This may be a possibility	Rodger will explore greenhouse wastewater potential		In discussions with Catalyst RH determined that there is some heated waste water and possibly the residual water that could potentially be utilized. Heat would have to be used in the area adjacent to Catalyst.	
2. Allow farmers access to Municipal water at a favorable rate This action item has been reworded to say: Explore options regarding: a. access to water and b. pricing of water for agriculture	High priority	AAC		Climate change- spring and summer inflows into Cowichan Lake from 1984 reported to have reduced by 36% Issue may not be getting water to farms but having enough water for all users.	

3. Develop strategies that will allow reallocation of water within the current infrastructure	Recommendation that this action item be removed.			
4. Revisit the Cowichan Basin Water Management Plan Recommendation to reword to say: Encourage and support the Cowichan Basin Water Management Plan		Opportunities for collaboration	RH has requested some resources in support of sustainable agriculture. Additional resources will be required	RH willing to offer interpretations/expertise on the Management plan
5. Review potential water storage options throughout the Regional District. Apparently, there is considerable resistance to raising the level of Cowichan Lake. At a glance, this is the most obvious place to increase water storage at the district level because it is already tied into distribution systems. Are there other options? If so, where and how?	High priority Support headwater storage Review potential water storage options throughout all of CVRD	AAC in partnership with CWB		
6. Provide support, such as engineering, to assist				

farmers with development of on-site or small local irrigation improvements. During consultations, at least one farmer commented that it was very difficult to find engineers with appropriate skills to assist with these types of design and, those that are available, are prohibitively expensive in large part because of the process required for approvals.	Low priority- long term				
7. Encourage Environmental Farm Plans and on-going Implementation	High priority				
4(b) 1. Hold a workshop that deals with water, irrigation design and water use efficiency	High Priority Cowichan Watershed Board is doing this. Recommendation to co-ordinate and support	AAC and CWB			First workshop scheduled for June 23, 2011. Possible follow up in autumn. CWB has sought funding for additional workshops in 2012 and 2013
4(c) 4 c and d Replace action items with: Pilot Project- funded position for wetland specialist to help agriculture sector and communities		AAC		Resources Required: Partnership with Ducks Unlimited, Pacific Salmon Trust, Agri-food Canada	

1. Provide support to farmers/landowners to develop or maintain water management systems, including water control structures on wetland areas, that impact multiple users or landowners 2. Assist with creation of Improvement Districts ¹ to coordinate regular maintenance of drainage channels				
4 (d) 1. Provide support to farmers/landowners to develop or maintain water management systems, including water control structures on wetland areas, that impact multiple users or landowners				

Additional Comments from Sub-Committee #1:

- The group would like a planner from CVRD to attend next meeting to assist the group in addressing Goal 2. Tom will supply a planner for the next meeting
- The group would like to see the North Cowichan Agriculture Plan- Kathy will provide for the next meeting

- Cowichan Watershed has applied for funding to develop a water budget model to explore the relationship between aquifers and surface water.
- Ladysmith aquifer is declining
- We do not have a snow monitoring station in the Cowichan watershed
- The group would like to see a list of Cowichan Watershed Board appointees
- The CVRD has a flood management plan
- In terms of water conservation and water storage, the agriculture community should demonstrate stewardship
- CWB is bringing in Ted van der Gulik as a speaker to talk about water conservation- he will be in Nanaimo on June 24th

Agriculture Advisory Committee- Sub-committee Group 1

Goal # 2: To create a local government policy framework that supports and welcomes increased agricultural production, encourages land improvements and helps provide access to resources Committee Members: Rodger Hunter, Mick Smith, George Robbins (spokesperson), Joanne McLeod, Wayne Haddow, Ann Kjerulf (CVRD Planner), Jim van Barneveld Prioritized Action Items				
Action	Ranking	Lead Organization	Resources Required	Comments
2(a) 1. Develop or adopt terms of reference for the Agricultural Advisory Committee. Suggested terms of reference can be provided by the authors of this plan. Based on discussions during consultations, the committee will: a. respond to referrals from the regional district and b. have the capacity to recommend motions for policy change forwarded by industry	High Priority Wording in the Terms of Reference is not the same as this action item Questions: Should wording in this action item be reflected in TOR? In the TOR, where do requests come from? Reword b to say: Evaluate motions for policy change forwarded by industry			
2. Advertise for Committee members. How this is done will depend on the terms of reference, however, it is suggested that a portion of the committee would be made	This has been completed using a different process Agenda Item for discussion: Inclusion on North Cowichan			

up of members nominated by the local Farmers' Institutes.	Agriculture Committee- how do we exchange views?			
3. Hold a joint meeting between the AAC and the Regional Board to further define and discuss the roles and expectations of the committee in terms of referrals and advocacy.	Completed			
2(b) 1. Review and harmonize zoning bylaws to ensure that wording and permitted /conditional uses, related to agriculture, are consistent between Electoral Areas and municipalities.	High priority South Cowichan OCP is harmonizing but there will be three separate zoning bylaws. This process may be seen as providing new guidelines to harmonize	This committee would like to see the draft OCP and have a presentation. The draft is going to EASC on May 31 st . A Director may make a motion to refer the draft of the agriculture components to AAC.		
2. Amend zoning to allow and encourage value added production as a permitted use in agricultural zones. Complex cases may require a referral to, and recommendation from, the AAC	Allowed now but depends on location and may require rezoning	Reword: Consider policies that encourage value added production in OCP's where it is compatible with surrounding land uses.		
3. Clearly describe permitted uses in each of the agricultural zones within the zoning bylaws and develop a handbook	First part belongs in 2(b) #1 Development of a handbook: Kathy will do			

or webpage describing "what to expect when living in farm areas". This could provide information about "normal farm practices". New landowners would be advised of what to expect from the farm next door.	some research to see if this already exists.			
4. Edge Planning - where development has not occurred along the edge, implement the policies and use the tools recommended by the Land Commission. This may include a combination of Development Permit Areas, buffers and possibly some restrictions on the type of agriculture along the edge a. Encourage urban agriculture type operations along the urban rural interface.	New OCP has buffer zones built in for edge planning. High priority to support Recommendation to remove 4 (a)			
5. Create a preferred zoning for intensive agriculture. Dairy farmers and other intensive operators would be classified as such within the Zoning Bylaw. Permitted and conditional	Low priority Already allowed under A1. Organic farming and community gardens not compatible with intensive agriculture.	Rewrite: Explore the feasibility of implementing a Farm Bylaw (Section 917) to regulate the location of agriculture uses that may be in conflict with one another.		

uses would be stated as part of that category of "Intensive" Agriculture Zone.					
6. Recognize that blanket land use policies for agriculture do not always work. In some cases, policy may need to be flexible. Allow these cases to be referred to the AAC. a. Farm Labour Housing – Develop detailed guidelines for determining legitimacy of a request for additional residences. Refer complex cases to the AAC.	Low priority Remove section 6 (a)				
7. Encourage the Regional District to undertake a Regional Growth Strategy	On-going Rewrite: Encourage the CVRD to undertake a Regional Growth Strategy that harmonizes agricultural policy within the region.				
8. Overlay current land uses on a soils/agricultural capability map to determine the highest and best use for the land and base it on the performance of the land.	Move into 2c				

The 1:20,000 soils and agricultural capability mapping currently available is not digitized. The land use/soil map may need to be done using a hard copy atlas version.					
The following section will be reworded by Rodger to create a flow of action.					
2(c) 1. Provide online access to soil and agricultural capability mapping as well as zoning information. Ultimately, the entire area (CVRD and municipalities) would be viewable at one site.					
2. Identify, map and protect areas that are suitable for: a. Greenhouses and other intensive operations that don't require good soil b. Processing facilities including abattoirs c. Site for Permanent Farmers' Market d. Intensive livestock operations e. Specialty crops, like grapes and berries, with	This action item is really the focus of this section. Need to understand what is available Expand mapping to include broad spectrum of agriculture uses.				

specific soil and microclimate requirements. Specifically, create an atlas of suitable sites for Vineyard operations				
3. Where possible, map the agricultural capability of forestry lands or other lands outside the ALR that may be suited for agricultural use. Note: it is suggested that immediate mapping of remote or semi-remote timberlands is not a high priority. The use of the existing agricultural land base has declined significantly over the past 20 years and most of these lands are accessible and are already cleared. It doesn't make economic sense to develop remote lands when capable sites in good climates near town are being abandoned. Very little land has been cleared for agricultural purposes in the past 20 years.				

Agriculture Advisory Committee- Sub Committee Group 2

Goal #3 To improve capacity and profitability in the local agricultural industry				
Committee members: Pat Durose, Wayne Haddow, Director Giles, John Milne (spokesperson), Dan Ferguson				
Prioritized Action Items				
Action	Priority	Lead Organization	Resources Required	Comments
3(a) 1. To support established farms that are not planning inter-generational transfer a. Recruit buyers for large operations and promote Cowichan Valley farm opportunities in a strategic and targeted method. b. Hold a workshop that deals with farm structures including leases, co-ops, corporate structure and addresses succession issues.	a. EDC activity- on-going b. Develop partnerships to implement Need to know who is doing what and how can we support?			
2. Develop and maintain a land for lease registry and sample lease agreements to assist new/young farmers. This could also include assistance with formation of co-op farms and other new farm structures.	High Priority David Craven and Don Muroc invited to talk about this action item The group developed some actions that are discussed in the prioritized document			Targeting utilization of underutilized agriculture land
3. Recruit new farmers from two potential target				

groups: a. Early retirees, and b. Existing farmers wanting to change or reinvesting. Add: c. Young farmers					
4. Develop programs to assist young people who are interested in farming. This could include development or promotion of farm cooperatives, leasing, information exchange, equipment co-ops and sharing, mentoring, or any combination of these.					
5. Develop mechanisms for dividing and using large parcels of ALR to accommodate the climate of small lot farming and urban agriculture Rewrite: Develop mechanisms for using large parcels of ALR to accommodate the climate of small lot farming and urban agriculture including lease options.					

3(b) 1. Ask the AAC to develop a motion, to be presented to the Association of Vancouver Island and Coastal Communities (AVICC), requesting that quota levels on Vancouver Island be increased to levels that support regional food self-sufficiency. The motion could be framed so that new quota would be allocated to regions that are producing less than regional consumption	Medium Priority/Long Term Quota issue Have a year to do this if going through AVICC Need research to support- if supported goes to UBCM Set aside and ask Ian to come and talk about this			
2. Increase public and political awareness of the issue and the importance of the livestock sector	Move this action item to Goal 5			
3. Recruit livestock producers from areas where production intensity may be creating environmental, bio-security and/or odour issues.	EDC is doing this On-going			
4. Support initiatives that: a. reduce input costs for agricultural producers (cost of transportation,	On-going and long term a. Support other initiatives and what others are doing b. on-going and long term			

feed, fertilizer and energy b. reduce the cost of, or improve access to, processing					
5. Assist in developing solutions for disposal of Specified Risk Materials (SRM). SRM is currently shipped, at significant cost, to Alberta where it is processed and landfilled.	Island wide issue Long term monitor				
3(c) 1. Organize, or partner in the organization of, a Vancouver Island Agricultural Show which provides a venue for a major trade show, promotion of island products and short courses/mini-workshops.	Underway EDC is coordinating				
2. Lobby the provincial government to reinstate extension services.	High Priority Appropriate recommendation from AAC to CVRD Board requesting Board to write a letter to Ministry of Agriculture requesting them to reinstate extension services				
3. As part of the Farmers' Institutes' strategic planning process, identify	High Priority Need to consult with farmers to see what they	AAC take lead role in approaching FI for input	Questionnaire developed by AAC Partner for resources and		

short courses, workshops, etc. to address training and education needs for the industry. The following have been identified in the consultation process: a. Small Farm Development Program – materials for the course are available from “From the Ground Up” . b. Access to credit – how to find and deal with lenders/investors i. Lending sources – there are lenders, other than the commercial banks, who may be prepared to lend to farmers, i.e. Farm Credit Canada, Community Futures, Business Development Canada, private lenders, AgCapita ii. Alternatives to borrowing – leases, cooperatives, etc. c. Business planning and budgeting. i. The “BC Farm Business Advisory Services Program” will soon be available to assist farmers	need for education Opportunity to assist farmers Institutes in their efforts and what they would like to see		funding (CAS) FCC offers some courses at minimum cost (partner with and provide speakers) Timing important- fall and winter months	
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in developing budgets and benchmarks for their farm operations which may help with loan applications d. Farm Business Succession e. Using technology to increase profit – from social networks to new tractors. f. Direct farm marketing					
3 (d) 1. Investigate joint purchase of inputs. Bulk purchases of some products, coordinated by farm organizations, could allow cost reductions. This is one of the constitutional mandates of Farmers' Institutes and it has been a common practice of the institutes in the past	Low priority Comox has a good example FI need help with administration Good idea but hard to do				
2. Consider joint purchase of equipment, or equipment pooling, to allow farmers access to better or more efficient equipment. Recommend: Removal of Joint purchase of equipment	High Priority Borrowing happens on informal basis Who pays for repairs? Promoting FI where this is happening and encouraging memberships		Ministry of Agriculture has counter space for FI brochures		

3. Support existing suppliers, especially local agribusinesses.	High priority Rail line essential to support		Recommendation: AAC recommends that CVRD Board write a letter to the Provincial and Federal governments emphasizing the importance of the rail line to Vancouver Island farmers and the agricultural industry	
4. Investigate beneficial re-use of waste products and alternative energy possibilities. These could be addressed at the Island Agriculture Show. Reward: Encourage EFP to look at the reuse of farm waste products	Low Priority and long term Complex issue			

Additional Notes to Meeting:

Gerry Giles suggested the addition of three people from the community to assist the group- David Craven, George Baird and Don Muroc. They have been invited to the next meeting.

Agriculture Advisory Committee- Sub Committee #2

Goal # 6: To preserve the character and environment of the community				
Committee Members: Pat Durose, Wayne Haddow, Director Giles, John Milne, Dan Ferguson				
Prioritized Action Items				
Action	Ranking	Lead Organization	Resources Required	Timeline
6 (a) #1 Discuss and encourage EFPs at the Farmers' Institute meetings and at strategic planning sessions	Encourage FI to invite the Regional Environmental Farm Planner David Tattum to their meetings	AAC	Letter from AAC to ask the Environment Commission and EDC to market such event	
#2 Set up a table at the "Market in the Square" to promote environmental farm planning to producers and to educate consumers. Encourage consumers to "look for" the Environmental Farm Plan sign when they are supporting local farmers.	Medium Priority Long Term This is for a future Agriculture Extension Officer	AAC forward request to consider having an AEO		
#3 Recognize, and improve awareness in the community of, the contributions to land stewardship and the environment made by landowners. Many landowners are more than willing to provide these services to society. They feel it is part of land stewardship. Problems often arise when someone	High Priority Quick facts pamphlet How rare bottom land is Include in utility bills Look at other publications to use to enhance this message			

else imposes limitations or expectations on farmers without any form of consultation, communication or appreciation.					
6 (b) #1 Access government programs, such as the Canada Revenue Agency's Scientific Research and Experimental Development (SR&ED) Program, to conduct research into improved environmental practices including alternate energy and beneficial re-uses of waste.	Medium Priority Awareness piece Environmental Policy Division- Energy Audit- results can be used to communicate				
#2 Reduce or eliminate property taxes on the portion of land that is not available for farming. The most obvious of these areas would be Riparian areas, especially those set aside to protect fish habitat. However, there are also low-lying peat lands that farmers are unable to use because of flooding.	Need more information Medium priority/medium term Kate is investigating use of low land for water storage and compensating farmers Compensation may be available from the province				
#3 Compensate. There are	Tied into #2				

programs evolving that will help to compensate farmers and landowners for some of these services. Landowners can receive compensation for conservation covenants in some cases. There are programs for compensation for wildlife losses. Carbon credits may be available in the future.					
#4 Conduct an inventory of organic wastes generated within the regional district.	Bob and Kate are doing				
#5 Work with other regional districts or local governments on Vancouver Island to develop this beneficial reuse options. Often these are capital intensive so large volumes of waste are required to justify the capital expense.	Bob and Kate are doing				

Agriculture Advisory Committee- Sub Committee Group 3

Goal #1 To create a strong communication network between agriculture and the community				
Committee members: Marsha Stanley, Director Duncan, George Seymour, Ian Christison, Director Iannidinardo, Pete Keber (spokesperson)				
Prioritized Action Items				
Action	Ranking	Lead Organization	Resources Required	Timeline
1 (a) 1. Each Agricultural Organization to adopt the Agricultural Plan and create an internal strategy that will address the issues or actions relevant to the organization. This includes prioritizing the issues, setting goals, timelines and assigning responsibility within the organization and/or in cooperation with other stakeholders	This process is underway within the CVRD. On-going and high priority	Agricultural Advisory Committee		
2. Hold a joint strategic planning session with local agricultural organizations. This session will help identify and address issues that are relevant to the region and overlap between organizations. It could also identify issues to be dealt with on an island wide basis.	In progress and high priority			

3. Implement the internal strategies by "putting them on the agenda". It is suggested that one or two, a manageable number, of the issues be discussed in detail at each meeting	In progress and high priority			
4. Develop Internet-based resources with local information. Use the new tools that the Internet provides – social networking to improve information flow. A local "discussion group" could increase communication and information flow – especially for potential new producers. And, it will likely attract new members to the organizations	Partner with other organizations such as Cowichan Agriculture Society, Cowichan Green Community Medium priority			
5. Monitor and measure progress. Set aside one meeting per year to review progress, set new goals and timelines.	In progress and high priority			
1(b) 1. Form an ad hoc Agricultural Committee for the CVRD. Note: this could be the existing agricultural	Completed			

plan committee. Its purpose would change to implementation of the plan. Alternatively, the committee may decide to dissolve in favor of an Agricultural Advisory Committee (AAC) if it is desirable to add plan implementation to the terms of reference for the AAC.					
2. Develop and adopt terms of reference for, and establish, an AAC.	Completed				
3. Advertise and/or request expressions of interest for membership. This would probably include a request to each of the Farmers' Institutes for a nomination to the committee.	Process adopted different but outcome same Completed				
4. Develop a job description and contract or employ an agricultural advocate or Agricultural Support Officer who will provide support services to the industry, interact with the AAC, and help with implementation of	Medium priority long term				The group discussed the importance of having on-going staff resources. There is a recognition that EDC has a structure in place to deal with the plan. The group would like to discuss further the role of EDC in agriculture and

the plan.				discuss monitoring progress of staff time.
5. Continue to promote agriculture by developing and hosting events that connect the community with agriculture, ie farm tours, open houses, etc.	In progress			
1(c) 1. Continue to promote agriculture by holding events that connect the community with agriculture, ie farm tours, open houses.	On going through support and collaboration			
2. Encourage, promote and attend Farmers' Markets.	High priority but long term Combine with 5(b) #2: Work towards developing a year round Farmers' Market site			Re-write to say: Explore options to encourage, promote and develop a year round Farmers Market
3. Work with organizations like the Cowichan Green Community who have an expressed interest in supporting local agriculture	Work and partner with CAS and CGC to support			
4. Support the BC Agriculture in the Classroom Foundation. Ask for their materials, conduct farm tours and	High priority Group would like to see this move forward			

gain an increased presence in the classroom.				
Use new tools, such as social networks, to reach out to a larger portion of the population. If necessary, invite a specialist to a meeting to describe these and how they can be used to connect with the broader community.	Remove- covered in Goal 5			

Agriculture Advisory Committee- Sub Committee Group 3

Goal #5 To improve and extend the access to market for local foods				
Committee members: Marsha Stanley, Director Duncan, George Seymour, Ian Christison, Director Iannidinardo, Pete Keber				
Prioritized Action Items				
Action	Priority	Lead Organization	Resources Required	Comments
5(a) 1. Encourage changes to provincial and federal policy that will allow increased value-adding on farm. 2. Ensure that local zoning and OCPs are written to allow and encourage on-farm storage and processing facilities. Complex cases may be referred to the AAC	This action item is addressed in Goal 2 Remove			
5(b) 1. Maintain and continue to support a local Grower's Guide, whether it be online or paper copy, or both, so consumers can easily find local growers. A version of this guide could be targeted to the Greater Victoria area to draw on that large population to the South.	This action item is addressed in Goal 2 Remove High Priority Support and enhance the efforts of Cowichan Green Community			

2. Work towards developing a year round Farmers' Market site	Remove- combined with 1(c) 2			
3. Develop consumer awareness programs. The major supermarkets and restaurants will respond to consumer demand. Customers vote with their dollars. If more people ask for local product, these businesses will find a way to supply it or use it.	High Priority Incorporate all these action items into a Cowichan Agriculture Branding Program that will: - Incorporate the existing Cowichan brands and the IFA rooster - Direct marketing approach on Thrify's sign - Explore options for a re-usable bag to be used to support branding efforts In addition, attach certification program to brand usage			
4. Develop a branding program for Cowichan Valley agricultural products				
5. Revive the "Rooster Booster" marketing campaign that was initiated by the Island Farmers' Alliance				
6. Certify local farms so consumers know they are buying local and are buying direct from the producer. Certification helps to assure local consumer trust.				

4. Develop a local distribution, marketing system between a number of farmers who service similar markets, ie CSAs, restaurants, independent grocers	High Priority Co-op model/co-op market table Web site for excess product Partner with Cowichan Agriculture Society and other Farmers Institutes
8. Food safety programs will increase consumer confidence in local products. Local farm organizations may want to ensure that their members and members' employees have access to "Food Safe" training.	High Priority Food safety is an issue Partner with VIHA Need guidelines

**Agricultural Advisory Committee
Sub-Committee Group 1
High Priority Recommendations for AAC June 28, 2011
Spokesperson: George Robbins**

Goal #4

To improve water management for agricultural purposes

4(b) #1:

Hold a workshop that deals with water, irrigation design and water use efficiency

Action: Completed- Irrigation Workshop held June 23, 2011 by the Cowichan Watershed Board in partnership with AAC.

4(a) #3:

Reworded

From: Allow farmers access to Municipal water at a favorable rate

To: Explore options regarding: a. access to water and b. pricing of water for agriculture

4(a) #5:

Review potential water storage options throughout the Regional District. Apparently, there is considerable resistance to raising the level of Cowichan Lake. At a glance, this is the most obvious place to increase water storage at the district level because it is already tied into distribution systems. Are there other options? If so, where and how?

Combine 4(a) #3 and #5 as an action item as access and pricing of water will depend on availability which is dependent on water storage. The group feels this is a high priority.

Additional Comments:

- We do not have a snow monitoring station in the Cowichan Watershed
- In terms of water conservation and water storage, the agriculture community should demonstrate stewardship
- Ladysmith aquifer is declining
- Up to date information focused on Cowichan River Watershed however other watersheds are present in the Cowichan Region
- The Cowichan Watershed Board has applied for funding to develop a water budget model to explore the relationship between aquifers and surface water.
- Climate change- spring and summer inflows into Cowichan Lake from 1884 reported to have been reduced by 36%

Action: These action items will require additional work and the sub-committee will meet to develop recommendations.

Goal #2

To create a local government policy framework that supports and welcomes increased agricultural production, encourages land improvements and helps provide access to resources

2(a) #1:

Develop or adopt terms of reference for the Agricultural Advisory Committee. Suggested terms of reference can be provided by the authors of this plan. Based on discussions during consultations, the committee will:

- a. respond to referrals from the regional district and
- b. have the capacity to recommend motions for policy change forwarded by industry

Wording in the Terms of Reference is different from this action item. In the Terms of Reference there needs to be clarification around who requests come from.

Action: The Chair Mary Marcotte will review Terms of Reference and adjust where necessary

2(a) #2:

Advertise for Committee members. How this is done will depend on the terms of reference, however, it is suggested that a portion of the committee would be made up of members nominated by the local Farmers' Institutes

Action: This has been completed using a different process. There is a question around the inclusion of North Cowichan on the committee

2(a) #3:

Hold a joint meeting between the AAC and the Regional Board to further define and discuss the roles and expectations of the committee in terms of referrals and advocacy.

Action: Completed Terms of Reference

2(b) #1:

Review and harmonize zoning bylaws to ensure that wording and permitted /conditional uses, related to agriculture, are consistent between Electoral Areas and municipalities.

Action: The Chair, Mary Marcotte made a recommendation at the May 31st EASC to refer the South Cowichan OCP to the AAC. Due to time constraints, the review process by the AAC was conducted by email.

2(b) #3:

Clearly describe permitted uses in each of the agricultural zones within the zoning bylaws and develop a handbook or webpage describing "what to expect when living in farm areas". This could provide information about "normal farm practices". New landowners would be advised of what to expect from the farm next door.

Action: High priority for the sub-committee to work on

**Agricultural Advisory Committee
Sub-Committee Group 2
High Priority Recommendations for AAC June 28, 2011
Spokesperson: Dan Ferguson**

Goal 3:

To improve capacity and profitability in the local agricultural industry

3(a) #2:

Develop and maintain a land for lease registry and sample lease agreements to assist new/young farmers. This could also include assistance with formation of co-op farms and other new farm structures.

Action: Include action item 3(a) #4. David Craven and Don Muroc were invited to join sub-committee to provide expertise for these action items.

3(a) #4:

Develop programs to assist young people who are interested in farming. This could include development or promotion of farm cooperatives, leasing, information exchange, equipment co-ops and sharing, mentoring, or any combination of these.

Action: Development of a Mobile Agriculture Land Incubator

- Use public land suitable for agriculture to be made available to young farmers
- Farmers would lease land for a period of time (suggestion of 5 years or more)
- At the end of that time, the farmer would have the option to purchase
- Proceeds from sale would be used to purchase more land and lease out to other farmers
- Mobile homes would be allowed but no permanent structure during lease period
- Tie into existing apprenticeship programs
- Tie in mentoring program
- Criteria would be developed to pre-qualify leasing farmer to increase success rate
- Land could include livestock
- Extend model to the private sector by providing land registry for private landowners interested in leasing land

Next Steps:

- Investigate how much land is owned by local government that has agriculture potential
- Dan will send sample lease agreements to the group
- Pat has information on work the Marketing Boards are doing that may be similar
- Invite Mary Alice Johnson to the next meeting (apprenticeship program)
- Explore partnering with TLC for farm land
- Research Saanich which may be doing something similar

Action: Explore options to change the 5% parkland requirement to 5% parkland or agriculture land to develop a Farmland Acquisition Fund

3(c) #1:

Organize, or partner in the organization of, a Vancouver Island Agricultural Show which provides a venue for a major trade show, promotion of island products and short courses/mini-workshops.

Action: Economic Development Cowichan implementing

Goal #6:

To preserve the character and environment of the community

6(a) #1:

Discuss and encourage EFPs at the Farmers' Institute meetings and at strategic planning sessions

Action: The group needs to meet to determine next steps

6(a) #3:

Recognize, and improve awareness in the community of, the contributions to land stewardship and the environment made by landowners. Many landowners are more than willing to provide these services to society. They feel it is part of land stewardship. Problems often arise when someone else imposes limitations or expectations on farmers without any form of consultation, communication or appreciation.

Action: Develop a pamphlet that contains quick facts on the value and contribution of agriculture. Can include in utility bills. Look for other ways to promote.

**Agricultural Advisory Committee
Sub-Committee Group 3
High Priority Recommendations for AAC June 28, 2011
Spokesperson: Pete Keber**

Goal #1

To create a strong communication network between agriculture and the community

1(a) #1:

Each Agricultural Organization to adopt the Agricultural Plan and create an internal strategy that will address the issues or actions relevant to the organization. This includes prioritizing the issues, setting goals, timelines and assigning responsibility within the organization and/or in cooperation with other stakeholders

Action: In progress

1(a) #2:

Hold a joint strategic planning session with local agricultural organizations. This session will help identify and address issues that are relevant to the region and overlap between organizations. It could also identify issues to be dealt with on an island wide basis.

Action: In progress

1(c) #4:

Support the BC Agriculture in the Classroom Foundation. Ask for their materials, conduct farm tours and gain an increased presence in the classroom.

Action: High priority. The group will need to meet to discuss next steps

1(c) #2:

Encourage, promote and attend Farmers' Markets.

Action: Combine with 5(b) #2 and reword to say:

Explore options to encourage, promote and develop a year round Farmers Market

5(b) #2:

Work towards developing a year round Farmers' Market site

Action: The group will need to meet to discuss next steps

Goal #5:

To improve and extend the access to market for local foods

5(b) #3-6:

#3; Develop consumer awareness programs. The major supermarkets and restaurants will respond to consumer demand. Customers vote with their dollars. If more people ask for local product, these businesses will find a way to supply it or use it.

#4: Develop a branding program for Cowichan Valley agricultural products

#5: Revive the "Rooster Booster" marketing campaign that was initiated by the Island Farmers' Alliance

#6: Certify local farms so consumers know they are buying local and are buying direct from the producer. Certification helps to assure local consumer trust.

Action: Incorporate all these action items into a Cowichan Agriculture Branding Program that will:

- Incorporate the existing Cowichan brands and the IFA rooster
- Direct marketing approach on Thrify's sign
- Explore options for a re-usable bag to be used to support branding efforts

In addition, attach certification program to brand usage

The group will need to meet to discuss next steps