

COLDSTREAM
agricultural plan



Planning Strategy

... a future for agriculture

Funding provided by:



**Investment
Agriculture
Foundation**
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The Coldstream Agricultural Plan has been developed by a collaborative process involving consultation with the residents of Coldstream, government agencies and local stakeholders. A Planning Group, also met regularly with the District and the consultants to provide valuable input on the plan and the planning process. We wish to thank the following participants for their contribution and commitment to the planning process.

➤ Agricultural Advisory Committee

Maria Besso, Council
Richard Enns, Council

Dr. Lois E. Philp, Farming/Agriculture Community
Doug Stevenson, Farming/Agriculture Community

Mike McMorran, Community at Large
Perrin Hayes, Community at Large

Paul Christie, Advisory Planning Commission

Ted Osborn, Coldstream Ranch

Stan Combs, Ministry of Agriculture & Lands
Kevin Murphy, Ministry of Agriculture & Lands

Craig Broderick, MCIP, Development Services
Michelle Austin, Development Services

Jane Mastin, MCIP, TRUE Consulting Group
Dave Whiting, P. Ag., MCIP, Consultant

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Agriculture and Agri-Food Canada (AAFC) is pleased to participate in the production of this plan. AAFC is committed to working with our industry partners and the Investment Agriculture Foundation of BC to increase public awareness of the importance of the agriculture and agri-food industry to Canada. Opinions expressed in this publication are those of the authors and not necessarily AAFC's.

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1.0 INTRODUCTION

1.1 PLAN PURPOSE

The District of Coldstream (the District) is promoted as a place “where you will discover rural living at its best”. It is a place where residents have a strong connection to the rural landscape and an interest in a future for agriculture. Agriculture is a key part of the community’s sustainability and the Agricultural Plan provides direction to ensure a positive future for agriculture in Coldstream.

The Agricultural Plan aims to enhance the viability of the agricultural sector in the District of Coldstream by addressing farm viability issues, diversification opportunities, urbanization conflicts and competition for agricultural land. While it is recognized that there are a broad range of issues and jurisdictions that have an impact upon agriculture, the main focus of this Agricultural Plan will be on those issues that lie within the jurisdiction of the District, providing a voice for agriculture, and expanding understanding on agricultural issues.

1.2 PLAN OBJECTIVES

The specific objectives for the Agricultural Plan as outlined in the Terms of Reference for the project are as follows:

- To undertake a comprehensive analysis of the agricultural industry and the resource base;
- To identify agricultural issues, trends, opportunities and challenges facing the agricultural industry;

- To develop strategies and policies to take advantage of opportunities and mitigate challenges;
- To develop policies to protect agricultural land;
- To develop policy and establish criteria to assist in the evaluation of ALR exclusion, non-farm use and subdivision applications; and,
- To provide recommendations that will promote public awareness of the importance of agriculture.

1.3 RELATIONSHIP TO DISTRICT OCP

The District of Coldstream Official Community Plan (OCP) was adopted by Bylaw No. 1445 on March 14, 2005. The OCP sets out a strategy for growth management and includes policies that guide the management of agricultural lands in the community. The two existing overarching OCP objectives for agriculture are:

No.	OCP Policy
3.2.1	Council’s objective is to preserve the rural and agricultural character of Coldstream to the greatest extent possible.
3.2.2	Council’s objective is to retain the viability of agricultural uses and agricultural land.

It is recommended that the Agricultural Plan be adopted as a component of the Official Community Plan.

1.4 PLAN LOCATION

The District of Coldstream is located north and east of Kalamalka Lake towards the northern end of the Okanagan valley. District boundaries are shared with the City of Vernon and Electoral Areas B, C and D in the North Okanagan Regional District (RDNO).

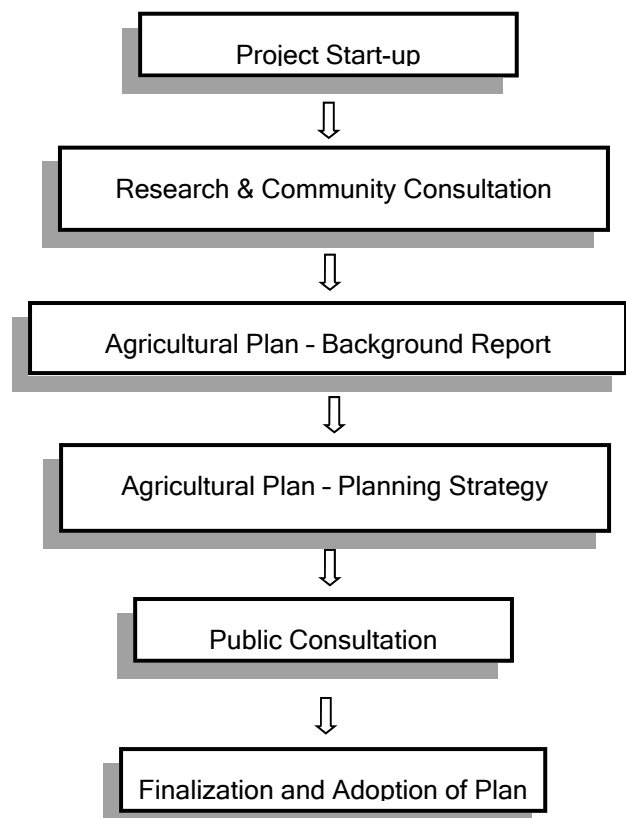
1.5 PLAN PROCESS

The Coldstream Agricultural Plan was initiated in the spring of 2008 by the District of Coldstream. An outline of the planning process is provided as Figure 1.1. The Plan consists of two documents: a background report and a planning strategy.

The **Agricultural Plan - Background Report** was developed as an independent document in the winter of 2009. The Background Report presents the results of the research, community consultation and issue identification stages of the planning process. The Background Report provides an overview of the local area and existing agricultural context and examines issues and opportunities relating to the future of agriculture. Key topics include, land management, servicing, markets and water infrastructure and services.

The **Agricultural Plan - Planning Strategy** document provides the policy strategies recommended to improve conditions for agriculture. Appendix A provides indicators that can be used by the District to monitor the success of the plan implementation. Appendix B provides a draft of the proposed Farmland Protection Development Area and Appendix C provides a list of acronyms used in this report.

Figure 1.1 Plan Process



2.0 LEGISLATION AND GOVERNANCE

2.1 AGRICULTURAL ADVISORY COMMITTEE

2.1.1 Terms of Reference for AAC

The Agricultural Advisory Committee (AAC) was initially established to oversee the development of an Agricultural Plan for the District of Coldstream. Once the plan is in place the AAC can have a strategic role in improving conditions for agriculture. The AAC would be an advocate for agriculture, assist with plan implementation, and provide recommendations to Council on:

- matters affecting agriculture and the agricultural community, and
- strategies to enhance agriculture.

The District of Coldstream, has a small staff complement and requires the assistance of the AAC to ensure that key strategic initiatives are achieved.

Membership: AAC membership requirements will include voting members providing both agricultural representation (5 - 10 members engaged in farming) and community representation (maximum 2 members of the community who are not actively farming). A member of council, staff representatives and staff from Ministry of Agriculture and Lands (MAL) will sit on the Committee in an advisory capacity. Representation from Okanagan College and/or the University of British Columbia Okanagan will also be encouraged to participate as advisors to the AAC to strengthen the relationship between local agriculture, research and education.

Role: The AAC is intended to provide an important link between farmers, the agricultural industry, Council and the residents of Coldstream. The Agricultural Plan provides direction for the activities of the AAC.

It is expected that the Advisory Planning Commission will continue to be the lead referral group for development applications, however, the AAC may be consulted from time to time if requested by Council on issues having a significant impact on the face of agriculture.

2.1.2 Action Items - Short Term

The following are strategic actions recommended for the AAC that were identified through the planning process. These items can represent an initial action plan for the Committee:

- a. Provide recommendation to Council on a preferred strategy for providing orchards with a cost effective way to annually dispose of tree pruning material that minimizes open-air burning. The Background Report provides research on potential options, including rental or purchase of a chipper that would be available to farmers at reduced rates. It is recognized that burning has impacts on air quality throughout the valley and there may be justification for a regional approach on this issue.

- b. Facilitate opportunities for community dialogue on ways to enhance and preserve local agriculture. The hosting of community workshops or think tank sessions, for example, may help to connect growers of local vegetables with potential local processors and sales opportunities (e.g. Friesen's Restaurant and Market or the Farmers Market). Community input could also be obtained on opportunities for future farm related uses for the old Fire Hall (e.g. farmers market and/or community kitchen or processing facility).
- c. Facilitate the establishment of a community trail association that would work to support new partnerships for trail expansion on private and public lands that minimize impacts on agriculture. Preferably, trail network development should compliment agricultural activities (e.g. walking trails integrated with winery tours).
- d. Develop strategies to recruit experienced producers to the area to locate and operate in Coldstream.
- e. Provide recommendations to staff on priority public consultation and engagement activities. The Committee would not have a budget to implement recommended programs but could work with the District to assist with program delivery. For example, the AAC could provide leadership in the organization of events that will promote agriculture and agricultural history (e.g. Coldstream Days, Agriculture Week, Farm Success Awards, Farm Tours).
- f. Work with the School District, Okanagan College and UBC Okanagan to explore strategies to improve local education and awareness of agriculture and food systems.
- g. Work with local government and provincial agencies to advocate for a local abattoir.
- h. Review zoning regulations for agricultural setbacks. As part of the plan process it has been noted that the current regulations are targeted to more intensive agricultural opportunities and could be adapted for "lighter" agricultural operation such as small hobby farms that are compatible with neighbouring agricultural uses.
- i. Meet with BC Parks to explore avenues for increased recreational use of trails and potential opportunities for grazing in the Park. Provincial legislation tightly governs land use within provincial parks; however, it is possible that grazing can benefit the forest ecosystem by reducing the accumulation of vegetation that is susceptible to wildfires. Discussions with BC Parks are encouraged to explore opportunities within the Park legislation. Kalamalka Park is also a focal point for local recreation activities as most adjacent lands are privately owned or leased and unavailable for public use. There may be opportunities for BC Parks to partner with surrounding property owners regarding the management of public access to trails on lands outside the park.
- j. Respond to referrals on water servicing issues as they relate to agriculture.
- k. Maintain relations with urban residents, promoting both sides as "good neighbours".
- l. Promoting programs that support urban agricultural strategies such as: community gardens, urban hen policies and edible landscapes.
- m. Assist with the development of an inventory of municipal lands with the objective of identifying potential sites for either urban agriculture (e.g. community gardens) or vacant land that may be available for agricultural leases.

Figure 2.1: Urban-Side Buffer A (no berm)

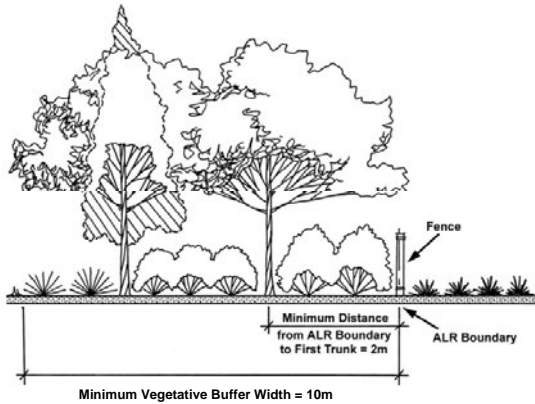
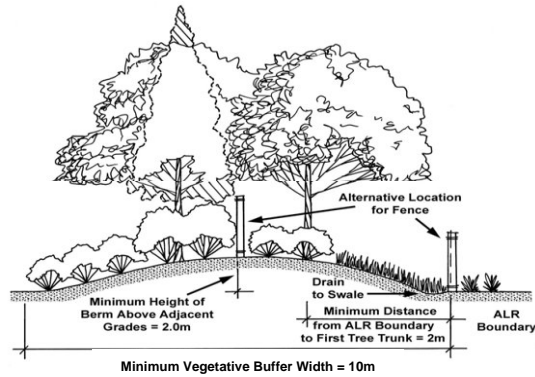


Figure 2.2: Urban-Side Buffer B (with berm)



2.2 FARMLAND PROTECTION DEVELOPMENT PERMIT AREA

The existing Coldstream OCP contains policies requiring buffers for new developments that are adjacent to lands in the Agricultural Land Reserve (ALR). It is recommended that this strategy be formalized through the designation of a Farmland Protection Development Permit Area. A template for the proposed Farmland Protection Development Permit Area is provided in Appendix B. Typically the Agricultural Land Commission (ALC) and Ministry of Agriculture & Lands (MAL) recommend a 15m buffer, however a 10m buffer is recommended for Coldstream to be consistent with buffers established under the existing OCP policy. Many of the rural-urban interfaces (adjacent to the ALR) are already developed and the District will have limited opportunity for new buffers so an increased setback may not be warranted.

The Farmland Protection Development Permit Area (Appendix B) refers to the guidelines established for buffers by the MAL in the document *Guide to Edge Planning*, 2008. Available at:

http://www.agf.gov.bc.ca/resmgmt/sf/publications/823100-2_Guide_to_Edge_Planning.pdf

Buffer design standards using a 10m buffer are illustrated in Figure 2.1 and 2.2. Both of these illustrations are from the *Guide to Edge Planning* and include:

- double row deciduous/coniferous trees;
- triple row trespass inhibiting shrubs;
- double row screening shrubs; and
- solid wood fence or chain link fence with a height of 6 feet (1.8 metres.)

2.3 REGIONAL AGRICULTURAL PLANNING & DEVELOPMENT

Farming in Coldstream is impacted by many external forces that are beyond the jurisdiction of the District; however there are also opportunities for local partnerships and collaborations to strengthen the farming industry. In planning for a future for agriculture, Coldstream can benefit from having strong connections to other regional leaders and advocates for farming. As well, Coldstream can benefit from collaborating with other areas to make more efficient use of research and services (e.g. research on irrigation strategies or regional marketing promotions). Aside from the Coldstream Ranch, most of the farms in Coldstream operate on a relatively small scale and/or serve a unique market niche (e.g. Coldstream has 1 greenhouse and 2 sheep/goat farms). It is difficult for smaller operations to fund investments in marketing and research, even if they operate collectively. To achieve economies of scale for marketing and promotion it is suggested that a regional function be established.

Consultation with farmers indicated that 66% of the producers reported that their products are sold locally, 52% by word of mouth. While a great deal of this product is hay, there are also examples of fruits and vegetables that are marketed locally. Large producers e.g. beef, dairy and orchards, tend to sell their products provincially. As consumers shift to healthy, locally grown and/or organic foods there is room to expand this focus and Coldstream farmers are more likely to be successful if there are opportunities for economies of scale in funding needed services and infrastructure (e.g. local food marketing cooperative).

The Central Okanagan Regional District has successfully employed an Agricultural Support Officer to assist with this type of programming. It is recommended that the District initiate discussions with



RDNO and Vernon to consider opportunities and strategies to establish and fund a similar regional position. There are numerous models for the delivery of this function. Two potential options include:

- delivery as a regional service through RDNO; and
- establishment of an independent Board or Commission funded by the three local governments with these local governments serving as members of the Board or Commission.

Regional Agricultural Support Officer Function: A regional focus for marketing and economic development would provide opportunities for economies of scale that could benefit agriculture region-wide and provide a strong voice for agriculture. Activities for a Regional Agricultural Support Officer include:

- coordination of a Regional Agricultural Plan;
- economic development and marketing e.g. agri-tourism promotion;
- research to enhance the agricultural industry - e.g. irrigation research, research on farming responses to climate change, utilization of waste products from agriculture processing;
- employment - e.g. marketing and training for farm labour;
- transportation - e.g. transportation planning or road signs for agriculture;
- regional initiatives to promote niche agricultural industries (e.g. organic farming, ecovillages (Section 2.14) or agro-forestry);
- expansion of infrastructure services required to support agriculture (e.g. processing facilities);

- promotion of regional markets (Farmer's Market or Marketing Co-operative) to promote and market locally produced food;
- connecting agriculture with local schools - e.g. farm tours, agricultural fairs, school gardens, celebration of "Coldstream Days", "Agriculture in the Classroom" programs;
- opportunities for regional backyard and farm gleaning programs;
- encourage experienced producers to locate and operate in Coldstream; and
- consider ways to link farmers with the information necessary to make investment decisions regarding the future of agriculture.

Regional Planning & Management of Water Infrastructure: The delivery of water services through Greater Vernon Services provides an example of an effective regional service delivery model for management and planning for irrigation. In addition to the infrastructure maintenance and delivery functions, there is a need for a regional focus regarding research and planning for the future of water, including: strategies to reserve water for agriculture; water conservation practices; funding strategies for future infrastructure replacement and upgrading projects; and understanding the costs of water used in agriculture. The success of the water planning and management model should be expanded to other aspects of regional planning for agriculture.

2.4 HOME SITE SEVERANCES

Home site severances, as regulated by the ALC will continue to be supported. The lot plan for Coldstream shows many small acreages that have been created under the provisions for home site severances. Home site severances were initially permitted to allow retiring farmers to continue to reside on the farm while selling

or leasing the remaining productive farmland for ongoing agricultural production and were initially implemented to support farmers transitioning into the ALR legislation. Staff suggest that most lots eligible for severances have been subdivided. Although Coldstream does not expect a significant increase in new applications for severances, the OCP will continue to support severances subject to ALC regulations. Additionally, new severances will include requirements for the designation of a Farm Home Plate (refer to Section 2.11).

2.5 AGRI-TOURISM ACCOMMODATION

Agri-tourism accommodation operations are permitted within the ALR to a maximum of 10 residential units. The District's supports agri-tourism accommodation as a way of diversifying and promoting agriculture consistent with ALC policies. The approval of new agri-tourism uses in Coldstream should consider the following:

- there are a large number of small lots in the Coldstream ALR where tourism accommodation may not be feasible or appropriate;
- the ALC has indicated that 10 units is a maximum density rather than a target; and
- the approval of agri-tourism uses needs to be strongly connected to the overall agricultural use.

A strategy to support the addition of agri-tourism accommodation should address these considerations. The District's objective is to have an agri-tourism policy that is consistent with ALC policy. Should the 10 unit limit be reduced, for example, the District would follow suit. Housing Agreements are recommended as a condition of development approval, and, when registered against the title of the property, future

property owners will be aware of any conditions limiting use. Topics to be covered within the housing agreement are:

- residential uses must be tied to the overall agricultural use (e.g. vineyard and winery B&B or ranch and riding adventure B&B) on property that is assessed as farmland;
- density should not exceed 1 residential unit/ha;
- minimum property size of overall agricultural property 8 ha;
- units shall be rented on a seasonal basis only;
- the farm site may include more than one parcel but parcels must be part of a contiguous farm operation;
- where multiple sites are involved consolidation of lots is encouraged;
- the maximum floor area size of agri-tourism accommodation units is 50m²;
- servicing standards must be met as specified by the relevant agency (e.g. on-site wastewater);
- buildings shall be located on a farm home plate (Section 2.11);
- a rezoning application is required to ensure consideration of ALR issues and to trigger the process for registration of the Housing Agreement; and
- if the assessment classification and/or farm use is discontinued, the use is no longer permitted.

2.6 NEW TRENDS IN AGRI-TOURISM BUSINESS & FARM RETAIL SALES

It is anticipated that a growing emphasis on local, high quality fresh produce may generate a demand for more local sales and venues. Local agriculture may benefit if the District supports more "farm gate" sales and local



value added business as such as restaurants but, depending on the scale of these venues, they may not be supported by the ALC. The District may consider advancing applications to the ALC to permit new uses subject to:

- demand for facility - e.g. unique niche not otherwise served;
- evaluation of potential impacts on neighbouring properties;
- proximity of existing facilities (e.g. clustering of restaurants is discouraged);
- size/scale of property (sites over 10 ha preferred);
- activity is located within a home plate area;
- there is continued operation of agricultural uses on the majority of the property and these uses are related (e.g. food grown is consistent with food served);
- consistency with ALC regulations and community support; and,
- consistent with sustainability principles or sustainability practices.

It is also recommended that the District's zoning provisions for outside display areas (max. 100m²) be relaxed to permit more outside sales of seasonal produce (max 300m²) consistent with the policies of the ALC.

2.7 NUMBER OF RESIDENTIAL UNITS

The current District zoning regulations for lands in the ALR are:

- for parcels less than 8 ha, 1 single-family dwelling unit with a suite or 1 two-family dwelling unit (with ALC approval) is permitted on land zoned Rural Two (RU.2); and,

- for parcels greater than 8 ha, the same as above, plus 1 accessory employee dwelling unit, is permitted on land zoned Rural Two (RU-2).

The ALC regulations conditionally permit a second dwelling unit for farm use and conditionally permit a secondary residential unit (manufactured home) for family.

It is recommended that the District support options for additional residential units on larger (>8ha) rural properties as a strategy to support agriculture. It is recommended that the District support requests for additional residential units subject to:

- referral to the ALC to ensure consistency with regulations of the ALC;
- registration of a Housing Agreement acknowledging conditions/restrictions;
- on lots larger than 8 ha;
- demonstration of a legitimate need for an additional residence for farm help;
- assessment/classification of farmland;
- buildings located on the farm home plate (Section 2.11); and
- servicing standards are met.

Further it is recommended that the District consider expanding opportunities for residential suites in non-agricultural areas as a strategy to provide more affordable housing in Coldstream and to decrease urban pressures on farm areas.

2.8 HOME OCCUPATIONS

The District has zoning regulations for home occupations that are relatively consistent with the policies for home occupations with the ALR. Minor adjustments could be made to align the maximum allowable floor area. However, since any Coldstream

amendments would apply to all properties in the municipality, no amendments are recommended at this time.

As part of the public consultation process for the agricultural plan there were comments both supporting and opposing the presence of home occupations in agricultural areas. Some residents supported regulations that allowed more opportunities for vehicle/mechanical businesses while other residents commented on the negative impacts of these businesses in rural areas (e.g. loss of agricultural land, noise, dust). The agricultural plan recognizes pressures on agricultural lands for this type of land use but does recommend new policies that would expand the range of permitted uses due to the potentially negative impacts on agricultural areas and the agricultural land base.

2.9 PARCEL SIZE

Map 2.1 illustrates the parcel size distribution in the ALR using the British Columbia Assessment Authority data for Class 9 (farm) properties. Parcel data is based on assessment folio records and may include some public rights-of-way and does not capture 100% of the properties. Observations from this data include:

- there is an almost equal split between the number of farm (Class 9) and non-farm properties;
- farming is occurring on a variety of different sized parcels with 61% of the farming happening on parcels less than 4 ha in size. It should be noted that this ratio is inflated by the Coldstream Ranch holdings as their large scale operation includes 61 parcels less 4 ha in size; and
- farming is less likely on smaller parcels (only 37% of the parcels in the ALR less than 4 ha

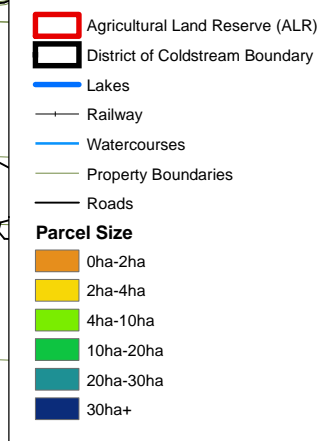
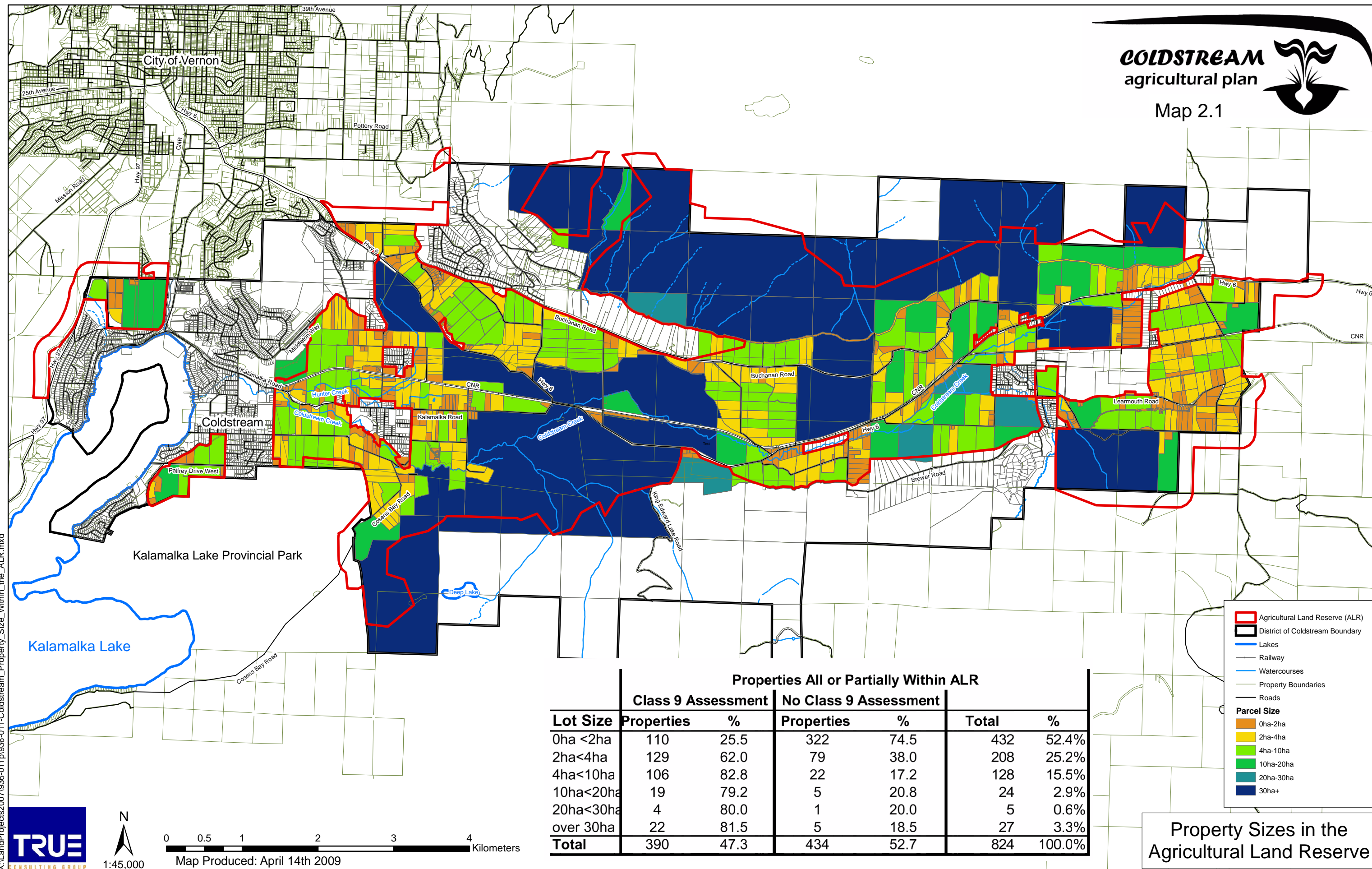
are classified as farms) and more likely on larger parcels (82% of properties over 4 ha were farmed).

The association between smaller lot sizes and less farming activity is recognized throughout the province and most municipalities have Agriculture Zones with a large minimum parcel size to discourage further subdivision and land speculation. Table 2.1 provides examples of the minimum parcel sizes in agricultural zones and illustrates that a 2 ha minimum parcel size is used in Coldstream and Kelowna only with all other areas having a significantly larger minimum parcel size.

The value of increasing the minimum parcel size was recognized as part of the Coldstream OCP process and the OCP recommends an increase to 30 ha in the RU-2 zone. Agricultural Plan referrals to the ALC and MAL supported the 30 ha minimum parcel size but input through the planning process suggested that an increase to 30 ha may be perceived as a constraint to all property owners in the ALR. The inventory of farmland indicated that a 10 ha minimum parcel size would be almost as effective in discouraging subdivision requests because 95% of properties in the ALR are less than 20 ha in size. Accordingly it is recommended that lands in the ALR have a minimum 10 ha parcel size within an Agricultural Zone.

Table 2.1: Parcel Size Standards for Agricultural Zones

<i>Zone</i>	<i>Community</i>	<i>Min. Parcel Size</i>	<i>In ALR</i>
Agriculture	Kelowna	2 ha	✓
Agriculture	Kelowna	4 ha	--
Agriculture	Vernon	12 ha	✓
Agriculture	Salmon Arm	8 ha	✓
Rural	CORD	30 ha	--
Agricultural	CORD	No min. subject to ALC req.	✓
Agricultural	CORD	4 ha	--
Agricultural	Kamloops	8 ha	✓
Agricultural	Armstrong	4 ha	
Agricultural	Spallumcheen	30 ha	--
Rural	Coldstream	2 ha	✓



Lot Size	Properties All or Partially Within ALR					
	Class 9 Assessment		No Class 9 Assessment		Total	
	Properties	%	Properties	%	Total	%
0ha <2ha	110	25.5	322	74.5	432	52.4%
2ha <4ha	129	62.0	79	38.0	208	25.2%
4ha <10ha	106	82.8	22	17.2	128	15.5%
10ha <20ha	19	79.2	5	20.8	24	2.9%
20ha <30ha	4	80.0	1	20.0	5	0.6%
over 30ha	22	81.5	5	18.5	27	3.3%
Total	390	47.3	434	52.7	824	100.0%

Property Sizes in the
Agricultural Land Reserve



2.10 LOT CONSOLIDATION

The District of Coldstream recognizes the importance of maintaining large parcel sizes as a means of supporting farm viability over the long term and encourages the consolidation of agricultural parcels throughout the District.

There is opportunity for lot consolidation on a large scale as part of the Coldstream Ranch holdings as the Ranch lists a total of 129 properties in its holdings and 61 properties are smaller than 4 ha. The District is encouraged to continue supporting planning initiatives that would facilitate lot consolidations. The District can continue to support, for example, development applications on the Spicer Block, where this potential opportunity is justified as an “exchange” for the consolidation of lots in the heart of the prime “green” agricultural lands of the Coldstream Ranch.

2.11 FARM HOME PLATE

A farm home plate policy requires all residential or non-farm buildings and facilities to be contained within a relatively small area, close to a front or side road, to:

- reduce the consumption of farm land;
- leave open areas for farm equipment to manoeuvre; and,
- support the separation of farm and non-farm activities (e.g. separating residential uses from spraying or bird canons on adjacent properties).

Delta, for example, has successfully implemented a home plate policy that is recommended as a template for Coldstream policy. The basics of the Delta policy are as follows:

- the home plate is 3600 sq. m. (38,750 sq. ft.) for one house and 5000 sq. m. for two;
- the rear line of the home plate is a maximum of 60 metres and the house a maximum of 50 metres, from the road (front or side road);
- the total floor area of the house can be a maximum of 330 sq.m. (3500 sq.ft.) for lots less than 8 ha. (20 acres) and 465 sq.m. (5000 sq.ft.) for lots larger than 8 ha;
- additional houses are limited to 180 sq.m. (1,940 sq.ft.) and 233 sq.m. (2500 sq.ft.) for lots less than and more than 8 ha respectively; and
- the location of the home plate addresses issues of sustainability.

Farm home plate regulations are recommended for the Coldstream area to protect and enhance conditions for agriculture. The Delta strategy includes provisions for variances (e.g. Development Variance Permit) to recognize unique Coldstream site conditions such as:

- long, thin properties;
- protection of farm animals and birds and agricultural operations;
- additional setbacks from busy roads that might be expanded in the future;
- locations of existing buildings and separation needs relative to the farm use;
- land quality and agricultural capability;
- accessibility to agricultural lands and operations;
- access to water sources; and,
- adherence to sustainability principles.

Provisions for the farm home plate regulation should be incorporated into the Agricultural and Rural zones.

2.12 LOCAL GOVERNMENT PARTNERSHIPS

The District is encouraged to establish partnerships with the North Okanagan Regional District and the City of Vernon to address issues that can benefit from the joint efforts of the three governments. Possible topics for regional collaborations and partnerships include:

- preparation of a regional, overarching Agricultural Plan;
- establishment of a local food cooperative to market and promote local foods to businesses and residents in the region;
- sharing and coordinating information and strategies of the regions Agricultural Advisory Committees;
- Drought Management Planning;
- provide a consolidated regional voice on common issues, e.g. Okanagan basin water, climate change, marketing and promotion to enhance agriculture;
- cost sharing of region-wide services (e.g. Regional Agricultural Support Officer, Section 2.3), equipment (e.g. chipper for wood waste from agriculture) and facilities (e.g. Kin Race Track);
- address regional demands for farm workers and worker housing;
- establishment of a 'one-stop' shopping resource centre for distribution of information on the wide range of plans and programs available to the agricultural community. This may include extension programs of MAL; and,
- participation in the RDNO Regional Growth Strategy process to reinforce the role of agriculture in the region and discussion of opportunities for regional partnerships. RDNO's North Okanagan Food System Plan is a regional document that includes policies that relate to the District of Coldstream.

2.13 FARM ASSESSMENT

The results of the BC Farm Assessment Review process are expected in the summer of 2009. This schedule did not allow for direct input from the Coldstream agricultural planning process, however in the future there may be opportunities to raise the following issues that were identified during the planning process:

- reducing the onerous annual reporting requirements for farm status;
- potential for grants or waivers to reduce farm tax rates;
- strategies to decrease the impacts of inflation and speculation on farm values;
- the classification and taxation of non-farm activities - farm industry and farm commercial; and,
- the classification of very small farms that are engaged in agricultural production.

2.14 SPECIALIZED ZONING CONSIDERATIONS

There are numerous sites in Coldstream where the rural-urban interface is very abrupt and there is recognized pressure for the expansion of urban growth. Three specific sites where there is evidence of rural/urban pressure that were identified through the planning process are:

- the Spicer Block on the Coldstream Ranch;
- residential/ALR properties on Kalamalka Road designated for an extension to the Town Centre; and,
- properties near the Lavington industrial area.

In all of these cases properties are in the ALR and any non-agricultural use of these lands would be subject to the approval of the ALC. The Agricultural Plan

recognizes the land use pressures on these sites and recommends that these sites be considered for specialized zoning designations that would support creative farming/lifestyle uses such as organic farming co-operatives or ecovillages subject to ALC approval. An ecovillage strategy, for example, is recommended for special consideration because it would help meet urban growth needs, provide sustainable development and enrich the agricultural fabric of the community. The concept of the ecovillage is being tested in other areas of the province (e.g. Yarrow/Chilliwack) and is defined as:

Ecovillages are urban or rural communities of people who strive to integrate a supportive social environment with a low-impact way of life. To achieve this, they integrate various aspects of ecological design, permaculture, ecological building, green production, alternative energy, community building practices, and much more.

Ecovillages are living models of sustainability. They represent an effective, accessible way to combat the degradation of our social, ecological, and spiritual environments.

Source: GEN webpage (<http://gen.ecovillage.org>)

Applications for new ecovillage projects would need to be addressed through the District's OCP and rezoning application processes.

2.15 URBAN GROWTH CONTAINMENT

When the District of Coldstream updates its Official Community Plan it will be an opportunity to review and further support municipal-wide policies that will re-enforce the protection and promotion of agriculture. Some of the potential OCP policies that have been identified as part of this process that may be dealt with better as part of the OCP review process include:

- strategies to contain growth such as the establishment of an Urban Growth Boundary; and,
- expansion of opportunities for secondary suites in single family dwellings.

2.16 AGRICULTURAL SETBACKS

The current Zoning By-law contains setback regulations taken from the Guide for Bylaw Development in Farming Areas, 1998, Province of British Columbia. These standards were intended as a guide for municipalities, however, when incorporated into the Zoning By-law their application is rigid and requests for variances require rezoning or development variance applications. Agricultural setbacks are necessary in Coldstream where there are numerous rural/urban interfaces; however, there is rationale for more relaxed regulations where agricultural land uses are less intensive, and, small in scale. It is recommended that the District consider strategies to allow for more flexibility in the application of setback standards. This may include a process that supports reduced setbacks for uses and structures with minimal impacts on neighbouring uses (e.g. riding arena). A Restrictive Covenant requiring future uses to be for agriculture only could be required as part of this process.

2.17 FARM WORKER HOUSING

The District of Coldstream has several farm operations that require on-farm housing for farm workers. These housing units for ranch hands and fruit pickers, for example, are critically important to the relevant farm operation. While the District supports the presence of these units it also hopes to discourage the conversion of seasonal farm worker housing to permanent rental housing. To support farm worker housing and discourage non-farm worker housing it is recommended that:

- the District consider applications for additional farm worker housing units on a site-specific basis with:
 - a maximum floor area of 30m²;
 - in close proximity to existing farm unit (with the farm homeplate);
 - connection to existing on-site services subject to approval from the relevant authorities;
 - registration of a housing agreement specifying use is for seasonal, temporary employment;
 - opportunities for shared facilities (e.g. kitchen, bath); and
 - maximum of 1 unit per 4 ha of farmed land.

3.0 SUPPORTING INDUSTRY GROWTH AND LEARNING

3.1 ECONOMIC DEVELOPMENT

There are many factors influencing agricultural viability in Coldstream and many of these conditions are outside the District's capacity for management. The survey of farmers, however, indicated that 48% of respondents felt that the agricultural sector was declining. With 66% of the respondents indicating that they market their product locally; there is strong rationale for local programs that support economic development for the agricultural sector.

The District of Coldstream can assist economic growth in agriculture through strategies to improve the business infrastructure and environment.

3.1.1 Business Infrastructure

- a) Support the use of surplus municipal buildings (e.g. Fire Hall) for uses that would support the agricultural industry. Possible uses could include:
 - Farmers market; and,
 - Community kitchen or farm co-operative that is geared towards the processing and marketing of local food.
- b) Explore strategies to develop a local food cooperative and a seasonal farmers market that promotes local food. The City of Vernon is looking for a permanent market site so there may be an opportunity for a new partnership.
- c) Create a dialogue with BC Parks to explore opportunities for new land uses in Kalamalka Park to enhance conditions for agriculture. The District recognizes the constraints on land use imposed by

the provincial legislation but hopes that there is room for discussions of the following:

- seasonal grazing use;
- recreational access and trail development to support agri-tourism businesses; and
- a broader regional outdoor recreation management role, possibly including use agreements on private or leased lands.

3.1.2 Business Environment

- a) Support initiatives to market local agricultural products provincially, nationally and internationally while building and encouraging the important local market with a buy local campaign.
- b) Pursue the reduction of speculative land marketing and purchases of agricultural land by clear and concise expression of commitment to the long-term protection of the agricultural land base in the District of Coldstream. Collectively, the implementation of policy items identified in Section 2 will help to address this strategy.
- c) Establish a budget for programs to enhance conditions for agriculture and have the AAC provide direction on activities and expenditures from this budget. Research shows that agriculture uses proportionately less of the municipal budget than residential land uses and it would be productive to direct these funds into the agricultural economy.



- d) Encourage farm owners to provide lease arrangements for longer terms to encourage lease upgrades that could be carried out on a reasonable cost-return basis.
- e) Support the participation of farm owners in carbon sequestration credit programs and ecological goods and services programs as they become available.
- f) Work with the real estate industry to encourage support for agriculture and the ALR over the long term rather than viewing the ALR as a future development and investment opportunity.
- g) Encourage the governments of Canada and British Columbia to continue to support programs that support farm businesses (e.g. replant programs).
- h) Support farmers considering value-added, vertical integration, agri-tourism opportunities, culinary tourism or other diversification efforts by providing supportive regulatory environment as long as those efforts result in limited impact on the agricultural land. Application processing times may need to be expedited to support these initiatives.
- i) Pursue means to encourage small-area hobby farms to contribute to the overall level of agricultural production in the region. Possible strategies include:
 - implement more stringent regulations regarding building footprints for residential uses, thereby conserving more land for agriculture;
 - review income and parcel size requirements for maintaining farm status;
 - information sharing and training on farm management and product opportunities; and
 - review of farm definitions.
- j) Work closely with the agricultural community and the farmers' market organizers and operators to review opportunities for alternative locations or additional marketing days that could be introduced.

3.2 EDUCATION

3.2.1 Academic & Research Environments

The District has the benefit of being home to the Vernon campus of Okanagan College and located in close proximity to the University of British Columbia Okanagan where there are both learning and research opportunities. Items for discussion on agriculture include:

- the extent of quality education and training programs in place that support the local agricultural industry. The local ranching industry has identified a shortage of experienced cattlemen. Beef education facilities/institutions are available in Alberta and meeting regional needs however there may also be opportunities for apprentice programs locally or through the Thompson Rivers University Kamloops;
- the extent of research in place related to the agricultural industry and food system;
- enhancing the spirit of cooperation and collaboration between the agricultural industry and interested educational institutions fostered by regular contact and opportunities to work together. May include participation on the AAC;

- increase levels of student awareness and participation in local farm businesses;
- promote opportunities to communicate or strategize on the application of sustainable agriculture practices in Coldstream;
- encourage and support Okanagan College to retain their ALR lands, consistent with their initial agreements, and to use these lands to support agriculture through teaching research and extensions. Research topics could include studies of climate change and the impact on agriculture; and
- ways to mentor new agricultural development

3.2.2 Education for Farmers

There are many aspects of farm practices that are changing on a regular basis. It is important to assist farmers in connecting with new programs and practices, particularly related to sustainable forms of agriculture.

- a) Improving the relationships between the agricultural industry and funding agencies dedicated to agricultural development such as the Investment Agriculture Foundation.
- b) Consider strategies to improve local awareness of senior government programs to assist farmers.
- c) Encourage farm succession planning within families in the interest of maintaining continuity of expertise and practices passed on within the farm family structure.
- d) Consider opportunities for improving access to the wide range of materials available to the agricultural community on programs, regulations, research and emerging trends.

3.2.3 Community Education

- a) Assist farmers with community education and notification of farm practices such as spraying. Municipal assistance may include:
 - notices to households;
 - spraying signs; and
 - notices of spraying information and scheduling posted on the municipal web page.
- b) Discourage incidence of vandalism, theft and trespass on farm lands as part of public education program explaining the nature of agricultural operations.
- c) Inform farm operators about the importance of maintaining positive relations with their urban neighbours, including carrying out normal farm practices that will minimize the impacts of noise, dust, the spread of weeds and other nuisance factors.
- d) Introduce a Restrictive Covenant for new properties being created adjacent to agricultural lands, acknowledging the farm presence and rights to farm on ALR lands. This covenant could also be applied to properties adjoining range lands that may not be in the ALR.



- e) Advise the public regarding the rights and responsibilities associated with range land areas. The District could also provide information on the District's website that would inform the public on the location of private and leased ranch holdings where public access is restricted or prohibited. The District and local ranchers can work with the BC Grasslands Conservation Society to promote public awareness of the presence of sensitive grassland ecosystems and range areas.
- f) provide more education on the management and protection of riparian areas. The District could consider establishing a demonstration site, for example, where signage, fencing and vegetation information portrays appropriate riparian area strategies.

3.3 URBAN AGRICULTURE

Urban agriculture is encouraged in Coldstream as a use on the urban, more densely developed lands as a strategy to support the agricultural sector and as an activity that increases healthy active lifestyles and improves environmental conditions. Urban agriculture provides opportunities for healthy local food production and is also regarded as a catalyst for achieving social, health, economic and environmental benefits. The following list of activities associated with urban agriculture is found on the website of City Farmer, Canada's Office of Urban Agriculture (<http://www.cityfarmer.org>). Some of these terms are used interchangeably with urban agriculture. Urban agriculture therefore includes, but is not limited to these activities insofar as they take place within or surrounding urban boundaries.

- Allotment gardens
- Backyard gardens
- Beehives

- Berry patches
- Community gardens
- Community Supported Agriculture (CSA)
- Container gardens
- Edible landscapes (landscaping that incorporates food-producing plants)
- Greenbelt agriculture
- Greenhouse agriculture
- Hedgerows consisting of edible plants
- Herb gardens (culinary and medical)
- Kitchen gardens
- MetroFarms
- Micro-livestock
- Orchards
- Prison farms
- Rooftop gardens
- Schoolyard gardens
- Trellis/fence farms
- Vegetable gardens
- Vertical agriculture
- Vineyards



Municipal strategies to support urban agriculture in the District of Coldstream include:

- amend either the Zoning By-law landscape standards for multi-family zones or the Development Permit Area Guidelines for multi-family projects to require new multi-family projects to integrate food producing areas into the overall development project as part of the required landscape area;
- amend the Official Community Plan to:
 - require opportunities for community gardens and edible landscapes to be considered as part of the planning process; particularly where new development is achieving higher densities.
 - permit density bonusing for projects that include urban agriculture (e.g. roof top gardens and edible landscapes);
- provide support for community gardens and the farmers market including awards for urban agriculture achievements; and
- develop and review a policy to allow for “urban hens” within some single family residential areas.

4.0 FARM FRIENDLY INFRASTRUCTURE

4.1 WATER

The former Vernon Irrigation District governance model changed into a regional governance model with the adoption of the Regional District of North Okanagan Bylaw No. 1721, that delegated to the Greater Vernon Services Committee the authority to govern and administer water, parks, recreation, and culture services on behalf of the City of Vernon, District of Coldstream and Electoral Areas 'B' and 'C'. The Committee is composed of seven elected members, plus an appointed agricultural representative, for water issues only, including:

- Three (3) members of the City of Vernon Council, as appointed by the Council of the City of Vernon;
- Two (2) members of the District Council, as appointed by the Council of the District of Coldstream;
- The Director of Electoral Area 'B';
- The Director of Electoral Area 'C'; and
- One (1) member of the Agricultural Community as appointed to the Committee (for water issues only).

The recent governance model has deviated from this structure.

4.1.1 Governance

- a) The District supports the previous governance model and the current service delivery structure of the Greater Vernon Water Utility with representation including the agricultural industry and the two elected officials from Coldstream. Irrigation is essential to the future of agriculture

and, with a use rate that is estimated at 80% of the water supplied by Greater Vernon Water, it is important that agricultural interest retains this representation.

- b) The City of Vernon, as noted in the Vernon Official Community Plan, has recently notified the provincial government that they would like to initiate a distribution service withdrawal from the Greater Vernon Water Service but still remain part of the Greater Vernon Advisory Committee for water supply issues. It is acknowledged that the City is interested in managing the distribution infrastructure that it uses within the City boundary and is interested in participating in decisions related to water supply (how the water licensees are managed, environmental impacts at the source, and how the water supply interests and needs of the city are met through the existing licenses and policies of Greater Vernon Water). The District recognizes the rationale for this municipal perspective, however, when evaluating Vernon's request, agricultural perspectives must be considered.
- c) The District's representatives on the Greater Vernon Advisory Committee must participate in the decision making process on the future of a water service model for Greater Vernon. In particular, the following topics are a priority for agriculture.

- **impacts on funding of future upgrades related to irrigation.** How will reorganization and the partial withdrawal of the City of Vernon impact the ability of the remaining users to qualify for funding or raise the capital necessary for future upgrading? There are significant capital expenditures planned for the Coldstream agricultural area. A new governance model should support cost sharing options and access to senior government funding for improvements.
- **protocols for the allocation of water.** It will be important to establish protocols for the allocation of water that will support service to agriculture over the long term. Service to agriculture, for example, can not be reduced to accommodate rising demand for urban service levels. A water reserve for agriculture is an option that may be considered.
- **protection of an affordable water supply for agriculture.** The current principles set out this protection. These principles should be adhered to by long term commitments of all participants in Greater Vernon Water. Related to the issue of protocols, it will be important to have a charter with agriculture that recognizes the agricultural dependency on irrigation and the need for affordable service delivery over the long term.
- **opportunities for new untreated water sources to service agriculture.** There are benefits to the entire system to have independent access to non-potable water for agriculture. The Greater Vernon

Services Water Master Plan supports strategies to twin systems for irrigation and domestic use. This strategy will allow for more efficient use of treated domestic water sources and should be regarded as an improvement for the overall system.

- **maintaining an “agricultural” voice in decision making around water.** There will continue to be many decisions that will be viewed differently from urban and a rural perspective. It will be important that these perspectives be heard throughout the decision making process.
- **responsibility for education and research.** The management of water services requires ongoing research and education on water. Examples of roles currently provided by Greater Vernon Water that should be ongoing, have a regional perspective and require a balanced urban/agricultural perspective are:
 - education on water conservation
 - education on the importance of agriculture
 - research on irrigation water conservation practices and efficiencies in irrigation practices (e.g. managing and monitoring soil moisture content).

4.1.2 Sustainability

- a) The issue of a sustainable future for agriculture is tied to the availability of water in Coldstream and throughout the Okanagan.

- b) The District will support major regional water protection and conservation initiatives for both urban and rural communities.
- c) The District will support formulation of a regional water management plan that will address the long-term allocation of adequate water resources to sustain the agricultural industry as part of an overall water resource utilization model. A regional water management plan should include a drought management strategy that considers options for protecting access to water for farmers.
- d) The District will pursue means to assist the farm community in water conservation measures by adapting to new irrigation technologies. This may include providing information on federal and provincial funding programs and will involve encouraging senior governments to provide enhanced financial programs directed at assisting farmers to convert to irrigation technologies and plant varieties requiring reduced water volumes. Where water conservation practises have been successfully implemented, Greater Vernon Water may consider buy/sell strategies where a portion of an irrigation allocation that is now conserved can be redistributed to other agricultural operations.
- e) The District will encourage University of British Columbia Okanagan and the Summerland Research station to conduct research activities directed at development of new crop varieties that will require reduced water application.
- f) The City of Vernon currently has infrastructure to support the use of treated wastewater as a source of irrigation. The District of Coldstream will work co-operatively with the City of Vernon in any wastewater planning process initiated to identify future opportunities for spray irrigation, recognizing

that research and a community process would be necessary in the Coldstream area.

- g) Encourage Greater Vernon Water to review and inventory present irrigation allocations. Water allocations need to continue to be tied to the land over the long term to ensure a future for agriculture. If a property owner is not farming, for example, and irrigation is not required, this should be regarded as a temporary leave from the system rather than a permanent withdrawal that would warrant a repurchasing of the irrigation rights. This may require Greater Vernon Water to separate system infrastructure costs from water use costs so that all owners of agricultural land, farming or not farming, continue to contribute to the infrastructure without being tied to user fees.

4.2 ROADS

- a) Develop roadway systems that do not necessarily provide for extension into agricultural lands.
- b) Continue to work with the Ministry of Transportation & Infrastructure (MOT) to coordinate improvements to the road network to assist farming practices. Encourage continued grading of Highway 6 between Aberdeen and Ricardo Roads as approved by the ALC and MOT. Explore options for incorporating an underpass on Highway 6 that would allow slow moving vehicles and cattle to safely cross Highway 6.
- c) Include provisions for pedestrians and bicycles as part of all road improvement projects with a particular focus on those pedestrian corridors identified in the OCP.

4.3 DRAINAGE

- a) Seek the support of the Agricultural Land Commission in requiring that improvement works on farm lands are carried out such that on-site and off-site drainage conditions are not adversely impacted.

4.4 OTHER SUPPORT SERVICES

In addition to the standard municipal services (water, sewer, storm drainage, roads) agriculture requires very specific local services to help support and build the agricultural economy. The following table lists some of the local supporting services where District may have a role in advocating for improved service delivery.

<i>Agricultural Activity</i>	<i>Other Required Services</i>
Cattle	<ul style="list-style-type: none"> • safe, convenient access to range land • feed and equipment • range management (pests and weeds)
Horses	<ul style="list-style-type: none"> • competition and training facilities (e.g. Vernon & District Riding Club & Kin Race Track) • feed and equipment retail sales • veterinary services
Orchards	<ul style="list-style-type: none"> • marketing boards • access to seasonal workers • management of pests & weeds • controlled storage
Market Gardening	<ul style="list-style-type: none"> • marketing opportunities • processing facilities
Organic Gardens	<ul style="list-style-type: none"> • weed & pesticide controls • marketing opportunities

5.0 ENVIRONMENTAL HEALTH

5.1 ENVIRONMENTAL EDUCATION

5.1.1 Planning

- a) Advise the agricultural community about the opportunities associated with the Environmental Farm Plan Program in terms of improved farm operations and environmental protection.
- b) Support the initiatives of the voluntary Environmental Farm Plan Program to ensure farm operator activities are carried out to protect water quality.
- c) Stress appropriate aggregate extraction practices to ensure protection of drainage corridors and water quality.
- d) Explore the potential to provide improved conditions for agriculture when approving new aggregate extraction activity.

5.1.2 Awareness

- a) Support programs to raise awareness of composting techniques and opportunities in Coldstream, particularly with small horse hobby farms (e.g. provincial Manure Maven initiative). Effective manure management will minimize impacts on the environment, minimize rural/urban conflicts and can be linked to the redistribution of valuable soil enhancement/fertilizer. The Coldstream Ranch has an extensive existing composting program and may be able to provide assistance or leadership in a broader regional composting program.

- b) Ensure there is adequate attention given to the education of farmers as the water metering program advances. Other levels of government may be involved to improve irrigation understanding and application of water-use efficiencies. It is recognized that there is considerable room for improved efficiencies if farmers move from forage production (irrigation inefficient) to crops with new (drip-line) irrigation technologies (irrigation efficient).
- c) Ensure distribution of information to farmers regarding the need for adherence to provincial requirements and practices of herbicide and pesticide use; public education on the rationale and procedures for herbicide and pesticide use; improved farm practices including consideration of integrated pest management and organic production.
- d) Increase awareness of need to minimize the risk of wildfire damage to agricultural operations situated near wildland interface areas.

5.2 AIR QUALITY

- 5.2.1 The District supports the regional burn control program in the interest of maintaining positive air quality conditions in the region but recognizes that requirements to obtain permits and limitations on burning (April 1st to 30th, parcels > 2ha; and smoke ventilation index is greater than 55) are restrictive for agriculture, particularly orchards where the burning of tree prunings is an annual activity. The District recognizes that the burning permit process is



an added expense for the farmer (hauling, chipping, storage) and the District will seek ways to assist farmers with these costs. Cost recovery strategies include:

- revising the permitting process to impose a permitting fee for open-air burning on properties with non-farm classifications only;
- arrange for a municipal wood-chipping initiative that would assist farmers in disposing of their tree prunings. A wood chipping initiative could involve:
 - establishing a municipal contract with a private contractor with a wood chipping service for properties with farm classifications, or
 - cost sharing a wood chipper with neighbouring jurisdictions and making this chipper available to local farms.
- continue to support the provision of free access to the local landfill for compostable waste (tree prunings and brush) in the spring and fall for six weeks at a time; and
- initiate discussions with RDNO to introduce space at the local landfill for composting.

5.3 GRASSLANDS

The District of Coldstream may consider supporting the concept of alternate land use services (ALUS) where farmers are paid for providing ecological goods and services (EG&S) to the Canadian public. EG&S examples include clean and abundant water, flood

control, groundwater recharge, biodiversity, wildlife conservation and improving air quality. Locally, the protection or removal of sensitive grasslands from grazing could also be an example of EG&S. The principle of ALUS recognizes collective interests that extend beyond the District's boundaries and it is likely that this approach would require senior government or agency support. ALUS is a relatively new concept and further research is required to implement an ALUS strategy. Partnerships with local educational institutions (e.g. TRU Sustainability Chair) are recommended to further explore this concept).

5.4 INVASIVE SPECIES

- a) Monitor and enforce bylaw provisions for controlling weeds and pest control on inactive or abandoned farmland toward avoiding potential additional costs to be borne by adjacent operations.
- b) Develop an invasive weed strategy for District lands and right of ways and work with the Ministry of Transportation and Infrastructure and the railway on a similar strategy.
- c) Consider ways to support the ongoing implementation of the Sterile Insect Release program.

5.5 RIPARIAN AREAS

Support ongoing efforts to manage and protect sensitive wetland areas. This may include application of the Development Permit Area guidelines for riparian areas.

6.0 PLAN IMPLEMENTATION

6.1 PARTICIPANTS

The implementation of the plan requires engagement from many parties because the overarching nature of the agricultural sector.

Primary Participants:

- District of Coldstream (Staff & Council)
- Agricultural Advisory Committee
- agricultural community
- general public

Secondary Participants:

- Agricultural Land Commission
- North Okanagan Regional District
- City of Vernon
- Provincial & regional agricultural organizations (e.g. BC Fruit Tree Growers Assoc.)
- Provincial Agencies (e.g. MOT & MAL)
- Federal Government
- University of British Columbia Okanagan
- Okanagan College

6.2 ACTION STRATEGY

Throughout the Planning Strategy document there are policies that, when adopted, will require action from the variety of participants listed to in Section 6.1. The following is a list of the highest priority actions that are needed to successfully launch the implementation of the plan. Once these initial actions have been addressed,

it is expected that the plan will have sufficient momentum, and community engagement to become a living document that supports agriculture in Coldstream.

High Priority Actions

1. Formalize the ongoing engagement of a Coldstream Agricultural Advisory Committee including the preparation of:
 - Committee By-law
 - Terms of Reference
 - Action Strategy
2. Advertise for and appoint AAC members.
3. Establish District budget to support some of the activities sponsored by the AAC, e.g. advertising and promotion and hosting meetings.
4. Prepare OCP and Zoning By-law Amendments to implement specific Agricultural Plan policies including:
 - Farmland Protection Development Permit Area;
 - use of Housing Agreements;
 - Agricultural Designation with 10 ha min. parcel size;
 - updating agri-tourism and accommodation policies; and
 - setting Farm Home Plate specifications.

-
5. Facilitating discussions on the development and enhancement of local government partnerships:
- integrated partnerships on decisions regarding long term sustainable delivery of water for agriculture; and
 - discussions with RDNO and Vernon regarding:
 - development of an overarching regional Agricultural Plan.
 - cost-sharing of a Regional Agricultural Support Officer position.
 - regional model for the provision of services such as chipper equipment, economic development, farm work or housing, farmers market, infrastructure to support agriculture (e.g. Kin Race Track).



APPENDIX A

Overview

Indicators are quantitative methods used to measure trends in a community. Indicators, when used carefully, can be important tools for measuring the impacts of new programs, policies, and initiatives. Indicators relative to the Agricultural Plan can be valuable for tracking the progress of the plan and highlighting successes and accomplishments over time.

The selected indicators have been grouped to reflect overarching plan goals. These indicators should be measured and recorded over time to identify trends. Baseline data is also included for each indicator to help monitor changes over time.

It is important to note that indicators do not perfectly reflect the impact of any particular policy or action. Due to the unavoidably complex nature of development in the agricultural industry and the effect of external events on a given community, it is difficult or impossible to ascribe a change in a given indicator strictly to one action or policy. That said, a range of indicators like those identified can provide a multi-tiered understanding of changes over time, and a more complete view of the impact of the agricultural plan and other policies. Roughly speaking, positive trends in all or most of the identified indicators would indicate success in the implementation of the plan.

Selecting Indicators

The indicators identified for the Agricultural Plan represent information that was collected through the planning process. Most of these indicators are reported on in the Background Report. The following criteria were considered in the selection of relevant indicators:

- **Availability of Data** - Data are available and easily accessible
- **Understandable** - Data are easily understood by a diverse range of people
- **Credible** - Data are valid, reliable
- **Temporal** - Data can show trends over time and progress towards targets
- **Comparable** - Data can be compared with other regions
- **Linked to Action** - Selected indicators can be linked to concrete actions to help reach goals

The four key sources of data that are referenced in the Agricultural Plan are: the survey of farm property owners, Statistics Canada; Ministry of Agricultural AgFocus Inventory; and, the Coldstream BC Assessment analysis of class 9 (farm) properties. There are strengths and weaknesses with all of these data sources, including limitations on the availability of this data over time. For example, changes in the way Statistics Canada now classifies the home farm means that trends in the amount of farmland in Coldstream can not be accurately tracked over time. Similarly, the AgFocus data may not be collected regularly. With these limitations in mind, the suggested indicators tend to rely on data that can be self-generated by the District of Coldstream (e.g. assessment analysis of Class 9 properties, and business licenses and development applications). Additionally, any opportunity to replicate the survey conducted as part of the Ag Plan would give valuable insight into the success of the plan implementation.

Indicators and Baselines

Protection of farms and farmland

Indicator	Targets and Considerations	Baseline Data				Year of Baseline Data	Scope of Baseline Data	Data Source
Number of farms	The trend for this indicator should remain stable or move upward with the number of farms increasing as there is more agriculture in the community.	Parcel Size		Statistics Canada, 2006		2006	District of Coldstream	StatsCanada
				No. of Farms	% of Farms			
		ha	acres					
		<4	<10	66.0	49%			
		4 to 52	10 - 29	59.0	44%			
		52 to 161	130 - 399	7.0	5%			
		>161	>400	2.0	1%			
Total		134.0	100%					
Amount of Farmland	The trend for this indicator should remain stable or move upward with the area of land engaged in agriculture increasing as there is more agriculture in the community.	1996 2001 2006 Owned 4,637 ha (91%) 4,357 ha (40%) 4,327 ha (28%) Leased, etc. 469 ha (9%) 6,403 ha (60%) 11,382 ha (72%) Total 5,106 ha 10,760 ha 15,709 ha * Note: The amount of leased lands in Coldstream rose significantly in 2006 because Stats Canada implemented a new farm classification rule that allocated leased land to the Census area where Home Farm is located.				2006	District of Coldstream	StatsCanada
Location and Amount of Farmland	The trend for this indicator should remain stable or move upward. Class 9 properties (engaged in agriculture) should increase when there is more agriculture in the community.	District of Coldstream, <i>Agricultural Plan - Background Report</i> . Figure 2.3 Map of Class 9 Farms. Analysis can include mapped (spatial distribution) or spreadsheet (quantity) information.				2008	District of Coldstream	BCAA & District of Coldstream

Indicator	Targets and Considerations	Baseline Data	Year of Baseline Data	Scope of Baseline Data	Data Source
More diversity in agriculture	Targets for land in forage production are for a slight increase (new lands in production) or decrease (with shift to more intensive agriculture.	Forage production is a central component of the Coldstream livestock industry but there was also reporting of forage production as a “holding” activity used to acquire farm status. Given the area’s high agricultural potential some of these lands could be used for more intensive agriculture. All studies indicated high rates of land in forage production. StatsCan, 2006 - 91% of hectares of farmland. Agricultural Plan Survey of Farmers, 2008 - 78% of farmers engaged in forage production. AgFocus, 2007 - 71% of area and 62% of properties in forage, beef cattle or pasture.	2008	District of Coldstream	BCAA & District of Coldstream

Urban pressures managed

Indicator	Targets and Considerations	Baseline Data	Year of Baseline Data	Scope of Baseline Data	Data Source
Location ALR boundary	The location of the ALR boundary should remain unchanged.	District of Coldstream, <i>Agricultural Plan - Background Report</i> . Figure 2.2 - Agricultural Land Reserve Boundary.	2008	District of Coldstream	RDNO ALC
Applications for exclusion from ALR	There should be no approved applications for exclusion.	The District of Coldstream records of ALR applications for exclusions.	ongoing	District of Coldstream	District of Coldstream
Business Licenses for Non-farm uses.	New business licenses for non-agricultural uses should be directed to non-ALR lands.	New applications for Business licenses for non-farm uses should be re-directed into the urban area.	ongoing	District of Coldstream	District of Coldstream
Amount of fallow land	Less land held in speculation for future urban uses and removed from agricultural inventory.	District of Coldstream, <i>Agricultural Plan - Background Report</i> . Figure 2.3 Map of Class 9 Farms. The goal is to keep farms operating and land in production (class 9) rather than have land lying fallow and out of production.	2008	District of Coldstream	BCAA & District of Coldstream

Farm friendly infrastructure and support industries in place

Indicator	Targets and Considerations	Baseline Data	Year of Baseline Data	Scope of Baseline Data	Data Source
New support businesses with an agricultural focus	This trend should see more businesses available locally to service the agricultural industry.	Local agricultural support businesses were not surveyed as part of the agricultural plan but anecdotally it was noted that there was a shortage of businesses to support agricultural locally. This included: feed stores, abattoirs and farm machinery retailers. New business licenses in the region for any of these sectors would indicate a positive growth trend.	2008/09	Regional	City of Vernon, District of Coldstream, RDNO
Opportunities for local sales of farm products	This trend should increase with more local markets for the sale of local farm products.	Local sales are highly important to local farmers with 67% survey respondents indicating that they sell their product by word of mouth. There are 2 farmers markets in Vernon, the Vernon Farmers Market (Multiplex Centre) and the Friday Night Market (next to Sport Chek) Vernon. More market opportunities (new venues or more scheduled events) would assist farmers in marketing their products. A local food co-operative would also help market local products. There are reports of farm gate sales and sales of locally produced products in local stores but no inventories.	2008/09	Regional	City of Vernon, District of Coldstream, RDNO
Cost of Water	Water rates can be expected to rise with inflation but pricing should not exceed inflationary values.	<ul style="list-style-type: none"> Special irrigation - \$52.64/ha/month Agricultural Water Purchase Fees <ul style="list-style-type: none"> Application fee - \$200 for each 0.1 of a ha allocation or part - \$600 for each 0.315 litres/sec peak flow for non-agriculture - \$600 <p>Example = \$213 ha/yr = Kidston example</p>	2008	RDNO	Greater Vernon Services
Quantity of Water	Access to water is necessary for agricultural production in Coldstream. Water licensed for agriculture should not be re-allocated for other uses.	<ul style="list-style-type: none"> Irrigation is currently available between April and Sept. Irrigation can be extended with special approvals from Greater Vernon Services. Watering restrictions or limited approval of requests for extensions would signal water restrictions for agriculture. There are lands that are in the water service area that do not use water. Adding these properties to the system for agriculture would be a benefit to agriculture. Comparison of statistics developed using the Okanagan Water Demand Model project water needs (existing and future). Policies should be in place to protect access to this supply. 	2008	RDNO	Greater Vernon Services

Indicator	Targets and Considerations	Baseline Data	Year of Baseline Data	Scope of Baseline Data	Data Source
Marketing	Collective marketing of local products can create economies of scale that will benefit agriculture.	There is no current regional or local marketing program for agriculture in the Vernon/Coldstream area but there are associations in the larger region such as the Okanagan Tree Fruit Cooperative.	2008/09	Regional	City of Vernon, District of Coldstream, RDNO
Burning	Burning strategies tailored to farmers, particularly orchardists, are required to deal with high waste yields.	Burning restrictions are important for maintaining air quality. There are no programs currently in place to support farm needs for disposal of high waste yields.	2008/09	Regional	District of Coldstream

Food Security

Indicator	Targets and Considerations	Baseline Data	Year of Baseline Data	Scope of Baseline Data	Data Source
Local Food Production	Implementation of RDNO Food System Plan	No regional plan is currently in place however, the RDNO Plan is a regional document with policies that apply to agriculture in Coldstream.	2009	Regional	RDNO/ Vernon / District of Coldstream

Farm Friendly Policies and Partnerships

Indicator	Targets and Considerations	Baseline Data	Year of Baseline Data	Scope of Baseline Data	Data Source
Adoption and implementation of Agricultural Plan	This indicator will show that the District is committed to improving the future of agriculture.	There are currently policies in the OCP relating agriculture. The adoption of the agricultural plan will ensure that there is a specific focus for the future of agriculture.	2008	District of Coldstream	District of Coldstream

Indicator	Targets and Considerations	Baseline Data	Year of Baseline Data	Scope of Baseline Data	Data Source
Regional Agricultural Plan	The development of a regional plan will support and re-enforce directions taken in Coldstream	There is interest through the Regional Growth Strategy in developing agricultural policies. The City of Vernon is also interested in pursuing the development of an agricultural plan.	2009		
Regional Growth Strategy	A clear strategy to improve conditions for agriculture in the region will be a benefit for agriculture.	A Regional Growth Strategy is in the process of being developed.	2008/09	Regional	RDNO
Agricultural Advisory Group	The establishment of an AAC will ensure representation of a voice for agriculture.	The AAC has been established to direct the development of the plan but a new bylaw is required to provide a long term ongoing role.	2009	District	District

Environmental Health

Indicator	Targets and Considerations	Baseline Data	Year of Baseline Data	Scope of Baseline Data	Data Source
Environmental Farm Plans	More Farm Plans adopted in District.	N/A	2009	District	N/A
Grassland Partnerships	Recognition of sensitive grassland ecosystem.	N/A	2009		GCS
Irrigation Efficiency	<ul style="list-style-type: none"> more drip lines better timing and application of water to maximize conservation 	Comparison of data collected for AgFocus inventory - properties irrigated.	2009	MAL	MAL
Waste Management	Effective management practices.	MoE evaluates the effectiveness of their Agricultural waste control regulation and may be able to provide data on a regional basis.	2009	District	MoE

Strong Agricultural Economy

Indicator	Targets and Considerations	Baseline Data				Year of Baseline Data	Scope of Baseline Data	Data Source
Persons employed in agriculture	The target is to increase the number of weeks of farm labour.					Various	District	Census
			1995	2000	2005			
		• Total Paid Labour (weeks)	4650	4187	4185			
		% Year Round	63%	57%	35%			
		% Seasonal	37%	43%	65%			
	% Year Round BC	57%	62%	63%				
Average gross farm receipts per farm	The target is to narrow the gap between receipts earned in Coldstream and the rest of BC.	Average Gross Farm Receipts per Farm				various	District of Coldstream	Census
		1995	2000	2005				
Coldstream	\$52,982	\$79,574	\$61,413					
RDNO	\$66,268	\$71,484	\$90,777					
	BC	\$84,233	\$113,736	\$133,641				
Number of farms by total gross farm receipts	The target is a relative increase in the number of farms earning more than \$10,000/year.					various	District of Coldstream	Census
			Coldstream	RDNO	BC			
		< \$10,000	89	659	9466			
		10 to \$24,999	13	192	3194			
		\$25 - \$99,999	18	195	3629			
		+ \$100,000	14	181	3555			
Total	134	1227	19844					



APPENDIX B

Farmland Protection Development Permit Area - DRAFT

Purpose: To protect farmland by mitigating conflict between agriculture and its urban neighbours.

Area: The Farmland Protection Development Permit Area applies to lands that are within measured 300 metres of an Agricultural Land Reserve boundary.

Justification: The Farmland Protection Development Permit Area is applicable to all lands adjoining the Agricultural Land Reserve (ALR), or separated by a right-of-way, a statutory right-of-way or a dedicated road. Lands located within the ALR require protection for long term use. Land use conflicts between farm operations in the ALR and non-farm uses on lands adjoining or reasonably adjacent to the ALR may compromise the agricultural use of the ALR lands. Addressing subdivision layout, building design and stormwater management, employing disclosure statements and signage, and incorporating landscaped and siting buffers between new subdivisions and ALR lands will protect the agricultural use of the ALR lands and minimize complaints due to farming activities for the benefit of both farm and urban residents.

Application: Prior to beginning a subdivision or development on lands adjoining the ALR or separated by a right-of-way, a statutory right-of-way or a dedicated road, the owner must:

- obtain a development permit in accordance with the Farmland Protection Development Permit Area Design Guidelines.
- include an assessment of the site and substantiate the need for a buffer and provide design measures that are most appropriate for the site - consider the type and intensity of the urban use and its relationship to farm uses.

Guidelines:

1. Subdivision design must minimize potential negative impacts that may occur between farm and non-farm land users. Avoid road endings or road frontage next to ALR except as may be necessary for access by farm vehicles. Subdivision design and construction will minimize erosion. Ground water quality and levels will be maintained through adequate rainwater management.
2. Open spaces with landscaped buffers that are designed with water retention capacity or adequate rainwater/storm drainage system should be located along the ALR edge.
3. For parcels located immediately adjacent to the ALR, a buffer must be established parallel to and along the ALR boundary in accordance with the following criteria:
 - The District of Coldstream will require a landscape buffer, a minimum 10 m in width along ALR boundaries on the urban side of the ALR.
 - All landscape buffers must be established according to the British Columbia Ministry of Agriculture and Lands (BCMAL) *Guide to Edge Planning*, Section 10, Urban side Buffers - Urban-side Buffer Design Criteria.
http://www.agf.gov.bc.ca/resmgmt/sf/publications/823100-2_Guide_to_Edge_Planning.pdf
 - If paths and/or passive recreational uses are part of the landscaped buffer, the recreational features will not take up more than 1/3 the width of the buffer and they will be located away from the ALR boundary.
 - All buffer areas must be landscaped using materials set out in Appendix B of the BCMAL *Guide to Edge Planning*. If appropriate vegetation already exists on the site it should be retained as part of the buffer. The existing vegetation may serve as the entire buffer as determined by the District of Coldstream.
 - Plant layout, spacing and support must be in accordance with the BCMAL *Guide to Edge Planning*, Section 10 Urban-side Buffers - Design Specifications and Layout.
 - The design and construction of the landscaped buffer must be to the standard of the BC Society of Landscape Architects/BC Nursery Trades Association publication *BC Landscape Standards*, most recent edition;

- If adequate fencing does not currently exist, fencing must be constructed where a subdivision adjoins the ALR boundary. Fencing must be constructed in accordance with local government standards or the BCMAL *Guide to Edge Planning*, Appendix C; and
 - The buffer should be installed prior to commencing building construction.
4. A buffer maintenance plan must be developed and signed off by a registered landscape architect or professional biologist.
 5. A section 219 covenant as per the Land Title Act for the buffer specified in the Farmland Protection Development Protection Area Design Guidelines must be registered on title. This covenant will prohibit the removal of vegetation and the construction of, or addition to, any buildings or structures within the buffer area other than fencing in accordance with local government standards or the BCMAL *Guide to Edge Planning*. Under section 22 of the Agricultural Land Commission Act, this covenant may require the Commission's approval, prior to registration.

Exemptions: A Development Permit is not required for the following:

1. construction, alteration or addition to a building or structure;
2. subdivision where the proposed parcels do not adjoin the ALR boundary or are not separated by a right-of-way, a statutory right-of-way or a dedicated road;
3. subdivision where the proposed parcels provide the following:
 - a. a minimum parcel depth of 50 m, or
 - b. adequate parcel depth for a satisfactory building site area (including the accessory buildings and if applicable, septic disposal system) and a 10 m vegetated buffer area as described in the guidelines; or
4. subdivision of land for public utility or park uses.

APPENDIX C

ACRONYMS

AAC	Agricultural Advisory Committee
ALC	Agricultural Land Commission
ALR	Agricultural Land Reserve
ALUS	Alternative Land Use Services
EG&S	Ecological Goods & Services
GCC	Grasslands Conservation Council of British Columbia
MAL	Ministry of Agricultural and Lands
MOT	Ministry of Transportation and Infrastructure
OCP	Official Community Plan
RDNO	North Okanagan Regional District
TRU	Thompson Rivers University
UBCO	University of British Columbia Okanagan