



City of Chilliwack





Agricultural Area Plan

Don Cameron Associates
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1 Executive Summary

The City of Chilliwack, incorporated as a City in 1908 and merged with the area Township in 1980, is governed by a Mayor and six councillors. The City is managed within the following nine objectives. The objectives are reflected in the development and outcomes of the Agricultural Area Plan:

1. Provide financial stability
2. Provide good stewardship of municipal infrastructure
3. Provide good stewardship of the environment
4. Attract and maintain business growth
5. Facilitate a high quality of life
6. Engage the community
7. Develop and maintain a first-rate work force
8. Provide excellent customer service
9. Provide a safe community.

Urban Chilliwack has grown substantially over the years but remains committed to its agricultural roots. Chilliwack has some of the most productive agricultural land in Canada. The City has a population of 80,000 on a land base of 25,900 hectares, two-thirds of which is reserved for agriculture. The agricultural industry is an important contributor to the economy of Chilliwack. With more than 800 farms and considerable supporting industry in the area, the agricultural industry is estimated to support more than 4,500 jobs in Chilliwack and generate more than $600 million in economic activity.

Overview of Existing Agriculture

Chilliwack agriculture is dominated by dairy and poultry farms, nurseries, and greenhouses. Between 1996 and 2006, gross farm receipts in Chilliwack increased by 79%. Average farm receipts per farm increased from over $159,000 to $305,000 during that same time period.

Agricultural capability is determined by soil characteristics and climate. Almost 60% of Chilliwack soils are Class 1 and 2 and with the favourable Chilliwack climate farmers have the potential to grow a wide variety of crops relative to other agricultural areas in Canada.

Excellence in Agriculture

The Agricultural Area Plan fosters excellence in Chilliwack agriculture. The Agricultural Area Plan develops strategies, policies, and procedures that address rural/urban interface issues, support agricultural land use planning and the long-term sustainability of the agricultural industry.

Guiding Principles

The Agricultural Area Plan was developed in the context of the following guiding principles. The AAP will:

- Address strategies consistent with the 2004 Chilliwack Agricultural Commission report, *Chilliwack Agricultural Sector Strategy Update*
- Address the economic impact of agriculture in the Chilliwack economy
- Identify strategies, policies and procedures to:
  - ✓ Address rural/urban interface issues
  - ✓ Support agricultural land use planning
  - ✓ Support long-term sustainability of the agricultural industry
  - ✓ Assist with the overall community planning process.

Vision and Goals

The vision for creating excellence in agriculture in the City of Chilliwack was developed in consultation with the community.

> *The City of Chilliwack will become a centre of excellence in agriculture focusing on industry innovation and sustainability and emphasizing education, communication, conservation, and environmental responsibility. The agricultural industry will become increasingly progressive. Working cooperatively, the City and the agricultural industry will encourage market opportunities including value-added and processing options.*

A series of issues affecting agriculture in Chilliwack were identified. A review of the issues and suggestions for addressing them resulted in four goals:

1. Create a centre of excellence for agriculture in Chilliwack
2. Provide support for maximizing agricultural industry sustainability
3. Create a community with knowledge and understanding of agriculture
4. Create a viable and enduring community by encouraging conservation and environmentally responsible practices.

Strategies, Initiatives, Policies and Actions

The final outcome of the vision and goals was the recommendation to create an Agricultural Advisory Committee of Council and the identification of four strategies, a series of initiatives within each strategy, and appropriate policies and/or actions for each initiative. The following table highlights the policies and actions and provides the point of reference for each in the Agricultural Area Plan.

Table 1: Priority Policies and Actions for the Agricultural Area Plan

(Priority indicates level of impact)

O = Ongoing / L = Long term (>10 years) / M = Medium term (5-10 years) / S = Short term (<5 years)

Priority	AAP No.	Policy/Action/Timeline	Benefit to City/Agriculture
Higher Impact Policies and Actions	4.4	*Policy* • Support the Agricultural Advisory Committee (O) *Action* • Create the Agricultural Advisory Committee (S)	• Provides leadership for AAP implementation • Provides Council advice on land use issues • Provides consistent approach for addressing agricultural issues • Provides ongoing support for agriculture
	4.5.1	*Policy* Support CAC and UFV to create Centre for Innovation at UFV (L)	• Provides support for agriculture in City and BC • Provides for innovative research and development • Increases economic potential for agriculture
	4.5.2	*Policy* • Support CAC promoting industry (O) • Encourage annual reporting on agriculture by AAC (S, O) *Action* • Declare Agriculture Week (S, O) • Provide annual award to progressive farmer (S,O)	• Provides encouragement for agricultural development and expansion • Encourages succession in industry • Provides additional promotion for industry • Supports additional tourism • Supports development of Centre of Excellence for agriculture
	4.6.2	*Policy* • Support protection of agricultural land for agricultural purposes (O) • Support densification, Urban Containment Boundary, farmer best management practices (O) *Action* • Introduce agricultural impact assessment (S)	• Confirms commitment to agriculture • Reduces speculation on agricultural land • Encourages agricultural development to increase economic impact • Supports agricultural uses on agricultural land
	4.7.1	*Policy* • Support farmer best management practices (O) • Support self-regulation by farmers (L) • Support farmers using normal farm practices (O) • Encourage farm practices that will avoid public complaint (O)	• Contributes to professionalism of the agricultural industry • Reduces need for external enforcement • Provides support for agriculture • Encourages farm practices that are supported by non-farming citizens • Reduces rural/urban conflict
	4.7.4	*Policy* • Support agricultural community as economic contributor to City (O) *Action* • Promote economic impact of agriculture when study completed (S,O)	• Encourages agricultural development and expansion • Provides support for agriculture among citizens
	4.8.3	*Policy* • Encourage senior governments to protect all agricultural land in Chilliwack (L) • Support emergency planning activities (S) • Encourage farmers to minimize risks (S)	• Retains valuable agricultural land • Provides safe conditions for farming • Provides for public safety

Table 1 (Cont'd)

Priority	AAP No.	Policy/Action/Timeline	Benefit to City/Agriculture
Medium Impact Policies and Actions	4.6.1	*Policy* • Encourage water conservation (O) • Support agricultural water conservation from AWSES (O) • Consult with agricultural stakeholders on water issues (O) • Encourage research on lower quality water use in agriculture (O) *Action* • Undertake pilot project to demonstrate use of lower quality water in agriculture (M)	• Extends use of aquifer for all citizens • Encourages water conservation practices • Helps farmers reduce costs of water • Supports agricultural development and expansion • Recognizes importance of water for agriculture • Provides alternative water sources for selected uses in agriculture
	4.6.3	*Policy* • Encourage transition of non-permitted uses back to agricultural uses (O) • Support non-permanent housing for seasonal workers (S)	• Maximizes agricultural uses on agricultural land • Confirms commitment to agriculture
	4.6.4	*Policy* • Support minimizing impact of buildings on agricultural land (O) *Action* • Adopt a homeplate bylaw for the City (S)	• Protects agricultural land for agricultural purposes
	4.6.5	*Policy* • Support CAC efforts to attract food processors (O) *Action* • Review infrastructure requirements and costs for sewage treatment (S) • Provide industrial tax exemption for food processing (S)	• Increases agricultural development and expansion • Increases economic contribution of agricultural industry • Assists food processors to make decision to locate in Chilliwack
	4.6.7	*Policy* • Encourage young people to enter farming (O) *Action* • Provide inventory of land available for farming (S)	• Supports attraction of new entrants to agriculture • Supports industry succession efforts • Retains agricultural economic contribution to City
	4.7.2	*Policy* • Support information to citizens about farm practices (O) • Notify citizens close to farms about farm practices (O) • Encourage area realtors to inform purchasers about farm practices (O) • Support BC AITC efforts to educate students about farm practices (O) • Support an annual tour of agriculture *Action* • Register covenant on new residential and commercial properties adjacent to farms (S,O) • Use Greenheart News to identify farm practices that may cause noise, dust or odours (O) • Use Greenheart News to discourage dumping on agricultural land (O) • Encourage citizens to get CAC brochure, "Embracing an Agricultural Community" (O) • Create City website presence to identify normal farm practices occurring on farms (S)	• Provides additional knowledge about agriculture • Reduces rural/urban conflict

Table 1 (Cont'd)

Priority	AAP No.	Policy	Benefit to City/Agriculture
	4.8.1	*Policy* • Support BCMA building setback guidelines (O) *Action* • Review Zoning Bylaw and amend as required (S)	• Provides protection for City watercourses and environment
	4.8.2	*Policy* • Work with farm community to monitor watercourse drainage and maintenance (O) • Support drainage and maintenance activities that recognize fish salvaging and protect fish habitat (O) • Support progressive farmers reducing run off into ditches (S,O)	• Encourages cleaner ditches and better drainage • Protects fish habitat • Supports activities of senior governments • Encourages farmers to protect environment • Increases professionalism of farm community
	4.8.4	*Policy* • Support enforcement of AWCR (O) • Support industry initiatives for managing manure on farms (O) • Support seminars on nutrient management (O) • Support nutrient management plans (O)	• Minimizes impact of manure spreading and storage on farmers and citizens
Lower Impact Policies and Actions	4.6.6	*Policy* • Support production from all parcels zoned for agriculture (O) • Support local purchasing of farm products (O) • Encourage establishment of appropriate farmers' markets (M) • Support efforts of local farmers to increase agritourism activities (O) • Encourage BC AITC Fruit and Vegetable Nutrition Program (O)	• Supports farmers • Encourages agricultural development • Supports citizens buying locally produced agricultural products and services
	4.6.8	*Policy* • Work collaboratively with First Nations (O)	• Encourages agricultural uses on First Nations land
	4.7.3	*Policy* • Prepare and promote a "good neighbour" policy (S)	• Reduces conflict between farmers and other citizens
	4.7.5	*Policy* • Encourage farmers to move equipment safely (S) *Action* • Ensure appropriate signage in farm areas (S)	• Ensures safe movement of farm equipment • Provides protection for all citizens
	4.7.6	*Policy* • Support appropriate edge planning (O) • Support the development of walking and cycling trails (M)	• Minimizes impact of farming operations and impact of other land uses on farms
	4.8.5	*Policy* • Encourage farmers to reduce or eliminate open air burning (O) • Regularly promote recycling options (O) • Support development of plastic recycling program (O)	• Minimizes impact of open air burning on air quality • Reduces citizen respiratory isues • Encourages recycling of farm wastes
	4.8.6	*Policy* • Support efforts to minimize impact of agriculture on wildlife (O) • Support promotion of innovative ways to mitigate impact of farming practices on wildlife (O)	• Provides protection for wildlife habitat
	4.8.7	*Policy* • Support the EFP Program (O) *Action* • Promote Chilliwack farms that have completed EFPs (O)	• Provides support for the environment • Maximizes number of Chilliwack farms protected from environmental issues

2 Introduction

The City of Chilliwack is located in British Columbia's Fraser Valley, only 20 minutes from a USA border crossing. It is situated about 25 minutes from the international airport in Abbotsford and 90 minutes from BC's largest airport in Richmond, adjacent to Vancouver.

Chilliwack was originally incorporated as a township in 1873, then making it BC's third-oldest. As the 19th century ended, the hub of influence in the area was the intersection of the New Westminster-Yale Wagon Road, Wellington Avenue, and Young Road. The Chilliwack area also included smaller settlements at places like Sardis, Vedder Crossing, Rosedale, Yarrow, and Greendale. Although Chilliwack has grown substantially over the years and has fostered other industries, this hard-working community in the Fraser Valley has some of the most productive agricultural land in Canada.

2.1 Purpose of the Agricultural Area Plan

The purpose of the Agricultural Area Plan is to define the City's role with respect to agriculture and identify appropriate policies and actions to support the viability of farming. The AAP complements the Official Community Plan and may be adopted as a sub-plan or schedule of the OCP. The AAP considers agriculture in its regional context and anticipates future changes in the industry. The AAP emphasizes the City's farm area, proposes solutions to issues, and identifies opportunities to strengthen farming.

Some 34 local governments in BC have completed, or are completing, agricultural plans for their farming areas. The BC Agricultural Land Commission and BC Ministry of Agriculture actively support the development of agricultural plans. Funding for these plans has been encouraged by the Investment Agriculture Foundation.

2.2 Planning Questions

In developing the Agricultural Area Plan, and in the context of City jurisdiction, answers to the following questions were sought:

- Where has the industry been? Where is it now?
- Where does the industry want to go?
- How is it going to get there? What strategies, initiatives, policies and actions must be employed?
- How will the industry know when it has arrived? What is the timeline for implementation of the Agricultural Area Plan?

2.3 Steps in Developing the Plan

The following steps were used to develop the Agricultural Area Plan:

- Meetings with City staff and members of the Chilliwack Economic Partners Corporation and Chilliwack Agricultural Commission
- A review of selected City documents including:
  - ✓ *Chilliwack Agriculture Sector Strategy Update*, 2004
  - ✓ BC Ministry of Agriculture*, Land Use Inventory*
  - ✓ *City* of Chilliwack, *Agricultural Overview*
- Meetings with the Agricultural Area Plan Steering Committee
- Tours of area farms
- Meetings and interviews with members of the farm community
- A visioning workshop
- A background report
- Email and telephone interviews and discussions
- Review of material and feedback from City Managers
- Preparation and review of an issues and optional recommendations report
- Preparation of a draft Agricultural Area Plan with feedback from Council, the Steering Committee and the public
- Preparation of the final Plan for submission to Council.

2.4 ADDRESSING THE ISSUES

An extensive consultation process involving the farm community, the Agricultural Area Plan Steering Committee, the Chilliwack Agricultural Commission, the non-farming public and City staff and managers identified numerous issues. As expected, some of the issues such as theft and vandalism on area farms, high land values that make it difficult to start farming, or difficulties associated with obtaining seasonal labour, were considered to be important but lying beyond the jurisdiction of the City or impractical to address. Planning resources were allotted to issues where most impact was anticipated.

3 Context

3.1 CHILLIWACK AGRICULTURE

3.1.1 Historical Background

Agriculture has a long history in Chilliwack from when settlers pre-empted land in the mid 1800's. Early records indicate that most of the early settlements were mixed farms.

The Chilliwack Agriculture Society was formed in 1873, describing itself as an "educational institution organized for the purpose of promoting and encouraging the breeding of live stock and the exhibition of grain, fruit, etc."[1] The first fairs were held on members' farms. In 2001, the fair was moved to its current site at Chilliwack Heritage Park, on Lickman Road.

[1] Chilliwack Progress, July 27, 1910.

From 1944 to 1946, a large number of skilled enterprising farmers migrated to the Chilliwack area from the Canadian prairies, diversifying the previous dairy mainstay to other sectors such as poultry, hogs, raspberries and strawberries. The dairy industry has a long and established history in Chilliwack and remains a significant part of the agricultural community.

Fruit and vegetable growing has also been a part of Chilliwack's agriculture for many years. In 1948, the East Chilliwack Fruit Growers' Co-operative was organized mainly to distribute and market raspberries. In 1953, the Co-op bought a feed plant in East Chilliwack and in 1960 completed the construction of a modern new feed manufacturing facility, the first all-steel feed mill structure in Canada. In 1997, the Co-op restructured, exchanging co-operative shares to corporation shares and became Agro-Pacific Industries Ltd. The company is now owned by Viterra Inc., an international agri-business firm.

The Chilliwack Board of Trade (now known as the Chamber of Commerce), has always played an important role in promoting and supporting the agricultural industry. When Chilliwack orchardists faced product surpluses in the 1920s (in large part due to increasing competition from the Okanagan), the Chilliwack Board of Trade proposed a Cherry Carnival, which was enthusiastically supported by the community. The Cherry Carnival was deemed a success with daily attendance estimated at 10,000.[2] The Carnival was one of the Fraser Valley's most popular events until 1955 when the loss of cherry trees due to fungal disease and competition from other events led to its cancellation.

While the City of Chilliwack has grown to become a diverse city with many industries, the agricultural sector remains an important part of its vibrant business culture.

3.1.2 Land

Sixty-seven percent of Chilliwack's total land area (17,322 hectares) lies within the Agricultural Land Reserve. The ALR land considered best for agriculture is made up of two distinct areas: the Fraser River Valley bottom, which accounts for 14,000 hectares, and Ryder Ridge, part of the foothills of the Cascade Mountains, which has about 950 hectares of agricultural land. The remaining land in the ALR, but not under City jurisdiction or available for agricultural use, includes 1,200 hectares in First Nations' Reserves and land used for roads and highways.

Although agriculture is the most important use of almost 60% of parcels in the ALR,[3] other uses include:

- Residential

[2] Vancouver Daily Province July 3, 1950

[3] The BC Ministry of Agriculture's *Land Use Inventory* establishes land uses based on the primary activity observed. For agriculture to be identified as the main use, for example, farming would have been observed as the only use, or most important use noted. This approach may not record some agricultural use in situations where agriculture was not considered to be the primary use.

- "Hobby–amenity use" (farming occurring on a small scale and of secondary economic importance to residential uses and unlikely to be the major source of income to the residents)
- Transportation and communication
- Utilities
- Industrial
- Golf courses and other recreational uses
- Mineral extraction
- Cultural/entertainment uses
- Unused farmland and land on the "wet" side of the dyke.

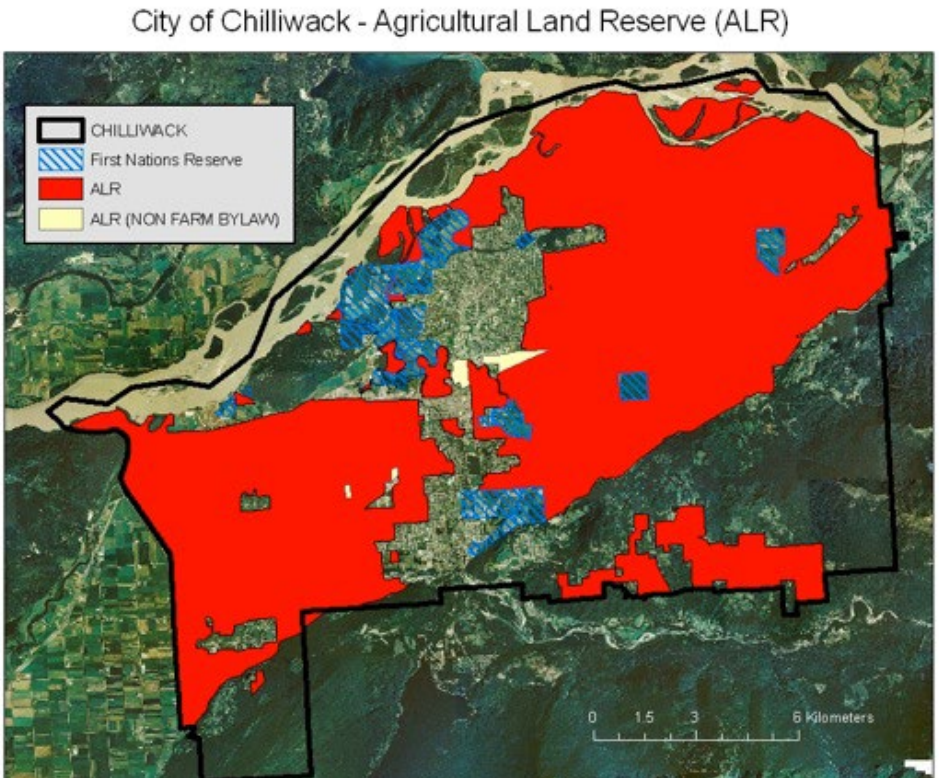


Figure 1. City of Chilliwack Agricultural Land Reserve

According to the BC Ministry of Agriculture's *Land Use Inventory*, the Ryder Lake area has a considerable amount of farmland that is unused, estimated at 32% in 2004. By contrast, only 4% of the land is unused in the Fraser River Valley bottom area.

3.1.3 Agricultural Capability

Agricultural capability is a function of soil characteristics and climate. Climate provides the heat units and water, while soil provides the nutrients. Both are needed for agricultural production. Class 1 to 3 lands are capable of sustained arable crop production. Class 7 lands are generally considered to have no capability for agriculture, regardless of climate. While soils are initially rated as though improved, when classified for agricultural capability, not necessarily all soils require improvement. Excess water is the predominant limitation in Chilliwack. Other limitations are soil moisture deficiency, inundation by the Fraser River, and stoniness.

Over 100 years of agricultural development in Chilliwack has led to the improvement of agricultural soils by reducing limitations through drainage (to reduce excess water), irrigation (to reduce soil moisture deficits), dykes (to reduce inundation by the Fraser and Chilliwack Rivers), and rock picking (to reduce stoniness). Through these efforts the agricultural capability rating for Chilliwack has improved. Together with the favourable Chilliwack climate, the extensive area of Class 1 and 2 soils comprising almost 60% of the soils analyzed in the Chilliwack area, provide farmers the potential to grow a wide variety of crops relative to other agricultural areas in Canada.

Weather readings at the Agricultural Research Station in Agassiz provide over a century of temperature and precipitation records. The climate station is close to Chilliwack and weather patterns are similar. Analysis of the data revealed that the temperature has been getting warmer, although individual season temperatures may vary more than the range observed over the longer term. In each season, the mean temperature has been slowly rising during the past century. The warming appears to be related to warmer nights rather than warmer days. This is likely caused by greater cloud cover, day and night. Cloud cover reduces heating during the day and provides insulation for reduced night time cooling.

Figure 2. City of Chilliwack Dominant Agricultural Capability (Improved) within ALR



3.1.4 Main Enterprises

Chilliwack agriculture is dominated by dairy and poultry farms, nurseries, and greenhouses. Forage and pasture crops are the main food source for livestock. Growing these crops uses relatively large amounts of land. Corn (for silage), hay and other fodder crops, and managed pasture are the most important forage and pasture uses in Chilliwack.

Although a number of fruits are grown, strawberries, raspberries, blueberries and "other tree fruit" (including other fruits, berries and nuts) account for the greatest number of hectares. Other specialty crops identified in the Ministry of Agriculture's Land Use Inventory included rhubarb (22 hectares or 54 acres), and orchard (13 ha or 32 acres).

Since 1996, the amount of land in blueberry production has been increasing while raspberry acreage has been declining. A large amount of land in Chilliwack is devoted to hazelnuts.

Greenhouse production in Chilliwack is an important contributor to the area's economy. The number of greenhouses increased marginally between 1996 and 2006 but the area covered by greenhouses during that same period increased by more than 200%, so greenhouses are becoming larger.

Between 1996 and 2006, numbers of poultry, primarily hens and chickens, increased by 100%. In 2006, there were more than 17,000 dairy cows on 156 farms. Although the number of dairy cows increased from 1996 (2001 data was not reported), the number of cattle and calves and beef cattle decreased during that same period.

3.2 COMMUNITY PERSPECTIVE

3.2.1 Chilliwack in the Lower Mainland

The City of Chilliwack is located about 100 kilometers east of the City of Vancouver within the Fraser Valley. The City is bordered on the north by the Fraser River, on the east by Electoral Areas of the Fraser Valley Regional District, on the west by the City of Abbotsford and on the south by the Canada/U.S.A. Border. It is served by Highway No. 1 (Trans-Canada Highway) and the Canadian Pacific Railway also services the community.

The City is near the large population centers of the Lower Mainland. Because of the City's accessibility, quality of life, and relatively lower land prices, the community is experiencing growth that eventually may impact the use of agricultural land for full-time farming.

3.2.2 The Fraser Valley Regional District

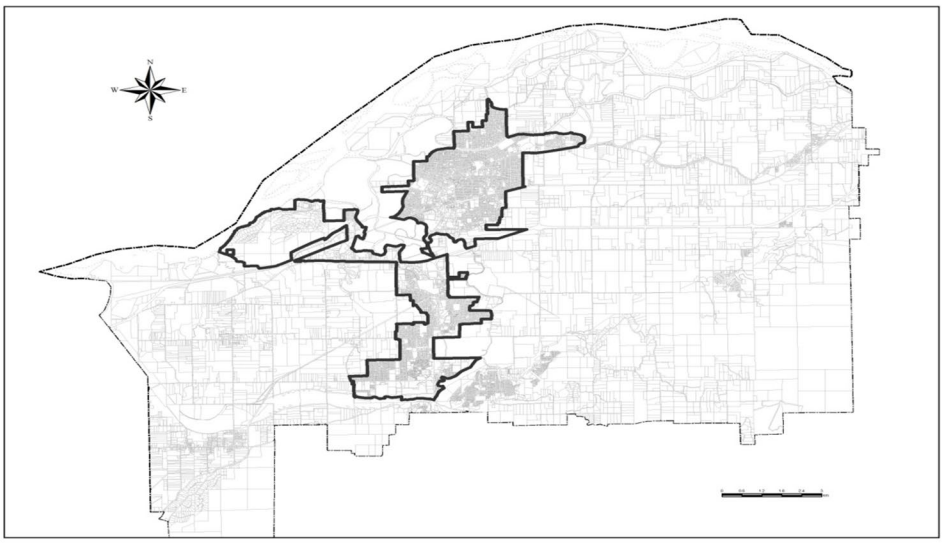
The Fraser Valley Regional District was formed in 1995 by the amalgamation of the Central Fraser Valley, Dewdney-Alouette, and Fraser Cheam Regional Districts. The FVRD is a partnership of local government. Members include the Cities of Abbotsford and Chilliwack, the Village of Harrison Hot Springs, eight electoral areas, and the Districts of Mission, Hope, and Kent.

In 2004, the FVRD prepared a regional growth strategy identifying eight growth management goals, the second of which was to "support and enhance the agricultural sector."[4] The Fraser Valley is one of the most intensively farmed areas in Canada and the FVRD generates more annual farm receipts than any other regional district in BC. The FVRD is committed to the expansion of the agricultural sector while at the same time addressing other regional growth pressures. Providing support for the agricultural sector in Chilliwack is consistent with the FVRD regional growth strategy.

3.2.3 Official Community Plan

Chilliwack's Official Community Plan, adopted in 1998, outlines a Growth Management Strategy that respects and supports the protection of farmland and agriculture, directing future growth through infill development to existing urban areas and through a comprehensive development to upland areas. A "made in Chilliwack" job growth strategy is highlighted as a means to balancing jobs and houses to support a sustainable community. Other policies related to agriculture include the Urban Containment Boundary illustrated below.

Figure 3. City of Chilliwack Urban Containment Boundary



Specific examples of OCP support for agriculture include:

- Section 4.2.2 Industrial/Business Park Objectives and Policies which support agriculture's economic importance
- Section 4.2.3 Centres of Excellence which is aimed at attracting agricultural businesses
- Section 4.2.4 Agriculture Development Policies which recognize agricultural land's food production capacity as an economic activity

[4] *Choices for Our Future*. Regional Growth Strategy for the Fraser Valley Regional District, 2004

- Section 4.4.5 Agriculture Land Use Policies, which emphasize Chilliwack's potential role in agricultural development including "research, development, production and processing."

It is expected updating of the OCP will begin in 2012. The next OCP is expected to further strengthen agriculture through the adoption of additional policies and actions contained in the Agricultural Area Plan.

3.2.4 Zoning Bylaw No. 2800

Chilliwack's zoning bylaw was adopted in 2001. The zoning bylaw contains agriculture-related zones including Agricultural Food Processing, Agriculture Lowland, Agriculture Upland, Agriculture Small Lot, Agriculture Residential, Agriculture Residential-Accessory and Agriculture Commercial.

The Zoning Bylaw contains definitions of "animal unit" (useful for nutrient management), commercial composting, farm, farm products, fertilizer, livestock, off-farm products, processed farm products, and roadside stand. These definitions assist in the administration of the bylaw and provide clarification for agricultural regulations.

Section 5 of the Zoning Bylaw provides general regulations. The fencing, screening and landscaping requirements of this section do not include regulations for buffering agricultural and non-agricultural uses along the Urban Containment Boundary and between agricultural and non-agricultural zones.

Section 6 provides use regulations for agriculture including Restricted Agriculture, General Agriculture, Conditional Agriculture, Agricultural Sales, Incidental Agricultural Sales, and Commercial Agriculture. This section also includes regulations relating to Accessory Seasonal Employee Residential Uses.

Agricultural zones and regulations are included in Section 7 of the Zoning Bylaw. These zones will allow on-farm food processing at an appropriate on-farm scale. Generally, large-scale food processing industries will be located on land not zoned for agriculture.

3.3 National and Provincial Policy Context

The City of Chilliwack Agricultural Area Plan must be consistent with the legislation currently in place in Canada, BC, and within the City. The following summary of relevant legislation at the national and provincial levels provides some of the parameters for the Agricultural Area Plan.

3.3.1 National Agricultural Policy Framework

Growing Forward, the most recent national agricultural policy agreement, provides for coordinated federal-provincial-territorial action over five years (2008 to 2012) to help the agricultural sector become more prosperous, competitive, and innovative. The current agreement also contains details of a renewed business risk management program suite launched in April, 2008.

The *Growing Forward* agreement includes this vision for the future of agriculture in Canada:

> *Our common vision is for a profitable and innovative agriculture, agri-food and agri-based products industry that seizes opportunities in responding to market demands and contributes to the health and well-being of Canadians.*

Talks are currently underway for the next agreement which will be effective in 2013. Expected areas of emphasis are:

- Investments in innovation
- Environmental sustainability
- Creating new markets to improve profitability for farmers
- Traceability
- Food safety
- Market access
- Focus on young and new farmers.

3.3.2 Provincial Agricultural Policy

In 2008, the BC Ministry of Agriculture and Lands (now the BC Ministry of Agriculture) released *Growing a Healthy Future for B.C. Families*, a new Agriculture Plan for the province. The Agriculture Plan contains 23 strategies within five overarching themes. The five themes are:

1. Producing local food in a changing world
2. Meeting environmental and climate challenges
3. Building innovative and profitable family farm businesses
4. Building First Nations agricultural capacity
5. Bridging the urban/agriculture divide.

On a more local level, the Ministry of Agriculture has a regional office in Abbotsford providing a range of programs and services to area farmers. BCMA staff provide expertise in agricultural renewal, strengthening farming, and various land planning initiatives. Ministry staff advocate for agriculture and for individual farmers. They liaise with other Ministry and federal government staff on health and quarantine issues, slaughter waste regulation, and meat inspection. Staff monitor application of the various pieces of provincial legislation that impact farming such as the *Farm Practices Protection Act*. They also support farmers with various funding assistance programs.

3.3.3 Agricultural Land Commission Act

In 1973, the provincial government approved the *Agricultural Land Commission Act* establishing a special land use zone, the Agricultural Land Reserve, to protect land with agricultural potential in the province. The ALR covers approximately five percent of the province and 67% of the land base of the City of Chilliwack.

The *Agricultural Land Commission Act* is implemented through regulations and the activities of the Agricultural Land Commission, an independent provincial agency. There are uniformed Act enforcement officers in place. The Act takes precedence over, but does not replace, other legislation and bylaws that may apply to the land. Local and regional governments and other provincial agencies are expected to plan in accordance with the provincial policy of preserving agricultural land.

Agriculture is expected to be the priority use within the ALR. Farming is encouraged and non-agricultural uses are controlled. There are specific requirements for soil removal and fill placement, for example. The regulations define procedures for submitting applications for inclusion and removal of land from the ALR and identify filing requirements and the respective roles of local governments and the Agricultural Land Commission. Land in the ALR is subject to provincial regulation whether private or Crown.

3.3.4 Trespass Act

The *Trespass Act* provides for penalties for persons trespassing on enclosed land. The Act defines "enclosed land" and "lawful fence" and places the onus on the owner of the land to ensure fencing is in place and legible and visible signs are posted to prohibit trespassing on the owner's land.

3.3.5 Farm Practices Protection Act

The *Farm Practices Protection Act* applies to farmers who operate in the Agricultural Land Reserve or in other areas where farming is permitted by local zoning bylaws. When farmers operate using “normal farm practices,” the Act provides protection against nuisance actions, court injunctions, or specific nuisance bylaws affecting farms. The Act establishes a process, managed by the Farm Industry Review Board, to resolve concerns and complaints in order to:

- Let farmers farm
- Keep people out of court
- Deal fairly with people's concerns and complaints
- Deal with poor farm practices.

The *Farm Practices Protection Act* established the Farm Industry Review Board as the tribunal that considers complaints from persons aggrieved by odour, noise, dust, or other disturbances resulting from farm operations, and encourages settlement of the complaints.

3.3.6 Agricultural Waste Control Regulation

Developed under the BC *Environmental Management Act* and *Health Act*, the purpose of the *Agricultural Waste Control Regulation* is to "describe practices for using, storing and managing agricultural waste that will result in agricultural waste being handled in an environmentally sound manner". [5] The Regulation requires farmers to avoid manure application on frozen land, on land with standing water or saturated soils, during times of heavy wind, and in amounts exceeding what is required for crop growth.

3.3.7 Open Burning Smoke Regulation

The *Open Burning Smoke Regulation* is part of the *Environmental Management Act*. The purpose of the regulation is to reduce the impact of wood smoke on citizens. Exposure to wood smoke and chemicals and fine particulates in wood smoke can aggravate or cause illness. The list of illnesses runs from coughing or a runny nose, to asthma, and the aggravation of lung and heart problems.

Smoke may cause other problems. Smoke accumulation that reduces visibility may dangerously affect road and air travel. The presence of smoke indicates unwise use of our resources as much of the material burned could be made into other products, such as compost, or manufactured products.

3.3.8 BC Living Water Smart Plan

This provincial initiative establishes goals for water sustainability, including adapting to climate change and reducing impacts on the environment. A priority in the Plan is securing a water supply for Agricultural Land Reserve lands, possibly introducing water reserves, increasing water licensing (including groundwater), and adoption of improved water use efficiency measures. Uptake of Best Management Practices incentives under the federal-provincial Environmental Farm Plan is helping to defray the costs of improving water use on farms.

In March 2010, the Ministry of Agriculture released its "Agriculture and BC Water Plan". The plan is set to assist BC municipalities and regional districts in developing sustainable water strategies that address climate change, environmental protection, and agricultural irrigation needs

3.3.9 Land Title Act

The *Land Title Act* gives the approving officer of the District the power to assess potential impacts of proposed subdivisions on farmland. Before subdivision approval is given, the approving officer may require adequate buffering of farmland from the subdivision, or the removal of unnecessary roads directed to the Agricultural Land Reserve, to ensure no unreasonable interference with farm operations.

Recent amendments to the *Land Title Act* encourage the long-term leasing of agricultural lands by farmers who are now able to separate the home site from the rest of the land to be leased for farming.

[5] *Agricultural Waste Control Regulation*, Part 1, Purpose.

3.3.10 Local Government Act

The *Local Government Act* provides the legislative framework for local governments. Under the Act, certain provisions address agriculture, such as those covering community planning, zoning, nuisance regulations, the removal and deposit of soil, weed and pest control, and water use and drainage.

Particular sections of the Act address planning for agriculture. There may be policy statements in a community's Official Community Plan that respect the maintenance and enhancement of farming on land in a farming area or in an area designated for agricultural use. Also, land use bylaws adopted by a local government are expected to recognize specific planning standards for agricultural operations.

4 Excellence in Agriculture

4.1 Overview

With 67% of Chilliwack's land contained within the Agricultural Land Reserve and with fertile soils and climate among the best in Canada, a healthy future for the agricultural industry is expected. But Chilliwack also has a growing urban community and many people are unfamiliar with agricultural operations. Not surprisingly, some rural/urban conflict can be anticipated.

Because agricultural operations may be noisy at times and may create mud and dust from the use of large machinery and trucks, there are impacts on others. But the industry contributes substantially to the area economy and many people appreciate the green open spaces provided by a strong agricultural industry. Citizens appreciate being able to buy local food products grown in their own community.

A number of opportunities for agriculture were identified. They included:

- Provision of an Agricultural Advisory Committee of Council to advise on agricultural land use issues and concerns and to lead with implementation of the Agricultural Area Plan
- Greater involvement with the University of the Fraser Valley and the fostering of a centre for agricultural training, innovation and excellence
- Greater protection of the agricultural land base
- More communication with urban residents about agricultural practices
- More encouragement of best practices among farmers in Chilliwack and encouragement for farmers to become self-regulated in terms of these practices
- More local food production through boutique or niche farm businesses and greater sales of local products to area consumers
- More encouragement to expand the agricultural industry into international and other markets
- More conservation of water used for agriculture
- Increased area infrastructure including emphasis on food processing
- More encouragement of innovative ways to attract new farmers to Chilliwack.

The purpose of the Agricultural Area Plan is to provide strategies, policies, and procedures that address rural/urban interface issues, support agricultural land use planning, and the long-term sustainability of the agricultural industry.

4.2 Guiding Principles of the Plan

Based on documents provided by the City, the following principles guided development of the Agricultural Area Plan:

- Address strategies consistent with the 2004 Chilliwack Agricultural Commission report, *Chilliwack Agricultural Sector Strategy Update*
- Address the economic impact of agriculture in the Chilliwack economy
- Identify strategies, policies and procedures to:
  - ✓ Address rural/urban interface issues
  - ✓ Support agricultural land use planning
  - ✓ Support long-term sustainability of the agricultural industry
  - ✓ Assist with the overall community planning process.

4.3 Vision, Goals and Strategies

The vision for creating excellence in agriculture in the City of Chilliwack was developed in consultation with the community.

> *The City of Chilliwack will become a centre of excellence in agriculture focusing on industry innovation and sustainability and emphasizing education, communication, conservation, and environmental responsibility. The agricultural industry will become increasingly progressive. Working cooperatively, the City and the agricultural industry will encourage market opportunities including value-added and processing options.*

A series of issues affecting agriculture in Chilliwack were identified. A review of the issues and suggestions for addressing them resulted in four goals being developed:

1. Create a centre of excellence for agriculture in Chilliwack
2. Provide support to maximize agricultural industry sustainability
3. Create a community with knowledge and understanding of agriculture
4. Create a viable and enduring community by encouraging conservation and environmentally responsible practices.

The final outcome of the vision and goals was the recommendation to create an Agricultural Advisory Committee of Council to provide feedback on land use issues and lead with the implementation of the Agricultural Area Plan. Further outcomes were the identification of four strategies, a series of initiatives within each strategy, and appropriate policies and/or actions for each initiative.

Strategy One: Industry Innovation

The purpose of this strategy is to identify ways, within the jurisdiction of the City, that industry innovation may be stimulated.

Strategy Two: Industry Sustainability

The purpose of this strategy is to identify appropriate undertakings for the City that may assist farmers to manage sustainable farm operations.

Strategy Three: Education and Communication

The purpose of this strategy is to bring about greater levels of agricultural understanding and awareness in the City and to foster a positive public identity for the agricultural industry.

Strategy Four: Environmental Responsibility

The purpose of this strategy is to identify City actions that can further assist farmers to be effective land stewards.

4.4 Creating The Agricultural Advisory Committee

Other BC jurisdictions have created Agricultural Advisory Committees as Committees of Council where agricultural issues can be referred for recommendations. Agricultural issues, particularly those involving land use, vary and may include applications for removal of land from the Agricultural Land Reserve, or boundary adjustments, through to advice on ways to address public concerns about industry practices. As of April 2011, there were 45 Agricultural Advisory Committees in BC, 21 providing advice at a regional level or to multiple jurisdictions and 24 serving municipalities, cities, and the Gulf Islands Trust Committee.[6]

Rationale:

There are numerous agencies and organizations active in the agricultural sector in Chilliwack. These include City Council and the Chilliwack Agricultural Commission which is a subcommittee of the Chilliwack Economic Partners Corporation. The CAC, as a subcommittee of CEPCO, is primarily responsible for recommending initiatives that will benefit the agricultural industry in Chilliwack.

Other organizations may also affect the Chilliwack agricultural sector but operate beyond City boundaries. At the provincial level are organizations such as the University of the Fraser Valley, the BC Ministry of Agriculture, the Agricultural Land Commission, the BC Ministry of the Environment and Ministry of Forests, Lands and Natural Resource Operations. At the federal level are departments such as Agriculture and Agri-Food Canada, the Canadian Food Inspection Agency and Fisheries and Oceans

[6] BC Ministry of Agriculture website at www.agf.gov.bc.ca

Canada. Besides government agencies, there are commodity-based farm organizations such as the BC Chicken Marketing Board or the BC Blueberry Council that play a role in local agricultural decisions.

In Chilliwack, the intent of establishing an AAC is to assist Council primarily on land use issues, but not to conflict with the current mandate of the Chilliwack Agricultural Commission. One member of the present Chilliwack Agricultural Commission should also be a member of the AAC. It may also be appropriate in Chilliwack for the AAC to include representation from the non-farming community. Useful guidelines for Agricultural Advisory Committees are provided by the BC Ministry of Agriculture.[7]

The City of Chilliwack requires an appropriate group to advise Council on land use issues and to provide leadership for implementation of the Agricultural Area Plan. Providing this input lies outside of the terms of reference for the Chilliwack Agricultural Commission.

Objective:

To provide for a committee to advise Council on land use issues and lead with implementation of the City of Chilliwack Agricultural Area Plan.

Policy:

The City of Chilliwack supports an active and effective Agricultural Advisory Committee.

Action:

- ✓ The City create an Agricultural Advisory Committee to provide advice to Council when addressing agricultural land use issues and to lead with implementation of the Agricultural Area Plan.

4.5 STRATEGY ONE – INDUSTRY INNOVATION

To grow as an industry, constant innovation is required. Much innovation comes from farmers themselves, often encouraged by the activities of their provincial and national associations. Some innovation will be encouraged by competition from other jurisdictions beyond Chilliwack.

The purpose of this strategy is to identify ways, within the jurisdiction of the City, that agricultural industry innovation may be stimulated.

[7] BCMA Agricultural Advisory Committee overview brochure at www.agf.gov.bc.ca/resmgmt/Ag_Advise_Comm/Ag_Advisory_Brochure.pdf

4.5.1 Centre for Excellence and Innovation

A centre for excellence and innovation in Chilliwack will benefit local farmers as well as others involved in agriculture in BC.

Rationale

Potential new entrants may not consider the agricultural industry if they are not aware of its potential or recognize support for it through education and research.

The current City Official Community Plan supports excellence in Chilliwack and the need to compete favourably with other jurisdictions to facilitate economic development in the City. The agricultural industry is recognized as an important economic driver for the City's economy. The OCP visualizes Chilliwack as an important agricultural research, development, production and processing centre.

Chilliwack farmers operate some of the most efficient and productive farms in BC and many are leaders within the agricultural sector in the province.

Objective:

To ensure Chilliwack continues as an important agricultural research, development, production and processing centre.

Policy:

1. The City of Chilliwack supports the efforts of the Chilliwack Agricultural Commission and the University of the Fraser Valley to create a centre for excellence and innovation in agriculture at the Chilliwack campus.

4.5.2 Promotion of a Progressive Industry

The City can assist the agricultural industry with innovation by promoting examples of innovation and excellence.

Rationale

The agricultural industry is progressive but to remain an important economic contributor and continue to attract young people, the progressive aspects of the industry must be promoted.

Regular reporting on the status of agriculture in Chilliwack may contribute to promotion of the industry and increase knowledge of agriculture among citizens.

Objective:

To assist with promotion of the progressive agricultural industry in Chilliwack

Policies:

1. The City of Chilliwack supports the Chilliwack Agricultural Commission promoting the progressive components of the agricultural industry in Chilliwack through various ways such as:

    - Emphasizing technical agricultural careers in area education institutions
    - Focusing on the importance of research and technology
    - Promoting the science and technology aspects of the industry.

2. The City of Chilliwack encourages the Chilliwack Agricultural Advisory Committee, with appropriate input from the Chilliwack Agricultural Commission, to report annually to Council on the status of agriculture in Chilliwack including such items as:

    - Changes in the number of farms and amount of land being farmed
    - Progressive activities and practices of existing farm businesses
    - Changes noted in marketing agricultural products
    - Observations related to diversification or processing on area farms
    - Extent of agri-tourism or culinary tourism
    - Number of applications for land adjustments or land removal from the ALR
    - Observations on beginning or new farmers in the City
    - Training and education opportunities for area farmers
    - Media coverage of area farms
    - Number and type of public complaints about farm practices.

Actions:

- ✓ The City declare an "Agriculture Week" to draw attention to the progressive aspects of the agricultural industry.

- ✓ The City, in consultation with the farm community and with its support, introduce an annual award by Council to a progressive and innovative farmer in Chilliwack.

4.6 STRATEGY TWO – INDUSTRY SUSTAINABILITY

The presence of a progressive agricultural industry is an economic advantage for the municipality.

The purpose of this strategy is to identify appropriate actions for the City that may assist farmers to have viable and sustainable farm businesses.

4.6.1 Water Provisions for Agriculture

Having enough water available is an essential requirement for the agricultural industry. Water is needed for plant growth but has many other uses including cleaning and flushing. Access to water is one important factor for farmers when considering increased investment in their farming operations.

Rationale

The high quality water used in Chilliwack is presently accessed from the Sardis-Vedder aquifer. Although there may be additional sources of quality water, possibly in the Unsworth Road/Lickman Road area, the capacity of the aquifer is finite and must be used efficiently to service existing and increasing demands over the longer term.

To help reduce water consumption, the City of Chilliwack is implementing a number of measures to build a water efficient community. Using less water reduces energy consumption and helps sustainably manage the groundwater resource. The City regularly monitors City water and is actively encouraging householder conservation through various programs such as summer watering restrictions on lawns, a toilet rebate program, and a subsidized rain barrel program. The City does not offer any programs specifically targeted to agricultural users but all of the programs in place do apply to farmers as residents of the City. Chilliwack farmers have demonstrated water conservation by recycling much of their City water for secondary uses.

Agricultural use of water from the Sardis-Vedder aquifer, at 14% of the City's total, is second to residential use where 61% of all the water goes. Unfortunately, much of the demand for water for agriculture increases during the hotter spring and summer seasons when other increases in water use are also evident.

All City water users are metered and are encouraged to conserve water through cost.

The BC government is currently revising the BC Water Plan. Because agriculture contributes to the social and economic well-being of British Columbia, having adequate water supplies for agriculture is a provincial priority.

Efficient water use is a requirement for any assurances of future water availability. Future irrigation water licenses, for example, are expected to be based on climate, crop and soil water needs including the use of efficient irrigation systems. It is anticipated that, by 2012, the provincial government will require all large water users to measure and report their water use.

Recently, the City undertook a study of groundwater available through the East Chilliwack aquifer.[8] The purpose of the study was to review agricultural water needs and determine a possible role for the East Chilliwack aquifer in meeting some future agricultural water needs. Some Chilliwack farmers use water from wells accessing the East Chilliwack aquifer.

The East Chilliwack aquifer contains a large volume of water with the actual amount still undetermined. The water varies in quality and tends to be high in iron and manganese. Generally, the water treatment

[8] Associated Engineering, *Agricultural Water Supply Evaluation Study*, February 2007.

options were considered to be too expensive for single farm operators but shared treatment systems could be economical over the longer term. However, it is difficult to find clusters of farmers where shared treatment facilities may be practical.

Although the water in the East Chilliwack aquifer is of lower quality, having an available water source like this may be a competitive edge for Chilliwack agriculture in the future. Agricultural water use for cleaning and flushing, or for some forms of irrigation, may not require the same quality as residential use. However, lower quality water may affect production levels, may impact product sales or may cause clogging of hoses and nozzles and could lead to costly repairs.

Water storage systems for rainwater and other conservation strategies may also be appropriate for some agricultural applications where water quality is not as important to the farmer.

Objective

To manage City water in a manner that ensures a supply for all users and to provide agricultural users with necessary water for their operations.

Policies:

1. The City of Chilliwack encourages water conservation for all citizens including agricultural users.

2. The City of Chilliwack supports all agricultural water conservation strategies consistent with, and additional to, those identified in the Agricultural Water Supply Evaluation Study.

3. The City of Chilliwack, when addressing possible water shortages or other water concerns for agriculture, consults with industry stakeholders and looks at economically sustainable solutions to long term needs.

4. The City of Chilliwack encourages research efforts involving the agricultural industry and other stakeholders to assess the impact of using lower quality water on local farm operations.

Action:

- ✓ The City undertake, in cooperation with the University of the Fraser Valley, the Investment Agriculture Foundation, and selected farmers in the Chilliwack agricultural community, a pilot project to demonstrate the practicality of using water from the East Chilliwack aquifer for selected agricultural uses.

4.6.2 Protection of Agricultural Land

Agricultural land is attractive for non-agricultural uses as it is often flatter and more accessible than other parcels. It may be less expensive to develop than alternative land less suitable for agriculture. Despite efforts of the City to protect agricultural land, exclusion applications and applications for boundary adjustments are expected to continue. The City is seeking an appropriate process for addressing these applications. It is anticipated all such exclusion applications, or requests for boundary adjustments, will be referred to the Agricultural Advisory Committee.

Rationale

The current City Official Community Plan seeks to "protect viable, high quality, productive agricultural lands for long term agricultural use" as a priority for the City. Protection of agricultural land may reduce speculation for other uses and may contribute to more acceptable land prices for agriculture.

The City has encouraged downtown densification and hillside development for housing and has undertaken other actions to protect agricultural land from non-agricultural development. The City has developed an Urban Containment Boundary to assist with the containment of urban development.

It is expected the Agricultural Advisory Committee will advise Council on land use issues that may have an impact on land in the Agricultural Land Reserve.

Objective:

To protect agricultural land for agricultural uses.

Policies:

1. The City of Chilliwack supports the protection and enhancement of designated agricultural land for agricultural purposes.

2. The City of Chilliwack supports the following:

    - A focus on densification of existing urban areas that supports building up, not out, to prevent urban sprawl, and redevelopment of central downtown areas through multi-family housing
    - Ongoing work with the Agricultural Land Commission to establish a rational Urban Containment Boundary
    - Farmer best management practices, good husbandry of animals and good stewardship of land.

Action:

- ✓ The City introduce an agricultural impact assessment process and ensure all applications for removal of land from the Agricultural Land Reserve, for any use not part of agriculture, or any applications for boundary adjustments, undergo an appropriate agricultural impact assessment at the expense of the applicant and conducted by a qualified professional. The assessment process may address the following:

    - Type of application whether for removal or boundary adjustment or use identified on agricultural land that appears to be inconsistent with agriculture
    - Size of the parcel in question

- Location of the parcel
- Impact on the ALR boundary and adjacent agricultural parcels
- How the proposal would support agriculture in Chilliwack
- Conformity with the Official Community Plan
- Conformity with the Agricultural Area Plan
- Conformity with municipal bylaws including zoning
- Topographical or natural features implicated
- Agricultural capability of the parcel including soil and water (soil testing may be required)
- Present land use
- Adjacent land use
- Other off-site areas where the proposed use could be located
- Compatibility with agricultural uses nearby
- Assessment of whether the application will result in additional pressure for further applications or increase the expectation for further applications
- Water runoff affecting drainage patterns
- Air quality and noise implications
- Traffic volume and safety considerations
- Buffers, or other physical barriers, from agricultural operations
- Impact on wildlife and wildlife habitat
- Overall impact on agriculture
- Compensation and mitigation considerations where relevant.

4.6.3 Non-permitted Uses in the Agricultural Land Reserve

There are non-permitted uses occurring on parcels in the Agricultural Land Reserve.

Rationale

Non-permitted uses include any activity not currently included in *Zoning Bylaw No. 2800* or non-permitted uses under the *Agricultural Land Commission Act*.

Non-permitted uses on agricultural land discourage farming. Non-permitted uses hinder agricultural expansion as land that could be used for agriculture is not available. Non-permitted uses on agricultural land may be unfairly competing with land available for other uses such as industrial or commercial.

Objective:

To maximize agricultural uses on agricultural land.

Policies:

1. The City of Chilliwack encourages existing non-permitted uses on land in the Agricultural Land Reserve be transitioned back into acceptable agricultural uses.

2. The City of Chilliwack supports non-permanent housing in cases of demonstrated need for seasonal worker housing on agricultural land.

4.6.4 The Building Footprint

The placement of buildings on agricultural land may have an impact on the use of the land for agricultural purposes. Residences and other farm buildings on agricultural land reduce the amount of land available for agricultural production. House location on a lot may make production less efficient or may place limits on agricultural operations on adjacent properties.

Rationale

The Farm Industry Review Board recognizes as a "normal farm practice" having reasonable consideration for neighbours when establishing or expanding a farm operation because the placement of farm residential buildings may affect neighbouring farm operations or others. To provide provincial consistency relative to residential buildings in the ALR, the BC Ministry of Agriculture has prepared guidelines for the placement of buildings on farm land.[9]

Agriculture is the priority use on ALR land. Provincial guidelines address maximum setbacks from the access road but allow municipalities to determine maximum sizes for residences consistent with community standards. As a guideline, residence size on the ALR should not exceed residence size in more urban areas.

Some municipalities such as Delta and Richmond guide farm residential use in the ALR. Other municipalities such as Surrey, Pitt Meadows, and Abbotsford have prepared draft bylaws to address residential uses. Often referred to as "homeplate" bylaws, they may establish maximum homeplate areas for residences and other buildings. The homeplate or "building footprint" may be restricted to a reasonable distance from the access road or street, thus avoiding placement of a large house in the middle of a land parcel.

Objective:

To minimize the impact of residences and other buildings on agricultural land.

[9] BC Ministry of Agriculture, *Bylaw Standard for Residential Use in the Agricultural Land Reserve*, January 2011.

Policy:

1. The City of Chilliwack supports the BC Ministry of Agriculture and the Agricultural Land Commission with efforts being made to minimize the impact of residences and other buildings on agricultural land.

Action:

- ✓ The City review provincial guidelines for residential use in the ALR, initiate a review of homeplate policies and bylaws in other jurisdictions, which consider siting, setbacks and size, and adopt an appropriate homeplate bylaw for the City.

4.6.5 Attracting Food Processors

Food processors provide a market for farmers to sell their primary products. Processing creates additional revenue from primary agricultural products. Farmers may provide some on-farm processing that increases their farm revenue through vertical integration.

Rationale

Chilliwack farmers can access national and international markets available for agricultural products. With processing facilities in place, additional markets for area farmers will be provided.

Land use to enhance the agricultural sector is supported by the City's Official Community Plan.

Chilliwack is a desirable location for food processing due to its supply of raw materials and proximity to major transportation and distribution points. Chilliwack now has a diverse range of food processors in such sub-sectors as beverages, dairy, meat, grains and flour, organic foods, and medical supplements. Some food processing already exists on area farms providing honey, goat milk, and other "consumer-ready" products.

Strict provincial regulations related to effluent discharges are problematic for the Wastewater Treatment Plant. Pre-treatment of sewage is required to be undertaken by the waste generator before it can enter the City's sewer system. Increasing the capacity of the system will require additional investment. Typically this investment is paid for by those developing the new uses that require it, and not by existing users or the community as a whole.

Objective:

To maximize conditions for food processors to locate in Chilliwack.

Policy:

1. The City of Chilliwack through the Chilliwack Economic Partners Corporation and the Chilliwack Agricultural Commission supports attracting food processors to encourage economic development in the City.

Action:

- ✓ The City, together with the Chilliwack Economic Partners Corporation and the Chilliwack Agricultural Commission, review infrastructure requirements and costs associated with increasing sewage treatment and water service capacity to meet the needs of new food processors in Chilliwack and review viable options for recovering the cost of this investment.

- ✓ The City provide the industrial tax exemption for food processing development.

4.6.6 Addressing Local Markets

In addition to markets established by the industry, there may be initiatives undertaken by the City to assist with local market development and to capitalize on a growing interest among area consumers for locally-produced agricultural products and services.

Rationale

Farmers' markets and direct sales from local farms are ways for local farmers to market their products effectively. There are more than 100 farmers' markets in BC and the BC Association of Farmers' Markets actively promotes them. Sales from local farms are increasing. The Fraser Valley Farm Direct Marketing Association promotes agricultural product sales directly to the consumer from the farm gate or at farmers' markets.

There are reasons to believe that the interest in local sales of locally-produced agricultural products is not temporary. World-wide local food movements are fuelled by successful books such as *The 100 Mile Diet*, written by BC authors[10] and internationally-known author Barbara Kingsolver's *Small Wonder*[11]. Kingsolver has since released a second book documenting the story of her family living for one year with food produced on their own farm or on the farms of neighbours.[12]

According to the BC Ministry of Agriculture, smaller agricultural lots (10 acres or less and with sales of less than $50,000) represent an ideal size "to respond to the growth in demand for locally-grown direct marketed product". [13] The City of Chilliwack has more than 300 farms that are 10 acres or less and there are examples of successful farms operating on land parcels of less than five acres. Also, recent work by

[10] Smith, A. and J.B. MacKinnon, *The 100 Mile Diet: A Year of Local Eating*, Toronto, Random House Canada, 2007.
[11] Kingsolver, Barbara, *Small Wonder*, Thorndike Press, 2002.
[12] Kingsolver, Barbara, *Animal, Vegetable, Miracle: A Year of Food Life*, Harper Collins, 2007.
[13] BC Ministry of Agriculture and Lands, Small Lot Agriculture: The Role of Small Lot Agriculture in the South Coastal Region, Page 11.

the Kent Agricultural Advisory Committee in the neighbouring District of Kent identified the potential for small lot agriculture enterprises even on larger farms. [14] In this situation, the small lot definition would apply to a smaller lot enterprise such as a hedging cedar operation on a larger dairy farm.

Promoting locally-produced products from Chilliwack farms, often produced on smaller farms, is consistent with the intent of expanding and developing the agricultural industry in the City.

Tourism Chilliwack continues to support local farmers through programs such as the Circle Farm Tours and other cooperative marketing arrangements. Agritourism, defined by the BC Agritourism Initiative [15] as "travel which combines agricultural or rural settings with products of agricultural operations- all within a tourism experience" is another area where agriculture can contribute to economic development. Many components of agritourism are supported by the Agricultural Land Commision. Agritourism includes providing tourists with opportunities to experience a broad spectrum of agriculturally-based products and services ranging from fruit and vegetable stand shopping to winery, orchard, and alpaca tours, farm-based bed and breakfast accommodation to tourist participation in harvest festivals and cattle drives.

Objective:

To support the efforts of Chilliwack farmers to market their products and services in the local market.

Policies:

1. The City of Chilliwack supports agricultural production from all parcels zoned for agriculture including parcels of 10 acres or less.

2. The City of Chilliwack supports the efforts of local farmers in making their products available for local purchase from the farm gate, through farmers' markets, or in cooperation with other local retailers.

3. The City of Chilliwack encourages the establishment of appropriate farmers' markets in Chilliwack.

4. The City of Chilliwack supports the efforts of local farmers to increase agritourism activities that are consistent with those approved by the Agricultural Land Commission.

5. The City of Chilliwack encourages School District 33 to continue to use the BC Agriculture in the Classroom Foundation *BC School Fruit and Vegetable Nutritional Program*.

[14] Kent Agricultural Advisory Committee, Small Lot Agriculture in the District of Kent, December, 2004, Page 7.
[15] The BC Agritourism Initiative was supported by the Investment Agriculture Foundation and resulted in the creation of the BC Agritourism Alliance where the definition of agritourism was developed.

4.6.7 Industry Succession

The average age of farmers in Chilliwack is modestly lower than the provincial average but is approaching 60 years of age. Succession planning is an important issue for the industry and addressing the issue is necessary to ensure the continued economic contribution of the industry to Chilliwack.

Rationale

Despite the advancements in technology that alleviate labour intensive practices, the agricultural industry must attract younger replacement farmers in order to remain sustainable and productive. The industry may initiate specific local strategies to encourage young people to enter. Options may include the following:

- Promotion of area farms where established farmers may be willing to mentor young people to gain the skills to enter the industry
- Promotion of area farms where established farmers may be willing to provide economic support to young people as they evolve into eventual ownership of the farm business.

Objective:

To support efforts of the industry to attract new entrants to agriculture.

Policy:

1. The City of Chilliwack supports all efforts to encourage young people to enter farming, through the work of the Chilliwack Agricultural Commission, the University of the Fraser Valley, Chilliwack School District 33, and the farm community.

Action:

- ✓ The Chilliwack Agricultural Commission, in cooperation with the University of the Fraser Valley and the farm community, establish an inventory of land that is available to students for farming purposes (including something as small as a community garden), to facilitate the entry of young people into the Chilliwack agricultural industry.

4.6.8 First Nations Agriculture

There may be advantages for agriculture if agriculturally-suitable land managed by First Nations is also used for agriculture.

Rationale

There are First Nations' reserves containing land lying within the Agricultural Land Reserve within the City of Chilliwack. The terms of the Agricultural Land Commission Act do not apply to land occupied by First Nations.

Currently, much of the land managed by First Nations and located in the Agricultural Land Reserve is being farmed, sometimes under leasing arrangements with area farmers who are also farming land not managed by First Nations.

The BC Agriculture Plan supports building First Nations' agricultural capacity.

First Nations' agriculture may provide the opportunity to bring unique agricultural products and services to local consumers and could foster additional opportunities for "branding" the Chilliwack area as a source for interesting and unique agricultural products and services.

Objective:

To work collaboratively with First Nations to encourage agricultural uses on First Nations' land suitable for agriculture.

Policy:

1. The City of Chilliwack supports working collaboratively with First Nations to share agricultural best practices and to encourage agricultural production on First Nations' land located in the Chilliwack area.

4.7 STRATEGY THREE – EDUCATION AND COMMUNICATION

Members of the non-farm community may question some farm practices perceived to impact residential life styles such as strategic spraying of crops, spreading of manure and operating large farm equipment and trucks.

The *Farm Practices Protection Act* protects farmers using "normal farm practices"[16] from nuisance lawsuits and bylaws of local governments.

The purpose of this strategy is to bring about greater levels of agricultural understanding and awareness in the City and to foster a positive public identity for the agricultural industry.

[16] A "normal" farm practice is defined in the *Farm Practices Protection Act* as an activity "that is conducted by a farm business in a manner consistent with proper and accepted customs and standards as established and followed by similar farm businesses under similar circumstances and includes a practice that makes use of innovative technology in a manner consistent with proper advanced farm management practices."

4.7.1 Encouraging "Normal" and Best Management Practices

All farmers should seek to operate their farms consistent with best practices guidelines and consistent with normal farm practices and supported by the *Farm Practices Protection Act*. Occasionally, selected farm practices become the subject of public complaint.

Rationale

Self-regulation, when affected farm practices are readily transparent, has some advantages. Enforcement requirements may be reduced and industry members are often in the best position to understand the challenges faced by their colleagues. Generally, farmers respect the views of other farmers.

The City and farmers do not look forward to receiving citizen complaints about farm practices because they create tension between the non-farm and farming public. Enforcement of farm practices may lie beyond the jurisdiction of the City if not addressed through local bylaws such as the *Open Air Burning Bylaw No. 3511.*

The BC Ministry of Agriculture provides a Farm Practices Reference Guide which is updated as new information becomes available.[17] The Reference Guide provides a breakdown of farm practices on commodity activity and nuisance bases, describing activities, operations and nuisance concerns and applicable legislation to be followed and, in some instances, provides suggestions about ways to decrease impact on neighbours.

Environmental "best practices" are addressed through the Environmental Farm Plan Program where best management practices are identified (See 4.8.7 below).

Objective:

To support farmers' efforts to ensure best management practices are followed by all farmers.

Policies:

1. The City of Chilliwack supports the BC Ministry of Agriculture and Provincial agricultural industry associations with all efforts to encourage best management practices by local farmers.

2. The City of Chilliwack supports self-regulation by area farmers as a goal for ensuring Chilliwack farmers are recognized for industry innovation and being progressive.

3. The City of Chilliwack supports farmers who are using normal farm practices in accordance with provincial guidelines and requirements and protected under the *Farm Practices Protection Act*.

[17] The Farm Practices Reference Guide is available electronically at www.agf.gov.bc.ca/resmgmt/fppa/refguide/intro.htm

4. The City of Chilliwack encourages the agricultural industry to continue efforts to develop farm practices that do not lead to public complaint and concern.

4.7.2 Public Education on Farm Practices

Chilliwack is a growing city and 67% of the city land base lies within the Agricultural Land Reserve, which effectively surrounds urban areas. Some of these areas may be undergoing redevelopment to higher density residential uses e.g. small lot subdivisions or townhouse development.

Rationale

Purchasers of land adjacent to active farm operations should be aware that normal farm practices may cause noise or other discomforts. A covenant, supported by the Agricultural Land Commission, in some instances, may be an appropriate way to inform land purchasers of the presence of active farm operations. This covenant may be used in areas where new development is occurring.

Homeowners may also be informed of these farm practices by using the City's monthly "Greenheart News" which can be found on the City's website. Inserts in City mailouts addressing the possible impact on citizens of normal farm practices such as noise, dust or odours, that are generally protected from bylaw enforcement or private nuisance suits by the *Farm Practices Protection Act*, could also be done.

Interested citizens may also be encouraged to obtain a copy of the Chilliwack Agricultural Commission brochure, *Embracing an Agricultural Community*.

The public may also be made aware of agricultural practices through media coverage of area farm tours or through other media opportunities as a result of such programs or events as the Circle Farm Tours or the Slow Food bicycle tours, and others.

Objective:

To increase awareness and knowledge of Chilliwack citizens about farm practices.

Policies:

1. The City of Chilliwack supports efforts made by the BC Ministry of Agriculture and the agricultural industry to inform the public about farm practices occurring on area farms.

2. The City of Chilliwack supports notifying citizens living adjacent to, or in close proximity to, active farm operations about normal farm practices that are protected from bylaw enforcement or private nuisance suits by the *Farm Practices Protection Act.*

3. The City of Chilliwack encourages area realtors to ensure purchasers of properties adjacent to, or in close proximity to, active farm operations are aware of normal farm practices protected from bylaw enforcement or private nuisance suits by the *Farm Practices Protection Act.*

4. The City of Chilliwack supports the BC Agriculture in the Classroom Foundation's "Agriculture in the Classroom" program to educate young people about farm practices occurring on area farms.

5. The City of Chilliwack supports the annual tour of agriculture in Chilliwack organized by the Chilliwack Agricultural Commission and designed for Councillors, press members, students and educators, and others to promote the activities of area farms and other efforts of the Commission to improve agricultural awareness and understanding.

Actions

- ✓ The City register, using Section 219 of the *Land Title Act*, a covenant on all new residential and commercial parcels adjacent to agricultural properties notifying purchasers that the use of their property may be impacted by normal farm practices.

- ✓ The City address, through appropriate use of "Greenheart News", the presence of normal farm practices that may result in noise, dust or odours occurring from time to time in the City.

- ✓ The City also use "Greenheart News" to educate residents about the inappropriate practice of dumping yard waste on area farm land and other practices such as vandalism and theft that may create problems for area farmers.

- ✓ The City encourage interested citizens, by including information about it in "Greenheart News", to obtain a copy of the Chilliwack Agricultural Commission brochure, *Embracing an Agricultural Community*.

- ✓ The City create an agriculture sub-area under the "community" button on the City website to contain information about normal farm practices occurring in the City and link this website information with other appropriate websites in the City such as that operated by the Chilliwack Chamber of Commerce.

4.7.3 Good Neighbour Policy

Occasionally there will be conflict between farmers and neighbours who may be concerned with normal farm practices occurring on area farms.

Rationale

Despite the protection of the *Farm Practices Protection Act*, farmers do not want to be in conflict with their neighbours. Many area farmers maintain good relationships with their neighbours by adopting

practices to minimize odours and by helping their neighbours with snow removal or other tasks where use of their farm equipment can assist.

Chilliwack's damp climate may contribute to mud on area roads as farmers move equipment from field to field.

Farmers should continue to inform their neighbours about normal farm practices that may be of concern. Those living adjacent to active farms should seek appropriate information from farmers and should address their concerns to the farmers in question.

Objective:

To reduce incidents of conflict between farmers and other citizens.

Policy:

1. The City of Chilliwack encourages the agricultural industry, with leadership from the Chilliwack Agricultural Commission, to prepare and promote a "good neighbour" policy to deal with issues of conflict in the spirit of being good neighbours. The guidelines may:

   Farmers will be encouraged to,

   - Get to know their neighbours and share information about their farm practices
   - Support neighbourhood practices that enhance quality of life
   - Protect the area environment with sensitive farm practices
   - Reduce dust and odour where reasonable to do so
   - Consider visual screening or hedging where practical
   - Pull over to allow other traffic to pass when travelling city roads with large farm equipment and tractors
   - Make efforts when moving farm equipment to take routes that avoid winding, or busy, roads
   - Make efforts to limit mud and other debris on city roadways
   - Maintain clean and tidy farm sites.

   Neighbours will be encouraged to,

   - Understand and appreciate "normal farm practices" and other best practices on farms
   - Support farmers' need to operate their farms in a sustainable manner
   - Appreciate the contributions of area farms to local food supplies and food security
   - Eliminate unauthorized trespass on area farms
   - Report all incidences of dumping of yard waste on area farms
   - Report observed incidences of vandalism and theft from farms and farm outlets
   - Share the roads with farm equipment and other vehicles accessing area farms.

4.7.4 The Economic Impact of Agriculture

The agricultural industry provides significant economic activity in the City of Chilliwack and citizens may be unaware of the economic benefits from agriculture.

Rationale

It is considered to be important for people to understand the economic value of having an agricultural industry because a large portion of the city's land base is reserved for agriculture and other economic uses for that land may be more attractive to some. Farmers, generally speaking, support preservation of agricultural land for agricultural purposes but they are few in number as a percent of the total population. Less than 2% of the Canadian population lives on farms and their percentage in Chilliwack is estimated at 3% based on the BC Ministry of Agriculture average estimate of three persons per farm.

As part of the agricultural planning process, an economic impact study using 2006 farm census data and 2010 financial data from area businesses supporting agriculture is being completed. This economic impact study will be updated when 2011 farm census data is released in the Spring of 2012. Agricultural economic activity is estimated to account for some $600 million in economic activity and provide more than 2,800 jobs.

In some other BC municipalities, when the economic contribution of agriculture to the total community was better understood, citizens and municipal leaders demonstrated positive acceptance of agriculture as an important economic contributor. Land reserved for agriculture is more likely to be supported when this information is available.

Objective:

To inform citizens about the economic contributions of agriculture to the Chilliwack economy.

Policy:

1. The City of Chilliwack supports the agricultural industry as an important economic contributor to the Chilliwack economy.

Actions:

- ✓ The City, through efforts of the Chilliwack Agricultural Commission and the Chilliwack Economic Partners Corporation, promote the economic impact of agriculture when the study reflecting 2011 farm census data has been completed.

4.7.5 Safe Movement of Farm Equipment

Some of the farming areas of Chilliwack are served by roadways where larger farm equipment, referred to as implements of husbandry in the *Motor Vehicle Act*, now being used by area farmers requires extra caution when meeting other vehicles. It is not practical to widen the roadways. Regular roadway maintenance is an ongoing commitment of the City.

Rationale

Moving farm equipment safely from farm to farm is the responsibility of the farmer. Even though farm equipment may not be licensed (it must be appropriately insured and must have appropriate lighting, braking and steering to meet safety standards), farmers are allowed to move this equipment to other farms.

Unless posted otherwise, farm equipment can exceed width limitations that may be in place for trucks and other licensed vehicles. When a vehicle does exceed width limitations, it must have a prescribed "wide load" sign and appropriate flagging to identify the total width of the vehicle. The Ministry of Transportation and the Insurance Corporation of BC have prepared a booklet to assist farmers with the safe movement of their farm equipment.[18]

Objective:

To ensure the movement of farm equipment within the city is done safely for the benefit of farmers and citizens.

Policy:

1. The City of Chilliwack encourages farmers moving farm equipment within the city to do so using the recommendations of the BC Ministry of Transportation and ICBC.

Action:

- ✓ The City ensure that appropriate signage is placed in farming areas to warn drivers about slower moving farm equipment, to indicate that drivers should yield to farm vehicles, and to ensure motorists are aware of streets accommodating local traffic only.

4.7.6 Buffering Between Farms and Other Uses

Conflict may occur between farmers and others where active farms interface with other land uses.

[18] BC Ministry of Transportation and ICBC, *Farm Vehicles on the Move: A Guide to Licensing and Insuring Farm Vehicles in British Columbia*.

Rationale:

Having appropriate "edge planning" strategies, often including some form of buffering, is another way the City can protect its agricultural land and reduce complaints about farming practices. There are areas of the city where buffering may help address rural/urban interface issues.

Appropriate buffering will not encourage additional wildlife pests and birds to damage farmer crops. Appropriate buffering will consider the possible impact on wind patterns and other weather-related factors that may hinder agricultural production. The purpose of edge planning, which often includes buffering in some form, is to encourage compatibility with adjacent land uses. Effective edge plans will vary, often depending on the circumstances and the creativity of the people involved.

The BC Ministry of Agriculture and the Agricultural Land Commission have prepared guidelines for edge planning.[19] The guidelines suggest shared responsibility for the edge. This can be accomplished by:

- Defining edge planning areas on both sides of the Agricultural Land Reserve boundary, not just the farmer side or the development side
- Designing communication tools to enhance public awareness of the edge planning objectives
- Amending or adopting bylaws that encourage intensive land use with strengthened land management along the edge planning area.

The guidelines suggest local governments design and manage the edge planning process. Any appropriate edge planning strategy should be developed in consultation with the Agricultural Advisory Committee and the farmers and other citizens involved.

Walking and cycling trails adjacent to, or part of, agricultural land may provide some buffering or may contribute to better understanding of agriculture thus reducing conflict between agricultural land uses and citizens. Recreational uses of this type may be in conflict with farming activities if they lead to land damage, littering, crop vandalism or theft, and they may create liability issues for the farmer-owner. Worries about vandalism and theft may be mitigated with appropriate gating to prevent motorized vehicles, and with fencing to limit access to farm land. Worries about litter and possible crop damage may be avoided with appropriate garbage receptacles and proper maintenance schedules performed by City staff. There is considerable potential value to the community in terms of healthy, active living to have recreational trails and services, and their development, where relevant, should be encouraged by the Agricultural Area Plan.[20]

Objective:

To use buffering strategies where appropriate to limit the impact of development on active farm operations or the impact of farm operations on other citizens.

[19] For details on edge planning see BC Ministry of Agriculture and Lands, *Guide to Edge Planning*, 2008.
[20] For detail on the issues and opportunities when developing trails in farm and ranch areas, see BC Ministry of Agriculture and Lands, *A Guide to Using and Developing Trails in Farm and Ranch Areas*, 2005.

Policy:

1. The City of Chilliwack, in situations where development may impact farm operations or farming operations may affect other residents in any way, supports appropriate edge planning as a way to protect both farmers and other citizens.

2. The City of Chilliwack supports the development of walking and cycling trails adjacent to, or part of, agricultural land where farmers' affected have been consulted and agree to the use and where the walking and cycling trails may contribute to agricultural awareness and understanding.

4.8 STRATEGY FOUR – ENVIRONMENTAL RESPONSIBILITY

Conservation and protection of the environment are important for agriculture. The agricultural industry manages a large portion of the land base which is often adjacent to watercourses and other residents. Agricultural industry normal operations may result in environmental concern from others.

The purpose of this strategy is to address City actions to assist farmers to be effective land stewards.

4.8.1 Building Setbacks Adjacent to Watercourses

The Ministry of Agriculture recently prepared "agricultural building setbacks" as a standard to guide local government bylaw development in farming areas. The Ministry's *Guide for Bylaw Development in Farming Areas* has been updated to also include the agricultural building setbacks from watercourses.[21]

On agricultural land, building setbacks apply to the construction of agricultural buildings and related uses such as roads, retention ponds, machinery storage, parking, farm composting, storage facilities, and confined livestock areas. When related to watercourses, the specific setback distances vary depending on the type of agricultural facilities and the watercourse classification. They will generally range from five metres to 30 metres.

Rationale

The City's Official Community Plan establishes riparian assessment areas for development in accordance with provincial legislation. A development permit is required if residential, commercial, or industrial development is proposed within a riparian area. Accordingly, a development permit is required for farmhouses, but farming operations are generally exempted. Setbacks for farm buildings are reviewed at building permit stage in accordance with the zoning bylaw.

[21] Riparian Factsheet, *Agricultural Building Setbacks from Watercourses in Agricultural Areas*, February, 2011.

Objective:

To protect City watercourses using appropriate building setbacks.

Policy:

1. The City of Chilliwack supports the guidelines for building setbacks from watercourses prepared by the BC Ministry of Agriculture.

Action:

- ✓ The City review Zoning Bylaw No. 2800, Section 7, Agricultural Zones, and amend setbacks and provide for watercourse setbacks for agriculture, where required, in accordance with provincial standards.

4.8.2 Open Watercourse Drainage and Maintenance

The City provides open watercourse drainage and maintenance at considerable annual cost. Much of this work is required because of flourishing vegetation, slow moving water, and nutrient input, including application of chemical fertilizers and pesticides, from adjacent agricultural land.

Rationale

Drainage maintenance is regulated by Fisheries and Oceans Canada and the Canadian Environmental Assessment Agency at the federal level and by the BC Ministry of Forests, Lands and Natural Resource Operations at the provincial level. Approvals must be obtained prior to conducting maintenance work. The City conducts its work based on records of previous work completed, field inspections, requests from land owners, threat of flood, available "fisheries window" from DFO, and budget availability.

Often, drainage and maintenance work requires removal of fish in the watercourse and turbidity control to reduce the impact on fish habitat downstream.

Drainage ditches, originally established to support the agricultural industry, allow farmers to remove excess water from their land and enhance the viability of their farms. Ditch systems must be maintained on a regular basis for the established infrastructure to work properly. Limited ditch maintenance may lead to longer periods of water accumulation on farm land and miring of farm equipment.

Poorly drained soils may exhibit less bacteriological activity and nutrient recycling. Longer periods of visible water on the land, or saturated land, affects farmers' ability to spread manure. The ditch systems may discharge water into streams that have important fisheries values.

The City of Chilliwack has established a positive reputation with the Department of Fisheries and Oceans for the care taken in watercourse drainage and maintenance that has salvaged fish in work areas and protected fish habitat.

The requirements for some open watercourse drainage and maintenance would be reduced if an acceptable buffer was established by farmers along the watercourse.

Objective:

To maximize watercourse drainage and maintenance within existing budget guidelines.

Policies:

1. The City of Chilliwack works closely with the farm community to monitor open watercourse drainage and maintenance in order to address farmer requirements.

2. The City of Chilliwack supports existing open watercourse drainage and maintenance activities that recognize fish salvaging and protection of fish habitat.

3. The City of Chilliwack supports progressive farmers who may wish to establish an appropriate buffer zone along watercourses to reduce the amount of run-off into drainage ditches.

4.8.3 Flooding of Unprotected Agricultural Land

Some prime agricultural land in the City is unprotected by the dyke system.

Rationale:

Chilliwack farm land is some of the most productive farm land in Canada. The Agricultural Land Commission Act was established "to preserve agricultural land".

Unprotected land may be at considerable risk from flooding. Unprotected farm land in Chilliwack could be flooded and lost for agricultural purposes.

Those farming unprotected lands may inadvertently create unsafe conditions and additional pressures on City protection services. The City is often forced to restrict development within hazard areas and buffer hazard lands to limit potential for land erosion and to avoid unsafe conditions for citizens and public safety workers.

Objective:

To encourage protection of valuable farm land and minimize the risks from farming unprotected agricultural land.

Policies:

1. The City of Chilliwack encourages senior governments to protect all Chilliwack farm land from flooding using appropriate dykes and other methods.

2. The City of Chilliwack supports emergency planning activities at the City and Provincial levels to address flooding issues and concerns and to arrange for the evacuation of livestock if required.

3. The City of Chilliwack encourages farmers who may be farming land that is unprotected by the dyke system to be aware of the dangers from flooding and to take the steps necessary to minimize risk to their families and farm operations.

Action:

- ✓ The City request support from the Agricultural Land Commission for protection from agricultural land erosion in areas unprotected by the dyke system. This ALC involvement may come in the form of a letter of support which would assist the City with efforts made to gain provincial government assistance with this issue.

4.8.4 Nutrient Management

Complaints from the public about farming practices often relate to manure spreading on the land. Odours from this practice concern residents as does the possibility of contamination of area water supplies.

Rationale

Concentrations of livestock on area farms may be problematic for citizens concerned about odours from manure spreading and possible run off into area water sources. Poor nutrient management threatens the quality of groundwater, and public health.

In 1997, a groundwater protection plan was developed for the City of Chilliwack. Risk of contamination to the groundwater was identified as an important concern. Agricultural practices related to the storage and use of animal wastes was identified as a potential source of contamination when farmer management practices are incomplete or when the available land base is not adequate to accommodate wastes generated by dense livestock and poultry populations.

The management and handling of agricultural wastes is regulated by the *Agricultural Waste Control Regulation*. The Regulation addresses manure spreading and storage practices. Milk parlour discharge may be included if the discharge is directed to manure storage facilities and subsequently applied to the land.

Farmers are aware of these issues and have worked to reduce the volume of manure spread on area fields. Recently, industry initiatives have included anaerobic digesters allowing for the production of energy from the process of breaking down organic material. Better nutrient management will reduce runoff to watercourses and reduce the requirement for ditch cleaning. Best practices can also reduce odours and the emission of ammonia and other particulate matter, changes which are important for improvements in the air shed.

Objective:

To minimize the impact of manure spreading and storage on area farms.

Policies:

1. The City of Chilliwack supports enforcement of the *Agricultural Waste Control Regulation* to reduce odours and the risk of groundwater contamination from agricultural operations.

2. The City of Chilliwack supports existing industry initiatives and guidelines for managing manure on area farms and encourages farmers to undertake these initiatives.

3. The City of Chilliwack supports the efforts of the Chilliwack Agricultural Commission and the University of the Fraser Valley to provide seminars on nutrient management and planning for area farmers.

4. The City of Chilliwack supports all livestock farmers in Chilliwack having a nutrient management plan in place to identify farm wastes and how they are disposed. This plan may be developed as part of the *Environmental Farm Plan Program* offered through the BC Agriculture Council and funded through the *Growing Forward* agreement between the province and Agriculture and Agri-Food Canada.

4.8.5 Open Air Burning

Open air burning is a recognized source of air pollution and there are public concerns about the burning of agricultural waste as it relates to air quality and the danger of wild fires.

Rationale:

In November 2008, City Council enacted *Open Air Burning Regulation Bylaw No. 3511*, which permits open air burning on agricultural parcels for the purpose of burning indigenous agricultural waste to control disease, weeds, and crops or stubble produced on property designated as "Agricultural". Open air burning is regulated through a permit process, in accordance with this bylaw, and is permitted for four months each year (March, April, October, November). The agricultural waste that is being burned must have originated from the parcel of land where the open air burning is taking place.

Burning of prohibited materials such as plastics is not permitted under any circumstances.
Although the City recognizes the convenience for farmers of some burning on area farms, where recycling options are available, farmers are encouraged to use that option. Some recycling options such as pallet recycling, for example, may not be promoted sufficiently within the farm community to ensure full awareness of the program. The Fraser Valley Regional District recently participated in a plastic recycling project. This indicates the efforts being made to encourage recycling as the preferred way to handle agricultural waste products on farms.

The BC Ministry of Environment, as part of the *Environmental Management Act*, administers the *Open Burning Smoke Control Regulation.* The BC Ministry of Forests, Mines and Lands administers the regulation of open fires within one kilometer of forest land or grass land.

Objective

To reduce the extent of open air burning on Chilliwack farms.

Policies

1. The City of Chilliwack encourages farmers to reduce, or eliminate, open air burning on area farms where recycling programs for the material exists but supports the burning of regular agricultural waste when it cannot be recycled and when all bylaw considerations are being followed.

2. The City of Chilliwack regularly promotes recycling options to area farmers and other citizens.

3. The City of Chilliwack supports agricultural industry stakeholders adopting a sustainable plastic recycling program.

4.8.6 Agricultural Practices and Wildlife Habitat

Farming practices may conflict with wildlife habitat, including fish habitat. Bears, deer, migratory birds and other birds, and other wildlife may create problems for farmers, such as crop loss, and will impact their farming businesses.

Rationale

Farmers are continually seeking ways to ensure their farm practices do not unreasonably have impact on the general public or wildlife.

Where farms border on waterways, vacant crown lands, and mountain areas, some conflict with wildlife is to be expected.

The BC Ministry of Agriculture may support farmers who have experienced crop loss due to wildlife. The *Environmental Farm Plan Program* may provide economic support to farmers for fencing and other wildlife control methods.

Objective:

To minimize the impact of Chilliwack farming operations on wildlife habitat.

Policies:

1. The City of Chilliwack supports the BC Ministry of Agriculture and Provincial agricultural industry associations with all efforts to minimize the impact of farming operations on wildlife habitat.

2. The City of Chilliwack supports all efforts of the Chilliwack Agricultural Commission to promote innovative ways to mitigate damage to wildlife habitat from farming practices.

4.8.7 Environmental Farm Planning

Environmental farm planning is an appropriate way to encourage farmers to practice environmental responsibility in the operation of their farms.

Rationale

Environmental Farm Plans are supported by the *Growing Forward* Agreement between the province and Agriculture and Agri-Food Canada. Environmental Farm Plans are recommended as a way farmers can exercise due diligence in their farm practices when those practices impact the environment.

The *Environmental Farm Plan Program* addresses a wide range of environmental concerns that may arise for farmers, including general farmstead concerns, livestock and crop issues such as handling manure and pesticides, general pest management, maintenance and management of soils, air and water and other areas related to effective farm stewardship.

Some farmer commodity associations such as the BC Chicken Producers have endorsed the completion of these plans for farmers within their commodity group.

Objective:

To maximize the number of Chilliwack farmers completing environmental farm plans.

Policy:

1. The City of Chilliwack supports the *Environmental Farm Plan Program* and encourages all area farmers to participate in the program.

Action:

- ✓ The Chilliwack Agricultural Commission promote, in appropriate and acceptable ways, farms that have completed Environmental Farm Plans as a means of encouraging all farmers to participate in the program.

5 Implementation Strategy

5.1 Role of the Agricultural Area Plan

It is expected the Agricultural Area Plan will be a sub-plan or schedule of the revised Official Community Plan. It is a plan that includes City policies for the agricultural sector and provides more detail for agriculture than may be appropriate for the OCP. The City recognizes the importance of agriculture as a food source, an environmental resource, and an important contributor to the local economy. The City is committed to protecting the supply of agricultural land and supporting the viability of farm operations.

5.2 Monitoring and Review Process

Indicators of the relevance of the Agricultural Area Plan can be monitored on an annual basis to provide data related to the effectiveness of the Agricultural Area Plan. Some of the following may be monitored:

- Changes in the number of farms and amount of land being farmed
- Activities and practices of existing farm businesses
- Changes noted in marketing agricultural products
- Observations related to diversification or processing on area farms
- Extent of agri-tourism or culinary tourism
- Number of applications for land adjustments or land removal from the ALR
- Observations about beginning or new farmers in the City
- Training and education opportunities for area farmers
- Media coverage of area farms
- Number and type of public complaints about farm practices.

An appropriate review process for the plan should be established so it may be updated to remain current and valid. Regular plan reviews should be conducted by the Agricultural Advisory Committee on a bi-annual basis with a full review of the AAP after the fifth year of implementation.

5.3 Implementing the Identified Policies and Actions

To facilitate plan implementation, further details on the specific policies and actions are provided in Table 2 below. In some instances, funding options have been identified. The timeline for implementation refers to short term, medium term, and long term, suggesting less than three years, 3-10 years and more than 10 years respectively.

Table 2: Implementation of the Agricultural Area Plan

O = Ongoing / L = Long term (>10 years) / M = Medium term (5-10 years) / S = Short term (<5 years)

AAC – Agricultural Advisory Committee
AAFC – Agriculture and Agri-Food Canada
AWCR – Agricultural Waste Control Regulation
BCMA – BC Ministry of Agriculture
BCMT – BC Ministry of Transportation
CAC – Chilliwack Agricultural Commission
CEPCO – Chilliwack Economic Partners Corporation
IAF – Investment Agriculture Foundation
UFV – University of the Fraser Valley

Policy	Action	Agencies Involved	Steps to Implementation	Resources Required
4.4 Creating the Agricultural Advisory Committee (Page 19)				
Support the AAC (S)		*Lead*: City	• Review work plans with AAC • Prepare appropriate budget	Staff time
	Create the AAC (S)	*Lead*: City	• Develop terms of reference • Establish appropriate membership including role of non-farmers • Ensure role with implementation of AAP • Ensure role with land use decisions	Staff time
4.5.1 Centre for excellence and innovation (Page 21)				
Support CAC and UFV to create Centre at UFV (L)		*Lead*: City AAC *Support*: CAC IAF	• Establish CAC Task Force to include farmer/UFV representation • Identify criteria for Centre • Conduct marketing study • Continue support for Centre	Staff time $10,000 for share of marketing study
4.5.2 Promotion of a progressive industry (Page 21)				
Support CAC promoting industry (S, O)		*Lead*: CAC *Support*: AAC	• Emphasize careers in agriculture • Focus on research and technology • Promote science and technology	CAC internal budget
Encourage annual reporting on agriculture by AAC (S, O)		*Lead*: AAC *Support*: CAC	• Develop list of reporting areas from AAP • Prepare report in consultation with CAC	AAC work program budget prepared on annual basis
	Declare Agriculture Week (S, O)	*Lead*: City *Support*: Tourism	• Council to declare week • Establish committee for implementation • Farm community to sponsor activities • Tourism to promote events and incorporate as part of tourism strategy	$3,000 for committee expenses Tourism staff time
	Provide annual award to progressive farmer (S, O)	*Lead*: City AAC *Support*: CAC	• Prepare terms of reference for award • AAC to determine winners	$1,000 annually
4.6.1 Water provisions for agriculture (Page 23)				
Encourage water conservation (O)		*Lead*: City	• Continue water conservation promotion on website and in Greenheart News • Introduce additional incentives where practical	Costs within existing budgets
Support agricultural water conservation from AWSES (S, O)		*Lead*: City *Support*: CAC	• Identify water conservation strategies in AWSES • Promote strategies to farm community	Costs within existing budgets
Consult with agricultural stakeholders on water issues (S, O)		*Lead*: City Engineering AAC *Support*: CAC	• Determine issues requiring consultation • Prepare consultation strategy	Staff time

Policy	Action	Agencies Involved	Steps to Implementation	Resources Required
Encourage research on lower quality water use in agriculture (S, O)		*Lead*: AAC *Support*: UFV	• Seek support from UFV • Identify research requirements • Seek appropriate funding	AAC work program Research budget to be determined
	Undertake pilot project to demonstrate use of lower quality water in agriculture (M)	*Lead*: AAC *Support*: CAC, BCMA IAF	• Establish terms of reference for study • Select appropriate consulting support	$25,000 City share of study Staff time
4.6.2 Protection of agricultural land (Page 24)				
Support protection of agricultural land for agricultural purposes (S, O)		*Lead*: City	• Identify commitment statements to date • Provide ongoing support for protection of ALR	Costs within existing budgets
Support densification, Urban Containment Boundary, farmer best management practices (S, O)		*Lead*: City *Support*: Farm community	• Confirm commitment to densification in OCP • Confirm commitment to the Urban Containment Boundary • Confirm commitment to farmer best management practices	Costs within existing budgets
	Introduce agricultural impact assessment (S)	*Lead*: City AAC *Support*: BCMA	• Review with AAC • Review with BCMA • Commit to process for removal and boundary adjustment applications	AAC work program Cost absorbed by applicant
4.6.3 Non-Permitted uses in the Agricultural Land Reserve (Page 26)				
Encourage transition of non-permitted uses back to agricultural uses (L)		*Lead*: City AAC *Support*: CAC	• AAC to prepare list of existing non-permitted uses • Promote agricultural uses for all agricultural land	AAC work program Costs within existing budgets
Support non-permanent housing for seasonal workers (S, O)		*Lead*: City AAC *Support*: CAC	• Promote non-permanent housing to farm community	AAC work program
4.6.4 The building footprint (Page 27				
Support minimizing impact of buildings on agricultural land (S, O)		*Lead*: City AAC *Support*: BCMA, ALC	• Review guidelines • Ensure guidelines are supported in Zoning bylaw	AAC work program Costs within existing budgets
	Adopt a homeplate bylaw for the City (S)	*Lead*: City AAC *Support*: BCMA	• AAC to review with BCMA • City to review with other municipalities	AAC work program Costs within existing budgets
4.6.5 Attracting food processors (Page 28)				
Support CAC efforts to attract food processors (S, O)		*Lead*: CAC *Support*: City	• Review efforts made to date • Continue to promote the benefits of Chilliwack for food processing	Costs within existing budgets
	Review infrastructure requirements and costs for sewage treatment (S, O)	*Lead*: City *Support*: CAC	• Staff to prepare report on infrastructure requirements • Identify costs associated with meeting the requirements of food processors	Costs within existing budgets
	Provide industrial tax exemption for food processing (S, O)	*Lead*: City *Support*: CAC/CEPCO	• CAC and CEPCO to promote availability of industrial tax exemption	Costs within existing budgets

Policy	Action	Agencies Involved	Steps to Implementation	Resources Required
4.6.6 Addressing local markets (Page 29)				
Support production from all parcels zoned for agriculture (O)		*Lead*: City AAC	• Review parcels not currently in production • Promote benefits of farming	AAC work program
Support local purchasing of farm products (S, O)		*Lead*: City AAC *Support*: CAC Tourism	• Continue to promote local farms with local farm products	AAC work program
Encourage establishment of appropriate farmers' markets (S, M)		*Lead*: CAC *Support*: Tourism Farm community	• Establish committee to review role for farmers' markets • Establish markets as appropriate	$2,000 for activities of committee
Support efforts of local farmers to increase agritourism activities (M)		*Lead*: CAC *Support*: Tourism Farm community	• Identify agritourism activities • Promote options for agritourism	Costs within existing budgets
Encourage BC AITC Foundation fruit and vegetable nutrition program (S, O)		*Lead*: City AAC	• Continue to promote BCAITC materials and resources • Encourage SD33 to use materials	Costs within existing budgets
4.6.7 Industry succession (Page 31)				
Encourage young people to enter farming (O)		*Lead*: CAC *Support*: City AAC	• CAC to continue to promote the merits of farming with a focus on technical and scientific career opportunities	Costs within existing budgets
	Provide inventory of land available for farming (M, O)	*Lead*: CAC *Support*: City AAC	• CAC to establish committee to review land available • City staff member to be part of committee • UFV representative to be part of committee	$2,000 for activities of committee
4.6.8 First Nations agriculture (Page 31)				
Work collaboratively with First Nations(S, O)		*Lead*: City AAC	• Continue to liaise with First Nations on common issues	Costs within existing budgets
4.7.1 Encouraging "normal" or best management practices (Page 33)				
Support farmer best management practices (S, O)		*Lead*: City AAC *Support*: CAC,UFV	• Continue to support BCMA and industry associations	Costs within existing budgets
Support self-regulation by farmers (M)		*Lead*: City AAC *Support*: CAC	• Encourage local farmers to manage farms consistent with best management guidelines	Costs within existing budgets
Support farmers using normal farm practices (S, O)		*Lead*: City AAC *Support*: CAC	• Continue to support farmers using farm practices supported by the FPPA	Costs within existing budgets
Encourage farm practices that will avoid public complaint (S, O)		*Lead*: CAC *Support*: City AAC	• Continue to support farmers with practices that reduce public complaint • Sponsor and conduct appropriate seminars and workshops	Costs within existing budgets

Policy	Action	Agencies Involved	Steps to Implementation	Resources Required
4.7.2 Public education on farm practices (Page 34)				
Support information to citizens about farm practices (S, O)		*Lead*: City AAC *Support*: CAC	• Continue to support BCMA and industry associations	Costs within existing budgets
Notify citizens close to farms about farm practices (S, O)		*Lead*: City AAC *Support*: CAC	• Continue to notify citizens about normal farm practices occurring on area farms	Costs within existing budgets
Encourage area realtors to inform purchasers about farm practices (S, O)		*Lead*: City AAC *Support*: CAC	• Continue to encourage realtors to make public aware of farm practices	Costs within existing budgets
Support BC AITC efforts to educate students about farm practices (S, O)		*Lead*: City AAC *Support*: CAC	• Continue to support BC AITC Foundation efforts	Costs within existing budgets
Support an annual tour of agriculture (S, O)		*Lead*: CAC *Support*: City AAC	• Continue to support the annual tour of agriculture	Costs within existing budgets
	Register covenant on new residential and commercial properties adjacent to farms (S, O)	*Lead*: City	• Identify new residential developments adjacent to agricultural land • Prepare appropriate covenants	Costs within existing budgets
	Use Greenheart News to notify citizens about farm practices that may cause noise, dust or odours (S, O)	*Lead*: City AAC	• Prepare appropriate articles	Costs within existing budgets
	Use Greenheart news to discourage dumping on agricultural land (S, O)	*Lead*: City AAC	• Prepare appropriate articles	Costs within existing budgets
	Encourage citizens to get CAC brochure "Embracing an agricultural community" (S, O)	*Lead*: CAC *Support*: City	• Prepare information for Greenheart News • Ensure supply of brochures is available	Costs within existing budgets
	Create City website presence to identify normal farm practices occurring on farms (S, O)	*Lead*: City	• Identify normal farm practices to be highlighted • Identify times when practices likely to occur	Staff time
4.7.3 Good neighbour policy (Page 35)				
Prepare and promote a good neighbour policy (M)		*Lead*: CAC *Support*: City	• CAC to establish committee • Prepare good neighbour policy • Promote good neighbour policy	$2,000 for Committee work
4.7.4 The economic impact of agriculture (Page 37)				
Support agricultural community as economic contributor to City (S, O)		*Lead*: CAC *Support*: City AAC	• Continue to support the economic contributions of agriculture	Costs within existing budgets
	Promote economic impact of agriculture when study completed (S)	*Lead*: CAC *Support*: City AAC	• Complete study with 2011 Statistics Canada data • Promote study information to citizens	$1,500 to revise study data
4.7.5 Safe movement of farm equipment (Page 38)				
Encourage farmers to move equipment safely (S, O)		*Lead*: City AAC *Support*: ICBC	• Continue to support the safe movement of farm equipment	Costs within existing budgets

Policy	Action	Agencies Involved	Steps to Implementation	Resources Required
	Ensure appropriate signage is placed in farm areas (M)	*Lead*: City Engineering *Support*: BCMT	• Review sign requirements with AAC and CAC • Decide areas for signs • Prepare and install signs	Budget for signs to be developed
4.7.6 Buffering between farms and other uses (Page 38)				
Support appropriate edge planning (S, O)		*Lead*: City AAC *Support*: BCMA	• Continue to support edge planning where appropriate	Costs within existing budgets
Support the development of walking and cycling trails (L)		*Lead*: City AAC *Support*: CAC	• Identify potential areas for trails • Consider a feasibility plan to identify options and gaps to trail development	Costs within existing budgets
4.8.1 Building setbacks adjacent to watercourses (Page 40)				
Support BCMA building setback guidelines (S, O)		*Lead*: City AAC *Support*: BCMA	• Continue to support BCMA guidelines	Costs within existing budgets
	Review Zoning Bylaw and amend as required (M)	*Lead*: City AAC	• Review Zoning Bylaw on watercourse setbacks • Amend Zoning Bylaw where required	Costs within existing budgets
4.8.2 Open watercourse drainage and maintenance (Page 41)				
Work with farm community to monitor watercourse drainage and maintenance (S, O)		*Lead*: City Engineering *Support*: AAC	• Continue to work with farm community • Seek input on drainage and maintenance needs	Staff time Costs within existing budgets
Support drainage and maintenance activities that recognize fish salvaging and protect fish habitat (S, O)		*Lead*: City Engineering *Support*: AAC	• Continue to work closely with Fisheries and Oceans Canada • Ensure drainage meets needs of farm community	Staff time Costs within existing budgets
Support progressive farmers reducing run off into ditches (M, O)		*Lead*: AAC *Support*: City Engineering	• Promote benefits of buffer zone in Greenheart News • Encourage progressive farmers to initiate buffers	AAC work program Costs within existing budgets
4.8.3 Flooding of unprotected agricultural land (Page 42)				
Encourage senior governments to protect all agricultural land in Chilliwack (L)		*Lead*: City AAC *Support*: CAC	• Prepare letter to Senior governments • Seek support from UBCM	Costs within existing budgets
Support emergency planning activities (S, O)		*Lead*: City *Support*: Provincial *Support* staff	• Review emergency planning strategies for flooding as it may impact agriculture	Costs within existing budgets
Encourage farmers to minimize risks (S, O)		*Lead*: AAC *Support*: City Public safety workers	• Notify farmers affected • Encourage safety practices	AAC work program Costs within existing budgets
4.8.4 Nutrient management (Page 43)				
Support enforcement of AWCR (S, O)		*Lead*: Province *Support*: City AAC	• Promote AWCR in Greenheart News • Encourage farmers to follow AWCR guidelines	Costs within existing budgets
Support industry initiatives to manage manure on farms (S, O)		*Lead*: Industry *Support*: AAC	• Promote initiatives in Greenheart News • Encourage farmers to adopt initiatives where relevant	Costs within existing budgets

Policy	Action	Agencies Involved	Steps to Implementation	Resources Required
Support seminars on nutrient management (S, O)		*Lead*: CAC *Support*: UFV	• Develop guidelines for seminars • Promote seminars to farm community	Costs within existing budgets
Support nutrient management plans (S, O)		*Lead*: AAC *Support*: AAFC, BCMA	• Promote nutrient management benefits to area farmers • Identify farms with nutrient management plans in place	Costs within existing budgets
4.8.5 Open air burning (Page 44)				
Encourage farmers to reduce or eliminate open air burning (S, O)		*Lead*: AAC *Support*: City	• Encourage farmers to reduce or eliminate open air burning using Greenheart News	Costs within existing budgets
Regularly promote recycling options (S, O)		*Lead*: City *Support*: AAC	• Promote recycling options through Greenheart News	Costs within existing budgets
Support development of plastic recycling program (S, O)		*Lead*: Industry *Support*: AAC City	• Promote efforts of industry through Greenheart News	Costs within existing budgets
4.8.6 Agricultural practices and wildlife habitat (Page 45)				
Support efforts to minimize impact of agriculture on wildlife (S, O)		*Lead*: Industry BCMA *Support*: CAC/AAC City	• Promote efforts of industry and BCMA through Greenheart News	Costs within existing budgets
Support promotion of innovative ways to mitigate impact of farming on wildlife (S, O)		*Lead*: CAC *Support*: AAC	• Promote innovative methods being used through Greenheart News	Costs within existing budgets
4.8.7 Environmental farm planning (Page 46)				
Support EFP Program (S, O)		*Lead*: CAC *Support*: AAC	• Promote EFP program through Greenheart News	Costs within existing budgets
	CAC to promote farms with Environmental Farm Plans completed (S, O)		• Identify Chilliwack farms with completed EFPs • Promote EFP program and farmers completing EFP's through Greenheart News	Costs within existing budgets