

# Agricultural Area Plan

Agricultural Steering Committee

## 2008



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Rural Oliver and the Town of Oliver pursue economic prosperity through the enhancement and promotion of its agricultural assets. This vision is grounded in the reality that the area has distinct rural and agricultural amenities that are capable of attracting, nurturing and supporting desired agri-tourism enterprise.

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## Agricultural Steering Plan Committee

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## ***EXECUTIVE SUMMARY***

Rural Oliver and the Town of Oliver pursue economic prosperity through the enhancement and promotion of its agricultural assets. This vision is grounded in the reality that the area has distinct rural and agricultural amenities that are capable of attracting, nurturing and supporting desired agri-tourism enterprise.

## ***INTRODUCTION***

Rural Oliver is legally described as Electoral Area C of the Regional District Okanagan-Similkameen. Through a series of public strategy meetings, Rural Oliver and Town of Oliver residents have jointly determined that preserving and enhancing the agricultural economy and quality of lifestyle is the highest priority. Agriculture and agricultural products have been identified as the leading economic strength for both communities. Rural Oliver's character and viewsapes, shaped through agricultural activities and the preservation of our ecologically sensitive areas, provide residents and visitors with a rich and unique environment and a highly prized lifestyle. This being said, increased interest from developers and the influx of people desiring to live in a rural setting combine to threaten the future of Rural Oliver's agricultural lands. This document articulates clearly defined policies which will serve to protect, enhance and expand Rural Oliver's agricultural lands, and thus the economy and quality of life of residents in both Rural Oliver and the Town of Oliver.



Oliver recognizes the pressures that all communities of the Okanagan Valley are under, from demand for land from the Agricultural Land Reserve in order to provide more housing, to commercial growth and institutional space for the thousands of people who are relocating to this region. Yet, the preservation of farming as the economic mainstay of the economy of rural Oliver will be the measure of the success of this Agricultural Area Plan. Commitment to this process is revealed in the many stages of development of the current plan as represented in the summary chart at the end of this section.

## ***FORMAT & CONTENT***

The Smart Growth on the Ground project and the RDOS Regional Growth Strategy hold the promise of very meaningful contribution to Rural Oliver and the Town of Oliver. The Agricultural Area Plan will be used to direct the Rural Area portion of the Ag Resort Area Concept, the local Official Community Plan, and Zoning Bylaw changes.

### ***Evolutionary Plan***

All of these variables and the need for the additional public consultation demanded that we describe this as "an evolutionary plan". It will be a "living document" to be modified over time to fulfill the needs of community today and still incorporate new components as developed in the near future.

### ***Online Format***

Many of the objectives of this plan call for the publicizing and delivery of data as a means of education to the benefit of both farm and town dwellers. Furthermore, one of the significant goals to come out of this plan was the concept of fostering low or no cost high speed access to the Internet via what is termed the "Wireless Valley Project".

All the factors above led to the determination that we would employ the Internet to deliver our plan, collect and disseminate feedback on the plan and its components, enhance communication and to help us reach many of our educational goals. The Oliver & District Community Economic Development Society (ODCEDS) will make available CD's for those who lack Internet access and for the computer-challenged, printed documents without the depth of the Internet version.

### ***Downloadable Sections***

The Agricultural Area Plan is broken into sections of modest size that are readily downloadable using dial-up Internet access. In the Action Grid, agricultural issues are presented in overview fashion that identifies the Situation, Goal and the Recommended Action. As background, a statistical profile of Oliver area agriculture is included.

### ***Action Grid Web Links***

Hyperlinks have been provided to a number of web sites that reference in more detail issues and options discussed in the Action Grid. These web links are provided for information only and may not reflect the views and consensus achieved by the Rural Oliver agricultural community during the planning process. The direction adopted in the Oliver and District Agricultural Plan is the result of comprehensive and extensive deliberations of the Area C Agricultural Committee.

## ***KEY STRATEGIES FOR ENHANCING AGRICULTURE***

Since 2004, Area C has been developing its Agricultural Area Plan to determine a direction for agriculture. The concept encompasses the natural advantage that the Oliver Area possesses in terms of a wide and diverse variety of agricultural products combined with a rapidly

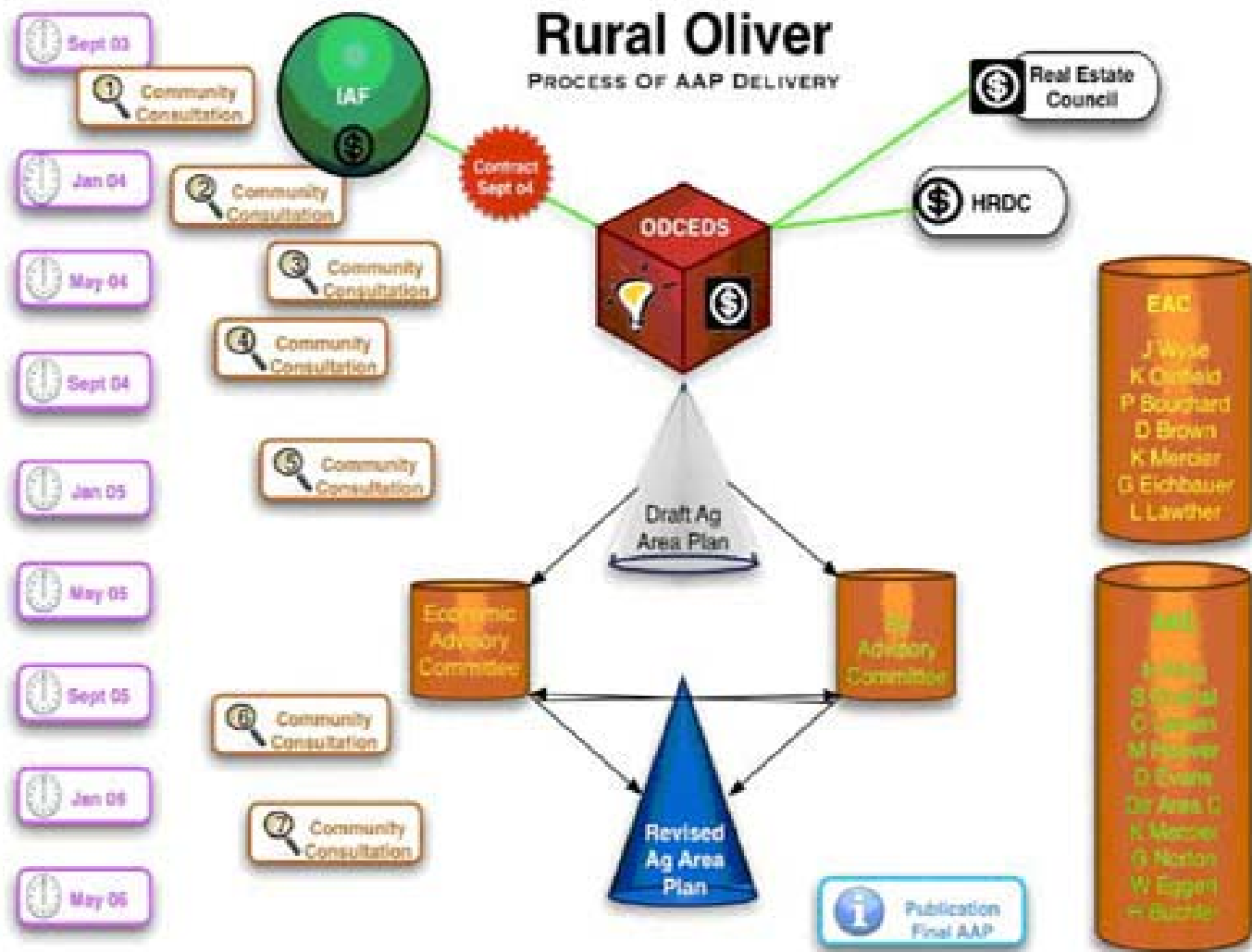
increasing reputation as a tourist destination. Inside this adventure, the agricultural community is at once integral to the plan's prosperity but equally susceptible to dangers associated with its success.

The AAP planning process has involved extensive stakeholder consultation over a period of 4 years, in which issues, concerns, options and strategies have been articulated. The following recommended strategies are considered vital to ensure the long term sustainability of agriculture in the region.

The AAP focuses in eight key areas:

1. **Agricultural Land Use** - Perhaps the most important recommendation in this AAP, agricultural land use is concerned with the protection and preservation of the agricultural land base. Indeed, the consensus in the agricultural community is that it needs to adopt a "zero-tolerance" policy toward land loss in the Agricultural Land Reserve (ALR). Moreover, Crown land with farming capability should be identified and added to the regions agricultural land base.
2. **Agricultural Water Supply, Quality and Access** - The second key recommendation is in respect of water supply, quality and access. There is an overpowering rationale for attaching water rights to agricultural property title since the land is essentially non-productive without water for irrigation. In addition, there is great concern with the need to reserve water for agriculture in the future in the face of increasing competition for water from non-agricultural land uses and preparing for water shortages due to global climate change.
3. **Pursuing Economic Prosperity** – The opportunity for industry growth from wine- and tourism-related economic generators is tempered by the potential for negative impact from rapid growth and increased population densities in the region. A strong collective will from Rural Oliver and the Town of Oliver is called for, to jointly map out the direction in which the valley should proceed and agree upon the experience they wish to market. The potential offered by the Internet in finding, servicing and exploiting economic opportunity should be maximized.
4. **Agro-Environmental Interface** – Certainly part of the Oliver area experience is the quality of its natural environment. The farming community recognizes the need to improve the sustainability of its farming practices and sees the value of an enhanced natural ecosystem to the quality of life in region.
5. **Rural-Urban Interface** – Given that rural-urban conflicts are inevitable, the AAP advocates a strong bias towards protecting farmers and farming practices in the ALR from encroachment, nuisance and unjustified harassment by means of instruments such as real estate disclosure and covenant. In return, farmers are adopting more sustainable farming practices and implementing environmental farm plans.
6. **Corridors and Rights-of-Way** – There is concern that new corridors will continue to carve up contiguous farming areas making them less efficient operations. Oliver area farmers expect that these routes should be selected only *with* their input, impacts should be fully mitigated by proponents, and unavoidable damages should be compensated.
7. **Enhancing the Profile of Agriculture** – The divide between the agricultural community and the non-agricultural community continues to expand in modern society. Yet the public is more concerned about health, food quality and food safety than ever before. There is considerable opportunity in the Oliver area to promote local produce to visitors and residents alike, based on these established consumer trends and accessing the economic growth engine associated with farm and ensuing value-added products such as wine along with tourism. As well as promoting local products, residents should be made aware of the importance to the region's economy and to the entire community of agricultural products that are sold to BC, Canadian and International markets. There is an identified need to re-install an agricultural curriculum to educate young people about agriculture. Also, Local, Provincial, Federal politicians and their respective staff need to learn the economic, social and quality of life values that come with a strong agricultural community.
8. **Regulation** – Regulation may be considered the glue that holds good ideas together. Good regulation facilitates agricultural enterprise, bad regulation will hamper it. The Oliver area agricultural community is encouraged to proactively lay the groundwork that will set the rules and develop the vision for participating in the economic prosperity that is predicted to encompass the region.





1 Sept 03 Oliver Rural Charrette, Full day input of 74 people  
 2 Feb 04 Community Workshops, 50 people at advertised event  
 3 May 04 Sub committee reports filed  
 4 JJA 04 Research & Survey by HRDC summer hiree

5 Dec 04 Draft AAP released for review of AAC & EAC  
 6 Fall '05 In depth interviews by Dal Brokanden, C4 Strategy  
 7 Feb 06 P1 Interviews focus groups refining Ag Resort Concept

Dal Brokanden Dec 05

**Situation and Analysis:**

<b>1. Agricultural Land Use</b>		
<b>Situation</b>	<b>Issues</b>	<b>Analysis</b>
<b>Farm Land Base</b>		
<p>Farmland is all potentially arable land whether or not it is cultivated. The Agricultural Land Reserve (ALR) encompasses the vast majority of farmland in Electoral Area C, with minor exceptions. With the supply of farmland assured, the real challenge is ensuring that the land is available for farming. This involves a number of elements.</p> <p>The Agricultural Land Reserve Use, Subdivision and Procedure Regulation of the Agricultural Land Commission Act controls and regulates all land uses in the ALR.</p> <p>Poor soil quality or condition shall not be treated as justification for exclusion from ALR as areas of poor soil may be included in the ALR for a number of valid reasons. Soil is only one of the necessary inputs to agricultural pursuits and it may not be integral to the operation of a greenhouse.</p> <p>See <a href="#">Smart Growth on the Ground Planning for Agriculture</a>.</p>	<p>Preservation of existing farmland for farming is essential to increase the number of productive acres within the ALR.</p> <p>The Agricultural Land Reserve Use, Subdivision and Procedure Regulation (Section 2(2)(c)) permits the processing, storage, and selling of farm products in the ALR, of which up to 50% of products handled need not produced on the farm where the activity takes place.</p> <p>Area C considers that this provision is difficult to enforce, detrimental to agricultural production, and does not protect the land base as intended. In numerous instances, large processing facilities on small properties essentially convert the farm’s primary production from a principal use to a secondary or ancillary use, while the packing, grading, and storing of other farmers’ produce becomes the principal activity.</p>	<p>The Agricultural Land Commission must be supported in its mandate to retain farmland in the ALR. The Official Community Plan needs to state plainly that any application for the exclusion of land from the ALR will not be supported, if the land has any potential agricultural value.</p> <p>Through education, the value of farm land and the need to have it farmed must be promoted.</p> <p>Area C support Land &amp; Water B.C. Inc., as the government agency controlling Crown lands, in its current policy to divest the Crown of lands with farm potential to persons wishing to acquire the land for farming (with consideration of any impact to the ecology being given its due weight.)</p> <p>Section 2(2)(c) is allowing parcels in the ALR to cease being farmed in favour of industrial uses. Clarification and modification of the pertinent section of the regulation is required to ensure it supports the objectives of the Area C Agricultural Area Plan.</p> <p>The concept of “no net loss of ALR lands” is seen to encourage land swapping, which can result in desirable agricultural land being removed from</p>

		the Reserve. Swapping of lands should only be considered in exceptional circumstances.
<b>Crown to Agricultural Land Transition</b>		
Crown Lands are being identified for specific purposes that serve the communities near them. We wish to ensure that agriculture is supported by the long term allocation of certain Crown Lands to agricultural purpose.	Crown lands with capability for agriculture should be made available for agriculture and added to the regional agricultural land base.	<p>A proactive and aggressive program of absorption and/or reservation of arable or otherwise suitable Crown Land in and bordering Area C should be pursued</p> <p>Area C should:</p> <ul style="list-style-type: none"> <li>• Seek counsel with representatives of the ALC and other related entities such as Integrated Land Management Bureau- The latter which controls Crown lands should be supported in its policy to divest the Crown of lands with farm potential to persons wishing to acquire the land for farming and designate it in the ALR.</li> <li>• Put the "Crown to Ag Land Transition" program into effect even if the potential to service or farm such land is not immediately apparent so long as there is a reasonable expectation of such Ag use.</li> </ul>
<b>Parcel Size and Footprints</b>		
<p>Farmers in the Oliver area have questioned specific aspects of how the Agricultural Land Reserve Act affects farm parcels.</p> <p>It has been suggested that if a parcel is too small to be farmed profitably it should be excused from the restrictions of the Agriculture Land Reserve. This has been addressed as ALRA regulations do not apply to land parcels less than 2 acres in size and on separate title prior to December 21, 1972. Consolidation is allowed under the ALRA but must be approved by local government. Since most small acreages have a residence accounting for much of the property value and land use, it is not viable for a farmer to purchase the small parcel, raze the</p>	<p>Loss of small parcels from the agricultural land base</p> <p>Concern of corporate farms replacing family farms.</p>	<p>Area C seeks to retain farms regardless of size in the Agricultural Land Reserve and designated farm lands.</p> <p>Area C recommends strengthening the provisions of the ALRA, particularly regarding the ALR designation for small parcels, on the provisions for consolidation, without creating additional subdivisions,</p> <p>In order to not waste the resources of either the Ministry of Agriculture and Lands, or of the Agriculture Land Commission, in developing formulae regarding minimum profitable farm</p>

<p>buildings, and consolidate the acreage unless the buildings don't exist in the first place. In Area C there are 264, almost 25%, parcels in the ALR and zoned agriculture 2 acres or less.</p> <p>The Agricultural Land Commission has always allowed home-site severances without consideration of parcel or farm size. Any landowner, resident since December 21, 1972 may sell his farm and continue to own his house by subdividing his home-site from the farm. <a href="#">Small parcel exceptions from the ALC Act</a></p>		<p>acreage, it is suggested that if any farmer believes his farm is too small to be a viable agricultural unit that he should be encouraged to sell or lease it to someone willing and able to farm that property.</p> <p>Local small lot (&amp; other) farmers should be advised of the crop planning, economics, business planning, and other resources available to them from <a href="#">The Ministry of Agriculture and Lands</a>. Also see the <a href="#">Small Farm Center</a>.</p> <p>The Agricultural Advisory Committee supports a policy that only allows those applications for a home-site severance which consider a minimum parent parcel size.</p> <p>Recognise that the agricultural industry in Area 'C' has traditionally been centered around the concept of the family farm, and supports policies that facilitate the entry of young families into the industry.</p>
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**2. Agricultural Water Supply, Quality and Access**

<b>Situation</b>	<b>Issues</b>	<b>Analysis</b>
<p><b>Water Quantity</b></p> <p>There are several important water review processes and studies underway in the region. The entire section of the AAP pertaining to water shall be subject to modification reflecting this valuable new input. As available, the Town will also provide updated quantifiable data to be added to this AAP.</p> <p>Except for groundwater sources accessed by wells, and the few creeks and streams that flow year round, the main continuous source of water is the Okanagan Lake and its related lakes.</p>	<p>Mr. Stewart Cohen at a Smart Growth on the Ground workshop stated that we will be experiencing “warmer, wetter winters and warmer drier summers; and moderate growth in the valley will result in tripling of demand in 50 years unless metering and xeriscape, etc., are employed”. These and other conservation techniques will create substantial supply scenarios in spite of climate change.</p>	<p>More water will be needed per acre per year for agriculture if global warming continues.</p> <p>Sufficient water for agriculture, now and in the future, is critical.</p> <p>In lieu of the use of development permits consideration needs to be given to bylaws and/or policies requiring employment of water resource management tools and</p>

<p>Excepting Meyers Flats, groundwater levels are static in the valley bottom of the South Okanagan with some aquifers registering below the historic minimum.</p> <p>Please see Smart Growth recaps  <a href="#">ClimateChange</a>  <a href="#">WaterConservation</a></p>	<p>The two aquifers beyond the valley bottom, i.e. Mt. Kobau and Meyers Flats may indicate that there is no statistically relevant change in water levels over the last decade. This material is from the logs of the B.C. test wells located as shown.</p> <p>The average Canadian household has 2.6 people using 326 liters each or 847.6 liters per day with BC's 2.5 people per household using 326 liters to total 815 liters per day.</p>	<p>measures both for potable and agricultural use.</p> <p>Area C supports the concept of non-transferable water rights (measured on the basis of 10gals/acre/min), to be attached at delivery cost to each parcel of Ag land. Though Ag water may be sold by private arrangement on a short term basis to another Ag user, rights may not be sold. Area C will promote good water resource management by encouraging the use of appropriate techniques and technology and the potential for progressive rates.</p> <p>The terms of the International Joint Commission Order of Approval in the Matter of the Application of the State of Washington for Approval to Construct a Control Structure Near the Outlet of Osoyoos Lake, dated December 9, 1982 and the Supplementary Order of Approval dated October 17, 1985 expire on or about 2012. Formal re-negotiation should commence within the next two years and it is imperative that the interests of the South Okanagan Valley are represented.</p> <p>Water must be made available at a not for profit basis.</p> <p>All stakeholders (residential, commercial, industrial and agriculture must be treated equitably in regards to water consumption and price rates. In Area C irrigation water should be from surface sources while domestic supplies can be extracted from ground water sources.</p> <p>The Provincial Government should seriously consider legislating ground water for the purpose of monitoring, maintenance, withdrawal and recharge rate control.</p>
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		<p>The final arbiter of all forms of water control should remain in Provincial Government jurisdiction.</p> <p>Please see this excerpt from <a href="#">Agriculture and Agri-Foods Canada Water Management &amp; Climate Change in OK Basin adaptation</a>.  <a href="#">Impact of Climate Change on Crop Water Demand in OK adaptation</a>.  <a href="#">Expanding Dialogue Water Management OK</a></p>
<p><b>Water Quality</b></p>		
<p>Data from the Road 18 ENVIRODAT station No. 08NM085 indicates that Okanagan River water quality is decreasing. Oliver Water Works has had to issue boil water orders to some of its consumers, even though the river water is chlorinated and filtered. Only one pipe services both irrigation and domestic needs in part of the system's area. Therefore, the Town of Oliver has for many years supplied some of its rural consumers domestic water needs with irrigation water from the canal during the growing season. In some areas, contamination risks and difficulty in chlorinating for the required length of time or to the correct levels calls for periodic "Boil Water" advisories. The Town of Oliver successfully obtained funding of a multi-million dollar "twinning" of water lines, to provide potable water year round to all of its rural customers. Lake.</p>	<p>Most agricultural fine-nozzle or emitter systems need expensive filtration devices, in order to prevent suspended particles (turbidity) from clogging the pumping system. The B.C. Ministry of Water, Land and Air Protection has expressed groundwater quality concerns with the three aquifers in Area C-Meyers Flat, Osoyoos Lake to Southwest Tuc UI Nuit Lake, and North of Tuc UI Nuit Lake to Vaseaux</p>	<p>It is in the Area C interest to support environmental initiatives including:</p> <ul style="list-style-type: none"> <li>•Monitoring to provide safe, potable domestic water in every non-Ag use water source made available to everyone.</li> <li>•Participate in any board, association, or user group which advocates the cleaning up of the Okanagan River system.</li> <li>•Monitor and act on pollution of other surface water sources.</li> <li>•Encourage Local Governments to adopt appropriate bylaws to ensure protection of ground and surface water sources.</li> <li>•Educate landowners and users near wells about contamination sources.</li> </ul> <p>A partial listing of area specific studies of BC water quality can be reviewed at the Environmental Protection Division of the BC Ministry of Environment. All aspects of water quality, <a href="#">BC Ministry of Environment</a></p> <p>The USA offers a host of links to interesting and informative links on the subject of agriculture and water quality <a href="#">U.S. Environmental Protection Agency</a></p> <p>Quantity and supply can be examined at</p>

		<p>the comprehensive site of the Dept. of Agriculture and Food of the Government of Western Australia <a href="#">Government of Western Australia</a> and search for tools like the water calculator.</p>
<p><b>Water Supply</b></p>		
<p>Water supply refers not to quantity but to the delivery of water to the consumer. The Willowbrook area is serviced by a private utility and several small user groups operate cooperative ventures but, in Area C, the main purveyor of water is the Town of Oliver. Charges for the supply of water have been rising steadily to the present annual cost of \$126.50 per acre.</p> <p>The Town has the means to obtain infrastructure funding assistance. Infrastructure requires periodic replacement, upgrade or expansion. Power is required to deliver the water.</p>	<p>Farmers no longer control their water delivery supplier.</p> <p>Safe water supply systems are needed, capable of expansion into new agriculture areas.</p>	<p>Ownership of the agricultural water delivery systems should be reviewed, if negotiations to ensure a fair cost formula cannot be entrenched.</p> <p>Area 'C' needs to support funding initiatives that provide a safe and economically viable water delivery system and subscribes to the Water Policy for Agriculture guidelines of the BC Agriculture Council BCAC.</p> <p>Area C should subscribe to the Water Policy for Agriculture as set out by the <a href="#">B.C Agriculture Council</a>.</p> <p>Access to this guideline and other good farming practices would be facilitated via the "Wireless Valley" (see APPENDIX) project specifically developed to enhance access to information of benefit to the farming community.</p> <p>Both licensing and a cost sharing formula for The Town of Oliver Water System are to be examined. See the BC Guide to Watershed Law &amp; Planning site <a href="#">here</a>.</p>
<p><b>Water Accessibility</b></p>		
<p>Oliver was opened up to farming by the construction of the irrigation canal (the ditch) in the 1920's and the subsequent sale of the lands through the Veteran Lands Act administration. Water is still free; it is the supply system that costs. Infrastructure, replacement, maintenance, power, labour, etc. are all part of the supply chain for water, and the costs thereof must be borne by the water user. For self-</p>	<p>The area needs an affordable and sufficient supply of water to all agricultural users operated as a not for profit utility.</p>	<p>Area C needs to work with the Town of Oliver to ensure that the aquifers, lakes and wells of the Town of Oliver Water System are able to provide the water necessary to maintain a viable agricultural industry. Water access cannot become a profit driven commodity.</p>

<p>suppliers the costs will vary, depending on the capital cost and efficiency of the pumping system but water is offered from the Town of Oliver Water System at an annual cost of \$126.50 per acre.</p> <p>The Town of Oliver is the purveyor of irrigation water for Area C with the exception of the Osoyoos Indian Band lands, the Willowbrook area and those farms that possess their own irrigation water licenses.</p>		<p>If agriculture is to be sustainable it must be provided equitable access to all the water it requires. Global warming and climate changes may affect water supply and thus costs over the next twenty to fifty years. In order to continue to enjoy the goodwill of the general population, farmers will be encouraged to use, best practices in regard to irrigation and other systems.</p> <p>Access to information and education in these areas is important to both rural and town residents to ensure the cooperative consideration of these competitive users of a finite supply.</p> <p>Please refer to the Water Policy for Agriculture as set out by the <a href="#">B.C. Agriculture Council</a>.</p>
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**3. Pursuing Economic Prosperity**

<b>Situation</b>	<b>Issues</b>	<b>Analysis</b>
<p><b>Agricultural Business Focus</b></p> <p>The prime objective of economic development in Area C is to identify then develop the ways and means by which greater sustainable success might be found in the three traditional economic partners of agriculture, forestry and tourism.</p>	<p>There is a need to support progress that protects the rural look, feel and Ag function of the community as a whole.</p> <p>Consider viewscapes and overall aesthetics when formulating Development Permit (DP) Guidelines and /or Criteria for the Agricultural Area.</p> <p>Investigate carbon sequestration as an agricultural revenue source.</p> <p>Consider establishing a design panel.</p> <p>Provide an atmosphere to strengthen farm related economic opportunities and activity in Area 'C'.</p>	<p>Rural Oliver and the Town of Oliver wish to create an environment capable of supporting innovation and investment in sustainable agriculture.</p> <p>It is recognized that without profit, farming can never be sustainable. We need to <a href="#">plan for profit</a>.</p> <p>See Ministry of Agriculture and Lands <a href="http://infobasket.gov.bc.ca/portal/server.pt?">http://infobasket.gov.bc.ca/portal/server.pt?</a></p> <p>Profitability descends from know-how, good management practices, satisfaction of market needs and access to those markets. All these pillars of profitability reflect and are influenced by our access to information and effective communication</p>



		<p>tools.</p> <p>"The Wireless Valley" will provide access to information helpful in starting, <a href="#">running and expanding small businesses</a> and <a href="#">Canada Business Start-up Assistance</a>.</p> <p>The "Wireless Valley" project offers access to the web with expanding sources of information and links to information on agri-tourism, crop diversification, value added initiatives, marketing and other economic and market data offering beneficial promotion and e-commerce transactions &amp; linkages.</p>
<p><b>Agri-Tourism</b></p>		
<p>Agri-tourism exists in various forms in Oliver with farm stays, tours, farm adventures and you-pick sales.</p> <p>The agri-tourism initiative is increasing the frequency and extended duration of visits to the farm, with added on and off farm employment resulting from over-night stays in Rural Oliver and the Town of Oliver.</p>	<p>There is need of a great deal of further effort to define limitations and standards to be expected in our community in order to facilitate returns to operators.</p> <p>ALC regulation permits each farm, regardless of the number of parcels, of 10 hectares or more with "farm status" (as determined by the BC Assessment Authority) to have 10 agri-tourism related accommodation units (with conditions related to site coverage).</p> <p>This raises into question the ALC's ability to ensure that the ALR remains a working agricultural zone which permits the widest range of agricultural activities and where agri-tourism is allowed as an adjunct to farming but does not become the primary land use.</p>	<p>The agri-tourism initiative needs increased frequency and extended duration of visits to the farm with added on-and-off-farm employment resulting from over-nighting in Rural Oliver and the Town of Oliver</p> <p>Area C should:</p> <ul style="list-style-type: none"> <li>•Work proactively to educate the agri-tourism operators on the potential conflicts from farm activities.</li> <li>•Look to and study efforts in other jurisdictions.</li> </ul> <p>Area C recognizes that some types of desired and permitted agriculture in the ALR may not be complimentary to tourism.</p> <p>Agri-Tourism Industry &amp; Local Government Regulation: <a href="#">Finding the right balance for Central Saanich</a> (incl. Oliver). Various Agri-tourism sites, links and tool kit  <a href="#">Agri-Tourism USDA Missouri Department of Agriculture</a></p>
<p><b>Direct Marketing</b></p>		
<p>Oliver has many roadside stands operated by farmers.</p>	<p>There is both a desire to inspire a greater number of people interested in farm direct</p>	<p>Area C needs an expanded, vital local market for both commodity and value</p>

<p>These efforts must be undertaken with reference to existing tools such as ; Evaluating a Rural Enterprise; <a href="#">Marketing and Business Guide by National Sustainable Agriculture Information Service</a></p>	<p>purchases and experiences and a need to deliver more product or opportunities to those that do appear on our doorstep.</p> <p>Government and industry regulations in respect to food safety and meat inspection discourage local farm sales and processing of produce.</p>	<p>added farm and agri-foods product with residual expansion into distant markets generated by awareness.</p> <p>Strategies are needed to:</p> <ul style="list-style-type: none"> <li>• Build an online reference source for those seeking access to farm direct products and tours, e.g.; <a href="#">BC Farm Fresh</a>.</li> <li>• Match this with a collection of how-to and other information for farm operators. <a href="#">Direct Farm Marketing &amp; Tourism Handbook</a>. <a href="#">Various USDA Links to Direct Marketing</a>. <a href="#">Many Alberta Farm Direct Marketing links</a></li> <li>• Need to engage senior level of governments to better incorporate small-scale producers into the food production and processing chain / systems.</li> </ul>
<p><b>The Agricultural Area Plan and The Agricultural Resort Area Concept (ARA)</b></p>		
<p>Presently, there is an Agricultural Resort Area Concept (ARA) Plan in progress by the Oliver and District Economic Development for the Town of Oliver and Rural Area C. This is one initiative but different initiatives of local governments or local entities are frequently presented to a community. There has been substantial consultation in the community in regards to where and how we move into the future. The ARA is nonetheless regarded with apprehension due to the potential of this initiative encouraging substantial change for our area that might not be considered positive.</p>	<p>The Agricultural Resort Area initiative, as does other planning documents and concepts, require that criteria be established that can direct these initiatives to where the community can be confident that the process is positive and the direction is one that maintains, enhances, and protects the way of life our rural area citizens and farmers now experience.</p> <p>The ALC and Area C both have reservations about the Agricultural Resort Area Concept, particularly as it may lead to special local government initiatives beyond what is permitted by regulation.</p>	<p>The Area C Agricultural Area Plan is the primary document setting the criteria for supporting the agricultural goals and future direction of Rural Oliver.</p> <p>Following the criteria set out in the Area C Agricultural Area Plan, the Agricultural Resort Area Concept has the potential to improve or enhance agri-tourism opportunities and explore mutual benefits to the Rural area and the Town of Oliver in regards to furthering the agricultural economy and the quality of life of both the Rural and Town residents.</p> <p>These issues would need to be addressed and agreed upon by both Rural Oliver and the Town of Oliver while exploring an Agricultural Area Concept.</p> <p>Area C does not favour a further relaxing of Bylaws or restrictions at the present time.</p>

<b>Availability of Farm Labour</b>		
<p>Where there is farm activity of any magnitude there are labour issues and requirements. Farm workers are needed but increasingly difficult to source and accommodate within budget constraints.</p>	<p>Area C needs to take steps to ensure that Oliver continues to be seen as an attractive work place for young people, young farm working families, transient workers and foreign labour through:</p> <ul style="list-style-type: none"> <li>• Provision of affordable labour housing</li> <li>• Safe living conditions</li> <li>• Adequately equipped facilities</li> </ul>	<p>Oliver needs to be seen as a safe summer home for all types of farm workers while both on the farm and in transition between farms or just arriving in the area.</p> <p>In order to ensure that there is sufficient farm labour available in the Oliver area, Area C needs to participate in farm labour programs in general.</p> <p>Familiarity with employer and employee standards and other information such as found in the sites identified below is encouraged.</p> <p>See <a href="#">The BC Agri-labour</a> pool site.  <a href="#">U of California Agricultural Labor Management.</a>  <a href="#">Human Resources and Skills Development.</a>  <a href="#">BC Farm and Ranch Safety and Health Agency (FARSHA).</a>  <a href="#">BC Employment Standards Branch &amp; fact sheet.</a>  <a href="#">BC Ministry of Labour &amp; Citizens' Services</a>  <a href="#">A Guide to The BC Economy and Labour Market entry for Agriculture.</a></p>
<b>Internet Access and “The Wireless Valley Project”</b>		
<p>Lack of this needed communication tool contributes to high levels of isolation of all members of farm and rural households. It limits education. It limits farm-stay appeal. It limits ability to communicate with non-farm dwellers both in the area, the region and throughout the world. It needs to change</p> <p>Ongoing updates on the Wireless Valley Project will be posted on the ODCEDS site <a href="#">Wine Capital Of Canada</a>.</p>	<p>Access to high speed Internet services in District C is limited and restricts access of the farm and rural community to needed agricultural information, education sources and communication channels.</p>	<p>Provision of Internet access as a public utility would most effectively encourage the adoption of the technology.</p> <p>Private and public investment needs to be mobilized to realize that goal.</p> <p>A proposal that has met with early support from ODCEDS is to provide the rural area a planning budget to garner the additional support needed to develop an execution plan. Early indicators are that a wireless network throughout Oliver area can be developed and operated as a widely</p>

		available public utility at a very economic (if not free) basis. Free access to visitors to the Oliver area will allow development of email lists for use by farm-stay and value-added Ag operators and marketers of all local production. Such availability leads to unpaid media coverage & "PR" to benefit all in the area.
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#### **4. Agro-Environmental Interface**

<b>Situation</b>	<b>Issues</b>	<b>Analysis</b>
<b>Ecology</b>		
<p>Area C, at the northern edge of the Sonoran Desert, enjoys a varied and rare Canadian ecology. The desert climate supports both flora and fauna species that live nowhere else in Canada. Area C has some of the best remaining examples of antelope-bush ecosystems and steppe grasslands. Area C is home to over one hundred blue and red listed species.</p> <p>The Okanagan River is an important salmon spawning ecosystem with runs that have been stressed by the channelization of the river in the 1950s. That program was instituted for flood control has left the ox-bows that formerly were part of the river in a degrading state through the effects of decreased water flow. Such stagnation gives rise to a potentially dangerous mosquito population. Also, Osoyoos Lake shows a decreasing ability to support native aquatic species.</p> <p>The Farm Practices Protection Act intends that most types of agriculture are permitted without restriction on lands within the Agriculture Land Reserve (ALR), provided good agricultural practices are maintained. <a href="#">Farm Practices Protection Act</a></p> <p>In 2002, the Okanagan-Shuswap Land and Resource Management Plan was signed after 4 years of participation and consultation with Ministry of Agriculture and area farmers and land stewardship</p>	<p>By definition agriculture must interfere with the naturally occurring plants and animals and insects. However, in this age of heightened awareness of and concern for the natural environment, it is increasingly important to balance the needs of agriculture against threats, real or perceived, to the native ecology.</p> <p>The implementation of the LRMP could be replaced by a National Park which would prohibit any agricultural activities within National Park boundaries and the LRMP might not be implemented in areas outside the Park</p>	<p>Area C should strive to balance the needs of a sustainable and vibrant agricultural economy with the desire to retain a healthy native ecology.</p> <p>Agriculture needs to be more environmentally sustainable and sensitive to natural ecosystems in order to counter the heightened attention to farm activities being received from the non-farming public.</p> <p>Environmental planners need to better anticipate the impacts of creating wildlife habitat in agricultural zones and be prepared to compensate farmers unfairly affected by conservation measures.</p> <p>Ecology, agriculture and economic development may appear to pull in different directions. One initiative that attempts to consider these three divergent but equally necessary aspects of a sustainable lifestyle is IRIS, in north western Washington State. Coordination with that group is suggested.</p> <p>The LRMP, if implemented, would address environmental issues and still allow</p>

<p>groups. The LRMP recognizes sensitive areas and recommends agricultural uses and the designation of protected areas to mitigate agro-environmental issues in this specified region.</p>		<p>agricultural operations.</p> <p>Guidelines for conservation covenants in the <a href="#">Agricultural Land Reserve</a>.  A guide to best practices for conservation covenants, <a href="#">Greening your Title</a>.  <a href="#">BC Partnership Committee on Agriculture &amp; the Environment</a> and the <a href="#">10 point action plan</a>.  <a href="#">The Environmental Farm Plan Program</a>.  may be another useful tool  <a href="#">BCAC EFP Brochure</a>.  <a href="#">BCAC EFP Planning Workbook</a>.</p>
<p><b>Soil Conservation</b></p>		
<p>Most of the valley bottom lands and much of Willowbrook in Area C are covered with soils of a classification of 2 to 3 according to the Soil Capability Classification of Agriculture. Rising from the valley bottom soils generally become 3 to 4. With limitations, these soils are capable of agricultural production. These bench areas are frequently underlain by gravel deposits that are a valuable resource for the construction and road building industry.</p> <p>In 2002 the use of ALR land for gravel extraction was re-categorized from "farm use" to "non-farm use". Gravel extraction in the ALR is regulated by the ALC. The Commission sets terms and conditions on the reclamation of gravel operations with the objective of ensuring that they are reclaimed to an agricultural standard.</p>	<p>Conditions placed on the extractor to return the land to agricultural viability after the gravel has been removed, need to be enforced in a timely manner.</p> <p>There is evidence that the Regional District has neither the will to enforce gravel extraction regulations or the mechanisms and staffing to enforce them at the regional level.</p>	<p>The terms and conditions of gravel pit extraction and reclamation need to be better enforced at the local level.</p> <p>Area C agriculture needs to reduce overgrazing in sensitive areas, reduce fuel debris that can lead to wildfire, and more effectively utilize native plants and non-toxic weeds to provide protection against erosion.</p> <p>Education is recognized as the most effective tool in any conservation program. The "Wireless Project" will assist in delivery of this and other needed information such as good soil sustainability practices.</p> <p>The extractor of gravel from ALR properties must:</p> <ul style="list-style-type: none"> <li>• Hire a qualified professional to draw up a plan to restore the area to agricultural suitability and estimate the cost of doing so.</li> <li>• Must post a bond equal to this cost.</li> <li>• The bond shall be returned only after a qualified professional, at</li> </ul>

		<p>the applicants cost, certifies that the area has been restored.</p> <p>See removal of soil or placement of fill in the ALR <a href="#">Agricultural Land Commission</a>.</p> <p>Where practical the effects of wheeled vehicle traffic should be monitored and directed away from sensitive areas.</p>
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<b>Air Quality</b>		
<p>Air quality in Area C is influenced by topography, weather, human and natural factors.</p> <p>Mountains act as a barrier to air movement leading to stagnation and particulates in the air being concentrated. Thermal inversions inhibit the dispersion of pollutants in winter while high summer temperatures and hours of sunlight contribute to the concentration of ground-level ozone.</p> <p>Prescribed burns, increased industrial uses, very slow moving traffic, and some agricultural practices add to natural influences such as forest fires to negatively influence local air quality. The main pollutants are carbon monoxide, nitrogen dioxide, nitrogen oxide, sulfur dioxide, ground level ozone, and particulate matter.</p> <p>The main sources of particulate pollutants in Area C are: road dust, prescribed burning (i.e. Forestry), space heating, agriculture, motor vehicles, and forest fires in BC and the United States. The agricultural practice which contributes the most particulate matter is tilling. Smoke and other air-borne particulates from the burning of farm waste is also a factor.</p>	<p>Agriculture needs to adopt practical alternatives to improving air quality.</p>	<p>Any group working to preserve or improve air quality in the Okanagan Valley should have an Area C participant or at least have its programs reviewed by Area C, in order to keep abreast of potential dangers and future improvements.</p> <p>Through better access to information, and consideration given to carbon sequestration by government agencies, agriculturalists in Area C will be encouraged to expand use of common farm practices and practical techniques to reduce all factors contributing to degradation of air quality.</p> <p>A cost /benefit analysis is needed of the concept of cooperative solutions, 5,000 cfm chipping equipment in lieu of other potential remedies such as seasonal permits.</p> <p><a href="#">Air Pollution and Agriculture. Health of Our Air.</a></p>

<b>5. Rural-Urban Interface</b>		
<b>Situation</b>	<b>Issues</b>	<b>Analysis</b>
<b>Right to Farm</b>		
In 1996 the provincial government enacted the Farm	Farmers must be assured that they have the	Area C supports the concept of the Farm

<p>Practices Protection (Right to Farm) Act, RSBC 1996 Chapter 131. To quote from B.C. Ministry of Agriculture &amp; Lands (then M.A.F.F.) circulars: "The fundamental policy of the new .Act is that farmers have a right to farm in B.C.'s important farming areas, particularly in the Agricultural Land Reserve, provided they use normal farm practices and follow other legislation listed in the act (Waste Management Act, Pesticide Control Act, Health Act and their regulations.)".</p> <p>While there is a right to farm protection, there are also inspirations for such guidelines to be published as at the following site regarding <a href="#">Spray etiquette</a>.</p> <p>Also Please See <a href="#">"Important Information for Local Government Subdivision Approving Officers"</a>.</p>	<p>Right to Farm in Area C using commonly acceptable farming practices, and free from nuisance complaints and unjustified harassment.</p>	<p>Protection (Right to Farm) Act and the work of the Farm Industry Review Board, and supports the right to farm and the definition of normal farm practices as defined by The Farm Practices Protection Act.</p> <p>Area C wishes to see regionalization of what constitutes acceptable farm practices.</p> <p>Area C seeks to establish a farming practices covenant on all residential titles which are adjacent to either the Agriculture Land Reserve, or properties assessed as farms.</p> <p>See comments on Prospectus and Covenants in <a href="#">"Subdivisions Near Agriculture a guide for Approving Officers"</a> MAAF/ ALC Sept 1996.</p> <p>Example 1; "Purchasers should be aware that this subdivision is located on or near an agricultural area. There are many activities associated with the business of farming and ranching that might generate noise, dust, odours or other disturbances. The Farm Practices Protection (Right to Farm) Act protects the rights of farm businesses to produce nuisances from normal farm practices."</p> <p>Example 2; "This property is located in an area near Crown Land where cattle graze under a Grazing Tenure. Should landowners not wish to have Crown tenured cattle enter their lands they are to be guided by Section 3 of the Trespass Act placing the onus on land owners (excluding the Crown) to build legal fences or natural barriers between them."</p>
<p><b>Buffers and Containment</b></p>		
<p>Buffer zones and urban containment boundaries usually refer to boundaries between agricultural and</p>	<p>Farmers with lands in the rural-urban interface zone with the neighbouring Town of</p>	<p>Area C supports the right to farm close to urban areas. These farming areas require</p>

<p>urban areas. The Town of Oliver, the main urban area affecting Area C, is surrounded on the east by the Osoyoos First Nations lands and on the other three sides by Area C. Although Tuc-El Nuit Lake was once a natural buffer the Town now includes a thin strip of land at the north shore of the lake, which butts up against Area C farmland.</p> <p>There are also unmarked borders along the canal, in Rockcliffe, on Highway 97 North and along Sawmill Road. Natural or man-made buffers are Road 2, Road 1, the airport, and to the north the river. There are roughly nine kilometers of interface between the Town of Oliver and Area C.</p> <p>The Town of Oliver has less than 100 acres of ALR lands left within its boundaries in the southwest - south quadrant. The commercially developed strip along Highway 97, running from the Town's southerly boundary past Road 2, pre-dates the establishment of the ALR.</p>	<p>Oliver need to feel confident that their right to farm is protected.</p>	<p>that land needed to buffer developments from farm practices will be taken from the land to be developed and not from the adjacent agricultural land.</p> <p>Given that the Town of Oliver is the main urban environment abutting Area C, a dialogue with the Town regarding buffer zones and/or an urban containment boundary is required.</p> <p>See <a href="#">Landscaped Buffering Specifications</a>, ALC Reprinted Sept. 1998.</p> <p>Area C recommends strengthening ALC Buffer requirements especially for urban rural boundary containment areas; ie: Linear Park, Hike and Bike and Horse Trails and raised vegetative buffers.</p> <p>Please see "<a href="#">Urban Growth and Development</a>" from the Smart Bylaws Guide at the link below includes links to Nanaimo, Saanich and others. <a href="#">The Smart Growth Guide to Local Government Law and Advocacy</a>. <a href="#">Surrey Buffering Covenants</a>.</p>
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**6. Corridors and Rights-of-Way**

<b>Situation</b>	<b>Issues</b>	<b>Analysis</b>
<p><b>Highway Transportation</b></p> <p>With very few exceptions (historic anomalies), every parcel of land in Area C has road access.</p> <p>Highway 97, the major highway, has been the subject of recent studies by the Ministry of Transportation and Highways and now has been targeted for tactical upgrades. That said, Highway 97 is the most controversial element whenever a visioning or planning exercise for Area C is held.</p>	<p>Area C needs safer highways that complement the needs of both agriculture and the community.</p>	<p>There is significant desire in the community to identify and reserve a west side corridor, from Richter to Kaleden as a major bypass route to reduce pressure and increase safety in Oliver's core and the rural areas for farm and local traffic</p> <p>Use of Highway 97 should be encouraged for local through traffic, while use of secondary roads should be encouraged for</p>



		<p>local and farm traffic.</p> <p>The upgrading of the secondary roads is required to take the emphasis off Highway 97 and to accommodate pull outs, width and surface adjustments.</p> <p>Better signage is needed immediately to allow visitors to use the secondary roads without fear of losing their way and to caution itinerant traffic of the presence of and need to respect slow moving farm vehicles.</p> <p>Area C supports the Highway Ministry's desire to direct access to individual residences, businesses and farms away from Highway 97 and towards access from secondary roads.</p>
<b>Trails</b>		
<p>Trails for pedestrian, bicycle and equestrian use have been identified as a desirable for the quality of life of the community and to provide access to the Crown lands which generally surround Area C. Presently, the International Hike and Bike Society has an 18 kilometer paved trail along the Okanagan River, from the McAlpine Bridge to Road 9. Pedestrian access is also allowed along the rest of the Okanagan River Channel, all the way south to Osoyoos Lake.</p> <p>A citizens' group analyzing hiking trails identified thirty "hikes" in Area C, and has begun work to both map and describe them. There are trail ride outfitters, both in Area C and in our neighboring jurisdiction, the Osoyoos First Nations reserve.</p> <p>The Kettle Valley Railway Right-of-Way still transects Area C, basically running slightly east of Highway 97. The old Southern Okanagan Lands Irrigation District canal right-of-way has long been viewed as a possible trail.</p>	<p>Trails through farming areas have the potential to complicate farming and disrupt commonly acceptable farming practices.</p> <p>People who trespass onto farmland face dangers from equipment, livestock and farm activities and the Occupiers Liability Act holds them liable for their own injuries.</p>	<p>Area C should support the concept of a well developed, mapped and marked trail system along the River and as part of the International Hike and Bike trail, but discourage the creation of new trails through farming areas.</p> <p>Where trails through farmland do occur:</p> <ul style="list-style-type: none"> <li>• Their design and use should require the approval of affected farmers</li> <li>• The trails should be appropriately buffered so as to protect agriculture from encroachment</li> <li>• Impacts on farming should be mitigated by the trail proponents</li> </ul> <p>Land &amp; Water B.C. Inc should be asked to cancel the lease arrangements it has made regarding portions of the Kettle Valley Railway right-of-way, in order to restore this invaluable corridor to public use.</p> <p>All new maps and on trail signage should</p>

		<p>carry suitable warnings and notations of likely farm activities along relevant trails with reference to the right to farm where appropriate.</p> <p>Find information on Trails in Farm &amp; Ranch areas <a href="#">Provincial Government</a>.  <a href="#">A Guide to Using and Developing Trails in Farm and Ranch Areas</a></p>
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**7. Enhancing the Profile of Local Agriculture**

<b>Situation</b>	<b>Issues</b>	<b>Analysis</b>
<b>The Voice of Agriculture</b>		
<p>The percentage of voters represented by the farm community is tiny. In BC, most rural residents are three generations removed from the farm. In Oliver, the degree of separation between town folk and rural dwellers grows. This communication gap has proven to be detrimental to agriculture in many areas throughout the province.</p> <p>There was more than a glimmer of hope in the form of "Ag Aware" the first unified public voice for agriculture with an award winning web site and out reach program that ceased to operate for lack of funding in July 2004. Once again, the voice of agriculture throughout the province has been diminished. In this case, there were both educational opportunities and communication opportunities that were lost. Most importantly, the most valuable bridge between agriculture and the voting public was allowed to collapse for want of a relatively minor maintenance budget.</p> <p>Unlike many parts of BC, the Oliver area has not been subjected to great pressure to develop and is a uniquely rural community in a valley that has long been synonymous with agriculture. There is a overwhelming and widely held desire to maintain the agricultural look, feel and function of the area.</p>	<p>The presence and attributes of local farming and farm products have a low profile in the community.</p> <p>Buying locally grown Okanagan and BC farm produce.</p>	<p>Area C needs to foster access to and dissemination of educational materials highlighting the importance of agriculture and its benefits to the community</p> <p>If people are reminded of the importance of agriculture they will be better equipped to support agriculture. They will oppose the conversion of agricultural areas to other uses such as commercial, industrial, or residential.</p> <p>Area C needs to promote the value and relationships of all Agriculture connections throughout the community-</p> <p>Signage can give voice to Agriculture such as the "Wine Route" and farm stand signage campaign which is to be encouraged and expanded.</p> <p>The <a href="#">"Ag in the classroom"</a> program is a practical local means of narrowing the gap and the "Signage" and "Wireless Valley" projects mentioned elsewhere are tools we shall use in the development of a voice &amp; presence for agriculture.</p>

		<p>Encourage all levels of government to partner with industry in promoting locally grown farm products through a province wide Buy BC Program.</p>
<p><b>Farm Succession</b></p>		
<p>In Area C, as any primarily agricultural area, needs a continuing and constant supply of farmers.</p> <p>Economic circumstances and lifestyle choices are making succession of the family farm more complex in Area C. Retiring parents may not be able to give their farm to a child. Conversely, the child may not be able to afford the payments required to buy the farm.</p> <p>As in all regions of Canadian farming, within productive agriculture there is a trend toward fewer, larger, farms offsetting the challenges of declining succession. However, in the Oliver area, the diversity of crops and products has created a reservoir of diversified agricultural knowledge that is in danger of disappearing if not passed on to future farmers.</p>	<p>A decline in farming succession is contributing to the loss of resident agricultural expertise.</p> <p>Farm families are being replaced by corporate farms.</p>	<p>Area C supports programs to educate new farmers and incentives to make family farm succession more feasible to ensure that there are sufficient farmers to continue the farming tradition in Oliver</p> <p>Scholarships and bursaries for degree or certificate courses need to be fostered and promoted amongst the agricultural industry.</p> <p>Promotion of and assistance with aspects of the farm business that can be run by "retiring" parents, such as value-added product creation, farm tours, B&amp;B facilities could assist in an economically workable transition.</p> <p>Assistance with succession could impart a sense of continuity and heritage to farming in Area C. Some guidance can be had at government sites like; <a href="#">Estate Planning for the BC Farmer</a>.</p> <p>Actual succession issues demand individual examination in detail with a professional. See <a href="#">"Reviewing the potential of partnerships"</a>.</p> <p>Promoting the policy of amalgamating farm parcels should only apply to small parcels, under 4 hectares, in intensive agriculture areas. Area C does not support the policy of amalgamating larger farm parcels, 4</p>

		hectares and more, in intensive agriculture areas.
<b>8. Regulation</b>		
<b>Situation</b>	<b>Issues</b>	<b>Analysis</b>
<b>Regulation of Working Agriculture</b>		
<p>Historically, agriculture has been the most intensive first use of land and resources in the Oliver area. The agricultural community has been on the receiving end of regulations designed to facilitate competing activities in the midst of agricultural regions since those pioneering days. As other land uses have arrived, farmers face increased competition for agricultural resources ranging from water to range lands to fertile bottom lands.</p> <p>Outright loss and fragmentation of the agricultural land base is the most obvious visual impact from competition for agricultural resources. However, competition also occurs for other resources, such as water and labour. Many studies indicate that agriculture is ill-equipped to compete straight up with commercial, residential, industrial, recreational, and environmental interests. For this reason, agriculture-sensitive policy and regulations are required to provide stability and permanence to those who would make agricultural investments.</p> <p>Local Governments sometimes and not intentionally enact bylaws or allow land use decisions that do not support agriculture</p> <p>See <a href="http://www.farmland.org/">American Farmland Trust</a> <a href="http://www.farmland.org/">http://www.farmland.org/</a></p> <p>There are four main approaches used to regulate agricultural land use in BC:</p> <ul style="list-style-type: none"> <li>• Regulation to support planning direction, and (municipal bylaws to support the Agricultural Area Plan)</li> <li>• Regulation of land use in the ALR (the Agricultural</li> </ul>	<p>Agriculture needs strong policies and regulations to compete successfully with non-farming land uses and to prevent the encroachment and erosion of its productive land base.</p> <p>Agriculture needs agriculture-sensitive regulations that do not create unnecessary restrictions on operators and/or compromise farm viability.</p>	<p>It is evident that unplanned growth in agritourism could easily and irreversibly alter the agricultural sector in ways not desired by farmers or even the community at large.</p> <p>Various tools should be considered to assist in planning for agriculture in the context of community economic growth. These include:</p> <ul style="list-style-type: none"> <li>• Conduct a regulatory review to ensure that existing bylaws are agriculture-sensitive and reflect the intent of the Agricultural Area Plan. These instruments need to be modified with AAC input to ensure that they address resolvable issues without comprising agricultural viability.</li> <li>• Develop a Farm Bylaw to implement the Agricultural Area Plan See <a href="#">Corporation of Delta, Bylaw No. 6555, June 2007</a>.</li> <li>• Area C directs Local Government to enact bylaws and undertake land use planning that supports agriculture and avoids future conflicts between agricultural and non-agricultural uses.</li> <li>• Adoption by Area C and the Town of Oliver, Smart Growth principles in jointly planning for economic growth based on the finite nature of their resources base. There is opportunity to develop a governance model that is based on agriculture as the economic driver in the region.</li> <li>• Implementation by Area C and the Town of Oliver, ALC guidelines respecting</li> </ul>

<p>Land Commission)</p> <ul style="list-style-type: none"> <li>• Regulation of farming activities (Farm Practices Protection Act and Farm Review Board)</li> <li>• Strengthening Farming Factsheet “Guide for Bylaw Development in Farming Areas</li> </ul>		<p>landscaping in along the rural-urban edge</p> <ul style="list-style-type: none"> <li>• Recognition by Area C and the Town of Oliver, farming practices compatible with the Farm Practices Protection Act</li> </ul>
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## **Action Grid**

The rest of my comments are directed at Section 2: Action Grid. Issues appear to be articulation of concepts, writer perspective, organization of the report, and priorities.

So, the 3 columns that would contain the action grid information could be distilled into 3: Goal, Issues, and Recommended Strategies

### **1. Articulation of Concepts Related to Agricultural Objectives**

This is an agricultural area plan. As such, it needs to identify those issues/concerns that are of importance to agriculture and to articulate them into a goals framework that reflects the perspective of the AAC (i.e., the agricultural community). In the Table below, I have pulled together the main issues and strategies and added a few others that may or may not have been articulated by the community. Also included are the concerns of Ian Patton.

You will notice that I have left out some topics, such as air travel & transport, because it was difficult to articulate an agricultural issue that needed addressing, or whether within the purview of the AAC or local community to address.

The order of the sections is changed reflecting, Patton's recommendations. That is, Land Policy is #1, Water Policy #2 – after that I have made it up (but it seems that concern about a dwindling/deteriorating resource base is most important, followed by the ability to make an economic return).

What I see is several clear prioritized areas in which the plan should provide direction. The plan needs to articulate the issues from an agricultural perspective. Each priority area would benefit from an umbrella or goal statement.

### **2. Writer Perspective**

Just remember this is an Agricultural Area Plan and has agricultural issues to address, not necessarily Town of Oliver concerns.

### **3. Organization of the Report**

Organization is indicated in the Table below.

### **4. Priorities**

Topic re-ordered as indicated below.

**Action Grid:**

<b>1. Agricultural Land Use</b>		
<b>Goal</b>	<b>Issues</b>	<b>Recommended Strategies</b>
<p>GOAL#1: To protect and expand the agricultural land base so as to maximize the primary production area.</p>	<ul style="list-style-type: none"> <li>• Encroachment of the municipality into rural areas</li> <li>• Incremental loss of farmland to non-farming uses</li> <li>• Fragmentation of farming areas</li> <li>• Distinguish between Productive (greenhouses, feedlots, chicken barns etc) and Non-productive farm structures (storage barns, processing, retail, dwellings, etc)</li> <li>• Loss of land base to non-productive on-farm structures</li> <li>• Loss of agricultural land and assets to non-agricultural renters, storage of non-farm property, on-farm Inns and B&amp;Bs</li> <li>• Allocation of Crown Lands to various non-agricultural designations</li> <li>• Idle or under-utilized farm properties</li> <li>• Reserving accessory dwellings for farm labour as opposed to rental units</li> </ul>	<ul style="list-style-type: none"> <li>• Zoning to limit mixed residential commercial, industrial and conservation uses in agricultural areas</li> <li>• Work with the Town of Oliver to develop a growth boundary</li> <li>• Reduce the on-farm footprint, limit site coverage by non-farm structures while not limiting productive farm structures</li> <li>• Site coverage of the farm building footprint be relative to the size of the farm parcel to allow flexibility in use</li> <li>• New development be encouraged to cluster adjacent to existing built-out areas on agricultural properties</li> <li>• Adopt the 50% rule for the retail sales of other local farmers product as set out by the Agricultural Land Reserve Use, Subdivision and Procedure Regulation</li> <li>• Encourage underground and/or stacked farm structures</li> <li>• Develop on-farm labour housing designation and specifications</li> <li>• Develop limitations on farm use for non-farming purposes</li> <li>• Implement a policy that all ALR land that has any potential agricultural value will be retained for agriculture, regardless of size</li> <li>• Encourage small agricultural land holders to make their land available for farming</li> <li>• Support divestiture of Crown Lands to the public and seek the inclusion of those areas with farming potential into the ALR</li> <li>• Explore the potential of title being temporarily held and permanently reserved for farming by the District or the Town to assist in the development of agriculture lands</li> <li>• Make available information focussed on small lot agricultural opportunities</li> <li>• Apply Smart Growth on the Ground principles to minimize the footprint impact associated with agricultural economic opportunities</li> <li>• Support secondary suites in principal dwellings in agricultural zones while reserving accessory dwellings specifically for farm</li> </ul>

		<p>workers, however, secondary suites should be calculated in the footprint allowance of accessory dwellings</p> <ul style="list-style-type: none"> <li>•Agriculture zone “accessory dwelling” term changed to “farm worker accommodation” term.</li> <li>• Area C supports a review of the ALC allowance for all farm agri-tourism accommodation</li> </ul>
<p><b>2. Agricultural Water Supply, Quality and Access</b></p>		
<p><b>Goal</b></p>	<p><b>Issues</b></p>	<p><b>Recommended Strategies</b></p>
<p>GOAL #2: To ensure a secure, adequate, and affordable supply and quality of water for agriculture now and in the future.</p>	<ul style="list-style-type: none"> <li>•Global warming is expected to intensify the competition from competing users for water resources</li> <li>•More water per acre per year will be required for agriculture</li> <li>•Surface water quality in the valley is decreasing</li> <li>•Quality of irrigation water is deteriorating</li> <li>•Quality of groundwater is declining</li> <li>•There is a need to develop water supply systems for an expanded agricultural land base</li> <li>•Farmers no longer control their water delivery systems</li> <li>•Increasing cost of water delivery</li> <li>•Waste or Grey water is now being suggested to be used as irrigation for food, beverage and feed producing farms</li> </ul>	<ul style="list-style-type: none"> <li>•Promote water best management practices on farms</li> <li>•Develop an Agricultural Drought Management Strategy</li> <li>•Promote adoption of more efficient irrigation technology</li> <li>•Insist that farmland protection and preservation includes the reservation of non-transferable water rights (acre-foot yearly allotment and minimum flow rate of 10 gallon per minute per acre) to each agricultural parcel</li> <li>•Ensure that water conservation in agriculture does not lead to allocation of the saved water to non-agricultural uses</li> <li>•Ensure that water right is attached to Crown lands transitioning to agriculture</li> <li>•Develop a mechanism to reserve water for farmland expansion, and ensure that water purveyors are required to keep safe these reserves</li> <li>•Allowing temporary water lease transfers between agricultural parcels would increase the flexibility of crop choice, mitigate the effects of water shortages and generally increase the efficiency of water use for agricultural production</li> <li>•Support initiatives to “clean up” the Okanagan River system</li> <li>•Educate agricultural operators about aquifer and water well contamination</li> <li>•Support initiatives to develop and expand water storage systems on Crown Land</li> <li>•Ensure that Rural Oliver is represented on any bodies dealing with water supply in the region</li> <li>•Review cost sharing formula with the Town of Oliver</li> <li>•Work with the Town of Oliver to develop and maintain sustainable water systems</li> </ul>



		<ul style="list-style-type: none"> <li>• Work with Federal and Provincial agencies to ensure food safety and food safety certification is not compromised and proper monitoring and controls be put in place when the use of grey water for irrigation is contemplated</li> <li>• Participate in re-negotiation of the International Joint Commission Order of Approval concerning the control structure at the outlet of Osoyoos Lake (2012)</li> <li>• Encourage the provincial government to adopt groundwater supply strategies to provide potable domestic water supply to rural users</li> <li>• Pursue public, equitable, not-for-profit, cost-effective, water quantity and quality solutions for all users in the valley</li> <li>• Direct the Provincial Government to seriously research adopting ground water legislation for monitoring, controlling, and maintaining equality amongst users</li> <li>• Ensure that the final arbiter for water quality and quantity decisions rest in the hands of the Provincial Government through legislation</li> </ul>
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**3. Pursuing Economic Prosperity**

<b>Goal</b>	<b>Issues</b>	<b>Recommended Strategies</b>
<p>GOAL #3: To ensure the long term economic viability of local agriculture</p>	<ul style="list-style-type: none"> <li>• Shortage of itinerant farm workers</li> <li>• Under-supplied local markets for agricultural products</li> <li>• Limited interactive and communication skills and capability to support agri-tourism</li> <li>• Rural-urban conflicts associated with economic growth</li> <li>• Lack of succession on farms</li> <li>• Restricted access to information, markets, and customers</li> </ul>	<ul style="list-style-type: none"> <li>• Work with the province and federal governments to develop a program for maintaining a sustainable and sufficient labour supply</li> <li>• Lobby local government to provide farmer and labour friendly Land Use Farm Bylaws</li> <li>• Build on the popularity of the wine capital theme to leverage demand for local agricultural products</li> <li>• Promote the agri-tourism-wine capital link</li> <li>• Work to clarify standards, policies, and regulations to facilitate sustainable agri-tourism opportunities, including direct on-farm marketing</li> <li>• Link on-farm marketing opportunities to the “Wine Route” theme</li> <li>• Develop cross-marketing opportunities with local tourism initiatives</li> <li>• Increase the quality and experience of direct-marketing in the local community</li> </ul>

		<ul style="list-style-type: none"> <li>•Develop local branding of agricultural products in addition to wine and grapes</li> <li>•Use of secondary dwellings shall be related to the agricultural use of a property</li> <li>•Promote wireless internet as a public utility in the valley</li> <li>•Investigate and promote the opportunities created for local agriculture by tourism in the Oliver area</li> <li>•Work with the Town of Oliver to develop an integrated economic approach to valley growth and development</li> <li>•Explore the Agricultural Resort Area (ARA) concept as a means to “brand” agricultural opportunity in the context of an integrated tourist destination.</li> </ul>
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**4. Agro-Environmental Interface**

<b>Goal</b>	<b>Issues</b>	<b>Recommended Strategies</b>
<p>GOAL #4: To support environmental initiatives that promote sustainable agricultural farming practices and recognize society’s obligations to farmers for wildlife damage losses and maintenance of habitat.</p>	<ul style="list-style-type: none"> <li>•Degradation of the native ecosystem</li> <li>•Deterioration in fish habitat</li> <li>•Endangered species and environmentally sensitive habitat on agricultural land</li> <li>•Soil erosion</li> <li>•Rehabilitation of extraction sites</li> <li>•Burning of agricultural debris leading to deterioration in air quality</li> </ul>	<ul style="list-style-type: none"> <li>•Educate farmers about sustainable and environmentally friendly farming practices related to horticultural and livestock management</li> <li>•Encourage farmers to complete and implement Environmental Farm Plans and access financial incentives to adopt environmentally sustainable practices</li> <li>•Support ecological initiatives that encourage and enhance sustainable wildlife habitat in contiguous areas, preferably outside of agricultural areas</li> <li>•Pursue remedies to compensate farmers for damages, impacts, and loss of farmland use where endangered species or habitat status affects individual properties.</li> <li>•Monitor ALC decisions to ensure that attached conditions require gravel pit operators to return the land to agricultural viability after the gravel has been removed</li> <li>•Pursue cooperative solutions toward the regional disposal of agricultural organic wastes, e.g., chipping, composting</li> <li>•Encourage governments to make deliberate decisions about how to allocate feed and environmental resources between wildlife and agriculture and actively manage wildlife and farm animal populations accordingly</li> </ul>

<b>5. Rural-Urban Interface</b>		
<b>Goal</b>	<b>Issues</b>	<b>Recommended Strategies</b>
GOAL #5: To ensure that agriculture co-exists with non-agricultural land uses with a minimum of conflict	<ul style="list-style-type: none"> <li>•Encroachment on the ability of farmers to carry out acceptable farm practices</li> <li>•Interpretation of best management practices in Farm Practices Board challenges</li> </ul>	<ul style="list-style-type: none"> <li>•Require the registration of a covenant on the titles of residential properties acknowledging adjacent agricultural uses</li> <li>•Seek disclosure from realtors to potential adjacent property owners that activities associated with the business of farming may create agricultural sights, sounds, and smells characteristic of farms</li> <li>•Establish OCP and zoning bylaws to require that the space needed to buffer adjacent developments from agricultural operations be provided from the land to be developed</li> <li>•Provide rural residents with a code of responsibilities respecting the protection of their properties from range livestock and other “common acceptable” farm practices</li> <li>•Educate adjudicators that “common acceptable” practices, appropriate for local conditions, be relied upon to monitor and resolve rural-urban disputes</li> <li>•Direct new residential, commercial, and industrial growth to the Town of Oliver</li> <li>•Establish a development permit area (DPA) for the protection of farming on non-farm (development) areas adjacent to the ALR</li> <li>•Consider an Area C Farm Bylaw as a means to incorporate the Area C Agricultural Area Plan into the Oliver Rural Official Community Plan and Zoning Bylaw</li> </ul>
<b>6. Corridors and Rights-of-Way</b>		
<b>Goal</b>	<b>Issues</b>	<b>Recommended Strategies</b>
GOAL #6: To ensure that agricultural activities and potential impacts are taken into account in the decision-making related to the locating and designing of these facilities.	<ul style="list-style-type: none"> <li>•Location of power corridors through agricultural land</li> <li>•Location and improvement of transportation corridors through agricultural land</li> <li>•Rural road safety</li> <li>•Navigation through rural areas is difficult</li> </ul>	<ul style="list-style-type: none"> <li>•Require agricultural impact assessment and AAC participation as a requirement in corridor site selection</li> <li>•Require AAC participation in highway routing and design criteria to ensure agricultural concerns are addressed</li> <li>•Lobby for upgraded secondary roads to support agri-tourism</li> <li>•Develop signage to inform visitors and draw attention to rural traffic characteristics and safety</li> </ul>

	<ul style="list-style-type: none"> <li>for visitors</li> <li>• Trails through agricultural areas</li> <li>• Use of the abandoned Kettle Valley rail right-of-way</li> </ul>	<ul style="list-style-type: none"> <li>• Existing trails through farming areas should be signed to make users aware of their responsibilities and farming activities and practices. Access Spirit of 2010 Trial System to make these improvements</li> <li>• New trails through agricultural areas are discouraged. If they are considered, affected farmers must be consulted and mitigation proposed to limit the impacts of trail users on farm operations</li> </ul>
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### **7. Enhancing the Profile of Local Agriculture**

<b>Goal</b>	<b>Issues</b>	<b>Recommended Strategies</b>
	•	•
GOAL #7: To increase the profile, appeal and appreciation of agriculture in the Valley	<ul style="list-style-type: none"> <li>• Public likes the feel of agriculture in the Valley</li> <li>• Public not aware of the quality of local products</li> <li>• Public not aware of the value of local agriculture</li> <li>• Local community losing contact with agricultural community</li> <li>• Public not informed of agricultural issues</li> </ul>	<ul style="list-style-type: none"> <li>• Proclaim the income and employment benefits generated by local agriculture</li> <li>• Proclaim the income and employment opportunities created local agriculture</li> <li>• Build upon the desire of the community to retain and build upon its working agriculture landscape by integrating agricultural growth into the current economic growth trends in the Valley</li> <li>• Link agricultural products, freshness and quality to rapidly growing tourism and recreation themes</li> <li>• Link agricultural landscape to rapidly growing tourism and recreation themes</li> <li>• Create venues to bridge the rural-urban gap</li> <li>• Raise agricultural issues, quality of life, and perspectives in the local press</li> <li>• Utilize signage and markers to advertise local agriculture and mark agricultural heritage and historic points of interest</li> <li>• Develop agriculture content in high school curriculum</li> </ul>

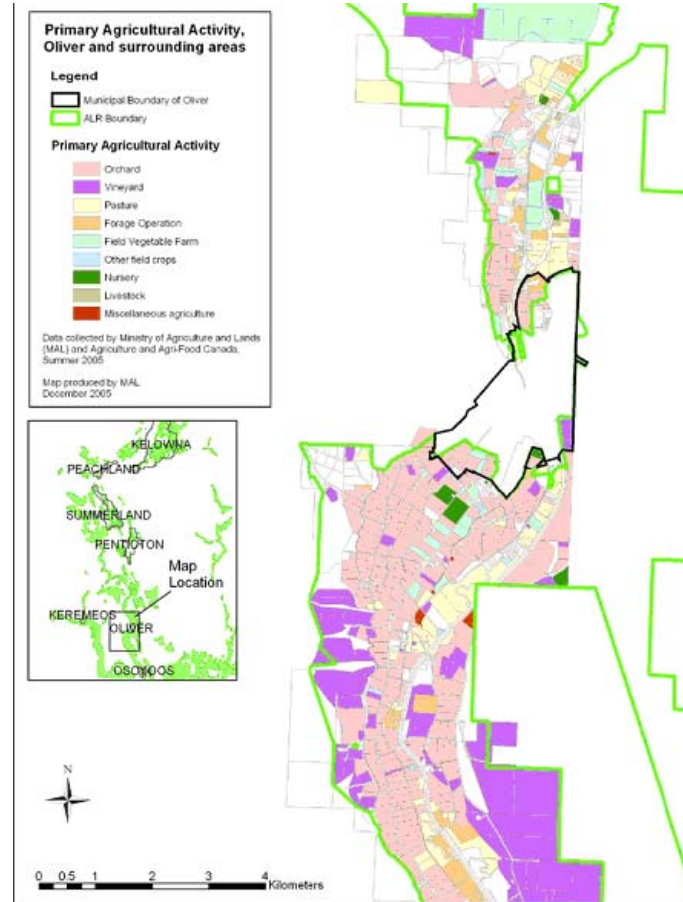
### **8. Regulation**

<b>Goal</b>	<b>Issues</b>	<b>Recommended Strategies</b>
Goal #8: To ensure that regulatory policy guiding Oliver area development supports working agriculture and the	<ul style="list-style-type: none"> <li>• Size of the human footprint on farmland</li> <li>• Loss of agricultural land to non-agricultural uses</li> <li>• Subdivision and rezoning of small ALR</li> </ul>	<ul style="list-style-type: none"> <li>• Modify bylaws to halt the erosion of the agricultural land base due to subdivision, rezoning, and conversion to non-agricultural uses</li> <li>• Explore the development of agriculture-sensitive bylaws or</li> </ul>

<p>objectives of the agricultural area plan</p>	<p>parcels</p> <ul style="list-style-type: none"> <li>• Impact of tourism and “Wine Capital” development on agriculture</li> </ul>	<p>institute a specific Farm Bylaw to protect and promote agricultural resources and working farms</p> <ul style="list-style-type: none"> <li>• Adopt a strengthened Agricultural Land Commission buffering guidelines</li> <li>• Adapt Smart Growth on the Ground and Agricultural Resort Area strategies to develop a governance model that gives voice to the farm community and ensures protection of rural Oliver</li> <li>• Provide input to the Farm Practices Board to ensure that disputes are resolved taking into account local “common acceptable” practices that accomplish the objectives of the Farm Practices Protection Act.</li> </ul>
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## ***Profile and Data***

Electoral Area C of the Regional District of Okanagan-Similkameen (RDOS) is an area of 633 square kilometers. North and south it extends approximately 25 kilometers from the south shore of Vaseaux Lake to the Osoyoos Lake ox-bow meadows (Road 22). East and west it extends from the McKinney area (just short of the Mt. Baldy ski area) across the valley and through to the White Lake area, then narrowing back to the height of the hills west of Deadman's Lake. It is shaped like a backwards comma, surrounding the Town of Oliver on three sides. The McKinney area is separated from the main body of Area C by the Osoyoos Indian Reserve, which has an extensive border with the electoral area, along most of its eastern edge.



Area C is one of eight rural electoral areas in the RDOS. There are also six municipalities in the RDOS. One Electoral Area Director represents area C at the RDOS. An Advisory Planning Commission, made up of non-elected volunteer residents of Area C, assists that official.

There is a close political relationship with the Town of Oliver, based both on geography and mutual interest. Area C and the Town of Oliver participate in eight joint functions, more than any other RDOS municipality and rural area.

The Osoyoos Indian Band is also closely related to Area C; they share a long border with each other and their residents share most of the

same concerns for the future of the South Okanagan.

Area C was first inhabited by the people of the Okanagan Nations. Fur brigades brought the first Europeans to the area, utilizing the Okanagan portion of the Columbia River system to carry their goods to and from the coast of the Pacific. The first permanent non-native settlers were ranchers, and then miners, then farmers as the true beneficence of the climate of this northern end of the Sonoran Desert was discovered. With the construction of the irrigation canal system in the early twentieth century the desert lands of the valley bottom were opened up, and the area has remained agricultural ever since.

Area C has been a destination for waves of immigrants—British, German, Hungarian, Portuguese, and East Indian. An eclectic mix now makes up the area's population of 5000 people. Given that the population of the Okanagan Valley is expected to increase from 350,000 today to over 500,000 by 2020—an increase of over 40%--the population of Area C, if it grows in concert with the rest of the Okanagan, can be expected to exceed 7000 within two decades.

## ***AGRICULTURAL OVERVIEW / INVENTORY***

The history of agriculture in Area C begins in the late 1880s, when Ellis and Haynes began cattle ranching through the valley bottom. The people of the Okanagan Nations, traditionally non-agricultural, took up ranching, both for beef production and for the provision of horses to service the developing mining industry. The miners had to be fed, and that was the impetus that started the tree fruit production for which the area is still famous. A Mr. Patton, who resided in Fairview, (two miles west of the present Town of Oliver) is reputed to have been the first nursery-stock salesman in the area. His seedlings grew into the first orchards, the remains of which can still be seen at Meyers' Flat, and on the Gallagher property, alongside the McKinney Trail, on the Osoyoos Indian Reserve. There was also, of course, commercial vegetable production for local sales.

The potential of agriculture to be the economic mainstay of the area was not realized until the construction of the canal after World War I. The irrigation canal, or "ditch" as it was affectionately known, diverted water from the Okanagan River to the arid lands of rural Oliver. Through the Veterans' Land Act returning soldiers were encouraged to purchase lands in the South Okanagan Land Project, as it was known. It was then that the familiar 10-acre parcels were created as separate titles. Ten acres were considered to be sufficient land on which to make a living for a family, and just about all that one man, with seasonal help, would be able to work.

Water from the irrigation canal was diverted onto the land through a simple ditching technique, with gravity powering the system. Accordingly, land situated above the canal was not farmable at that time, except for forage for cattle. The same was true of the uplands east of the Okanagan River, which were beyond the service area of the canal. Here the elevation above the valley bottom made irrigation financially impossible. With the advent of more efficient pumping capabilities the slopes on both sides of the valley began to be in demand, particularly for vineyards.

The advent of the irrigation canal brought changes to the cattle industry also. The valley bottomland, which had been used for wintering cattle, and for some forage crops, became valued as intensive agricultural land. Cattle ranchers began to move their operations into the



hills and to this day are being phased out of the valley bottom. Coincidentally, much of the bottomland is still only suitable for growing forage crops, being located in floodplain areas. The inability of this land to support intensive cropping has been the justification for a number of applications for exclusion of some parcels of bottomland from the Agricultural Land Reserve.

Although intensive agriculture (excluding grazing of cattle) is still the primary industry and economic mainstay of the area, as it has been for almost a century, it is limited to a small fraction of the land in Area C.

<b>Area C per B.C. Assessment</b>	<b>Hectares</b>	<b>#</b>
Total area of Area C	63,300	
ALR land	9,275	
Farm land	7,442	
Environmentally sensitive areas	14,302	
Farm parcels*		714
Parcels <1 hectare*		735
Parcels <1 hectare with farm status*		31

\* # Of parcels listed within the Agricultural Land Reserve.

Although thought of as an agricultural area the vast majority of the land in Area C is non-agricultural land most of which is undeveloped Crown land, used, if at all, for grazing leases and recreational purposes. The number of residential properties exceeds the number of farms.

Regional District of Okanagan-Similkameen statistics indicate that there are 400 reporting (i.e. assessed) farms in Area C. These are economic units, which may include more than one land parcel, hence the difference in the number of farms and the number of farm parcels. Compared to the whole of the RDOS, farms in Area C are above the average for both capital investment and income.

### ***Farms classified by total farm capital***

	Total # of farms	Under \$50k	\$50k to \$99k	\$100k to \$199k	\$200k to \$349k	\$350k to \$499k	\$500k to \$999k	\$1,000k to \$1,499k	\$1,500k to \$1,999k	\$2,000k +
<b>RDOS</b>	1, 611	16	34	145	487	364	381	84	31	69

<b>Area 'C'</b>	400	1	6	38	131	84	102	15	7	16
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**Farm Capital** (Total farm capital)

# Farms reporting	Market value \$	Average farm capitalization	
<b>RDOS</b>	1611	\$987, 426, 213	\$639, 085
<b>Area 'C'</b>	400	\$255, 634, 126	\$612, 927

**Farms classified by total gross farm receipts**

	Total # of farms	Under \$2,500	\$2.5k to \$4.9k	\$5k to \$9.9k	\$10k to \$24k	\$25k to \$49k	\$50k to \$99k	\$100k to \$249k	\$250k to \$499k	\$500k +
<b>RDOS</b>	1, 611	201	228	227	344	204	187	140	51	29
<b>Area 'C'</b>	400	38	53	50	84	63	56	40	6	10

Total farm capitalization in area

**RDOS** \$103,763,052

**AREA 'C'** \$32,829,902

**Gross Farm receipts & Average Farm Income** (Excluding forest products)

	Farms reporting	\$ Amount	Average farm Income
<b>RDOS</b>	1611	\$103, 763, 052	\$64,409
<b>Area 'C'</b>	400	\$32, 829, 902	\$82,150

The following information, received from Statistics Canada, lists the area of production of various fruits, berries and nuts in Area C.

### Geography

### Okanagan-Similkameen C - (CCS)

Units	Farms reporting	Acres	Hectares
Variables			
Total area (producing & non-producing) of fruits, berries & nuts	305	5601	2266
Total producing area of fruits, berries and nuts	305	4847	1962
Apples total area	182	1233	499
Apples producing area	182	1176	476
Pears total area	56	52	21
Pears producing area	56	51	21
Plums and prunes total area	96	109	44
Plums and prunes producing area	96	105	42
Cherries (sweet) total area	203	498	202
Cherries (sweet) producing area	203	430	174
Cherries (sour) total area	5	17	7
Cherries (sour) producing area	5	17	7
Peaches total area	170	550	223
Peaches producing area	170	525	212
Apricots total area	113	109	44
Apricots producing area	113	108	44
Strawberries total area	4	X	X
Strawberries producing area	4	X	X
Raspberries total area	6	22	9

Raspberries producing area	6	18	7
Blueberries total area	1	X	X
Blueberries producing area	1	X	X
Cranberries total area	0	0	0
Cranberries producing area	0	0	0
Saskatoons total area	1	X	X
Saskatoons producing area	1	X	X
Grapes total area	73	2958	1197
Grapes producing area	73	2369	959
Other fruits, berries and nuts total area	41	46	18
Other fruits, berries and nuts producing area	41	45	18

Data Provided by Statistics Canada

**Note:**

Sterile Insect Release provided 2002 figures for Apples and Pears. These figures will be more accurate than Statistic Canada's. See SIR map and excel document "SIR"

The following data regarding grape production was obtained from Mount Kobau Wine Services, an Oliver business operated and owned by Lynn and John Bremmer. As of December 2004 there are 14 wineries in Area C

**B.C. Grape Acreage Report**

August 20, 2004

*It has been five years since the last formal gathering of information for a B.C. grape acreage survey.*

*The following report was compiled in June/July/August of 2004 and the information presented is for the use of all grape growers and wineries for future planning. If you have any questions in regards to this report please feel free to contact me at the number below.*

*To Summarize:*

*There are 5,462.47 acres of wine grapes planted in B.C. (2,185 hectares);*

*50.56 % White grapes / 49.44 % Red grapes;*

*97.5 % Vinifera grapes / 2.5 % hybrids;*

*Most planted varieties in order of acres:*

- Merlot
- Chardonnay
- Pinot Noir
- Pinot Gris
- Cabernet Sauvignon
- Gewurztraminer
- Pinot Blanc
- Riesling
- Sauvignon Blanc
- Cabernet Franc

*There are 90 licensed grape wineries in B.C. and 20 more proposed wineries;*

*There are 371 vineyards in B.C. (both winery and independently owned):*

- 92.4 % in the Okanagan/Similkameen valleys

- 6.5 % in Coastal areas

- 1.1 % in other areas of B.C.

*67.2 % of wine grape acreage is winery owned and independent grape growers own 32.8 %.*

**B.C. Grape Acreage / Vineyards By Region (Wine Grapes only) August 2004**

Region	#. Of Vineyards	Acres	% Of Total
Oliver / Osoyoos	102	3,060.62	56.0 %

Source: Mount Kobau Wine Services, Lynn & John Bremmer, RR#1, Site 26, C-2,

Oliver, B.C. V0H 1T0, Phone/Fax: 250-498-4781, Email: [bremmer@Mtkobau.bc.ca](mailto:bremmer@Mtkobau.bc.ca).

David Machial, Research Assistant, working for Oliver & District Community Economic Development Society, compiled the following report

**Analysis of Production Area and Fresh Wholesale Price for Tree Fruits and Grapes in Oliver and Area C\***

NOTE: 2001 BC Census of Agriculture fails to state that for area of a crop, for 2001, it uses area that is producing, not total area planted of a crop. Refer to Statistic Canada's 2001 Census of Agriculture and CANSIM for total area.

### ***Total Production, Area and Price Trends***

- Apple production had a minimal decrease from 1991-2003 (Appendix D).
- Pear production increased from 1991-2001, but has been declining since 2000 (Appendix E).
- Prune production has increased slightly from 1993-2002; however, there was a large decrease in 1999 (Appendix F).
- Plum production decreased slightly from 1993-2002 (Appendix F).
- Sweet Cherry production had a large increase from 1993-2002, but saw a large decrease in 2002 (Appendix G).
- Sour Cherry production had a large decrease from 1993-2002, but steadily increased since 1996 (Appendix H).
- Peach production increased from 1991-2003; however, it is hard to determine the current peach production trend (Appendix I).
- Apricot production decreased slightly from 1993-2002, but has remained relatively the same from 1998-2002 (Appendix J).
- Grape production has continually increased from 1991-2003 (Appendix K).
- For 1991-2001, Grape and Sweet Cherry areas, in hectares, have increased (Appendices G, K).
- The areas for Pears, Plums, Prunes, Apples, Apricots, and Sour Cherries have decreased (Appendices D, E, F, H, J).
- Peach area has remained relatively the same from 1991-2004 (Appendix I).

Area trends were similar for BC and the RDOS; however, the RDOS had a smaller rate of change, for all crops with a decreasing trend, than BC

(Appendices A & D-K).

For 1993-2001, all crop types have seen an increase in Fresh Wholesale price per pound (Appendix C).

- From 1991-2003 Pounds per Hectare has increased for all fruits except

### ***Apricots and Grapes (Appendices D-K)***

- Pounds per Hectare for Grapes has increased since 1999. It is suspected that 2003 Grape pounds per Hectare is less than 1991's since a large number of new grape vines will not be producing at maximum production (Appendix K).
- Pounds per Hectare for Plums/Prunes has remained relatively the same since 2001 (Appendix F).
- Pounds per Hectare for Peaches has increased from 1991-2003; however, the current trend is hard to predict (Appendix I).

Excluding Apricots, production appears minimally affected by decreases in area. A possible explanation may be new farming practices allowing for more production per hectare (i.e. high density trees, etc).

### ***\*Data sources and notes***

Production information was not available for Oliver and Area C of the RDOS. Production trends for BC and Okanagan-Similkameen-Kootenay were very similar; therefore, it is reasonable to assume that production trends for Oliver and Area C will be similar to BC and Okanagan-Similkameen-Kootenay.

Production information for BC and Okanagan-Similkameen-Kootenay was provided by the Ministry of Agriculture, Food and Fisheries (MAFF), and Statistic Canada's (Statcan) CANSIM and are dependent upon weather and age of trees/vines, not solely area.

Area information was not available for Oliver and Area C of the RDOS. Area trends for BC and the RDOS were very similar; therefore, it is reasonable to assume that area trends for Oliver and Area C will be similar to BC and the RDOS.

-1981-1991 area information for BC was provided by MAFF. 1996-2001 area information for BC and area information for the RDOS was provided by Statcan.

Fresh wholesale price per pound was provided by MAFF. Fresh wholesale price per pound is the average price per crop type (i.e. apples, pears, etc).

Price will vary based upon the grade (i.e. BC Extra Fancy, Extra Fancy, Fancy, etc) and type of fruit within a crop type (i.e. Apples: Gala, Macs, Spartans, etc). Price will also vary based upon where/who packaged the fruit and marketing channel used for sales.

Pounds per Hectare were calculated by dividing total pounds of a crop by total hectares of a crop.

### ***Addendum to the Agricultural Profile***

“In 2006, Oliver Area agriculture generated at least \$46.229 million in gross farm receipts, an increase of 41% over 2001<sup>1</sup>. Income generated from “farm gate” agricultural sales creates total income effects in the regional economy, typically in the range of \$2-2.50 per dollar of sales<sup>2</sup>. In 2006, the direct sales and income multiplier effect are estimated to have contributed between \$139 million and \$162 million to the local and regional economy.”

“In 2006, some 173 employees worked on 67 farms in the Oliver Area full-time. As well, total weeks of part-time employment on 201 farms were equivalent to about 359 person years of full-time employment<sup>3</sup>, implying a total hired labour force of approximately 532 person years.”

“In addition to on-farm employment, agriculture typically creates indirect employment effects locally and in the region. Based on the number of direct agricultural jobs, the total additional employment effect from Oliver Area agricultural economic activity is estimated at between 798 and 1,064 full-time equivalent jobs<sup>4</sup>.”

<sup>1</sup>Gross farm receipts include receipts from all agricultural products, marketing board payments received, program and rebate payments received, dividends received from cooperatives, custom work and other farm receipts.

<sup>2</sup>See Song, B, Woods, MD, Doeksen, GA and D. Schreiner. Multiplier analysis for agriculture and other industries. Oklahoma Cooperative Extension Service. <http://osuextra.okstate.edu/pdfs/F-821web.pdf>

<sup>3</sup>Based on a conversion of 49 weeks per full-time position.

<sup>4</sup>Based on an employment multiplier ranging from 1.5 to 2.0.

### ***OLIVER Ag Area Plan Links and resources***

#### **GOVERNMENT AND INDUSTRY LINKS**

- Agriculture and Agriculture Food Canada



<http://www.agr.gc.ca>

- BC Agricultural Council

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

- Provincial Agricultural Land Commission

<http://www.landcommission.gov.bc.ca/>

- BC Ministry of Provincial Revenue: Farm pages:

<http://www.rev.gov.bc.ca/ctb/Farmers.htm>

- Canadian Federation of Agriculture

<http://www.cfa-fca.ca/pages/home.php>

- Investment Agriculture Foundation of BC

<http://www.iafbc.ca/>

- Statistics Canada Tables By subject Agriculture in Canada

[http://www40.statcan.ca/l01/ind01/l2\\_920.htm](http://www40.statcan.ca/l01/ind01/l2_920.htm)

- Certified Organic Associations of BC

<http://www.certifiedorganic.bc.ca—index.htm>

- Fast Ag Stats, Government of BC

[BC Ministry of Agriculture and Lands](#)

## PLANNING SPECIFIC

- Smart Growth in Oliver

[Planning Communities, Building Sustainability](#)

- Smart Growth On the Ground, Planning for Agriculture in Oliver

[http://www.sgog.bc.ca/uplo/OIFRB\\_Agriculture.pdf](http://www.sgog.bc.ca/uplo/OIFRB_Agriculture.pdf)

- Creating Agricultural Area Plans

<http://www.agf.gov.bc.ca—index.htm>

- Edge Planning

<http://www.agf.gov.bc.ca/resmgmt/sf/edge/index.htm>

- Development Permit Areas for the Protection of Farming

<http://www.agf.gov.bc.ca/resmgmt/sf/edge/dpa.htm>

- City of Surrey OCP using Development Permit Areas for the Protection of Farming

[Development Permit Areas for the Protection of Farming](#)

- The Smart Growth Guide to Local Government Law and Advocacy

[Law and Advocacy](#)

- ALC Authority Delegation Info Kit for Local Governments

[Delegation Info Kit](#)

- Growing Green Project 2002- 04 for Policy and Regulatory reform and fostering

voluntary contributions thereto

<http://www.ffcf.bc.ca—GrowingGreen.html>

- BCAC Position Statement; Agriculture and the Agricultural Land Reserve

[http://www.bcac.bc.ca—Presentations\\_Detail.asp](http://www.bcac.bc.ca—Presentations_Detail.asp)

- Urban Growth and Development, Smart Bylaws Guide, Urban Containment

Boundaries UCB's

<http://www.wcel.org—ucb>

## **FARM PRACTICES AND SAMPLE AG AREA PLANS & OCP's**

- Farm Practices in BC

<http://www.agf.gov.bc.ca/resmgmt/fppa/Refguide/intro.htm>

- Farm Practices Protection (Right to Farm) Act

[http://www.qp.gov.bc.ca—96131\\_01.htm](http://www.qp.gov.bc.ca—96131_01.htm)

- Cowichan

[North Cowichan District](#)

- Economic Strategy for Agriculture in the Lower Mainland 2001

<http://www.gvrd.bc.ca—index.html>

- Kelowna / Central Okanagan 2005

[Final Ag Plan June 20 2005.pdf](#)

- Peace River Regional District 2001

<http://www.pris.bc.ca—ruralcomm.htm>

- Richmond 2001

<http://www.richmond.ca—viability.htm>

- District of Salmon Arm June 2004

[http://www.agf.gov.bc.ca—salmon\\_arm\\_aap.pdf](http://www.agf.gov.bc.ca—salmon_arm_aap.pdf)

- Surrey

[http://www.agf.gov.bc.ca—surrey\\_ocp.htm](http://www.agf.gov.bc.ca—surrey_ocp.htm)

- Oliver OCP

## **WATER, AIR AND ENVIRONMENT**

- BC Partnership Committee on Agriculture & the Environment

<http://www.agf.gov.bc.ca/resmgmt/partners/index.htm>

- BC Partnership Committee on Agriculture and the Environment 10 Point Action Plan

[BC Partnership Committee](#)

- Trails in Farm & Ranch areas Provincial Gov.

[Trails in Farm and Ranch Areas](#)

- Water Management & Climate Change in the OK Basin

### Water Management & Climate Change

- Impact of Climate Change on Crop Water Demand in OK

### Impact of Climate Change

- Expanding Dialogue Water Management OK

[www.ires.ubc.ca—layout\\_Okanagan\\_final.pdf](http://www.ires.ubc.ca—layout_Okanagan_final.pdf)

- National Water Supply Expansion Program \$5.6 million for water supply projects

[http://www.agr.gc.ca—index\\_e.php](http://www.agr.gc.ca—index_e.php)

### Agriculture and Agri-Food Canada

- The Water policies if the BC Agriculture Advisory Council

### BC Agriculture Council

- Smart Growth On the Ground, Climate change and Water Resources in the Oliver Region

### Climate Change

- Smart Growth On the Ground, Rainwater management

### Rainwater

- Smart Growth On the Ground, Water Conservation

### Water Conservation

- Air Pollution and Agriculture

[http://res2.agr.gc.ca—4toc\\_e.htm](http://res2.agr.gc.ca—4toc_e.htm)

- Dept. of Agriculture and Food of the Government of Western Australian.

[www.agric.wa.gov.au](http://www.agric.wa.gov.au)—page

- BC Environmental Farm Plan Program

[www.bcac.bc.ca](http://www.bcac.bc.ca)—efp\_programs.htm

<http://www.bcac.bc.ca>—EFP Brochure.pdf

BC Environmental Farm Plan; Reference Guide for use with the Planning Workbook March 2005

[EFP Reference Guide March 2005](#)

- Watershed Stewardship A Planning Guide for Agriculture by

## **BUSINESS AND ECONOMIC DEVELOPMENT**

- Information relating to market and trade can be found at:

<http://www.agr.gc.ca>—mar\_e.phtml

- Agri-foods various value added national industry and associations Links

<http://www.agr.gc.ca>—index\_e.php

- Agritourism Tool Kit

<http://www.nrcs.usda.gov>—toolkit.html

- Prevention of disease Associated with Petting Zoo

<http://www.cdc.gov>—rr5404a1.htm

- Missouri Department of Agriculture Value Added and Agritourism Site

<http://www.mda.mo.gov—agritourism.htm>

- Agri-Tourism Industry & Local Government Regulation: Finding the right balance for Central Saanich (incl. Oliver)

<http://www.cityspaces.ca/whatwedo/consult/agritourism.pdf>

- Evaluating a Rural Enterprise; Marketing and Business Guide by Nat'l Sustainable Agriculture Informations Service

Evaluating a Rural Enterprise

- Partnership agreements for agriculture

Partner

- Estate Planning for the BC Farmer 2001

Estate Planning 2001

- Business Management; Planning for Profit; Sample Enterprise Budgets by Crop in BC

Planning for Profit Budgets Main Page - BCMAL

- Get Market Oriented and Proactive, p 17 of Economic Strategy For Agriculture in the lower Mainland

Economic Strategy for Agriculture (July 2002)

## **LABOUR, HOUSING AND SAFETY**

- See the The BC Agri-labour pool site

<http://www.agri-labourpool.com>

- U of California Agricultural Labour Management

<http://nature.berkeley.edu—articles.htm>

- Human Resources and Skills Development

<http://www.hrsdc.gc.ca—040520a.shtml>

- BC Employment Standards Branch & fact sheet

<http://www.labour.gov.bc.ca—agriculture>

B.C., Ministry of Labour & Citizens' Services

- BC Farm and Ranch Safety and Health Agency (FARSHA)

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

- A Guide to The BC Economy and Labour Market entry for Agriculture

<http://www.guidetobceconomy.org/chap4/chap4-5.html>

- Additional Residences for Farm use, ALC Policy #9 March 2003

ALC Policy #9/2003

## **OTHER MISCELLANEOUS LINKS**

- The Rural Look , feel and function of Greater Oliver, Smart Growth

[http://www.sgog.bc.ca/uplo/OIFRB\\_Character.pdf](http://www.sgog.bc.ca/uplo/OIFRB_Character.pdf)

- Ag in the Classroom program

Ag in the Classroom

- Agro-Forestry - blending Multiple ag and forestry activities on the same land

[http://www.woodlot.bc.ca—09\\_Agroforestry.htm](http://www.woodlot.bc.ca—09_Agroforestry.htm)



- Selected Ag Stats by type of Farm Thompson / Okanagan

[Regional Profile - Thompson/Okanagan](#)

- Tree Fruit Stats for BC

[Tree Fruit Statistics Index Page](#)

- Economic Profile of Agriculture in the Lower Mainland. 110 pages

[Economic Profile of Agriculture \(November2001\)](#)