



A Shared Community Vision

Regional District of Nanaimo Electoral Area 'A'
OCP Review,
Agriculture

March 23, 2009



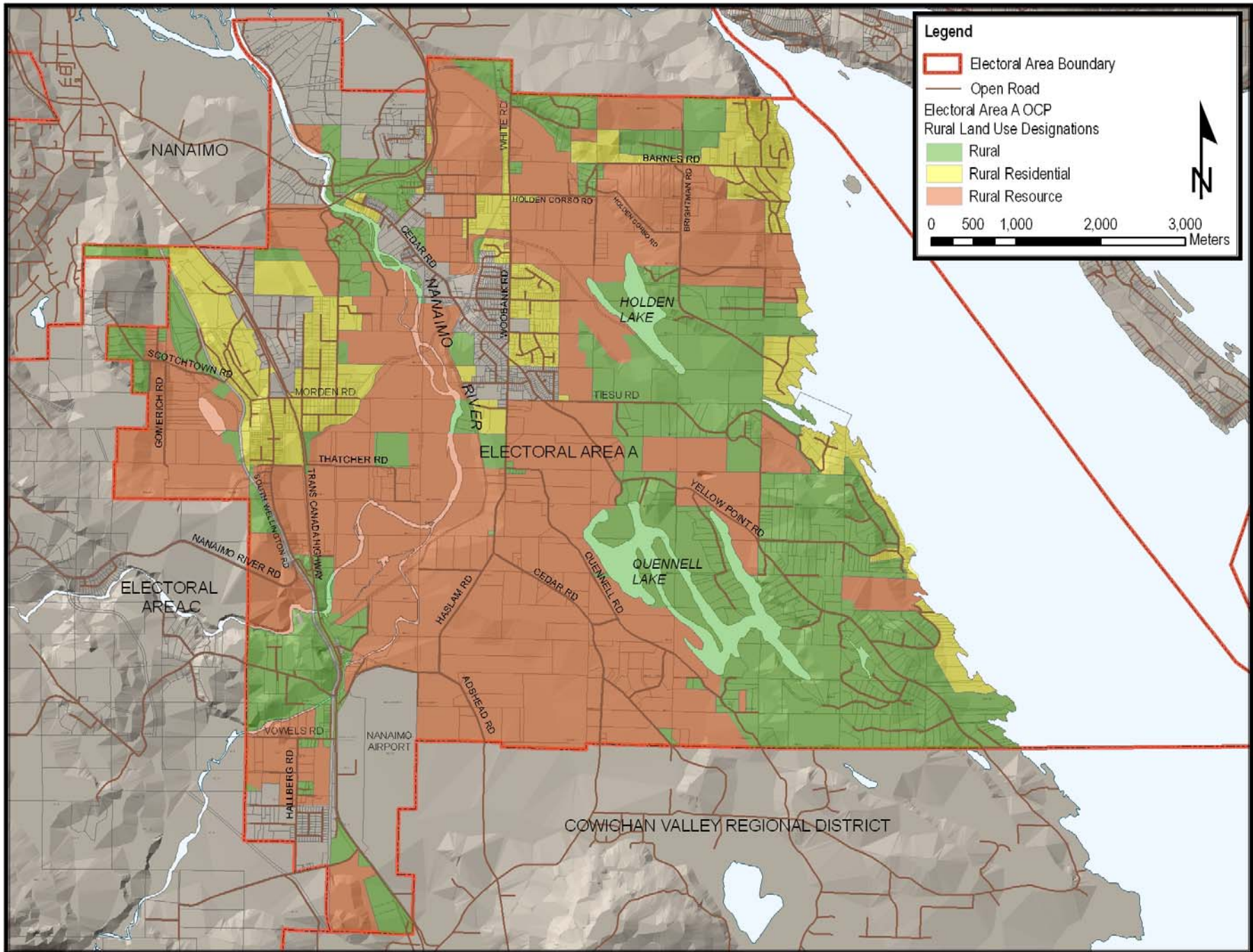
Presentation Outline

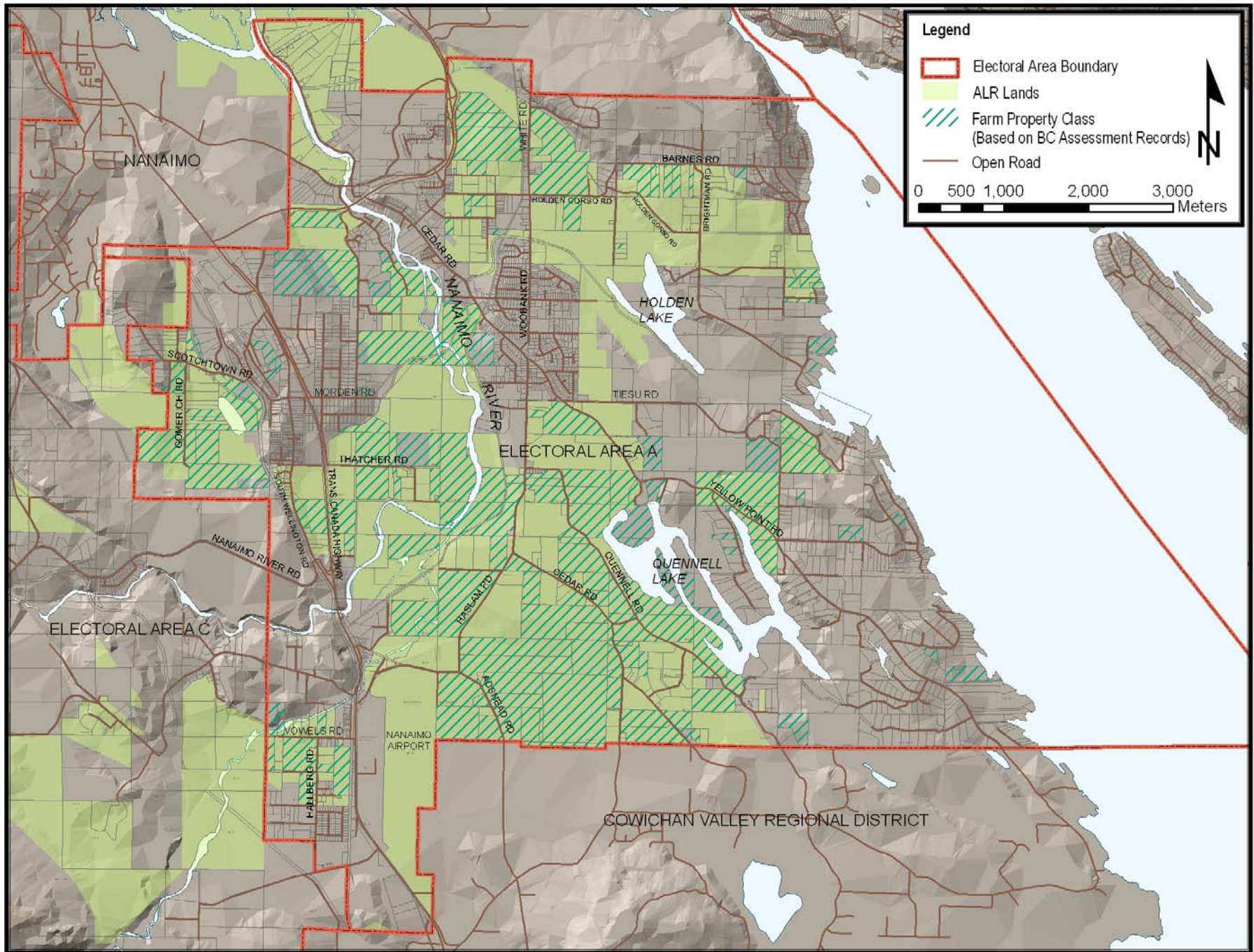
- How the OCP supports agriculture
 - Policies and regulations
 - Policy options for Electoral Area 'A'
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How the OCP Supports Agriculture

- 3 Land Use designations
 - Rural Residential
 - Rural
 - Rural Resource







How the OCP Supports Agriculture

- **Rural Residential**

- Focused on rural character
 - No policies to encourage agriculture
 - Supports a 1.0 ha min. parcel size
 - Zoning allows a 2000m² min. parcel size
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How the OCP Supports Agriculture

- **Rural**
 - Applies to lands not in the ALR
 - No policies to encourage agriculture
 - Supports a 2.0 ha min. parcel size
 - Zoning is generally consistent
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How the OCP Supports Agriculture

- **Rural Resource**

- Applies to lands in the ALR
 - Includes about half of the land in Area 'A'
 - Contains general objectives and policies in support of agriculture
 - Supports a 50.0 ha min. parcel size, except 8.0 ha for ALR land
 - Zoning generally allows 2.0 ha min. parcel size
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How the OCP Supports Agriculture

- **General Policies**

- Section 5 includes a section on resource activities
 - Supports the ALC's mandate
 - No policies that encourage agriculture
 - No requirements or Development Permit Area for the protection of agriculture
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Policies Vs. Regulations

- **Policy: A written statement that indicates the communities preference**
 - Policies are not enforceable
 - Policies generally do not apply to current land use
 - Help guide decisions
 - Require other means to implement policies
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Policy Implementation

Policy



Action

- Limited tools
 - Rezoning amendments
 - Amendments to the Zoning Bylaw
 - Development Permit Areas
 - New bylaws and programs



Policy Options for Area 'A'

- Support the development of an Agricultural Plan and/or Farm Bylaw
 - OCP could recommend that that an Ag. Plan be developed
 - Farming bylaw could be supported to allow greater flexibility for Ag. uses than what zoning allows
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Policy Options for Area 'A'

- Provide incentives that encourage agriculture
 - Waiving of fees
 - Fast tracking
 - Use of conservation covenants
 - Collaboration
 - Support agriculture growth and investment
 - Support agriculture as the priority use
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Policy Options for Area 'A'

- Support maximum setbacks and floor areas
 - Reduce the impact of non-farm use on arable lands
 - Discourage large estate dwelling units that require large amounts of land where agriculture is not the intended use.
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Policy Options for Area 'A'

- **Encourage value-added agricultural uses**
 - Support a broader range of uses
 - Uses allowed on ALR lands
 - Uses that compliment agriculture and make it more viable
 - Implementation in 1 of 2 ways
 - Property owner initiated
 - RDN initiated



Policy Options for Area 'A'

- **Explore alternate land tenure options**
 - Part of Agricultural plan
 - Address aging population
 - Encouraging the younger generation to get in to farming
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Policy Options for Area 'A'

- **Support the retention of ALR lands**
 - Current plan contains this policy
 - Encourages the ALC to retain land in the ALR



Policy Options for Area 'A'

- **Discourage development of arable lands**
 - Supports minimizing the impacts of non-farm development on the most arable lands in Electoral Area 'A'
 - Right now we don't know where those are
 - Implementation Options
 - Encourage the ALC to deny applications which result in a reduction in agricultural potential
 - Require an agrologist report for all rezoning applications with recommendations that become conditions of approval
 - Development Permit Area to identify and mitigate impacts of non-farm use



Policy Options for Area 'A'

- **Support the concept of Transfer of Development Credits**
 - To preserve lands for their value to the community (env, farming, resource)
 - A way of responding to concerns over the financial impacts of reduced development potential
 - Designate areas for conservation and growth receiving areas
 - Development credits are issued based on development potential at the time the program is initiated
 - Property owners wishing to build higher density in growth receiving areas must purchase development credits from property owners in conservation areas.
 - An alternate source of income from property without developing or subdividing it
 - As credit is sold, development potential is removed
 - Results in the same amount of development, with more focus on creating compact communities
 - Requires further study



Policy Options for Area 'A'

- **Provide an agricultural focus for new rural development**
 - Ensuring that new development does not have a negative impact on agriculture
 - Discourage road ends leading in to ALR land
 - Require an agriculture assessment for all non-farm development outside the Urban Containment Boundary
 - Require buffering
 - Limit the number of dwellings to 1 per ALR parcel, unless more are needed for legitimate farm help
 - Encourage agriculture on lots of all sizes



Policy Options for Area 'A'

- **Designate a Farmland Protection DPA**
 - Apply to land adjacent to ALR land
 - To protect against impacts of non-farm use
 - Agricultural operations would be exempt
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Policy Options for Area 'A'

- **Develop Agricultural Zoning**
 - Apply to ALR land
 - To clarify the role of ALR land
 - Uses would could include agriculture, farm business, and home based business
 - 2 dwelling units per lot, provided that one is a manufactured home.
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Discussion
