

**REGIONAL DISTRICT OF NANAIMO**  
**AGRICULTURAL ADVISORY COMMITTEE**  
**FRIDAY, JUNE 24 2016**  
**2:00 PM**

*(Board Room)*

**A G E N D A**

**PAGES**

**CALL TO ORDER**

**MINUTES**

Pgs 4-6            Minutes of the regular Agricultural Advisory Committee meeting held April 22 2016.

**BUSINESS ARISING FROM THE MINUTES**

**UNFINISHED BUSINESS**

Update from RDN staff on ALC final decisions

Pgs 7-9            Distribute to AAC members a copy of the letter sent to BCAA regarding what qualifies as a farm product

**REPORTS**

Pgs 10-56        Request for Comment on Non-Farm Use in the ALR Application No. PL2016-064 Arbor Memorial Inc. Lot A, Section 8,9 And 10, Range 1, Cedar District Plan VIP76153 2347 and 2419 Cedar Road - Electoral Area 'A'

Pgs 57-61        AAP Implementation – Project 6: Exploration of Composting, Project Discussion

Right to Farm Education Project (brochure to be circulated at meeting)

Aquaculture Tour – Overview

**BUSINESS ARISING FROM DELGATIONS OR COMMUNICATIONS**

**NEW BUSINESS**

**ADJOURNMENT**

Distribution: H. Houle (Chair), J. Fell, C. Haime, K. Reid, R. Thompson, C. Watson, M. Ryn, K. Wilson, J. Thony, P. Thorkelsson, G. Garbutt, J. Holm, P. Thompson, T. Armet, K. Marks, B. Ritter,



**REGIONAL DISTRICT OF NANAIMO**

**MINUTES OF THE AGRICULTURAL ADVISORY COMMITTEE MEETING  
HELD ON FRIDAY, APRIL 22, 2016, at 2.00PM  
IN THE RDN BOARD ROOM**

**Present:**

H. Houle	Chairperson
J. Fell	Electoral Area F
C. Haime	District of Lantzville
J. Thony	Regional Agricultural Organization
K. Reid	Shellfish Aquaculture Organization
K. Wilson	Representative District 68
G. Laird	Representative District 68
R. Thompson	Representative District 69
C. Watson	Representative District 69

**Regrets:**

M. Ryan	Regional Agricultural Organization
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**Also in Attendance:**

A. McPherson	Electoral Area A
M. Young	Electoral Area C
H. Sims	Representative for PL2016-035
J. Holm	Mgr. Current Planning
P. Thompson	Mgr. Long Range Planning
B. Ritter	Recording Secretary

**CALL TO ORDER**

The Chairperson called the meeting to order.

**MINUTES**

MOVED R. Thompson, SECONDED K. Wilson that the minutes of the Agricultural Advisory Committee meeting held on February 19, 2016, be adopted.

CARRIED



## REPORTS

### **PL2016-035 – ALR Nonfarm Use application – Lot 1, Plan EPP16024 & Lot C, Plan VIP80909 – EA ‘G’**

MOVED J. Fell, SECONDED J. Thony, that Application No. PL2016-035 – ALR Nonfarm Use application – Earthbank - Lot 1, Plan EPP16024 & Lot C, Plan VIP80909 – EA ‘G’ be approved by the Agricultural Land Commission as submitted.

CARRIED

### **PL2016-034 – ALR Subdivision application - 2070 Akenhead Rd – EA ‘A’**

MOVED K. Wilson, SECONDED C. Watson, that Application No. PL2016-034 – ALR Subdivision application – Hodgson - 2070 Akenhead Rd – EA ‘A’ be approved by the Agricultural Land Commission as submitted.

CARRIED

### **PL2016-042 – ALR Nonfarm Use application – 2602 Holden Corso Rd. – EA ‘A’**

MOVED G. Laird, SECONDED J. Fell, that Application No. PL2016-042 – ALR Nonfarm Use application – Kral/Lassam/Raynor - 2602 Holden Corso Rd. – EA ‘A’ be approved by the Agricultural Land Commission as submitted.

CARRIED

### **Agriculture Area Plan Implementation 2014 – 2016 Action Plan Progress Update**

MOVED J. Fell, SECONDED K. Reid, that Agriculture Area Plan Implementation 2014 – 2016 Action Plan Progress Update be received as submitted.

CARRIED

MOVED J. Thony, SECONDED K. Reid, that a recommendation be submitted to the Board that Project 6 - Composting Facility, in the Agricultural Area Plan Implementation 2014-2016 Action Plan, be moved from low priority to high priority, and from medium timeframe to short timeframe.

CARRIED

## NEW BUSINESS

MOVED J. Thony, SECONDED J. Fell, that AAC members receive mileage reimbursement for site visits they are asked to attend.

DEFEATED

Regular updates from RDN staff on ALC final decisions (K. Reid)

RDN involvement in Coastal Invasive Species Committee (J. Thony)

Request for a copy of the letter sent to BCAA regarding what qualifies as a farm product (J. Thony)

Involvement in Farmers Institute in agricultural promotion and economic development including a Food Growers Guide (J. Thony)

**ADJOURNMENT**

MOVED H. Houle, SECONDED K. Reid, that this meeting be adjourned.

CARRIED

Time: 3.40 pm

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CHAIRPERSON



JUL 25 2014

Ref: 156020

Mr. Joe Stanhope  
Chair  
Regional District of Nanaimo  
6300 Hammond Bay Road  
Nanaimo, BC V9T 6N2

RDN CAOS OFFICE			
CAO	<input checked="" type="checkbox"/>	GM R&P	
GMS&CD	<input checked="" type="checkbox"/>	GMT&SW	
GM R&CU		DF	
JUL 30 2014			
DCS		BOARD	<input checked="" type="checkbox"/>
CHAIR	<input checked="" type="checkbox"/>		

Dear Chair Stanhope:

Thank you for your letter of June 16, 2014, requesting that the Province of British Columbia reconsider changes to the Classification of Land as a Farm Regulation to add value added products and agri-tourism to the list of qualifying agricultural uses/products for determining farm classification.

You expressed your concern that the current minimum income thresholds are too high for small farmers to meet in order for their property to be qualified for farm class. Please note the Farm Assessment Review Panel considered input received from the public and stakeholders from consultations in 12 locations throughout the province and over 100 written submissions, prior to making its recommendations. The general message received by the Panel was that the \$2,500 threshold was too low and an increase was recommended. Nevertheless, to continue support for small holding farms the \$2,500 threshold was not changed and is still the lowest in Canada.

As you may already know, the purpose of farm classification is to provide a tax benefit to farmers who are using their land to produce farm products, such as food intended primarily for human and animal consumption. Although agri-tourism can provide a limited exposure to farming activities, the potential agricultural productivity of the land is not always the focus of the operation. This is not consistent with the intended purpose of the tax benefit to encourage and support production of farm products. For these reasons, the Ministry of Agriculture has not supported including agri-tourism in the Farm Regulation.

The Panel did recommend that value added products such as jams be considered as qualifying farm products. However, after careful review by government, value added to farm products to preserve market value (e.g., packaging in plastic bags for transportation) was the only change considered. The concern was that, given the nature of value added products (such as jams) the actual value of the agriculture product (i.e., fruit) was a very small fraction of the product price. This would result in the farm class tax benefit being based on packaging and marketing and not on production of the raw farm product.

.../2

Ministry of Community, Sport  
and Cultural Development

Office of the Minister

Mailing Address:  
PO Box 9056 Stn Prov Govt  
Victoria BC V8W 9E2  
Phone: 250 387-2283  
Fax: 250 387-4312

Location:  
Room 124  
Parliament Buildings  
Victoria BC V8V 1X4

[www.gov.bc.ca/cscd](http://www.gov.bc.ca/cscd)

Mr. Joe Stanhope, Chair  
Page 2

I want to assure you that the Province is committed to ensuring the agriculture industry in British Columbia remains sustainable and recognizes the changing demands and expectations of the marketplace. Your suggested additions to the list of qualifying agricultural uses will be taken into account should the Province consider further changes to the Farm Regulation.

Thank you again for writing.

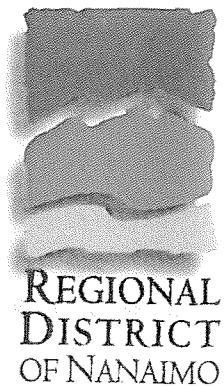
Sincerely,

A handwritten signature in black ink that reads "Coralee Oakes". The signature is written in a cursive, flowing style.

Coralee Oakes  
Minister

pc: Honourable Norm Letnick  
Minister of Agriculture

Ms. Connie Fair  
President and Chief Executive Officer  
BC Assessment Authority



June 16, 2014

Honourable Coralee Oakes  
Minister of Community, Sport and Cultural Development  
PO BOX 9056  
STN PROV GOVT  
Victoria, BC V8W 9E2

Re: BC Assessment Authority - Qualifying Agricultural Uses

Dear Minister,

The Regional District of Nanaimo (RDN) respectfully requests that the provincial government revisit the decision on additions to the list of qualifying agricultural products. The threshold to qualify for farm status is too high for many small farms when they are only permitted to include raw farm products in the calculation of income. We contend that to truly support farming the list of qualifying agricultural uses needs to be expanded to include more value-added and agri-tourism products.

Since the Report of the Farm Panel Review came out in 2009 the RDN has completed an Agricultural Area Plan. Development of the Plan included a comprehensive consultation process in which we heard that the requirements related to income are too onerous for many small farmers. We were told by farmers that one way to address this issue is to expand the list of qualifying agricultural uses to include more value-added and agri-tourism products. The Plan includes advocating for this change as an action item. This is consistent with the recommendations from the Farm Assessment Review Panel which also recommended that more value-added and farming-related activities be included.

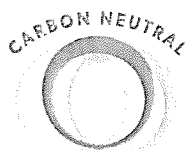
The RDN's Agricultural Advisory Committee (AAC) strongly agrees with this recommendation from the Agricultural Area Plan and has identified these changes to the regulation as an effective way to support farming in this region and elsewhere in BC. Like the Farm Assessment Review Panel, the RDN's AAC believes that making additions to the list of qualifying agricultural uses is a top priority. Should you want suggestions of value-added and agri-tourism products that should qualify we would be happy to provide you with a list.

We hope you will reconsider the recommendation of the Farm Assessment Review Panel and increase the number of value-added and agri-tourism products to the list of qualifying agricultural products. Thank you for your consideration. I look forward to your response.

Sincerely,

Joe Stanhope  
Chair  
Regional District of Nanaimo

cc Connie Fair, President & CEO, BC Assessment Authority



BC CLIMATE ACTION  
COMMUNITY 2012

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V9T 6N2

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Web: [www.rdn.bc.ca](http://www.rdn.bc.ca)



## **REGIONAL GROWTH STRATEGY**

The subject property is currently designated 'Rural Residential' and 'Resource Lands and Open Space', pursuant to the "Regional District of Nanaimo Regional Growth Strategy Bylaw No. 1615, 2011" (RGS). The Regional Growth policies relating to the 'Rural Residential' designations does not support the proposed development of the lands since they are intended to accommodate primarily rural residential development, (see Attachment 11 RGS Land Designation). In addition, the 'Resource Lands and Open Space' designation does not support this proposal because the RGS encourages the provincial government to protect and preserve the agricultural land base through the ALR, (see Attachments 12 RGS Goal 7 and Attachment 13 RGS Goal 8).

## **OFFICIAL COMMUNITY PLAN**

The subject property is currently designated as 'Agricultural' and 'Institutional', pursuant to the "Regional District of Nanaimo Electoral Area 'A' Official Community Plan Bylaw No. 1620, 2011" (OCP), (see Attachment 9 and Attachment 10 OCP Land Designations). The property is located outside of the Growth Containment Boundary (GCB). The OCP supports the current institutional uses and states that the expansion of new institutional uses should be located within the GCB.

The "Agricultural" land designation applies to those lands within the ALR, identified as ALR Area 1 and ALR Area 2 within the subject property, (see Attachment 3 Proposed Sketch Plan - Aerial Photo). With respect to lands within the 'Agricultural' designation, the OCP policies do not support the proposed development as it does not result in a net benefit to agricultural production.

Amendments to "Regional District of Nanaimo Electoral Area 'A' Official Community Plan Bylaw No. 1620, 2011" would be required to accommodate the proposed change from 'Agricultural' to 'Institutional' for the areas identified as ALR Area 1 and ALR Area 2.

The parcel is also designated within several applicable development permit areas including:

- Nanaimo River Floodplain
- Watercourse & Fish Habitat Protect-Fish Habitat Protect
- Environmentally Sensitive Features-Sensitive Ecosystem Protection – Riparian Vegetation

With respect to ALR Area 1, a development permit would not be required to accommodate the proposed internal renovations associated with the proposed conversion of the existing dwelling unit into an administrative use.

With respect to ALR Area 2, a development permit would be required for Nanaimo River Floodplain, Watercourse & Fish Habitat Protect, Environmentally Sensitive Features-Sensitive Ecosystem Protection development permit areas prior to any the proposed land alterations can be undertaken. As part of the development permit process, the applicant would need to demonstrate that the proposed development is safe and suitable for the intended use and would not result in any negative environmental impacts.

## **ZONING**

The parcel is zoned Rural 4 Zone (RU4) and Public Utility (PU1), Subdivision District 'D', pursuant to "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987" (Bylaw 500), (see Attachments 6 and 7 Existing Zones). The Rural 4 Zone permits Agriculture; Aquaculture; Home Based



Business; Produce Stand; Silviculture, and Secondary Suite and allows 2 dwelling units on parcels greater than 2.0 hectares in area. The Public Utility 1 Zone permits Personal Care, Personal Care Unit, Public Assembly Use, Public Utility Use (includes cemetery), Residential Use, and School.

The proposed uses within the ALR Area 1 and ALR Area 2 are not consistent with the permitted uses set out in the Rural 4 (RU4) zone. Therefore, amendments to Bylaw 500 would be required to accommodate the proposed uses, administrative offices and cemetery, within the subject area. The amendment may result in rezoning ALR Area 1 and ALR Area 2 from Rural 4 (RU4) Zone, Subdivision District 'D' to Public Utility (PU1) Zone, Subdivision District 'D'.

The existing cemetery use is consistent with the Public Utility 1 (PU1) Zone as an acknowledged use within the definition of "Public Utility Use". The other components of the operation including the crematorium and administrative uses precede the adoption of Bylaw 500, and are considered a permitted non-conforming use. The applicant is not proposing to expand or change the permitted uses within the PU1 zoned lands.

#### **BOARD POLICY AND AAC PROCEDURE**

RDN Board Policy B1.8: Review of ALR Applications provides an opportunity for the AAC to review and provide comments on ALR applications for exclusion, subdivision and non-farm use, on lands within the ALR. Policy B1.8 also includes a standing Board resolution for non-farm use of lands within the ALR which reads as follows:

All applications under the *Agriculture Land Commission (ALC) Act* for exclusion, subdivision, or non-farm use of ALR land are to be forward to the Agricultural Advisory Committee (AAC) along with a completed ALC local government report in order to allow the AAC to provide comment and recommendation on the application. If the Area Director has provided comments on the application, the Director's comments will be included with the referral to the AAC. AAC comments and recommendations are to be forward to the ALC by including the AAC motion in the local government report to the ALC.

In accordance with the AAC Terms of Reference, the role of the AAC members is to provide local perspective and expertise to advise the Board (and in this case comment to the ALC) on a range of agricultural issues on an ongoing and as-needed basis, as directed by the Board. In addition to members' local knowledge and input, comment on ALR applications may be guided by the Board Strategic Plan, the RGS and the applicable OCP along with the relevant land use bylaws. Members of the AAC can also find information related to ALR land use and agriculture in BC, on the Agricultural Land Commission and Ministry of Agriculture websites. Local and contextual information can also be found on the RDN's agricultural projects website at [www.growingourfuture.ca](http://www.growingourfuture.ca).

Comment provided to the ALC from the AAC is consensus based, through Committee adoption of a motion. If an AAC member has comments regarding an application being submitted to the ALC, the appropriate time to provide those comments is at the Committee meeting, during discussion on the application, and prior to the Committee's adoption of its motion. Only motions approved by the Committee will be forwarded to the ALC for its consideration. Comments from individual AAC members will not be included in the staff report that is forwarded to the ALC.



The comment provided by the AAC is not an approval or denial of the application and is only a recommendation to the ALC regarding a specific application. As per Policy B1.8 any comment from the AAC is provided in addition to the applicable standing Board resolution and Electoral Area Director's comment (if provided). The ALC is the authority for decisions on matters related to the ALR and will consider comments in making its decision on an application.

#### **ELECTORAL AREA DIRECTOR COMMENT**

As per Board Policy B1.8, all applications under the *Agriculture Land Commission (ALC) Act* for exclusion, subdivision, or non-farm use of ALR land are to be forward to the applicable subject property's Electoral Area Director, for comment.

With respect to this application, Director Alec McPherson has provided the following comments:

"In reviewing the application for non-farm use at the Arbor Memorial site, I can state that I have NIL problem with the rehabilitation/renovation of the existing residence into an office/storage space use in the area described as ALR Area 1. Having viewed the other section, described as ALR Area 2, which is currently used for forage (baled as silage), and with what appears to be a robust second cut underway without the benefit of irrigation; it is clearly prime agricultural land."

#### **SUMMARY/CONCLUSIONS**

This is an application for non-farm use in the ALR to convert an existing dwelling unit into an administrative building/use and to convert agricultural working lands into additional cemetery lands. The estimated total area affected by this proposal is 10.1 hectares, located in Electoral Area 'A'. If this request was to be support by the ALC, an OCP and zoning amendment would be required to accommodate the proposed change of uses.

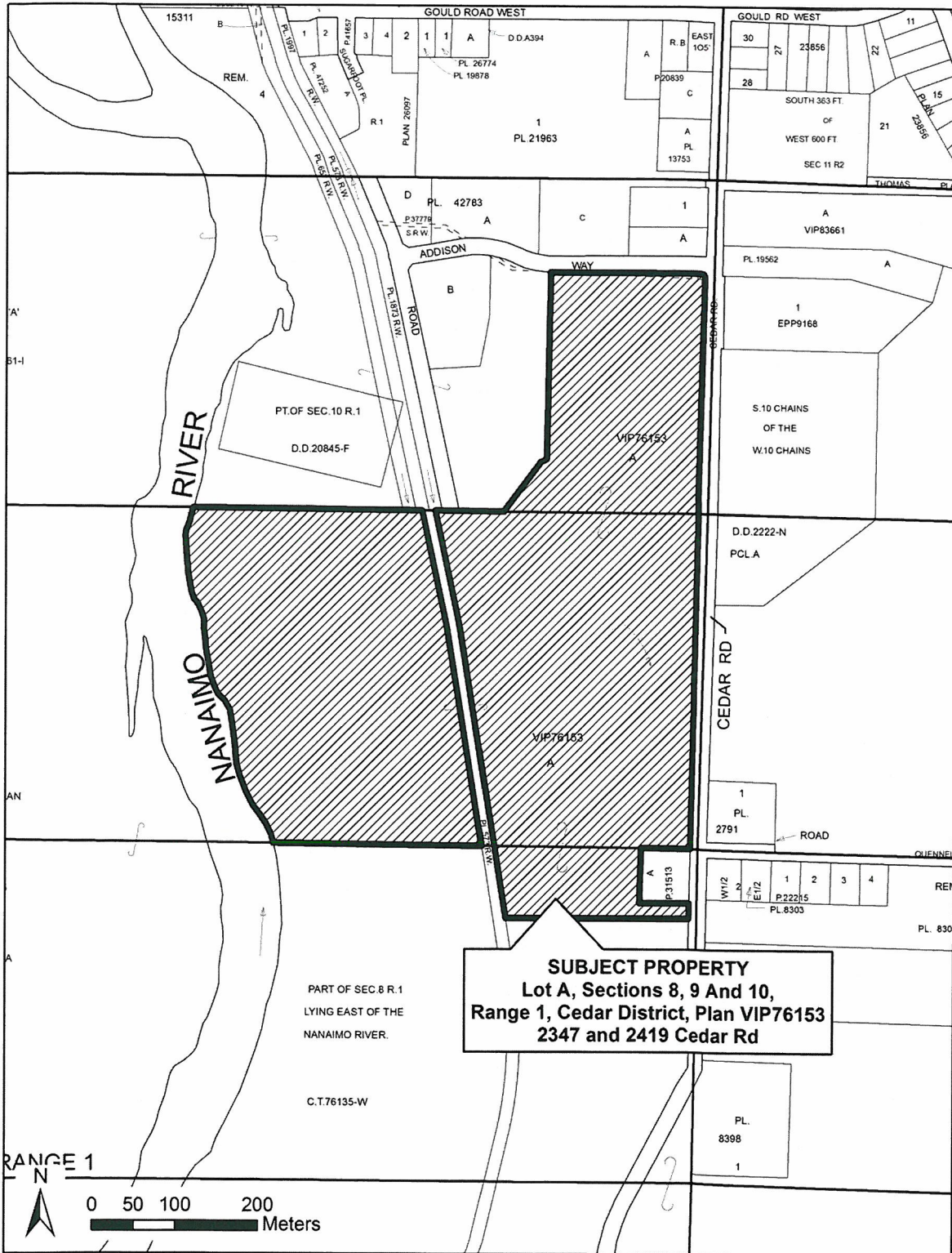
Should the AAC wish to provide comments to the ALC, it may do so by considering the adoption of a motion. Any comments provided by the Committee will be provided to the ALC, along with a copy of this report to assist the ALC in making a decision on this application.



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Report Writer

**Attachment 1  
Subject Property Map**



**SUBJECT PROPERTY**  
**Lot A, Sections 8, 9 And 10,**  
**Range 1, Cedar District, Plan VIP76153**  
**2347 and 2419 Cedar Rd**

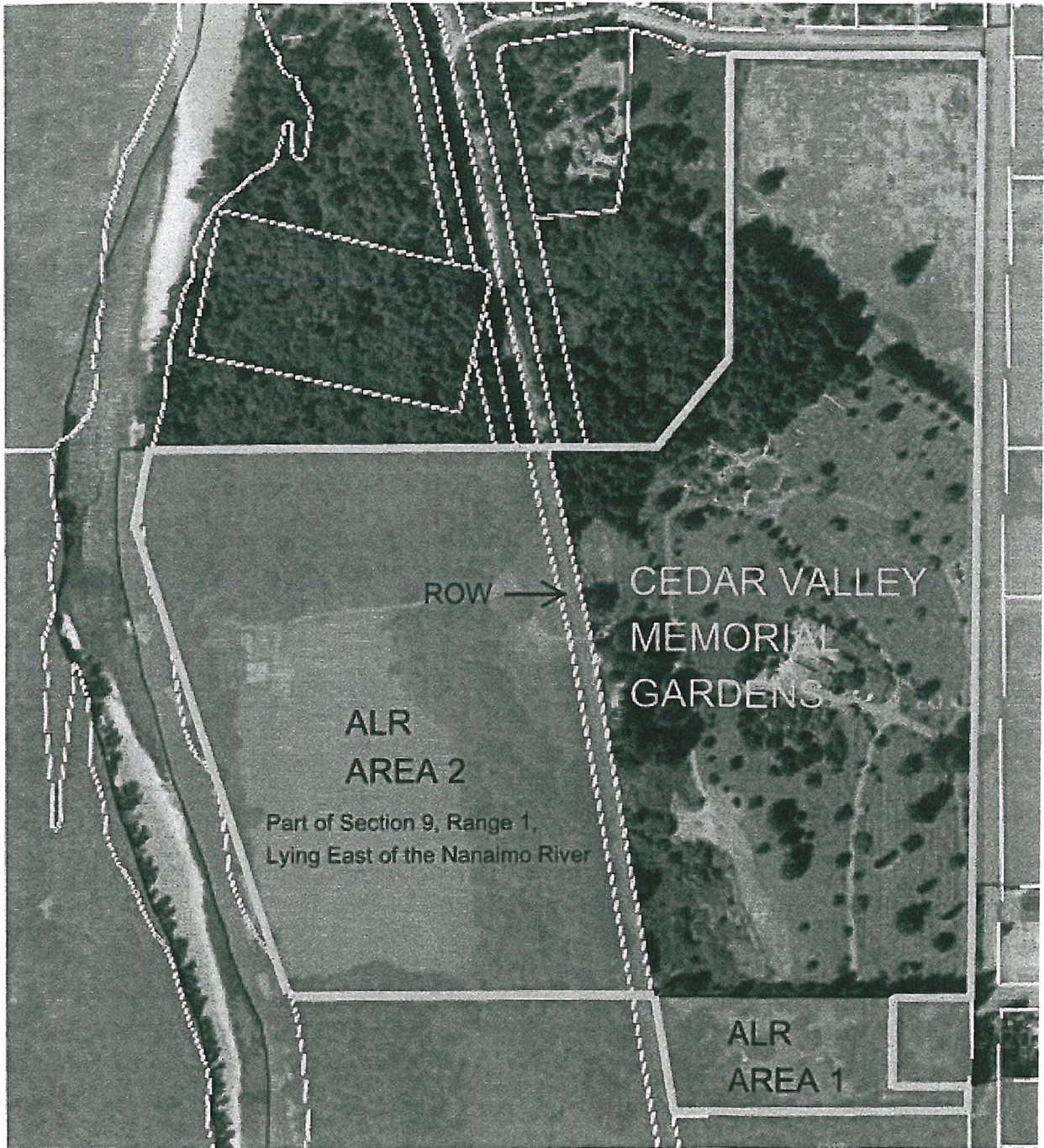


Attachment 2  
2014 Aerial Photo



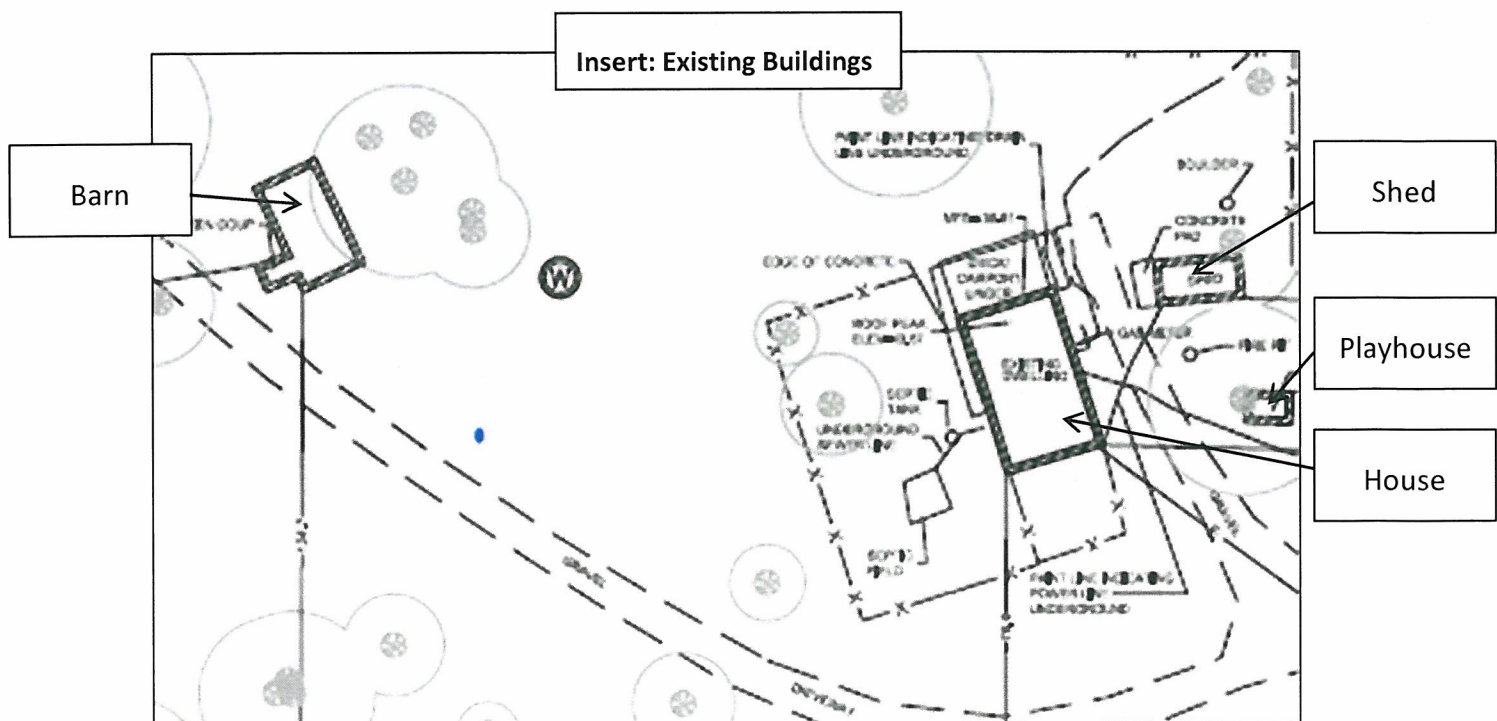
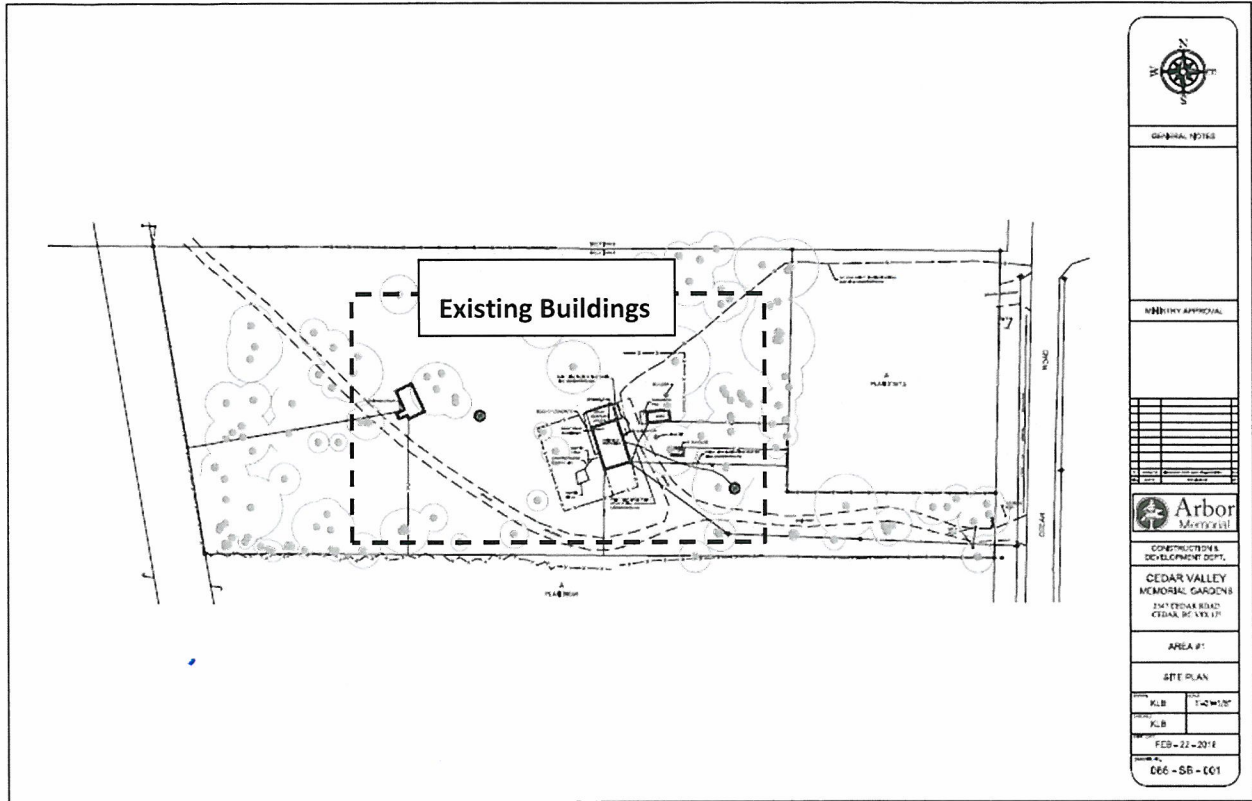


Attachment 3  
Proposed Sketch Plan

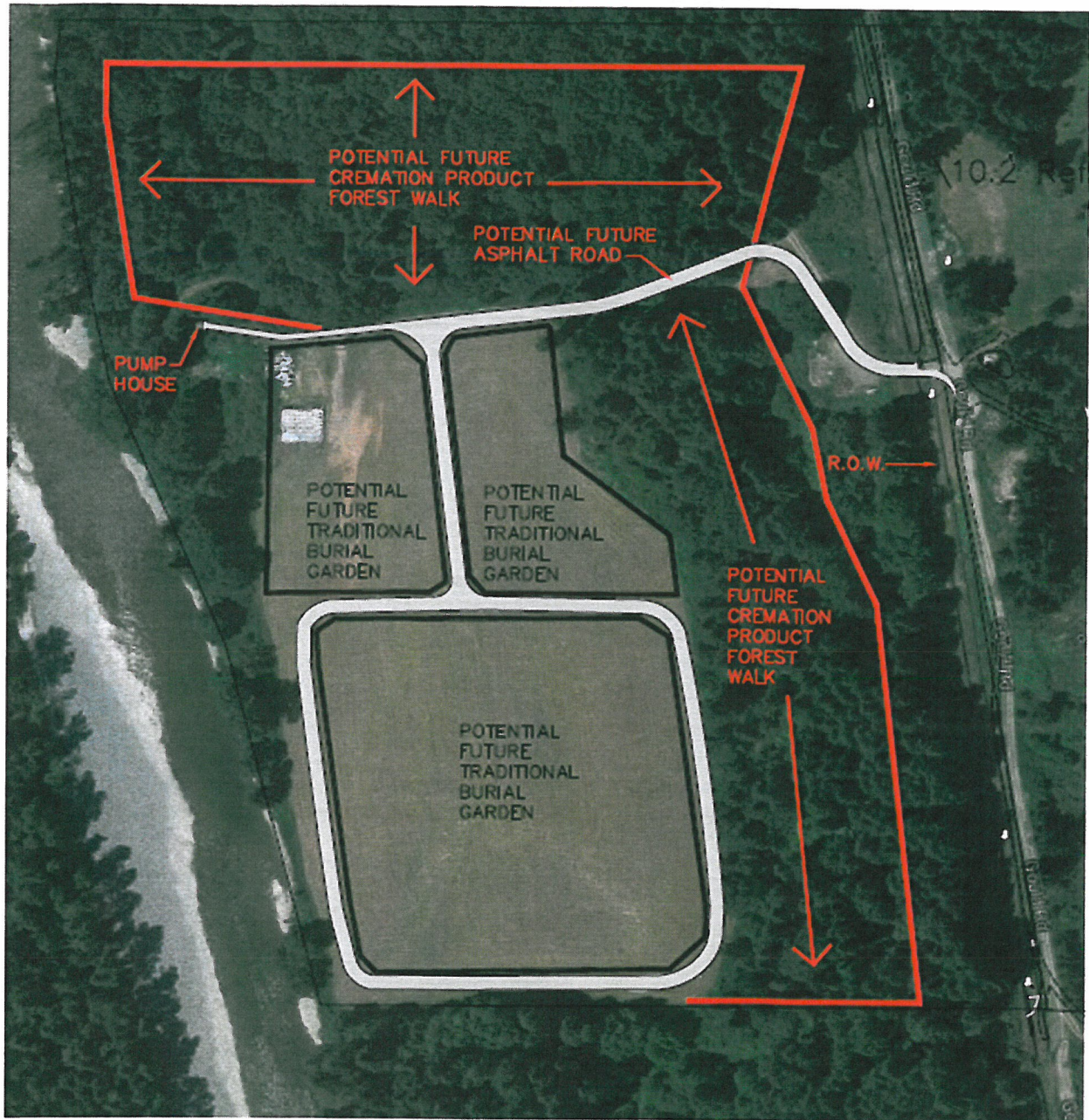




Attachment 4  
Proposed Sketch Plan – ALR Area 1



Attachment 5  
Proposed Sketch Plan – ALR Area 2



PART OF SECTION 9, RANGE 1, LYING EAST OF THE NANAIMO RIVER



## Attachment 6 Existing Zoning – Rural 4 – ALR Area 1 and 2

### Part 3 – Land Use Regulations

#### Section 3.4.84<sup>1</sup>

#### RURAL 4

RU4

#### Permitted Uses and Minimum Site Area

Required Site Area with:

Permitted Uses	Community Water & Sewer System	Community Water System	No Community Services
a) Agriculture	n/a	n/a	n/a
b) Aquaculture	5000 m <sup>2</sup>	5000 m <sup>2</sup>	5000 m <sup>2</sup>
c) Home Based Business <sup>2</sup>	n/a	n/a	n/a
d) Produce Stand	n/a	n/a	n/a
e) Residential Use	n/a	n/a	n/a
f) Silviculture	n/a	n/a	n/a
g) Secondary Suite <sup>3</sup>	n/a	n/a	n/a

#### Maximum Number and Size of Buildings and Structures

Accessory buildings - combined floor area of 400 m<sup>2</sup> <sup>4</sup>

Dwelling units/parcel:

- a) on a parcel having an area of 2.0 ha or less - 1
- b) on a parcel having an area greater than 2.0 ha - 2

Height 9.0 m <sup>5</sup>

Parcel coverage 25%

#### Minimum Parcel Area

Subject to Section 4.4.4, no parcel having an area less than 2.0 ha may be created by subdivision, and for the purposes of this subsection, "parcel" includes a lot created by deposit of a strata plan under the **Strata Property Act** (British Columbia).

#### Minimum Setback Requirements

1. Buildings and structures for housing livestock or for storing manure:
  - All lot lines - 30.0 m
2. All other buildings and structures
  - All lot lines - 8.0 m
 except where:
  - a) the parcel is less than 4000 m<sup>2</sup> in area then the setback from lot lines may be reduced to 2.0 m from an interior side lot line and to 5.0 m from other lot lines, excluding the front lot line;
  - b) any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

<sup>1</sup> Bylaw No. 500.206, adopted November 12, 1996

<sup>2</sup> Bylaw No. 500.270, adopted November 13, 2001

<sup>3</sup> Bylaw No. 500.389, adopted May 27, 2014

<sup>4</sup> Bylaw No. 500.272, adopted November 13, 2001

<sup>5</sup> Bylaw No. 500.246, adopted December 8, 1998

**Attachment 7**  
**Existing Zoning – PU1 – Cedar Valley Memorial Gardens**  
**(Page 1 of 2)**

*Part 3 – Land Use Regulations*

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Section 3.4.41

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**PUBLIC 1**

**PU1**

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**Permitted Uses and Minimum Site Area**

Permitted Uses	Required Site Area with:		
	Community Water & Sewer System	Community Water System	No Community Services
a) Personal Care	4000 m <sup>2</sup>	5000 m <sup>2</sup>	8000 m <sup>2</sup>
b) Personal Care Unit	400 m <sup>2</sup>	1600 m <sup>2</sup>	1.0 ha
c) Public Assembly Use	4000 m <sup>2</sup>	5000 m <sup>2</sup>	8000 m <sup>2</sup>
d) Public Utility Use	500 m <sup>2</sup>	1000 m <sup>2</sup>	1500 m <sup>2</sup>
e) Residential Use <sup>1</sup>	n/a	n/a	n/a
f) School	4000 m <sup>2</sup>	5000 m <sup>2</sup>	8000 m <sup>2</sup>

Notwithstanding the provisions outlined above, the following Accessory Use shall be permitted in conjunction with a school for the parcel legally described as Lot A, District Lot 7, Bright District, Plan 30903:

*School Accommodation*, as defined in this zone<sup>2</sup>.

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**Maximum Number and Size of Buildings and Structures**

Dwelling units/parcel <sup>3</sup>	- 1
Height	- 8.0 m
Parcel coverage	- 50% <sup>4</sup>

**Minimum Setback Requirements**

Front lot line	- 8.0 m
Other lot lines	- 5.0 m

except where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

<sup>1</sup> Bylaw No. 500.13, adopted October 13, 1987

<sup>2</sup> Bylaw No. 500.375, adopted October 23, 2012

<sup>3</sup> Bylaw No. 500.13, adopted October 13, 1987

<sup>4</sup> Bylaw No. 500.198, adopted May 14, 1996



**Attachment 7**  
**Existing Zoning – PU1 – Cedar Valley Memorial Gardens**  
**(Page 2 of 2)**

*Part 3 – Land Use Regulations*

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**Other Regulations<sup>1</sup>**

- a) For the purposes of this zone, and for the parcel legally described as Lot A, District Lot 7, Bright District, Plan 30903, *School Accommodation* means a building or buildings used for temporary lodging or dormitory units for not more than 30 people who require accommodation in conjunction with a school use.
- b) *School Accommodation* must be located within the same parcel as the school it serves, and shall not be used as a dwelling unit(s) or provide any other form of permanent or temporary accommodation, except as defined in this zone, and may not be subdivided pursuant to the *Strata Property Act*.

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<sup>1</sup> Bylaw No. 500.375, adopted October 23, 2012

**Attachment 8**  
**Bylaw 500, Schedule '4B' Subdivision Districts – Minimum Parcel Size**

Part 4 – Subdivision Regulations '4B' – Subdivision Districts

## REGIONAL DISTRICT OF NANAIMO

## BYLAW NO. 500

## SCHEDULE '4B' SUBDIVISION DISTRICTS - MINIMUM PARCEL SIZES

- 1) The minimum size of any lot created by subdivision shall be determined by the standard of services provided and shall meet the applicable minimal parcel size set out below:<sup>1</sup>

Minimum Parcel Sizes				
Subdivision District	Community Water & Sewer System	Community Water System - No Community Sewer	Community Sewer System - No Community Water	All Other Subdivisions
A	20.0 ha	20.0 ha	20.0 ha	20.0 ha
B	8.0 ha	8.0 ha	8.0 ha	8.0 ha
C	5.0 ha	5.0 ha	5.0 ha	5.0 ha
CC <sup>2</sup>	4.0 ha	4.0 ha	4.0 ha	4.0 ha
D	2.0 ha	2.0 ha	2.0 ha	2.0 ha
E	1.6 ha	1.6 ha	1.6 ha	1.6 ha
F	1.0 ha	1.0 ha	1.0 ha	1.0 ha
G	8000 m <sup>2</sup>	1.0 ha	1.0 ha	1.0 ha
H	5000 m <sup>2</sup>	1.0 ha	1.0 ha	1.0 ha
J <sup>3</sup>	4000 m <sup>2</sup>	6000 m <sup>2</sup>	1.0 ha	1.0 ha
K	4000 m <sup>2</sup>	4000 m <sup>2</sup>	4000 m <sup>2</sup>	4000 m <sup>2</sup>
L	2000 m <sup>2</sup>	2000 m <sup>2</sup>	4000 m <sup>2</sup>	4000 m <sup>2</sup>
M	2000 m <sup>2</sup>	2000 m <sup>2</sup>	1.0 ha	1.0 ha
N <sup>4,5</sup>	1600 m <sup>2</sup>	1600 m <sup>2</sup>	1.0 ha	1.0 ha
P	1000 m <sup>2</sup>	1600 m <sup>2</sup>	1.0 ha	1.0 ha
Q (EA G only)	700 m <sup>2</sup>	<sup>6</sup> 1.0 ha	1.0 ha	1.0 ha
Q (other EAs)	700 m <sup>2</sup>	2000 m <sup>2</sup>	1.0 ha	1.0 ha
R	500 m <sup>2</sup>	<sup>7</sup> 1.0 ha	1.0 ha	1.0 ha
S <sup>8</sup>	400 m <sup>2</sup>	2000 m <sup>2</sup>	1.0 ha	1.0 ha
T <sup>9</sup>	600 m <sup>2</sup>	No further subdivision		
V <sup>10</sup>	50.0 ha	50.0 ha	50.0 ha	50.0 ha
Z	No further subdivision			
CD9 <sup>11</sup>	400 lots with approved pump and haul service connection			

<sup>1</sup> Bylaw No. 500.238, adopted February 10, 1998<sup>2</sup> Bylaw No. 500.347, adopted September 22, 2009<sup>3</sup> Bylaw No. 500.27, adopted August 9, 1988<sup>4</sup> Bylaw No. 500.66, adopted December 12, 1989<sup>5</sup> Bylaw No. 500.324, adopted February 28, 2006<sup>6</sup> Bylaw No. 500.264, adopted October 10, 2000<sup>7</sup> Bylaw No. 500.264, adopted October 10, 2000<sup>8</sup> Bylaw No. 500.27, adopted August 9, 1988<sup>9</sup> Bylaw No. 500.394, adopted August 25, 2015<sup>10</sup> Bylaw No. 500.253, adopted January 11, 2000<sup>11</sup> Bylaw No. 500.275, adopted October 9, 2001

**Attachment 9  
Official Community Plan Land Use Designation - Agriculture  
(Page 1 of 5)**

***Food Security***

Much of the produce eaten in British Columbia comes from distant lands. Many of these areas are experiencing an increase in severe weather events which are threatening crops and creating additional vulnerabilities and price fluctuations in the food system.

***Climate Change Implications***

Industrialized agriculture is a significant contributor to greenhouse gas emissions through deforestation, livestock production, application of chemical fertilizer and manure, and from the use of fossil fuels in the sowing, harvesting, processing and transport of agricultural products. Creating local food systems reduces the distance food must travel and as a result reduces greenhouse gas emissions and transport costs.

In addition to warmer average temperatures, climate change is expected to shift precipitation patterns and increase the frequency of severe weather events which may increase the risk of extreme drought and crop failure. Local food systems help mitigate the impacts of climate change by building resiliency into the system and becoming more self-reliant.

***Food Accessibility***

Access to fresh nutritious food is critical for maintaining a healthy population. All area residents should have access to affordable, fresh, nutritious, culturally appropriate food, which is locally produced. Access to healthy food can help combat rising rates of obesity and chronic illnesses that can be partially addressed by improvements to diet and exercise.

***Strategic Direction and Goals***

Section 5.0 helps achieve the Community Vision by contributing towards community Goals 1, 6, 7, 13, 15, 16, and 17. Please refer to Section 3.3 for a list of community goals.

**5.1 Agricultural**

The Agricultural Land Use designation applies to all land located in the Agricultural Land Reserve (ALR) at the date of adoption of this plan. These lands occupy approximately fifty-five percent of the plan area and are generally characterized by parcels, greater than 2.0 ha in area. Lands within the ALR are intended for agricultural production. These lands contribute to the economy and are of critical importance in helping Electoral Area ‘A’ become a leader in local food production.

**Objectives and Policies**

Section	Policy/Objective
5.1	
Objective 5.1.1	Protect ALR land from non-agricultural development.
Policy 5.1.1	Lands within the Agricultural Lands designation are shown on Map No. 3.
Policy 5.1.2	Agriculture shall be the priority use on lands located within the Agricultural Lands designation.
Policy 5.1.3	Uses within this designation shall include agriculture and uses which are compatible with agriculture and contribute towards making it more productive.



**Attachment 9  
Official Community Plan Land Use Designation - Agriculture  
(Page 2 of 5)**

Section 5.1	Policy/Objective
Policy 5.1.4	Rezoning may be supported, subject to the approval of the Agricultural Land Commission to allow: <ul style="list-style-type: none"> <li>a. Value added agricultural uses;</li> <li>b. 'Permitted use' as defined by the <a href="#">ALR, Subdivision and Procedure Regulation</a> (BC Regulation 171-2002), as amended or replaced from time to time; or,</li> <li>c. Agricultural education and/or demonstration of agricultural technologies.</li> </ul>
Policy 5.1.5	This plan supports the creation of an agricultural zone which applies to all lands within this designation.
Policy 5.1.6	Removal of lands from the ALR, which are capable of agricultural production, is considered contrary to the Community Vision and is not supported by this plan.
Policy 5.1.7	Subdivision of land within the ALR, which does not result in a net benefit to agricultural production as determined by a qualified professional, is considered contrary to the Community Vision and is not supported by this plan.
Policy 5.1.8	The RDN should consider providing comments to the Agricultural Land Commission on all applications for non-farm use, subdivision, and exclusion.
Policy 5.1.9	If land is removed from the ALR, the land should continue to be designated 'Agricultural Lands' and should not be considered for additional development potential.
Policy 5.1.10	This plan supports ongoing consultation with the Agricultural Advisory Committee, the Agricultural Land Commission, and the Provincial Ministry responsible for Agriculture to find ways to encourage agriculture and make it more productive.
Advocacy Policy 5.1.11	The RDN shall work with the MOTI to discourage the creation of new public roadways ending at lands located in the ALR to reduce the future demand for further non-agricultural development of ALR land.

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
Designate DPA's on land adjacent to the ALR to ensure adequate buffers are provided and to reduce the impacts of non-agricultural development on agricultural land.	Immediate
Work with the Agricultural Advisory Committee, the Ministry responsible for Agriculture, the Agricultural Land Commission, and the community to develop an agricultural zone and identify opportunities to increase diverse agricultural activity. Amend RDN Land Use and Subdivision Bylaw No. 500, 1987 to include the new zone.	Short Term





**Attachment 9  
Official Community Plan Land Use Designation - Agriculture  
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Review the current board policy on commenting on applications made to the Agricultural Land Commission and consider the potential role of the Agricultural Advisory Committee. Write a report to the Board with recommendations.	Short Term
Work with the Provincial subdivision approving officer, Ministry of Agriculture, and the Agricultural Land Commission to minimize the impact of subdivision on lands within the ALR.	Ongoing

<b>Objective 5.1.2</b>	<b>Support and promote sustainable agriculture on ALR lands.</b>
Policy 5.1.12	The minimum parcel size for lands located within the Agricultural Lands designation shall be 8.0 ha.
Policy 5.1.13	<p>Despite policy 5.1.12 above, subject to approval from the Agricultural Land Commission, and subject to being consistent with the RGS, the RDN may support the creation of more compact residential clusters through a rezoning or Development Variance Permit (DVP) on lands within this designation which may include smaller parcels and/or a subdivision pursuant to the <a href="#">Strata Property Act</a> subject to the following:</p> <ol style="list-style-type: none"> <li>a. The proposal must include a significant agricultural component which would contribute towards making Electoral Area 'A' a leader in local food production.</li> <li>b. The proposal does not result in more dwelling units and/or parcels than what is permitted by the zoning in place at the time the application is made. The overall density and/or number of parcels shall be determined based on the buildable area of the subject property and not the total site area as determined by the RDN.</li> <li>c. The proposal is consistent with <a href="#">ALR, Subdivision and Procedure Regulation</a> (BC Regulation 171/2002).</li> <li>d. Residential development should be located on the least fertile portions of the subject property.</li> <li>e. Residential development must include a vegetated buffer designed and constructed in accordance with the Ministry of Agriculture "<a href="#">A Guide to Edge Planning Promoting Compatibility Along Urban-Agricultural Edges</a>" published in 2009 by the Ministry of Agriculture as amended or replaced from time to time.</li> <li>f. No parcel of less than 1.0 ha shall be created.</li> <li>g. All development must be serviced with onsite methods for treating wastewater and water systems.</li> <li>h. The proposal includes a report from a professional Agrologist outlining how the proposal would be more efficient from an agricultural perspective than a traditional subdivision and certifying that the proposed residential development is located on the least fertile portions of the land and is necessary to support the proposed agricultural use.</li> <li>i. The remainder must be protected against further subdivision and non-agricultural uses through covenant and/or zoning.</li> </ol>



**Attachment 9  
Official Community Plan Land Use Designation - Agriculture  
(Page 4 of 5)**

Policy 5.1.14	This plan supports the use of conservation covenants for the preservation of environmentally sensitive features. However, it is recognized that agricultural considerations must be taken fully into account when the use of a conservation covenant for the preservation of environmentally sensitive features is being contemplated.
Policy 5.1.15	This plan supports a feasibility study looking at the use of conservation covenants and transfer of development credits for the preservation of farm land.
Policy 5.1.16	Property owner initiated zoning to reduce subdivision and preserve large parcel of agricultural land is supported.
Policy 5.1.17	The use of agricultural practices which minimize the impacts on the environment, improve water use efficiency, reduce the use of chemical fertilizers, and reduce dependence on fossil fuels, such as permaculture, shall be encouraged.
5.1.18	The use of water for irrigation on agricultural lands to boost local food production is supported.

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
Conduct a public process for considering implementation of minimum parcel sizes.	Please refer to Appendix 3 for more information
Conduct a feasibility study looking at the use of conservation covenants and transfer of development credits for the preservation of farm land.	Short Term

<b>Objective 5.1.3</b>	<b>Create opportunities for local food markets</b>
Policy 5.1.19	This plan supports collaboration, cooperation, and flexibility to support agricultural operations looking at investing in agriculture and/or attempting to resolve issues which are limiting agricultural production in Area 'A'.
Policy 5.1.20	The RDN shall work with other levels of government and other agencies to develop financial incentives to preserve farm land and encourage young families to get in to farming.
Policy 5.1.21	This plan supports the use of public land for community gardens and farmers markets where appropriate.
Policy 5.1.22	Proposals for the establishment of a cold storage facility and provincially licensed meat processing facility may be supported within the plan area in consultation with the ministry responsible for Agriculture, Agricultural Land Commission, the farming community, and the community at large.



**Attachment 9**  
**Official Community Plan Land Use Designation - Agriculture**  
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Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
Work with the farming community and the Agricultural Advisory Committee to develop strategies which support and encourage agriculture in Electoral Area 'A'.	Ongoing
Amend ' <a href="#">RDN Land Use and Subdivision Bylaw No. 500, 1987</a> ' to permit community gardens and farmers markets. Develop a process for managing the use of these lands for community agriculture.	Short Term

Objective 5.1.4	Support and Encourage Agricultural Education.
Policy 5.1.23	This plan supports the preparation of an Agricultural Plan for Electoral Area 'A' which should at minimum provide an overview of the local food system, its relative food security, capacity, opportunities for enhancing the food-related economy, and recommendations for increasing the sustainability of the food system.
Policy 5.1.24	The RDN should provide perspective purchasers, developers, and land owners with information on living in rural agricultural communities.
Policy 5.1.25	The RDN should work with the Nanaimo and Cedar Farmers Institute, ministry responsible for Agriculture, RDN Advisory Committee, Agricultural Land Commission, Nanaimo Foodshare, and School District 68 to develop an agricultural education program aimed at elementary and high school students.

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
Prepare an agricultural plan which is consistent with the plan prepared for the Cowichan Valley Regional District.	Immediate
Develop informational brochures to distribute to prospective property owners as well as existing Area A residents.	Short Term
Work with the Agricultural Advisory Committee to establish an agricultural education program.	Short Term



**Attachment 10**  
**Official Community Plan Land Use Designation - Institutional**  
**(Page 1 of 3)**

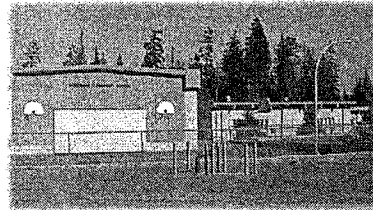
**11.0 Institutional Uses and Improving Servicing Efficiency**

This section of the plan outlines the community’s preferences with respect to schools, institutional uses, and community services.

Section 11.0 helps achieve the Community Vision by contributing towards community goals 3, 4, 6, 8, 10, 12, and 18. Please refer to Section 3.3 for a list of community goals.

**11.1 Schools**

Nanaimo Ladysmith School District No. 68 is responsible for the administration of two elementary schools, one intermediate school, and one secondary school within the plan area.



Schools and school facilities play an important role in the plan area not only for education, but also for providing opportunities for community recreation, cultural activities, and educational programs during non-school hours. As well, decision making regarding the location of future schools is aided if it is known where new residential development will be located. New schools, especially for primary aged children, are best located close to where families with school age children will be living thus reducing the need for bus transportation.

The plan supports a strategic approach to school site planning in order to ensure continued availability of school facilities which transcends electoral and jurisdictional boundaries. The plan will also ensure a coordinated approach for school site and parks and open space acquisition to ensure coordination of these services.

**Objectives and Policies**

Section 11.1	Policy/Objective
Objective 11.1.1	Assist School District No. 68 in planning for future school facilities.
Policy 11.1.1	The location of existing schools is shown on Map No. 4 (parkland, green space, natural areas, Crown land, institutional, schools and cultural facilities).
Policy 11.1.2	The RDN shall consult with School District No. 68 on an annual basis pursuant to the <i>Local Government Act</i> .
Policy 11.1.3	All subdivision of land shall comply with the school site acquisition requirements pursuant to the <i>Local Government Act</i> if applicable.
Policy 11.1.4	The RDN should support maintaining the existing schools in the plan area and should work with School District No. 68 to take steps towards maintaining and increasing the student population.

Section 11.1	Policy/Objective
Objective 11.1.2	Coordinate school sites and parks and recreation planning with School District 68.
Policy 11.1.5	The development of new school and educational facilities on land within the GCB’s shall be supported. However, school facilities may be considered in any





**Attachment 10**  
**Official Community Plan Land Use Designation - Institutional**  
**(Page 2 of 3)**

<b>Section 11.1</b>	<b>Policy/Objective</b>
	land use designation of this plan subject to rezoning where: a. There is no possible site within the GCB or it is necessary to provide a public service in a more isolated location; b. The need for the proposed use clearly overrides the value of the land for agriculture and/or forestry; c. The proposed use is not within ALR lands; d. If the use is proposed to be adjacent to ALR lands, there is sufficient buffering between the ALR lands and the proposed use; and e. The proposed use is considered compatible with surrounding land uses.
Policy 11.1.6	The RDN should pursue a partnership with School District 68 to utilize and improve existing sports fields and facilities for community use.

<b>Implementation Actions</b>	<b>Timing (Immediate, Short Term, Long Term, Ongoing)</b>
Approach School District 68 to discuss the possibility of a partnership to utilize and improve existing sports fields for community use.	Short Term

<b>Section 11.1</b>	<b>Policy/Objective</b>
<b>Objective 11.1.3</b>	Promote communication between School District No. 68 and the RDN to maximize efficiency of resources.
Policy 11.1.7	The RDN shall consult with School District No. 68 on development and planning related matters on an ongoing basis.

**11.2 Institutional Land Use Designation**

Educational, social, and cultural services in the plan area are provided by a wide variety of public and private non-profit organizations. The Electoral Area 'A' OCP provides a framework to assist in future planning of community cultural and social services including educational and cultural services provided through non-profit groups and religious or service organizations.

**Objectives and Policies**

<b>Section 11.2</b>	<b>Policy/Objective</b>
<b>Objective 11.2.1</b>	Establish a framework to assist in future planning of community, social and cultural services.
Policy 11.2.1	Lands designated Institutional are illustrated on Map No. 3.



**Attachment 10  
Official Community Plan Land Use Designation - Institutional  
(Page 3 of 3)**

Section 11.2	Policy/Objective
Policy 11.2.2	The RDN shall consult with the Vancouver Island Health Authority and shall request input on the following: a. The actual and anticipated health care facilities and support services; and, b. The size, number, type, location, service areas, and timing of anticipated health facilities.

Section 11.2	Policy/Objective
Objective 11.2.1	<b>Encourage coordination, efficiency and compatibility of community, social and cultural services.</b>
Policy 11.2.3	Direct the location of institutional facilities for public assembly for educational, religious, cultural and service organizations to lands within the GCB's, except where such educational facilities require access to lands in close proximity to resources such as agricultural, environmental, and resource education. This plan recognizes institutional uses which existed prior to the adoption of this plan which are located outside of the GCB.
Policy 11.2.4	Permitted uses supported within this designation shall generally include public or private community information and drop-in medical centres, emergency or social services, religious, cultural, or service organizations, educational facilities, public assembly uses, and community health care facilities.
Policy 11.2.5	Expansions to this designation may be supported primarily within the GCB's to accommodate additional uses which are consistent with policy 11.2.4 above.



**Attachment 11**  
**Regional Growth Strategy Land Use Designation**

**Resource Lands and Open Space**

The Resource Lands and Open Space land use designation includes:

- Land that is primarily intended for resource uses such as agriculture, forestry, aggregate and other resource development; and
- Land that has been designated for long-term open space uses.

This designation includes:

- Land in the Agriculture Land Reserve;
- Crown land;
- Land designated for resource management or resource use purposes, including forestry, in official community plans;
- Recognized ecologically sensitive conservation areas;
- Provincial parks;
- Regional parks;
- Large community parks;
- Cemeteries;
- Existing public facilities outside of areas planned for mixed-use centre development;
- Destination Resorts; and
- Golf courses.

Resource activities on land in this designation should be encouraged to operate in ways that do not harm the functioning of natural ecosystems. Land use control, and resource management of lands in this designation is shared between landowners, local, provincial and sometimes federal government. Much of the forest land is privately owned. Forest companies, farmers, shellfish aquaculture (and associated research facilities) and aggregate resource development companies are recognized to have the right to operate on land within this designation in compliance with local, provincial and federal government regulations.

No new parcels that are smaller than the size supported by the official community plan in effect at the date of the adoption of this *Regional Growth Strategy* may be created on land in this designation.

**Attachment 12**

**Regional Growth Strategy Goal 7 – Enhance Economic Resiliency – Agriculture**

**Agriculture**

7.14 Recognize the importance of agriculture to the region’s economy. To this end, the RDN and member municipalities agree to:

- Support the management of the Agriculture Land Reserve (ALR) by the provincial government;
- Encourage the provincial government to protect the agricultural land base through the ALR;
- Support the agricultural use of ALR lands within designated Urban Areas or Rural Village Areas except in instances where urban land uses have already been established at the time of the adoption of this RGS;
- Recognize that all ALR lands will be subject to the regulations of the Agricultural Land Commission;
- Support the preparation of a study of agriculture in the region for the purpose of identifying the issues and needs (both immediate and future) of the agricultural sector;
- Encourage and support value-added agricultural industries; and
- Enhance opportunities for agricultural activity on lands not in the ALR.

**Attachment 13**  
**Regional Growth Strategy Goal 8 – Food Security**  
**(Page 1 of 3)**

**Goal 8 - Food Security** - Protect and enhance the capacity of the region to produce and process food.

Most of the food we eat comes from other parts of the world. A study conducted by the Region of Waterloo Public Health in Ontario (M. Xuereb, 2005) found that *'Imports of 58 commonly eaten foods travel an average of 4,497 km to Waterloo Region'*. Although there are currently no regionally specific studies estimating the distance food travels to reach our plates, it is safe to estimate that many of the foods we regularly consume travel on average at least 2,400 km to reach us (a widely quoted figure for North America, based on research conducted in Iowa by R. Pirog, et al 2001).

Despite ongoing debate about the environmental benefits of 'buying local' food versus making dietary changes (C. Weber and H. Scott Matthews, 2008), it is clear that our dependence on imported foods means that our access to food is vulnerable to the effects of weather and political events that may occur thousands of kilometers away. As well, world energy prices play a large role in the cost of food production and distribution. Greater food security means that more food is grown locally and therefore is not as susceptible to events occurring outside the region.

Local food production generates numerous economic, environmental and social benefits. Agriculture employs almost 3,000 people and generates a flow of income into the region. Local sources of food help reduce the region's carbon footprint by reducing transportation-related GHG emissions. In addition, the nutritional content of locally produced food is often greater than imported food – providing a healthier choice of food for residents.

Ensuring the long-term viability of farming and agricultural activity in the region requires a coordinated effort on the part of local, provincial and federal authorities. In addition to the provisions of Policy 5.4, the RDN and member municipalities can undertake a number of actions to support and enhance the viability of food production in the region as set out in the following policies (See Map 5 – Agricultural Lands).

*The '5 A's' of food security:*

- *Available – sufficient supply*
- *Accessible – efficient distribution*
- *Adequate – nutritionally adequate and safe*
- *Acceptable – produced under acceptable conditions (e.g. culturally and ecologically sustainable)*
- *Agency – tools are in place to improve food security*

*(J. Oswald, 2009)*



**Attachment 13**  
**Regional Growth Strategy Goal 8 – Food Security**  
**(Page 2 of 3)**

Protecting the agricultural land base is a key requirement for enhancing food security. The Agricultural Land Reserve (ALR) established by the Province in 1973 has largely been effective in reducing the loss of agricultural lands. Since 1974 the percentage of land protected under the ALR in the RDN has decreased approximately 12%, from 10.10% of the total land base to approximately 8.85% ([www.alc.gov.bc.ca/alr/stats](http://www.alc.gov.bc.ca/alr/stats)).

The majority of ALR lands in the RDN are located in rural Electoral Areas, with smaller portions located within the boundaries of municipalities. This RGS recognizes and supports the jurisdiction of the ALC over all ALR lands and strongly supports the retention and use of all ALR lands for agriculture. The RDN will continue to endorse the Agricultural Land Commission's efforts in preserving agricultural lands. Other actions that would enhance food security in the region include:

- Supporting improved access to sustainable water supplies for irrigation;
- Encouraging best water management practices in agriculture;
- Providing drainage infrastructure for flood-prone lands that do not include environmentally sensitive areas;
- Improving infrastructure to provide agricultural services and processing; and improving access to markets.

**Policies**

The RDN and member municipalities agree to:

- 8.1 Encourage and support the Agricultural Land Commission in retaining lands within the ALR for agricultural purposes.
- 8.2 Discourage the subdivision of agricultural lands.
- 8.3 Include provisions in their official community plans and zoning bylaws to allow for complementary land uses and activities that support the on-going viability of farming operations.
- 8.4 Establish agriculture as the priority use on land in the ALR.
- 8.5 Minimize the potential impact non-farm land uses may have on farming operations and include policies in their official community plans and zoning bylaws that reduce the opportunity for land use conflicts to occur.
- 8.6 Encourage and support agricultural activity on lands that are not within the ALR. This may include small-scale home-based agricultural businesses.

**Attachment 13**  
**Regional Growth Strategy Goal 8 – Food Security**  
**(Page 3 of 3)**

- 8.7 Recognize the importance of value-added agricultural uses and complementary land use activities for the economic viability of farms. To support complementary farm uses, official community plans should consider:
- The provision of appropriately located agricultural support services and infrastructure;
  - Reducing impediments to agricultural processing and related land uses;
  - Allowing compatible complementary land use activities (e.g., agri-tourism);
  - Allowing farmers' markets and other outlets that sell local produce to locate in all parts of the community.
- 8.8 Encourage urban agriculture initiatives and support activities and programs that increase awareness of local food production within the region.
- 8.9 Support the appropriate use of water resources for irrigation of agricultural lands.
- 8.10 Support the provision of drainage infrastructure to flood-prone lands that do not lie within environmentally sensitive areas.
- 8.11 Work in collaboration with federal and provincial agencies, adjacent regional districts, and agricultural organizations to improve access to markets for agricultural products.
- 8.12 Support partnerships and collaborate with non-profit groups to enhance the economic viability of farms.
- 8.13 Support farms that produce organic agricultural products and use sustainable farming practices.
- 8.14 Support the production, processing, distribution and sale of locally grown produce (including shellfish).

**Attachment 14**  
**Applicant's Submission**



# Provincial Agricultural Land Commission - Applicant Submission

**Application ID:** 55251

**Application Status:** Under LG Review

**Applicant:** Arbor Memorial Inc.

**Agent:** Arbor Memorial Inc.

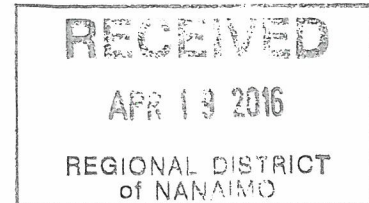
**Local Government:** Nanaimo Regional District

**Local Government Date of Receipt:** 04/18/2016

**ALC Date of Receipt:** This application has not been submitted to ALC yet.

**Proposal Type:** Non-Farm Use

**Proposal:** Arbor Memorial Inc. would like the ability to convert the existing residence on Lot A, Section 8, Range 1, VIP76513 to an office / file and urn storage building for the property staff at Cedar Valley Memorial Gardens. As well, Arbor Memorial Inc. would like to be able to expand the development of the cemetery on Lot A, Section 9, Range 1, VIP76513 west of the ROW.



## Agent Information

**Agent:** Arbor Memorial Inc.

**Mailing Address:**

2 Jane Street  
Toronto, ON  
M6S 4W8  
Canada

**Primary Phone:** (416) 763-3230

**Email:** kbrigley@arbormemorial.com

## Parcel Information

### Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

**Parcel Identifier:** 025-803-301

**Legal Description:** Lot A Sections 8, 9 and 10 Range 1 Cedar District Plan VIP76153

**Parcel Area:** 74.1 ha

**Civic Address:** 2347 Cedar Road and 2419 Cedar Road, Cedar BC V9X 1J7

**Date of Purchase:** 08/12/1982

**Farm Classification:** No

**Owners**

1. **Name:** Arbor Memorial Inc.

**Address:**

2 Jane Street  
Toronto, ON  
M6S 4W8  
Canada

**Phone:** 4167633230

**Email:** kbrigley@arbormemorial.com

## Current Use of Parcels Under Application

**1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).**

*Lot A, Section 9, Range 1: 2.76ha hay crop, 5.74ha forest*

**2. Quantify and describe in detail all agricultural improvements made to the parcel(s).**

*No agricultural improvements*

**3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).**

*Lot A, Section 10, Range 1: 5.5ha cemetery Lot A, Section 9, Range 1: 11.335ha cemetery Lot A, Section 8, Range 1: 1.61ha residence*

## Adjacent Land Uses

### North

**Land Use Type:** Residential

**Specify Activity:** residences and auto repair shop

### East

**Land Use Type:** Agricultural/Farm

**Specify Activity:** hay field, blueberries, hops

### South

**Land Use Type:** Agricultural/Farm

**Specify Activity:** hayfield, goats

### West

**Land Use Type:** Agricultural/Farm

**Specify Activity:** farming and parkland

## Proposal

**1. How many hectares are proposed for non-farm use?**

*32.5 ~~ha~~ 10.11 ha*

**2. What is the purpose of the proposal?**

*Arbor Memorial Inc. would like the ability to convert the existing residence on Lot A, Section 8, Range 1, VIP76513 to an office / file and urn storage building for the property staff at Cedar Valley Memorial Gardens. As well, Arbor Memorial Inc. would like to be able to expand the development of the cemetery on Lot A, Section 9, Range 1, VIP76513 west of the ROW.*

**3. Could this proposal be accommodated on lands outside of the ALR? Please justify why the proposal cannot be carried out on lands outside the ALR.**

*Arbor Memorial Inc. is looking to repurpose the existing residence on Lot A, Section 8, Range 1, VIP76513 in an effort to be environmentally conscious, rather than build a new building. Lot A, Section 9, Range 1, VIP76513 west of the ROW was purchased by Arbor Memorial Inc. in 1982 as part of what was then Nanaimo Cemetery, with the intention that some day it would be usable cemetery land. As per the*

*Guide for Bylaw Development in Farming Areas - Revised may 2015 2.4 The Minister's Bylaw Standards  
2.4.1 Zoning Designations Cemeteries are identified as non-farm uses that may require accommodation  
in the ARL.*

**4. Does the proposal support agriculture in the short or long term? Please explain.**

*Lot A, Section 8, Range 1, VIP76513 does not currently support agriculture, and the intent would be to retain the land status quo while the house is repurposed for the property staff. Currently Lot A, Section 9, Range 1, VIP76513 west of the ROW is being partially used as a hay field. The intention is for this to continue until the existing cemetery land that is outside of the ALR is fully developed, and then the field would be repurposed to cemetery burial lots. The forested portion of the area would have pathways created based on natural formations, and cremation products would be sold along the pathways.*

**Applicant Attachments**

- Agent Agreement - Arbor Memorial Inc.
- Proposal Sketch - 55251
- Other correspondence or file information - Proposal Sketch
- Site Photo - Photos
- Other correspondence or file information - Corporate Registry
- Other correspondence or file information - Map
- Other correspondence or file information - amalgamation
- Certificate of Title - 025-803-301

**ALC Attachments**

None.

**Decisions**

None.

LAND TITLE OFFICE

# STATE OF TITLE CERTIFICATE

Certificate Number: STSA0024806

KELLY BRIGLEY OF ARBOR MEMORIAL  
INC.  
2 JANE STREET  
TORONTO ON M6S 4W8

000116

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://stc.ltsa.ca/stc> (access code 544302).

I certify this to be an accurate reproduction of title number **CA2888847** at 00:23 this 30th day of March, 2016.

  
REGISTRAR OF LAND TITLES



<b>Land Title District</b> Land Title Office	VICTORIA VICTORIA
<b>Title Number</b> From Title Number	CA2888847 EV144071
<b>Application Received</b>	2012-11-28
<b>Application Entered</b>	2013-01-17
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	ARBOR MEMORIAL INC., INC.NO. A0087695 2 JANE STREET TORONTO, ON M6S 4W8
<b>Taxation Authority</b>	NANAIMO/COWICHAN ASSESSMENT AREA NORTH CEDAR IMPROVEMENT DISTRICT



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSA0024806

**Description of Land**

Parcel Identifier: 025-803-301  
Legal Description:  
LOT A SECTIONS 8, 9 AND 10 RANGE 1 CEDAR DISTRICT PLAN VIP76153

**Legal Notations**

SUBJECT TO THE CEMETERIES ACT, DF L55762

THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND COMMISSION ACT; SEE AGRICULTURAL LAND RESERVE PLAN NO. 5, DEPOSITED 26TH JULY, 1974; R.E. HOOPER, REGISTRAR PER:CR EXCLUDED AS TO PART ONLY BY M1919 26/01/1982 R.E. HOOPER, PER:SGA

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE FB453542

**Charges, Liens and Interests**

Nature: UNDERSURFACE RIGHTS  
Registration Number: 95830G  
Registered Owner: JOHN NIGEL EVANS O'BRIAN  
ROBERT CLARENCE MCLEAN O'BRIAN  
JAMES STUART BROCK O'BRIAN  
AS TO AN UNDIVIDED 3/12 INTEREST  
Registered Owner: JOSIAH W. STIRTON  
AS TO AN UNDIVIDED 4/12 INTEREST  
Registered Owner: THOMAS W. JONES  
JOHN M. RUDD  
JOHN ARNOLD JONES  
IN TRUST, DF 10535  
AS TO AN UNDIVIDED 4/12 INTEREST  
Registered Owner: ANNIE MORGAN  
AS TO AN UNDIVIDED 1/12 INTEREST  
Remarks: A.F.B. 37.355.21888F A.F.B. 37.454.22230F  
A.F.B. 37.472.22299F INTER ALIA  
COAL ASSIGNED TO U 150460G  
AS TO ALL EXCEPT PART FORMERLY LOT 1, PLAN 23663

Nature: UNDERSURFACE RIGHTS  
Registration Number: 150460G  
Registration Date and Time: 1950-12-27 10:00  
Registered Owner: THOMAS W. JONES  
J. ARNOLD JONES  
IN TRUST, DF 10535 AND DD 150460G  
Remarks: MERGER OF TSN 61208 COAL INTER ALIA  
TAX SALE DEED DATED 16/10/1950  
AS TO ALL EXCEPT PART FORMERLY LOT 1, PLAN 23663

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSA0024806

Nature: UNDERSURFACE RIGHTS  
Registration Number: 151057G  
Registration Date and Time: 1951-02-05 11:30  
Registered Owner: GEORGE E. STIRTON  
ALVIN L. STIRTON  
REGINALD G. THORPE  
Remarks: COAL, INTER ALIA  
ASSIGNMENT OF AN UNDIVIDED 1/3 INTEREST IN  
150460G; THE UNDIVIDED 2/9 INTEREST OF  
G. E. STIRTON AND A. L. STIRTON ASSIGNED TO  
C25620  
AS TO ALL EXCEPT PART FORMERLY LOT 1, PLAN 23663

Nature: UNDERSURFACE RIGHTS  
Registration Number: 373811G  
Registration Date and Time: 1969-02-27 12:25  
Registered Owner: MAYO HOLDINGS LTD.  
INCORPORATION NO. 21,022  
CHANGE OF ADDRESS SEE ET9774  
Remarks: INTER ALIA  
ASSIGNMENT OF 259339G AND 53378G AFB 38.21.22463F  
CB 33.465 DD 93873N  
CANCELLED AS TO EASEMENT RIGHTS AND AS TO  
RIGHT TO PURCHASE SURFACE LANDS BY 178923-R  
16.2.1971 H.T. KENNEDY PER R.H.  
AS TO PART FORMERLY LOT 1, PLAN 23663

Nature: UNDERSURFACE RIGHTS  
Registration Number: C25620  
Registration Date and Time: 1974-02-04  
Registered Owner: ALVON WALLACE STIRTON  
Remarks: AN UNDIVIDED 2/9 INTEREST IN COAL INTER ALIA  
ASSIGNMENT OF INTERESTS OF GEORGE E. STIRTON  
AND OF ALVIN L. STIRTON IN 150462G (SEE  
151057G AND C25619)  
AS TO ALL EXCEPT PART FORMERLY LOT 1, PLAN 23663

Nature: STATUTORY RIGHT OF WAY  
Registration Number: L49809  
Registration Date and Time: 1982-07-20 13:54  
Registered Owner: WEYERHAEUSER COMPANY LIMITED (REG. NO. A-0051955)  
Transfer Number: EX46608  
Remarks: PART IN PLAN 37779

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**  
Certificate Number: STSA0024806

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*



**ARBOR MEMORIAL INC.**

**Directors and Officers**

November 2015

<u>Name</u>	<u>Address</u>	<u>Telephone</u>	<u>Position Held</u>
David J. Scanlan (Director)			Chairman & Senior Vice-President, Sales
Brian D. Snowdon (Director)			President & CEO
Laurel L. Ancheta (Director)			Vice-President & CFO
Michael J. Scanlan			Senior Vice-President, Marketing & Operations
Gary R. Carmichael	Section 22 FOIPPA		Vice-President, Government & Corporate Affairs & Chief Privacy Officer
Jerry E. Roberts			Vice-President Funeral Service
Gary D. Rogerson			Vice-President, Operations & Development
Valerie J. Pond			Director of Finance
David Carnovale			Director, Trust Accounting



AREA #1 Site Photos



Photo #1 - Facing north-west, house with fence and driveway in foreground.



Photo #2 – Facing south, house with deck / carport and yard in foreground.



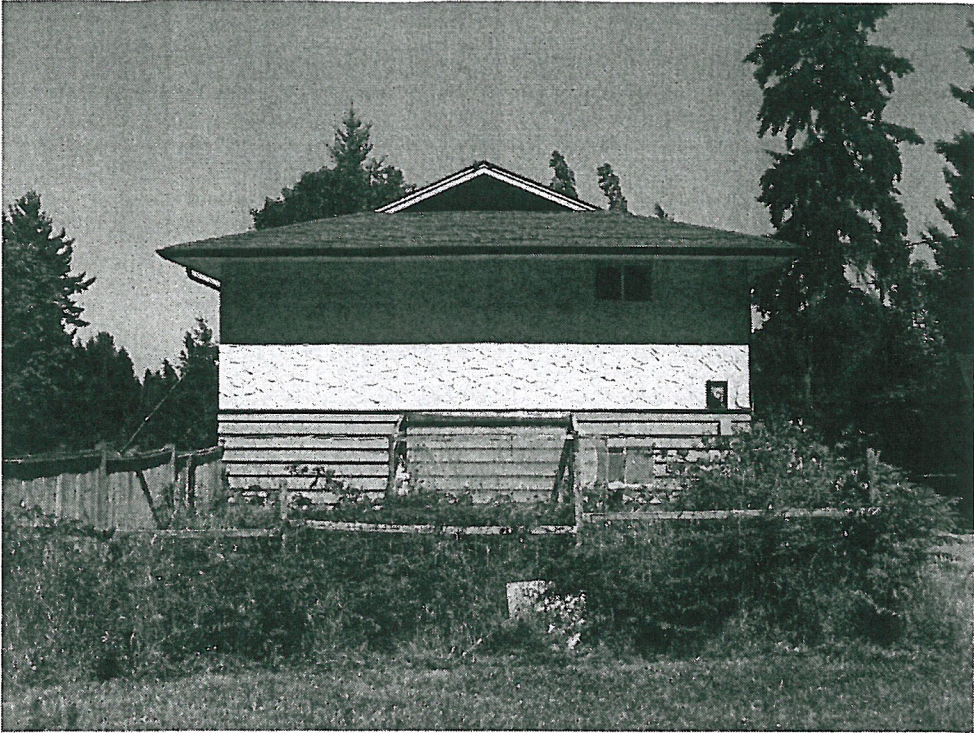


Photo #3 – Facing north, house with fence and yard in foreground.



Photo #4 – Facing east, house with fence and yard in foreground.





Photos #5 – Facing north, shed and playhouse.



Photo #6 – Facing north, chicken coup with yard in foreground.



AREA #2 Site Photos



Photo #7 – Facing north, river to left, hydro lines and pump house top left.



Photo #8 – Facing east, river to back.





Photo #9 – Facing South, river to right.



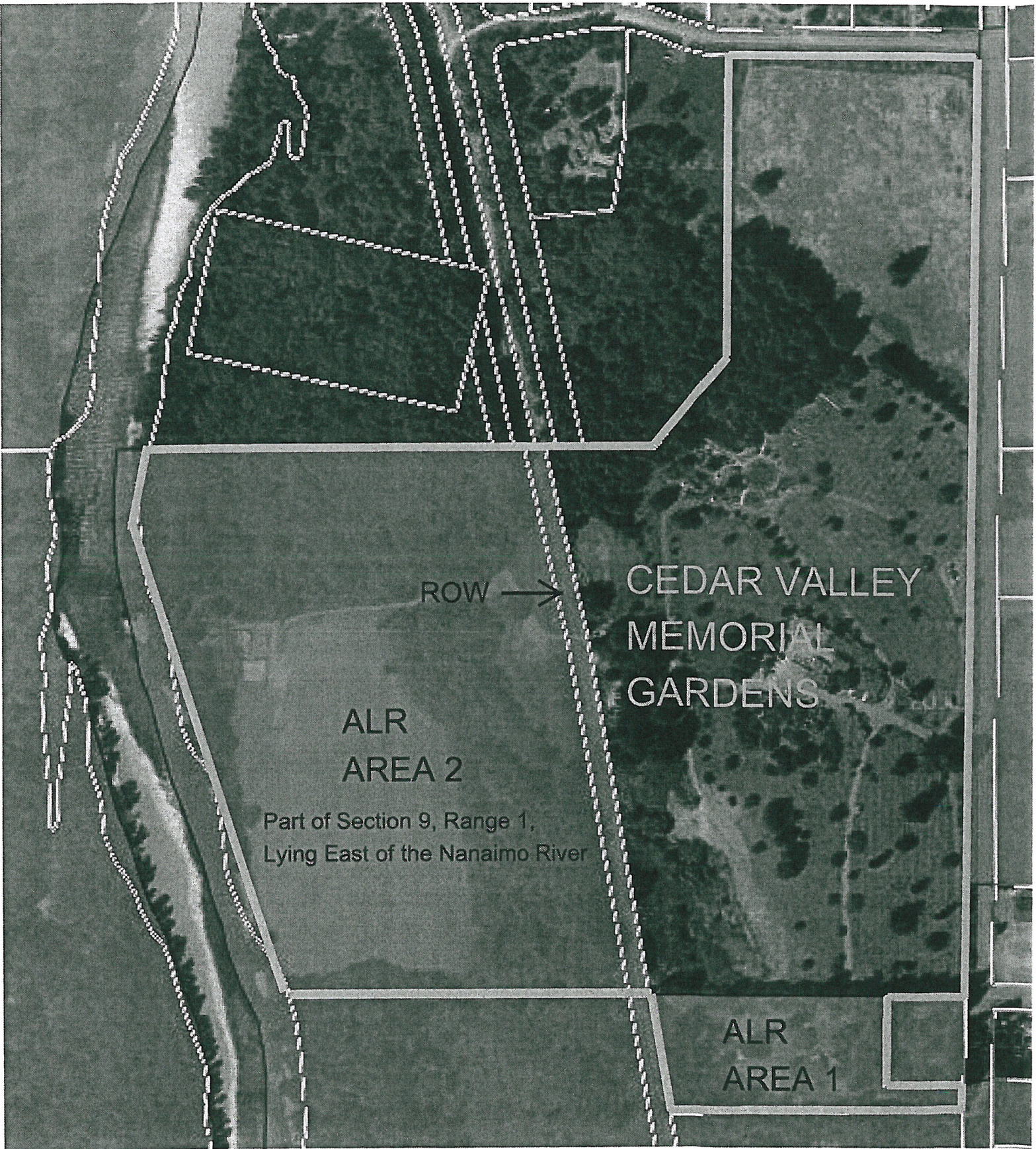
Photo #10 – Facing West – river straight ahead and steep bank to back.





Photo #11 – Facing west from top of hill, showing hydro and pump house beyond.





ROW →

CEDAR VALLEY  
MEMORIAL  
GARDENS

ALR  
AREA 2

Part of Section 9, Range 1,  
Lying East of the Nanaimo River

ALR  
AREA 1





## Certificate of Amalgamation

*Canada Business Corporations Act*

## Certificat de fusion

*Loi canadienne sur les sociétés par actions*

Arbor Memorial Inc.  
Mémorial Arbor Inc.

Corporate name / Dénomination sociale

830455-6

Corporation number / Numéro de société

I HEREBY CERTIFY that the above-named corporation resulted from an amalgamation, under section 185 of the *Canada Business Corporations Act*, of the corporations set out in the attached articles of amalgamation.

JE CERTIFIE que la société susmentionnée est issue d'une fusion, en vertu de l'article 185 de la *Loi canadienne sur les sociétés par actions*, des sociétés dont les dénominations apparaissent dans les statuts de fusion ci-joints.

Marcie Girouard

Director / Directeur

2012-10-29

Date of Amalgamation (YYYY-MM-DD)  
Date de fusion (AAAA-MM-JJ)





Industry Canada Industrie Canada

Canada Business Corporations Act (CBCA) Loi canadienne sur les sociétés par actions (LCSA)

FORM 9 ARTICLES OF AMALGAMATION (SECTION 185)

FORMULAIRE 9 STATUTS DE FUSION (ARTICLE 185)

Form 9

1 - Name of the Amalgamated Corporation  
Arbor Memorial Inc.  
Mémorial Arbor Inc. Dénomination sociale de la société issue de la fusion

2 - The province or territory in Canada where the registered office is to be situated (do not indicate the full address)  
Ontario La province ou le territoire au Canada où sera situé le siège social (n'indiquez pas l'adresse complète)

3 - The classes and any maximum number of shares that the corporation is authorized to issue  
The annexed Schedule A is incorporated in this form. Catégories et tout nombre maximal d'actions que la société est autorisée à émettre

4 - Restrictions, if any, on share transfers  
The transfer of shares in the capital of the Corporation shall be restricted in the manner provided in Article 7 of these articles. Restrictions sur le transfert des actions, s'il y a lieu

5 - Minimum and maximum number of directors (for a fixed number of directors, please indicate the same number in both boxes)  
Minimum:  Maximum:  Nombre minimal et maximal d'administrateurs (pour un nombre fixe, veuillez indiquer le même nombre dans les deux cases)  
Minimal:  Maximal:

6 - Restrictions, if any, on business the corporation may carry on  
There are no restrictions on the business the Corporation may carry on or on the powers the Corporation may exercise. Limites imposées à l'activité commerciale de la société, s'il y a lieu

7 - Other provisions, if any  
The annexed Schedule B is incorporated in this form. Autres dispositions, s'il y a lieu

8 - The amalgamation has been approved pursuant to that section or subsection of the Act which is indicated as follows:  
La fusion a été approuvée en accord avec l'article ou le paragraphe de la Loi indiqué ci-après

183  184(1)  184(2)

9 - Declaration: I hereby certify that I am a director or an officer of the corporation. Déclaration: J'atteste que je suis un administrateur ou un dirigeant de la société.

Name of the amalgamating corporations Dénomination sociale des sociétés fusionnantes	Corporation No. N° de la société	Signature
Trillium Funeral Service Corporation	8,3,0,39,6,7	<i>[Signature]</i>
Memorial Gardens Canada Limited - Les Jardins Commémoratifs Du Canada Limitée	4,5,3,7,5,4,8	<i>[Signature]</i>

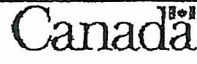
Note: Misrepresentation constitutes an offence and, on summary conviction, a person is liable to a fine not exceeding \$5,000 or to imprisonment for a term not exceeding six months or both (subsection 250(1) of the CBCA).

Nota: Faire une fausse déclaration constitue une infraction et son auteur, sur déclaration de culpabilité par procédure sommaire, est passible d'une amende maximale de 5 000 \$ ou d'un emprisonnement maximal de six mois, ou de ces deux peines (paragraphe 250(1) de la LCSA).

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8304556

**E-MAIL**  
2012 -10- 2 2  
18:38



- (d) the voting rights, if any;
- (e) any conversion, exchange or reclassification rights; and
- (f) any other terms not inconsistent with these provisions;

the whole subject to receipt by the Director of the Act of articles of amendment designating such series of shares and the issue by him of a certificate of amendment with respect thereto.

- 2.2 Ranking of Preference shares - The preference shares of each series shall, with respect to the payment of dividends and the distribution of assets in the event of the liquidation, dissolution or winding-up of the Corporation, whether voluntary or involuntary, or other distribution of its assets among its shareholders for the purposes of winding up its affairs, rank on a parity with the preference shares of every other series and be entitled to preference over the common shares and the shares of any other class ranking junior to the preference shares. If any amount of cumulative dividends (whether or not declared) or declared non-cumulative dividends or any amount payable on any such distribution of assets constituting a return of capital in respect of the preference shares of any series is not paid in full, the preference shares of such series shall participate ratably with the preference shares of every other series in respect of all accumulated cumulative dividends (whether or not declared) and all declared non-cumulative dividends or all amounts payable on any such distribution of assets constituting a return of capital. The preference shares of any series shall also be entitled to such other preferences and rights, not inconsistent with these provisions, over the common shares and the shares of any other class ranking junior to the preference shares as may be fixed in accordance with section 2.1.
- 2.3 Restrictions on issue of shares - No preference shares may be issued if the Corporation is in arrears in the payment of dividends on, or is in breach of any of the provisions attaching to, any outstanding series of preference shares without the approval of the holders of the preference shares given in accordance with section 2.4.
- 2.4 Approval of holders of preference shares - The approval of the holders of the preference shares as to any matters referred to in these provisions may be given:
- (a) in writing signed by all the holders of the preference shares; or
  - (b) by resolution passed by the affirmative vote of the holders of not less than two-thirds of the then issued and outstanding preference shares, taken either at a special meeting of the holders of the preference shares or as a separate vote at a special meeting of the shareholders of the Corporation, in either case called to consider such resolution.

At any special meeting of, or upon any separate vote at a special meeting of the shareholders of the Corporation by, the holders of the preference shares each holder shall be entitled to one vote for each preference share held by such holder. The provisions of the by-laws of the Corporation governing the giving to shareholders of notice of, the quorum required to legally constitute, voting by proxy at, the conduct of, and the procedure at, special meetings of shareholders shall apply, mutatis mutandis, to the like matters with respect to any special meeting of the holders of the preference shares.

## Schedule B

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7 -- Other provisions, if any

The right to transfer securities (including for greater certainty shares) other than non-convertible debt securities of the Corporation, shall be restricted in that no such securities shall be transferred without either:

(a) the consent of the directors of the Corporation, expressed by a resolution passed by the directors or by an instrument or instruments in writing signed by a majority of the directors, which consent may be given either prior or subsequent to the time of transfer of such securities; or

(b) the consent of the holder or holders of shares of the Corporation to which are attached at least a majority of the votes attaching to all shares of the Corporation for the time being outstanding carrying a voting right either under all circumstances or under some circumstances that have occurred and are continuing, expressed by a resolution passed by such holder or holders or by an instrument or instruments in writing signed by such holder or holders, which consent may be given either prior or subsequent to the time of transfer of such securities.

# AGENT AUTHORIZATION LETTER

I (we) Arbor Memorial Inc.  
*Printed/typed name(s) of landowner(s)*

hereby appoint Kelly Brigley to  
*Printed/typed name of agent*

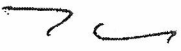
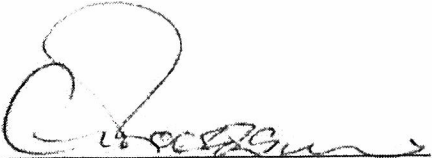
make application to the Agricultural Land Commission as agent on my/our behalf with respect to the following parcel (s): *Insert legal description for each parcel under application*

Lot A Sections 8, 9, and 10 Range 1 Cedar District Plan VIP76153

Kelly Brigley understand that as  
*Printed/typed name of agent*

agent, I am required to ensure that all landowners are provided with information being submitted to and received from the Agricultural Land Commission.

Signature(s) of landowner(s):

 _____ Signature	<u>Brian Snowdon</u> _____ Printed Name	<u>03/23/16</u> _____ Date
 _____ Signature	<u>GARI ROBERTSON</u> _____ Printed Name	<u>MAR 24, 2016</u> _____ Date



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**TO:** Paul Thompson  
Manager, Long Range Planning

**DATE:** June 16, 2016

**FROM:** Greg Keller  
Senior Planner

**MEETING:** AAC - June 24, 2016

**SUBJECT:** Agriculture Area Plan Implementation – Composting Project Update

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### **RECOMMENDATIONS**

1. That the Agriculture Area Plan Implementation – Composting Project Update report be received as submitted.
2. That the Board direct staff to proceed with the proposed approach to address Project 6 – Compost Facility as outlined in the staff report.

### **PURPOSE**

To provide a proposed approach to address Project 6: Compost Facility to the Agricultural Advisory Committee.

### **BACKGROUND**

The Regional District of Nanaimo (RDN) Agricultural Area Plan implementation 2014-2016 Action Plan (Action Plan) identifies the following six projects for consideration during the current work plan period:

1. Agriculture Bylaw and Policy Updates
2. AAC Terms of Reference
3. Promotion and Economic Development
4. On Farm Water-related Infrastructure
5. Invasive Species Management
6. Composting Facility

At the April 22, 2016 Agricultural Advisory Committee Meeting, the Agricultural Advisory Committee (AAC) carried a motion that recommends to the Regional Board that Project 6 – Composting Facility, be moved from low priority to high priority, and from medium timeframe to short timeframe.

Staff have initiated the initial research and scoping phase of the project and are looking for direction from the AAC on a proposed approach to address the project. It should be noted that the proposed

approach is not entirely consistent with the direction provided by the Action Plan, but from staff’s assessment is consistent with its intent and would result in tangible results that benefit agriculture.

The Composting Facility project addresses three action items identified in the Action Plan. Please refer to Attachment 1 for a project description and excerpt from the Action Plan.

The following is an overview of the proposed approach for the Committee’s consideration.

<b>Action #</b>	<b>Brief Description</b>	<b>Proposed Approach</b>	<b>Rationale</b>
1.2.d	Distribute information regarding farm waste composting and the availability of local compost to farms that need to improve soil structure	<ol style="list-style-type: none"> <li>1. Identify local compost facility operators and determine what products are available and how farmers could access them</li> <li>2. Publish this information on the RDN Growing our Future website</li> </ol>	This approach is not time or resource intensive and would result in information that is accessible to anyone who may be interested in obtaining compost
5.3.a	Work with member municipalities to identify a location for a composting facility that would accept compostable wastes (plant material, manure, fish wastes) from farms and aquaculture operations	<ol style="list-style-type: none"> <li>1. Organize an educational tour of local composting facilities for AAC members</li> <li>2. Identify opportunities to connect farmers with these facilities to either provide compostable materials or to access finished product</li> </ol>	The RDN already has well established compost facilities that are being used to compost organic materials
5.3.b	Investigate opportunities to connect regional composting and zero waste initiatives with the current nutrient cycling (composting) needs of farmers and aquaculture operators so that excess waste can be made available to those in need of extra nutrients. Identify any regulatory impediments that may exist in achieving this goal.	<ol style="list-style-type: none"> <li>1. Meet with agricultural organizations and farmers to determine what the current barriers and opportunities are</li> <li>2. Develop a questionnaire to obtain feedback from farmers</li> <li>3. Evaluate the feedback and report back to the AAC with a recommendation</li> </ol>	Currently there appears to be a gap in knowledge with respect to nutrient and soil amendment needs of the farming community. This approach would start by gathering information to work towards options on how this action item could be addressed

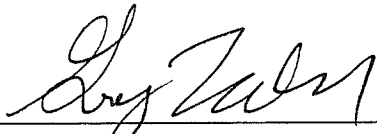
**DISCUSSION**

As provided above, the proposed approach would primarily involve further research, education, and outreach. In addition, the proposed approach would be completed with existing staff and resources. Based on the proposed approach, it is anticipated that staff would undertake work this summer and would report the findings to the AAC during a scheduled meeting in the fall of 2016.

The proposed approach represents a logical direction to initiate the project. If it is found through the process that opportunities exist to address identified barriers or pursue opportunities that arise, staff will report back to the AAC to seek support for a recommended course of action for the Board's consideration.

**SUMMARY/CONCLUSIONS**

Staff have initiated the initial research and scoping for Project 6 – Composting Facility and have identified a proposed approach which is not entirely consistent with the Action Plan, but is consistent with its intent and would result in a tangible outcome and a benefit to agriculture. The proposed approach would primarily involve further research, education, and outreach at the initial stage and would provide opportunities to address any identified barriers and opportunities that arise through the process



Report Writer



General Manager Concurrence



Manager Concurrence



**Attachment 1**  
**Background Information – Excerpt from 2014-2016 Action Plan**

The following is an excerpt from the 2014-2016 Agricultural Area Plan Implementation Action Plan as it relates to Project 6: Exploration of Composting.

**Project 6: Composting Facility**

This project addresses the following Action Item organized by RDN resource requirements.

Action Item	RDN Resource Requirements
1.2.d	2
5.3.a	3
5.3.b	3

*Resource Requirement rankings see Table 1.0. For a description of each Action Item see Appendix 1.*

The AAC identified three Action Items related to composting initiatives. The initial phase of the project, that would be the primary focus for this work plan, would be to hold meetings with relevant stakeholders across the region to gauge the need and support for composting facilities. Should there be a need and general support the project could be considered in more detail in future work plans and budgets.

If it is found to be in demand and generally supported, future phases of this project may include a feasibility study looking at the possibility of connecting the existing regional organics composting program with the current composting needs of the agriculture and aquaculture communities. The intent could be to explore the establishment of a shared regional composting facility where agricultural wastes could be incorporated into the existing organic feedstock and be processed into nutrient-rich compost, which could be made available for application to farm land to increase nutrient levels. The project could also include the identification of potential composting facility sites and promotion of local composting.

**Composting Facility – Related Action Items**

Action #	RDN Resource Requirements	Brief Description	What's Involved	Lead Department	AAP Priority
1.2.d	2	Distribute information regarding farm waste composting and the availability of local compost to farms that need to improve soil structure	Compile information on nutrient needs and the rationale for shared composting facilities	Planning/Solid Waste Services	Low

Action #	RDN Resource Requirements	Brief Description	What's Involved	Lead Department	AAP Priority
5.3.a	3	Work with member municipalities to identify a location for a composting facility that would accept compostable wastes (plant material, manure, fish wastes) from farms and aquaculture operations	Meet with the farmers and aquaculture operators to determine needs. Based on findings proceed with next steps	Solid Waste Services	High
5.3.b	3	Investigate opportunities to connect regional composting and zero waste initiatives with the current nutrient cycling (composting) needs of farmers and aquaculture operators so that excess waste can be made available to those in need of extra nutrients. Identify any regulatory impediments that may exist in achieving this goal	Write an RFP and hire a consultant to conduct a study. Coordinate the project and present the results to the Board and Member Municipalities	Solid Waste Services	High