DISTRICT OF METCHOSIN

AGENDA

AGRICULTURAL ADVISORY SELECT COMMITTEE MEETING

April 23, 2025 at 7:00 p.m.
Council Chambers
Metchosin Municipal Hall

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1. Agenda, Additions, Approval

2. Presentations

3. Public Participation

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6. Business Arising from the Minutes
a) Farm Solidarity Fund Update
b) Metchosin Grown, Matt Ashton Report
c) Destination Victoria, Getting Metchosin Farmers on Board

7. Reports
a) Councillor Liaison Update (Verbal)
   i. AVICC Update

8. Correspondence

9. Other Business
a) Metchosin Biodiversity and Natural Assets Plan.....13
b) Metchosin Agricultural Area Plan
   i. 2025 Priorities and Implementation (refer to pages 21-23 Ongoing & Short-Term Action (1-2 Years) 19
   ii. Agricultural Plan Coordinator

Committee to consider the following Recommendation to Council:
That *the AASC recommend the $5,000 in funding from the Metchosin Foundation be allocated toward the hiring of a contract Coordinator to support the implementation of the Metchosin Agricultural Area Plan;*
And That *Council allocate additional funding from the 2025 Financial Plan toward hiring a contract coordinator.*

   iii. Grant Opportunities

10. Adjournment and Next Meeting Date

District of Metchosin

Minutes
Agricultural Advisory Select Committee Meeting
February 26, 2025 at 7:00 p.m.
Metchosin Council Chamber
Council Chamber
Metchosin Municipal Hall

Present: Robin Tunnicliffe (Chair), Councillor Shelly Donaldson (Council Liaison), Andrew Penn, Brent Donaldson, Candace LeCompte, Matt Ashton (recorder), Peter Chettleburgh, Sasha Kubicek

Regrets: Alex Fletcher

The meeting was called to order at 7:15 p.m.

1. **Agenda, Additions, Approval**

   The agenda was approved with the motion made by Peter and seconded by Candace.

2. **Presentations**

   None.

3. **Public Participation**

   Two members from the MPA answered questions about the MPA throughout the meeting.

4. **Adoption of Minutes**

   a) Agricultural Advisory Select Committee, December 10, 2024

   Correction to the Agricultural Advisory Select Committee meeting held on December 10, 2024: Update section 9(c) of the December 10, 2024 to clarify that the key rule for building size should be 1,000 square meters per building rather than 1,000 square meters total.

   Moved and Seconded by Brent and Sasha to approve the minutes of the Agricultural Advisory Select Committee meeting held on December 10, 2024 as amended.

   Carried

5. **Receipt of Minutes**

   a) Committee of the Whole, January 13, 2025
   b) Committee of the Whole, February 10, 2025

   The minutes of the Committee of the Whole meetings held on January 13 and February 10, 2025 were received for information.

6. **Business Arising from the Minutes**

   a) Farm Solidarity Fund Update

   Funding intended to provide food to local families, has not yet received donations. AASC will request an update from Alex Fletcher and Heather Ramsey regarding the current status and next steps.

b) Update on Communication for Livestock Farmers

Matt created a Google Group as a platform for local farmers to communicate predator-related updates. The Google Group email address is predatoralert@googlegroups.com The group allows users to join or leave at their discretion and operates as a group email network. The Google Group admin (Matt) manages who is accepted and removed from the Google Group.

c) Metchosin Producers' Association, MUSE Article

Shelly wrote an article for the February edition of the *Metchosin MUSE* to promote interest from local growers in becoming vendors for a full season or participating short term in the Community Tent at the Metchosin Farmers Market. MPA contact shared.

7. Reports

a) Councillor Liaison Update

Shelly reported that a local citizen, affiliated with an environmental watershed group and experienced in securing federal grants, shared insights on partnering with First Nations for an Indigenous-led federal grant. This grant aims to benefit all growers and strengthen the foundation for economic viability within our agricultural community. Input opportunities are scheduled for winter and fall.

8. Correspondence

None.

9. Other Business

a) Election of Chair and Vice Chair

Brent volunteered to serve as Vice-Chair. No new candidates stepped forward for Chair, so Robin agreed to continue in the role for another year. The election will be revisited next year.

b) Bylaw and Policy Material for Annual Review

i. District of Metchosin Respectful Workplace Policy
Shelly summarized the policy, which was updated last year. AASC directors are responsible for understanding its content.

ii. District of Metchosin Advisory Select Committee Bylaw
Candace pointed out inconsistencies between the policy documents, e.g., the terms of reference for continuity of governance, the calendar year references. Shelly confirmed that staff is reviewing all terms of reference for continuity of governance, i.e., same number of appointees on each committee.

iii. Agricultural Advisory Select Committee (AASC) Terms of Reference
As AASC Chair, Robin was invited to meet with Mayor Little to review the AASC Terms of Reference, with no major changes needed. Shelly provided a summary of the committee's terms and governance expectations, highlighting its reporting structure to Council through the Council Liaison.

iv. District of Metchosin Council Procedure Bylaw
Shelly provided a summary. Robin reminded committee members to ensure that any public statements, media interactions, or social media posts that could be interpreted as representing AASC are first reviewed and approved by the committee and shared with Council.

c) Agriculture Plan Implementation, Grant Application Support

The Metchosin Foundation reviewed the Metchosin Agricultural Plan and expressed interest in supporting its implementation. Robin suggested drafting a job description for an individual to oversee plan execution, which will also be publicly posted. Shelly will follow up with Geoffrey regarding a $5,000 donation from the Metchosin Foundation and clarify future donation procedures.

d) Metchosin Grown

i. Survey Results
Peter created metchosingrown@gmail.com and sent out a survey with seven questions to 48 recipients. The committee received 15 responses, and Peter provided a summary of the findings.

ii. Event Planning and Branding
Matt presented an overview of the Metchosin Grown Society's vision, branding, and logo.

e) Destination Victoria, Getting Metchosin Farmers on Board

No updates currently. Plans for a future presentation to be organized by Andrew Penn.

f) Association of Vancouver Island and Coastal Communities (AVICC) – Resolution and next steps, Goose Management

i. Council Resolution, January 20, 2025
Robin moved a motion for Mayor Little to draft a letter urging the provincial government to support a goose cull as related to the AVICC Goose Resolution and Backgrounder documents. The motion was passed.

ii. Capital Regional District (CRD) Environmental Services Report
The CRD has confirmed plans for two goose culls in 2025. The exact locations have not been disclosed, but AASC hopes that Metchosin will be included. The CRD has also requested assistance with goose egg addling. Residents who locate goose nests are encouraged to report them to Samantha Hammond at goose@CRD.bc.ca

g) ALR Land Use

Sasha provided an update on retail stores operating on ALR land. The Agricultural Land Commission (ALC) clarified that 50% of retail floor space must be dedicated to selling crops grown on the farm or by an association to which the farm is a member. The intention of this rule is to allow farmers to carry a variety of products to attract customers while maintaining agricultural integrity.

10. Adjournment and Next Meeting Date

The meeting was adjourned at 10:00 p.m. The next meeting date will be scheduled and confirmed via email at the call of the Chair.

District of Metchosin

Minutes
Committee of the Whole Meeting
March 10, 2025 at 7:00 p.m.

Council Chamber
Metchosin Municipal Hall

PLEASE NOTE: The meeting has been recorded

Present: Councillor Gray in the Chair, Mayor Little, Councillors Donaldson, Epp, and Shukin. Also present was Bob Payette, Chief Administrative Officer, Geoffrey Kreek, Chief Financial Officer, Stephanie Dunlop, Fire Chief, and Jennifer Miller, Legislative Services Assistant

The meeting was called to order at 7:00 p.m.

The Chair provided a Territorial Acknowledgement.

1. Agenda, Additions and Approval

Moved and Seconded by Councillors Shukin and Donaldson that the Committee of the Whole agenda be approved as amended with the addition of the following correspondence as supplemental information:

- Darren Brown, Parks and Trails Masterplan, Duke Road East Trail
- Avril Yoachim, Metchosin School
- Carol Voyt, Metchosin Pickleball Club, Metchosin School

Carried

2. Presentations

a) Shannon Carman, Metchosin Village Square Society (MVSS), Metchosin Village Square Project

Shannon Carman provided an overview of the presentation including:

- Thank you to Council for previous approval of the Village Square project
- Reference to fostering social connections being cited in the vision statement for the Metchosin School Management Report.
- Due to a classroom being leased where the entry way was going to go through, that aspect of the build has been postponed; however, the remaining phases will move forward, namely the landscaping and creation of the Village Square itself.
- The MVSS will work closely with the District to get the project shovel ready including design details, stakeholder input, suppliers, budget, communications and fundraising.
- The MVSS requests that a Councillor be delegated to act as a liaison to work with MVSS to refine the details of the build, report back to Council on progress, and consult with Council on any required decisions.
- The MVSS wishes to ensure a clear path of communication is established prior to fundraising efforts.

Committee of the Whole discussion:

- Previous Council resolutions related to the Main Entrance and Village Square
- Staff Report and Council Resolution from the Council meeting of July 31, 2024
- Proposal for a Main Entrance and Village Square, June 2024

- Budget
- Fundraising
- Volunteer efforts
- Councillor Liaison to the MVSS

b) Rebecca Nielsen, Bilston Watershed Habitat Protection Association (BWHPA), Protecting the Bilston Creek Habitat

Rebecca Nielsen provided an overview of the PowerPoint presentation including:

- Overview of Bilston Creek
- Resident Coastal Cutthroat Trout (CCT)
- Vernal Stream and Wetland Habitat
- Bilston Watershed Terrestrial Wildlife
- Stewardship priorities for conservation of CCT in Bilston Creek
- BWHPA funding sources
- CCT population assessments
- Propagation workshops
- Community engagement and environmental education
- BWHPA activities
- Monthly stream cleanups
- Stream crossing signs
- Water quality monitoring program
- Summary of requests:
    - Collaborate with the District on stream signs installation
    - Municipal support for volunteer stream clean up events and garbage removal
    - Matching funds for water quality monitoring program for sites within Metchosin
- Thanks to BWHPA partners and supporters

Committee of the Whole discussion:

- BWHPA requests
- District Grant-in-Aid application process
- Size of fish discovered in the population assessments
- Stormwater pond location
- Benefit analysis and establishing a baseline for the health of the watershed
- Locations of previous benefit analysis and proposed future analysis
- Volunteer community group
- Education program
- Funding received from the City of Langford
- Water quality monitoring budget item versus Grant-in-Aid
- Climate Action reserve in budget

Action: That Ms. Nielsen combine the Bilston Watershed Habitat Protection Association's three requests into one proposal and submit to the District in advance of the next Finance Committee meeting for consideration.

3. Public Participation

Carol Voyt, resident and Metchosin Pickleball Club, provided an overview of the Pickleball Club's activities, facility rental bookings, program hours, and benefits to the community. Ms. Voyt expressed concerns about West Shore Parks & Recreation bookings and a provisional management system.

Kym Hill, resident, expressed concern about unresolved bylaw infractions in her neighbourhood and urged Council to deliver better and more efficient bylaw services, stay focussed on priorities, avoid distractions, and listen to the voices of Metchosin elders.

Donna Begley, resident, spoke in support of the Metchosin Pickleball Club, outlined the health and social benefits of pickleball, and inquired about what is happening with the gym bookings moving forward.

Sarah Anthony, resident, commented on the length of time that the Village Square Project has been in discussion and expressed support for moving forward with the project to improve the space, particularly as there is a community group willing to do the work.

Avril Yoachim, resident, expressed concerns about taxpayers subsidizing the school, noted that the Report on the Metchosin School Finances and Management Matters only deals with half of the school, and urged Council to address the rents and leases for all rooms in the school to generate revenue.

4. Adoption of the Minutes

Moved and Seconded by Councillors Shukin and Donaldson that the minutes of the Committee of the Whole meeting held on February 10, 2025 be adopted.

Carried

5. Receipt of Minutes

Moved and Seconded by Councillor Shukin and Mayor Little that the Committee of the Whole receive the minutes of the Parks & Trails Advisory Select Committee Meeting held on February 18, 2025.

Carried

Moved and Seconded by Councillors Shukin and Epp that the Committee of the Whole receive the minutes of the Environmental Advisory Select Committee Meeting held on February 25, 2025.

Carried

Moved and Seconded by Councillors Epp and Shukin that the Committee of the Whole receive the minutes of the Healthy Community Advisory Select Committee Meeting held February 25, 2025.

Carried

Moved and Seconded by Councillors Donaldson and Epp that the Committee of the Whole receive the minutes of the Agricultural Advisory Select Committee Meeting held on February 26, 2025.

Carried

6. Business Arising

a) Agricultural Advisory Select Committee (AASC) Recommendations, February 26, 2025 Meeting

Association of Vancouver Island Coastal Communities (AVICC) Resolution and Next Steps Goose Management

Councillor Donaldson provided an overview of the AASC recommendation regarding the Association of Vancouver Island Coastal Communities (AVICC) Resolution and Next Steps Goose Management.

Committee of the Whole discussion:

- Capital Regional District (CRD) Goose Management
- AVICC resolution
- Damage to agricultural crops
- Data regarding numbers, location, and frequency
- Engaging the province and outlining challenges in the District
- Peninsula & Area Agricultural Commission (PAAC) meetings
- Supporting agriculture on Vancouver Island and across the province

Moved and Seconded by Councillors Donaldson and Shukin that the Committee of the Whole recommend to Council that Mayor Little draft a letter urging the provincial government to support a goose cull as related to the District of Metchosin's Association of Vancouver Island Coastal Communities (AVICC) Resolution and Backgrounder on Non-Migratory Resident Canada Geese.

Carried

7. Reports

7.1. Finance

7.1.1. Councillor's Update

Councillor Donaldson provided an overview of her Councillor's report including the following:

- Metchosin Grown Society updates on activities
- Collaboration between the Agricultural Advisory Select Committee (AASC) and Reimagine West Shore on agricultural events
- Greater Victoria Public Library
- West Shore Parks and Recreation Society
- Metchosin Muse articles

7.2. Public Works and Protective Services

7.2.1 Councillor's Update

Councillor Epp provided an overview of her Councillor's report including the following:

- Metchosin Seniors' Association
- Capital Region Emergency Service Telecommunication (CREST)
- Capital Regional District Arts Commission
- Healthy Community Advisory Select Committee (HCASC)
- Coastal Douglas Fir Conservation Partnership
- Public Works clean up of garbage dumped on roads
- 4th Annual March for Liz, March 30th
- Metchosin Search and Rescue
- Ideas Fair

Committee of the Whole discussion:

- Main Entrance and Village Square Project at the Metchosin School
    - Previous Council resolutions
    - Project timelines, workplan, and fundraising
    - District funds and budget cycle
    - Benefits of appointing a Councillor Liaison to the MVSS
    - Budget to be amended with the removal of the entryway
    - Refining budget, design, and proposal to keep the momentum going

- Ideas Fair, Open House

Moved and Seconded by Councillors Epp and Shukin that the Committee of the Whole recommend Council provide approval to the Village Square Society to get started on the plan for the courtyard at the Metchosin School.

Motion Withdrawn

Moved and Seconded by Councillor Shukin and Mayor Little that the Committee of the Whole recommend Council appoint Councillor Epp as the Councillor Liaison to the Metchosin Village Square Society with the goal of bringing back more information regarding the Village Square Project at the next Committee of the Whole meeting.

Carried

Moved and Seconded by Councillors Epp and Shukin that the Committee of the Whole recommend that Council approve the Healthy Community Advisory Select Committee to look into the possibility of a community-wide event at the school.

Carried

7.3. Environment and Natural Areas

7.3.1 Councillor's Update

Councillor Gray provided an overview of his Councillor's report including the following:

- Special Community Planning Committee Meeting, Committee Information Session – Planning 101, held February 26th
- 2025 Coldest Night of the Year
- Capital Regional District (CRD), invitation for feedback on engagement for the Regional Water Supply Strategic Plan
- Sc'ianew First Nation Water Servicing Agreement with the Capital Regional District
- Mary Hill, work to remove unexploded explosive ordinances by CFB Esquimalt
- Mayor's Tea, March 12th
- Biodiversity and Natural Assets Planning

7.3.2 Draft Outline Biodiversity and Natural Assets Plan (version 1)

Councillor Gray provided an overview of the draft outline on Biodiversity and Natural Assets Plan including the following:

- Introduction
- Vision and Goals
- Context and alignment with the Official Community Plan (OCP)
- Priority biodiversity actions
- Action plan and implementation timeline
- CRD's Biodiversity and Environmental Stewardship
- Joint application (between the Metchosin Biodiversity Project, the Bilston Watershed Habitat Protection Association, and the Metchosin Foundation) to the University of Victoria Environmental Law Centre Clinic approved to review the District of Metchosin's bylaws related to environmental protection and recommend changes

Committee of the Whole discussion:

- Natural Assets Management
- Making the plan practical, annual schedule, invasive picking, watershed and streamside restoration, opportunities for various groups to come together

- Tangible elements of a plan such as balancing levels of service, risk, and costs
- Co-benefits of green infrastructure, inventory of assets prior to implementation of the plan, and sustainable service delivery in the District
- How the plan relates to private property such as household levies to provide the ability for property owners to access funds and community values
- Next steps

Action: That Councillor Gray continue to revise the draft Biodiversity and Natural Assets Plan based on feedback received from the Committee of the Whole and various stakeholder groups and to bring an updated plan back to the Committee of the Whole including measurable actions in a couple of months.

7.4. Community Planning

7.4.1. Councillor's Update

Councillor Shukin provided an overview of his Councillor's Report including the following:

- Report on Metchosin School Finances and Management Matters
- Parks and Trails Masterplan updates
- Open House on the Parks & Trails Masteplan April 5th
- Buffer Land Broom Pull, March 23rd
- Municipal Protected Areas Project (MPAP)
- "Funding our Future: Financing Conservation on Private Lands Conference", February 27th

The Committee of the Whole discussed the values and principles in relation to the Parks and Trails Masterplan, the natural environment as a central element of Metchosin's culture, preparing parks to manage growing use and traffic, beachheads, garbage management, and niche uses of parks and trails.

7.4.2. Report on Metchosin School Finances and Management Matters

Councillor Shukin provided an overview of the report on Metchosin School Finances and Management Matters including the following:

- Introduction
- Summary
- Recommendations
- Vision and Guiding Principles
- Revenue projections
- Rentals or lease – the right balance
- Managing the booking process
- Personnel
- Value of the school, potential of third-party management, and user groups

Committee of the Whole discussion:

- Five-Year revenue projections
- Training revenue
- Fire Department training and potential bill back arrangement for tracking purposes
- Leasing versus renting
- Cost recovery threshold
- Expenditures and revenue expectations
- Facility management and the booking process

- Monitoring staff workload and capacity
- Consultation with and feedback from user groups
- Suggestion to create a succinct vision statement and have the guiding principles be more fulsome
- Recommendation to include training in Section 1.1 and that protective services training be reflected in the vision statement
- Evolution of the school site and management plan
- Revenue received from the Metchosin Arts & Cultural Association and the Art Pod
- Percentage of costs covered by revenue
- Renaming the school to reflect the facility's future use
- Managing expenditures
- Peer comparisons
- Potential to rent out three classrooms for training to increase the percentage of costs covered by revenue
- Methodical approach to the recommendations related to leasing and renting classrooms
- Suggestion to contact the 2024 classroom and users to seek future interests
- Shared expenses to offset operating costs
- Rental rates

There was consensus to revisit renaming the school once the vision statement has been confirmed.

Moved and Seconded by Councillor Epp and Mayor Little that the Committee of the Whole receive the report on the Metchosin School Finances and Management Matters.

Carried

Action That Councillors Donaldson and Shukin add to and further revise the Report on Metchosin School Finance and Management Matters based on the feedback received from the Committee of the Whole, particularly around the vision statement.

8. Correspondence

The following correspondence was received as supplemental information:

- Darren Brown, Parks and Trails Masterplan, Duke Road East Trail
- Avril Yoachim, Metchosin School
- Carol Voyt, Metchosin Pickleball Club, Metchosin School

The Committee of the Whole discussed the Active Transportation Network Plan informing the Parks and Trails Masterplan, the Duke Road East Trail, the use of subcommittees to advisory select committees.

9. Adjournment

Moved and Seconded by Mayor Little and Councillor Epp that the Committee of the Whole adjourn the meeting at 9:38 p.m.

Carried

Certified Correct

_____ _____

Chair **Corporate Officer**

Tina Hansen

From: Shelly Donaldson
Sent: March 11, 2025 10:32 PM
To: Tina Hansen; Jennifer Miller
Subject: FW: Draft outline Biodiversity and Natural Assets Plan
Attachments: Biodiversity and assets plan draft outline v1.docx

Hi Tina and Jennifer,

Would you please add this topic to the next AASC agenda?

Thank you,

Shelly

From: Steve Gray <sgray@metchosin.ca>
Sent: March 10, 2025 1:44 PM
To: Robin Tunnicliffe <[redacted] Shelly Donaldson <sdonaldson@metchosin.ca>
Subject: Draft outline Biodiversity and Natural Assets Plan

Robin and Shelly:

MEASC has started to work on a Biodiversity and Natural Assets Plan for Metchosin and we would like to get some help from the AASC. Attached is version one of a plan outline.

The outline includes consideration of the contributions of agriculture to protecting and enhancing biodiversity and maintaining natural assets in our community.

The intention of the plan is to recognize the importance of protecting nature and our natural assets as part of our regional role and local stewardship responsibilities. We are also mindful of the impact of natural assets on District finances.

I would like to ask for your input, suggested additions/deletions, ideas, questions and comments. You will see that agriculture is mentioned in different places in the document but there are a dedicated section under 3.4 entitled Sustainable Land Use and Agriculture. Please note that this is simply a draft outline at this stage so don't worry about marking it up.

Thanks, in advance.

Steve
250 478 5066

DRAFT v1 4 Mar 2025

Possible Outline for a Metchosin Biodiversity and Natural Assets Plan

Introduction

The purpose of this biodiversity and natural assets plan is to guide the stewardship of Metchosin's natural environments and ecosystems, aligning with the objectives outlined in Metchosin's Official Community Plan (OCP) and securing ecosystem features that would otherwise require costly engineered infrastructure (e.g. flood control, aquifer recharge, shoreline protection from storm surges).

This plan also seeks to protect, conserve, and enhance biodiversity and natural assets in the region through the implementation of specific strategies and actions that address key ecological priorities promoting long-term ecological health while supporting community and land use goals. At the same time, prioritizing protection of natural assets and their associated nature-based services can secure important budget savings for the municipality.

1. Vision and Goals

Vision:

Metchosin is a thriving resilient community where biodiversity is protected, enhanced and integrated into daily life and where important natural assets are valued and protected. Through sustainable development practices, ecological restoration and community engagement, Metchosin serve as a model of the diversity conservation where both natural ecosystems and people can flourish. Moreover, by recognizing and accounting for natural assets in the District's financial planning and asset management programs, Metchosin will be equipped to make sound planning and financial decisions into the future that support the health of our region and the health and safety of our residents in the face of climate disruptions.

Goals:

- **Protect and Enhance Natural Ecosystems**: Safeguard, critical habitats, ecosystems, and species to ensure their long-term survival and ongoing provision of ecosystem services
- **Integrate Biodiversity and Asset Management into Land Use and Financial Planning**: Ensure that biodiversity and the preservation of ecosystem features are considered all land use development and planning decisions guided by a District natural assets management plan
- **Engage, Educate and Listen to the Community**: Foster an informed and active community engaged in biodiversity conservation and understanding the importance of natural asset management
- **Improve Ecological Connectivity**: Enhance conservation corridors and links between natural areas to support wildlife movement
- **Restore and Revitalize Degraded Ecosystems**: Implement, active restoration programs for areas impacted by development or other human activity

2. Context and Alignment with the OCP

The **Metchosin Official Community Plan** (OCP) emphasizes, environmental stewardship, habitat conservation, and sustainable land use practices. The OCP outlines strategies for maintaining the district's rural character, preserving natural features and fostering a sustainable and resilient community.

Key sections in the OCP relevant to this Biodiversity Plan include:

- **Environmental Policies and Development Permit Areas**: These are critical to maintaining Metchosin's biodiversity with a focus on the conservation of shoreline, riparian zones, forests, wetlands, and conservation corridors
- **Sustainable Development**: The OCP stresses the need for low impact development the respect and integrates with the natural environment, ensuring that new housing or zoning does not erode critical habitats, proper functioning of wetlands and aquifers
- **Agriculture and Land Stewardship**: There is a strong emphasis on promoting agricultural practices that protect and enhance biodiversity in the Metchosin Agricultural Plan.
- **Community Engagement and Education**: The OCP recognizes the importance of fostering community that is engaged with and knowledgeable about environmental conservation. Much of this work is done through volunteer initiatives.

This Biodiversity and Natural Assets Plan will ensure these OCP directives are fully realized by providing actionable steps and strategies that align with Metchosin's vision of ecological sustainability and fiscal prudence.

3. Priority Biodiversity Actions

3.1 Conservation of Critical Habitats

- **Identify, describe and protect high-value biodiversity areas**: In partnership with ecological experts, identify priority ecosystems, including wetlands, riparian zones, old growth forest and shorelines that provide ecosystem services and require protection from development.
- **Incentives:** Establish forest canopy protection and conservation covenants requirements for property tax exemptions. Establish a local conservation fund dedicated to local high-priority conservation projects.
- **Create protected areas**: Finalize a new zone (e.g. Conservation Zone P4) for designated conservation areas (e.g. buffer lands and other protected areas). Encourage the use of conservation covenants on private property to prevent habitat degradation and ensure long-term ecological protection.
- **Mapping and monitoring**: Develop a comprehensive map of biodiversity observations and establish ongoing monitoring programs to track the health of ecosystems and species to inform a municipal natural asset management program.
- **Annual reports on the status of municipal natural assets during the budget process**

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- **Support the 30% by 2030 national conservation targets**: Register eligible protected municipal lands and parks in the BC Conservation Database.

3.2 Habitat Restoration Enhancement

- **Riparian and Wetland Restoration**: Restore disturbed wetland ecosystems to improve water quality, enhance wildlife habitat, and maintain critical functions like flood, regulation and carbon storage e.g. initiatives of the Bilston Watershed Habitat Protection Association

- **Invasive Species Management**:

    - The District is focused on threats to local biodiversity in collaboration with volunteer groups, other governments through Capital Region Invasive Species Partnership (CRISP) and the CRD. High priority invasives are targeted for eradication while control efforts are focused on environmentally sensitive areas (i.e. parks and sensitive ecosystems) removing high and lower priority invasives
    - The District invests in management of both American Bullfrogs and feral rabbits, and partners with the CRD Regional Canada Goose Program
    - The Parks and Trails Advisory Select Committee (PTASC) plays an important role with invasive management in Metchosin's parks (e.g. European Ash at Blinkhorn Lake Park).
    - The Metchosin Invasive Species Cooperative (MISC) is focused on removing holly and other invasives primarily from Matheson Lake and Witty's Beach Park Regional Parks and private properties.
    - The Devonian Invasives group are stewards of Devonian Regional Park
    - The Moralea's Meadow volunteer group work on Moralea's Meadow
    - Westmont School are restoring the Garry Oak meadow by Metchosin Road in concert with the Habitat Acquisition Trust (HAT)
    - Buffer Land

- **Forest restoration and reforestation**: Land owners are encouraged to restore native forest ecosystems by planting native tree species, removing invasive species and improving forest health.

3.3 Conservation Corridors and Ecological Connectivity

- **Establish conservation corridors**: The Metchosin Foundation Conservation Corridor Project works with local volunteers and landowners plus conservation organizations and neighbouring communities to create and maintain ecological courses that connect fragmented natural areas. Promote green infrastructure solutions e.g. fencing, road crossing
- **Ecological planning and development**: Ensure that any new development plans include ecological, connectivity considerations, maintaining natural corridors, and minimizing habitat fragmentation

DRAFT

- **Buffer zones around critical habitats**: Create buffer zones around significant natural assets ensuring that development is set back from sensitive, ecosystems and conservation corridors e.g. establish local government riparian area regulations

3.4 Sustainable Land Use and Agriculture

- **Promotes sustainable agricultural practices**: Support agricultural practices that enhance biodiversity such as agroforestry, permaculture and organic farming. Work with local farmers to reduce pesticide use, protect riparian buffers and enhance hedgerows
- **Agri-environmental stewardship programs:** Develop and implement programs that encourage landowners to maintain natural habitats, plant native species and restore degraded landscapes on agricultural properties
- **Agricultural land protection**: Work within the ALC framework and the OCP to ensure that agricultural land remains protected from development pressures, preserving its ecological function and connection to wildlife habitats. Locally regulate ALC compliant site restrictions and setbacks. Enforce strong dumping regulations.

3.5 Community Engagement and Education

- **Public education campaigns**: The Metchosin Biodiversity Project's Walk and Talk programs educate residents about local biodiversity. The Metchosin Foundation educational materials help to emphasize the importance of protecting natural ecosystems. Together these initiatives inform conservation priorities.
- **Volunteer programs**: Established volunteer programs encourage community involvement in habitat restoration, invasive species removal.
- **Support for a citizen science initiatives**: The Metchosin Biodiversity Project encourages biodiversity monitoring through community use of iNaturalist and periodic bioblitz events collecting valuable data for conservation efforts

4. Action Plan and Implementation Timeline (Schedule goes here)

5. Conclusion

The Biodiversity Plan for Metchosin aims to protect the natural heritage of the community by fostering collaboration, responsible land-use practices and active community engagement aligned with the principles and goals of the Official Community Plan this Biodiversity Plan provides a roadmap for ensuring Metchosin's ecosystems continue to thrive in harmony with rural and residential development. Through the collective effort of residents the municipality and external partners, Metchosin can preserve its biodiversity for future generations, enhancing its identity as a community committed to sustainability and environmental stewardship.

DRAFT

Metchosin Agricultural Area Plan

2024



April 2024

PREPARED FOR:
District of Metchosin

PREPARED BY:

upland agricultural consulting

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Acknowledgments

We acknowledge that this project is taking place on the traditional territory of the Scia'new and T'Sou-ke First Nations. The District of Metchosin is committed to reconciliation with Indigenous peoples and we recognize, honour and respect the presence of Indigenous peoples past, present and future.

This report was created with the input and involvement of the Metchosin Agricultural Advisory Select Committee and District of Metchosin staff throughout 2023-2024.

Acronyms

AASC	Agriculture Advisory Select Committee
AF	Ministry of Agriculture
ALC	Agricultural Land Commission
ALR	Agricultural Land Reserve
BMP	Beneficial Management Practices
CRD	Capital Regional District
DoM	District of Metchosin
EFP	Environmental Farm Plan
EMBC	Emergency Management BC
IAF	Investment Agriculture Foundation British Columbia
GVDA	Greater Victoria Development Agency
MFI	Metchosin Farmers Institute
MPA	Metchosin Producers Association
MISC	Metchosin Invasive Species Cooperative
SVIFI	South Vancouver Island Farmers Institute
YA	Young Agrarians

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1. Introduction

The District of Metchosin is located on the southernmost tip of Vancouver Island, on the traditional territory of the Scia'new and T'Sou-ke First Nations, approximately 16 km from downtown Victoria, between Colwood and Sooke (Figure 1). Metchosin is a small, rural community with just over 5,000 residents. Metchosin's landscape provides regional benefits with an abundance of greenspace compared to neighbouring urban centres. There is limited commercial and industrial activity within the community. The federal government has a presence in Metchosin that includes two military bases and a correctional institution.

The District of Metchosin contains 1,658 ha (4,211 acres) of land in the Agricultural Land Reserve (ALR) (Figure 2, next page). In addition to farms within the ALR, the community contains many large rural-residential lots outside of the ALR that lend themselves to hobby farming. Food production has a long history in Metchosin, which began in pre-colonial times through Scia'new First Nation land and water-based food practices and continues to be a vital part of the economic and social fabric of the community.



Figure 1. Boundaries of the District of Metchosin (Google Earth)

Metchosin's Agricultural Planning Framework

Due to the evolving nature of the agriculture sector, and land-use planning policies, the District of Metchosin embarked on a project to develop an Agricultural Area Plan. An Agricultural Area Plan focuses on uncovering

practical solutions to challenges and identifies opportunities that strengthen the agricultural sector and contribute to the community's long-term sustainability.[1]

The Plan was commissioned by the District, in collaboration with the Metchosin Agriculture Advisory Select Committee (AASC). The development of the Plan took place over the fall and winter of 2023-2024. In preparation for developing the Plan, a review of the District's bylaws and policies, and existing plans and strategies was conducted, and a Background Report was completed. The goals and recommendations were developed through the lens of a collaborative approach between both the District and the agriculture community. The Plan explores some of the contributing factors relating to the current state of the local agricultural sector in the Metchosin area, and presents findings from engagement activities, along with a set of key goals and recommended actions to grow the sector. The Plan recommends actions specific to Metchosin to support the local agricultural sector in the short (1-2 year) to long term (5+ years) timeframe.



Figure 2. ALR in Metchosin. (BC SIFT)

Agricultural Governance

Agriculture is governed by a network of Federal, Provincial, and local governments, each playing a specific role in regulating the use of agricultural land, the making and distribution of food products, and ensuring the health and safety of the food system. Other government agencies focus on the economics of agriculture and on the interface between environmental protection, climate change and agriculture. At the provincial level, important policies and regulations include the *Agricultural Land Commission Act*, *Farm Practices*

[1] Smith, B. 1998. Planning for Agriculture. BC Ministry of Agriculture publication.

Protection (Right to Farm) Act, *Water Sustainability Act*, *Environmental Management Act*, and *Assessment Act*.

Capital Regional District

Local governments, including regional districts and municipalities, play a role by developing a Regional Growth Strategy (RGS), Official Community Plans (OCPs), Zoning Bylaws, and other initiatives that link to agriculture and land use planning. The Capital Regional District (CRD) RGS was adopted in 2018 and contains seven goal areas. The agriculture and food sector intersect with several goal areas, such as "Managing and Balancing Growth", "Environment and Infrastructure", "Housing and Community", "Food Systems" and "Climate Action". The CRD released a *Regional Food and Agriculture Strategy* in 2016, which contains ten recommendations for supporting agriculture systems in the region. These recommendations were considered in the creation of this Plan to ensure continuity and to seek opportunities to leverage regional support.

The CRD is currently developing a Foodlands Access Program to support new and young farmers by facilitating affordable access to productive farmland. This work delivers on recommendations from the 2019 Regional Foodlands Access Program Feasibility Study, which identified ways to help address farmland access and increase local food production across the region. Recently, the CRD partnered with Kwantlen Polytechnic University to develop technical assessments and a business case for suitable sites. As a result, the first phase of the CRD Foodlands Access Program is set to launch in 2024 and will focus on:

- Reactivating an underused portion of Bear Hill Regional Park for a five-year agriculture pilot project that will host an incubator program for 10-15 farmers to start or expand their farming operations.
- Providing grant funding to support farmers who participate in the B.C. Land Matching Program, pairing private landowners with aspiring farmers for long-term land leases.

On June 28, 2023, the CRD Parks Committee gave an initial indication of support for using the Bear Hill farm site for the program. Once experienced operators are identified, the program proposal will be refined, and staff will canvas local governments and electoral areas for interest in service participation to finalize the funding approach. The target for establishing the new service is early 2024.

District of Metchosin

The District of Metchosin's OCP contains several policy statements that are in support of agriculture. In addition, the Land Use Bylaw contains several areas that could be strengthened to support agriculture. Both of these documents are reviewed in the Background Report. Potential updates to the Land Use Bylaw are identified in the recommended actions and in Appendix 1 of the Agricultural Area Plan. The District also established the Agricultural Advisory Select Committee (AASC). This committee assists Metchosin Council in promoting and sustaining the agricultural community and improving agricultural viability within Metchosin. The Committee reports its findings to the Council through the Finance Standing Committee.

Non-Governmental Organizations

There are several non-governmental organizations in Metchosin which focus on or work to support agriculture. The Metchosin Producers Association (MPA) is the governing body of the local Metchosin Farmers' Market. The MPA has previously received a Tourism Grant to make improvements to the market site. The Metchosin Farmers Institute (MFI) concentrates its efforts on keeping the local community informed about agricultural heritage through traditional events such as spring and fall fairs at the Luxton Fairgrounds, as well as through the sponsorship of the Luxton Antique Farm Equipment Club, Metchosin 4H Club, and the Vancouver Island Blacksmith's Association.

Community Food Security and Indigenous Food Sovereignty

While food security is an important component of a resilient food system, the underlying contributors to household food insecurity (e.g. low-incomes, housing affordability, job security) are outside the scope of agricultural plans. Indigenous Food Sovereignty plays an important role in a safe and secure food system, and efforts were made to connect with Scia'new First Nation to share information regarding the Metchosin Agricultural Plan process. Recommendations are included in the Plan to continue communications regarding agriculture and food systems in the wider community with Scia'new First Nation. Specific concerns expressed by Scia'new First Nation related to agriculture include the dealing with archeological chance finds on farms, and environmental impacts from agricultural practices, such as runoff into water systems. Actions to address both of these issues are included within the recommendations section of this report.

While the recommendations in the Plan do not directly address food security or Indigenous food sovereignty, it is clear that during pre-colonial times and up until the late 1800s to mid-1900s most of the food required by local residents was provided by local sources.[2] In the last 50 years there has been a decrease in the proportion of food that is produced on the Island – unverified figures suggest what was once a resiliency rate of 85% is now closer to 5-10%.[3] A strong agricultural sector, where producers of all commodity types and sizes are supported, will contribute positively to community food security.[4] Whether farm products produced in Metchosin are sold locally or not, having active farms in the community attracts and retains the supporting systems such as equipment dealers, mechanics, food distribution companies and other supporting businesses. Increasing the agricultural productive capacity of Vancouver Island, through methods which are sustainable as well as economically and socially beneficial to local communities, will support food security in Metchosin and beyond.

Profile of Metchosin Farms

The local agricultural sector in Metchosin is well established, with many producers having resided in the area for decades, implementing innovative farming approaches to manage landscapes and adapt to a changing climate. Colonial agricultural production in Metchosin dates back to the 1850s, with the

[2] Strategies for Increasing Food Security on Vancouver Island. Vancouver Island Community Research Alliance, Office of Community Based Research. 2011.

[3] A Baseline Assessment of Food Security in British Columbia's Capital Region. Emily MacNair. 2004.

[4] Community food security arises when all community residents obtain a safe, culturally acceptable, nutritionally adequate diet through a sustainable food system that maximizes community self-reliance and social justice.

establishment of the first homestead, a 121-hectare (300 acre) farm between Witty's Lagoon and St. Mary's Church.

According to the 2018 Agricultural Land Use Inventory (ALUI) data, which is based on activities observed on the ground rather than attempts to define a "farm", the District of Metchosin contains 330 parcels of land within the ALR. Some of those parcels may be farmed cohesively as a single farm "unit", while other ALR parcels may currently be unused and/or available for farming. Figure 3 indicates that 148 parcels (614 ha) are used for farming (shown in green), and a further 98 parcels (218 ha) are available for farming but are not being used for agriculture (shown in yellow). There are 71 parcels (covering 826 ha or about half of all of the ALR), are considered "unavailable" for farming due to current land cover or land uses (shown in blue). These "unavailable" parcels include the Canadian Forces Base at Rocky Point, golf courses, parks, and institutional uses such as churches and schools. Therefore, when considering the agricultural potential of the ALR within the Metchosin community, there are 236 parcels comprising 832 ha of land. There are additional parcels of land being farmed outside the ALR, however these are not captured within the ALUI analysis.



Figure 3. Use of ALR in Metchosin. (2018 CRD ALUI)

Recent years have seen a rise in small scale, mixed production in Metchosin. Results from the agricultural survey indicated the most popular crops are field vegetables, tree fruit, greenhouse vegetables, berries, and hay (Figure 4). Laying hens, sheep & goats, and meat birds are the most common livestock found in the area. "Other", responses included: wool, aquaponics, seed production, and natural plant decorations.

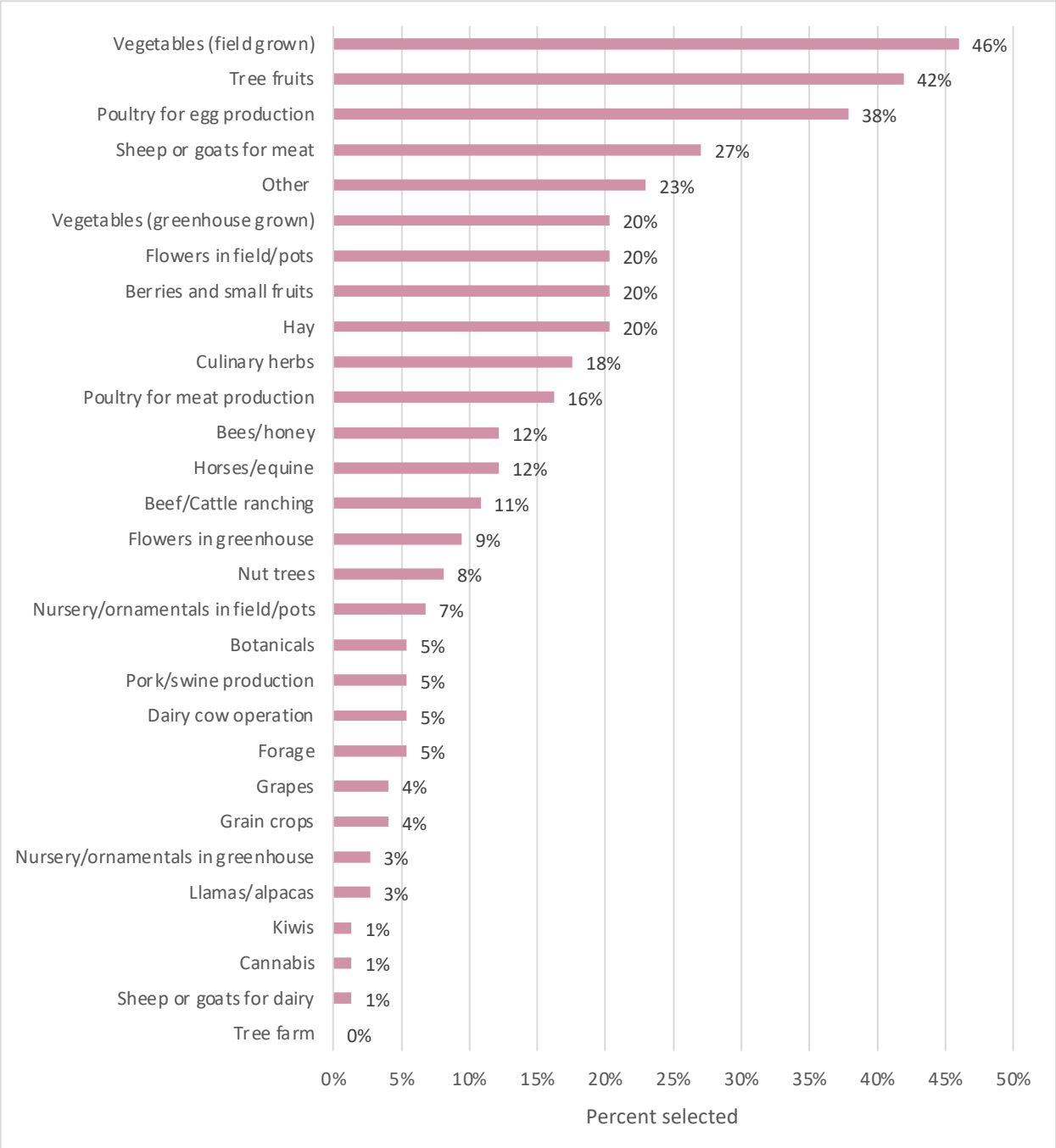


Figure 4. Agricultural survey answers to the question: what are you growing on your farm?

Within the "other" category, there was a mix of responses. The most common responses were:

- Taxes (4);
- Seed production (3);
- Wool production (2);
- Gardening (2); and
- Not currently farming anything (2).

While over 50% of Metchosin producers sell their products at the farm stand, many also sell directly to customers through deliveries and about a third sell to restaurants. The number of farms selling wholesale vs. selling at the farmers market is about the same (22%). Only a small amount (<10%) engage in sales related to agri-tourism, such as U-Pick, farm retail, or farm events and farm tours.

The majority (56%) of producers in Metchosin are earning under $10,000 of annual revenue from their farms, and another 19% earn between $10,000 and $25,000. Another 6% selected "Other" and their responses included "nothing" and "sustenance". Under half (40%) of Metchosin producers engage in agricultural processing to create value-added products, most of which are red meat (beef, sheep or lamb) and poultry, which is supported by a local abattoir, and wool products.

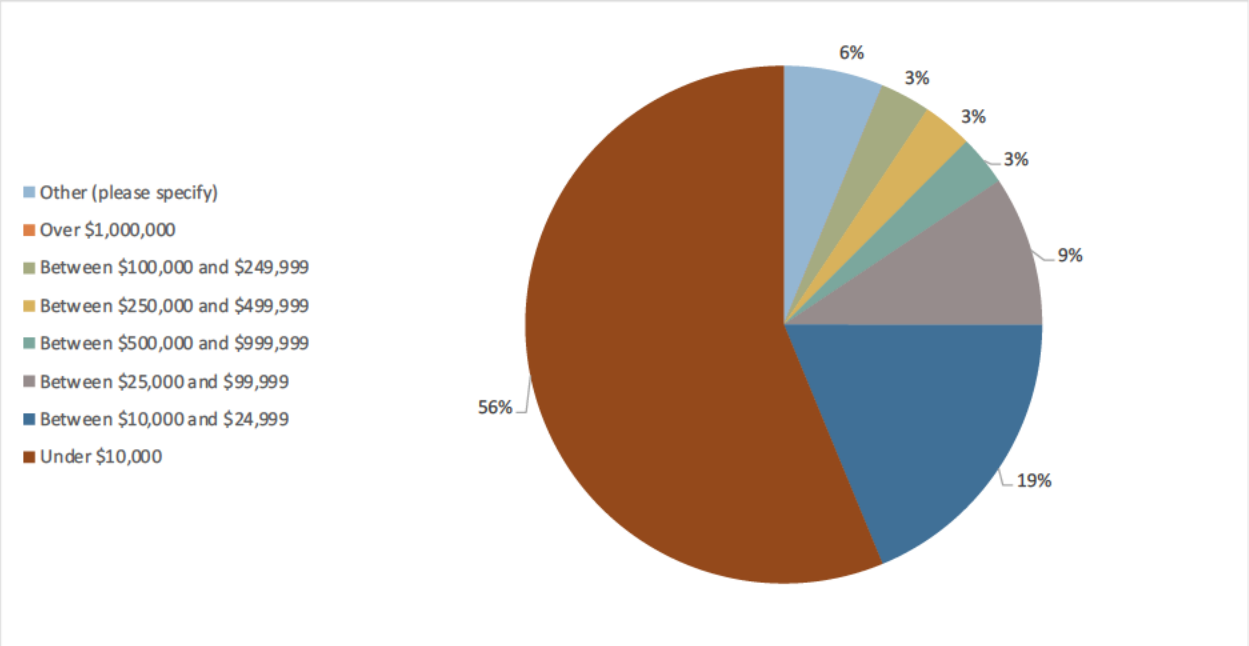


Figure 5. Income from farm business in Metchosin

2. Agricultural Plan Development

To achieve the Plan's objectives the following steps were taken:

1. First, a comprehensive background review was undertaken to better understand the current agri-food system in Metchosin. The review culminated in the creation of a Background Report (Figure 6), including a summary of local context, an agriculture profile, biophysical and environmental considerations, and an inventory of agriculture supports and services.

2. A Strengths, Weaknesses, Opportunities and Threats (SWOT) analysis was developed to organize the findings from the Background Report into clear categories to inform key findings.

3. Third, a series of engagement activities were conducted to obtain meaningful input and feedback from the community. The events occurred primarily over the fall and winter of 2023. The following activities were conducted:
    - Fifteen (15) interviews with stakeholders in the agriculture sector;
    - A Community Survey for the general public (298 responses);
    - An Agri-Food Sector Survey for farming and food stakeholders (76 responses);
    - A community Open House to present the draft Plan (30 attendees); and
    - Three (3) meetings with the AASC.

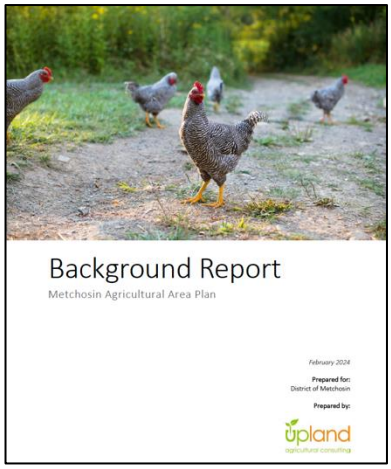


Figure 6. Agricultural Background Report (2023)

4. Next, an Engagement Summary Report was created to provide an overview of the findings from the engagement activities. The report highlighted the input from interviews and provided detailed results from the surveys.

5. The final step in the project involved the creation of the Agricultural Area Plan (this report). The Plan consists of a summary of findings from the Background Report and Engagement Summary Report, and includes a vision, goals, and actions to support and grow the agriculture sector in Metchosin.

3. Key Findings

While a myriad of challenges and opportunities exist for the Metchosin farming community, these key findings are distilled from all of the engagement that was undertaken as part of the planning engagement process. These findings were then used to inform the development of the vision, goals, and recommended actions. Details regarding the input received from the community can be found in the Engagement Summary report.

1: The community is interested in buying more local Metchosin farm products.

Metchosin is uniquely positioned close to urban markets of potential customers, within a 5-20 minute drive of a new development in Royal Bay and the existing communities of Colwood, Langford and Sooke. Getting locally-grown produce, eggs, meat, and nursery products into the hands of these potential customers could improve with strategic marketing and finding more convenient ways for customers to purchase local food items. Through the community survey, 51% of respondents indicated that they often purchased locally produced food in Metchosin, while 58% said that increased convenience of buying local foods is a major factor in being able to purchase locally more often (and a bigger factor even than the price of local food). An informal survey of market attendees showed that many people shopping at the Metchosin Farmers

Market were attending from these surrounding communities, however there are typically only a few local farm vendors present at the market, with most stalls selling crafts and non-farmed goods. There is a hesitancy on behalf of many farmers to sell at the market, due to the time commitment involved in preparation, and risk of having a slow sales day. As such, only 22% of those who responded to the farmer survey indicated that they use the farmers market to sell their goods. Alternative sales routes include the Local Food Box, a subscription-based option that includes products from a collective of Metchosin farms. This is a popular option for customers, however it is currently only available by pick-up at one location in Metchosin. While Metchosin is also home to a number of farm stands, survey comments from residents and visitors suggested that the farms may not be easy to locate, or it is unclear what dates/times the stands will have products, or that driving from farm to farm is an inconvenience. Furthermore, there are few opportunities in the community to find locally grown foods in shops or grocery stores, leaving a potential gap in the market for local food sales. Over 40% of community survey respondents indicated that having better resources to help find local food products would be beneficial.

2: Residents and visitors would like to have more opportunities to participate in agri-tourism.

A few farms in Metchosin are already focusing on agri-tourism as a means to attract customers to their businesses, but more opportunities exist. An increasing awareness and appreciation for local foods, small-scale agriculture, as well as an abundance of cruise ships arriving at the Victoria Cruise Ship Terminal during summer months result in a high demand for tourists seeking agricultural experiences. The community survey indicated that 84% of respondents were interested in buying food directly from farms. Over 40% showed interest in farm-to-table dining experiences, visiting local beverage operations, and attending workshops. Furthermore, when asked if local residents had a vision for agriculture in Metchosin in the next 10 years, a number of respondents suggested that Metchosin could be known as a destination for local food and rural experiences, similar to Salt Spring Island. However, a disconnect exists between the level of agri-tourism that customers would like to experience, and the activities that local farmers are currently willing to provide.

Agri-tourism is an economic development opportunity that could be more widely considered and examined in order for producers to better understand the potential revenues that could be realized. Bringing potential customers from outside of Metchosin to visit farms and purchase products can infuse the local farm economy with outside dollars, rather than relying on a hyper-local clientele. Growing the local agri-tourism scene may not work for all farms and would require a targeted strategy to streamline efforts and avoid duplication of activities. Advertising and marketing campaigns, offering agricultural experiences in addition to selling products, might be particularly effective and low-cost if managed online. Collaboration between local farms and businesses may be beneficial in establishing a brand for marketing purposes. The Luxton Spring Fair and Luxton Fall Fair, operated by the Metchosin Farmers Institute, could be included within the agri-tourism marketing plan. There is also an opportunity to connect with Scia'new First Nation and discuss any potential shared areas of interest in terms of food-related tourism sector development.

3: Metchosin's high land values create multiple challenges to farming.

The high cost of farmland in Metchosin is associated with challenges related to succession planning and the ability to both enter into farming as well as expand existing farms. The high cost of housing for farm managers and/or farm employees is also tied to the value of farmland. Furthermore, the cost to rent or purchase non-farmland housing in Metchosin often exceeds the average income that can be generated through farm work, despite Metchosin producers' efforts to pay their employees living wages. It was reported that housing affordability challenges (both for farm managers and employees) puts further strain on an already challenging task of finding capable workers. In the agriculture survey, 46% of respondents indicated that a lack of housing for farm workers is an impediment to growing Metchosin's agricultural sector.

There is a knock-on effect whereby high land values lead to limited productivity on agricultural operations, and of the land base itself. Interviewees have observed that Metchosin is experiencing an increase in estate acreages on farmland, which are unproductive, or are operating at a level just to obtain farm tax status. It is felt that this activity is leading to further speculation and is driving up the cost of farmland in Metchosin. Some of these observations are anecdotal and it can be difficult to measure "agricultural productivity". It is worth noting that there were 145 parcels of land with farm tax status in Metchosin in 2023, which align with data from 2011 that indicated 147 parcels with farm tax status.

With the current cost of farmland in Metchosin, it is unreasonable to expect that mortgage payments could be paid through agricultural revenues alone. Leasing is a more affordable option but can be difficult to secure for newcomers or new entrants, as well as reducing land security for producers who do lease. This has an impact on the level and type of infrastructure investments that lessees are willing to contribute to improve the farm property. BC's Land Matching program, hosted by Young Agrarians, has proven helpful for some producers and land holders, but there is opportunity to increase the amount of farmland available for lease in Metchosin, including collaborating with landholders outside of the ALR (estate acreages) to bring these lands into production.

4: Support from government will be critical in expanding the Metchosin agricultural sector.

Both the District of Metchosin and the CRD can act as advocates for the local farming community by directly working with the province on many issues of mutual concern, such as compliance and enforcement of non-farm uses in the ALR, and initiatives to support land access, productivity, access to processing services and knowledge transfer. Producers noted several other areas of the local agricultural sector that could be directly supported by various levels of government. These include the following:

- Land Access Programs: In 2019, the CRD commissioned a study to examine the feasibility of establishing a Regional Foodlands Access Program[5], whereby municipal land within the ALR can be leased out to new and expanding farmers. The CRD is in the process of establishing this new service

[5] A Regional Foodlands Access Program for the Capital Regional District, 2018.

by bringing land in Bear Hill Regional Park into production in 2024[6]. Metchosin producers are interested in existing programs (i.e. Young Agrarians) or future initiatives that have the potential to create new opportunities to access farmland. This will require renewed support both from the CRD and the District of Metchosin.

- Processing and Value-Added Initiatives: There are several companies that provide services to Metchosin's producers, including an equipment dealer, a meat processor (abattoir) and a miller. Like all businesses supporting the agricultural sector, these service providers can be impacted by the broad factors affecting producers, such as pricing, weather, consumer demand, and the need for continued capital investment. For example, it was reported by the abattoir owners, which serves lamb, pork, and goat producers in the community, that significant upgrades are required as well as a reliable succession plan to remain operational in the future. Processing resources such as a commercial kitchen or juice press are also missing from the community, with producers in need of these resources travelling to Victoria or Saanich to access them. In the agricultural survey, 36% of respondents indicated that investing in agri-food processing infrastructure and resources would be an important component to growing the agriculture sector in Metchosin. Providing support to develop a small-scale food hub to centralize processing and building an equipment and/or tool library are two specific ways that local and provincial governments can help to improve processing opportunities in the Metchosin area.

- Extension and Knowledge Transfer: While the crop and livestock assistance offered through AF's regional agrologists is improving year-over-year, certain topics can be challenging to receive assistance with. For example, expertise in organic vegetable production, herb production or floral production are lacking. Many provincial programs offer funds to hire external consultants or contractors through grant applications. Additional cross-ministerial support is required for important issues such as water licensing and the management of wild animals such as cougars and bears that prey on livestock or waterfowl that impact field crops.

5: Local agriculture has an important role to play in climate change and biodiversity in Metchosin.

At the December 5th, 2022 regular council meeting, the District of Metchosin adopted the declaration of a Climate Emergency and Biodiversity Crisis, recognizing that these issues are real, human caused and require immediate cuts in GHG emissions. As a rural and coastal community, Metchosin is in a vulnerable position for the impacts of climate change, including extreme heat, flooding, droughts and rising sea levels. Following the declaration, the District of Metchosin committed to developing a Climate Action Plan to inform future decision making. The plan was adopted by Council in June 2023 and contains 4 priority actions which are

[6] Any new agricultural land development will also need to be mindful of any chance archeological finds that could impact Scia'new First Nation. Most farming activities do not result in artifacts being uncovered, but it may be required to follow the Archeological Chance Find Procedure, as outlined through the *Heritage Conservation Act*.

directly connected to the agriculture sector including the creation of an agriculture plan (this plan) which supports climate change resilience, enhanced biodiversity and low carbon agricultural practices.

Agriculture is both a major contributor to climate change through land use conversion and GHG emissions, as well as being a critical leverage point for the delivery of key ecosystem services. Regenerative farming practices can support climate change resilience and promote ecosystem services. Such activities include producing and saving seeds, soil conservation, managing invasive species, planting hedgerows, creating pollinator strips, utilizing cover crops and diversifying production. Reducing reliance on fossil fuel use in farm machinery as well as through transportation of goods are also critical elements of creating a more climate friendly agriculture sector. While actions that mitigate climate change are important, establishing resilience and adaptability in the face of climate change is increasingly becoming an important reality for the agriculture sector. This includes emergency planning and preparedness, managing new diseases, adopting new crop varieties and building in water conservation efforts. The farming community also acknowledges that agriculture in Metchosin sometimes finds itself to be at odds with the objectives of conservation and biodiversity. For example, crop destruction by waterfowl and livestock predation by predators (ie. Cougars and/or bear) can create tension between the dual objectives of developing economically resilient farms while supporting wildlife and the environment.

4. Vision, Goals and Recommendations

The vision statement, 3 goals, and 17 recommendations are based on the culmination of the work undertaken to complete the Background Report and the engagement activities.

Vision Statement

The following vision statement is used to describe a clear, comprehensive future state and intention for agriculture in Metchosin.

> ***The Metchosin community collaborates to support productive farms using a diversity of land tenure solutions to create a robust local economy and contribute to climate change resiliency.***

Goals

Three goals are identified to help the Metchosin agricultural community achieve the vision:

1. Protect Metchosin farmland for farming.
2. Support the economic viability of Metchosin's farming community in a collaborative manner.
3. Create a sustainable and climate resilient farming sector in Metchosin.

There are several actions associated with each goal, as described in the following tables. For each recommended action, a lead agency and supporting organizations are identified for implementation. The

timeframes for getting the actions underway are presented as ongoing, short (1-2 years), medium (3-5 years), and long (more than 5 years). This is followed by an implementation plan and monitoring and evaluation framework.

Goal 1: Protect Metchosin Farmland for Farming

Action	Description	Lead/ Supports	Timeframe
1.1 Continue to strengthen Metchosin policies to support agriculture.	• The OCP includes several strong policy directions for supporting agriculture. However, additions could be made over time as opportunities arise, such as providing support for the CRD's regional foodland access initiative; support for a year-round farmers market; support for a central local food processing hub; and policies regarding farmworker housing. • Ensure that policy statements are included in support of Scia'new First Nation food sovereignty, and the opportunity to explore areas of mutual interest for agriculture and food. • Support the transition of golf courses that are in the ALR back into productive farming areas if and when the properties change ownership or the business winds down. • Ensure all OCP updates are vetted by the ALC by allowing ALC staff the opportunity to comment prior to third reading. • Publish policies and resolutions pertaining to agriculture on the District website on a clear and easy to find page. • Follow best land use planning practices as published by the BC Ministry of Agriculture and Food and by learning from other local governments (e.g., North Saanich).	Lead: DoM	Ongoing
1.2 Update the Metchosin Land Use Bylaw to support agriculture.	• Update the Land Use Bylaw based on the suggestions provided in Appendix 1. These suggestions should be used as a starting point for discussion between the AASC and DoM planning staff. • Where amendments are made to the Land Use Bylaw that apply to lands within the ALR, or may impact lands used for agriculture, provide opportunities for ALC staff to provide input.	Lead: DoM	Ongoing
1.3 Advocate to other levels of government for legislation that supports productive stewardship of the agricultural land base.	• Advocate to BC Assessment for opportunities to better match tax rates with farmland production activities (e.g., higher BC Farm Tax Status minimum thresholds; changes to the application of the school tax on inactive farmland; progressive tax rebates based on agricultural production), to help prevent land speculation and support the productive use of the land base. • Advocate to the ALC and AF for increased provincial resources to support enforcement of provincial regulations in the ALR, including the administration of the ALC Act.	Lead: DoM Support: Metchosin farmers	Ongoing

Action	Description	Lead/ Supports	Timeframe
1.4 Continue to support the establishment of a Foodland Access Program in the CRD.	• Reach out to CRD staff to inquire about timely progress updates regarding the establishment of a Regional Foodland Access program. • Identify land within the DoM that could be adopted into a Regional Foodland Access framework. • Support the CRD in policy and budgetary decisions that may arise regarding the Regional Foodland Access program.	Lead: DoM Support: Metchosin farmers	Short (1-2 years)
1.5 Improve datasets pertaining to agriculture sector in Metchosin	• Identify information gaps regarding the agriculture sector in Metchosin that could be filled through farmer surveys or other means. • Use this Agricultural Plan and the Monitoring & Evaluation Framework as baseline data. • Initiate an annual or biennial survey of farmers to collect relevant local farming information. • Maintain the database and track progress of industry growth and improvement.	Lead: Metchosin farmers Support: DoM	Medium (3-5 years)
1.6 Support succession planning and establishment of new entrants.	• Co-host workshops to help farmers create innovative and site-specific succession plans. • Disseminate land tenure agreement resources to ALR landowners who do not farm, to new entrants, and to those interested in expanding existing farm businesses. • Share resources that highlight the benefits of leasing land including food security, ecological wellbeing, farm tax status, and community economic development. • Explore options to establish a Metchosin-specific farmland trust, or other mechanisms for protecting farmland for farming in Metchosin.	Lead: Metchosin farmers Support: YA, AF	Medium (3-5 years)
1.7 Engage and educate the community about best practices in living in or near agricultural areas.	• Partner with Scia'new First Nation to co-host workshops regarding archeological chance finds on farms and other topics of mutual interest. • Provide informational resources to local realtor agencies, to inform them and potential property buyers about land use restrictions, normal farm practices, and the *Farm Practices Protection (Right to Farm) Act* (e.g. The Countryside and You brochure). • Provide informational resources to existing residents to convey the importance of agriculture and how to be a good neighbour to agricultural operations. • Provide information on agriculture and its importance for the local economy and local food systems, reconciliation and Indigenous food sovereignty. This could include publishing infographics, videos, and other messaging through District communications channels and/or through a new Facebook page led by a Metchosin farmer's group.	Lead: DoM Support: AASC AF, Scia'new First Nation	Medium (3-5 years)

Goal 2: Support the Economic Viability of Metchosin's Farming Community in a Collaborative Manner

Action	Description	Lead/ Supports	Timeframe
2.1 Identify an existing organization to lead the implementation of the Plan or establish a new group.	• Continue to meet with the MPA, MFI, and SVIFI to determine interest and/or opportunities to collaborate in implementing the actions in this Agricultural Area Plan that must be led by Metchosin farmers. • If no interest exists, consider forming a new non-profit society representing Metchosin farmers. This group could also apply for grants and take advantage of other funding opportunities and assist with advocacy work. • Explore funding models for the group that would allow for a part-time Agricultural Coordinator to be hired to support the Plan's implementation.	Lead: Metchosin farmers Support: MPA, MFI, SVIFI	Short (1-2 years)

2.2 Develop new forms of routes to market.	• Using an online market model such as Local Food Marketplace, LocalLine or MyFarms, set up a web-based sales platform for interested farms. This could be done using the e-commerce food platform resources published by the BC Ministry of Agriculture and Food.
	• Meet with the manager of the South Island Food Hub to obtain information regarding how farms can become new suppliers to the hub.
	• Explore opportunities to coordinate transportation of goods from multiple farms to shops or markets in Victoria, Langford, Colwood or Sooke. A small fee could be paid to a farmer (or other small business) leader, preferably with a refrigerated truck.
	• Take the success of the Local Food Box program and move into a next phase that includes additional pick-up or drop-off times and locations.
	• Meet with the MPA to discuss the following opportunities to create a more attractive Farmers Market sales environment for local farmers:
	  o Determine if farmers can share vending space, such that representatives can take turns at the market selling on behalf of a small group of farms.
	  o Inquire about reduced table rates or alternative commitments (e.g bi-monthly) for farmer vendors who are unable to attend on a weekly basis.
	  o Explore interest levels in initiating a Farmers Market on a weekday evening to extend accessibility for customers.
		Lead: Metchosin farmers
		
		Supports: MPA, South Island Food Hub
			Short (1-2 years)

Action	Description	Lead/ Supports	Timeframe
2.3 Explore opportunities to initiate a bulk buying club for production inputs such as compost, feed, seed and hay/straw.	• Survey local farmers to identify what inputs are being utilized, costs associated with inputs, level of difficulty in acquiring inputs and what is wanted but not secured. • Identify sources of needed inputs and costs associated with bulk purchasing and shipping. • Develop a cost breakdown sheet that outlines the costs associated with each input when purchased in bulk and distribute to interested farmers. • Raise the funds necessary (or charge a service fee) to pay for a delivery team to source, purchase, and deliver the inputs. This may include renting a van and traveling to the Lower Mainland by ferry.	Lead: Metchosin farmers Support: AF	Short (1-2 years)
2.4 Develop a collective marketing campaign for Metchosin farm products.	• Revitalize the "Metchosin Grown" logo and brand. Promote it for local products (see "Lillooet Grown" for a successful example). This may involve developing design and use standards, updating the logo, and creating an online presence for the brand. • Explore funding models whereby participating farms pay a nominal fee to take part in the marketing campaign and the funds collected are redirected to pay for communications materials. • Work with Tourism Vancouver Island and/or Destination Greater Victoria to create a series of videos that highlight the Metchosin farming community and publish the videos on YouTube and through the DoM website.	Lead: Metchosin farmers Support: Tourism Vancouver Island, BuyBC	Medium (3-5 years)

2.5 Improve local post-production processing capacity	• Explore opportunities to establish a shared commercial kitchen or food hub in Metchosin with tools for post-production processing.
	  ○ Identify the processing needs of local producers (juicing, drying, flash freezing, canning etc.)
	  ○ Identify how many producers require these services to determine viability of investment and frequency of use.
	  ○ Explore options for housing a commercial kitchen, such as the Metchosin Community Hall, or feasibility of recruiting semi-annual mobile services, such as McBarleys Juicer.
	• Work with Metchosin Meats proprietors to develop a long-term succession and management plan for the abattoir.
	• Seek funding to perform necessary upgrades to the Metchosin Meats abattoir.
	  ○ Seek funding opportunities from government or community/social organizations
	  ○ Consider a community fundraiser to support the abattoir.
		Lead: Metchosin Farmers
		
		Supports: MPA, MFI, SIFI, DoM
			Medium (3-5 years)

Action	Description	Lead/ Supports	Timeframe
2.6 Explore opportunities that showcase the cultural food history of the community.	• Meet with Scia'new First Nation to explore areas of mutual interest in food system economic and cultural development initiatives. Examples may include: o Signage that indicates traditional foods along hiking trails, or in popular visitor areas. o Initiatives that include collective fundraising for Scia'new First Nation food system projects. o Invitation for Scia'new First Nation members to participate in the farmers market and fall fair. o Supporting Scia'new celebrations and highlight traditional activities, blessings, acknowledgments at community events. • Promote Metchosin agriculture through social media (Facebook, Instagram) and use it as a way to build support for local agricultural projects and attract volunteers. • Develop an agri-tourism strategy that explores opportunities such as participating in Flavour Trails through Destination Greater Victoria, updating the Metchosin Grown Guide and Map, and creating signage for participating farms using the Metchosin Grown logo. • Develop a fact sheet or brochure to distribute to ALR parcels regarding agri-tourism, ensuring that it is aligned with ALC regulations and policies. The educational materials should be available at the DoM office, online and distributed, when possible, to owners of ALR parcels.	Lead: Metchosin farmers Supports: Scia'new First Nation, Tourism Vancouver Island, DoM	Medium (3-5 years)
2.7 Establish an equipment and/or tool-sharing program.	• Develop an inventory of: o Farmers interested in participating in a shared equipment and/or tool program. o Existing tools and equipment in the community that could be included in the program, as well as key materials that may be missing. o Potential storage locations for the sharing program (e.g. Metchosin Municipal Grounds). • Explore models such as the Coopérative d'Utilisation de Matériel Agricole in Quebec or the Sunshine Coast's One Straw Society Tool Library, to determine the right fit for governance of the program. • Develop a business plan for the program to present to the farming community and request registration for membership/ participation. • Seek funding to initiate program.	Lead: Metchosin farmers Supports: AF, IAF	Long (> 5 years)

Goal 3: Create a Sustainable and Climate Resilient Farming Sector in Metchosin

Action	Description	Lead/ Supports	Timeframe
3.1 Support sustainable farming practices, including the protection of ecosystem services on farms, and a low carbon agricultural sector.	• Encourage local farmers to participate in the province's Environmental Farm Plan (EFP) program, which is run by Investment Agriculture Foundation BC (IAF) and is free, voluntary, and confidential. Participating farms may be eligible for funding through the Beneficial Management Practices (BMP) program to implement sustainable farming practices and technologies including water storage and riparian restoration. • Support and distribute information about IAF's Farmland Advantage program, which provides resources to farmers in the sustainable management of riparian areas, grasslands and forest fire mitigation. • Advocate for farm tax status criteria to allow for retention of healthy forest stands on farmland. • Encourage seed production, soil conservation, and other regenerative practices that promote the health and resiliency of the agri-food system. • Create a local solid waste management plan that is inclusive of composting, plastics recycling, and chemical waste pick-up services for farms. • Circulate information regarding the provincial *Agricultural Environmental Management Code of Practice* to ensure that producers are aware of their responsibilities regarding environmental protection.	Lead: Metchosin farmers Support: IAF, AF, CRD, DoM	Ongoing
3.2 Involve the agriculture sector and farmers in emergency preparedness planning and response.	• Enhance on-farm emergency preparedness by ensuring producers are aware of existing risks, roles & responsibilities during an emergency. Emphasize that the responsibility for livestock during an emergency belongs to the livestock owner and the importance of registering through AF's Premises ID program. • Ensure all producers have access to emergency planning tools such as livestock farm "buddy systems" and the *Farm Flood Readiness Toolkit*. • Engage with and include producer perspectives when reviewing local emergency response plans. • Include Scia'new First Nation in discussions regarding agricultural emergency planning and response initiatives.	Lead: DoM Support: Metchosin farmers, AF, EMBC, Metchosin fire department	Ongoing

Action	Description	Lead/ Supports	Timeframe
3.3 Support the agriculture sector in managing wildlife conflicts on farms	• Engage with the CRD, AF, BC Conservation Officers, and Ducks Unlimited Canada (DUC) to discuss local experiences with predators (impacting livestock and poultry), deer, and migratory birds (impacting both cropland and poultry flock health) and explore solutions to improve these issues. Canadian Geese are an increasingly significant problem for field based crops. • Look to Delta Farmland and Wildlife Trust and DUC, for examples and collaborative opportunities in farm management and migratory bird grazing. • Advocate on behalf of the agriculture sector to the CRD to find more effective solutions to managing wildlife conflicts.	Lead: CRD, DoM, Metchosin farmers Support: DUC,	Short (1-2 years)
3.4 Support biodiversity by proactively managing invasive species in increasing native plant species.	• Engage with the Metchosin Invasive Species Cooperative (MISC) to produce communication materials specific to producers on identifying, managing and destroying invasive species. Include information about the ecological importance of managing invasives. • Include information about invasive species on farmland on the DoM webpage, linked to the agriculture section for ease of access and clarity. • Prioritize the selection of native species for crops, hedgerows, pollinator buffers, cover crops, pasture and riparian areas whenever possible.	Lead: Metchosin farmers Support: MISC, DoM	Medium (3 – 5 years)

5. Implementation

Given the broad scope of the Agricultural Area Plan, many of the actions will require further research, engagement, and planning. All actions will be expected to consider the following principles in their scoping and activation:

- Advance reconciliation: Seek opportunities to partner with and strengthen Metchosin's relationship with the Scia'new First Nations as part of the implementation phase.
- Collaborate across sectors and with other levels of government: Bring all interested and affected organizations together to identify collaborative solutions.
- Use resources effectively: Build on existing initiatives and partnerships for efficiency and impact.
- Engage farmers and community members: Ensure farmers and community members are engaged throughout implementation.

Implementation timelines are identified in the following tables along with lead and supporting organizations and estimated budgetary requirements. Additional or external funding refers to either an annual budget request, other funding sources, or a combination thereof. Priority levels are tied to timing of the *start* of implementation. Ongoing actions are already underway; high priority actions are to be targeted to begin within 1-2 years; medium priority actions are to be targeted to begin within 3-5 years; and lower priority actions are to be targeted to start in about 5 years.

Ongoing Actions

Recommendation	Description	Lead Organization	Supporting Organizations	Additional/ external funding required
1.1	**The District of Metchosin will:** Continue to strengthen the Metchosin policies to support agriculture in the context of the District's commitments to promoting biodiversity and adapting to climate change through: • Using best practice agricultural land use planning • Developing a working relationship with the ALC. • Improving public communication of policies. • Considering OCP updates	DoM	N/A	No

1.2	**The District of Metchosin will:** Update the Metchosin Land Use Bylaw to support agriculture: • Prepare staff report(s) on the Agricultural Advisory Select Committee (AASC) recommendations regarding District's Land Use Bylaw changes (Appendix 1).	DoM	N/A	No
1.3	**The District of Metchosin will:** Advocate to other levels of government for legislation that supports productive stewardship of the agricultural land base.	DoM	Metchosin farmers	No
1.3.1	**The District of Metchosin will:** Prepare a staff report on AASC recommendations on matching tax rates with farmland production.	DoM		
1.3.2	**The District of Metchosin will:** Request the Province provide increased resources to support ALR enforcement.	DoM		
3.1	**The District of Metchosin supports:** Sustainable farming practices including the protection of ecosystem services on farms, and a low carbon agricultural sector.	Metchosin farmers	IAF, AF, CRD, DoM	Yes
3.2	**The District of Metchosin supports:** Involving the agriculture sector and farmers in emergency preparedness, planning and response.	Metchosin farmers	Metchosin farmers, AF, EMBC, fire department	No

Short Term Actions (1–2 Years)

Recommendation	Description	Lead Organization	Supporting Organizations	Additional/ external funding required
1.4	**The District of Metchosin will:** Continue to support the establishment of a Foodland Access Program in the CRD through: • Identifying land for the Foodland Access Program use in Metchosin. • CRD-level decision-making.	DoM	Metchosin farmers	Maybe
2.1	**The District of Metchosin supports:** Identifying an existing organization to lead the implementation of the Plan or establish a new group.	Metchosin farmers	MPA, MFI	Maybe

2.2	**The District of Metchosin supports:** Developing new forms of routes to market.	Metchosin farmers	MPA, South Island Food Hub	Yes
2.3	**The District of Metchosin supports:** Exploring opportunities to initiate a bulk buying club for production inputs such as compost, feed, seed and hay/straw.	Metchosin farmers	AF	Maybe
3.3	**The District of Metchosin will:** Support the agriculture sector in managing wildlife conflicts on farms in the context of public safety and the District's commitments on protecting biodiversity.	CRD, DoM, Metchosin farmers	DUC	No
1.8	**The District of Metchosin will:** Consider the agricultural sector when undertaking aquifer and watershed planning and policy development.	DoM	AASC	

Medium Term Actions (3–5 Years)

Recommendation	Description	Lead Organization	Supporting Organizations	Additional/ external funding required
1.5	**The District of Metchosin supports:** Improving datasets pertaining to the agriculture sector in Metchosin by committing to providing an annual report on farm tax status.	Metchosin farmers	DoM	Maybe
1.6	**The District of Metchosin supports:** Succession planning and establishment of new entrants.	Metchosin farmers	YA, AF	No
1.7	**The District of Metchosin will:** Engage and educate the community about best practices in living near and within agricultural areas: • Seeking partnerships with Sc'ianew Nation on archeological awareness • Providing resources to realtors. • Developing and implementing a multi-pronged communications plan.	DoM	AF	No
2.4	**The District of Metchosin supports:** Developing a collective marketing campaign for Metchosin farm products.	Metchosin farmers	Tourism VI, BuyBC	Yes

2.5	**The District of Metchosin supports:** Improvements to local post-production processing capacity.	Metchosin farmers	MPA, MFI, SIFI, DoM	Yes
2.6	**The District of Metchosin supports:** Metchosin farmers exploring opportunities that showcase the cultural food history of the community.	Metchosin farmers	Tourism Vancouver Island, DoM	Yes
3.4	**The District of Metchosin supports:** Proactive management of invasive species and increasing native plant species to support biodiversity.	Metchosin farmers	MISC, DoM	Maybe
3.5	**The District of Metchosin supports:** The establishment of a representative group of Metchosin farmers to explore and implement actions of interest identified in the District's 2024 Agricultural Area Plan.	Metchosin farmers		

Long Term Actions (>5 Years)

Recommendation	Description	Lead Organization	Supporting Organizations	Additional/ external funding required
2.7	**The District of Metchosin supports:** Establishing an equipment and/or tool-sharing program.	Metchosin farmers	IAF, AF	No

6. Monitoring and Reporting Framework

A monitoring and reporting framework has been developed to support implementation of the Agricultural Area Plan. For each goal, at least one progress indicator has been identified as well as measurement metrics, data sources, and baseline information where available. The Plan includes a recommendation to better measure and track local agricultural data generally, which could include the dissemination of a survey to the farming community every year or two. While the indicators help to track the overall health of the local agricultural sector, it is important to note that many are influenced by factors that are beyond the District or the farming community's control.

Goal	Indicator	Measure	Data source(s)	Baseline information (2023)
1. Protect Metchosin Farmland for Farming	The ALR is protected and preserved for agriculture.	Amount of land in the ALR (based on 2023 values). Percentage of ALR that is in agricultural (productive) use.	ALUI ALC	Total ALR in Metchosin 1,658 ha (4,211 acres) (2018, ALUI)
	Agricultural land is productive.	Number of policies and bylaws regarding agricultural land that are revised and/or improved.	ALUI Survey of Agricultural Community	The ALUI provides a measure of agricultural productivity
2: Support the Economic Viability of Metchosin's Farming Community in a Collaborative Manner	Amount of local processing and sales of agricultural products.	Number and/or capacity of local processing plants facilities.	Survey of Agricultural Community	N/A
		Number of farms and number of farm operators in Metchosin.	Census of Agriculture Survey of Agricultural Community	N/A
	Succession planning and new farmers are supported.	Number of farms with succession plans.	Survey of Agricultural Community	17% have succession plans. (2023 Agriculture Survey)
	Local food sales are supported.	Total farm revenues	Survey of Agricultural Community	N/A
		Number of direct sale routes to market (e.g. farm stand, online, wholesale, etc.)	Survey of Agricultural Community	56% use direct farm sale techniques. (2023 Agriculture Survey)
		Number of local farms represented at the	MPA	N/A

Goal	Indicator	Measure	Data source(s)	Baseline information (2023)
		Metchosin Farmers Market.	Survey of Agricultural Community	
3: Create a Sustainable and Climate Resilient Farming Sector in Metchosin	Improved resilience of the agriculture sector to the effects of climate change.	Number of on-farm innovative projects to reduce waste and GHG emissions.	Survey of Agricultural Community	N/A
		Number of farms that have emergency preparedness plans.	Survey of Agricultural Community	N/A
	Farmers maintain, restore and enhance areas of biodiversity and ecological significance.	Number of biodiversity/riparian enhancement projects undertaken on farmland.	Investment Agriculture Foundation – Farmland Advantage Survey of agricultural community	N/A
		The number of collaborative projects with Ducks Unlimited, Delta Farmland and Wildlife Trust and/or IAF.	DUC DFWT IAF Survey of agricultural community	N/A
	Waste generated from farms is diverted from the landfill.	Agricultural waste drop-off / pick-up events.	DoM	N/A

Appendices

Appendix 1: Considerations regarding updates to the Land Use Bylaw

- Align definitions of agriculture, farming, agri-tourism, and other related terms with those used in ALC regulations, Right to Farm Act, and BC Ministry of Agriculture and Food guidelines and policies.
- The main differences in zone AG and AG1 appear to be with regards to housing density. Now that there are housing allowances specified in the ALR from ALC regulations, these 2 zones could be combined into a single zone. The current housing allowances do not align with ALC regulations.
- Subsection 5 of the AG and AG1 zones should be revisited as to the current restrictions on certain types of agricultural activities.
- Zones AG and AG1 allow for an Agricultural Fairground, this is a use that would require permission from the ALC.
- Create a maximum residential area footprint following the Guidelines set out by the AF, including maximum lot line setbacks, to preserve as much viable farmland as possible.
- Allowing food production in all zones, even outside of the ALR, at appropriate levels of scale.
- Consider increasing the size of signs allowed for agricultural businesses (above 2 m^2).
- Consider increasing the minimum parcel subdivision size in zones AG and AG1 (currently it is at 4 ha (10 acres) and include a note that any subdivision in the ALR requires the approval of the ALC, which may not align with the minimum parcel size set out by local government.
- AG zone setbacks for intensive livestock production (e.g. 60m from a front lot line and 20m from side lot lines) should be revisited to ensure they are not limiting expansion of a productive farm base.
- Include reference to the Agricultural Environmental Management Code of Practice regarding any concerns about manure management, composting, fertilizer runoff and the quality of watercourses and groundwater affected by the farming property.
- Rural Residential Zone 4 (RR4) should be re-titled as an agricultural AG zone. The minimum parcel size of 2 acres should be increased to reduce speculation of possible subdivision, and a note that all subdivision applications must be approved by the ALC should be included.
- RR4 zone subsection 5 should be revisited, as local governments cannot restrict certain types of agricultural activities if the land is in the ALR.
- Consider adding the processing of livestock and poultry (abattoirs) within the list of permitted uses in Industrial zones.
- Consider altering the Commercial Recreation 4 (CR4) zone, which is in the ALR, to encourage a use other than golf courses if and when property ownership changes or the current business ends. Often these uses are non-transferable as set forth in the associated ALC non-farm use decision.
- Consider revisiting Industrial 2 (M2) zone, which is in the ALR and allows for industrial activities (precast concrete products manufacturing). A better option may be to re-designated it as AG2 and simply allow a spot zoning for the particular industrial use, with a note that the use may not be permitted if the property changes ownership.