

Exploring Food Security in the Islands Trust Area

Final Report

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Exploring Food Security in the Islands Trust Area

Preamble

The scope of this report is both broad and detailed. Its intent is to provide enough information about food security and food systems to bring all Trustees to a general level of understanding, while providing enough Trust-specific detail so that Trust-specific policies and actions can begin to be discussed and explored. The primary goal of this report is to inform Islands Trust Council of the general concepts involved in food security, draw connections between the various facets of the topic and give a general overview of the food system and our interactions within it. The secondary goal of the report is to start a Trust-wide conversation with regards to how the concepts, themes and actions surrounding food security can be incorporated into Trust policies, regulations and advocacy. This report is a first step and should be considered as the medium from which on-the-ground actions and ideas will spring. The conversations which stem from this report have the potential to result in highly innovative and ground-breaking policies and actions, which will serve as excellent examples for local governments, both at home and abroad.

Executive Summary

This report explores the concept of food security and local food systems in both broad and Trust-specific terms. It begins by comparing and contrasting the notions of food security (sustainable supply of nutritious, acceptable and available foods) and food sovereignty (local control of nutritious, acceptable and available foods), explaining that these concepts are mutually supportive and communities can refine their own definitions of food security to fit their visions and goals.

A brief overview of the Global, National, and Provincial food systems and statistics is contrasted with the various socio-economic and environmental benefits of more localized food systems and why there has been a resurgence in local, sustainable food systems. An overview of agriculture in the Trust Area gives further understanding to who is farming in our communities as well as the strong community support for local food.

Ten policy themes for the strengthening of Trust-wide food security are identified: **land, housing, water, wild foods/lands, processing, distribution, access, education, community agriculture and waste management**. These are reflective of major policy themes at national and international levels.

An exploration of ways in which LTCs and the Trust currently support food security via policy and land use is presented, and a variety of additional planning and advocacy tools are explored in order to present potential options for building upon current Trust food policy foundations.

Part 6 of the report presents a “tasting menu” of policy options, based upon the 10 identified policy themes and feedback from the Trust Council Food Security Workshop in September 2010. It is meant to serve only as a starting point and the beginning of a conversation about policy change; much work is to be done.

At the September 2010 Trust Council Food Security Workshop, Trustees had the opportunity to view a draft version of this report, discuss how food security can be further supported in the Trust Area, and identify priorities in this realm. The identified top priority actions were:

1. Protect agricultural lands through Land Trust and park mechanisms (e.g. support a regional farming/farmland trust fund, acquire crown lands for farming)
2. Develop on-island food processing and storage facilities for local products (e.g. community kitchens, community mobile abattoirs, cold storage)
3. Reward agricultural land stewardship (e.g. creation of an award)

4. Encourage on-island composting (e.g. support communal composting facilities, educate and encourage communal composting)
5. Support small-scale farmers in proving need for worker housing
6. Study and map our agricultural lands (e.g. quantify agricultural lands in and out of the ALR, study and map farmland and potential for supporting ourselves via local food)
7. Serve as a facilitator linking consumers, producers and social organizations

The recommendations and information stemming from this workshop are presented in this final version of the report. Part 6 of this report makes the following recommendations to Trust Council:

- THAT Trust Council should consider the modifications of the Islands Trust Policy Statement to include additional provisions for food security and reflect the inter-disciplinary nature of food in our communities.
- THAT Trust Council should consider development of model bylaws to address food security issues such as the Council identified top 7 priorities, and direct staff to return with model bylaws at a later Trust Council.
- THAT Trust Council should continue to include food security in the strategic plan.
- THAT Trust Council considers the need for additional agriculture protocols.
- THAT the Islands Trust Fund Board should consider conducting an analysis of what resources would be required to manage agricultural properties as a farmland trust.
- THAT Trust Council should consider continuing to support food security discussions in the Trust Area by providing funding and resources for further work in gathering more background and context information.
- THAT Trust Council and Local Trust Committees should work with First Nations in ensuring that development does not further infringe on traditional food gathering lands

Introduction

Everybody eats; a simple statement that holds the key as to why putting food at the centre of land use and policy ensures sustainable, well-informed and holistic long-term planning. Most of us in the West take food for granted, not only in terms of its availability, but in terms of its multi-faceted role in our daily lives and the way it connects us. Food is about personal and community health. It provides a rich source of culture and a venue for social interaction. Food is also about economic vitality, job creation and entrepreneurial spirit. Food influences how our towns and villages grow, where we chose to live and why. Food exerts a huge influence on our ecological systems, our transportation corridors and the overall livability of a neighbourhood. Due to its inherent ability to connect and engage a range of disciplines, food was often regarded as a conundrum for local governments. It never seemed to “fit” into a specific jurisdiction and was often considered the responsibility of public health. This attitude is changing as local governments are increasingly realizing that the “conundrum” of food, is indeed a strength which can be harnessed for progressive multi-disciplinary planning.

Local government has a significant role to play in ensuring that local food systems strengthen all aspects of food in our daily lives and contribute to individual and community food security. At the local level, changes can be made to support farmers, processors, distributors and consumers through land use and advocacy as well as by partnering with community groups and other government bodies. Planning for food involves collaboration and drawing upon a variety of sources of knowledge in order to get a sense of the whole picture and what is needed to move forward. Putting food at the centre of planning table will ensure that we all grow together.

The Islands Trust is well positioned to take the lead in demonstrating that by planning for food security, a local government plans for all. With a rich history of agriculture and wild food, a highly engaged population and a progressive mandate, increasing Trust support for strengthened local food systems seems like a natural move. This report aims to start this very real and increasingly important conversation. It looks at how the Trust is already including food security provisions in its planning and policy work, and how food has been an important part of the Islands Trust since the first Trust Council meetings. The report serves to look within, but also look outwards and considers examples of how we can fill the gaps in our local food systems and use progressive tools to ensure food security for our communities. In this way, this report is both a mirror and a window; reflecting what has been done, and pointing to where the Trust can go. Presenting a broad and Trust-specific discussion; this report strives to inspire and build upon the food security foundations inherent to planning in the Trust Area.

Part 1: General Concepts in Food Security

Common Vision, Many Definitions

The term "Food Security" evokes many different ideas and feelings, and with good reason; currently there are over 200 definitions and 450 indicators of food security used around the world¹. The term itself, originated in international development literature in the 1960s and 1970s, and while originally associated with issues such as famine, poverty and food aid, food security has evolved and expanded to capture a wide-range of food-related issues including the ecological, social, cultural, and political significance food holds in society. Working towards food security means taking an active role in strengthening and supporting all aspects of the food system, from field to plate and back again, to ensure they are resilient and sustainable during times of crisis and for future generations.

As mentioned, there are many definitions of food security; however, themes of access, food quality and healthy living seem to be the common threads uniting these. Before delving into food security, we must first understand what it means to be "food insecure". Food insecurity has been defined as:

*"Limited or uncertain availability of nutritionally adequate and safe foods or limited or uncertain ability to acquire acceptable foods in socially acceptable ways."*²

This definition speaks not only to the need for affordable foods, but the need to obtain these foods in a manner that supports personal and ecological values. Several examples of food security definitions are included below, each with a similar take on how to address the issue of food insecurity:

The Centre for Studies in Food Security at Ryerson University³

The Five As of Food Security

- 1) *Availability*- sufficient food for all people at all times
- 2) *Accessibility*- physical and economic access to food for all at all times
- 3) *Adequacy*- access to food that is nutritious and safe, and produced in environmentally sustainable ways

¹ Toronto Public Health. Background Paper Food Security: Implications for the Early Years- Chapter One: Definitions of Food Security. Accessed Jul 12-10. www.toronto.ca/health/children/pdf/fsbp_ch_1.pdf - 2006-03-27

² De la Salle, J & Holland, M. 2010. *Agricultural Urbanism: handbook for building sustainable food & agriculture systems in 21st century cities*. Green Frigate Books.

³ Ryerson University Centre for Studies in Food Security- Food Security Defined. Accessed Jul 12-10. <http://www.ryerson.ca/foodsecurity/>

- 4) *Acceptability*- access to culturally acceptable food, which is produced and obtained in ways that do not compromise people's dignity, self-respect or human rights
- 5) *Agency*- the policies and processes that enable the achievement of food security

The Food and Agriculture Organization of the United Nations (UN FAO)⁴

"a condition in which all people, at all times, have physical and economic access to sufficient, safe and nutritious food to meet their dietary needs and food preferences for an active and healthy life."

The BC Food Systems Network⁵

"A community enjoys food security when all people, at all times, have access to nutritious, safe, personally acceptable and culturally appropriate foods, produced in ways that are environmentally sound and socially just."

We define food security as a situation in which:

1. *everyone has assured access to adequate, appropriate and personally acceptable food in a way that does not damage self respect;*
2. *people are able to earn a living wage by growing, producing, processing, handling, retailing and serving food;*
3. *the quality of land, air and water are maintained and enhanced for future generations; and*
4. *food is celebrated as central to community and cultural integrity*

The beauty of food security as a movement and a concept is its holistic and pragmatic nature; it takes a whole systems approach to ensuring that the food we eat not only respects our cultural, social, environmental and economic well-being, but that it is grown and obtained in a manner that is sustainable for growers and consumers alike. It challenges decision-makers to take a look at how their communities eat and prioritize food as a way of increasing livability and resilience. Many communities have chosen to accept a definition of food security that reflects community values and priorities, and the Gulf Islands are no exception. Below is a draft definition of food security developed by the Salt Spring Island Food Security Project Steering Committee:

"Food security exists when all individuals have access to adequate, nutritious food regardless of their income and their abilities. In a food secure community, most of the food is grown, processed and distributed on a local and regional basis. Food production and distribution is conducted in a manner that is environmentally and economically sustainable and local access and production are an integral part of governance decisions affecting the community⁶."

This statement recognizes that food is a player in the political realm, and that the local government has a central role in ensuring that decisions take this into account. This last definition brings up a new facet of the food security movement, which some consider just as, if not more important than food security itself. That new facet is Food Sovereignty.

Food Sovereignty- A Vision for Local Control

The term "Food Sovereignty" was first coined in 1996 by Via Campesina ("Peasant Way"); a self-described "...international movement of peasants, small and medium-sized producers, landless, rural women, indigenous people, rural youth and agricultural workers" which advocates for family-farm-based sustainable agriculture

⁴ United Nations Food and Agriculture Organization: Food Policy Brief: Food Security. June 2006, Issue 2. Accessed Jul 8-10. ftp://ftp.fao.org/es/ESA/policybriefs/pb_02.pdf

⁵ BC Food Systems Network. Food Security. Accessed Jul 8-10. <http://fooddemocracy.org/security.php>.

⁶ SSI Community Food Security Project Steering Committee. 2006. Salt Spring Island Food Security: A Discussion Planning Paper. Accessed Jul 8-10. http://www.communitycouncil.ca/crfair_nl/PDFs/crfair_nl_Salt_Spring_Island_Food_Security_Report.pdf

throughout the world⁷. According to Via Campesina, food sovereignty is the basic human right of people to define their own food systems, rather than those systems being defined by international market forces. It emphasizes the roles of women and indigenous communities in traditional food growing and gathering, and focuses on sustaining the ecosystems that support resilient locally-based food supplies, as well as ensuring that there is equitable distribution and control over resources such as farmland, water and seeds.

First Nations Food Sovereignty

In Canada, the movement towards First Nations food sovereignty focuses on the importance of traditional knowledge and food gathering and preparation techniques. Traditional foods are often high in micronutrients and low in saturated fat, and thus decrease the high rates of diabetes, obesity and iron-deficiency so prevalent in First Nations populations⁸. Salmon and shellfish have been important sources of protein for Coast Salish people for generations, and it is believed that marine sources represented 90% of pre-contact protein consumption⁹. Land use barriers to First Nations food sovereignty include the privatization of wild lands, foreshore development, wild land conversion/ development, soil and water contamination and government restrictions on locations for traditional food gathering¹⁰. Local governments' ability to recognize and plan for First Nations food sovereignty not only has positive effects on health and culture, but important ecological implications when wild lands are maintained in order to support the gathering of traditional wild foods.

Security vs. Sovereignty

Food sovereignty is similar to food security in its holistic approach to the creation and maintenance of sustainable food systems; however it puts a strong emphasis on achieving this through local control, local knowledge and the local environment. Some feel that the only way to achieve food security (supply) is through food sovereignty (control). According to the Declaration of the Forum of Food Sovereignty, Food Sovereignty "...puts the aspirations and needs of those who produce, distribute and consume food at the heart of food systems and policies rather than the demands of markets and corporations."¹¹ In addition, Via Campesina defines food sovereignty as:

"Food sovereignty is the right of peoples to define their own food and agriculture; to protect and regulate domestic agricultural production and trade in order to achieve sustainable development objectives; to determine the extent to which they want to be self reliant; to restrict the dumping of products in their markets; and to provide local fisheries-based communities the priority in managing the use of and the rights to aquatic resources. Food sovereignty does not negate trade, but rather, it promotes the formulation of trade policies and practices that serve the rights of peoples to safe, healthy and ecologically sustainable production."¹²

Like food security, there are several definitions of food sovereignty, each with common goals and visions. Food sovereignty is still a relatively new concept and thus the policy frameworks it entails are still being formed. Food Secure Canada defines the Six Pillars of Food Sovereignty below¹³:

1. Focuses on Food for People: Insists on the right to food for everyone and that food is more than a commodity
2. Values Food Providers: Supports the right to produce food, and supports sustainable livelihoods.

⁷ La Via Campesina. 2007. What is La Via Campesina. Accessed Jul 12-10.

http://viacampesina.org/en/index.php?option=com_content&view=category&layout=blog&id=27&Itemid=44

⁸ Thom, B and Fediuk, K. 2008. Indigenous Food (In)Security in the Coast Salish World. University of Victoria. Paper presented at the 107th annual meeting of the American Anthropological Association San Francisco, 19 November, 2008

⁹. Ibid.

¹⁰ Ibid.

¹¹ Nyeleni, 2007. Declaration of the Forum for Food Sovereignty. Accessed Jul 12-10.

http://www.foodsovereignty.org/public/new_attached/49_Declaration_of_Nyeleni.pdf

¹² La Via Campesina. Statement from the People's Movement Assembly on Food Sovereignty. Accessed Jul 12-10. <http://viacampesina.org>

¹³ Food Secure Canada. Six Pillars of Food Sovereignty. Accessed Jul 12-10. foodsecurecanada.org

3. Localizes Food Systems: Rejects dumping and inappropriate food aid; resists dependency on remote and unaccountable corporations.
4. Puts control Locally: places control in the hands of local food providers, recognizes the need to inhabit and share territories, rejects the privatization of 'natural resources'.
5. Builds knowledge and Skills: Builds on traditional knowledge, uses research to support and pass this knowledge to future generations, rejects technologies that undermine or contaminate the local food systems.
6. Works with Nature: Uses the contributions of nature in sustainable food systems, maximizes resilience, rejects energy intensive, monocultural, industrialized, destructive production methods.

The challenge that both food security and food sovereignty pose is in actually achieving the goals they set forth. The inherent flexibility within the common vision for food security/ sovereignty allows local governments to overcome these challenges by creating their own food priorities, goals and policies in order to support the needs and build upon the strengths of local communities. Following such lofty goals requires knowledge of where food comes from, and how it interacts with its community. The following section will give a general overview of the food system in order to provide further clarity to reasons for the recent movements towards local food security and sovereignty. For the purposes of this report, the term "food security" will be used to capture the vision and goals for local, sustainable food systems, recognizing that food sovereignty is a key piece of food security.

Part 2: Global to Local: The Context and Scale of the Food System and its Role in Daily Life

Food is a nexus of industry, rural/ urban relations, global trade relations, domestic and social life, biological health, social belonging, celebration of community, paid and unpaid work, expressions of care, abuse of power, hunger strikes, fasts, and prayer. Food is part of daily life at least as much as we are consumers and possibly more as we labour for either love or money. Food and food production are inextricably tied to our ecological systems and survival in the future.

- Welsh and MacRae (1998, 242)¹⁴

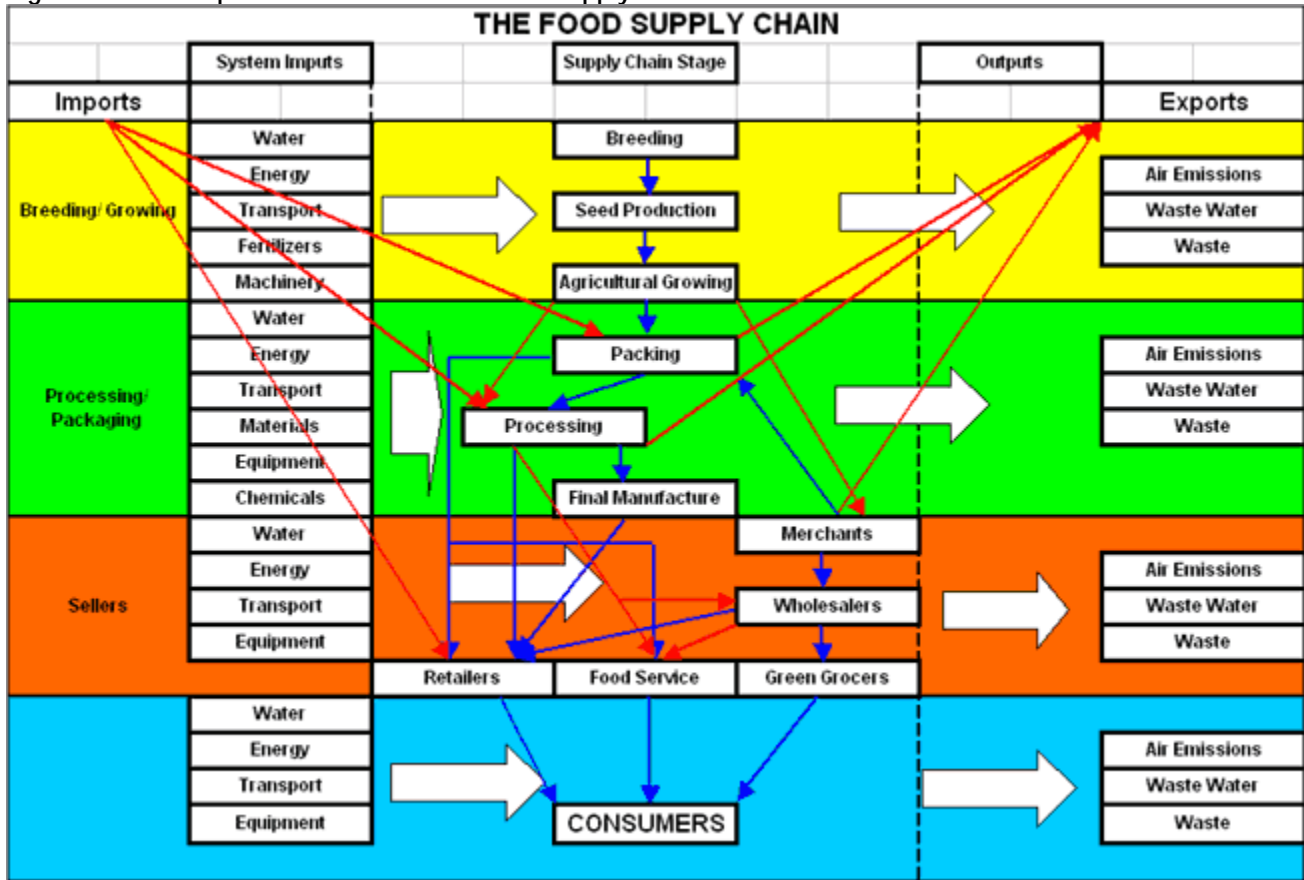
Not your Grandma's Food System: The State of Food Today

Food plays a role in every aspect of daily life. From what we cook and how we shop, to how our cities and town are built and our waste managed; food and agriculture have been central in the growth and development of our species. The ability to cultivate food in one location year after year, allowed humans to develop complex societies and civilizations; and the inability to sustainably manage the agricultural resource base has often been cited as a key reason for their demise.¹⁵

¹⁴ Campbell, M.C. 2004. Building a Common Table: The Role for Planning in Community Food Systems. *Journal of Planning Education and Research*. 23:341-355.

¹⁵ Tainter, J.A. 1988. *The Collapse of Complex Societies*. University Press, Cambridge. Pg 44.

Figure 1: The Complexities of the Modern Food Supply Chain¹⁶



The modern food system is almost unrecognizable from the food system of a few generations ago, namely due to the fact that so much of it occurs behind closed doors outside of the public sphere. The "conventional" or "industrialized" food system is one which regards food as a commodity and focuses on large-scale production, homogenous products, corporate control of agricultural inputs (seeds, fertilizers, pesticides) and outputs (processing, packaging, distribution, marketing), energy and chemical intensive production methods and profit maximization¹⁷. Essentially, it is a system increasingly controlled by very few, in order to produce as much cheap food as possible.

In 1961, Canadians spent 28% of their personal expenditures on food; by 2007, this amount had decreased to 17%¹⁸. This "cheap" food comes at a high price, as the system externalizes the costs of environmental degradation, the collapse of local rural economies and the loss of crop diversity associated with the erosion of the family farm and farming traditions. An example of this is the billion dollar global seed industry. Currently, ten companies own 67% of the world's proprietary seed market, with the world's largest seed company (Monsanto) accounting for 23% of this market¹⁹. The effects of this are staggering, and include farmer dependency on a few transnational companies, extreme loss of genetic diversity and crop resilience, and the patenting of plant life.

¹⁶ 321 Energy. Why Our Food is So Dependent on Oil. Accessed Aug 4-10. <http://www.321energy.com/editorials/church/church040205.html>

¹⁷ Campbell, M.C. 2004. Building a Common Table: The Role for Planning in Community Food Systems. *Journal of Planning Education and Research*. 23:341-355.

¹⁸ Statistics Canada. 2010. Human Activity and the Environment: Annual Statistics.

¹⁹ GM Watch. World's top ten seed companies. Accessed July 24-10. www.gmwatch.org.

The ecological, environmental and ethical questions that the conventional food system poses for local governments are overwhelming, and well beyond the scope of this report. However, this context is important to include in the discussion as it can serve as a sounding board from which to test local policies and actions in reversing, or at least steering away from a status quo; an arguably out-of-control global food system.

The National and Provincial Context

A very important thing happened in 2007; more of the world's population was living in urban, rather than rural areas. The consequences of this are far reaching, and not fully understood. This shift in living patterns poses an interesting question in terms of where our food will come from, how it will be produced and distributed, and how we will value the land and people who carry out the vital task of feeding us all. This shift in population could mean a variety of things for the Trust Area and will certainly include greater development pressures. It could also lead to a greater demand for on-island food sources and the special "island" brand of local foods.

O Canada

Currently in Canada, 3% of the population resides on farms, and roughly half of these people (1.4%) are engaged in farming²⁰. In 1921, agriculture was the single most common occupation, employing 1, 041,618 Canadians and accounting for 33% of all jobs²¹. By 2006, 346,400 Canadians were primarily employed in agriculture, accounting for 2% of total employment²². In addition, it was calculated that in 2004, 860,000 people were employed in Canada's food system, and that the food system contributed \$52 billion to the \$1.2 trillion gross domestic product (GDP)²³.

The Canadian food system includes all the products, processes and activities that put food on tables and prepare it for export. It also includes the activities associated with imported foods once they have entered the country. The Canadian food system comprises of three sectors:

- Primary Sector: agriculture and fisheries
- Secondary Sector: food-related manufacturing (e.g. food, beverage, fertilizer, pesticide and farm machinery manufacturing)
- Tertiary sector: food-related services (e.g. transportation, food services, food retail, wholesale trade, marketing)

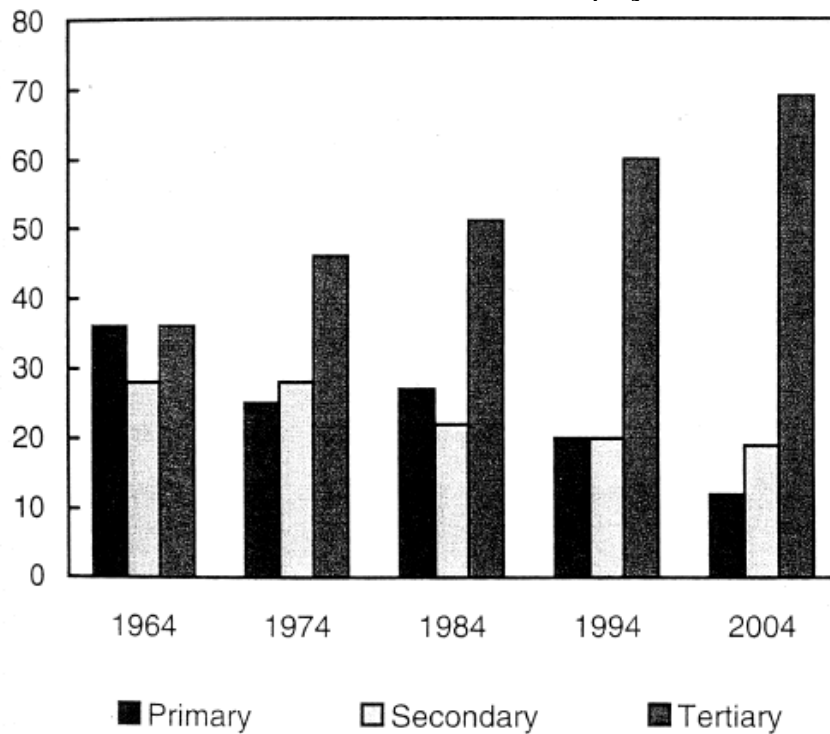
²⁰ Condon et.al. 2009. Agriculture on the Edge: Strategies to abate urban encroachment onto agricultural lands by promoting viable human-scale agriculture as an integral element of urbanization. International Journal of Agricultural Sustainability. University of Essex (UK).

²¹ Statistics Canada. 2010. Human Activity and the Environment: Annual Statistics. Catalogue no. 16-201-X

²² Ibid.

²³ Ibid.

Chart 1: Sector contributions to food-related employment in Canada²⁴



Canadian Food Facts

- 7% of Canada's land mass is used for agriculture, 70% of this is suitable for growing crops. Canada ranks 7th in the world for total amount of arable land²⁵
- In 2006, 327,070 farmers operated 229,373 farms, covering an area of 67.6 million hectares. Interestingly, since 1921, the number of farms has decreased, while the total area of croplands has increased.
- Average age of farmers rose to 52 in 2006 and the number of farmers under the age of 35 declined to 9.1%²⁶.
- 55.8% of farms are making enough gross income to cover their costs of production²⁷.
- Since 2001, the Farm Input Price Index (the cost of all the products farmers require to farm) rose 8.6%, with fuel and fertilizer costs rising by 35%, and pesticides by 19%. In contrast, the Farm Produce Price Index (the price farmers get for their goods) rose only 1.7% during that time²⁸.
- As a result of the above, 48.4% of Canadian farmers now need to find off-farm jobs that help pay the farm's bills²⁹.
- Primary sector food-related GDP contribution in 1964 was 28%, forty years later that number has dropped to 13%.
- In 1990, 70,300 people were employed by the fishing industry (including processing/ packing); by 2006 this figure had declined to 52,100.

²⁴ Statistics Canada. Industry Accounts Division. 2008. Special Tabulation.

²⁵ Statistics Canada. 2010. Human Activity and the Environment: Annual Statistics. Catalogue no. 16-201-X

²⁶ Ibid.

²⁷ Ibid

²⁸ Ibid.

²⁹ Ibid

Exploring Food Security in the Islands Trust Area: A Preliminary Report

- In 2007 over 1 million tonnes of fish and shellfish were harvested, valued at almost \$2 billion (shrimp, herring, hake, scallop, mackerel and lobster made up the bulk of commercial landings).
- Aquaculture production has grown from 73,187 tonnes in 1996, to 172,374 tonnes in 2006; an increase of 136%.
- In 2005, 68% of Inuit adults in the Canadian arctic harvested traditional foods, and in two-thirds of households obtained at least half of their fish and meat through traditional sources.
- In 2007 it was estimated that a week's worth of food for a family of four cost between \$350 and \$450 for those living in northern isolated communities, while that same cost was between \$195 and \$225 in southern Canadian cities.
- In 2007, about \$24 billion worth of food was imported into Canada from 198 different countries. Imports account for 40% of all fish, fruits and vegetables consumed³⁰.
- Canada imported over 60% of its domestic seafood product needs in 2001. At the same time Canadian seafood processors exported 74% of Canadian production³¹.
- Margin (difference between the price paid by the consumer and the price received by the producer- added by retailers, taxes and transport companies) accounted for 29% of food costs in 1964; by 2004 they were responsible for 43%.
- Almost 800,000 Canadians access food banks every month. In 2008, 37.2% of Canadian food bank clients were under 18 years old, and families with children make up more than 50% of food bank recipients³².
- About half the food banks participating in the 2008 HungerCount are located in rural communities (populations of fewer than 10,000 people)³³.
- In 2007, it was estimated that solid food waste occurring between retailer and plate amounted to the equivalent of 183 kg per person. Another 2.8 billion litres of liquids (milk products, coffee, tea, juice and pop) were also wasted. These numbers do not account for waste at other levels of production³⁴.

These numbers paint a complex picture of the conventional food system in Canada and raise important questions about land use, economics and the fair access to food for all Canadians. In addition, these statistics give a strong impression of where within the food system our priorities lie.

BC in Brief: Farming and Food in the Province

BC contains 3.5% of Canada's farmland and of this only 1% is high quality soil³⁵. Due to the Province's varied geography and climate, BC farmers produce over 250 different agricultural products including a wide variety of grain crops, tree fruits, berries, vegetables, grapes and meat³⁶. One unique aspect of the BC food system is the Agriculture Land Reserve (ALR). Established in 1972, the Provincial government created the ALR in an effort to protect farmland from conversion to other uses. However, the slow erosion of the ALR continues, and while it remains a viable tool for the preservation of some of BC's farmland, it presents a range of complex challenges and

³⁰ Statistics Canada. Canadian exports and imports. Accessed July 24-10. <http://www.statcan.gc.ca/pub/15-515-x/2004001/4064688-eng.htm>

³¹ Ibid,

³² Food Banks Canada. Learn more about the problem of hunger in Canada. Accessed July 24-10. <http://www.cafb-acba.ca/main2.cfm?id=10718629-B6A7-8AA0-6D9B9CE378DE06DA>

³³ Ibid.

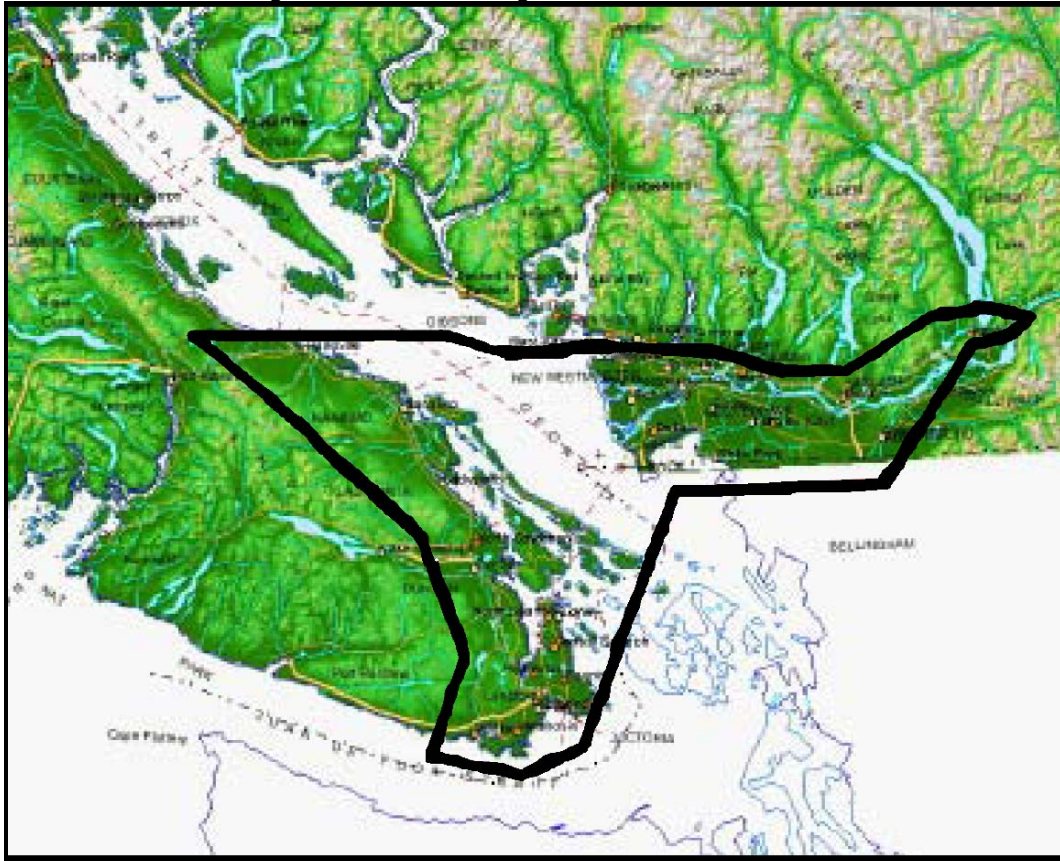
³⁴ Statistics Canada. 2010. Human Activity and the Environment: Annual Statistics. Catalogue no. 16-201-X

³⁵ The Land Conservancy of BC. 2009. BC's Farming and Food Future: Local Government Toolkit for Sustainable Food Production

³⁶ Ibid.

issues. Some brief facts about food and farming in BC are included below in order to provide a context for local food security action and policy. Much like the National statistics, similar trends can be observed at a Provincial level.

Figure 2: “Golden Triangle” of BC’s best farm land



BC's best farmland lies between the lower mainland and southeast Vancouver Island³⁷

- Between 2001 and 2005, the Agricultural Land Commission (ALC) removed 71.4% of the 7,493 ha of ALR land under consideration for removal. Land removal was highest in the Vancouver Island region. Inclusions into the ALR are often in the north on marginal lands. One critique of the ALR is that it preserves land, not farmers.
- Cost of farmland in BC increased 14.5% in 2007 and is selling for approximately \$74K- \$247K per hectare³⁸. As development pressures in the ALR drive up land values, younger farmers find themselves unable to afford land.
- Between 2001 and 2006 BC's agriculture triangle saw: 88.5% increase in BC's population, 67% of the increase in B.C gross farm receipts³⁹.
- 79% of BC residents live next to land responsible for 78% of BC's farm revenues.

³⁷ Geggie, L. & Platt, K. 2009. Our farmlands, Our foodlands, Our future: a findings report on tools and strategies for ensuring productive and accessible farmlands in the CRD. Victoria, B.C. Canada

³⁸ The Land Conservancy of BC. 2009. BC's Farming and Food Future: Local Government Toolkit for Sustainable Food Production.

³⁹ Geggie, L. & Platt, K. 2009. Our farmlands, Our foodlands, Our future: a findings report on tools and strategies for ensuring productive and accessible farmlands in the CRD. Victoria, B.C. Canada

- In 2006, there were 19,844 BC farms (a 2.2% decrease from 2001), and 29,870 farm operators (a 1.5% decline from 2001)⁴⁰
- BC's agricultural sector supplies less than 50% of the province's food requirements
- 10% of the food Vancouver residents consume is grown on Vancouver Island
- In BC, local agriculture generates more than \$22 billion in sales from only 3% of the Province's land base⁴¹
- There are over 500 community kitchens in BC, which help low-income residents with hunger alleviation, but also build social capital through interaction and team-work⁴².

Table 1: BC Consumption of BC Production⁴³

| Product | % of total product grown in BC |
|----------------------------------|--------------------------------|
| Dairy, poultry, and egg products | 90% |
| Vegetables | 55% |
| Fruits | 41% |
| Beef | 50% |

Table 2: Where BC's Produce Goes⁴⁴

| Product | Wholesale | Processing | Farm and roadside |
|-----------------------|-----------|------------|-------------------|
| Field vegetables | 63% | 18% | 18% |
| Greenhouse vegetables | 100% | – | – |
| Mushrooms | 100% | – | – |
| Tree fruits | 74% | 21% | 5% |
| Berry and nuts | 19% | 78% | 3% |

Key Legislation

In Canada, the federal and provincial governments share jurisdiction over agriculture as expressed in the Canadian Constitution. In 2005, the Supreme Court reaffirmed the *Agricultural Products and Marketing Act*, which states that while production of agricultural products is exclusively provincial jurisdiction, all trade (inter-provincially or internationally) is federal⁴⁵. As a result, marketing is shared. A list of key pieces of agricultural legislation is included below.

⁴⁰ The Land Conservancy of BC. 2009. BC's Farming and Food Future: Local Government Toolkit for Sustainable Food Production.

⁴¹ Provincial Health services Authority. A Seat at the Table: Resource guide for local governments to promote food secure communities. June 2008. www.phsa.ca/HealthPro/PopPubHelath/default.htm

⁴² The Land Conservancy of BC. 2009. BC's Farming and Food Future: Local Government Toolkit for Sustainable Food Production.

⁴³ Zbeetnoff, D. 2009. *Overview of BC's Food Economy*. Zbeetnoff Agro-Environmental Consulting. 2009 BC Land Summit. Whistler, BC.

⁴⁴ Ibid.

⁴⁵ Environmental Law Centre Society. 2007. Legal barriers to Increased Local Food Production and Distribution. File No. 2007-01-04. University of Victoria.

Provincial Powers

Agricultural Land Commission Act

The ALC Act is the primary tool for farmland protection in BC, and applies to lands within the Agriculture Land Reserve (ALR). At the inception of the ALR, regional districts were required to adopt Land Reserve Plans via bylaws and file them with the ALC. OCPs and bylaws may not contradict the ALC Act; however, any ALR land use application must be first filed with the local government. If an application is for the exclusion of land from the ALR, for non-farm use or to subdivide land within the ALR where a bylaw permits farming, the local government can reject the application, approve the application and forward it to the ALC for consideration, or forward the application to the ALC without comment⁴⁶.

Farm Practices Protection Act (Right to Farm)

The *Right to Farm Act* protects farmers carrying out "normal farm practices" in the ALR, on lands zoned for agriculture and for licensed aquaculture operations from claims of nuisance (dust, noise, odour). The Farm Practices Board, established through the Act is a tribunal that considers and encourages the settlement of complaints from persons aggrieved by disturbances associated with farm operations⁴⁷.

Water Act

The *Water Act* enables provincial control over all surface and ground water in BC; however, there are currently very few regulations in place for groundwater protection. A license for agricultural related water use is required unless water is collected on the land or drawn from a well. Works around streams may require permits under the *Water Act*, the provincial *Fish Protection Act* and the federal *Fisheries Act*. Agriculture is exempt from Provincial Riparian Area Regulations⁴⁸.

Environmental Management Act

The *Environmental Management Act* regulates certain agricultural practices such as open burning and handling of waste from pesticide use and waste compost production⁴⁹.

Assessment Act

Property assessment is a provincial responsibility, in which buildings are classified and their value assessed each year⁵⁰.

Health Act & Food Safety Act

Both Acts are administered by the BC Ministry of Health, and establish standards and procedures aimed at protecting public health including food safety, and food-related health inspection. The *Food Safety Act* covers topics such as inspections for the meat and milk industries, and the Food Premises Regulation; regulations which have been considered detrimental to small-scale farmers due to their focus on large-scale industrial operations and resource-intensive production frameworks⁵¹.

Local Power

Land Title Act

⁴⁶ CRD Roundtable on the Environment: Food and Agriculture Subcommittee. What can and Should Local Governments do to Protect and Enhance Local Agriculture? June 11, 2009.

⁴⁷ Ministry of Agriculture and Lands, Strengthening Farming Branch. Key Legislation. Accessed July 20-10.
http://www.agf.gov.bc.ca/resmgmt/sf/keylegisl.htm#FPPA_Act.

⁴⁸ CRD Roundtable on the Environment: Food and Agriculture Subcommittee. What can and Should Local Governments do to Protect and Enhance Local Agriculture? June 11, 2009.

⁴⁹ Ibid.

⁵⁰ Ibid.

⁵¹ Masselink Environmental Design. 2008. Salt Spring Island Area Farm Plan.

Section 86(1) of the *Land Title Act* gives approving officers the power to assess the impacts of subdivision on farmland in terms of buffering from adjoining uses such as roads and developments that could interfere with farming operations⁵².

Local Government Act

The LGA provides the legislative framework for local governments. Agriculture provisions such as community planning, zoning, nuisance regulations and removal and deposit of soil, weed and pest control and water usage are included under the Act. Sections which address planning for agriculture include:

- Policy statements in OCPs to designate farmland as well as the maintenance and enhancement agricultural lands.
- Adoption procedures require OCPs to refer any ALR applications to the ALC for comment prior to adoption.
- Development permit areas for farming protection and buffering from adjoining uses.
- Use of land for agricultural operations in areas designated as farming areas by the Ministry of Agriculture and Lands is the responsibility of that Ministry with regards to approval for zoning bylaws restricting farm use in agricultural areas; establishing agricultural standards for bylaw preparation; permitting the creation of "farm bylaws"; and reviewing bylaws to ensure they meet ministerial standards for agriculture⁵³. This does not apply to the Trust Area as it has not been designated a farming area by the Ministry (See sections 903(5), 917 and 918 of the *Local Government Act*). There are pros and cons to such designations that Trustees may wish to explore further.

Resurgence of Local: Emergence of a Home-Grown Food Culture

The numbers, regulations and complexities discussed earlier in the section only give a glimpse of how the modern food system functions. Many of the conventional processes that move food from field to fork and back again are difficult to visualize, because they are just that; invisible to the general public. This lack of transparency requires consumers to place large amounts of trust in an often hidden system. The local food movement strives to bring food production into the public realm, shine a light on production methods, celebrate local flavours, and put a face to food, allowing consumers to understand exactly what they are eating and where it is coming from. In short, it allows for an exchange of money and information at the till; it is a return to informed consumer choice. Table 3 provides a brief overview of some of the fundamental differences between the conventional and the alternative food systems in terms of their goals, foci and general values⁵⁴.

The local food movement has been gaining strength for several decades, and appears to only be getting stronger. Concerns about the ecological integrity of conventional farming practices, public health concerns regarding chemical pesticides, irradiation of foods, genetically modified organisms, and food handling, the loss of agricultural land, climate change, and the lack of healthy foods for low-income residents have all been major sources of motivation behind this movement; again speaking to how local food can serve as a means of uniting many different concerns under a common banner⁵⁵. As a result of these various concerns, the movement towards organic farming (farming in harmony with nature. See Appendix A for a full definition) and related means of accessing these products has taken off. It must be noted that while many farms may practice organic farming methods (sometimes called "ecological", "pesticide-free", or "natural" farming), they may not be "certified organic" (a formal and expensive process carried out by any of Canada's 30 certifying bodies), but operate under the same tenets. Again, knowing and trusting your producer often negates the need for official certification. It should also be noted that not

⁵² CRD Roundtable on the Environment: Food and Agriculture Subcommittee. What can and Should Local Governments do to Protect and Enhance Local Agriculture? June 11, 2009

⁵³ Ibid.

⁵⁴ Campbell, M.C. 2004. Building a Common Table: The Role for Planning in Community Food Systems. *Journal of Planning Education and Research*. 23:341-355.

⁵⁵ Wunsch, P. 2002. Statistics Canada. "There's more to organic farming than being pesticide-free". Canadian Agriculture at a Glance. Statistics Canada, Catalogue no. 96-325-XPB.

all certified organic food comes from small farms. In fact, the rise in large-scale “corporate organic” farms has sparked debate regarding whether or not they can adhere to the organic farming tenets due to their size and large-scale production methods.

The number of certified organic farms in Canada grew by nearly 60% between 2001 and 2006 from 2,230 to 3,555, and now account for 1.5% of all farms in the country⁵⁶. In addition, in the 2006 census, 12,000 producers consider themselves “organic but not certified”⁵⁷. These types of producers often sell their products through alternative means such as farmers markets and food box programs. An increase in sustainable producers can often lead to an increase in the alternative means by which their products are sold and have positive effects in terms of community vitality and job creation. Currently, there are over 125 farmers markets operating in BC⁵⁸, and it was reported in 2008 that the impact of farmers’ markets on the Canadian economy was roughly \$3.09 billion⁵⁹.

GHG Emissions and Our Food: Uncertainties and Expectations

The issue of greenhouse gas (GHG) emissions and food systems has received significant attention in recent years in the general media and through the popularity of books such as “The 100-Mile Diet”. There has been a tendency to focus on the large distances involved in transporting food from farm to plate in a globalized food system (“food miles”). This has led to a general belief that local food systems produce fewer GHG emissions than the global food system. While this may be true in certain circumstances, there are more considerations and processes that must be taken into account, many of which have yet to be fully explored.

Emissions associated with food are not only attributable to transportation. In fact, in the US, emissions from transportation represent only 11% of all GHG emissions from the food sector⁶⁰. Therefore, the true comparative impact of food on GHG emissions is best measured through a lifecycle assessment that considers the whole spectrum of emissions associated with production and processing as well as transportation. There have been a number of studies to date which have attempted a comparison of local and global food in a number of individual commodities^{61 62 63}, but are rare for food systems as a whole^{64 65}. The studies that are available often contradict each other as they make different assumptions and use different starting points, however, some general conclusions can be drawn.

The advantages that the global food system presents and the reasons for its rise can be found in the economic principles of economies of scale and comparative advantage. Large scale producers and processors are able to realize efficiencies in energy and resource use that small-scale operations cannot, simply by the sheer quantities that can be produced at a single location. In addition, the global system is able to take advantage of production

⁵⁶ Kendrick, J. 2009. Statistics Canada, “Organic: from niche to mainstream”. Canadian Agriculture at a Glance. Statistics Canada, Catalogue no. 96-325-X.

⁵⁷ Ibid.

⁵⁸ BC Association of Farmers Markets. 2010. Accessed Aug 3-10. <http://www.bcfarmersmarket.org/>

⁵⁹ Farmers’ Markets Canada. 2009. Economic Impact of Farmers’ Markets \$3.09 Billion, Accessed Aug 2-10. http://www.bcfarmersmarket.org/pdf/fmc_brochure09.pdf

⁶⁰ Weber, C.L. and H.S. Matthews, 2008. Food-Miles and the Relative Climate Impacts of Food Choices in the United States. *Environmental Science & Technology*. 42(10): 3508-3513.

⁶¹ Schlich, E. and U. Fleissner. 2005. The Ecology of Scale: Assessment of Regional Energy Turnover and Comparison with Global Food. *The International Journal of Life Cycle Assessment*. 10(3): 219-223

⁶² Jones, A. 2002. An Environmental Assessment of Food Supply Chains: A Case Study on Dessert Apples. *Environmental Management*. 30(4): 560-576.

⁶³ Blanke, M. and B. Burdick. 2005. Food (miles) for Thought - Energy Balance for Locally-grown versus Imported Apple Fruit. *Environmental Science and Pollution Research*. 12(3): 125-127.

⁶⁴ Ibid.

⁶⁵ Edwards-Jones, G., et al. 2008. Testing the assertion that ‘local food is best’: the challenges of an evidence-based approach. *Trends in Food Science & Technology*. 19(5): 265-274.

efficiencies resulting from regional differences in climate⁶⁶. The provision of fresh foods on a year-round basis through the global food system has also created an expectation among consumers of assured availability of food out of season. Recreating local food systems to satisfy this would therefore require a shift towards a much more seasonal diet and a change in consumer expectation, or would result in a shift in production to more energy and resource intensive greenhouse production. In many cases, producing food in heated, hydroponic greenhouses is much more resource intensive than importing field grown crops grown in a warmer climate, and transporting them to colder climates produces fewer GHG emissions⁶⁷. Although increasing local greenhouse production may be desirable from a food availability perspective of food security, from a GHG emission perspective, it is counterproductive if it is done in a resource intensive manner.

The advantages of local food systems lie in the opportunity to rebuild local food systems that are based on sustainable agriculture, seasonality, and efficient storage, processing and distribution. This involves agricultural practices which sequester carbon in soil, reduce methane and nitrous oxide emissions, use storage and processing facilities reliant on renewable or low energy sources, and recapture knowledge about how to grow and store food in an energy efficient manner. Local apples, for instance, used to be available without the energy-intensive storage and transportation required today because growers planted many varieties which had different maturation rates and storage qualities. This enabled low energy storage for only short periods of the year in order to have a constant supply of apples throughout the year⁶⁸. A return to this type of system seems especially possible in the Trust Area where a number of growers are actively growing and preserving older and hardier varieties of crops.

People who make the switch to local food generally consume less processed food which results in savings of emissions from industrial processing. This is also a healthier way for people to eat, but requires knowledge and cooking skills in order to accomplish. The problem currently is that local food systems have been fragmented, and if people wish to consume local products, they are often required to drive extra miles to find them.

As previously mentioned, while it is difficult to capture the issue of GHG emissions associated with food due to a vast number of variables and trade-offs, the Trust Area is well positioned to take advantage of the relocalization movement and make the efficiencies happen through rebuilding local food systems that have sustainability and efficiency at their heart. This is demonstrated through the farming practices currently taking place, the seasonality of the products available, the traditional crops grown, and the initiatives to educate, farm, process and distribute local food together. The means by which the Trust can further support and enable this relocalization are discussed further in this report.

⁶⁶ Blanke, M. and B. Burdick, 2005. Food (miles) for Thought - Energy Balance for Locally-grown versus Imported Apple Fruit. *Environmental Science and Pollution Research*. 12(3): 125-127.

⁶⁷ Wackernagel, M. and W. Rees. 1996. *Our Ecological Footprint: Reducing Human Impact on the Earth*. Gabriola Island: New Society Publishers. p. 108-109.

⁶⁸ Jones, A. 2002. An Environmental Assessment of Food Supply Chains: A Case Study on Dessert Apples. *Environmental Management*. 30(4): 560-576.

Table 3: Conventional vs. Alternative Food Systems (Adopted from Campbell, M.C. 2004)

| Stakeholders | Values | Time Frame/ Approach | Scale/ Unit of Analysis | Sources of Power | Interests/ Focus | Positions/ Goals |
|---|---|---|---|--|---|---|
| Global industrialized food system: Conventional (corporate) food system (includes agribusiness, conventional farming and ranching, corporate organic farming; food brokers, processors, manufacturers and retailers; seed and fertilizer companies; labour unions) | Food as a commodity; Profit maximization; Efficiency; Scientific (biotech) | Short-term (profits) and long-term (market dominance) Reactive | Global/ transnational corporate scale. Market economy model. Economic analysis. | Top-down control Concentration of market players. Control of resources. | Large-scale production. Vertical integration of agricultural inputs, processing, retailing. Control of production, distribution, marketing. Homogenization of foods and palates. | Reduction of economic risk through vertical and horizontal integration. Product specialization. Control of market share. Influence consumer shopping and eating behaviours |
| Alternative food system: Sustainable agriculture movement (includes small and large-scale diversified farming operations; organic farmers; natural food stores, co-ops, farmers markets, Community Shared Agriculture and other retailers) Community food security advocates (includes community gardening and urban agriculture proponents, community organizations, and public health and other national policy organizations. | Environmental sustainability Biodiversity Economic viability Food as an individual and community right Social equity/ justice | Long term Proactive | Regional scale ("foodshed") Community scale Community development model Systems analysis | Bottom-up controls. Strong social networks Organizing (of farmers) Coalition building (e.g. with environmental movement). Self-reliance/ empowerment | Direct marketing (producer/ grower focused) Environmental risk reduction, elimination Maintaining place-based, seasonal foods Reduce societal costs of hunger Improve individual health through food access Self-reliance Individual and community empowerment, food democracy Connect producer-consumer | Structural change Protect local agriculture Promote diversified operations Promote sustainable agricultural practices Build community food resources and access Create economic opportunity Promote public health Create urban-rural partnerships Develop "food citizens" |

Characteristics of Local Food Systems

Recent books such as *The Omnivore's Dilemma*, *Trauma Farm* and *Animal, Vegetable, Miracle* have re-popularized the idea of taking control of one's food system by purchasing directly from the farmer, growing one's own food, and rediscovering the (recently) lost arts of home cooking, food preservation, gardening and composting. Again, it comes down to gaining a sense of trust and knowledge by being an active rather than passive participant in the food system.

Supporting a resilient local food system leads to a diverse array of positive benefits.

- **Strengthened local economies:** Buying local, or supporting businesses that purchase local food ensures that money stays within the local economy to support other local businesses and community services. In turn, rural economies remain vibrant and viable, and a positive feedback loop is established.
- **Resilient Farmers:** Purchasing directly from a producer not only allows producers to receive a greater share of the profit, but allows them to become deeply in tune with the local market by growing food according to certain practices and according to local tastes. Consistent local markets (e.g. farmers markets, coops, direct sales to restaurants, Community Supported Agriculture (CSA) programs, food boxes, etc) give local producers the ability to plan for the long term, expand/ develop their operations and thus become more financially secure. Proving that farming can be a financially viable way of life will ensure its sustained presence in our communities.
- **Ecological Sustainability:** While it is difficult to generalize, smaller-scale farms (the majority of those in the Trust Area) tend to employ ecological farming practices that work in tune with local climate, soil, flora and fauna to minimize the need for external energy intensive inputs and contribute to the ecological health of the supporting environment. Smaller-scale farms tend to plant a greater diversity of crops to ensure crop resilience in the face of adverse weather or pests; a practice often resulting in the use of heartier heritage varieties and the maintenance of seed diversity. In addition, smaller-scale farms will often practice soil and water conservation techniques (e.g. low or no-till and drip irrigation), create their own on-farm inputs (e.g. compost), and when purchasing external inputs, will tend to spend their money within the community.

While small-scale locally focused farms may not all be certified organic, they tend to practice organic farming methods. These types of farms also tend to be more in tune with what the community desires and how the local environment functions; again, the issue of putting a face to food and the trust that comes from that knowledge can help inform both consumer and producer. An informed community will know what it is looking for in terms of how its local food is produced, and a local farmer can use that knowledge to ensure that the community doesn't have to look too far afield for what it wants.

- **Community resilience:** A common statistic used to describe the food vulnerability of Canadian communities in the face of crisis or natural disaster is the three-day rule. Should supply lines be severed, most of our communities have enough food to last for three days. Relying on ferry service for 95% of our food supply makes the communities in the Trust Area even more vulnerable. Increasing not only the amount of food grown in our communities, but the types of foods, and the ways in which these can be locally processed and accessed, will only increase community food security. In addition, accessing the knowledge of growing, cooking and preservation supports community resilience not only in terms of local food supply, but in nutritional health and self-sufficiency.
- **Celebration and social capital:** The ways in which local foods are often sold contain an inherent sense of social connectedness and celebration. Local food distribution and retail venues such as farmers

markets, country grocers, farm stands, and Community Support Agriculture (pre-paid farm direct food pick-up and U-pick programs) tend to be more in tune with community character, often foster more conversations and result in more social interactions. Again, these venues foster trust between consumer and producer as they allow for a direct exchange of information and the experience of eating food in a seasonal and regional context

Part 3: Island Context

Brief history of farming in the Gulf Islands

Each island in the Trust Area possesses its own unique food history. Middens and summer encampments point to a rich history of First Nations fishing and foraging, while hundred and fifty year old homesteads and farms indicate that food production was, and continues to be, an important way of life and source of local culture. In the early to mid twentieth century, parts of the Trust Area served as net exporters of produce to Vancouver Island and the lower mainland, and while volumes have decreased, the Trust Area is increasingly becoming known for high-quality sustainably produced food and its strong local food systems. Many Islands have farmer's institutes, agricultural halls, farmers markets and harvest festivals. With the resurgence of local food, these are once again leading the way as sources of important local knowledge, information sharing, celebration, and as venues to tackle larger issues such as climate change adaptation, livability and resilience.

Snapshot: Food in the Trust Area

There is no doubt that food plays a major role in life in the Trust Area. A range of farms, farming practices and community-lead food initiatives indicates that the enthusiasm and passion surrounding local food and its role within Island communities are here to stay. The following section gives a better idea of the state of agriculture in the Trust Area via the analysis of agricultural Census data. It must be noted that where Census data is comparable year-to-year, comparisons have been provided, and where applicable, as many Local Trust Areas as possible have been included. Due to the low populations of some Local Trust Areas, there are many occasions, especially in the 1996 Census of Agriculture, where the local data has been suppressed by Statistics Canada to protect the confidentiality of the farmer/farm operation. The gaps within the available data demonstrate a strong case for the collection of this valuable Local Trust Area-specific information. The need for additional agricultural information is identified in the final section of this report. Supporting these types of studies/ information gathering initiatives is something Trust Council may wish to consider in order to ensure that future policies are as relevant as possible.

Statistics

In 2006 there were 400 farms in the Trust Area, with 245 of these operating under sole proprietorship and the majority of the rest operating under partnership (118) or Family Corporation (29)⁶⁹. Fifty-seven percent of farm operators are aged 55 years or more, 39% are between the ages of 35-54 and only 4% are under 35⁷⁰. The average age of farmers in the Trust Area is 56.3, above the national average of 52. Forty-one percent of farmers in the Trust Area are female; this is much higher than the national percentage of 27.8%⁷¹.

⁶⁹ Statistics Canada. Census of Agriculture. 2006. Special Tabulation.

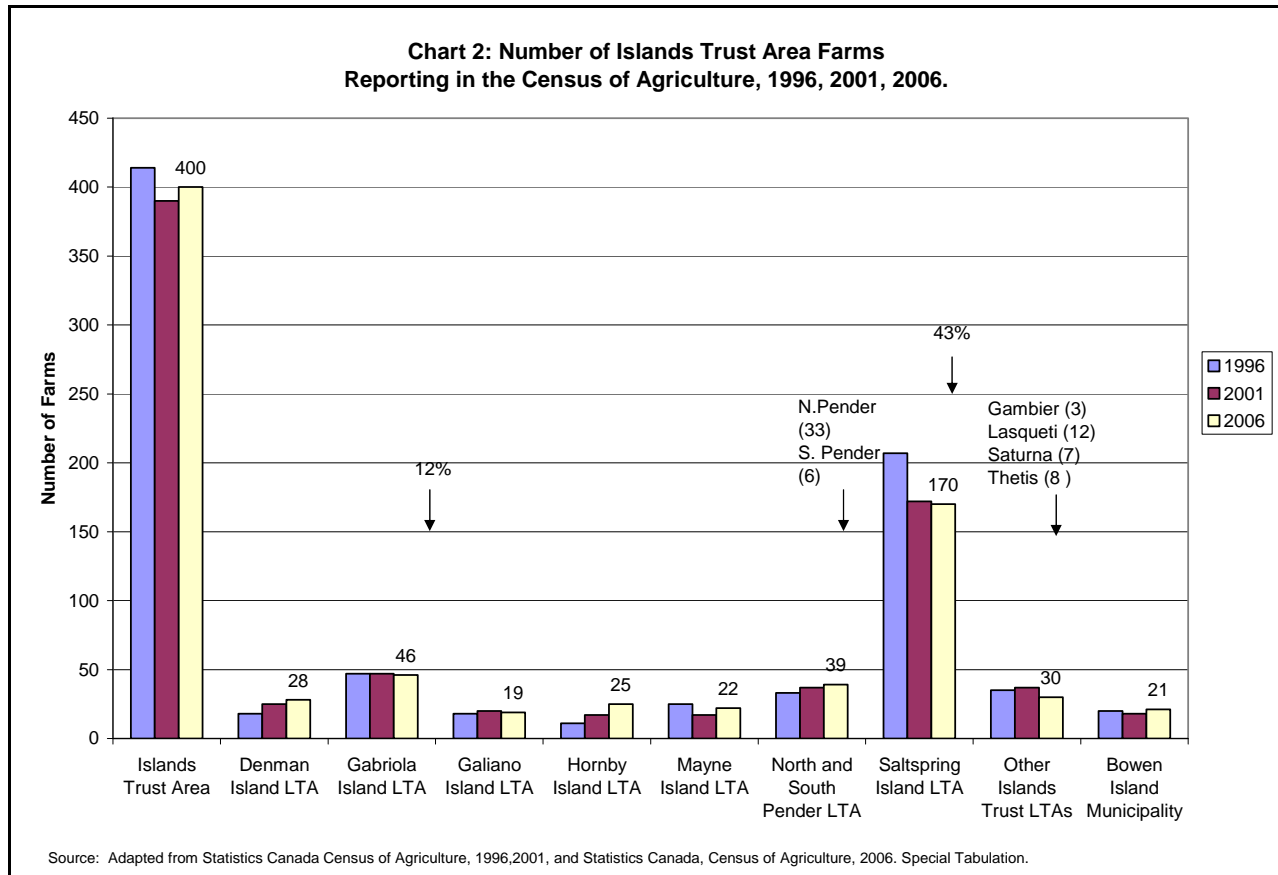
⁷⁰ Ibid.

⁷¹ Ibid

Land

It has been estimated that 0.524 ha is needed to produce food for one person for one year (given the technology available today)⁷². In Trust Area this amounts to roughly 13, 100 ha; however, it should be noted that this figure is estimated maximum based upon a diet that includes land-based meat consumption. Currently 10,700 ha (13.5%) of the Trust Area is in the ALR with 860 ha of this zoned Agricultural (A or Ag). The rest of this ALR land falls under other zoning designations such as Park or another agriculture-type zoning designation (e.g. "Land Based").

Chart 2 below, gives an idea of how many farms are in the Trust Area, and how this number has changed between 1996 and 2006.

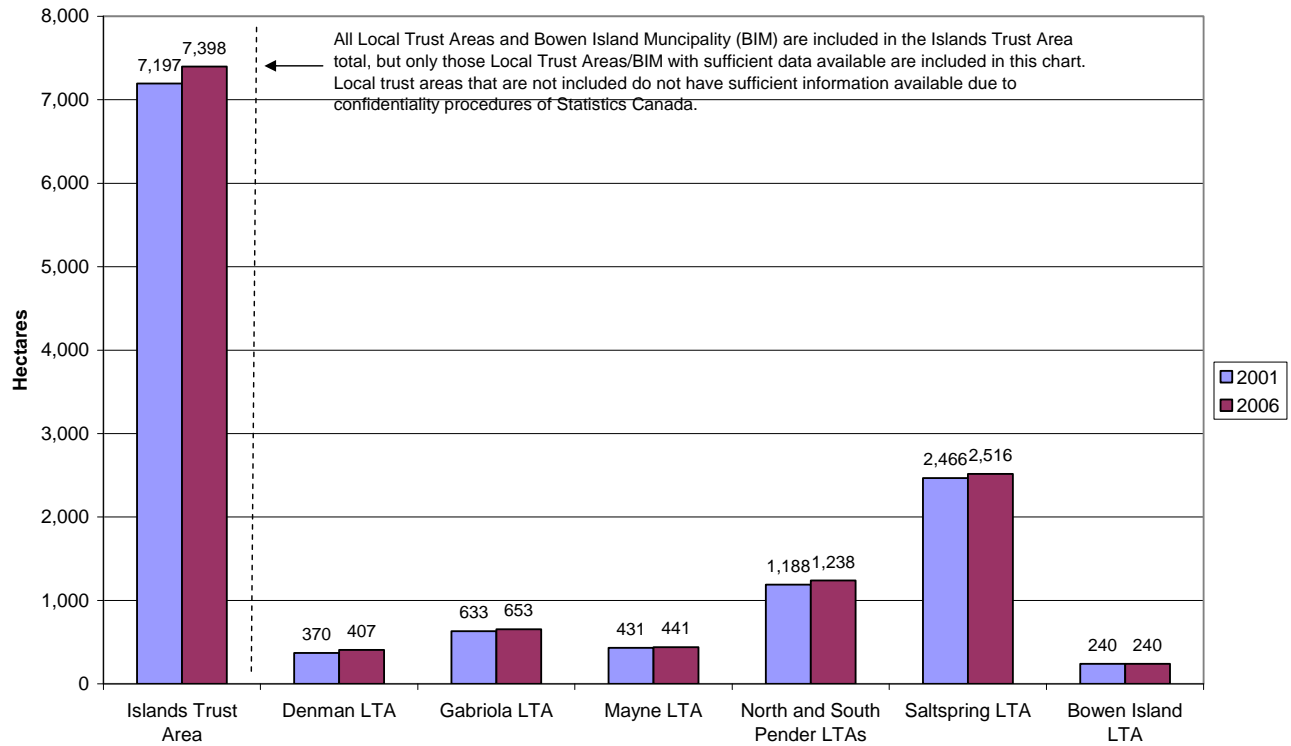


Tenure

There are several forms of agricultural land tenure in the Trust Area. Charts 3 and 4 below, give a sense of how much farmland is owned and how much farmland is operated in the Trust Area. Chart 5 demonstrates that in 2006, the vast majority of farmland in the Trust Area (89%) is owned. It is also interesting to note that Bowen Island Municipality is the only jurisdiction in the Trust Area where all farmers own all their land.

⁷² The Land Conservancy of BC. 2009. BC's Farming and Food Future: Local Government Toolkit for Sustainable Food Production.

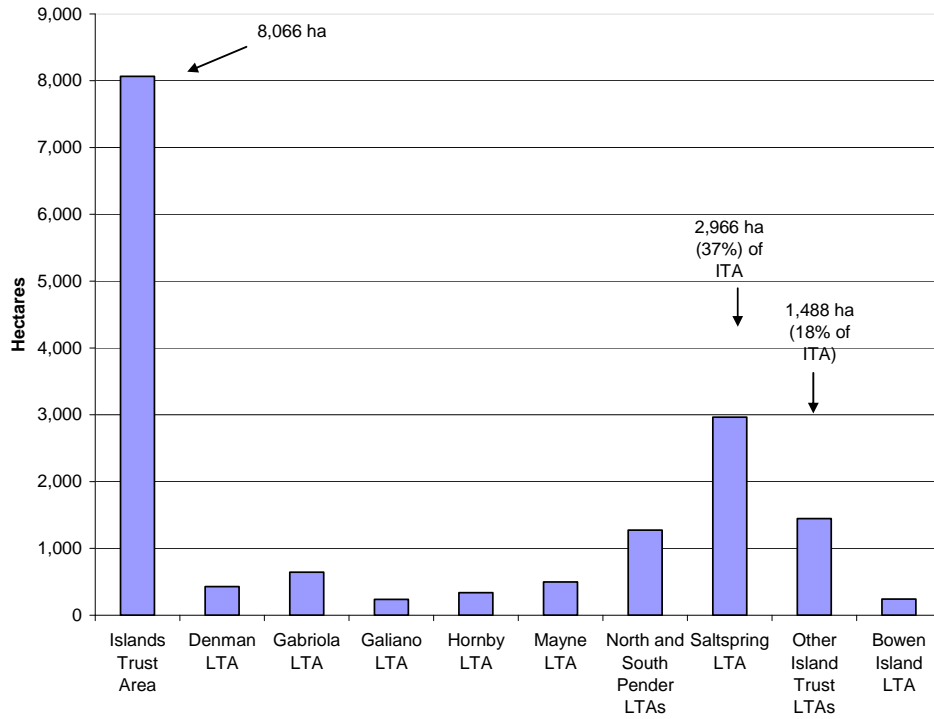
Chart 3: Total Land Area Owned, Islands Trust Area, 2001, 2006.



Note: 383 Farms Reporting in 2001 and 2006.

Source: Adapted from Statistics Canada Census of Agriculture, 2001 and Statistics Canada, Census of Agriculture, 2006. Special Tabulation.

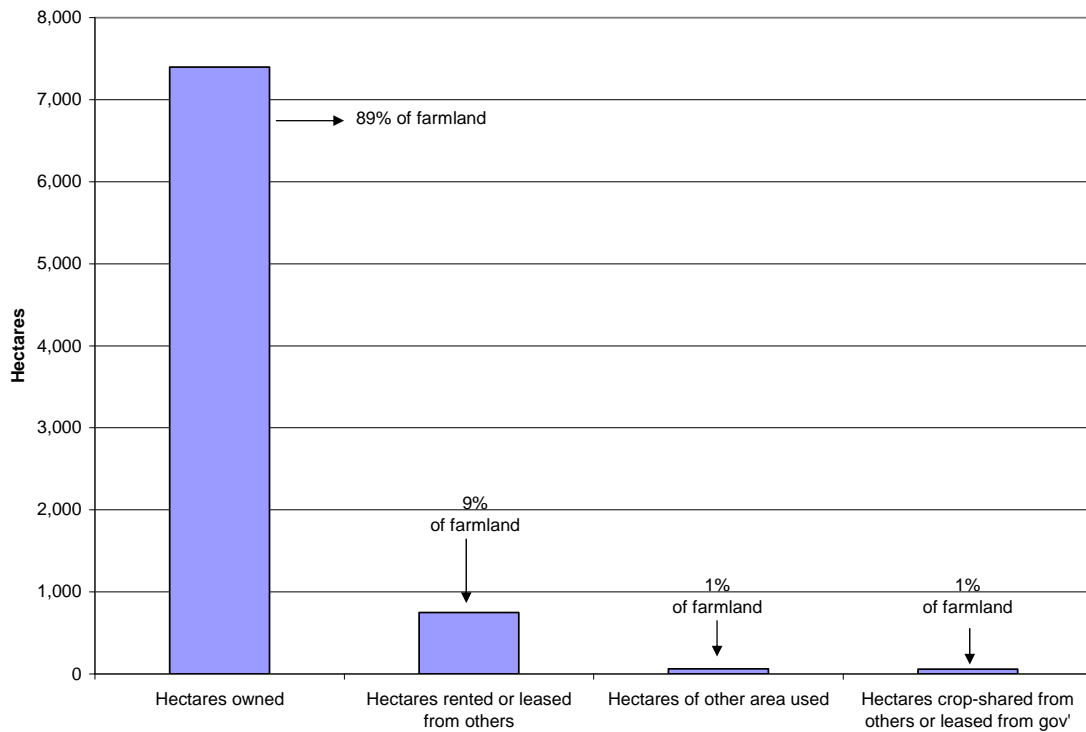
Chart 4: Total Area of Land Operated, Islands Trust Area, 2006.



Note: 400 farms reporting.

Source: Adapted from Statistics Canada, Census of Agriculture, 2006. Special Tabulation.

Chart 5: Farmland Tenure in the Islands Trust Area, 2006.

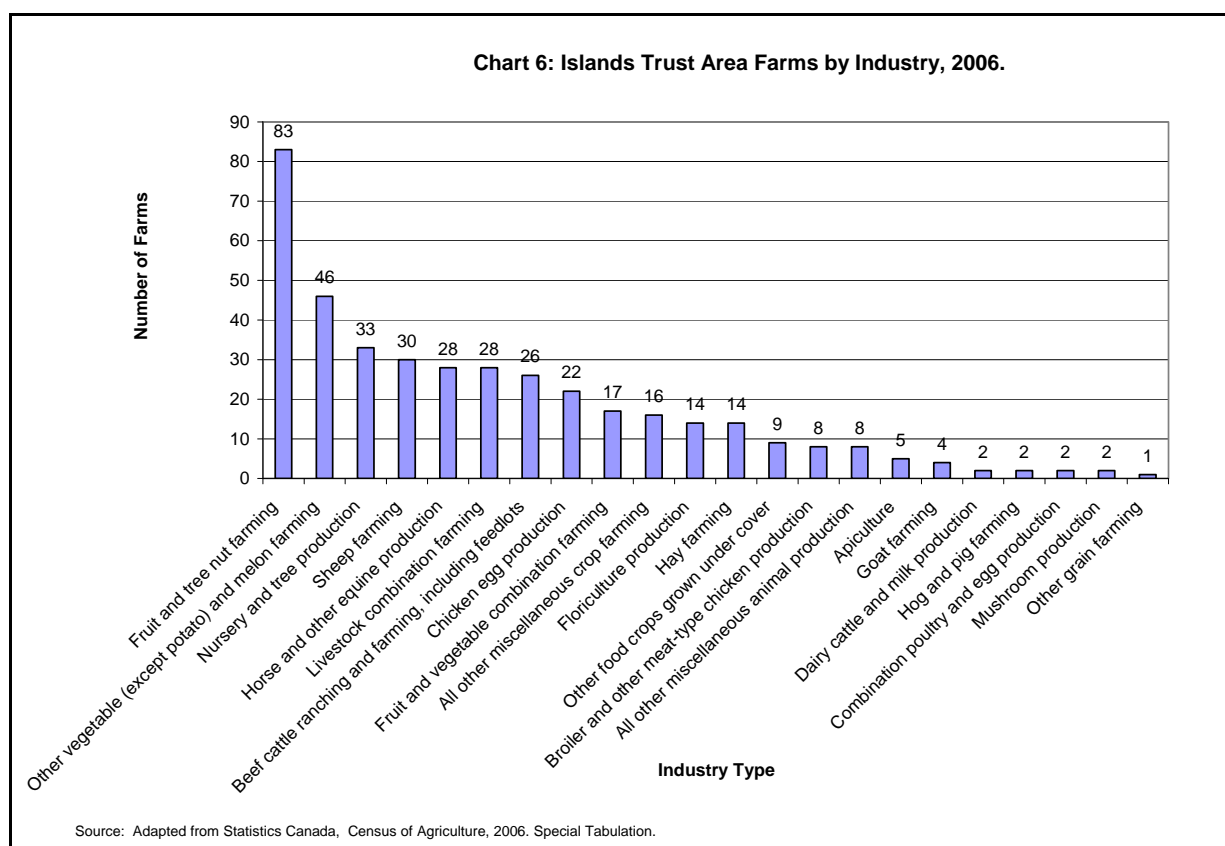


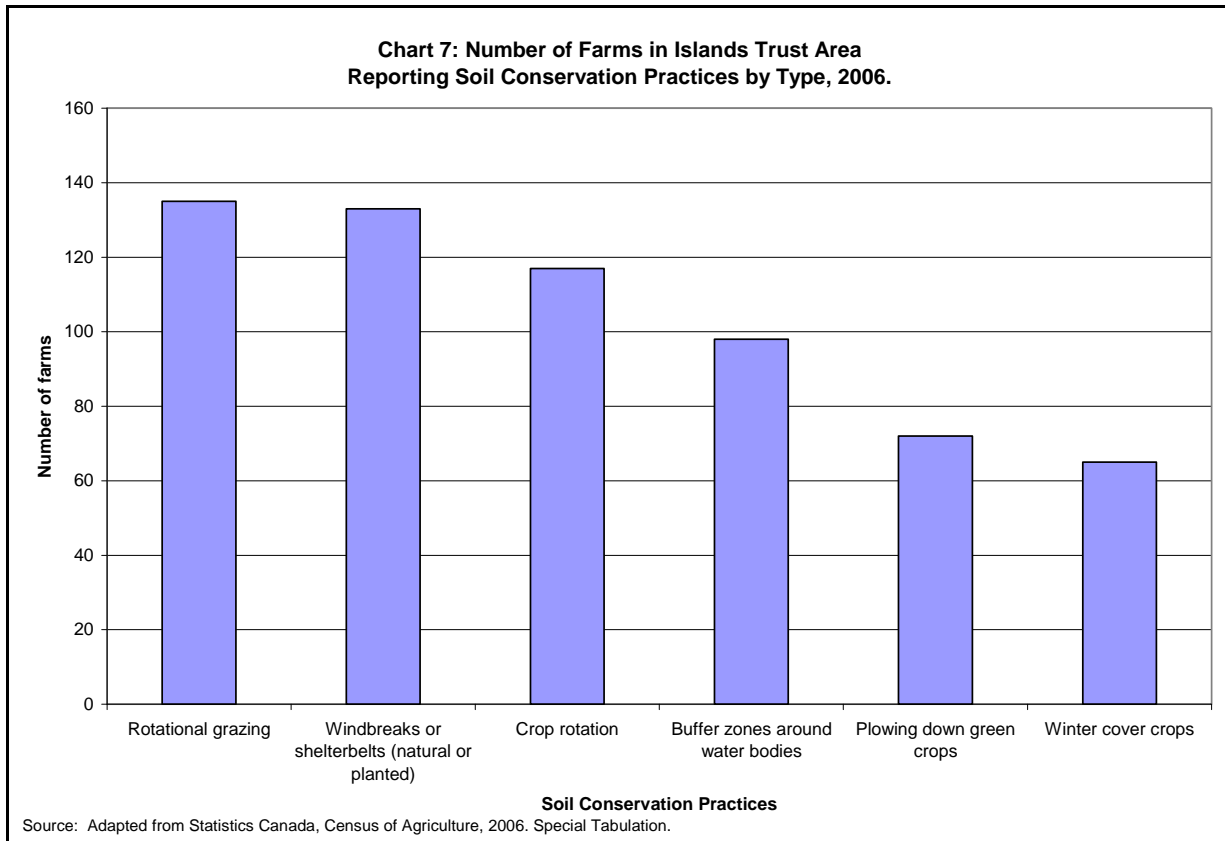
Source: Adapted from Statistics Canada, Census of Agriculture, 2006. Special Tabulation. **Tenure**

Types of Farms and Farming Practices

Trust Area farms produce a wide variety of products under a range of farming practices. Almost half of the 400 farms that completed the 2006 Census of Agriculture reported producing organic products regardless of certification. Nineteen farms (5%) reported producing certified organic products, while five farms (1%) reported producing transitional organic products. One hundred and seventy farms (43%) reported producing non-organic products.

Chart 6 shows the wide variety of agricultural products produced in the Trust Area. Certain categories were not reported on by Trust Area farm operators; these included some of the traditional “cash crops” such as corn, soy and wheat. While, there was some reporting of varieties of poultry and eggs production, there was no reporting of poultry hatcheries, nor production of furbearing animals or rabbits (fur farms are prohibited in many Land Use Bylaws in the Trust). In addition, potato, tobacco, oilseed and dry pea and bean farming were not reported in the Trust Area. Chart 7 speaks to a variety of soil conservation practices being implemented on Trust Area farms and demonstrates how the working landscape is can also work in-tune with nature.



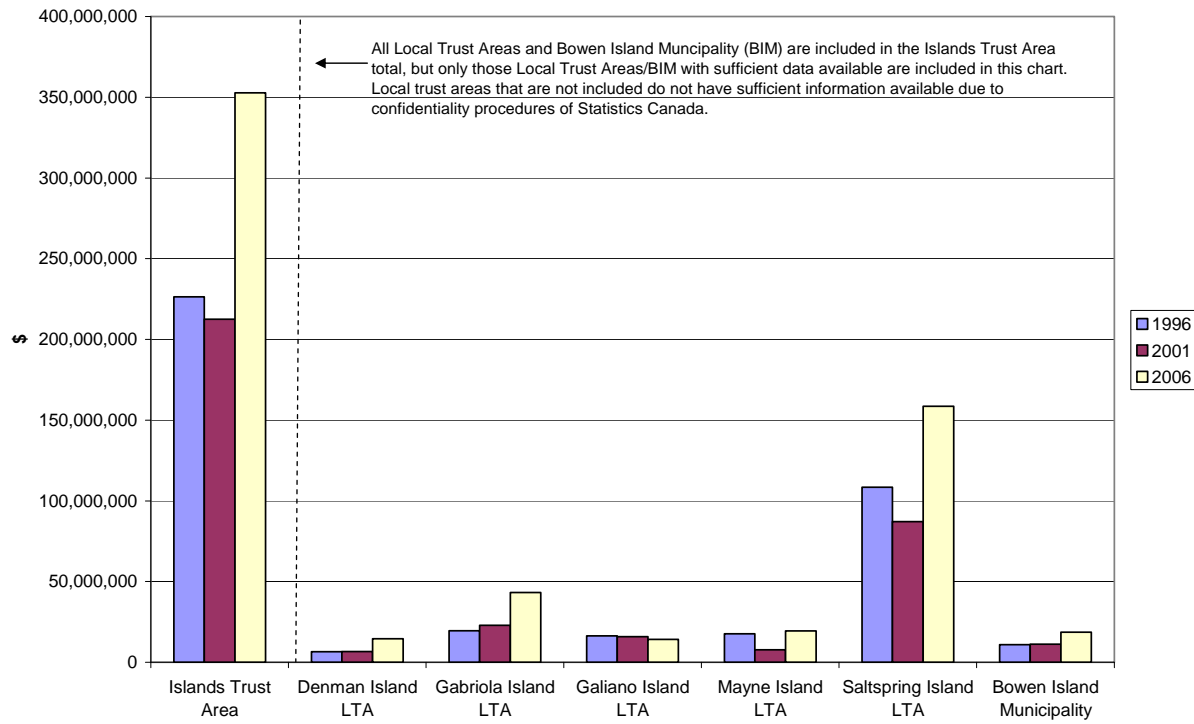


Economics

Charts 8 through 10 paint the economic picture of farms in the Trust Area. Chart 8, below shows an interesting trend in the increase in the market value of Trust Area farms. Between 2001-2006 the Denman Island, Mayne Island, and Hornby Island Local Trust Areas saw total farm capital more than double. It almost doubled in the Gabriola Island and Saltspring Island Local Trust Areas and in Bowen Island Municipality. The increases are primarily due to increases in the value of land and buildings. Total farm capital decreased slightly in the Galiano Island Local Trust Area. The other local trust areas do not have sufficient information available for reporting due to aforementioned confidentiality procedures of Statistics Canada.

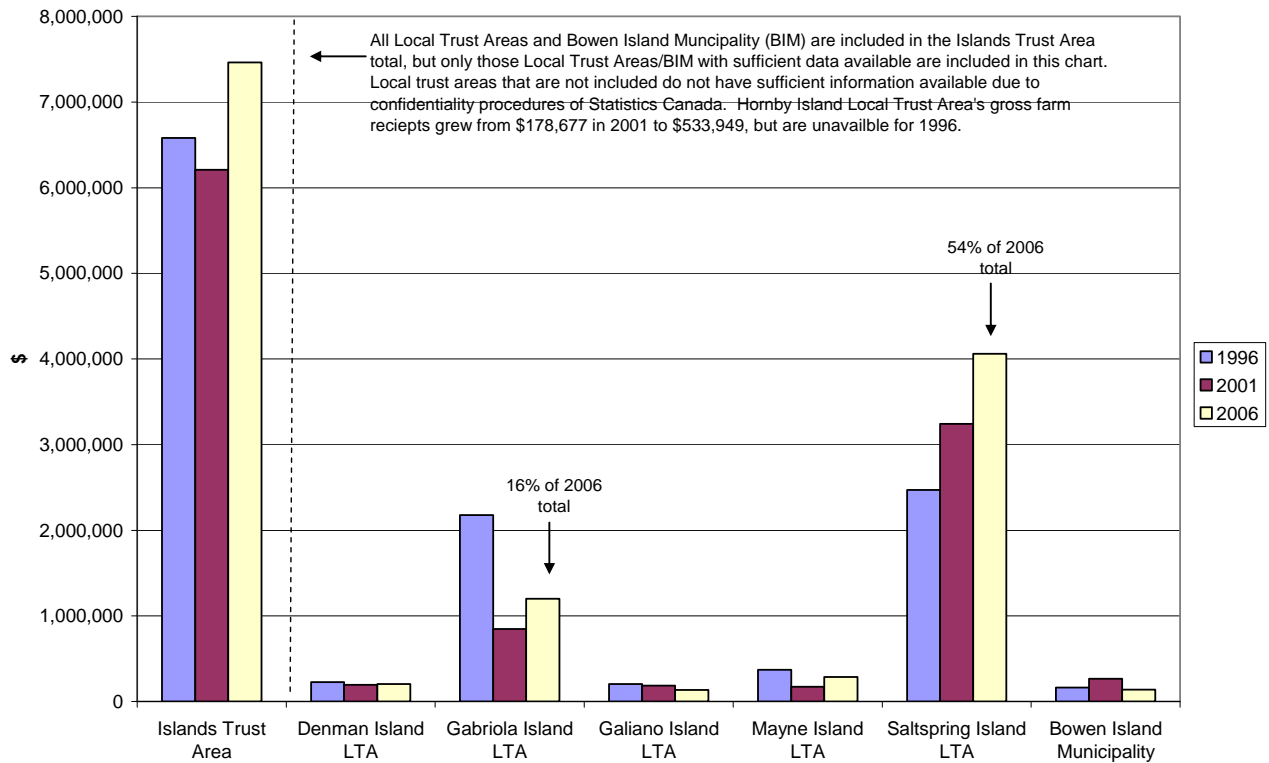
Farm capital figures are valuable for food security discussions because they reflect the cost to enter and maybe to continue farming. If the land is too expensive, people might not be able to start farming, while existing farmers may decide to stop farming and sell off their land for other uses. It should also be noted that the values below do not account for inflation.

Chart 8: Farm Capital (Market Value \$) in Islands Trust Area, 1996, 2001, 2006.

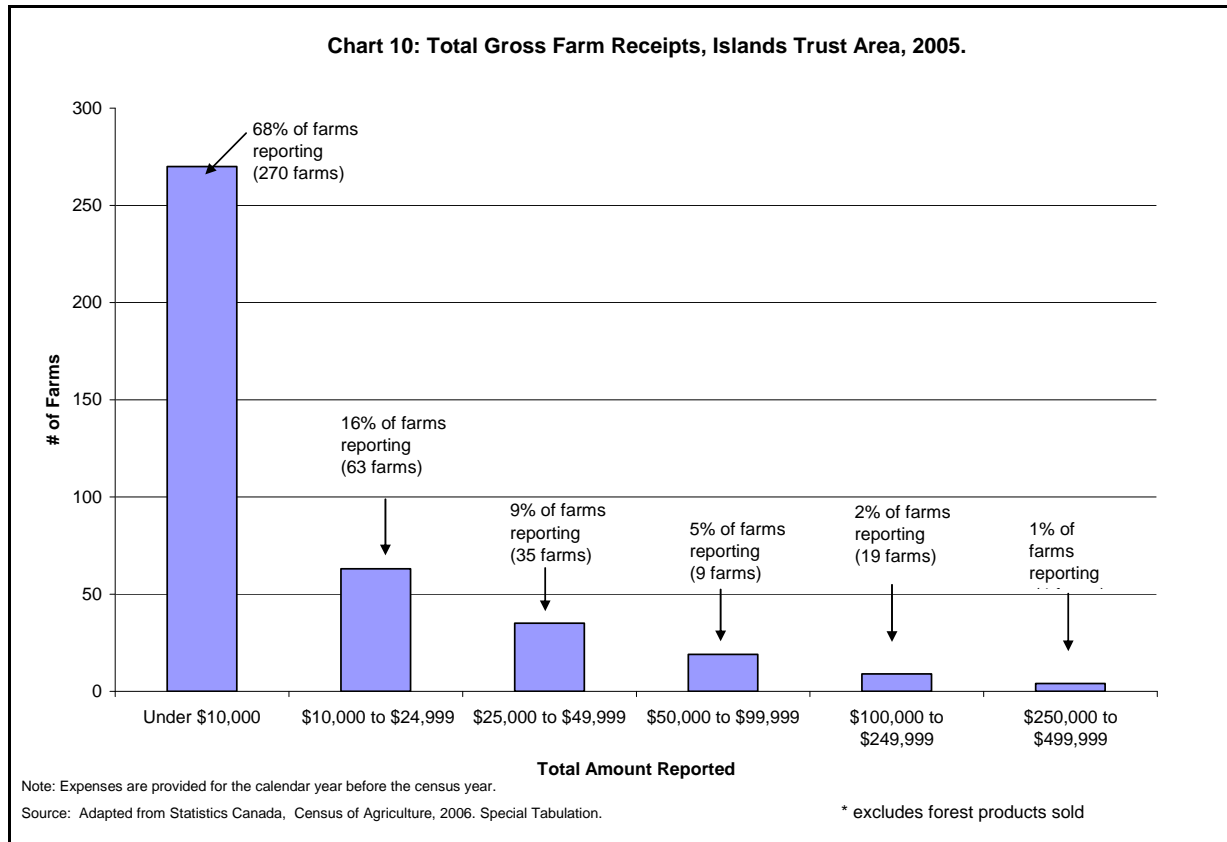


Source: Adapted from Statistics Canada Census of Agriculture, 2001 and 2006 Statistics Canada, Census of Agriculture, 2006. Special Tabulation.

Chart 9: Total Gross Farm Receipts in Islands Trust Area, 1995, 2000, 2005.



There were four farms reporting the highest gross farm receipts (\$250,000 to \$499,999): three were in the Salt Spring Island LTA and one was in the Gabriola LTA. Chart 11 below also illustrates the large number of “hobby” farms within the Trust Area.

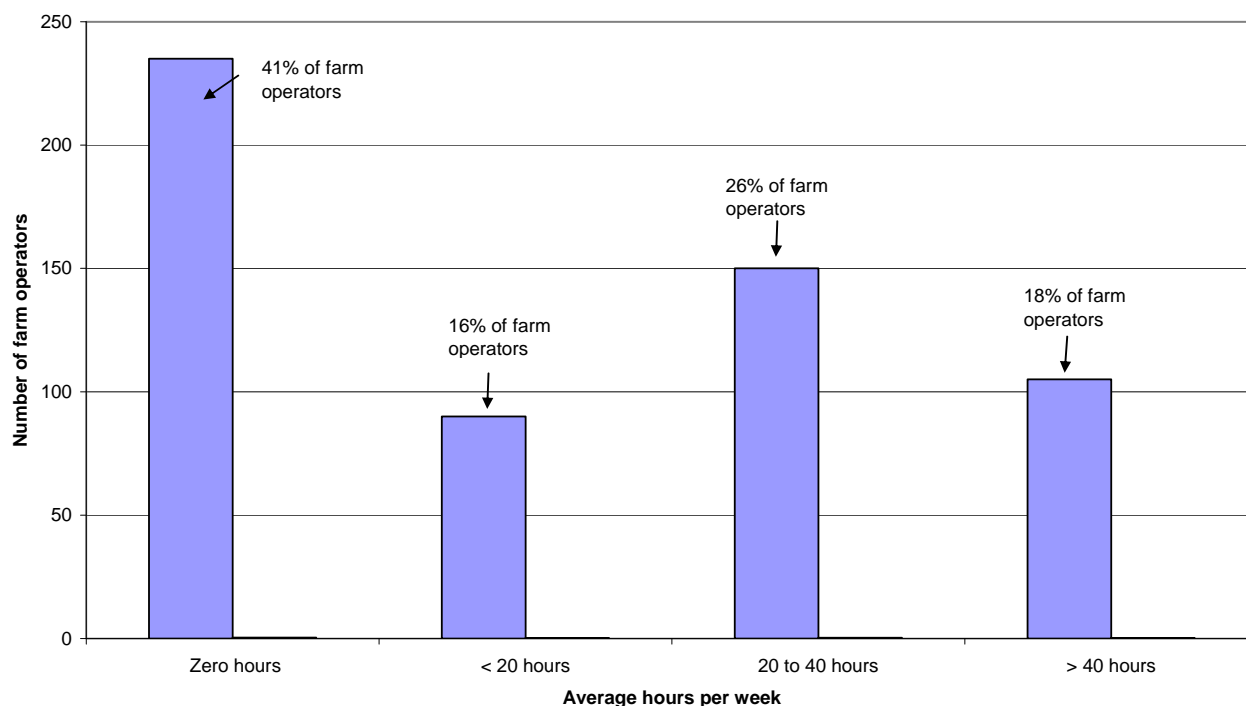


Work

Chart 11 below paints an interesting picture with regard to the number of Trust Area farm operators who spend time working at off-farm employment. While the Census data does not provide reasons for these figures, several factors could be at play including the size of the operation, the economics associated with the operation, the type of operation (e.g. “hobby” farm) and whether or not the farm operator is a retiree.

In addition to Chart 11, the time Trust Area farmers spent on agricultural operation activities was also reported. In 2006, 45% of farm operators spent less than 20 hours/ week on farm activities, 33% of farm operators spent 20-40 hours/ week on farm activities and, 24% of farm operators spent over 40 hours/ week on farm activities. In addition, 95 (24%) of the 400 farms in the Trust Area provided seasonal or temporary paid employment in 2006.

**Chart 11: Average Hours per Week Islands Trust Area
Farm Operators Spent on Paid Work
Not Related to the Agricultural Operation, 2006.**



Source: Adapted from Statistics Canada, Census of Agriculture, 2006. Special Tabulation.

Leading the Way: Community Food Initiatives

The statistics provided above only represent one portion of the food security picture in the Trust Area. There are a number of community initiatives, some new, and others as old as farming in the Gulf, that are playing the integral role of connecting producers and consumers via education, partnerships, land acquisition, advocacy and celebration. Many of these groups are also key in gathering vital local information regarding how much food is being produced, how it is being processed and accessed and by whom. This information fills in many of the gaps in the Census information and can play important roles in community visioning, long term planning and the achievement of desired food security goals. Table 4 below gives an overview of the community food initiatives currently operation within the Trust Area. These groups are important sources of local knowledge and Trustees may wish to explore partnerships with these organizations in order to plan for food security.

It must also be noted that emergency food access depots such as food banks exist on several islands, as do free meal events for all members of the community. The information collected by the groups in Table 4 will also help identify a community need for such services and ensure that good food can be accessed by all residents of the Trust Area. This is where food security through hunger alleviation comes in to play.

Table 4: Trust Area Community Food Initiatives

| Island | Group + Contact | Description |
|-------------------------|--|--|
| North and South Pender* | <p>Pender Organic Community Garden Society www.penderislandweb.com/garden</p> <p>Pender Island Farmers' Institute www.pifi.ca</p> <p>Pender Island Community Farmland Acquisition Project Society Penderislandweb.com</p> | <p>Building community garden space through individual plots, shared plots, and community supported agriculture. The project aims to enhance food security, reduce climate change impacts, provide affordable and nutritious food, and foster sense of community.</p> <p>The Pender Islands Farmers' Institute's objectives are: To improve conditions of rural life, to promote the theory and practice of agriculture and horticulture, to arrange on behalf of members for the purchase or sale of commodities, and to promote home economics, public health, child welfare, education and better schools.</p> <p>"The Farmland Project" - The purpose of The Farmland Project is to acquire and maintain farmland on Pender Island to be held in perpetuity for the benefit of the community to provide for:</p> <ul style="list-style-type: none"> Sustainable agriculture and enhanced local food security Preservation of the unique ecological features of the land Education and research Other community-centered uses of the land consistent with the objectives of sustainable agriculture, environmental protection and community benefit. |
| Mayne* | <p>Mayne Island Agricultural Society</p> <p>Island Sustainability Initiative (ISUNI) sustainmayne.org</p> | <p>Has a goal to increase emphasis on local farming activities and the local farmers market.</p> <p>Created in 2006 in response to the impending climate changes and the increasing vulnerability of food supplies. Since that time this group has organized eight community dinners with guest speakers on food ways and food security. In September 2009 a two-day Good Life Festival was held on Mayne with representatives and guests from six other islands. And a 10 Kilometer Dinner demonstrated the ability to create a meal composed of 100% local produce.</p> |
| Saturna | <p>31 Square Saturna Eats www.31square.com</p> | <p>31 Square Saturna Eats is Saturna Island's food network – a community information exchange that inspires events, projects and promotions about local and regional food.</p> |
| Galiano* | <p>Galiano Community Food Program www.galianoclub.org</p> <p>Galiano Food Forever</p> | <p>The Galiano Club has received funding from VanCity, the Vancouver Foundation, and the Victoria Foundation to hire volunteer coordinators for various community food programs. The Vancouver Island Health Authority currently is funding a project focused on gleaning teams, establishing a Farmers' Institution, developing a meals program and hosting an all Islands Food Security Conference.</p> <p>Food Forever is a component of the Galiano Food Program that brings together seniors and school age children to learn more about the local wild foods, to cook with local foods and to learn computer skills. This includes cooking, foraging, growing, preserving and writing about these subjects.</p> |

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| | | |
|--------------|---|---|
| Salt Spring* | <p>Salt Spring Island Natural Growers (ING) Larry Starke: 250 537 5511</p> <p>The Salt Spring Island Agricultural Alliance Anne Macey</p> <p>Island Farmers Institute www.ssifi.org</p> <p>Salt Spring Sanctuary Society www.seedsanctuary.com</p> <p>Salt Springers for Safe Food Saltspringersforsafefood.com</p> | <p>An association of organic growers that also provides community education in sustainable agriculture.</p> <p>A key recommendation of the SSI Local Area Farm Plan, the Alliance supports local food production and distribution by linking growers, producers, retailers and consumers. Members organizations of the SSI Agricultural Alliance are: Salt Spring Island Farmers' Institute, Island Natural Growers- the Gulf Islands Chapter of Canadian Organic Growers, Salt Springers for Safe Food, SSI Earth Festival Society, SSI Chamber of Commerce, SSI Food Security Initiative. The mandate of the SSI Agricultural Alliance is to facilitate the implementation of the SSI Area Farm Plan.</p> <p>A 110-year old organization that supports farmers in their quest for sustainability and encourages the preservation and development of agriculture on Salt Spring Island through advocacy and education.</p> <p>A charitable organization dedicated to the health and vitality of the earth through the preservation and promotion of heritage seeds. The organization is a learning centre and network committed to maintaining, evaluating and keeping records for all edible, medicinal and useful crops that can be grown in Canada.</p> <p>A grassroots, non profit group concerned about issues affecting both Food Safety and Food Security. Founded in 1998, Salt Springers for Safe Food brings attention to and lobbies against genetic engineering of foods. We address the need for a GE-FREE growing zone on the island, the need for labeling of food products containing GE ingredients and the need to educate ourselves and others regarding the unknown and potential risks of GE foods.</p> |
| Gabriola* | <p>Gabrielans for Local Food Choices www.gabriolafoodchoices.org</p> <p>Agriculture Hall Association</p> <p>Gabriola Commons www.gabriolacommons.org</p> | <p>Mandate to: bring local food issues into focus; encourage local food production and the sale and consumption of locally grown food; encourage community fiscal health through locally grown food; honour the cultural function of food in our celebration of health and life; educate ourselves through an awareness of broad food security issues; learn how food and agricultural regulations affect us; and, encourage sound and just practices that support our mandate.</p> <p>Management of Agi Hall, bookings, events</p> <p>Includes a farm management team and permaculture and community garden groups.</p> |
| Gambier | | |
| Thetis* | <p>Three farms identified in draft community profile:.</p> <p>Dragon Rock Farm</p> <p>Howling Wolf Market</p> | <p>Draft community profile indicates that local food can be purchased at certain times of the year, and that many residents grow some food on their property. Some lands in the south central part of the island are designated ALR and zoned Agricultural. The draft community profile also states that there is</p> |

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| | | |
|-----------|---|---|
| | Lawrence Spring Farm | the possibility for more farming to occur on Thetis. |
| Denman | <p>SPUDS, Denman Island www.wearespuds.blogspot.com</p> <p>Denman Island Vegan Culture Association Veganculture.blogspot.com</p> <p>Hornby and Denman Growers and Producers Alliance</p> | <p>Local food growing initiative</p> <p>Promotes vegan-organics (also called stock-free farming), a system which avoids all artificial chemical products (synthetic fertilizer, pesticides, growth regulators), genetically modified organisms, animal manures and slaughterhouse by-products (blood, fish meal, bone meal, etc).</p> <p>New organization to support the growing and processing of local agricultural products.</p> |
| Hornby* | <p>Crop Circle</p> <p>Hornby and Denman Growers and Producers Alliance</p> | <p>A discussion group working to strengthen local food security. Projects include promotion of "100 kilometre" dinners and a 10-acre community garden project.</p> <p>New organization the support the growing and processing of local agricultural products.</p> |
| Bowen | <p>Bowen Agricultural Alliance www.bowenagalliance.ca into@bowenagalliance.ca Bowfeast</p> | <p>A network to promote and facilitate the development of local food systems, agricultural knowledge-sharing and community building. Hosting of food and agriculture workshops in November 2009.</p> <p>An annual local food festival which takes place in August.</p> |
| Lasqueti* | <p>Lasqueti Potato Co-op Jen Gobby: jengobby@hotmail.com</p> <p>Lasqueti Saturday Market Association Peter Johnston: pjohnston@lasqueti.net</p> | <p>Inspired by similar groups on Cortes and Denman, members cooperatively grow organic potatoes on borrowed land to encourage local food security and community collaboration.</p> <p>Organizing and promoting weekly farmers market to support local food security and local economy.</p> |

* Indicates Islands with Farmers Market

Areas to Grow: Policy Themes

As Part 2 of this report outlined, when exploring the issue of local food systems and food security, many common policy themes tend to recur at the global, national and local levels. The themes identified in the Trust Area are not different from those identified provincially or even globally; however, it is the means and tools used to address these that will be unique to the Trust and to each Local Trust Area (LTA). The Trust finds itself in a fortunate position in addressing these main areas due to its rich agricultural history, its mandate and the passionate and involved residents who have been working to address these themes for years.

Policy Themes:

- **Agricultural land:** maintaining agricultural land tenure, ensuring affordable land for farmers, increasing farmland acquisition and additions to the ALR, mitigating tension between ecological and farmscape services (e.g. maintaining trees cover)
- **Housing:** affordable and adequate housing for multiple farming families and farm workers
- **Water:** sustainable use of limited water resources, mitigation of conflict
- **Wild Foods/ Lands:** First Nations food sovereignty, supporting/ protecting ecosystems that support wild foods (including fish and shellfish), mitigating any conflict between “wild” and “working” landscapes
- **Food Processing:** local community processing facilities for value-added products (including meat)
- **Distribution and Direct Marketing:** support for alternative distribution models and food access structures (farmers markets, food box pick-up/ delivery, local country grocers, more locally produced food in larger on-island grocery stores, farm-to-restaurant/ farm-to-school connections)
- **Access:** hunger alleviation services, community food depots, community kitchens, skills training and job creation.
- **Education:** agri-tourism, farm tours, farm apprenticeships, farm-to-school education, food events and information sharing.
- **Community Farming:** community gardens, school and seniors-friendly gardens, community farms, rooftop gardens and gardens for multi-family and affordable housing.
- **Waste Management:** nutrient cycling, composting, gleaning, reducing food waste and GHG emissions associated with food.

Tools to address these policy themes will be further explored in Parts 4-5 of this report. Part 6 will present these themes in a format that will open up the conversation about Trust-wide and Island-specific actions that can begin to develop.

Part 4: Local Trust Committee Support for Local Food Security

4.1 Current Policies and Actions

Given the rich and diverse history of food production and the ever growing popularity of the gulf islands special “brand” of local food, it is no surprise that provisions for food security and food sovereignty have been built into many of the documents and that guide our community visions, our land use planning and our advocacy and outreach. The Trust Area provides a unique setting for progressive food policy enactment due to the fact that it is both near and far from the pressures of urban development and expansion. The rural character of the islands has ensured that whether or not it is under the banners of food security, food sovereignty or sustainability, agriculture and support for local foods is inherent to how we plan the future of our Islands.

The following sections will give brief overviews of the various documents and regulations already employed by the Islands Trust to guide food production and access in the Trust Area. These inclusions are meant to demonstrate how food and agriculture are currently represented in broad island-wide statements and more specific regulations

alike. In addition, this section will also begin to identify how food can be further incorporated into Trust actions and policies; where there are gaps and where opportunity may lie.

Islands Trust Policy Statement

Several sections within the Policy Statement outline Trust commitment and policy towards food security, especially local food production, wild harvesting and connections between agriculture and ecosystems. A full excerpt of the relevant Policy Statement references to food security is provided in Appendix B.

Some food security highlights of the Policy Statement include the encouragement of:

- small-scale sustainable farming
- protection of shellfish harvesting grounds,
- efficient use of freshwater and freshwater conservation
- the protection of ecosystems and their inherent natural processes

The Policy Statement begins to connect the dots between a healthy ecosystem, a healthy local food system and healthy communities. It is the hope that this new conversation about Trust Area food policy will further contribute to breadth and depth of how the Policy Statement regards food.

Trust Council Strategic Plan

The 2008/11 Trust Council strategic plan includes strategies, actions and indicators relating to food security within Goal #3 of the Plan: "Sustain Island Character and Healthy Communities". Food security strategies are housed within the Objective: "To support socio-economic diversity of island communities". The inclusion of food and food security in Trust Council's strategic plan demonstrates a serious commitment to this topic and its location within Goal #3 further exemplifies an understanding of the multi-disciplinary nature of food and a vision for local food security that strives to include all sectors of the food system.

Table 5: Excerpt from Trust Council 2008/11 Strategic Goals

| STRATEGIES | ACTIVITIES AND PHASES | WHO WOULD WORK ON IT? | | IS FUNDING REQUIRED OR IN PLACE? | HOW WOULD WE MEASURE SUCCESS? | STATUS |
|--|--|-----------------------|-----|----------------------------------|--|--|
| | <u>FY 2011/12</u> Measure and report on island housing affordability | TAS | LPS | TBD | TBD | Completed for SSI&GB May be included in indicators program |
| Support local food security | <u>FY 2009/2010</u> Support public education by creating IT resource webpage (e.g. with SSI area farm plan) and encouraging community gardens | TAS | LPS | Funded by base budget | By whether IT resource webpage with food security links have been created | Webpage now live. UBCM funding approved for seniors' community garden project |
| | <u>FY 2009/2010</u> Provide trustees with current BC documents about local government's role in food security | TAS | | Funded by base budget | By whether relevant documents have been provided to trustees | One toolkit circulated Further documents being collated in preparation for September workshop |
| | <u>FY 2010/2011</u> Support completion of a second area farm plan (Denman) | LTC | | Funded by 10/11 programs budget | By whether a second area farm plan is started | Started |
| | <u>FY 2010/2011</u> Trust Council workshop about local government role in food security | TPC | LPC | Funded by base budget | By whether a workshop has been held | Scheduled for Sept 2010 |
| Include new policies and regulations about food security in OCPs and LUBs as they are reviewed | <u>FY 2009/10 & 2010/11</u> Reviews underway on selected islands | LTC | | Funded by 09/10 programs budget | By the number of LTCs/IMs with new policies and regulations related to food security | Food security toolkit in preparation OCP/LUB reviews started |

Official Community Plans

Each Official Community Plan (OCP) in the Trust Area includes provisions for food security, often expressed as policies that support and protect the Right to Farm by encouraging local food production, that consider zoning changes that will enhance farm operations (e.g. agri-tourism) and mitigate negative effects on farmland and, that encourage partnerships with the farming community, senior government, NGOs and private enterprise to promote development of the agricultural sector. OCPs also tend to include policy pertaining to the protection of shellfish areas and may also speak to the preservation of wild lands in conjunction with farmlands in order to create supportive ecological networks.

While a complete review of all Trust Area OCPs is beyond the scope of this report, many Islands within the Trust possess strong examples of the types of concepts and wording that are supportive of food security and strong local food systems. Appendix C contains excerpts from the North Pender OCP that Trustees may find informative and helpful.

Land Use Bylaws

A brief scan of the various Land Use Bylaws (LUBs) in the Trust Area revealed a number of themes, commonalities and differences from one LTA to the next with respect to zoning regulations that support local food systems and food security. Agriculture zones in each LUB were scanned for any land use regulations pertaining to the following themes:

- Additional housing permitted (despite minimum lot size)
- Larger agricultural accessory buildings permitted
- Community farming/ gardening activities specifically permitted
- Agri-tourism/ accommodation (specifically named) permitted
- Farmers markets/ off-site sales (specifically named)
- Agricultural activities (including shellfish harvesting) specifically permitted in other zones
- Food processing (other than a permitted home occupation) explicitly permitted

Table 6 gives an indication of whether or not these themes are addressed in Trust LUBs. In addition, there were several common regulations found in almost every LUB scanned. These included increased setbacks for agricultural activities, minimum areas for raising domestic farm animals, and strict regulation and/ or prohibition of keeping pigs and/or manure-based mushroom growing.

Table 6 is meant to serve as a loose indicator of where LUB language may or may not explicitly support food security actions. It is by no means complete, and it is understood that simply because an action may not be explicitly permitted in an LUB (e.g. community gardens), does not preclude it from occurring on an island.

Table 6: Scan of Trust Area Land Use Bylaws and their Provisions for Food Security (Agriculturally zoned land only)

| Island | Additional Housing Permitted (despite min lot size) | Larger Accessory Buildings Permitted | Community Farming/ Gardening | Agri-tourism Accommodation | Farmers Markets/ Off-site sales | Agriculture Permitted in other Zones | Food Processing (Not Home Occupation) |
|--------------|---|--------------------------------------|------------------------------|----------------------------|---|---|---------------------------------------|
| Bowen | | | | | | X | |
| Denman | | X | | X | X | | |
| Executive | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Gabriola | | | X | | X | X | X |
| Galiano | | X | | | | X | |
| Gambier | X (0.4 ha) | X | | | | X | |
| Hornby | X | X | X (public use zone) | X | X | X | X |
| Lasqueti | X (transient workers) | | | X | | X | |
| Mayne | X | X | | X (C5) | X (W3, W4-fish and seafood sales) | X | |
| North Pender | | X | | X | | X | |
| Saturna | X (in primary residence or cottage only) | X | | X (F2- Farm Retreat) | X (Rural Agricultural Sales (RAS) Zone) | X (min lot size in non-farmland zones) | |
| Salt Spring | X (20+ ha with ALC permission) | X | | X | X (A1(a)) | X | X (on another farm with ALC approval) |
| South Pender | X | X | | | | X | |
| Thetis | X | | | | | X (C-2, Rec commercial zone) Also, in W-5 water zone use restricted to bottom culture mariculture, no buildings or structures permitted) | |

Proposed GHG emissions reductions strategies

Recent OCP amendments pertaining to greenhouse gas (GHG) emissions reduction legislation (Bill 27) have included language that acknowledges local food as a means of reducing a community's carbon emissions.

Suggested policies for LTCs to consider have included:

- Identifying suitable sites for local food processing.
- Reviewing/ amending existing policies and zoning regulations to ensure that they do not discourage local food production, processing, and distribution.
- Supporting and encouraging creation of community gardens, backyard gardens, and farmers markets.
- Supporting recycling and composting.

These speak to the idea that locally and sustainably produced, processed and distributed foods require less fuel in their growth (fewer inputs) and their transportation. See Part 2 of this report for a further exploration of GHG emissions and our food.

Sensitive and Important Ecosystems

The Sensitive Ecosystems Mapping (SEM) project identified special places of ecological significance in the Trust Area. This information can be used to ensure that the wild lands integral to supporting sustainable farming systems are properly protected and their many benefits understood. This work is also significant in identifying and protecting areas where wild foods might be abundant for traditional harvesting. Identifying where agriculture and ecosystems intersect can also help residents understand the complex interplay between natural and farmed landscapes and the valuable habitat that these types of "edge" communities provide of a variety of wildlife. Excellent examples of this are areas where wetland and farmland overlap, or where farmland becomes flooded during a portion of the year. These grounds provide vital habitat for migrating birds, but also breeding grounds for insects and animals beneficial to ecological farm systems.

Area Farm Plans

In 2008, after two years of extensive consultation and research, Salt Spring Island became the first island in the Trust Area to complete an Area Farm Plan. The planning process included the gathering of important local information; the identification of challenges to and opportunities for local agriculture; the establishment of a guiding vision for agriculture on the Island and; the development of action oriented strategies and recommendations. One of the purposes of the Plan was to inform the agricultural considerations of the OCP review process.

In all, the plan identified 7 key issues pertaining to agriculture on Salt Spring Island and made 25 recommendations (3 of which were key recommendations), each containing specific actions and desired outcomes. This type of plan not only provides a clear vision for how a community desires to achieve its own food security, but it serves as a venue for multi-disciplinary information sharing and collaboration; again, speaking to the ability of food to unite many perspectives under a common banner.

In early 2010, Denman Island embarked on its Area Farm Plan, another indication of the growing support and interest of the Trust community for food and food security issues.

4.2 Challenges for Local Government – Using Advocacy and Information

The multi-faceted nature of food provides local governments with many opportunities to facilitate on-the-ground change, yet it also presents many complex challenges. Food issues span a variety of realms; realms over which a local government may have no jurisdiction, or realms that may be in conflict with each other (e.g. the

“agriculturalists” vs. the “environmentalists”). There are many Provincial and Federal regulations, taxes, and trade agreements governing every aspect of the food system at a high level. Local residents may feel frustrated by such barriers and expect an LTC to initiate change in a realm out of Islands Trust jurisdiction. This is where advocacy and information can have important roles.

Information

Once one begins to delve into the world of food, it quickly becomes apparent that the wealth of information and resources is overwhelming. Below are a few tips that Trustees can use to find the most appropriate types of information.

- **Keep informed about what is happening in the Regional District.** Regional Growth Strategies are increasingly incorporating food as part of sustainability plans. Staying informed via listserve and websites might help gain a broader perspective of the more pressing issues in region and provide some clarity on how solutions can be created at the local level. Regional districts and associated bodies also have many excellent local, provincial and Federal resources available to the public and may have a variety of local best practices to draw from and share.
- **Look to the Local.** The Trust Area is filled with community groups devoted to local food and food security issues. Establishing contact with a local food group will not only ensure that the most pressing local issues are understood, but that these are addressed with local and innovative solutions truly reflective of unique island communities.
- **Regional Agrologist, Strengthening Farming Branch and the ALC toolkit.** Get to know your Regional Agrologist and keep an eye on the Ministry of Agriculture and Lands Strengthening Farming Branch website (<http://www.agf.gov.bc.ca/resmgmt/sf/>) for updated policy and regulations as well as information about how to plan for agriculture. The Agricultural Land Commission (ALC) toolkit also provides some key information and resources for local government with regards to planning in the ALR. It can be accessed at www.alc.gov.bc.ca/publications/Community_Planning_Guidelinescolour.pdf.
- **Islands Trust Food Security Webpage.** Launched in March of 2010, the Islands Trust food security webpage serves as an information hub linking local, regional and provincial food programs and providing relevant information. It also focuses heavily on Trust Area food initiatives and projects, providing updates, links and contacts for initiatives in each LTA.

Advocacy

The Islands Trust Council has a long history of advocating for resilient local food systems. A scan of Trust Council minutes from 1976 to the present revealed that Council has been involved with food issues almost since its inception.

Over the past ten years, Trust Council has had at least twenty delegations/town hall presentations related to food production. Of these, twelve were focused on aquaculture. Other topics presented by delegates included: farmland acquisition efforts; general support for agriculture; the need to promote stewardship in farming; the need to sustain farmland; risks posed to sensitive island environments by escaped game farm animals; and risks of genetically engineered crops.

Since 1985, Trust Council has had many discussions and presentations concerning aquaculture in general and specific aquaculture projects. A summary timeline of Trust Council discussion, resolutions and activities related to food and agriculture is included in Appendix D. In addition to this, and for brevity's sake, only a few of Trust Council's many, many aquaculture discussions and decisions are noted below. Most of the aquaculture discussions and decisions focus on the impact of intensive aquaculture on the environment rather than the food potential; however these are very much interrelated. Key past Trust Council resolutions on the topic of aquaculture include: FC 288/91, FC 238/94, FC 46/95, TC 180/02, TC 148/03, TC 147/03 TC 146/03, TC 146/06 and TC 158/06. Prior to 1991 the Islands Trust had produced an Islands Trust Aquaculture Position Paper (no. 4).

Currently, Trust Council has the following agreements in place related to food security:

1. Letter of Understanding on Agricultural Land Reserve in the Trust Area between Provincial Agricultural Land Commission and the Islands Trust, February, 1996,
2. Protocol Agreement on Aquaculture Uses in the Islands Trust Area between the Provincial Ministry of Agriculture, Fisheries and Food and the Islands Trust, March, 1997.
3. Protocol Agreement on Agricultural Land Reserve in the Trust Area between Provincial Agricultural Land Commission and the Islands Trust, June 11, 2004.

Advocacy can take many forms, from writing letters to ministerial representatives and meeting with other levels of government to facilitating community visioning (see Part 5.1 “Visioning and Information gathering”) via events, education and outreach. Harnessing the wealth of local knowledge and action to create a local food vision that a whole community can get behind not only creates a sense of belonging and cohesion, but also serves as a beacon for others. Partnering with the many food organizations in the Trust Area can only enrich Trust actions and keep them rooted firmly in community.

Part 5: Creative Food Planning- Supportive Tools for Local Government

“family” means:

- (a) two or more persons related by blood marriage adoption or foster parenthood sharing one dwelling; or
- (b) not more than five unrelated persons sharing one dwelling;

-Gabriola Island Official Community Plan⁷³

It's not everyday that one finds inspiration in the definition section of a zoning bylaw. However, the secondary definition of “family” provides just that when applied to a current food security context. It speaks to how local governments must be ready to re-vision and re-define traditional notions about how food is grown, who gets to grow food, where and why.

In the past, several generations of family members farmed the same piece of land, often at the same time while living under a common roof. That type of lifestyle is all but gone in modern North America; however, the need for many people to work a piece of land is still very real, especially on smaller-scale farms. While land use regulations might support the construction of additional housing or the subdivision of agricultural land for a family member, the notion of farming families; people related only by a desire to live on and farm a common piece of land, is all but ignored as a valid reason to allow for additional housing on farmland. What the alternative definition of “family” recognizes is the fact that *people* who want to farm together may not be related, but are indeed living a traditional farming lifestyle and thus should be considered for the same benefits as a traditional farm family.

This may seem like a small change, but it is one that could have numerous beneficial impacts on a small-scale farm in the Trust Area, and it is just one example of how local governments can include food-focused language in their OCPs and regulations. As discussed in Part 2, the local food system is one that employs many alternatives.

⁷³ Gabriola Island Official Community Plan, Bylaw No. 166, 1997. Consolidated January 2009.

Local government can foster these alternate food systems by using new and traditional policy and planning tools to scope a vision for a community's food future and then support it.

The following section presents several different policy and planning tools that local governments can use or modify to not only strengthen their current support for local food systems, but as different means of formulating and then communicating that vision. The examples given here are merely a brief overview of some key tools that can be used. Certain tools are sure to be better suited for certain Islands. The idea is to build upon existing foundations and use the ideas presented below in conjunction with each other. The information presented below was gleaned mostly from two key documents. Both these resources provide excellent information that Trustees may wish to explore further:

- *Protecting the Working Landscape of Agriculture: Smart Growth Direction for Municipalities in British Columbia*. West Coast Environmental Law. www.wcel.org
- *BC's Farming and Food Future: Local Government Toolkit for Sustainable Food Production*. The Land Conservancy of BC. <http://www.communityfarms.ca/resources/toolKit.shtml>.

5.1 Visioning & Information Gathering

Food Charters

Food charters present an overall vision of how a community wishes to prioritize their local food system taking a holistic, system-wide approach. Food charters often comprise of an overarching vision statement, several key principles and objectives, as well as a list of actions to enable the achievement of objectives and goals set forth in the community food vision. Food charters can take on many different forms, levels of details and can represent a single village, region or province. While a food charter is a non-binding document, it is achieved through a highly collaborative multi-stakeholder process that requires a high degree of ownership and the ability to see many perspectives of community health. The value of the process of food charter creation should not be underestimated, and is as important as the final document itself.

Several communities in BC have created and endorsed their own food charters, and a proposed food charter for Gabriola Island has been developed. Examples of food charters are included in Appendix E. Below, an excerpt from the Kaslo food charter is provided to give an example of the wording and language employed in this type of document:

The Village of Kaslo supports our national commitment to food security, and the following values:

- *Every Kaslo resident should have access to an adequate supply of nutritious, affordable and culturally-appropriate food.*
- *Food security contributes to the health and well-being of residents while reducing their need for medical care.*
- *Food is central to Kaslo's economy, and the commitment to food security can strengthen the food sector's growth and development.*
- *Food brings people together in celebrations of community and diversity and is an important part of the village's culture.*
- *A healthy foodshed in Kaslo relies on an amalgamated North Kootenay Lake food system⁷⁴.*

In the Trust Area, Islands may wish to develop their own food charters, and LTCs can certainly play an important role in this. A food specific section in the Trust Policy Statement may also be an appropriate venue for housing a

⁷⁴ Provincial Health services Authority. A Seat at the Table: Resource guide for local governments to promote food secure communities. June 2008. www.phsa.ca/HealthPro/PopPubHealth/default.htm

Trust-wide vision for food and could be independent or work in conjunction with Island-specific food charters as they develop.

Food charters can play an important role in establishing an action framework for sustainable food production systems and can recommend the formation of, or work in conjunction with: Food Systems Assessments, Food Policy Councils, Agricultural Advisory Committees and Area Farm Plan; all which will be briefly discussed below.

Food System Assessments

A Food System Assessment paints a picture of the current state of food within a given community. Its general purpose is to compile baseline information related to local food production, distribution, access and consumption⁷⁵. Like a food charter, the scope of this assessment is often shaped by the community and local decision makers based on community need, priorities, challenges and opportunities. A food system assessment can provide:

- An in-depth understanding of how the different components of the community's food system interact to contribute to health and well-being.
- Data and statistics to help set local food priorities, goals and inform policies.
- Monitoring frameworks and indicators for long-term sustainability.
- The means of connecting various partner groups and fostering community awareness.
- Information for funders who are increasingly requiring evidence-based research to substantiate proposal requests.

To date, there is no record of any food system assessment in the Trust Area. Livestock and produce studies have recently been conducted on Salt Spring Island; however, there has yet to be the completion of a full system review linking producers with access, distribution and health. The Trust may wish to pursue the study and gathering of this type of information given the vital role that local agriculture plays in Island economics, ecology and health.

Agricultural Advisory Committees

Agricultural advisory committees maintain communication between the agriculture/ food community and local government to ensure that food and farming issues are considered in local decision-making. These committees are appointed by local government and often comprise of representatives from various sectors of the food system and may include local experts, concerned residents, government representatives and members of non-profit organizations.

Several agriculture advisory committees exist in the Trust Area, some as standing committees and others assembled for larger planning projects such as OCP/ LUB reviews. LTCs may wish to adopt a standing agricultural advisory committee, or the Trust may wish to form a Trust-wide committee to ensure that the voice of local food is always at the table.

Food Policy Councils

A food policy council (FPC) consists of a group of representatives from the main sectors of the food system as well as members of anti-hunger groups, residents, chefs, grocers and farmers. An FPC's central aims are to identify and propose innovative solutions to improve local or regional food systems, conduct food systems research, and serve as a link between government agencies and the public in ensuring that food issues are considered in decision-making processes. FPCs create a venue for public discussion and events, and can serve to inform strategic plans and long-term goal setting. Because they are often initiated by government actors through executive orders, FPCs enjoy a formal relationship with local, regional or provincial officials.

⁷⁵ Ibid.

Food Policy Councils generally have four functions⁷⁶:

- To serve as forums for discussing food issues,
- To foster coordination between sectors in the food system,
- To evaluate and influence policy, and
- To launch support programs and services that address local needs.

Vancouver, Kamloops, Calgary and Toronto are among just a few Canadian cities with FPCs. Other regions (such as the Capital Regional District) may not have a formal food policy council, but may have a standing advisory committee which carries out similar functions and works toward similar goals.

5.2 Policy & Planning:

Official Community Plans

As OCPs form the basis for all land use decisions within a given community, they play a vital role in ensuring that food and agriculture are included as key considerations in determining how a community will evolve and develop. If food is a major consideration for a community, the degree of its prominence in an OCP should reflect and guide that. Examples of OCP policies that reflect the importance of the community food system include⁷⁷:

- encouraging partnerships with the agricultural community, senior governments and private enterprise to promote the development of the agricultural sector.
- recognizing and protecting the needs and activities of farm operations when considering adjacent and nearby land uses.
- restricting additional installment of sewer, water, road, and other facilities in agricultural areas to avoid encouraging non-farm development.
- purchasing policies that support sustainable and local food and other agriculture products
- providing for a full range of agricultural and complementary uses in the ALR and encouraging value-added activities that can improve farm viability .
- supporting the maintenance of ecosystems which provide for wild and/or traditional food gathering grounds.

Food related OCP policies can also be manifested via Development Permit Areas focused on protecting food and farmlands within a community. Development Permit Areas are discussed below. For further excerpts and examples of food related OCP policies, refer to Appendix F.

As mentioned in Part 4 of this report, agricultural considerations are included in each OCP within the Trust Area, some with stronger and/or more diverse guidelines than others. It must be recognized that each OCP within the Trust Area already provides an excellent basis from which to grow additional food related OCP policies. The tools mentioned in this section can help strengthen the agricultural components of an OCP while engaging the public with regards to their own vision for food in their communities. The excerpts included in Appendix F are for consideration in intent, language and appropriateness for each LTC.

Development Permit Areas

Development permit areas (DPAs) are used throughout the Trust Area to manage development in many different locations including sensitive ecosystems, in hazard areas and in commercial zones. DPAs for protection of food production could include additional buffering or separation requirements as well as guide the development of trails,

⁷⁶ Harper et al. 2009. Food Policy Councils: Lessons Learned. Food First: Institute for Food and Development Policy. Washington D.C.

⁷⁷ Curran, D. 2005. Protecting the Working Landscape of Agriculture: Smart Growth Direction for Municipalities in British Columbia. West Coast Environmental Law. www.wcel.org.

walkways and traffic near agricultural land and the amount of impervious surface near agriculture land which could lead to chemical run-off or flooding. The City of Richmond has designated all properties within 30m of ALR land as DPAs for farmland protection and sets out guidelines for buffers on adjacent non-ALR lands and safe separation of uses⁷⁸. This could also include important wild food and shellfish harvesting areas. Trustees may wish to explore the idea of expanding DPA requirements to better protect the working landscape.

Amenity Density Bonus

Section 904 of the *Local Government Act* permits the use of zoning for amenities and affordable housing; allowing governments to rezone land for higher than specified levels of density provided that certain amenity contributions are provided by the landowner⁷⁹. A set base density is defined for a given zone (e.g. 1 dwelling/ 10 hectares), and then provisions can be made for that base density to increase (e.g. 2 dwellings/ hectare) based on an amenity contribution. The general idea is to generate agricultural benefit from non-agricultural developments⁸⁰. Such amenity contributions can help achieve community food goals by contributing to community garden space, community food infrastructure (small-scale processing facilities, training facilities), farmers market infrastructure, farmland for keeping in trust or for community farming activities.

Generally set out in the OCP, amenities for bonus density can be crafted by a local government to best serve the community's food priorities and long term plans. The Salt Spring Island OCP includes a provision for food-specific amenity contributions in Appendix 3 item H.3.2.1(e)⁸¹:

The Local Trust Committee could consider Amenity Zoning applications that would provide the following eligible community amenities:

(e) land for community-owned farmland or land for community agricultural processing or storage facilities provided to the Salt Spring Farmers' Institute or a community farmland trust organization.

In addition, the Langford OCP also includes policies to include food growing opportunities as density amenities via Objective 11.1 of the OCP "Promote and support community agriculture activities"⁸²:

Policy 11.1.1 Amend bylaws to allow density bonusing for inclusion of community gardens in new residential development.

Policy 11.1.10 Allow density bonusing in exchange for green roofs on multi-family, commercial and/or institutional buildings that can facilitate food growing or gardening.

Amenity density bonus is not regularly used on most Islands in the Trust Area; however the concept may prove useful in effectively extracting the agricultural value from land that otherwise could never produce food.

Edge Planning Areas

Edge planning areas may be used to protect agricultural land from adjacent non-farm uses as well as mitigate any potential conflict between land uses. This type of planning requires partnerships between different levels of government and the agricultural community. Edge planning areas are increasingly being referred to as a 600m strip on either side of the agricultural/ non-agricultural boundary. This area can be regulated through zoning, development permits, subdivision and covenants. Edge planning areas can be tailored to the special requirements

⁷⁸ Ibid.

⁷⁹ Ibid.

⁸⁰ Ibid.

⁸¹ Salt Spring Island Official Community Plan, Bylaw No. 434, 2008. Vol 2. www.islandstrust.bc.ca/ltc/ss

⁸² City of Langford Official Community Plan, Bylaw No. 1200, 2008. www.cityoflangford.ca.

of each site and can also be used to mitigate specific community concerns or expand specific community opportunities.

Most land use bylaws in the Trust Area include provisions for larger setback for agricultural uses, especially for the keeping of livestock. LTCs may wish to consider adding further refinement to the notion of an agricultural setback by expanding the definition to include specific types of vegetation that may serve as sources of wild foods, or as important habitat. The notion of an edge area that is part of both properties (rather than the setback simply being the responsibility of the producer) could contribute to a deeper understanding and collaboration in the community with respect to foodlands and how our actions, both on and off agricultural property, have significant effects.

Agricultural Area Plans

Agricultural area plans (AAPs- the same mechanism as previously mentioned Area Farm Plans) establish a vision, policies and actions for supporting and promoting local agriculture and vibrant local food systems. They can apply to a municipality or regional district, serve to guide decision-making and can be used for supplemental information during OCP or bylaw processes.

The creation of an AAP is a highly collaborative and education process, often involving a wide range of stakeholders and many broad and diverse consultative methods and venues for public feedback. A local government may wish to assign staff to an AAP for implementation and maintenance⁸³. Several local governments have AAPs, and as previously discussed, the development of Salt Spring Island's Area Farm Plan in 2008, has paved the way for the use of this planning tool in other LTAs; Denman Island has embarked on its own plan and other islands may become inspired to do the same.

Zoning

In terms of on-the-ground land use actions and their ability to enhance local food systems, zoning is where many progressive regulatory changes can be made. Local governments can use zoning to help ensure that even if land is removed from the ALR, non-farm uses can still be restricted⁸⁴. In addition, zoning can restrict foreshore activities that may be harmful to local fish and shellfish stocks, as well as make provisions for the siting and use of communal food processing facilities, food depots, farmers markets, community gardens and farms, alternative farm models, education facilities, water conservation and community composting facilities, to name a few. Several examples of the creative use of zoning with respects to strengthening local food systems are included in Appendix F.

Every land use bylaw in the Trust Area contains some provisions for food-related zoning (See Part 4); however, there is much room for growth in this area. It should be noted that staff on Salt Spring Island have recently completed an initial report on regulations surrounding farm worker housing, an indication that the conversation around this barrier to local food production is gaining momentum. In addition, a proposed bylaw pertaining to site-specific zoning for the Gabriola Commons, speaks to the inclusion of community kitchen facilities and food related institutional uses as a permitted use. It is this type of progressive land use planning that allows for community food visions to become reality.

While the Trust Area LUB scan provided in Part 4 was a simple check list of where zoning is enabling local food systems, LTCs may wish to use the tools and examples included in this report to re-imagine their land use bylaws and zoning regulations through the lens of local food.

⁸³ The Land Conservancy of BC. 2009. BC's Farming and Food Future: Local Government Toolkit for Sustainable Food Production

⁸⁴ Ibid.

Subdivision Regulations & Leasehold Subdivision

Subdivision of ALR and agriculturally zoned lands is strongly regulated and in many cases prohibited. In the Trust Area, ALR and agricultural land subdivision is regulated through minimum lot sizes in order to preserve the agricultural land base and ensure that fragmentation of land and subsequent non-agricultural development does not occur. While this system is favourable for protecting large pieces of agricultural land, it does not ensure land for new farmers who may want to start farming on a smaller piece of land; nor does it consider retiring farmers who may wish to see their land kept in farming by a younger farmer.

Due to the high cost of farmland, leasing land is an increasingly important option for farmers who cannot afford to buy. If a farmer wishes to lease part of a parcel for longer than three years, or with the option that the lease will extend beyond three years, the land must be subdivided⁸⁵. This system again, causes fragmentation within the agricultural land base and a greater chance that more dwellings and roads will be constructed on important agricultural land.

A leasehold subdivision can be used when a farmer wishes to lease part of their land for more than three years without subdividing it. Approval of a leasehold subdivision is only for the term of the lease and acts as a limited term subdivision; when the lease expires, the subdivision expires⁸⁶. In addition, the parcel cannot be transferred separately from the rest of the parcel. The process of approval follows a similar process as a fee-simple subdivision; however, a local government can amend its subdivision bylaw, or give direction to the approving officer not to require the same servicing requirements as a fee-simple subdivision⁸⁷. ALC approval must also be obtained.

Trustees may wish to further investigate this as an opportunity for local farmers and gauge whether there is an appetite for this type of land arrangement. There are some mixed legal opinions with regards to how this type of subdivision would function under section 73 of the *Land Title Act*.⁸⁸

Covenants

Covenants are flexible planning tools that can be used to support local food systems in a variety of manners. Covenants can be used to⁸⁹:

- secure buffer areas between farm and non-farm uses,
- protect any significant ecosystems on or adjacent to farmland property that might be beneficial to the ecology of a sustainable farming system.
- provide guidelines on sale, transfer or subdivision of farmlands or adjacent lands.
- secure desired uses on farmland related to agriculture and food production- this includes housing for farm workers and farming families and could include processing activities.

In a recent memorandum to the Salt Spring Island LTC regarding housing for farm workers, staff included an example of a seasonal covenant used by the City of Abbotsford. It is included in Appendix H. This type of covenant ensures that any additional dwellings are for seasonal farm workers only and to be used on a seasonal basis. A covenant is one tool that LTCs may wish to consider in tackling a key issue for achieving local food security. There has been past discussion around the Islands Trust Fund taking on the role of a farmland Trust and managing

⁸⁵ The Land Conservancy of BC. 2009. BC's Farming and Food Future: Local Government Toolkit for Sustainable Food Production

⁸⁶ Ibid.

⁸⁷ Curran, D. 2005. Protecting the Working Landscape of Agriculture: Smart Growth Direction for Municipalities in British Columbia. West Coast Environmental Law. www.wcel.org

⁸⁸ The Land Conservancy of BC. 2009. BC's Farming and Food Future: Local Government Toolkit for Sustainable Food Production

⁸⁹ Curran, D. 2005. Protecting the Working Landscape of Agriculture: Smart Growth Direction for Municipalities in British Columbia. West Coast Environmental Law. www.wcel.org

covenants on the working landscape; however, the implications of this have never been formally studied. Part 7 of this report revisits this issue.

Part 6: Formulating Potential Policies- A Tasting Menu

Table 7 below, is where all the materials presented in this document come together to begin a conversation about food security action in the Trust Area. It is meant to serve as a framework for organizing and formulating a diverse set of solutions based upon the policy themes introduced at the end of Part 3. Table 7 is the beginning of a conversation. It is also informed by the outcomes and feedback from the September 2010 Trust Council Food Security workshop, at which a draft version of this document was presented and guest speakers further informed Trustees about food security, the strong need for Islands Trust action, and associated planning tools. Notes and outcomes from the “Dot”mocracy process by which Trustees identified priority actions for Trust Area food security are included as Appendix “I”. From the workshop, several areas and themes of priority action were identified. Some actions were duplicated within different policy themes. These were further grouped after the workshop (see Appendix I). The top listed actions are prioritized below:

1. Protect agricultural lands through Land Trust and park mechanisms (e.g. support a regional farming/ farmland trust fund, acquire crown lands for farming- See Appendix “I” for an explanation of the concept of “Agricultural Parks”)
2. Develop on-island food processing and storage facilities for local products (e.g. community kitchens, community mobile abattoirs, cold storage)
3. Reward agricultural land stewardship (e.g. creation of an award)
4. Encourage on-island composting (e.g. support communal composting facilities, educate and encourage communal composting)
5. Support small-scale farmers in proving need for worker housing
6. Study and map our agricultural lands (e.g. quantify agricultural lands in and out of the ALR, study and map farmland and potential for supporting ourselves via local food)
7. Serve as a facilitator linking consumers, producers and social organizations

These priorities as well as a host of additional policy themes and actions are included in Table 7. This framework is meant to be broad and encourage decision makers and staff to think outside of the box. This will ensure that future actions will be progressive and holistic, yet highly practical at the Island level. Feedback from the Trust Council Food Security Workshop was also incorporated into Table 7 in order to ensure that priorities and discussed actions remain at the forefront of any future policy development.

Table 7: A Tasting Menu of Potential Policies for Trust Area Agriculture

| Policy Theme | Current Mechanisms | Current Guidelines | Potential Future Mechanisms | Future Guidelines |
|--|--|---|--|--|
| Agricultural land base: Tenure, Acquisition, Additions | <p>OCP language supports contiguous agriculture land</p> <p>Zoning and subdivision- minimum lot sizes for agriculture.</p> | <p>Policy Statement</p> <p>LUB</p> <p>OCP</p> | <p>No Subdivision in ALR and/ or the agriculturally zoned properties.</p> <p>Subdivision only permitted once a portion of property has been leased to a farm status farm for 5 consecutive years.</p> <p>Leasehold subdivision (exploration required)</p> <p>Support a regional Farmland Trust</p> <p>Explore the notion of "Agricultural Parks" (see Appendix "I")</p> <p>Map all farmland and potential farmland in Trust</p> <p>Create an agriculture stewardship award</p> | <p>Policy Statement</p> <p>TAS- Education and outreach</p> <p>ITF</p> <p>OCP</p> <p>LUB</p> <p>Partnerships- MOUs and letters of understanding</p> |
| Farming families and worker housing | <p>Limited zoning- based upon lot size rather than agricultural requirements. Some LUBs permit secondary suites for farm workers or multiple farming families.</p> | <p>OCP- limited</p> <p>LUB</p> | <p>Specific definitions for farm workers, farm families, farm schools, etc.</p> <p>Develop criteria for additional housing "necessary for farm use" appropriate for farming in Trust Area- support island farmers in proving need for housing</p> <p>Support a regional Farmland Trust</p> <p>Include farm worker housing in affordable housing strategies (e.g. density banks, density transfer).</p> | <p>Policy Statement</p> <p>TAS- Education and outreach</p> <p>ITF</p> <p>OCP</p> <p>LUB</p> <p>Partnerships- MOUs and letters of understanding</p> |

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| Policy Theme | Current Mechanisms | Current Guidelines | Potential Future Mechanisms | Future Guidelines |
|---|--|--|---|---|
| Agricultural water use | Some zoning encourages cistern use by exempting area covered by cisterns | LUB | Encouragement of "water coops" for agricultural use Agriculture water collection infrastructure-density benefits Continuing advocacy for Provincial Groundwater regulations | TAS- Education and outreach OCP LUB |
| First Nations food sovereignty and wild food ecosystem protection | Zoning and policy language around shellfish habitat SEM has identified some areas of wild food (e.g. Salal) | Policy statement OCP LUB (limited) | Wording that supports wild food gathering and supporting habitats. Regulation of private docks in shellfish areas | Policy Statement ITF Partnerships (especially with local 1 st Nations and ILMB) OCP |

| Policy Theme | Current Mechanisms | Current Guidelines | Potential Future Mechanisms | Future Guidelines |
|---|---|--------------------|--|---|
| Local processing: Commercial kitchens and meat processing | Limited zoning- new zoning under consideration | LUB | Include as a use in multi-family housing, as part of community service zoning. Zoning for abattoir or mobile abattoir uses. Zoning for community kitchens, communal storage, processing facilities | TAS- Education and outreach LUB OCP Partnerships |
| Local distribution and direct marketing | Some zoning for farmers markets. Encouragement of farm-direct sales (OCP) | LUB OCP | Include farmers markets, pocket markets as permitted uses in a variety of zones. Islands Trust local food procurement policy for all meetings and events Encourage farm-to- | TAS- Education and outreach Partnerships OCP LUB |

Exploring Food Security in the Islands Trust Area: A Preliminary Report

| Policy Theme | Current Mechanisms | Current Guidelines | Potential Future Mechanisms | Future Guidelines |
|---|--|--------------------|--|--|
| | | | <p>school/ seniors centre food schemes</p> <p>Islands Trust to adopt a Local Food Procurement Policy</p> | |
| Access: Hunger alleviation and emergency food sources | Limited- new "food depot" zoning under consideration | LUB | <p>Include as a use under "community services" type zoning</p> <p>Include in OCP as a community use</p> <p>Include "food skills training centre" as a permitted use.</p> <p>Support gleaning and food recovery initiatives</p> | TAS- Education and outreach Partnerships |

| Policy Theme | Current Mechanism | Current Guideline | Possible Future Mechanism | Future Guideline |
|--|---|-------------------|--|--|
| Agri-tourism/ Agri-education | Permitted use in most OCPs and LUBs; wording indicates it is an on-farm B&B | OCP LUB | <p>Further refine definition to decipher between Agri-tourism (active, educational) and B&B (passive)</p> <p>Agri-education as a permitted use in more zones and/ or a permitted "home occupation"</p> | OCP LUB TAS- Education and outreach |
| Community farming: Yards, schools community facilities | Zoning-limited | LUB | <p>Community garden as permitted uses in commercial/ community service zones.</p> <p>Creation of "agricultural" parks</p> <p>Gardening space included as a DP criteria for commercial development,</p> | OCP LUB TAS- Education and outreach ITF Partnerships |

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| | | | affordable housing, multi-family housing, seniors/ special needs housing Edible landscaping as a DP requirement for vegetation screening | |
|---|-------------------|-------------------|---|----------------------------|
| Policy Theme | Current Mechanism | Current Guideline | Possible Future Mechanism | Future Guideline |
| Waste management and Nutrient Cycling: Composting and gleaning | | | Community composting facility as a permitted use. Encouragement of gleaning and supportive infrastructure for immediate processing (see Local Processing above) | OCP LUB Partnerships |

Glossary of terms:

Partnerships- may include with other government bodies, with local community groups and non-profits

ITF- Islands Trust Fund

LUB- Land Use Bylaw

MOU- Memorandum of Understanding

OCP- Official Community Plan

SEM- Sensitive Ecosystems Mapping

TAS- Trust Area Service

Part 7: Next Steps + Recommendations

Food is and has been an economic, cultural and ecological force within the Trust Area for a long time. Its importance in our daily lives goes well beyond sustenance, and is reflected in Islands Trust policy, advocacy and through the many community initiatives shaping and strengthening our local food systems. Creating policies that promote food security is a progressive way to ensure sustainable long-term plans, as food is a highly engaging and multi-faceted topic. Planning for food captures the desires, goals and perspectives brought to the table by a wide range of people, and inherently connects all the pieces of a community due to the simple fact that everyone eats. Strengthening Trust food security policies appears to be a natural next step given Trust Council's commitments to food security, in light of greenhouse gas emissions reduction policy and given the long history of local food advocacy in the Trust Area. Building on this strong base will require the review and revisioning of the land use policies and tools currently employed by the Islands Trust.

This report represents a first step towards planning for food in the Trust Area and is simply the beginning of what could be a new way of thinking about community and working together to achieve a variety of goals under the common banner of food security. Based upon the outcomes of the September 2010 Trust Council Food Security Workshop, this report makes the following recommendations:

- THAT Trust Council should consider the modifications of the Islands Trust Policy Statement to include additional provisions for food security and reflect the inter-disciplinary nature of food in our communities.

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- THAT Trust Council should consider development of model bylaws to address food security issues such as the Council identified top 7 priorities, and direct staff to return with model bylaws at a later Trust Council.
- THAT Trust Council should continue to include food security in the strategic plan.
- THAT Trust Council considers the need for more agriculture protocols.
- THAT the Islands Trust Fund Board should consider conducting an analysis of what resources would be required to manage agricultural properties as a farmland trust.
- THAT Trust Council should consider continuing to support food security discussions in the Trust Area by providing funding and resources for further work in gathering more background and context information.
- THAT Trust Council and Local Trust Committees should work with First Nations in ensuring that development does not further infringe on traditional food gathering lands

The above recommendations are meant to fuel the forward momentum that has been developing in the Trust Area over the past years. It is the hope that follow-up from these recommendations will result in some truly relevant and progressive actions. This is an exciting time for local government in the realm of food policy development, and the Islands Trust is well positioned to serve as a leader in how food, with all its facets and considerations, can move communities forward together with a common vision for the future.

Appendix A

Canadian General Standards Board: voluntary national guidelines for organic agriculture

- Protect the environment, minimize soil degradation and erosion, decrease pollution, optimize biological productivity and promote a sound state of human, animal and environmental health.
- Replenish and maintain the long-term soil fertility by optimizing conditions for biological activity within the soil.
- Maintain diversity on and around the farm, while protecting and enhancing the biological diversity of plants and wildlife native to the area.
- Recycle materials and resources when possible.
- Provide appropriate care to livestock by promoting their health and meeting their behavioural needs, and
- Maintain the integrity of organic foods and processed products from initial handling to the point of sale.

Source: Wunsch, P. 2002. Statistics Canada. "There's more to organic farming than being pesticide-free". Canadian Agriculture at a Glance. Statistics Canada, Catalogue no. 96-325-XPB.

Appendix B
Islands Trust Policy Statement
References relevant to food security

4.1 Agricultural Land

Amend
Nov 4/96
BL 42

Commitments of Trust Council

- 4.1.1 Trust Council recognizes that agriculture is a traditional and valuable activity in the Trust Area.
- 4.1.2 Trust Council shall consult with the Ministry of Agriculture, Fisheries and Food and the British Columbia Land Reserve Commission to request that agriculture policies applied to the Trust Area are appropriate to the nature of agriculture within the Trust Area, including, but not limited to, the smaller island scale of agricultural activities.
- 4.1.3 It is Trust Council's policy to encourage agricultural management practices that are compatible with sustaining wildlife habitat.

Directive Policies

- 4.1.4 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the identification and preservation of agricultural land for current and future use.
- 4.1.5 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the preservation, protection and encouragement of farming, the sustainability of farming, and the relationship of farming to other land uses.
- 4.1.6 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the use of adjacent properties to minimize any adverse affects on agricultural land.
- 4.1.7 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the design of road systems and servicing corridors to avoid agricultural lands unless the need for roads outweighs agricultural considerations, in which case appropriate mitigation measures shall be required to derive a net benefit to agriculture.
- 4.1.8 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address land uses and activities that support the economic viability of farms without compromising the agriculture capability of agricultural land.
- 4.1.9 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the use of Crown lands for agricultural leases.

Amend
Mar 6/98
BL 48

Recommendations

- 4.1.10 Trust Council encourages the Ministry of Transportation to ensure that, where a road must sever agricultural land to provide access to lands beyond, the road is built to the minimum standard necessary to service that land.
- 4.1.11 Trust Council encourages the British Columbia Land Reserve Commission to approve applications from property owners for inclusion of their land with potential for agriculture in the Provincial Agricultural Land Reserve.
- 4.1.12 Trust Council encourages the Provincial government and the British Columbia Assessment Authority to:
- retain a separate farm class to provide significant property tax incentives;
 - ensure that the threshold for farm income necessary for farm class status is appropriate to agriculture within the Trust Area; and
 - acknowledge that the total land area subject to the farm class may include land left uncultivated.

4.3 Wildlife and Vegetation

Recommendations

- 4.3.1 Trust Council encourages Provincial and Federal government agencies to:
- regulate and monitor the harvesting of the fish, wildlife and vegetation of the Trust Area so as to protect populations and habitats, and
 - consult with local trust committees, island municipalities, the communities of the Trust Area and First Nations prior to decisions regarding regulation of hunting or harvesting of Area wildlife or vegetation.
- 4.3.2 Trust Council encourages Provincial and Federal government agencies to protect, for public use, areas supporting naturally occurring shellfish populations and other marine life and to establish public shellfish reserves in the Trust Area.

4.4 Freshwater Resources

Commitment of Trust Council

- 4.4.1 It is Trust Council's policy that islands in the Trust Area should be self-sufficient in regard to their supply of freshwater.

Directive Policies

- 4.4.2 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure:
- neither the density nor intensity of land use is increased in areas which are known to have a problem with the quality or quantity of the supply of freshwater,
 - water quality is maintained, and
 - existing, anticipated and seasonal demands for water are considered and allowed for.

- 4.4.3 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure water use is not to the detriment of in-stream uses¹⁸.

Recommendations

- 4.4.4 Trust Council encourages island property owners, residents and visitors to adopt conservation practices in their use of freshwater.
- 4.4.5 Trust Council encourages the Provincial government to implement property tax incentives for the retention of groundwater and watershed recharge areas and freshwater wetlands.
- 4.4.6 Trust Council encourages the Provincial government to adopt legislation that protects the sustainability and quality of the groundwater of the Trust Area.
- 4.4.7 Trust Council encourages government agencies, corporations, property owners and residents to use innovative technologies that promote efficient use of freshwater resources, including cisterns, alternative sewage disposal systems, reuse of water, the treatment and use of grey water, and the use of water saving devices.

4.5 Coastal Areas and Marine Shorelands¹⁹

Commitments of Trust Council

- 4.5.1 It is Trust Council's policy that aquaculture²⁰ is a valuable activity in the Trust Area if compatible with maintenance of ecosystems and community character.
- 4.5.2 Trust Council holds that finfish farms should not be located in the marine waters of the Trust Area.
- 4.5.5 It is Trust Council's policy that development should be directed to sites away from:
- areas of environmental sensitivity, and
 - areas of naturally occurring stocks of clams or oysters.
- 4.5.6 It is Trust Council's policy that aquaculture should be directed to sites away from:
- areas of recreational significance,
 - areas where an aquaculture operation would conflict with established or designated upland land uses, and
 - areas where an aquaculture operation would conflict with established or designated anchorage or moorage.

¹⁸ Instream Uses - include water uses such as fish and habitat uses, aesthetic uses, recreational opportunities and the maintenance of water quality in lakes and streams and wetlands.

¹⁹ Marine Shorelands - lands immediately adjacent to the marine shorelands.

²⁰ Aquaculture - the growing and cultivation of aquatic plants or shellfish, for commercial purposes on or under the foreshore or in the sea.

- 4.5.7 It is the position of Trust Council that aquaculture related development, activity, buildings or structures should not result in site alteration²¹.

4.6 Soils²² and Other Resources

Directive Policy

- 4.6.3 Local trust committees and island municipalities shall, in local bylaws relating to soil removal and deposit, address the protection of productive soils.

PART V: SUSTAINABLE COMMUNITIES²³

GOAL: TO SUSTAIN ISLAND CHARACTER AND HEALTHY COMMUNITIES

.....The health of a community is influenced by numerous factors such as economic security, education, social support systems, the cleanliness and safety of the environment, and the availability of such necessities as educational and social services, transportation, affordable food and housing.

DEFINITIONS

Aquaculture - the growing and cultivation of aquatic plants or shellfish, for commercial purposes on or under the foreshore or in sea.

From the 2006 Islands Trust Response regarding Sustainable Aquaculture to the Special Committee on Sustainable Aquaculture:

Relevant Aquaculture Policy Statement Policies

The following policies from the Islands Trust Policy Statement are directly related to aquaculture:

- 3.4.2 *It is Trust Council's policy that marine areas be protected and coastal zone management principles be defined in consultation with agents of the government of British Columbia, the government of Canada, Crown corporations, municipalities, regional districts, non-government organizations, property owners and occupiers.*
- 3.4.4 *Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the protection of sensitive coastal areas.*
- 3.4.5 *Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the planning for and*

²¹ Site Alteration - includes, but is not limited to substrate modification or the use of metal plates or pipes.

²² Soils - the entire layer of unconsolidated material above bedrock other than minerals as defined in the *Mineral Tenure Act* or the *Mining Placer Act*.

²³ Sustainable Communities - human communities that have achieved a balance between environmental, economic and social systems and which respect the carrying capacity of the supporting environment.

regulation of development in coastal regions to protect natural coastal processes.

- 3.4.7 Trust Council encourages the Provincial and Federal governments to research the impacts of the introduction of new marine species into the marine water of the Trust Area before such species are introduced.*
- 3.4.8 Trust Council encourages the Federal and Provincial governments to develop and adopt legislation that regulates sewage discharge from shores and boats and addresses its detrimental impact on marine or coastal ecosystems.*

There are policies that directly relate to aquaculture under Section 4.3. Wildlife and Vegetation as follows:

- 4.3.1 Trust Council encourages Provincial and Federal government agencies to:*
 - regulate and monitor the harvesting of the fish, wildlife and vegetation of the Trust Area so as to protect populations and habitats, and*
 - consult with local trust committees, island municipalities, the communities of the Trust Area and First Nations prior to decisions regarding regulation of hunting or harvesting of Area wildlife or vegetation.*
- 4.3.2 Trust Council encourages Provincial and Federal government agencies to protect, for public use, areas supporting naturally occurring shellfish populations and other marine life and to establish public shellfish reserves in the Trust Area.*

There are policies that directly relate to aquaculture under Section 4.5. Coastal Areas and Marine Shorelands

- 4.5.1 It is Trust Council's policy that aquaculture²⁰ is a valuable activity in the Trust Area if compatible with maintenance of ecosystems and community character.*
- 4.5.2 Trust Council holds that finfish farms should not be located in the marine waters of the Trust Area.*
- 4.5.3 It is the position of Trust Council that development, activity, buildings or structures should not result in a loss of significant marine or coastal habitat, or interfere with natural coastal processes.*
- 4.5.4 It is the position of Trust Council that development, activity, buildings or structures should not restrict public access to, from or along the marine shoreline.*
- 4.5.5 It is Trust Council's policy that development should be directed to sites away from: areas of environmental sensitivity, and areas of naturally occurring stocks of clams or oysters.*
- 4.5.6 It is Trust Council's policy that aquaculture should be directed to sites away from: areas of recreational significance, areas where an aquaculture operation would conflict with established or designated upland land uses, and areas where an aquaculture operation would conflict with established or designated anchorage or moorage.*
- 4.5.7 It is the position of Trust Council that aquaculture related development, activity, buildings or structures should not result in site alteration²¹.*

²⁰ Aquaculture - the growing and cultivation of aquatic plants or shellfish, for commercial purposes on or under the foreshore or in the sea.

²¹ Site Alteration - includes, but is not limited to substrate modification or the use of metal plates or pipes.

There are also policies that indirectly related to aquaculture under Section 3.1 Ecosystems and Section 5.7 Economic Opportunities including the following:

3.1.1 Trust Council holds that:

- *proactive land use planning is essential for the protection of Trust Area ecosystems,*
- *protection must be given to the natural processes, habitats and species of the Trust Area, including those of the old forests, Coastal Douglas-fir forests, Coastal Western Hemlock, Garry Oak/Arbutus forests, wetlands , open coastal grasslands, the vegetation of dry rocky areas, lakes, streams, estuaries, tidal flats, salt water marshes, drift sectors, lagoons, and kelp and eel grass beds, and*
- *planning must account for the cumulative effects of existing and proposed development to avoid detrimental effects on watersheds, groundwater supplies and Trust Area species and habitats.*

3.1.2 It is Trust Council's policy to work towards the establishment of a network of protected areas that preserves representative ecosystems in their natural state and in sufficient size and distribution to sustain their ecological integrity.

3.1.3 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the identification and protection of the environmentally sensitive areas and significant natural sites, features and landforms in their planning area.

3.1.4 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the planning, establishment, and maintenance of a network of protected areas that preserve the representative ecosystems of their planning area and maintain their ecological integrity.

3.1.5 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the regulation of land use and development to restrict emissions to land, air and water to levels not harmful to humans or other species.

3.1.6 Trust Council encourages all government agencies and non-government organizations to consider both monetary and non-monetary costs when making resource management and land use decisions.

3.1.7 Trust Council encourages the Provincial government and the government of Washington State to proceed with their proposal for a joint environmental monitoring system for the Georgia Basin Region.

3.1.8 Trust Council encourages the Provincial government to establish property tax incentives for conservation or habitat protection.

3.1.9 Trust Council encourages actions and programs of other government agencies which:

- *place priority on the side of protection for Trust Area ecosystems when judgment must be exercised,*
- *protect the diversity of native species and habitats in the Trust Area, and*
- *prevent pollution of the air, land and fresh and marine waters of the Trust Area.*

5.7.1 Trust Council holds that economic opportunities should be compatible with the conservation of resources and protection of community character.

5.7.2 *Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address economic opportunities that are compatible with conservation of resources and protection of community character*

Appendix C

Agricultural Policy Excerpts from the North Pender Island OCP

Agriculture Policies

2.2.1 The "right to farm" shall be respected by not permitting land use on adjacent, or nearby properties that could adversely affect farming activities and by requiring buffers and/or setbacks on the adjacent properties.

2.2.2 The average parcel size on land within the Agricultural designation shall be 16 hectares (40 acres) and density shall be limited to one dwelling and one cottage per parcel. Applications to the ALC for subdivision that are consistent with average parcel size may be supported.

2.2.3 Removal of soil suitable for agricultural purposes from a parcel may be prohibited.

2.2.4 Roadside stands, small scale marketing and processing, and agricultural education and research shall be permitted uses.

2.2.5 The Local Trust Committee may consider zoning regulations permitting additional accommodation for farm help, provided the accommodation is necessary for farm purposes, provides cooking and washing facilities, and is temporary in nature, limited in size, and consistent with the recommendations of the Regional Agriologist.

2.2.6 Pursuant to the Agricultural Land Reserve Use, Subdivision and Procedure Regulation, aggregate extraction of a volume less than 500 m³ per parcel should be permitted.

2.2.7 Subject to local government jurisdiction, commercial use of airstrips and helipads should be prohibited.

2.2.8 The Local Trust Committee may consider regulating greenhouses, land-based aquaculture facilities, and pet boarding and breeding facilities in order to limit and mitigate the impacts of these uses on groundwater, the environment and surrounding properties, provided the regulations are consistent with provincial legislation and regulations.

2.2.9 Subdivision regulations should prohibit severance of agricultural land by linear developments, such as roads and utility corridors.

2.2.10 Applications to include land in the ALR should be supported.

2.2.11 No consideration may be given to applications to rezone land within the Agricultural designation that would result in the transfer of density.

2.2.12 Except where specifically authorized elsewhere in this plan, consideration may not be given to applications to rezone land within the Agricultural designation that would result in an increase in density.

2.2.13 The Local Trust Committee should not support applications to the ALC for non-farm use, except where it can be demonstrated that the proposed non-farm use would allow an active farm to diversify and broaden its income, but not decrease the farming capability of the land, and the proposed non-farm use is consistent with zoning or a policy in this plan.

2.2.14 The Local Trust Committee supports the preservation and maintenance of the island's agricultural land base and applications for exclusion of land from the ALR will not be considered.

2.2.15 When it considers rezoning applications that are not related to farming, the Local Trust Committee will ensure that the proposed new use will not reduce the quality and quantity of water for farming and the proposed new use should not result in either a decrease or an increase in water flows onto to, or from, adjacent agricultural land. Rezoning applications which might affect farmland will be referred to the Regional Agrologist for comment.

2.2.16 When it considers rezoning applications for land that borders agricultural land, the Local Trust Committee will ensure that zoning changes are not made in a way that would have a negative effect on farming and the applicant may be required to provide qualified professional advice on the potential impacts on farming.

2.2.17 Zoning changes should not be considered that would allow multi-family, industrial, institutional or commercial developments in the Agriculture designation except for agri tourist accommodation which is accessory to a working farm operation.

2.2.18 The Local Trust Committee may consider the regulation of the placement and removal of fill to protect the natural environment, including significant waterfowl habitat, and where possible, to preserve, maintain, and enhance soil for agricultural purposes.

2.2.19 The Local Trust Committee may consider regulating agri-tourism activities.

2.2.20 Agri-tourist accommodation may be permitted as the equivalent of bed and breakfast accommodation. The Local Trust Committee may consider applications for rezoning or temporary use permit that would permit agri-tourist accommodation providing for more than 3 units, provided that:

- a) the use is accessory to working farm operations;
- b) the use is on agriculturally designated land that is in the ALR; the application is consistent with ALC policies;
- c) the working farm will continue in operation and will not be adversely affected;
- d) potable water of sufficient quantity for both farming and non-farming use is available;
- e) sewage disposal facilities are suitable;
- f) on-site parking is adequate;
- g) the impact of increased traffic on adjacent roadways is considered;
- h) the environmental impact of the proposal is considered;
- i) and the impact on adjacent properties is addressed.

2.2.21 The Local Trust Committee may consider temporary commercial use permit or rezoning applications to permit accessory campgrounds as agri-tourist accommodation. In addition to the criteria established in policies 2.2.20 and

2.1.2.7 (Rural Land Use), applications for accessory campgrounds in this designation shall not exceed 10 campsites, campsites and indoor units shall be considered equivalent for purposes of density and applications should comply with relevant Agricultural Land Commission policies.

2.2.22 The Local Trust Committee may consider an amendment to this plan to designate land as a development permit area for the protection of farming with the intent of ensuring effective buffering and other measures between farming and other uses.

2.2.23 The Local Trust Committee shall consider the appointment of an additional Advisory Planning Commission to advise the Local Trust Committee on specific issues and initiatives relating to agriculture. This APC should be asked to examine the role of agriculture and food supply in creating sustainable communities and to make recommendations to the LTC on any changes to its policies or regulations.

2.2.24 The Local Trust Committee may undertake or support an initiative to identify properties not currently in the ALR and Agricultural designation but which have agricultural potential and are primarily used for farming, so that these properties may be protected for future agriculture.

2.2.25 Where there is a potential for conflict related to the regulation of agriculture and environmental protection, the Agricultural Land Commission and the Ministry of Agriculture and Lands and the Ministry of Environment shall be consulted.

Advocacy Policies

2.2.26 The Local Trust Committee will work with the local farming community, the Ministry of Agriculture and Lands and the Agricultural Land Commission to develop common policies to the benefit of farming on North Pender Island.

2.2.27 The Local Trust Committee will encourage partnerships with the farming community, senior governments and private enterprise to promote development of the agricultural sector.

2.2.28 The Local Trust Committee will support application of the Canada-BC Environmental Farm Plan Program.

2.2.29 The Local Trust Committee will support creation of a land-for-lease program for landowners to identify themselves to farmers wishing to lease farmland.

2.2.30 Landowners are encouraged to avoid the use of pesticides, herbicides and fungicides. If used, pesticides, herbicides and fungicides should be applied in a manner that avoids damage to adjoining lands and drainage areas.

2.2.31 Production methods should be selected to maintain soil quality and to ensure surface and groundwater recharge areas are not contaminated by agricultural activities.

2.2.32 Pre-purchase of crops, co-ops and local farmers markets are encouraged as a means to support the island farm economy.

2.2.33 Physical barriers, including fencing and appropriate indigenous vegetation are encouraged to restrict access by farm animals to water courses.

2.2.34 Amalgamation of lots and limiting the subdivision of agricultural land is encouraged.

2.2.35 Collection of rainwater for irrigation purposes is encouraged.

2.2.36 Sound environmental practices shall be encouraged in accordance with current best practices. Landowners and farmers are encouraged to preserve and protect seasonally flooded agricultural fields, which are considered an important ecosystem providing resting and feeding opportunities for migratory bird species.

2.2.37 The Local Trust Committee may request that the Subdivision Approving Officer consider the effect of any proposed subdivision on farming, and if the proposed subdivision is within or adjacent to agricultural land, and require the applicant to provide an examination and report on the proposed subdivision to address any potential conflict with farming.

2.2.38 The Local Trust Committee will work with the local farming community and relevant agencies to support and develop an appropriate signage program for agri-tourism on North Pender Island.

Appendix D

A History of Trust Council's Food-Security Related Work

Trust Council's history of food security related discussions, decisions and advocacy begins in 1985.....

1985: Trust Council has guest speakers to speak on aquaculture.

1987: Trustees were concerned about the potential impact on farmers of a provincial proposal to increase the amount of farm gate sales required to qualify for farm status. They decided to consult with local farmers and send their feedback to the Minister of Finance.

1988: Trust Council decided to oppose a proposed Capital Regional District Meat Inspection Bylaw.

1990: Trust Council passed resolutions FC104/90 and FC106/90 in response to the Province's proposal to remove property taxes on farmland in the province. Trust Council reiterated its support for the Agricultural Land Commission (ALC) and encouraged the Province to consider including those farms with additional planned woodlot income in any legislation that would exempt farmland from property taxes.

1991: Trust staff were arranging a protocol meeting with Fisheries and Oceans Canada. Trust Council passed resolution FC252/91 to encourage the Province to undertake a study to quantify the impact of commercial clam harvesting on the flora and fauna of Trust Area beaches. Trust Council also resolved (FC253/91) that any protocol with Fisheries and Oceans Canada should institute a referral process before wild oyster harvesting permits are issued. Trustees also discussed establishing protected shellfish reserves through Official Community Plan and Section 12 of the *Land Act*.

1993: Trust Council passed a resolution (FC89/93) requesting a presentation for Trust Council on BC Assessment changes that could make it more difficult for farms to maintain their farm status.

1995: Trust Council endorsed the draft Agriculture Land Commission (ALR) Protocol and Letter of Understanding. Challenges noted during council discussions included that elderly people who were no longer able to farm and who wished to build dwellings for farmhands had been rejected by the ALR, and that decisions about farmland should protect the capability of the land as well as the activity.

Trust Council endorsed the agriculture policy review framework and action plan. The three priorities of the plan were coordination of tax policy, protection of wetland conflicting with agriculture and coordination of policies on water management; and home occupation and farm vacations.

1996: Trust Council held an agriculture orientation session and held a workshop on March 7, 1996 to develop agriculture policies for the Policy Statement.

1997: Trust Council signed the Protocol Agreement on Aquaculture Uses in the Islands Trust Area between the Provincial Ministry of Agriculture, Fisheries and Food and the Islands Trust.

1998: Trust Council passed a resolution (TC/209/98) encouraging the federal government to take actions to protect forage fish, specifically herring.

1999: David Essig, Chair, wrote to The Honourable Corky Evans, Minister of Agriculture and Food to request that he consider no increase in the minimum income eligibility requirement for tax relief for farmers in the Trust Area.

2000: David Essig, Chair, reported to Trustees that he and Executive Director Gordon McIntosh had met with the Honourable Corky Evans, Minister of Agriculture, Food and Fisheries. He reported that the Minister indicated he wanted to approve 16 shellfish tenures within the Denman Island Local Trust Area using the 'Right to Farm' legislation to do so if necessary. After the meeting, the Minister directed that there be a subsequent meeting between BCALC and the Denman Island Local Trust Committee, where it was agreed that these leases would be processed through a rezoning before the Minister considered the applications again.

2001: Trust Council was interested in learning more about the delegation of Land Reserve Commission decision-making responsibilities to Local Trust Committees (LTCs) and passed resolution TC/227/01 to initiate discussions with the Land Reserve Commission.

David Essig, Chair, wrote to Honourable Ed Conroy, Minister of Agriculture, Food and Fisheries regarding the enforcement of land reserve density regulations. He wrote to highlight that the Land Reserve Commission did not have sufficient staff resources to enforce its regulations, including regulations that permit one residence per parcel in the Agricultural Land Reserve. He stated that “this lack of enforcement seriously erodes the integrity of both the Islands Trust Policy Statement and Island official community plans and regulatory bylaws”, and requested that he consider a means for providing sufficient resources to the Land Commission for it to carry out its enforcement responsibilities.

Trust Council passed resolution TC 184/01 to encourage the Land Reserve Commission to consider adopting the following policy for inactive or hayed ALR parcels greater than 20 acre (8 ha) within interested LTC areas:

- Landholders of inactive or hayed ALR parcels may lease 10 acre (4 ha) to an individual farming interest,
- Upon the lessee achieving 5 consecutive years of the economic thresholds required for farm status, the lesser would be permitted to subdivide and sell the 10 acre farm to the lessee.

Trust Council passed a resolution (TC 210/01) instructing staff to pursue agreements with the Ministry of Agriculture that would allow LTC's to comments on game farm permits. Trust Council also requested that the Trust Program Committee develop a proactive policy to retain, encourage and protect agricultural activity lands in the Trust Area (resolution TC 111/01).

The Chair wrote to Alan Chambers, Chair of the Land Reserve Commission, to initiate discussion between the two agencies regarding inactive farmland within the Trust Area.

He noted that Trustees on some islands were concerned that ALR parcels in their communities were not being farmed, although there were individuals interested in farming them. He stated that “the difficulty apparently lies in the inability of small-scale farmers to lease or otherwise register a formal interest in a portion of ALR land. He conveyed Trust Council resolution TC 184/01. He further noted that the Land Reserve Commission was focusing considerable effort on a range of policy changes to enhance the active use of ALR land and that the Islands Trust would appreciate his consideration of policy changes that would address this issue for small farms within the Trust Area.

2003: Trust Council passed a resolution (TC 172/03) requesting staff to seek agreements with the Ministry of Agriculture, Fisheries and Food and the Agricultural Land Commission regarding guidelines for the development of farm regulations to address the scale and intensity of agriculture (including on-land aquaculture), in a manner consistent with the provincial object of the Islands Trust and with the scale and character of small islands. There was also a staff report in 2003 that no LTC’s were interested in pursuing delegation of authority from the Agricultural Land Commission (formerly LRC).

David Essig, Chair, wrote to the Honourable John van Dongen, Minister of Agriculture, Food and Fisheries to express Islands Trust’s concern regarding legislative amendments proposed by Bill 48 which could lead to the designation of marine waters as farming areas, subject to the provisions of the *Farm Practices Protection (Right to Farm) Act*, resulting in restrictions on local zoning in marine areas. He urged the Minister to reconsider Bill 48 and not to amend provincial legislation to diminish local influence over land use in the coastal waters of British Columbia.

2004: Trust Council adopted Bylaw 100 concerning a protocol agreement on Agricultural Land Reserve in the Trust Area between the Agricultural Land Commission and the Islands Trust.

David Essig, Chair, wrote to Honourable Colin Hansen, Minister of Health Services to express concerns regarding the *Meat Inspection Regulation* proposed by the ministry. He stated that should the *Regulation* be implemented as proposed, it could lead to a significant decrease in local food production in Trust communities, as well as result in the loss of important local products and cultural events. The letter contained local farming information, encouraged a flexible approach to meat inspection rather than a ‘one size fits all’ approach and provided suggested improvements/alternatives to the Regulation.

The Chair wrote to the Honourable John Van Dongen, Minister of Agriculture, Fisheries and Food to thank him for meeting with the Executive Committee of the Islands Trust Council at the 2005 UBCM Convention, and to outline follow-up actions/discussions.

2006: Trust Council submitted the “*Islands Trust - Response to the Special Committee on Sustainable Aquaculture, September 15, 2006*” report to the Special Committee on Sustainable Aquaculture and requested staff to assess the feasibility and work program implications of requesting staff in the Ministry of Agriculture and Lands to work with Islands Trust to update and review the protocol agreements and letters of understanding between the agencies (resolution TC 158/06). The response included information about the Islands Trust jurisdiction and Policy Statement and identified concerns regarding

aquaculture in the Trust Area. The response also included recommendations regarding sustainable aquaculture options for the Special Committee's consideration.

Kim Benson, Chair wrote to the Honourable George Abbott, Ministry of Health and the Honourable Pat Bell, Ministry of Agriculture and Lands to advise them that in 2004 Chair David Essig had written to then Minister Colin Hanson of Health Services to express the concerns regarding the *Meat Inspection Regulation* and to advise that while the ministries have worked with stakeholders since the *Regulations* came in to effect in 2004, constituents continued to express concerns. She requested that the ministries advise of progress in implementing innovative solutions that would address these concerns before the end of the transition period.

The Chair also wrote again to the Honourable Pat Bell, Minister of Agriculture and Lands to express appreciation of the provincial government's decision to provide a one-year extension to September 30, 2007 for compliance with the *Meat Inspection Regulation*. She also noted that Trust Council continued to be concerned about the potential impact of the *Regulation* on small island meat producers and that the Trust will continue to monitor the situation's impact on constituents.

Islands Trust planning staff met with new the provincial liaison for aquaculture issues, Clint Collins of the Ministry of Agriculture and Lands, in order to better explain island perspectives on aquaculture.

2007: Trust Council requested the Chair write to the BC Minister of Agriculture expressing the Trust's concern that inadequate slaughter facilities exist to service farmers within the Islands Trust Area, and that the Trust encourages the Ministry to maintain its support of community initiatives to establish appropriate local facilities to service the Trust Area. (Resolution TC 163/07).

The Chair responded to resident Harlene Holm who had written with concerns about the Ministry of Agriculture and Lands *Right to Farm* legislation and requesting that the Islands Trust take action. In that letter the Chair explained that "Bill 48, 2003 made amendments to the *Farm Practices Protection (Right to Farm) Act* and the *Local Government Act* which allows Cabinet to designate crown land (including foreshore) as a "farming area" to which the *Farm Practices Protection (Right to Farm) Act* would apply. The province has not yet enacted the parts of the Bill that would limit local government's ability to control aquaculture through zoning." The Chair further advised that the Islands Trust had recently taken steps to advise the province regarding specific aquaculture concerns on Denman Island.

The Chair wrote to Honourable Pat Bell, Minister of Agriculture and Lands to express Council's continued concern about the inadequate abattoir facilities available to farmers within the Islands Trust Area. In the letter she noted that the combined lack of abattoirs and increasing transportation costs threatened the financial viability and long-term sustainability of the islands' agricultural sector, and that support for the local agriculture sector is consistent with the provincial government's interest in addressing climate change by encouraging local food production and distribution.

2008: Trustees were provided with a copy of the booklet entitled "Plan to Farm – an area farm plan for Salt Spring Island" for their information. This document, funded

by federal, provincial and regional governments, spoke to three key recommendations to revitalize agriculture in the Salt Spring community: to establish a Salt Spring Island Agricultural Alliance; a community farmland trust; and key community facilities that support the expansion of agricultural activities.

Trust Council passed a resolution (TC 127/08) to request the Chair to write to the BC Minister of Agriculture and Lands and the Farm Industry Review Board requesting that they consider organic farming to be a normal farm practice in the Islands Trust Area. The letter sent from the Chair emphasized that organic farming should be recognized as 'a normal farm practice' in the Trust Area to ensure such farming is not discriminated against by provincial regulatory bodies.

Trust Council passed a resolution (TC 128/08) to request the Chair to write to the Minister of Small Business and Revenue, Rick Thorpe and to the Farm Tax Review Panel, apprising them of the relevant Islands Trust policy and Trust Council's support for a fair, enlightened and sustainable approach to farm tax assessment in the Trust Area.

The letter from the Chair (TC 128/08) stated "[w]e are pleased that the provincial government has initiated a comprehensive review of farm status assessment and that there will be province-wide public consultations this summer". The letter also noted that the BC Assessment Authority's recent move to split assessments and reclassify some land as residential could be a serious threat to small farms in the Trust Area, and that enlightened taxation would reward farmers who voluntarily set aside parts of their land for fallow, woodlots and other natural buffers.

Trust Council removed the following agriculture-related agreement projects from the Trust Programs Committee work program:

- Create Protocol Agreement regarding aquaculture
- Complete Memorandum of Understanding with Agricultural Land Commission.

2009: Trust Council hosted a presentation on the role of the BC Farm Industry Review Board, an administrative tribunal operating in the agriculture and aquaculture sectors.

Appendix E

Food Charter Examples

The Northern Regional Districts Regional Food Charter

1. Promote and support the right of all residents to healthy food.
2. Advocate for income, employment, housing, and transportation policies that support access to food.
3. Promote eating locally grown food as a way to increase consumption of fresh foods, reduce "food miles" and increase local economic stability.
4. Protect productive farmland in our region and support strategies to make it accessible for farming.
5. Protect our fresh water and marine ecosystems and promote sustainable harvesting practices.
6. Ensure appropriate quality and supply of water for agricultural and home gardening use.
7. Promote convenient access to healthy and affordable foods at the neighborhood level.
8. Work with consumers, municipalities, and institutions to promote healthy food purchasing practices that support local farm and food businesses.
9. Promote partnership, programs and policies that support rural-urban food links through farmers' markets, and other rural-urban initiatives.
10. Support incentives to enhance environmental values, and recognize the multi-functionality of farms.
11. Support and encourage urban agriculture by supporting community gardens, backyard and rooftop gardens, city fruit trees and other initiatives.
12. Support strategies for regional waste disposal and composting systems that recycle nutrients for regional food production.
13. Support training and income-generating programs that promote farming and food security within a community economic development model.
14. Support health and nutrition promotion strategies that encourage and increase the health status and self-reliance of all members of the population.
15. Work proactively to achieve these goals through the Regional Food and Health Action Plan as well as support a regular community food security assessment on the Region's progress towards food security.
16. Work proactively to achieve and support a Regional Food Council to support planning, policy and ongoing decision making in support of this Regional Food Charter

Everyone in the Region has a role in creating a healthy local food system.

These actions will be achieved by the choices of individuals and the actions both alone and through working together with local, regional, provincial, federal and First Nations governments, community-based organizations, community associations, farm organizations, food processing and food service businesses and organizations, Aboriginal peoples, immigrants and residents, business organizations, trade unions, educational and health institutions.

The Vision of this Charter will live and breathe through individual and collaborative support and action.

On behalf of _____, I/we, _____ support the vision of the Regional Food Charter.

Signed this _____ day, _____ month _____ year.

Number of Members _____

Regional Food Charter, CRFAIR version April 22, 2008

The Gabriola Island Proposed Food Charter

Gabriola Food Charter

Wholesome food needs to be a basic human right. To help ensure that it remains available to people here, Gabriolans have prepared this Charter of principles as a guide for us as consumers, for those who produce our food or help to bring it to our tables and for those with authority to make regulations that affect our food.

Principles

1. Environment/Ecology

- We will act to protect, maintain and nourish the integrity of Gabriola's natural environment. We support responsible growing practices that protect the earth, water and air.
- We believe in fostering local, safe and nutritionally superior food systems to reduce negative impacts on our environment, decrease consumption of fossil fuels and lessen packaging waste.

2. Education

- We understand the importance of educating ourselves and our children about the food we eat. We promote learning about nutrition, growing practices, preparation, storage, seed saving, industry additives, genetic engineering, and the use of local wild foods.

3. Access

- We envision using and preserving the resources in our community: the land, the sea around us, our fresh water, and distribution systems to ensure that Gabriolans have access to safe, locally produced, affordable, fresh and nutritious food.

4. Celebration/Culture

- We value the importance of food and celebration in our island culture, and the integral role that it plays.
- We recognize that food brings people together in celebration of community, reflecting our traditional right to share food prepared in our kitchens and using food grown in our own gardens.

Appendix F

Local and Regional OCP Excerpts

Richmond designates land adjacent to the ALR in a development permit area, using clear maps, to require buffering, and includes policies for securing an adequate supply of irrigation water for agriculture.

Spallumcheen's OCP states "[i]t is the primary goal of the Township of Spallumcheen to preserve the Township's agricultural land base, the community's rural character and environmental attributes while allowing changes in land use which will not compromise this primary goal." The first objective of the Township is to maintain Spallumcheen as a predominantly agricultural and rural community; subdivision is discouraged, and non-ALR rural lands are regulated to ensure their use is compatible with farming activities.

Source: Curran, D. 2005. Protecting the Working Landscape of Agriculture: Smart Growth Direction for Municipalities in British Columbia. West Coast Environmental Law. www.wcel.org.

Corporation of the District of Central Saanich Official Community Plan (2008), selected agricultural objectives and policies:

3.2.1. Preserving Agricultural Land

Objective: To preserve lands with potential for agricultural production and to protect these areas from incompatible land uses

Policy 1: Areas designated as Agriculture on Schedule A, Land Use Plan will be retained for agricultural uses over the long-term regardless of any changes that may be made by the Provincial Government with respect to the Agricultural Land Reserve (ALR).

Policy 7: Land abutting ALR land is to include a buffer strip. Any new development on lands adjacent to ALR lands may be required to provide berms, landscaped buffer areas, and/ or fencing next to the property line between the farm and the non-agricultural use. The Land Use Bylaw specifies setback requirements for residential development adjacent to lands in the ALR.

Policy 8: New institutional buildings and uses such as schools, hospitals, residential care facilities, cultural facilities, fire or police services shall not be located within the Agricultural area.

Policy 9: New roads, utility corridors, or other public uses shall not be located on agricultural lands unless no suitable alternative exists. In those cases where no suitable alternative exists, land excluded from the ALR must be replaced with land of equal or greater agricultural value within the District of Central Saanich.

Policy 10: The presence of institutional or recreational uses within the agricultural area shall not be considered as the basis for restriction or limitation of any farming activity.

Policy 11: Amend the Land Use Bylaw to incorporate provincial standards that guide maximum lot coverage for non-agricultural buildings and structures associated with land uses in agricultural zones.

Policy 12: Amend the Land Use Bylaw to limit the maximum size of residences in agricultural areas.

3.2.2. Support for Agriculture

Objective: To ensure the sustainability and economic viability of the District of Central Saanich's farm community as an integral part of agriculture on the Saanich Peninsula

Policy 3: Support and encourage agricultural activities by developing an Agricultural Area Plan for Central Saanich. This plan may, among other things, define legitimate farming, address factors that are increasing the cost of farmland, determine how to encourage farming and value-added food production, and address the environmental management of farms.

Policy 5: Support in principle the diversification of the agricultural economy in Central Saanich, through such activities as farm-gate marketing and other agri-tourism opportunities that are ancillary to primary farming activities and do not impact the agricultural capability of farmland.

Policy 10: Develop an agricultural-industrial zoning designation to protect and encourage agriculture-related industries in the Keating Industrial area and at other appropriate locations throughout the District (cross-reference Section 5: Economic Development).

Policy 11: Allow and support the development of regular farmers' markets including small pocket markets in existing parking lots and public spaces.

Policy 12: In discussion with the appropriate Provincial authorities, develop criteria to guide the establishment and location of supportive, seasonal (temporary) farm worker housing. Also explore the need and opportunity for establishing long-term, on-farm housing.

Policy 14: Explore and encourage alternative models of agricultural land ownership that support farming, such as community farmland trusts.

Policy 15: Support efforts to acquire and protect agricultural land within the community in order to increase local sustainable food production and create opportunities for new farmers.

3.2.3. Environmental Stewardship

Objective: To encourage and support the implementation of environmentally considerate farm practices

Policy 2: Support the Canada – British Columbia Environmental Farm Plan program as it relates to agricultural and farming practices.

Policy 3: Encourage the implementation of environmental and sustainable farm practices that provide local producers with an economic advantage while improving the health of the local community.

Policy 5: Work with the agricultural community to support water conservation measures on farms.

Policy 6: Support the beneficial application of recycled organic matter and compost on farm lands to reduce the District's contribution to the waste stream and improve the health and fertility of local soils.

Source: The Land Conservancy of BC. 2009. BC's Farming and Food Future: Local Government Toolkit for Sustainable Food Production.

District of Metchosin OCP (Bylaw No. 258, 1995)- Farm worker Housing Excerpt

3.3.11 The maximum density shall not exceed one dwelling unit per lot except:

(1) Where a lot is classified as a farm pursuant to the Assessment Act and the sole purpose of the additional dwelling unit is to provide housing for employees working on that farm, and the lot is 4 hectares (9.9 acres) or more, one additional dwelling unit in the form of a manufactured home may be permitted; or

(2) where permitted in the Land Use Bylaw.

3.3.12 Only one secondary suite shall be permitted per parcel subject to the Land Use Bylaw.

Source: District of Metchosis. Official Community Plan. Bylaw 258, 1995 (consolidated January 2010).
Accessed July 26-10. <http://metchosis.civicweb.net/Documents/DocumentList.aspx?ID=421>

Creative Zoning for Strengthened Food Systems- Excerpts

Saanich

| SCHEDULE 103 | RURAL ZONE (DEMONSTRATION FARM) • A-1DF |
|--|---|
| <p>103.1 Uses Permitted</p> <p>Uses Permitted:</p> <ul style="list-style-type: none"> (a) Agriculture (b) Demonstration Farm (c) Single Family Dwelling (d) Boarding (e) Home Occupation (f) Accessory Produce Sales (g) Accessory Buildings & Structures | <ul style="list-style-type: none"> (ii) 3.0 m (9.8 ft) from an interior side lot line. (iii) 3.5 m (11.5 ft) from an exterior side lot line. |
| <p>103.2 Boarding</p> <p>Boarding:</p> <p>There shall not be more than two boarders in a dwelling unit.</p> | <p style="text-align: center;">B. 9081 2010 →</p> <ul style="list-style-type: none"> (b) (i) Shall not exceed a height of: 7.5 m (24.6 ft), as measured from Grade; for those buildings and structures having or incorporating flat roofs or roofs with a pitch less than 3:12, the maximum height of these roofs shall not exceed 6.5 m (21.3 ft) as measured from grade; (ii) In no case shall portions of a building or structure located within a 5.0 m (16.4 ft) distance from any point along a continuous vertical plane described by and including the outermost wall having the lowest building elevation exceed a height of 7.5 m (24.6 ft) measured from the average natural grade of the two outside corners of the outermost wall, except as specified in subsection (i) above. The outermost wall does not include exterior projections including balconies, canopies, sun decks, or other similar features. |
| <p>103.3 Lot Coverage</p> <p>Lot Coverage:</p> <p>For a lot having an area less than 2000 m² (.49 ac), the maximum Lot Coverage of all buildings and structures shall be 40% of the lot area.</p> | <ul style="list-style-type: none"> (c) Shall not exceed a Floor Space Ratio (R) of 0.45. |
| <p>103.4 Buildings and Structures for Agriculture</p> <p>Buildings and Structures for Agriculture:</p> <p>(a) Shall be sited not less than:</p> <ul style="list-style-type: none"> (i) 7.5 m (24.6 ft) from a front, rear and exterior side lot line. (ii) 3.0 m (9.8 ft) from an interior side lot line. (iii) 3.0 m (9.8 ft) from all buildings used for residential purposes. <p>(b) That involve the keeping of farm animals shall be sited in accordance with the provisions of the Animal Bylaw.</p> | <p>103.6 Buildings and Structures for Accessory Produce Sales</p> <p>Buildings and Structures for Accessory Produce Sales:</p> <p>(a) Shall be sited not less than:</p> <ul style="list-style-type: none"> (i) 7.5 m (24.6 ft) from a front, a rear, and an exterior lot line. (ii) 3.0 m (9.8 ft) from an interior side lot line. <p>(b) Shall not exceed a total floor area of 12.0 m² (129 ft²).</p> <p>(c) Shall be limited to one per lot.</p> |
| <p>103.5 Buildings and Structures for Single Family Dwelling</p> <p>Buildings and Structures for Single Family Dwelling:</p> <p>(a) Shall be sited not less than:</p> <ul style="list-style-type: none"> (i) 7.5 m (24.6 ft) from a front and rear lot line. | |

103.7 Accessory Buildings and Structures for Use other than Agriculture

Accessory Buildings and Structures for Use other than Agriculture:

- (a) Shall be sited not less than:
 - (i) 7.5 m (24.6 ft) from a front, rear and exterior side lot line.
 - (ii) 3.0 m (9.8 ft) from an interior side lot line.
- (b) Shall not exceed a height of 3.75 m (12.3 ft).

103.8 Minimum Lot Size

Minimum Lot Size:

No land shall be subdivided into lots having a width or area less than:

- (a) Standard Lot
 - width 60 m (196.9 ft)
 - area 2 ha (4.9 ac)
- (b) Panhandle Lot
 - not permitted
- (c) Home-site Severance Subdivision approved by the Agricultural Land Commission
 - area 2500 m² (26,910.7 ft²).

103.9 General

General:

The relevant provisions of Sections 5, 6 and 7 of the bylaw shall apply.

221 AGRICULTURAL DISTRICT (AG1)

The intent of this zoning district is to ensure that rural lands will be preserved for farming and farm-related purposes.

221.1 PERMITTED USES

RESIDENTIAL, limited to **One-Family Dwelling**;
BOARDING & LODGING, limited to two persons per **dwelling unit**;
HOME OCCUPATION;
AGRICULTURE;
KEEPING & RAISING OF ANIMALS FOR COMMERCIAL PURPOSES;
HORTICULTURE;
PEAT EXTRACTION & PROCESSING;
HORSE RIDING ACADEMY;
ROADSIDE STAND (Classes A and B), provided that the operation is clearly ancillary to a permitted agricultural use;

Bylaw 7765
2004/08/23

→ **FARM-BASED WINERY**, provided that the operation is ancillary to a permitted agricultural use;

ANIMAL HOSPITAL or CLINIC;
RADIO & TELEVISION TRANSMISSION FACILITIES;
PUBLIC SEWAGE COLLECTION, TREATMENT AND DISPOSAL FACILITIES;
→ **ACCESSORY USES**, including one **Secondary Suite** subject to Section 201.09.

Bylaw 8200
2007/06/18

Bylaw 7488
2003/03/17

PERMITTED USES – SITE SPECIFIC

The following additional uses are permitted in the Agricultural District (AG1) on a site specific basis only:

CHILD CARE program as a **HOME OCCUPATION**, limited to a maximum of 30 children in the case of:

P.I.D. 003-916-332
Parcel "2" (J21626E) Lot "B" Section 17 Block 4 North Range 5 West New Westminster District Plan 11667
7471 No. 6 Road

Bylaw 8039
2006/07/17

↑ **Seasonal Farm Labour Accommodation** within the specified dates, provided that it is necessary and accessory to **Agriculture** and subject to the special provisions contained in Section 221.7, in the case of:
↓

221.2

PERMITTED DENSITY

- .01 Maximum Number of Dwellings: One, EXCEPT THAT
- (a) A lot used as the site of a licenced **Boarding or Breeding Kennel** designed to accommodate 20 or more dogs may have one additional dwelling intended for occupation by a full-time employee of the **Boarding or Breeding Kennel**, employed on the lot in question.
 - (b) A lot used as the site of a licenced **Animal Petting Farm** may have one additional dwelling intended for occupation by a full-time employee of the **Animal Petting Farm**, employed on the lot in question.
 - (c) A lot containing a minimum area of 8 ha (19.769 ac.) may have one additional dwelling intended for occupation by a full-time agricultural worker employed on the lot in question.
 - (d) A lot containing a minimum area of 25 ha (61.774 ac.) may have up to two additional dwellings intended for occupation by full-time agricultural workers employed on the lot in question.
 - (e) A lot containing a minimum area of 30 ha (74.134 ac.) may have up to three additional dwellings intended for occupation by full-time agricultural workers employed on the lot in question.
- .02 Maximum **Floor Area Ratio**: 0.60

221.3

MINIMUM & MAXIMUM SETBACKS FROM PROPERTY LINES

- .01 For Dwellings and **Residential Accessory Buildings**:
- (a) **Front Yard**: 6 m (19.685 ft.).
 - (b) **Side Yards**: 1.2 m (3.937 ft.) on one side; together with 3 m (9.843 ft.) on the other side for lots of an area of less than 0.8094 ha (2 ac.), or 6 m (19.685 ft.) on the other side for lots of an area of 0.8094 ha (2 ac.) or more;

PROVIDED THAT on a corner lot a side yard which abuts a public road shall be a minimum of 3 m (9.843 ft.).
 - (c) **Rear Yard**

for Dwellings: 6 m (19.685 ft.).

for **Residential Accessory Buildings**: 1.2 m (3.937 ft.).

- .02 The following provisions must be met in order to permit **Seasonal Farm Labour Accommodation**:
- (a) Minimum **Farm Operation** size of 20 acres (8.09 ha);
 - (b) The **Seasonal Farm Labour Accommodation** must be located on the same lot as an existing **One-Family Dwelling**;
 - (c) Only one **Seasonal Farm Labour Accommodation** is permitted per **Farm Operation**;
 - (d) A building used for **Seasonal Farm Labour Accommodation** shall not exceed 300 m² (3,229 ft²);
 - (e) A maximum of 30 **Seasonal Farm Labour** occupants per **Seasonal Farm Labour Accommodation** is permitted;
 - (f) Minimum floor area per occupant is to be 10 m² (108 ft²); and
 - (g) A building used for **Seasonal Farm Labour Accommodation** shall be considered a dwelling with all regulations relating to density, minimum and maximum setbacks and height to apply.
- .03 Limitations
- (a) A building used for **Seasonal Farm Labour Accommodation** must adhere to all relevant components of the British Columbia Building Code and the City of Richmond's Building Regulation (Bylaw 7230);
 - (b) A lot that contains a building used for **Seasonal Farm Labour Accommodation** is subject to inspections by the City during any 12 month period to ensure that occupation is in compliance with the regulations contained in this zoning district;
 - (c) A building used for **Seasonal Farm Labour Accommodation** does not need to be removed when not occupied by **Seasonal Farm Labour** if the use is required on an ongoing, annual basis for the agricultural purpose of the **Farm Operation**;
 - (d) If **Seasonal Farm Labour Accommodation** is no longer required for the **Farm Operation**, all buildings used for **Seasonal Farm Labour Accommodation** must be removed and the land restored to its original state; and
 - (e) Costs of removal of the **Seasonal Farm Labour Accommodation building** and restoration of land to its original state are to be the responsibility of the property owner.

(d) **Maximum Setback**

for Dwellings: 50 m (164.042 ft.).

(See Interpretation Section 201.04 for explanation.)

.02 For **Buildings** and **Structures** for Other Uses:

(a) **Front Yard:** 6 m (19.685 ft.).

(b) **Side Yards:** 4.5 m (14.764 ft.).

(c) **Rear Yard:** 4.5 m (14.764 ft.).

221.4 MAXIMUM HEIGHT OF DWELLINGS:

2½ storeys, but in no case exceeding 10.5 m (34.449 ft.).

221.5 MINIMUM LOT SIZE

.01 A dwelling shall not be constructed on a lot of less than 828 m² (8,912.81 ft²) in area.

.02 An **Animal Petting Farm** may not be located on a lot of less than 2 ha (4.942 ac.) in area.

.03 Regulations which determine the minimum dimensions and area of a lot which may be created by subdivision will be found in Division 600 of this bylaw.

221.6 MINIMUM BUILDING SEPARATION SPACE

.01 1.2 m (3.937 ft.).

Bylaw 8039
2006/07/17

221.7

SEASONAL FARM LABOUR ACCOMMODATION – SPECIAL PROVISIONS

.01 **Seasonal Farm Labour Accommodation** shall only be permitted on:

(a) A lot located in the Agricultural Land Reserve in the City of Richmond;

(b) A lot designated for 'Agriculture' in the General Land Use Map contained in the City of Richmond's Official Community Plan (Bylaw 7100); and

(c) A lot classified as 'Farm' under the *British Columbia Assessment Act*.

Bylaw 8039
2006/07/17



- .04 Provisions for lots containing two or more existing dwellings
- (a) A lot that contains two or more existing dwellings may be permitted to use only one dwelling for the purpose of **Seasonal Farm Labour Accommodation**;
 - (b) Rezoning approval on a site specific basis to permit an existing dwelling to be **used** for **Seasonal Farm Labour Accommodation** is required; and
 - (c) An existing dwelling **used** for **Seasonal Farm Labour Accommodation** must adhere to all relevant provisions and regulations contained in Section 221 Agricultural District (AG1).

Source: Abbotsford Zoning Bylaw, 1996. Agricultural One zone (A1).

http://www.abbotsford.ca/planning_services/building_permits/building_bylaws/abbotsford_zoning_bylaw/sections_and_zones.htm

Appendix H
City of Abbotsford Seasonal Workers Housing Covenant

LAND TITLE ACT
FORM C
(Section 219.81) [now s. 233]
Province of British Columbia

City of Abbotsford
Development Services
Seasonal Covenant
with Sec 219 Covenant

DOC ID: PL-831

2009-12-07

GENERAL INSTRUMENT – Part 1 (This area for Land Title Office Use) Page 17 of <> pages

1. APPLICATION: (Name, address, phone number and signature of applicant, applicant's solicitor or agent)

City of Abbotsford
32315 South Fraser Way
Abbotsford, B.C. V2T 1W7 Tel: (604) 853-2281

Signature of applicant, applicant's solicitor or agent
Municipal File No. 3070-20/T<>

2. PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION(S) OF LAND:*

(PID)

(LEGAL DESCRIPTION)

SEE SCHEDULE

3. NATURE OF INTEREST:*

DESCRIPTION

DOCUMENT REFERENCE
(page and paragraph)

PERSON ENTITLED TO INTEREST

SEE SCHEDULE

4. TERMS: Part 2 of this instrument consists of (select one only)

- (a) Filed Standard Charge Terms
(b) Express Charge Terms
(c) Release

| |
|---|
| |
| X |
| |

D.F. No.
Annexed as Part 2
There is no Part 2 of this instrument

A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument.

If (c) is selected, the charge described in Item 3 is released or discharged as a charge on the land described in Item 2.

5. TRANSFEROR(S):*

SEE SCHEDULE

6. TRANSFEREE(S): [including postal address(es) and postal code(s)]

CITY OF ABBOTSFORD, 32315 SOUTH FRASER WAY, ABBOTSFORD, B.C., V2T 1W7

7. ADDITIONAL OR MODIFIED TERMS:*

N/A

8. EXECUTION(S):** This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)

Execution Date

| | | |
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Transferor(s) Signature(s)

<>[insert company name in uppercase if applies, otherwise delete wording], as to authorized signatory(ies)

Solicitor/Notary Public/Commissioner
As to both signatures
Print Name and Address:

<>(Print name in uppercase)

<>(Print name in uppercase)

LAND TITLE ACT
FORM D

EXECUTIONS CONTINUED

Page 19 of<> pages

Officer Signature(s)

Execution Date

Transferor/Transferee/Borrower/
Party Signature(s)

| | | |
|---|---|---|
| Y | M | D |
|---|---|---|

CITY OF ABBOTSFORD, by its
authorized signatory(ies)

as to the signature of William Flitton
only

GEORGE W. PEARY, MAYOR

WILLIAM FLITTON, CITY CLERK

[complete if priority agreement
required, if not then delete this
section]

<>Charge/Mortgage Holder, by its authorized signatory(ies)

Print Name:

Print Name: _____

Solicitor/Notary
Public/Commissioner
As to both signatures
Print Name and Address:

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public, or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c. 124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

LAND TITLE ACT
FORM E

ENTER THE REQUIRED INFORMATION IN THE SAME ORDER AS THE INFORMATION MUST APPEAR ON THE FREEHOLD TRANSFER FORM, MORTGAGE FORM OR GENERAL DOCUMENT FORM

2. PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION(S) OF LAND:

(PID)

(Legal Description)

<>

<>

3. NATURE OF INTEREST:

| Description | Document Reference (page and paragraph) | Person Entitled to Interest |
|---|---|-----------------------------|
| Section 219 Covenant | Pages <> to <> | Transferee |
| Priority Agreement granting Section 219 Covenant No. _____ | Page <> | Transferee |
| Priority over Mortgage No. <> and Assignment of Rents No. <> | <i>[insert number or delete this portion if not required]</i> | |

5. TRANSFEROR(S):

<> *[underline & uppercase except "and" when used]*,
 <> and
 <> *[insert Charge/Mortgage Holder (in uppercase) if applicable]*, as to priority agreement

TERMS OF INSTRUMENT – PART 2

COVENANT

(Section 219 Land Title Act)

THIS AGREEMENT made the day of , 20<>;

BETWEEN:

<>

<>

<>

<>

(the "Grantor")

AND:

CITY OF ABBOTSFORD
32315 South Fraser Way
Abbotsford, British Columbia
V2T 1W7

(the "City")

WHEREAS:

- A. The Grantor is the owner in fee simple of that certain parcel or tract of land and premises, situate, lying and being in the City of Abbotsford, in the Province of British Columbia, and more particularly known and described as:

Parcel Identifier: <>

<>

(the "Lands")

- B. The Grantor proposes to establish an Accessory Seasonal Employee Residential Use, pursuant to Abbotsford Zoning Bylaw, 1996.
- C. Section 219 of the Land Title Act, R.S.B.C. 1996, c. 250 permits the registration of a covenant of a positive or negative nature in favour of the City of Abbotsford in respect to the use of land or the use of a building on or to be erected on the land.
- D. One of the conditions of obtaining the consent of the City for the <> of the Accessory Seasonal Employee Residential Building (the "Building") pursuant to Abbotsford Zoning Bylaw, 1996, is the execution of this Agreement by the Grantor.

NOW THEREFORE THIS AGREEMENT WITNESSETH that pursuant to Section 219 of the Land Title Act, and in consideration of the premises and the mutual covenants and agreements contained herein and the sum of Ten (\$10.00) Dollars now paid to the Grantor by the City (the receipt and sufficiency whereof is hereby acknowledged), the parties hereto covenant and agree each with the other as follows:

1. THE GRANTOR COVENANTS AND AGREES with the City:

- (a) that the Lands and any buildings on or to be constructed on the Lands shall only be used in accordance with this covenant;
- (b) that the Building on the Lands shall only be used for the accommodation of a person or persons employed by the Grantor on a full-time seasonal basis on the farm operation of which the Lands form a part and shall be and remain unoccupied from <>

Choose appropriate (c) and delete other:

- (c) that if for any reason the farm operation carried out on the Lands either ceases to include an additional <> hectares of land which the Grantor owns or leases or ceases to meet the other requirements for an Accessory Seasonal Employee Residential Use contained in Abbotsford Zoning Bylaw, 1996, the Grantor shall forthwith remove or demolish the Building from the Lands;

OR

- (c) that if for any reason the farm operation carried out on the Lands ceases to meet the requirements for an Accessory Seasonal Employee Residential Use contained in Abbotsford Zoning Bylaw, 1996, the Grantor shall forthwith remove or demolish the Building from the Lands;
- (d) that if the Building is not removed or demolished from the Lands in accordance with this Agreement, within 30 days from receiving notice in writing from the City to do so, the City may demolish the Building from the Lands at the cost of the Grantor. It is understood that the City may demolish the Building either by itself or by contractors employed by the City;
- (e) to save harmless and indemnify the City, its officers, invitees, licencees, employees, servants and agents harmless from and against all actions, causes of action, losses, damages, costs, claims, debts, injurious affection, and demands whatsoever and by any person, whether known or unknown, which has arisen or may arise out of or in any way due directly or indirectly to the granting or existence of this Agreement including:
 - (i) any breach of any covenant or agreement on the part of the Grantor contained in this Agreement or any steps taken by the City to enforce this Agreement upon a breach by the Grantor or to obtain redress in respect of any such breach; and
 - (ii) any injury to persons, including bodily injury and death or damage to or a loss of property on or about the Lands; and
- (f) to do or cause to be done, at the expense of the Grantor, all acts reasonably necessary to grant priority to this Agreement over all charges and encumbrances which may have been registered against the title to the Lands in the New Westminster Land Title Office, save and except those specifically approved in writing by the City or in favour of the City.

2. IT IS MUTUALLY UNDERSTOOD, agreed and declared by and between the parties hereto that:

- (a) the City has made no representations, covenants, warranties, guarantees, promises or agreements (oral or otherwise) with the Grantor other than those contained in this Agreement;

- (b) nothing contained or implied herein shall prejudice or affect the rights and powers of the City in the exercise of its functions under any public and private statutes, bylaws, orders and regulations, all of which, may be fully and effectively exercised in relation to the Lands as if this Agreement had not been executed and delivered by the Grantor;
- (c) in addition to this agreement being contractual in nature, the covenants set forth herein shall charge the Lands pursuant to Section 219 of the Land Title Act and shall be covenants the burden of which shall run with the Lands. It is further expressly agreed that the benefit of all covenants made by the Grantor herein shall accrue solely to the City and that this Agreement may be modified by agreement of the City with the Grantor, or discharged by the City, pursuant to the provisions of Section 219 of the Land Title Act;
- (d) wherever the singular or masculine is used herein, the same shall be construed as meaning the plural, feminine or the body corporate or politic where the context or the parties so require;
- (e) this Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns;
- (f) the parties hereto shall do and cause to be done all things and execute and cause to be executed all documents which may be necessary to give proper effect to the intention of this Agreement;
- (g) this Agreement shall be governed and construed in accordance with the laws of the Province of British Columbia; and
- (h) if any section, subsection, sentence, clause or phrase in this Agreement is for any reason held to be invalid by decision of a court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder of this Agreement.

The Parties acknowledge that this Agreement has been duly executed and delivered by executing the Form C and D attached hereto.

<> include "END OF DOCUMENT" if this is the last page, otherwise delete

Source: Starke, J. March 29, 2010. Memorandum to Salt Spring Island LTC: Housing for Farm Workers on Salt Spring Island.

Appendix I
Facilitator Notes and "Dot"mocracy Outcomes
September 15, 2010 Trust Council Food Security Workshop

Facilitator notes

Theme: Wild Food/ Wild Lands

Challenges:

Too many people to feed (scale) locally

- Exp: gone to industrial agriculture
- Local government action:
 - balance between harvesting and protection
 - encourage wild harvest (selfish)

Pollution

- Exp: deteriorating environments
- Local government action:
 - work with Health Authorities
 - encourage land-based mariculture

Education

- If aware of mushrooms, would eat more mushrooms (& berries & greens)

Theme: Water

Challenges:

Seasonal water shortages

- Exp: storage, appropriate crops/ intensity, profitability
- Local government action:
 - DPAs
 - Groundwater regulation

Leaching of soils

- Soil amendments
- Retain run-off

Right to farm allows chemical use, which threatens water quality

Rewarding good land management in riparian areas

Theme: Education and Community Farming (actions)

1. Local Island Education: link to schools and bring in elders and farmers to educate our youth.
2. Link our youth + agricultural community to the larger community through workshops.
3. Develop a food registry of wants to farm and who wants to provide land for farming.
4. Lobby province to address obstructive regulations to local agriculture

Community Gardening Actions:

1. Promote local trade in agricultural products at farmers' markets, co-ops, etc.
2. Allow community kitchens
3. Allow + promote (community amenity) community garden allotments
4. Protect nature's food sources (berries, mushrooms) through natural area protection initiatives
5. Allow for food co-ops, community kitchens in zoning

Themes: Local Distribution/ Direct Marketing and Access

Local OP/ Models

- Galiano Farmers Market
- Local group takes on marketing, local initiative
- IT could support formally, funding
- Cut back ferry, forced to shop at home
- Market food is sold out- so is being bought
- Internet marketing
- Unique solutions on each island- some islands surplus food goes to waste

More Infrastructure

- Need an export market? But export = import
- Local stores selling local produce- some islands do not have a store
- Extra from market could go to local store
- Develop infrastructure to encourage sell locally- G.C mobile abattoir, cold storage, support by zoning, advocacy, funding.
- Supply of raw material for farming e.g. hay
- Why growing food on marginal land + livestock that require importing food- lack of infrastructure
- Box program, CSAs- support + develop
- ALR limitation on sale of non-farm products, should allow more related sales

Policy

- Community composting- infrastructure- community driven composting- sell or give back to farmers

Infrastructure

- Composting- waste management planning, RD responsibility
- Compost- required volume to make it work
- Deer eat local grown foods
- Co-op food growing- on donated lands
- Take land cost out of equation, makes food more accessible
- Food banks- not on all islands, not good at handling fresh food, mainly canned
- Collect surplus food from community gardens for distribution
- Emergency food- X-mas box programs on some islands- volunteer driven

Community Driven Initiatives

- Seniors gardens + other groups developing community gardens
- Zoning for farmers markets becoming bigger and zoning becoming an issue (can be a barrier to markets being successful): use school grounds, parking lots

Cost off vs. on (island)

- Need to pay more for food so farmers can be viable
- Issue- leaving island to shop at big box stores instead of shopping on island: people tend to shop once a week, daily shopping usually conducive to shop locally
- Choice: support locally or big box
- Local shopping generally costs more than off island
- Limited land on island suitable for local retail
- Zoning on Gabriola "limited markets"- why?

- Food delivered from off-island to local business “camps”- why? Cheaper to bring food from off-island.
- Cost of preparing local food vs. pre-packaged from off-island

Themes: Housing and Land

- Housing on marginal land- tailored to each parcel (includes whole housing footprint)
- Less focus on temporary housing
- Agri-tourism standards for farm worker housing
- Regional farming Trust Fund:
 - Support land acquisition
 - Training
 - Economic incentives
- More messaging and vision for local food on each island- tailored to each island’s need and strengths
- Covenants/ agreements that bind type of housing on farms/ ALR
- ALC to also focus on small-scale
- Same legal instruments for affordable housing used to support farm worker housing
- Mobile homes are permitted (under ALC), if successful, move to a more permanent structure
- Difficult for small-scale intensive farming to prove need
- Housing agreements- affordable housing for farm workers- create a model agreement. But what about monitoring?
- Mobile unit does not convey a sense of long-term investment in the land (lobby ALC to agree to larger mobile units)
- See food producing lands as part of a resource (like “natural” lands), same mechanism to protect parks- systems of parks, systems of farms to be leased to young farmers.
- Tenant farmers, living on the land, leasing the land.
- Gain a sense of what it takes to support a population on an island- put that land aside and protect it.
- Getting the word out about local food- collaboration and knowledge sharing
- People willing to put more into backyard gardening than buying local- transition strategy
- Don’t prohibit backyard “victory” gardens and associated activities.
- Linking producers, consumers and social agencies; local government to facilitate this
- Need to support a local market to changes people’s choices: education, capture the knowledge before it disappears.
- Trust to be a champion , facilitate, funding, and agriculture stewardship award.
- Develop brochures: agriculture in the Gulf Islands, facts
- Bringing people from the outside to speak and inspire

Themes: Local Processing and Waste Management

- Gabriola- model language (OCP/ LUB)
 - community kitchens
 - local processing
 - related to local agriculture, in ALR (non-farm uses)
- Barriers to composting? Communal composting- keeping waste on-island, bear protection
- Camps- gardening, waste capture
- Education/ awareness/ encouragement

- Gleaning/ Sharing
- Community Kitchen- commercial zone
- Amenity zoning- land / infrastructure, who manages?
- Crown land acquisition- farmland TFB
- Community farms- growing food together
- Lasqueti- Abattoir permission- remote location
- Mobile abattoir
- Storage: co-ops- zoning? Sponsor re-zoning, accommodate in LUBs.
- Arable land not used: get used (mapping), putting land in ALR, change zoning (based on agricultural capability outside ALR).
- Agro NAPTEP

Dot-mocracy Exercise

- Develop DPAs that protect riparian areas for water use as well as riparian protection
- Advance groundwater regulation with the Province
- Find ways to reward good land management and associated water use (8 votes)
- Develop regulations with a balance between harvesting and protection (1 vote)
- Work with Health Authorities to reduce pollution of water and lands (e.g. waste disposal) (1 vote)
- Encourage land based mariculture (1 vote)
- Educate residents about safe wild foods (eat mushrooms and berries)
- Encourage ALC to pursue housing on marginal land on a case by case basis
- Employ agri-tourism standards (cottages vs. mobile homes) for housing
- Support a regional farming trust fund (13 votes)
- Employ covenants and housing agreements on ALR land (pursue same legal instruments as affordable housing); create a model agreement
- Support small-scale farmers in proving need for worker housing (5 votes)
- Encourage larger mobile units for housing
- Protect farmland like we protect parks; a system of farmlands protected (2 votes)
- Encourage + support backyard gardening (1 vote)
- Study and map farmland and potential for supporting ourselves via local food (1 vote)
- Produce more information materials about local food
- Serve as a facilitator linking consumers, producers and social organizations (4 votes)
- Create an agricultural stewardship award (1 vote)
- Support local farmers markets with funding
- Encourage & support internet marketing of local food products
- Policy, zoning, advocacy to support or encourage local food outlets and stores (1 vote)
- Policy + advocacy to develop infrastructure for on-island food processing and storage (8 votes)
- Policy, advocacy and funding for community supported agriculture (CSA)
- Advocacy to remove or reduce ALC limitation on related sales on farms as a means to support on-island farming (1 vote)
- Policy + advocacy to develop on-island community driven composting
- Policy to encourage co-op food growing
- Develop specific zoning for farmers markets
- Advocacy or policy to encourage on-island shopping and discourage off-island shopping (1 vote)
- Develop model language for promoting communal kitchens and local processing facilities for OCPs and LUBs (1 vote)

- Encourage communal composting facilities (5 votes)
- Provide education and encouragement for composting (2 votes)
- Permit community kitchens in commercial zones
- Advocate for community mobile abattoirs (2 votes)
- Map productive + arable agricultural lands including those not in the ALR (3 votes)
- Sponsor rezonings for agricultural infrastructure (storage, processing facilities)
- Promote community farms (1 vote)
- Develop agricultural NAPTEP
- Acquire crown lands for farming (2 votes)
- Promote gleaning and food sharing
- Focus on golf courses and landscape design (shift) in schools - food basics - on islands we can reach people - workshops.
- Educate - place money where your mouth is - invest in local rather than costco
- Reach into public schools to educate - mentor with elders
- Link educators with community
- Conversation with adults re true costs of food - provides reasoning for adults to invest in food
- Identify geographic origins of food
- Fundraising for farmers.
- Galiano - food registry - who can farm - make community gardens available who wants to farm - workshops.
- Food gleaning - pick surplus food
- Meat - provincial obstacles to slaughtering etc - meat sustainability.
- Paid coordinator to facilitate community gardening
- What is local? Should there be interisland?
- Look at sharing of islands residents of 1960s and 1970s
- Fund and allow community kitchens.
- Garden allotments
- Food from nature - berries, mushrooms
- Food donations - hope kitchen/food banks
- Cooperative - joint production.

Grouping according to action duplication across themes

Following the workshop, staff analyzed the data above and discovered that several similar actions had been identified across several different policy themes, and iterations of the same action had been voted on more than once. Staff decided to group similar actions and associated votes in order to reflect commonalities between policy themes. Below are the top 7 priorities according to votes:

Group theme: Protect agricultural lands through land trust and park mechanisms (17 votes)

Support a regional farming trust fund (13 votes)

Protect farmland like we protect parks; a system of farmlands protected (2 votes)

Acquire crown lands for farming (2 votes)

Group theme: Develop food processing and storage (11 votes)

Policy + advocacy to develop infrastructure for on-island food processing and storage (8 votes)

Develop model language for promoting communal kitchens and local processing facilities for OCPs and LUBs (1 vote)

Advocate for community mobile abattoirs (2 votes)

Group theme: Reward agricultural land stewardship (9 votes)

Find ways to reward good land management and associated water use (8 votes)

Create an agricultural stewardship award (1 vote)

Group theme: On-island composting (7 votes)

Encourage communal composting facilities (5 votes)

Provide education and encouragement for composting (2 votes)

Support small-scale farmers in proving their need for worker housing (5 votes)

Group theme: Study and map agricultural lands (4 votes)

Study and map farmland and potential for supporting ourselves via local food (1 vote)

Map productive + arable agricultural lands including those not in the ALR (3 votes)

Serve as a facilitator linking consumers, producers and social organizations (4 votes)

Explanation of the concept of “Agricultural Parks”

The concept of Agricultural Parks (AgParks) has become more prevalent in the U.S in the past several years. In general, AgParks are areas where small farms, public areas, and natural habitat are intentionally integrated in an effort to conserve the natural and working landscape, support small-scale farmers and foster public education and passive recreation. AgParks can be located on public or private land; a key factor in determining how the space is managed and funded. The management and operation of public AgParks requires collaborative partnerships between public agencies, educational facilities, local non-profits and community groups. AgParks can also include historical buildings, research sites, allotment or demonstration gardens, and interpretive areas.

While there are no official AgParks in Canada, there are many small-scale farms that operate within a mandate of sustainable agriculture, ecological conservation and public education. Exploring the concept of AgParks in the Trust Area could provide some answers to identified challenges to local food security such as a lack of affordable land for new farmers and the real and perceived competition between agriculture and park land uses.

For more information please visit SAGE (Sustainable Agriculture Education) at www.sagecentre.org and download the Urban Edge Agricultural Parks Toolkit www.sagecenter.org/resources/publications/

Source: Sustainable Agriculture Education (SAGE). 2005. *Urban Edge Agricultural Parks Toolkit*. Berkeley, California. www.sagecentre.org.