

City of Maple Ridge

**AGRICULTURAL ADVISORY COMMITTEE
AGENDA**

*Thursday, November 29, 2018 7:00 pm
Blaney Room, Maple Ridge City Hall*

1. **CALL TO ORDER**
2. **APPROVAL OF THE AGENDA**
3. **ADOPTION OF MINUTES** – October 25, 2018
4. **DELEGATIONS**
5. **NEW AND UNFINISHED BUSINESS**
 - 5.1. Introductions
 - 5.2. Young Agrarian Land Matching - follow up
 - 5.3. Prioritization of Agricultural Plan Action Items
6. **SUBCOMMITTEE REPORTS**
 - 6.1. Education
 - 6.2. Food Distribution
 - 6.3. True North Fraser
7. **CORRESPONDENCE**
8. **QUESTION PERIOD**
9. **ROUNDTABLE**
10. **ADJOURNMENT**

Next Meeting: January 24, 2019

Agenda Submission Deadline: January 10, 2019

QUESTION PERIOD

Question Period provides the public with the opportunity to ask questions or make comments on subjects that are of concern to them. Each person will be given 2 minutes to speak. Up to ten minutes in total is allotted for Question Period.

City of Maple Ridge
AGRICULTURAL ADVISORY COMMITTEE
REGULAR MEETING

The Minutes of the Regular Meeting of the Agricultural Advisory Committee, held in the Blaney Room,
at Maple Ridge Municipal Hall on October 25, 2018, 2018 at 7:03 pm.

COMMITTEE MEMBERS PRESENT

Margaret Daskis, Chair	Member at Large
Al Kozak	Agricultural Sector
Bill Hardy	Member at Large
Candace Gordon	Haney Farmers Market Society
Chris Zabek	Regional Agrologist, Ministry of Agriculture
Ian Brooks	Member at Large
Lorraine Bates	Agricultural Fair Board
Ryan Murphy	Agricultural Sector
Stephanie James, Vice-Chair	Agricultural Sector

STAFF MEMBERS PRESENT

Amanda Grochowich	Staff Liaison / Planning Department
Amanda Allen	Committee Clerk

ABSENT

Councillor Craig Speirs	City of Maple Ridge
Caitlin Dorward	Acting Regional Planner, Agricultural Land Commission
David Kaplan	Member at Large
Josef Hans Lara	Economic Development Committee Representative

Note: Councillor Speirs was not in attendance.

1. ***CALL TO ORDER***

2. ***APPROVAL OF THE AGENDA***

R/2018-033

It was moved and seconded

That the October 25, 2018 Agricultural Advisory Committee agenda be approved as circulated.

CARRIED

3. ***ADOPTION OF THE MINUTES***

R/2018-034

It was moved and seconded

That the minutes of the Maple Ridge Agricultural Advisory Committee meeting dated September 27, 2018 be adopted.

CARRIED

Note: Ian Brooks joined the meeting at 7:05 pm.

4. **DELEGATIONS**

4.1. An Overview of Municipal Intersections for Agriculture and Environment

- Rod Stott, Environmental Planner, City of Maple Ridge

Rod Stott presented on the City of Maple Ridge's environmental framework and outlined the environmental programs and policies that influence agricultural development in the City. Mr. Stott outlined the development review process and identified short and long term priority action items from the Environmental Management Strategy. Mr. Stott answered questions from the committee.

5. **QUESTION PERIOD**

Andrew Poszar spoke to a documentary on Ontario Farmers Markets and the monitoring and enforcement processes utilized by California for their Farmers Markets. Candace Gordon provided information on the administration of the Haney Farmers Market.

6. **NEW AND UNFINISHED BUSINESS**

6.1. **Food Hub Final Report**

There was discussion on the economic focus of the report, on food security and on traceability software for food safety. A pilot project involving local farmers to provide proof of concept was briefly discussed as the next step of the project.

R/2018-035

It was moved and seconded

That the Agricultural Advisory Committee support the Food Hub Final Report and recommends that Council endorse the report.

CARRIED

6.2. **True North Fraser Program**

The staff liaison advised that with the conclusion of the Maple Ridge Food Hub Study, the True North Fraser subcommittee can be reinstituted. An invitation was extended to all AAC members to attend the next subcommittee meeting scheduled for 2:00 pm, November 6, 2018 at City Hall.

6.3. Golden Harvest 2019

The Chair and Candace Gordon provided a summary of the successful 2018 Golden Harvest event and acknowledged appreciation for the 2018 Golden Harvest Coordinator, Tara Malanik. The staff liaison enquired as to the interest of hosting the event in 2019 and on submitting an incremental package with the 2019 Business Plan.

R/2018-036

It was moved and seconded

That the Agricultural Advisory Committee support the submission of an Incremental Package for Golden Harvest 2019 as part of the 2019 Business Plan.

CARRIED

6.4. Introduction of Agricultural Plan – Recommended Action Plan Items

The staff liaison provided copies of a 2016 report to Council that identified a prioritized set of action items from the City of Maple Ridge's Agricultural Plan. The staff liaison advised that the November meeting will include a workshop session to prioritize action items for 2019 and requested members review the material in advance of the next meeting.

6.5. 2019 Meeting Schedule

There was discussion on the 2019 meeting schedule.

R/2018-037

It was moved and seconded

That the 2019 Agricultural Advisory Committee meeting schedule attached to the October 25, 2018 Agricultural Advisory Committee agenda be adopted.

CARRIED

6.6. Workshop and Event Updates

6.6.1. Metro Vancouver AAC

The Chair provided an update from the October 12, 2018 Metro Vancouver AAC meeting. Discussions focused on the recent legalization of cannabis and the initial impacts on the farming industry, including labour challenges and the conversion of greenhouses from food production to cannabis. In response to a query, Chris Zabek provided clarity on the Ministry of Agriculture's regulation on legal cannabis production in the Agricultural Land Reserve. Stephanie James spoke to contaminated soil and possible environmental impacts of cannabis production.

7. SUBCOMMITTEE REPORTS

7.1. Education

Al Kozak provided an update on the October 25, 2018 Education Subcommittee meeting. The subcommittee is developing a list of ideas on community outreach for further review and will report back at a later date.

7.2. **Food Distribution**

Al Kozak reported on efforts to identify a number of farms to spearhead the next phase of the Food Hub project.

8. **CORRESPONDENCE**

8.1. Upcoming Events

November 6, 2018	Council Inauguration
7:00 pm	Maple Ridge City Hall, Council Chambers
	Organizer: City of Maple Ridge

9. **ROUNDTABLE**

Candace Gordon reported wrapping up another successful year of the Seniors Nutrition coupon program and shared gratitude for program funding. Ms. Gordon shared thanks to Councillor Speirs for his years of dedication to the Committee and agriculture in Maple Ridge.

Chris Zabek advised that the BC Young Farmer's Annual Educational and Social event is scheduled for 11:00 am, November 10, 2018 at the Langley campus of Kwantlen Polytechnic University. Mr. Zabek reminded members of the crop planning session 'Every Chef Needs a Farmer, Every Farmer Needs a Chef' happening November 13, 2018 from 9:00 am – 3:00 pm at the Sheraton Wall Centre in Vancouver.

Al Kozak advised that it has been a very good year for wild mushrooms.

Ian Brooks provided updates from the Thornhill Aquifer Protection Society and shared concerns about the lack of public reporting on the conditional water licence issued to Tantalus Labs.

Lorraine Bates noted that Maple Ridge will be hosting the 2020 Summer Games which is scheduled for the same weekend as Country Fest and shared concerns around parking.

Bill Hardy advised of his upcoming trip to Taiwan to jury a World Expo. Mr. Hardy shared, with regrets, that due to prior commitments he was unable to get the 2018 Farm Tour off the ground.

Stephanie James reported on her latest farming activities and fruit crops.

Ryan Murphy shared information from a recently attended workshop hosted by the BC Hazelnut Association.

Margaret Daskis reported on recent activities at Fresh Solutions.

Amanda Grochowich shared Councillor Speirs' acknowledgement and appreciation for the dedication and passion of the Agricultural Advisory Committee members.

10. **ADJOURNMENT** – 9:30 pm.



COVER LETTER

August 31, 2018

Re: 2019 Lower Mainland Farmland Matchmaker Proposal

To: City of Maple Ridge

11995 Haney Place, Maple Ridge, British Columbia, V2X 6A9

Contact: Councillor Craig Speirs, cspeirs@mapleridge.ca

Dear City of Maple Ridge Council,

Please find enclosed a Metro Vancouver / Fraser Valley Land Matcher Proposal on behalf of Young Agrarians, a program of FarmFolk CityFolk Society.

On May 17, 2018, the Young Agrarians Grow-a-Farmer program was presented to the Maple Ridge Agricultural Committee. A request was made at that time for a proposal for the Land Matching program work underway in the region.

The Young Agrarians Land Matching Program has grown from one Land Matcher to five in 2018 because of support from the Province of British Columbia and regional funders throughout B.C. Moving forward into our next program cycle in 2019, I am outreaching to local government to ensure that we have new program partnerships in place for the Metro Vancouver / Fraser Valley region.

I am requesting that the City of Maple Ridge consider coming on board as a funding partner in 2019, which will enable a Young Agrarians Land Matcher to build relationships with landowners in the area, and support new farmers to find farmland. I would like to request 1) a program endorsement, as well 2) a financial contribution for the 2019 program year in the amount of \$10,000 - \$15,000. We are looking to bring on 2-3 local government partners and already have confirmed support from Metro Vancouver.

This is an exciting time to propose this type of program funding partnership to support new and young farmers to access farmland, and grow more new farmers in the City of Maple Ridge!

Please let me know if there are any questions, or more information that can be provided.

Thank you most kindly for your consideration,

Sara Dent

Young Agrarians BC Program Director

Direct Line: 778-968-5518

Email: farm@youngagrarians.org

— YOUNG AGRARIANS —

METRO VANCOUVER / FRASER VALLEY: LAND MATCHING PROGRAM PROPOSAL 2019

Young Agrarians, a program of FarmFolk CityFolk Society, is inviting local governments to participate in a region wide land matching program in 2019. A Land Matcher works to screen farmland opportunities and farmers ready to start farm businesses, facilitates matches and develops legal contracts between parties. In 2018, the Metro Vancouver / Fraser Valley Land Matcher will work to create 7-9 matches in the region, or 7-9 new farm businesses with secure leasing agreements.

Program outreach has been conducted to municipalities throughout the Metro Vancouver / Fraser Valley regions including to: the Township of Langley, City of Richmond, City of Surrey, City of Maple Ridge, Corporation of Delta, City of Pitt Meadows, City of North Vancouver, City of Vancouver and City of Abbotsford. Currently, the program is funded in the region by: the Bullitt Foundation, Metro Vancouver, Province of British Columbia, Township of Langley and the City of Surrey. This funding support will carry forward till March 31, 2019. We are looking for two new program partners starting April 2019. Each year, we are able to build funding relationships that enable us to focus land inventory outreach activities in specific areas. Our aim in the next programming year, is to focus on the City of Maple Ridge and the City of Richmond.

FARMER TESTIMONIAL



Roger Woo, a new farmer, and David Feldhaus, land owner – after signing a lease in Port Kells, Surrey. Darcy Smith, Young Agrarians' first Land Matcher, facilitated the process. From Roger: "I knew I wanted to farm in BC, but I saw significant challenges to acquiring appropriate farmland in the area [Lower Mainland], both in terms of finding the land and in cultivating relationships with landowners. I know there are people out there who have land, and people who want land, but we aren't necessarily able to make the connections ourselves. Young Agrarians excels at opening up avenues for those relationships to begin. Through the Land Matching Program, I've been able to find a supportive landowner who has agreed to let me farm his land. I've also found that by getting involved with Young Agrarians, I am now connected into the local agriculture community, and have accessed a wide variety of farm resources. Young Agrarians connects people to land, and ultimately facilitates relationships – which is the most important piece in building sustainable, local food sheds. I came to this process with my farm dream, and have received step-by-step support to make it a reality."

In January 2016, the B.C. Land Matching Program began as a pilot program in partnership with the City of Surrey, and in collaboration with Quebec's L'ARTERRE. The two-year pilot was funded by: Vancity, the Real Estate Foundation of British Columbia, and the Ministry of Agriculture under Growing Forward II, a federal-provincial-territorial initiative. Since this time, we have been fortunate to continue to build the program, and offer the service in the region through strategic funding partnerships.

The B.C. Land Matching program works to provide a tried and true land matching methodology to address the number one barrier for new farmers: access to land. In 2018 we have been fortunate to expand from one to five Land Matchers, offering this land 'extension' support service across Southern B.C., where the land base is most expensive.

ROLE & RESPONSIBILITIES OF A LAND MATCHER

- Respond to inquiries from landowners and new farmers;
- Screen new farmers who want to start new farm businesses for enterprise readiness, and connect them to business planning and support to develop their agricultural projects;
- Assist landowners to evaluate their land opportunities for agricultural viability and clarify their land usage vision and terms;

Young Agrarians is a partnership with FarmFolk CityFolk Society
2nd floor-1661 Duranleau St, Net Loft, Granville Island, Vancouver, BC V6H 3S3
E: farm@youngagrarians.org W: youngagrarians.org P: 778-968-5518

YOUNG AGRARIANS

- Register landowners land opportunities and farmers looking for land on the YA UMAP (maps.youngagrarians.org) digital land listing inventory;
- Provide hands-on, personalized, matchmaking to support land seekers to find the most suitable land opportunities for their farm projects; and support landowners to find the most suitable farmer(s) for their land opportunities;
- Facilitate introductions and site visits;
- When a match is identified, facilitate negotiations between parties;
- Provide a final lawyer reviewed contract between land matches;
- Follow-up to ensure good land matches;
- Coordinate an annual Land Linking Event in the Metro Vancouver area to grow the base of engaged and informed landowners, and new and potential farmers;
- Disseminate digital resource tools: BC Land Access Guide, Lease & License Templates;
- Publish on-going land opportunities and resource content on the YA Blog.

2019 SUCCESS & IMPACT INDICATORS

- # of land matches (7-9)
- # of people reached through email, phone and in person (100-250)
- # of people reached online through land communications (5,000-10,000)
- # of people that attend annual Land Linking Forum (50-150)
- # of downloads and print copies disseminated of the BC Land Access Guide, Lease & License templates (250-500)
- # of new listings on U-MAP (25-50)
- # of additional Land resources added to U-MAP (5-10)

PROGRAM GOALS

- Support new and young farmers to access tenured land agreements to start viable farm businesses;
- Ensure that existing farmland continues to be farmed, and underutilized agricultural lands are put into production;
- Support Metro Vancouver area local governments to meet OCP and regional agricultural planning goals, and thus increase farming activities and support new entrants;
- Continue to grow the service across Southern BC through strategic partnerships with government.

BUDGET: PROJECTED EXPENSES

1 Land Matcher @ 28hrs per week x 52 weeks x \$30/hr.	\$43,680
Mileage & Travel	\$2,500
Venue & Food, Equipment & Supplies	\$2,000
Advertising, Promotions & Printing	\$1,000
Legal	\$3,500
Administration 10%	\$5,268
TOTAL	\$57,948

On the following pages you will find more background information on Young Agrarians, the B.C. Land Matching Program, and research on the economic potential of supporting new farms in the region. Please contact me with any questions or ideas you may have about this proposal. Thank you most kindly for your time.

Young Agrarians is a partnership with FarmFolk CityFolk Society
2nd floor-1661 Duranleau St, Net Loft, Granville Island, Vancouver, BC V6H 3S3
E: farm@youngagrarians.org W: youngagrarians.org P: 778-968-5518



ABOUT YOUNG AGRARIANS

Young Agrarians was established January 2012 as a program partnership with FarmFolk CityFolk Society (FFCF). FFCF is a non-profit, registered charity with 25 years of experience supporting sustainable agriculture in B.C. Young Agrarians has been fortunate to grow from a seed into a tree under the auspices of FFCF. As of April 1, 2019, Young Agrarians will officially operate as its own federally registered charity, to support the work as it grows across B.C. and Canada.

The mission of Young Agrarians (YA) is to grow the next generation of farmers and food lovers in Canada. YA is a farmer2farmer resource network that delivers a year round Grow-a-Farmer Strategy focused on practical and cost-effective program solutions: 1) a robust online engagement and communications strategy, 2) networking & educational events on and off farms, 3) business mentorships, and 4) land access programming. Our role is to grow the agricultural sector by supporting new entrants.

In B.C., YA is now the largest network of new, young and potential farmers (1600+). To date, YA has hosted 145 educational and networking events, facilitated 46 Business Mentorships and made 10 land matches. The YA program platform was formally adopted by Organic Alberta in 2016, which offers YA events, and an on-farm, YA Apprenticeship Program. At the national level, YA is engaged online with a dynamic audience of new and potential farmers and friends through Facebook (11,260), Instagram (9,730), Twitter (6,250), and our popular blog (average 4200 users per month). From coast to coast, North to South, Young Agrarians has 2900 email subscribers.

WHO ARE YOUNG AGRARIANS?

A young agrarian is a new and potential entrant into the agricultural sector. Ranging from 20-40 years of age, Young Agrarians are new farmers, ranchers, holistic managers, orchardists, market gardeners, seed growers and more. From the city to the country, Young Agrarians aspire to reinvigorate agriculture in Canada through sustainable farming practices.

PROGRAM RATIONALE

While interest in local food is growing, the Canadian agricultural system is in transition. In 2016, the average farmer was 55 years of age, while farmers under the age of 35 represent 9.1% of total farmers¹, up slightly from 8.2% in 2011. The long-term viability of primary producers in our food system depends on the ability of the sector to *attract and retain* new entrants. Unfortunately, new farmers face significant entry barriers that prevent them from establishing new farms. Research conducted by the National New Farmers Coalition, in partnership with the University of Manitoba in 2015 (1326 survey respondents), indicated that the majority of new farmers in Canada came from non-farming backgrounds (68%), have a lack of start-up equity, and face significant challenges because of the high cost of land and tight profit margins. As well, many retiring farmers and farmland owners feel very passionate about wanting their land to stay in production. Sixty-six percent of farmers plan to retire in the next 10 years², but only 1 in 12 farm operators in Canada have succession plans³.

To address these trends, YA has focused on delivering programming to support new entrants. As per the 2016 Census of Agriculture, we know that the work we are doing is part of the solution. For the first time since 1991, we are seeing an increase in the number of new farmers under 35 in Canada, with 28% of those new farm operators in BC (204 total). Since 1991, the number of young farmers started a steep

¹ Statistics Canada. Census of Agriculture. 2016: <http://www.statcan.gc.ca/pub/11-627-m/11-627-m2017010-eng.htm>

² CFIB, Business Succession Planning Survey, Agri-business results, Mar. – May 2011, 602 survey responses.

³ Statistics Canada. Tables 004-0200 to 004-0246 – Census of Agriculture (2011–2016), CANSIM (database). Even though family farmers continue to get older, only one in 12 operators reported having a formal succession plan laying out how the operation will be transferred to the next generation of farmers. Corporations (mostly family corporations) are more likely to have succession plans (16.3%) than sole proprietorships (4.9%).

— YOUNG AGRARIANS —

decline, falling from 77,910 to 24,120 by 2011; as of 2016, there has been an increase of 730 farm operators under 35, bringing the national number to 24,850. In the Metro Vancouver area, 2016 Census of Agriculture Stats indicate that there are 225 farmers under 35 in the region, 1235 between 35–54, and 2065 in the 55 plus category, for a total number of farm operators at 3525.

LAND ACCESS IN SOUTHERN BC

Southern BC has some of the most expensive farmland in Canada. While ownership is the preferred land access model for new farmers, many cannot afford the cost of land in the region. New farmers are thus forced to innovate to access tenured land agreements for business viability. To work towards solutions to this, YA delivers 'landlinking' workshops to facilitate connections between landholders and new farmers. The goal is to create public education focused on putting land into, returning it to, or keeping it in food production. We have delivered 19 workshops across Southern BC with approximately 1,050 participants. We also disseminate a BC Land Access Guide, Lease and License legal templates with 8,480 electronic and hard copies circulated since 2013.

"Thank you for hosting the Land Linking Workshop last week, which I found very helpful. We were fortunate to connect with a young couple that has met with us since and we are discussing a co-operative effort in which they can utilize some of our land, infrastructure and equipment to help them get their farming initiative started. Keep up the good work!" Al Kozak, Duende Farm, Maple Ridge, BC

B.C. LAND MATCHING PROGRAM

Due to the growing demand for land extension support services to find viable, tenured land opportunities, navigate regulations, and create long-term legal agreements, YA has developed a Land Matching Program Pilot to test the waters in B.C. We began small in the Lower Mainland and Fraser Valley with one Land Matcher to trial the methodology, develop our organizational expertise, build up inventory of available land and enterprise ready farmers, and put strategic partnerships in place to scale up delivery over time. We are excited that our program now has five Land Matchers and is providing land extension support across Southern B.C.

THE QUEBEC MODEL

Quebec's L'ARTERRE (formerly Banque de terres) began in 2011 as a service offered in Brome-Missisquoi county. After successfully establishing the first "Land Matcher", the program has now been adopted by 50 counties. Counties have dedicated Land Matchers that establishes in year 2 to year 3 develop an average of 7–9 matches per year. L'ARTERRE is provincially coordinated by CRAAQ (Quebec Reference Center for Agriculture and Agri-food) and will continue to grow to more farmable Counties in Quebec.

Due to the success of the L'ARTERRE, and the positive initial response to our pilot in B.C., YA is currently conducting outreach to more local governments to determine the level of interest in jointly funding and sustaining the service. The goal is to develop long-term strategic partnerships with different levels of government to support on going programming activities. Ideally, we can continue to serve where our new farmer networks are established and farmers define the cost of land as a key barrier to entering agriculture. These areas include the Lower Mainland, Vancouver Island, Okanagan/Thompson, and Columbia Basin. Currently, the relatively lower cost of land in Central and Northern BC means that this initiative has not been identified as necessary in those regions.

On the following page, there is a summary of the benefits of small-scale agriculture in the region aggregated from research papers. In our estimation, small-scale farms focused on direct markets, have a significant return on investment because of their contribution to local food economies. They demonstrate sustainable farming practices, provide volunteer opportunities, create jobs, increase regional farm receipts, and with the multiplier effect- have significant economic potential on a per acre basis. Now is the time to invest in the next generation of farmers!

— YOUNG AGRARIANS —

BENEFITS OF URBAN & SMALL-SCALE AGRICULTURE

Due to the high cost of land and inputs— many new and young farmers from non-farming families have to start on small acreages to enter the sector. As per reviewing data on farming revenues in the Lower Mainland and Fraser Valley, there is a considerable range per acre of gross revenues from \$20,000–\$25,000/acre to \$100,000+/acre; this depends on the type of production underway, markets accessed, and number of years in operation. On a per acre basis, diversified farm operations selling direct seem to have higher gross revenue potential, over time, than single commodity crop production grown for wholesale markets. Small lot agriculture enables new entrants to get their feet wet, and potentially scale up over time.

There is a growing body of research that indicates that small-scale farms have significant economic impact for the region through the multiplier effect. While region-specific multipliers have not been calculated, B.C. Stats has estimated provincial multipliers for different sectors. For instance, every million dollar increase in regional farm sales will create 14 new jobs in the regional economy⁴. Vancouver Urban Farming Society has been assessing, evaluating and monitoring the Vancouver urban farming community for the past three years. According to the Vancouver Urban Farming Census 2014–2016, of the 13 farms that participated and grow on approximately seven acres, with a total of \$750,000 in food sales, these farms contribute 1.9 million in economic benefits (averaging out to \$107,142/per acre). This also includes \$18,000 in food donations, and accounts for \$680,000 in wages. “While the food sales figure of nearly \$750,000 in 2016 is impressive, the total economic impact of these sales is even more significant. Numerous studies show the powerful potential economic multiplier effect of buying local food. Though highly dependent on the locale and commodity in question, the baseline established in peer-reviewed research for buying local food suggests each purchase in Canada and the US has a multiplier effect of 1.4– 2.6 throughout the wider local economy. Food products produced on small-scale farms, like those in Vancouver, create the highest multiplier effect (Meter, 2008⁵). Using these numbers as a guide, the total economic benefit of Vancouver urban farm food sales was an estimated \$1.9 million in 2016.”

The volunteer data kept by some of the farms that participated in the Vancouver Urban Farming Census also indicates a significant social benefit to the local communities involved in the farm. “Over 9,000 volunteer hours, from roughly 300 volunteers supported urban farming in the City in recent years. On just four farms who kept such data, 15,000 youth, adults, and neighbours came through the farm to engage in field trips, programs, and outdoor activities on the farms. This is an important impact of urban farming on our City—to provide opportunities for people to engage with and eat healthy, fresh food. The City’s largest landowners (the City itself, Parks Board, School Board and hospitals), are exploring how to host urban farming programs on their sites to increase the beneficial impact to the community.”

Kwantlen Polytechnic University’s research paper titled Surrey’s Underutilized ALR Lands—An Analysis of their Economic, Job Creation, and Food Production Potential in Direct Market Agriculture highlights the following potential economic benefits:

- 1 acre farms have the potential to create up to 1.29 FTE jobs and generate between \$31,165 and \$54,813 in gross revenue, or up to \$36,968 in return to owner-operator. Using the multiplier effect (1.4–2.6), that equals on the low end (\$31,165) a range of \$43,631 – \$81,029 and on the high end (\$54,813) a range of \$76,738 – \$142,513 in total economic benefit to the community *per acre*
- 280 acres of underutilized ALR lands owned by the City of Surrey have the potential to contribute over \$15.3 million in gross revenue to Surrey’s economy. The enterprises on this land could create between 100 and 136 full time equivalent jobs.
- 3,339 acres of underutilized ALR land in the City of Surrey have the potential to contribute over \$183 million in gross revenue to Surrey’s economy. This would more than double the economic magnitude of the industry. The enterprises on this land could create between 1,188 and 1,623 full time equivalent jobs.

⁴<http://www.metrovancouver.org/services/regional-planning/PlanningPublications/ProfileofMetroVancouveragri-foodindustry.pdf>

⁵ Meter, K. 2008. “Local Food as Economic Development.” Minneapolis, Minnesota. (Crossroads Resource Center). <http://www.crcworks.org/lfcd.pdf>

Appendix Table 1: Agricultural Plan – Recommended Action Plan

Goal	Recommended Actions	Who?	Resources Required
Goal 1: Increase Access to Underutilized Agricultural Land	a) Develop a strategy to increase landowner awareness of farmland leasing options, taxation benefits, and community demand for local production	AAC District Farmers Institute	Minimal Hire a co-op student to assist or consultant to develop strategy
	b) Create a database of farmland available for leasing, including a database maintenance strategy	AAC District, Farmers Institute, Ministry of Agriculture And Lands	Minimal Hire a co-op student to assist
	c) Develop access to materials on lease/rental terms and sample agreements, possibly website delivered	AAC District, Farmers Institute, Ministry of Agriculture and Lands	Minimal Hire a co-op student to assist
	d) Create educational materials for agricultural property owners regarding stewardship of agricultural land	Farmers Institute, AAC Support from Ministry of Agriculture and Lands, Metro Vancouver	Minimal Utilize existing materials and modify; production and distribution costs
	e) Through various workshops and electronic media, initiate discussion on the role of small lot property owners in enhancing local agriculture in the District (gaining access to land, pooling of small lots, rent calculator, lessee responsibilities).	Farmers Institute AAC Support from Ministry of Agriculture and Lands, Metro Vancouver	Minimal Invite Ministry of Agriculture and Lands staff to assist
	f) Identify and promote opportunities for development of urban agriculture	Farmers Institute, AAC, Community Kitchens, District	Minimal

Goal	Recommended Actions	Who?	Resources Required
Goal 2: Improve the Knowledge Base of Farmers	a) Partner with farmers to create apprenticeship opportunities and mentorships, and to attract workers to agriculture in the area	Farmers Institute Commodity Associations, District, Educational institutions	Moderate
	b) Pursue options and opportunities to provide a hands-on training ground for aspiring farmers	Farmers Institute with support from Agricultural Land Commission, District	Moderate
	c) Engage high schools and post-secondary institutions in local farmer training initiatives	Farmers Institute Support from Agricultural Land Commission, District, School District	Minimal Invite presenters within the industry
	d) Investigate innovative ways aspiring new farmers without land may be encouraged to access agricultural land currently not in production	Farmers Institute Support from Agricultural Land Commission, District	Minimal
	e) Through various workshops and electronic media, initiate information exchange on small lot agriculture (production techniques, organic, equipment, pest management)	Farmers Institute Support from Ministry of Agriculture and Lands, Metro Vancouver	Minimal Invite presenters from within the agricultural industry. Add to Lower Mainland Horticultural curriculum
	f) Develop information sharing and exchange networks and coalitions with like-minded groups in other areas	Farmers Institute	Minimal
	g) Create a cross-commodity Farmers Institute to coordinate and implement the knowledge base initiatives identified in this Agricultural Plan	AAC could take lead with assistance from other organizations	Moderate
	h) Develop awareness of educational initiatives in the local community	Farmers Institute	Minimal

Goal	Recommended Actions	Who?	Resources Required
Goal 3: Improve the Knowledge Base of the Consumer Public	a) Develop an inventory of local agricultural land use and agricultural products produced	Farmers Institute	Moderate
	b) Create newspaper slot highlighting farming, seasonal recipes, farmer direct markets	Farmers Institute; community kitchen Community newspaper Farmers Market	Minimal
	c) Encourage retailers to advertize and identify locally produced seasonal products.	Farmers Institute AAC	Minimal
	d) Partner with schools and the School District to communicate information about farming	AAC District	Minimal
	e) Create more hands-on displays at District Fair	Farmers Institute Ministry of Agriculture and Lands	Minimal Partner with commodity associations
	f) Host a "Taste of Maple Ridge" event annually	Farmers Institute AAC	Minimal User pay and donations
	g) Engage local chefs to partner in local food promotion	Farmers Institute	Minimal User pay and donated
	h) Partner with schools to develop agricultural curriculum, including coordinating with the Agriculture in the Classroom Foundation and the School Gardens project	Ministry of Agriculture and Lands Ag in the Classroom BC Agriculture Council	Minimal Already existing
	i) Report on Agricultural Plan completion in the media	District	Minimal
	j) Report regularly in the media on progress and issues relating to implementing the Agricultural Plan	District	Minimal
	k) Provide continued support for the Haney Farmers Market	District Farmers Institute	Minimal Location, advertising, promotion

Goal	Recommended Actions	Who?	Resources Required
Goal 4: Develop the Local Distribution and Marketing System	a) Work with producers to: investigate the potential for marketing cooperatives, brokerages; machinery cooperatives; investigate community storage and handling options; learn about marketing models; branding	Farmers Institute Support from Ministry of Agriculture and Lands Commodity groups	Moderate Seek IAF funding to explore options
	b) Hold workshops on local marketing and distribution systems	Farmers Institute Support from Metro Vancouver	Minimal Invite existing local marketers
	c) Enlist the participation of local expertise up-to-date on food marketing issues	Farmers Institute Support from AAC, Metro Vancouver, District	Minimal Invite presenters from Fraser Health Authority, Food security groups, Organic associations, Direct marketing associations
	d) Develop a strategy to assist the development of distribution and marketing options in the District	Farmers Institute Assistance from Ministry of Agriculture and Lands, Metro Vancouver	Moderate Seek IAF funding to explore options
	e) Pursue the development of key components of a local distribution system, including cooling, handling and staging area for fresh produce (e.g., food terminal)	Farmers Institute	Moderate Seek IAF funding to explore options
	f) Investigate marketing needs of local farming community.	Farmers Institute Assistance from District, Ministry of Agriculture and Lands, Metro Vancouver	Moderate

Goal	Recommended Actions	Who?	Resources Required
Goal 5: Protect the Agricultural Land Base	a) Continue to implement the OCP policies to protect the agricultural land base by creating Development Permit Area guidelines to minimize non-agricultural encroachment on agriculturally designated lands and farming activities	District	Minimal
	b) Continue to implement the OCP policies to protect the agricultural land base by creating guidelines for reviewing applications for non-farm use, exclusions, fill applications, transportation and utility applications, subdivisions, and government applications	District	Minimal
	c) Investigate federal, provincial and Metro Vancouver support for agriculture irrigation water supply expansion	District	Minimal to moderate
	d) Explore opportunities to protect agricultural land from development through a variety of means such as donations of land, covenants, easements, agricultural use of municipal land, consolidation of land, and other mechanisms that support agriculture.	AAC District	Minimal to moderate
	e) Support opportunities to provide land for community based agriculture.	AAC District Land Trusts	Minimal to moderate
	f) Explore establishing an agricultural levy on agricultural land conversion developments to ensure that capital is available to finance the agricultural strategy in this Plan	District	Minimal
	g) Explore retention of lots 2 ha (5 acres) and larger in the Agricultural Land Reserve.	District	Minimal
	h) Support and encourage applications to include lands in the Agricultural Land Reserve	AAC District Farmers Institute	Minimal

Goal	Recommended Actions	Who?	Resources Required
Goal 6: Rehabilitate and Improve the Agricultural Infrastructure	a) Investigate a watershed-based surface and groundwater irrigation strategy	District Metro Vancouver Min. of Ag and Lands	Moderate
	b) Where a need is identified, undertake a water supply inventory for lands in the Agricultural Land Reserve	District Min. of Ag and Lands Metro Vancouver	Moderate
	c) Explore establishing a drainage and flood control levy	District	Minimal
	d) Require upland landowners and applicants to control storm water flows into the flood plain	District	Minimal
	e) Undertake a feasibility study of drainage and flood control to rehabilitate affected areas.	District Support from Ministry of Agriculture and Lands	Moderate
	f) Continue to build relationship with neighbouring municipality	District	Minimal
	g) Require compensation from unavoidable agricultural land conversion developments to be used to increase net agricultural capability in the District	District	Minimal
	h) Encourage the Agricultural Land Commission to enforce agreements entered into with proponents that allow applications to proceed on Agricultural Land Reserve land.	District	Minimal
Goal 7: Develop Local Food System Infrastructure Capacity	a) Work with producers & local entrepreneurs to explore the feasibility of an agro-industrial infrastructure strategy that could include: shared industrial space; branding; small scale processing facilities; community kitchen; mobile slaughter facilities	Farmers Institute Support from District, Ministry of Agriculture and Lands, Metro Vancouver	Moderate Seek IAF funding to explore options

Goal	Recommended Actions	Who?	Resources Required
Goal 8: Increase the Diversity of Agricultural Activity	a) Work with the AAC to promote and gauge the feasibility of alternative models of community supported agriculture	AAC Support from Farmers Institute and other community organizations	Moderate
	b) Continue to acknowledge and incorporate agriculture into District economic development strategies and plans.	District	Minimal
	c) Explore the agro-tourism policies of the Agricultural Land Commission for their potential to provide new and expanded opportunities for farmers and their possible inclusion into District bylaws.	District	Minimal
	d) Promote local agri-businesses and activities on District website and publications	District	Minimal
	e) Encourage linkages among the agricultural sector in Maple Ridge agriculture to identify cross-demand for products and services	Farmers Institute	Minimal
	f) Identify a community work force for agriculture	AAC District Coordinate with Farmers Institute, Social Services, community organizations	Minimal
	g) Identify community demand and develop linkages for participatory food production	Farmers Institute Support from District, community organizations	Moderate
	h) Provide opportunities for community gardening, allotments; and urban demonstration plots	District Support from Farmers Institute, realtors,	Minimal to moderate

Goal	Recommended Actions	Who?	Resources Required
Goal 9: Reduce Potential for Stress in the Agricultural-Residential Interface	a) Implement Development Permit Area guidelines to minimize non-agricultural encroachment on agriculturally designated lands and farming activities, including specific provisions for buffer zones, appropriate landscaping, subdivision design, and building location	District AAC	Minimal
	b) Create a cross commodity Farmers Institute to implement agricultural initiatives identified in this Plan	AAC, Metro, Ministry of Agriculture and Lands	Minimal
	c) Require notices on title on properties adjacent to agricultural lands (disclosure statements) to avoid neighbourhood conflicts	District Realtors	Minimal
	d) Enforce noxious weed bylaw on idle land in the ALR, municipal rights-of-way and utility rights-of-way.	District	Minimal to moderate
	e) Create respect for property rights of farmers respecting trespass, vandalism, and harassment	Farmers Institute AAC, District, Metro Vancouver	Minimal
	f) Develop a neighbourhood community watch for stray dogs, animals, and trespass	ACC, Farmers Institute District	Minimal
	g) Develop ongoing communication channels with non-farming landowners to promote “good neighbour” relations	Farmers Institute	Minimal
	h) Educate landowners adjacent to agricultural land of potential for farming activities on neighbouring properties	District, AAC Farmers Institute	Minimal

Goal	Recommended Actions	Who?	Resources Required
Goal 10: Minimize Impact of Agriculture on the Environment	a) Educate farmers about the benefits of completing and implementing Environmental Farm Plans	Farmers Institute AAC	Minimal
	b) Lobby to have the Environmental Farm Plan program broadened to include the equine sector, hobby farmers, and new farmers	Farmers institute AAC	Minimal
	c) Identify options for farmers to manage manures in a sustainable manner	Ministry of Agriculture and Lands Farmers Institute	Minimal
	d) Investigate and adopt new technologies to deal with farm wastes, alternative energy sources, and generation of greenhouse gases	Ministry of Agriculture and Lands Ministry of the Environment Metro Vancouver Farmers	Moderate to major Seek Investment Agriculture Foundation funding to explore options
	e) Develop interface, linkage, and communications with Department of Fisheries and Oceans and BC Ministry of Environment to create workable solutions to agriculture-environment issues in the District	District AAC Farmers Institute	Minimal
	f) Educate and inform the community about the ecological goods and services agriculture provides in Maple Ridge	District AAC Farmers Institute	Moderate
	g) Promote the use of natural methods of controlling pests	Farmers Institute District. Ministry of Agriculture and Lands. Metro Vancouver	Moderate
Goal 11: Reduce Agriculture–Wildlife Conflicts	a) Keep channels of communication open to advise on issues before they become problems	AAC	Minimal
	b) Develop strategy to control populations of released domestic rabbits	District	Moderate
	c) Work with farmers experiencing depredation from bears and deer to channel movement away from farms	Ministry of the Environment District	Moderate
	d) Support research to develop repellents and barriers for problem wildlife	Farmers Institute	Minimal Seek Investment Agriculture Foundation funding to explore options
	e) Identify opportunities and create incentives for land owners to participate in land management systems that enhance wildlife habitat and support agriculture	Farmer's Institute AAC, District , Ministry of Agriculture and Lands, Metro Vancouver	Moderate

Goal	Recommended Actions	Who?	Resources Required
Goal 12: Create a Regulatory Environment Friendly to Agriculture	a) Continue to retain the AAC to advise Council on issues affecting agriculture	District	Minimal
	b) Develop results-based approach to new regulation, so that targets and effects are assessed before regulatory policy is implemented.	District, AAC, Ministry of Agriculture and Lands, Agricultural Land Commission	Minimal
	c) Monitor proposed regulations to ensure they are not unnecessarily onerous on producers and agro-development	District, AAC	Minimal
	d) Advocate for Region-wide policies for agricultural areas	AAC District , Farmers Institute	Minimal
Goal 13: Protect and Enhance the Agricultural Context of the Agricultural Land Reserve.	a) Continue to implement OCP by concentrating growth to within the urban area boundary	District	Minimal
	b) Create a Code of good land stewardship in the Agricultural Land Reserve (abandoned cars, trailers, machinery, trash, obsolete signage, dumped soil) to prevent contamination and visual pollution (batteries, crankcase oil, unproductive fill)	District AAC Agricultural Land Commission	Minimal
	c) Encourage property owners to build in a fashion to conserve the land base and minimize potential for conflict with agricultural activity	District Agricultural Land Commission	Minimal
	d) Explore changes to the RS-3 (One Family Rural Residential Zone) as it applies to the Agricultural Land Reserve with respect to restrictions such as setbacks, lot coverage, and accessory buildings.	District	Minimal