

Factor	Situation	Issues	Options	Potential Actions	Implementation
A. Maintaining land resources for Agriculture	A.1 Continued pressure to develop the best ALR land into non-agricultural uses (commercial, industrial, residential, conservation, transportation)	<ul style="list-style-type: none"> • How to provide protection for the land base facing urbanization and development pressures • How to ensure that Maple Ridge grows efficiently and does not waste agricultural resources 	<ul style="list-style-type: none"> • Municipal investment to improve the quality of agricultural resources (e.g., drainage improvements) • Municipal investment in agricultural infrastructure 	<ul style="list-style-type: none"> • Agricultural land conversion only proceed by expropriation with process determined by fair agricultural value and compensation including lost income from farming (Holland) • Commission acts as a public land bank to buy, sell and hold agricultural land (PEI) • Lobby provincial government for assistance 	
		<ul style="list-style-type: none"> • How to encourage agriculture on these parcels 	<ul style="list-style-type: none"> • Improve agricultural resources & capability • Provide incentives to farm • Encourage landowners to make land in the ALR available for agriculture 	<ul style="list-style-type: none"> • Establish Code of Practice for agriculturally designated lots (e.g., to protect the environment) • Create a clearinghouse database of land available for farming • Increase minimum parcel size for subdivision within ALR 	
		<ul style="list-style-type: none"> • How to use this pressure to enhance viability of local agriculture 	<ul style="list-style-type: none"> • Require that agricultural resource capability be improved in other farming areas • Impose tangible physical and implementable “no-net-loss” to agriculture provision on non-farming developments in the ALR 	<ul style="list-style-type: none"> • Require matching expenditures on projects to ensure that agricultural improvements are made 	
		<ul style="list-style-type: none"> • How to reduce speculation on farm land 	<ul style="list-style-type: none"> • Moratorium on non-farming uses in the ALR 	<ul style="list-style-type: none"> • Develop stronger exclusion policies 	

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		<ul style="list-style-type: none"> • How to improve the affordability of farming 	<ul style="list-style-type: none"> • Municipality shows leadership in protecting agriculture • Develop strategies for making farmland affordable for farming 	<ul style="list-style-type: none"> • Develop stronger zoning • Re-zone ag. areas to reduce rural residential pressure • Establish a clear urban boundary • Develop a loans program for new farmers with no capital • District purchases ag. land and leases to farmers 	
		<ul style="list-style-type: none"> • Land has received fill that needs to be removed before soil based agriculture can re-occur • Current state can be used as a rationale for conversion to non-farm use 	<ul style="list-style-type: none"> • The underlying quality should be used as the first criterion for ag. land retention • Require rehabilitation if non-soil use is not re-instated 	<ul style="list-style-type: none"> • Require operators (see Delta) to restore soil conditions after non-soil agricultural operations cease 	
	<p>A.2 A significant proportion of the agricultural resources/operations are outside of the ALR. These activities are important to the Maple Ridge agricultural sector</p>	<ul style="list-style-type: none"> • How to enhance agriculture on these lands 	<ul style="list-style-type: none"> • Agriculture sensitive bylaws • Application of the FPPA 	<ul style="list-style-type: none"> • Promote best strategies and practices for farmland protection at the municipal level (OFT) • Planners broaden their roles to educate rural non-farm landowners and the broader community • Have agriculturalists run for municipal office • Agricultural associations develop municipal liaison capabilities 	
		<ul style="list-style-type: none"> • How to encourage agriculture on these parcels 	<ul style="list-style-type: none"> • Improve agricultural resources & capability 	<ul style="list-style-type: none"> • Develop a loans program for new farmers with no capital 	

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		<ul style="list-style-type: none"> • How to provide adequate protection to farming operations from urbanization and development pressures 	<ul style="list-style-type: none"> • Provide incentives to farm • Zoning • Acquire rights in the property • Inclusion into the ALR 	<ul style="list-style-type: none"> • Establish agriculture-friendly bylaws on non-ALR land • Provide set-backs from agriculture on non-agricultural lots • Agricultural operator good neighbor policy • Operators comply with FPPA • Agriculture seek out conservation easement programs to pay for farmers to protect their land from development 	
		<ul style="list-style-type: none"> • How to improve access to this farmland by new farmer interest 	<ul style="list-style-type: none"> • District participate in making land accessible • Encourage current farmers to mentor potential successors • Match new farmers with current operators 	<ul style="list-style-type: none"> • District implements an agricultural land purchase and lease program • Actions to introduce aspiring farmers to current operators • Outreach program to recruit and train young small scale farmers/workers 	
	A.3 Use of parcels for agriculture is subjected to environmental pre-conditions	<ul style="list-style-type: none"> • The use of the land base is constrained adjacent to water courses 	<ul style="list-style-type: none"> • Use parcel-specific assessments to determine need for environmental restriction • Encourage farmers to become more environmentally conscious in their farming operations 	<ul style="list-style-type: none"> • Farmers complete and implement Environmental Farm Plans • District adopts regional waste management strategy • Preferred agricultural uses are correlated with environmental conditions and approval is 	

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	<p>A.4 Agricultural resources are not being maintained Farmers operating under less than ideal conditions, with more risk to production Situation challenges economic sustainability</p>	<ul style="list-style-type: none"> • A significant portion of small parcels may be restricted from agricultural production 	<ul style="list-style-type: none"> • Use science-based criteria for restricting agricultural use 	<ul style="list-style-type: none"> • Change bylaws to be more agriculture-friendly 	streamlined
		<ul style="list-style-type: none"> • Surface drainage issues and concerns 	<ul style="list-style-type: none"> • Evaluate drainage issues in relation to agricultural parcels • Implement provisions that prevent degradation of agricultural drainage 	<ul style="list-style-type: none"> • Invest in regional drainage to an ARDSA standard 	
		<ul style="list-style-type: none"> • High water table & flooding concerns 	<ul style="list-style-type: none"> • Improve regional drainage and flood control on land designated for agriculture 	<ul style="list-style-type: none"> • Identify storm flows on agricultural lands • Establish drainage utility • Retain urban storm water to regulate storm water flow 	
		<ul style="list-style-type: none"> • Agricultural water quality concerns 	<ul style="list-style-type: none"> • Ensure that storm water quality in meets agricultural irrigation standards 	<ul style="list-style-type: none"> • Retain urban storm water to regulate quality 	
		<ul style="list-style-type: none"> • Poor on-farm drainage 	<ul style="list-style-type: none"> • Install on-farm drainage where required 	<ul style="list-style-type: none"> • Research on poor drainage specifically for Maple Ridge challenges 	
		<ul style="list-style-type: none"> • Low organic matter • Thin topsoil layer • Perched water tables • Complex sub-soils • Good top soil is found outside the ALR 	<ul style="list-style-type: none"> • Add organic matter to the soils • Move topsoil from non-farm developments 	<ul style="list-style-type: none"> • Develop a regional source for organic matter • Study to develop effective soil management practices • Require developers to make top soil available for agriculture as a condition of approval 	
		<ul style="list-style-type: none"> • District road construction is using agriculturally designated 	<ul style="list-style-type: none"> • Develop restrictions on allowable activities on 	<ul style="list-style-type: none"> • Agricultural lands, whether in production or idle, be 	

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		land for industrial purposes <ul style="list-style-type: none"> • Pre-loading is deteriorating soils and drainage • There are no requirements for rehabilitation 	agriculturally designated lands <ul style="list-style-type: none"> • Develop stronger regulations to protect the agricultural land base from infrastructure projects 	designated as “out-of-bounds” for hosting construction <ul style="list-style-type: none"> • Construction projects be required to rehabilitate soil and drainage of lands used for such purpose 	
	A.5 Individual municipalities are making independent agricultural land use decisions	<ul style="list-style-type: none"> • Regional context needs to be given greater priority to protect Lower Mainland farmland 	<ul style="list-style-type: none"> • Implement regional agricultural land use planning • Make decisions with a long term view • Need to incorporate agriculture into economic planning 	<ul style="list-style-type: none"> • Lobby for regional agriculture strategy 	
B. Current use of agriculturally designated land	B.1 Land not in agricultural use due to: Idle land Rural residential Absentee owners	<ul style="list-style-type: none"> • Access to the land base • Reduced investment the agricultural industry (e.g., Ontario) 	<ul style="list-style-type: none"> • Empower local County Agriculture Boards to acquire-buy up farmland or interests in farmland and sell it to start-up farmers (Sweden) • Agricultural land purchase organization has the power of sales pre-emption and sells to farmers most in need of land at fair farm value (SAFER-France) • Encourage landowners to farm • Exempt from water and sewer taxes in return for farming activity (NY) • Set permitted land uses and standard prices for land (Japan) • Set up a deferred development zone at the request of a 	<ul style="list-style-type: none"> • Negotiate farm partnerships for start-up farming (OFT) • Negotiate start-up farming for young people and immigrants • Lobby regional and provincial government for such programs 	

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			<ul style="list-style-type: none"> municipality, which may intervene by buying the land at last year's fair market value (France) 		
			<ul style="list-style-type: none"> • Work with land owners who are interested in making their land available to farmers 	<ul style="list-style-type: none"> • Develop a land availability clearinghouse • Develop agreements to protect all interests 	
			<ul style="list-style-type: none"> • Work with groups interested in saving farmland 	<ul style="list-style-type: none"> • Investigate interest in a farmland trust 	
		<ul style="list-style-type: none"> • Lack of knowledge about farming 	<ul style="list-style-type: none"> • Provide research and education about the value, management, use and protection of farmland • Facilitate entry to supply managed commodities • Apprenticeship for immigrant farmers • Agriculture in school curriculum 	<ul style="list-style-type: none"> • Partner with commodity associations to provide farmers training 	
		<ul style="list-style-type: none"> • Lack of a convenient source of information about local farming practices 	<ul style="list-style-type: none"> • Provide opportunities for farmer mentorship • Mentoring, apprenticeships and farm start programs 	<ul style="list-style-type: none"> • Match operators to interested new farmers 	
		<ul style="list-style-type: none"> • Barriers to agricultural land use • Agriculture-residential conflicts 	<ul style="list-style-type: none"> • Change bylaws • Restrict rural non-farm development • Implement strong severance policies 	<ul style="list-style-type: none"> • Make bylaws agriculture-friendly • Change zoning • Establish tough non-farm land use requirements 	
		<ul style="list-style-type: none"> • Fragmentation of the agricultural area 	<ul style="list-style-type: none"> • Require land owners to make their land available for 	<ul style="list-style-type: none"> • Establish a clearing house to link farmers to land owners willing 	

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			agriculture • Support sub-area approaches to increasing the homogeneity of agricultural land use	to rent out land • Change zoning	
		• Property maintenance	• Require landowners to control pest • Require landowners to prevent the accumulation of potential pollutions (crankcases, radiators in junked machinery & equipment, disposal of wastes)	• Establish ag. land Code of Practice • Enforce the Noxious Weeds Act	
	B.2 Farmland going out of production	• Farming perceived to be unsustainable	• Support organic certification and other initiatives compatible with the Vision • Support agricultural sector organization • Adoption of alternative crops	• Fund certification costs • Fund research and extension services • Tax credits • Educate farm operators about the opportunities for local food production	
		• Farming under pressure from adjacent residential growth	• Remove bias against farming in agriculturally designated areas		
		• Market channels weak	• Develop local marketing infrastructure • Develop local marketing organizations	• Tax credits on cooperative investments • Financial support	
• Lack of local produce and meat processing • Lack of knowledge about processing		• Develop location for processing • Develop community kitchen	• Loans & support to small business • Develop loans program for entrepreneurs with little capital		

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		<ul style="list-style-type: none"> • Food safety 		<ul style="list-style-type: none"> • Include ag. processing in economic growth strategy • Assist small lot part-time farmers in accessing currently available programs 	
		<ul style="list-style-type: none"> • Degraded resources 	<ul style="list-style-type: none"> • Ensure that land owners do not allow land degradation 	<ul style="list-style-type: none"> • Establish a Code practice on all agriculturally designated land 	
		<ul style="list-style-type: none"> • Aging farm operators • Current farmers retiring 	<ul style="list-style-type: none"> • Tap into local farmer expertise • Plan for continuance of the land in farming use • Plan for succession of the land base 	<ul style="list-style-type: none"> • Connect aspiring farmers with current operators • Develop District agricultural land purchase program from retiring farmers with lease to new farmers • Provide transition services 	
C. Public education and awareness about agriculture	C.1 Value of agriculture in local economy not understood Characteristics of agriculture not appreciated	<ul style="list-style-type: none"> • Incremental encroachment into agriculture areas is permitted • Agriculture resources and infrastructure are being degraded • Agricultural land being converted to non-agricultural uses • Municipal and regional planning not considering cumulative impacts on agriculture 	<ul style="list-style-type: none"> • Inform the public about agriculture • Make local agricultural products more visible in the community • Celebrate agriculture • Sell local agriculture to residents 	<ul style="list-style-type: none"> • Include agriculture in school curriculum • Seek buy-in from farm community and groups • Develop a community agriculture events page • Cross-market local products • Encourage/promote purchasing of local foods at public institutions 	
D. Regulatory constraints towards agriculture	D1 Municipal regulations unnecessarily restrictive towards agriculture	<ul style="list-style-type: none"> • Farming options prevented • Use of land affected • Overly restrictive setbacks 	<ul style="list-style-type: none"> • Use science based criteria to determine if regulations should be applied in specific situations 	<ul style="list-style-type: none"> • Coordinate regulatory constraints in relation to type of farming, farming practices, location 	

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		reduce land available for farming			
E. Rural –urban conflicts in agricultural areas	E.1 Agriculture not regarded as the highest priority use in agriculturally designated areas	<ul style="list-style-type: none"> • Farming seen as an intrusion on rural residential lifestyles • Farming activities restricted 	<ul style="list-style-type: none"> • Permit farming under good management practices without restriction • Inform rural residential dwellers of the priority of farming in agriculturally designated areas • Prevent residential from locating close to agriculturally designated areas • Have residential landowners in agricultural areas accept the presence of farming • Change zoning to “Agriculture” in the ALR 	<ul style="list-style-type: none"> • Attach conditions to land title informing owners that this is an agricultural area with agricultural sight, sounds, smells and practices • Educate the public about “right-to-farm” 	
F. Encroachment	F.1 Agricultural operations and activities are affected by non-agricultural encroachment	<ul style="list-style-type: none"> • Neighbours complaining about sites, smells and sounds 	<ul style="list-style-type: none"> • Implement setbacks as per ALC guidelines for developments on land adjacent to farms • Inform new landowners of the presence of working agriculture • Farmers inform neighbours of upcoming activities 	<ul style="list-style-type: none"> • District ensure appropriate setbacks are designed and installed on development • Land title indicate that property is subject to agricultural activity • Community develops a farmer-resident relationship 	
		<ul style="list-style-type: none"> • Neighbours using farmland as a dump 	<ul style="list-style-type: none"> • Better monitoring of good neighbour behavior • More communication on impacts of dumping on agricultural operations and livestock 	<ul style="list-style-type: none"> • District enforces on agricultural lands bylaws respecting any dumping 	

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	F.2 Agricultural property being damaged	<ul style="list-style-type: none"> • Harassment of livestock • Off-leash pets on farm land • Trespassing by horse riders • Neighbours dumping refuse on ag. lands 	<ul style="list-style-type: none"> • Better monitoring of good neighbour behavior • More communication on impacts of refuse dumping on agricultural operations and livestock • Improved communication and coordination among agricultural groups 	<ul style="list-style-type: none"> • Block watch programs • District enforces on agricultural lands bylaws respecting any trespass 	
		<ul style="list-style-type: none"> • Trespass • Vandalism 	<ul style="list-style-type: none"> • Better monitoring of good neighbour behavior • More communication on impacts of dumping on agricultural operations and livestock 	<ul style="list-style-type: none"> • Block watch programs • District enforces on agricultural lands bylaws respecting any trespass, property crime 	
	F.3 Non-agricultural development affecting agricultural operations	<ul style="list-style-type: none"> • Agricultural use and access made difficult and dangerous (e.g., Abernethy connector) 	<ul style="list-style-type: none"> • Assess and meaningfully address agricultural impacts before developing, so that agriculture is not compromised • Require developers to reclaim topsoil and make available to agriculture elsewhere • Require developers to contribute to agricultural infrastructure improvements elsewhere 	<ul style="list-style-type: none"> • Plan for entry and egress of agricultural vehicles and machinery to farm properties 	
		<ul style="list-style-type: none"> • Incremental impacts of commercial, recreation and residential development on agriculture not being assessed (e.g., east Albion) 		<ul style="list-style-type: none"> • Implement policy that requires agricultural impacts to be assessed and addressed • Halt or modify projects that threaten the viability of agricultural property • Where encroachment is unavoidable, develop policy that requires the proponent to create tangible benefits for agriculture elsewhere 	

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G. Agriculture - Environment conflicts	G.1 Not all farms employ sustainable practices	<ul style="list-style-type: none"> • Use of farm practices that create environmental risks 	<ul style="list-style-type: none"> • Farmers adopt sustainable farming practices • On-farm waste management is improved • Regional waste management options are pursued where required 	<ul style="list-style-type: none"> • Farmers complete EFPs • Municipal composting facility • Allow farmers/horse owners to pool composting needs at an “environmentally safe” site 	
		<ul style="list-style-type: none"> • Lack of land base to use agricultural wastes 	<ul style="list-style-type: none"> • Facilitate beneficial use on other agricultural land • Consider municipal waste treatment • Increase land base that can beneficially use agricultural waste 	<ul style="list-style-type: none"> • Establish clearinghouse for manure • Establish a municipal composting facility • Encourage more land-based farming 	
H. Agricultural services businesses	H.1 Almost all have left because the critical mass of agricultural activity has declined	<ul style="list-style-type: none"> • Agricultural services are required to support agricultural operations • Specialized agricultural services are required to support unique Maple Ridge agriculture 	<ul style="list-style-type: none"> • Make land available for agri-industrial and commercial business • Actively attract agricultural services for Maple Ridge agriculture 	<ul style="list-style-type: none"> • Identify those services that may be possible to support in Maple Ridge • Consider preferential treatment to assist in the establishment of these businesses 	
I. Agricultural Transportation	I.1 No agricultural transportation plan	<ul style="list-style-type: none"> • Access to new routes • Access along existing routes 	<ul style="list-style-type: none"> • Make agriculture a consideration in transportation planning 	<ul style="list-style-type: none"> • Identify agricultural production and marketing transportation routes • Identify gaps and deficiencies • Provide budget for improvements 	
J. Pursuing food security objectives	J.1 Provinces and communities are creating and adopting	<ul style="list-style-type: none"> • Local agriculture is required to promote a local food production system 	<ul style="list-style-type: none"> • Promote sustainable agricultural production in Maple Ridge 	<ul style="list-style-type: none"> • Financially support the start-up of local marketing, handling and distribution initiatives 	<ul style="list-style-type: none"> •

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	food charters A critical component of food charters is a local food production system		<ul style="list-style-type: none"> Promote all aspects of the local food marketing, handling, and distribution system 	<ul style="list-style-type: none"> Assist in the development of cooperatives to provide services 	
		<ul style="list-style-type: none"> Resiliency components are required to promote food security 	Promote and financially support: <ul style="list-style-type: none"> Community gardens Fresh food box programs Collective kitchens 	<ul style="list-style-type: none"> Identify community garden locations Provide services Invest in infrastructure 	<ul style="list-style-type: none">
K. Improving local handling, distribution and marketing systems	K.1 These systems for local production are generally undeveloped	<ul style="list-style-type: none"> Producers are having difficulty finding customers Inadequate handling facilities may reduce quality Products need to be staged to supply customers with reliable availability 	<ul style="list-style-type: none"> Improve local food marketing options Promote value-added opportunities for local food production Develop high quality food handling and distribution 	<ul style="list-style-type: none"> Provide venues for country sales Provide bridge financing to assist the development of new systems Ensure that government agencies procure local food products Support small scale non-market food networks 	<ul style="list-style-type: none">
L. Support services for a local food production system	L.1 Minimal services remain in the community Agricultural operators pay extra costs to acquire inputs and services	<ul style="list-style-type: none"> Growers not receiving necessary extension Growers not obtaining inputs in a cost-efficient manner Local agricultural sector too small to support suppliers 	<ul style="list-style-type: none"> Promote establishment of local agricultural support and services 	<ul style="list-style-type: none"> Identify services that it may be possible to support in Maple Ridge Develop support mechanisms to create these functions in the agricultural sector Provide seed capital for locally owned slaughter capacity 	<ul style="list-style-type: none">
M. General agricultural knowledge among small lot farmers	M. 1 Knowledge of farming lacking or incomplete Knowledge of markets incomplete	<ul style="list-style-type: none"> Which varieties to grow Production practices Harvesting/form to sell Processing Where to sell 	<ul style="list-style-type: none"> Attract established producers to provide mentorship Engage associations to stage workshops on small scale production practices 	<ul style="list-style-type: none"> Identify commodities of interest Promote/coordinate local courses and training opportunities at schools and community centres 	

Sources:

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