

Factor	Situation	Issues	Preferred Options	Potential Actions
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 • Too much incentive to develop ALR land 	<ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> • Need a mechanism to cash out farmers for their retirement • Need a “line in the sand” approach to protecting the ALR
		<ul style="list-style-type: none"> • How to encourage agriculture on these parcels 	<ul style="list-style-type: none"> • Provide agricultural knowledge 	<ul style="list-style-type: none"> • Need to develop a network for finding farming inputs • Need a policy to deal with absentee ownership
		<ul style="list-style-type: none"> • How to use this pressure to enhance viability of local agriculture 		
		<ul style="list-style-type: none"> • How to reduce speculation on farm land • How to improve the affordability of farming 	<ul style="list-style-type: none"> • Governments need to step up 	<ul style="list-style-type: none"> • Educate councilors and the general population about the importance of agricultural land • Place a moratorium on ALR exclusions
		<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"> • Government action required 	<ul style="list-style-type: none"> • Owners should be required to restore farm land when certain enterprises are shut down (e.g., greenhouses)

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	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	• How to enhance agriculture on these lands		
		• How to encourage agriculture on these parcels	• Tax incentives • Education of property owners	• New ways of taxation associated with farm status • Need education of public
		• How to provide adequate protection to farming operations from urbanization and development pressures	• Government or NGO intervention to protect the land base	• Create land trusts to hold the agricultural land (e.g., Langford)
		• How to improve access to this farmland by new farmer interest	• Link aspiring farmer to property owners	• Clearinghouse to identify lands that are available to farm • Develop a program to attract new farmers • Provide programs and extension to farmers • Apprentice to established farmers
	A.3 Use of parcels for agriculture is subjected to environmental pre-conditions	• The use of the land base is constrained adjacent to water courses • Fish bearing ditches	• Not significant	
		• A significant portion of small parcels may be restricted from agricultural production	• Not significant	
	A.4 Agricultural resources are not being maintained Farmers operating under less than ideal conditions, with more risk to production Situation challenges economic sustainability	• Surface drainage issues and concerns	• Government action required	• Development has to plan for the drainage impact on agriculture • Impact of filled areas on drainage and flood control needs to be assessed
		• High water table & flooding concerns	• Government action required	• Regional drainage system need to be rationalized so as to provide benefits to everyone • Separate pumping system required for cranberry farmers
		• Agricultural water quality concerns	• Not significant at this time	

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		<ul style="list-style-type: none"> • Poor on-farm drainage 	<ul style="list-style-type: none"> • Need for local, provincial and national government intervention 	<ul style="list-style-type: none"> • Include agricultural needs in a regional drainage scheme
		<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"> • Work with what we got 	
		<ul style="list-style-type: none"> • District road construction is using agriculturally designated land for industrial purposes • Pre-loading is deteriorating soils and drainage • There are no requirements for rehabilitation 	<ul style="list-style-type: none"> • Need for local government intervention 	<ul style="list-style-type: none"> • Implement a Code of Conduct to be established on farm lands and enforced
	<p>A.5 Individual municipalities are making independent agricultural land use decisions</p>	<ul style="list-style-type: none"> • Top quality land being lost in other municipalities • Best quality land in Maple Ridge being lost • No way to ensure that the best land in the region is preserved for agriculture • Differing development processes in neighbouring municipalities, not favourable to farming in Maple Ridge 	<ul style="list-style-type: none"> • There needs to be a regional strategy for agriculture in the Lower Mainland 	<ul style="list-style-type: none"> • There needs to be a regional commitment to protect all agricultural land or a strategy to protect the best agricultural lands. • There needs to be a commitment to keep agriculture in Maple Ridge

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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 in the agricultural industry (e.g., Ontario) 	<ul style="list-style-type: none"> • Need for government lead incentives at all three levels 	<ul style="list-style-type: none"> • Streamline local regulations to reduce barriers • Provide breaks on water and tax rates •
		<ul style="list-style-type: none"> • Lack of knowledge about farming 	<ul style="list-style-type: none"> • Promote local agriculture and food products 	<ul style="list-style-type: none"> • Create local brands • Promote 100 mile diet
		<ul style="list-style-type: none"> • Lack of a convenient source of information about local farming practices 		
		<ul style="list-style-type: none"> • Barriers to agricultural land use • Agriculture-residential conflicts 	<ul style="list-style-type: none"> • Need for local government action 	<ul style="list-style-type: none"> • Streamline regulations
		<ul style="list-style-type: none"> • Fragmentation of the agricultural area 		
		<ul style="list-style-type: none"> • Property maintenance 		<ul style="list-style-type: none"> • Use taxes as an incentive to encourage better use of agricultural land
	B.2 Farmland going out of production	<ul style="list-style-type: none"> • Farming perceived to be unsustainable 	<ul style="list-style-type: none"> • Diversity in farming can address this 	
		<ul style="list-style-type: none"> • Farming under pressure from adjacent residential growth 		
		<ul style="list-style-type: none"> • Market channels weak 	<ul style="list-style-type: none"> • Develop local marketing channels 	<ul style="list-style-type: none"> • Increase direct marketing - on farm sales • Look at coop arrangements for joint local marketing channels • Create local brands to increase local awareness • Promote 100 mile diet
		<ul style="list-style-type: none"> • Lack of local produce and meat processing • Lack of knowledge about 	<ul style="list-style-type: none"> • Develop local value added capacity 	<ul style="list-style-type: none"> • Process higher end foods • Explore micro processing opportunities (e.g., mobile processor)

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		processing		• Deliver producer education
		• Food safety		
		• Degraded resources		
		• Aging farm operators • Current farmers retiring	• Attract new and aspiring farmers	
C. Public education and awareness about agriculture	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"> • Make a greater effort to communicate with the consumer • Create more events in which to interact 	<ul style="list-style-type: none"> • Increase local branding • Have an annual agricultural fair with more involvement from Provincial government • Have a local newspaper column highlighting agriculture (lobby Province for funding) • Improve agricultural education in schools • Include highlights of agriculture on District website • Hold a Taste of Maple Ridge on a regular basis
D. Regulatory constraints towards agriculture	Municipal regulations unnecessarily restrictive towards agriculture	<ul style="list-style-type: none"> • Farming options prevented • Use of land affected • Overly restrictive setbacks reduce land available for farming 	• Harmonize OCP land use restrictions to OCP zoning designations to allow farming to take place	<ul style="list-style-type: none"> • Review and adopt agricultural best management practices • Create buffers to lessen impact of setbacks
E. Rural –urban conflicts in agricultural areas	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"> • Better communication with neighbours and public • Establish a Farmer’s Institute to represent farmers 	<ul style="list-style-type: none"> • Review agricultural plan to protect against interference by creating buffers • Review the development permit process regarding properties adjacent to farmlands • Public education about agricultural interfaces • Develop signage or designated farmland • Establish a Farmer’s Institute

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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"> • Better communication with neighbours and public 	<ul style="list-style-type: none"> • Public education • Signage • Buffer agricultural lands from public spaces
	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 agricultural lands 	<ul style="list-style-type: none"> • Better communication with neighbours and public 	<ul style="list-style-type: none"> • Signage • Education programs (Priority #4)
		<ul style="list-style-type: none"> • Theft • Vandalism 	<ul style="list-style-type: none"> • Better Enforcement 	
H. Agricultural services businesses	Almost all have left because the critical mass of agricultural activity has declined <ul style="list-style-type: none"> • Vanderwall is OK • Consumers coop now with Otter Coop 	<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 • Inter-provincial regulation • Weather forecasting does not reflect local conditions 	<ul style="list-style-type: none"> • Develop services and inputs procurement system using the Internet 	<ul style="list-style-type: none"> • Telephone and internet shopping • Access to Langley and Pitt Meadows is easy • Library can give courses • Develop an information system to permit bartering of supplies • Develop a website for inputs supply and demand
I. Agricultural Transportation	No agricultural transportation plan	<ul style="list-style-type: none"> • Access to new routes • Access along existing routes 	<ul style="list-style-type: none"> • Not an issue generally 	<ul style="list-style-type: none"> • Localized problem along Abernethy Connector • Could use improved signage
J. Pursuing food security objectives	Provinces and communities are creating and adopting food charters A critical component of food charters is a local	<ul style="list-style-type: none"> • Local agriculture is required to promote a local food production system 	<ul style="list-style-type: none"> • Requires action by all levels of government 	<ul style="list-style-type: none"> • Ask province and federal governments to modify regulations to better reflect local food system risks
		<ul style="list-style-type: none"> • Resiliency components are required to promote food security 	<ul style="list-style-type: none"> • Develop diversity in Maple Ridge agriculture • Producers cooperate 	<ul style="list-style-type: none"> • Educate consumers about the 100 mile diet, buying local • Work together in supplying products, possibly on a website • Work together in selling of local produce

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	food production system			
K. Improving local handling, distribution and marketing systems	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"> • Obtain support for developing an local food distribution and marketing system 	<ul style="list-style-type: none"> • Network needed for bringing growers and processors together • Farmers marketing as a group
L. Support services for a local food production system	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 may be too small to support suppliers 	<ul style="list-style-type: none"> • Use support services in adjacent municipalities 	<ul style="list-style-type: none"> • Need a place of connection • Internet program and knowledge network • Agricultural Committee to sponsor 2 workshops per year • Establish a Maple Ridge farmers association for seminars
M. General agricultural knowledge among small lot farmers	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"> • Assist farmers to obtain knowledge 	<ul style="list-style-type: none"> • Develop a magazine for all farmers • Focus on small farmers • Need another marketing channel in addition to Farmers' Market
N. Wildlife Depredation	Crop losses caused by wildlife	<ul style="list-style-type: none"> • Bear damage to blueberries • Deer damage • Permitted wildlife controls conflicts with farmer's Right to Farm 	<ul style="list-style-type: none"> • Work with wildlife agencies to meet agricultural needs 	<ul style="list-style-type: none"> • Shooting of problem animals • Removal of problem animals • Wildlife population control
O. Competition from across the border	Local governments do not procure locally	<ul style="list-style-type: none"> • Local produce should be favoured in local markets 	<ul style="list-style-type: none"> • Coordinated multi-level government commitment to supporting the local food system 	<ul style="list-style-type: none"> • Local marketing by government • Public education and awareness • Add to the content of a new website • Ask assistance from other levels of government