

The District of Salmon Arm¹ Agricultural Area Plan Summary

City of Salmon Arm Statistics²:

Population (2006)	16,012
Jurisdictional Area:	
City	18,877 ha
Plan Study Area	~ 7,800 ha
ALR in Study Area	~ 5,900 ha
Total Area Farmed (2006)	4,171 ha
% of Farmland:	22%
Number of Farms (reporting) (2006)	181
ALR (City)	6,148

Date of Document: June 2004

Title: *District of Salmon Arm Agricultural Area Plan*

Length: 42 pages

Prepared by: True Consulting Group

Adoption Status:

- Approved in principle by council resolution on June 28, 2004. (Councillor Flynn opposed). Recommended that council draft an amendment to the OCP to make reference to the AAP².
- The City of Salmon Arm is currently in its final stages of drafting a new OCP; further inclusion of the AAP is possible.

Related documents:

- District of Salmon Arm Agricultural Area Plan Background Report
 - This report is divided into the following sections:
 - I. Introduction
 - Contains both the context and process of the Agricultural Area Plan.
 - II. Regional Context
 - Outlines the history of agriculture in the area, as well as provides a profile of the region.
 - III. Legislative & Policy Context
 - Outlines and describes local, regional, provincial, federal, and global policies and organizations, and how they relate to agriculture in Salmon Arm.

¹ The District of Salmon Arm became the City of Salmon Arm on May 15, 2005.

² City of Salmon Arm Agricultural Overview. 2009. Province of British Columbia. Ministry of Agriculture and Lands. <http://www.agf.gov.bc.ca/resmgmt/sf/Publications.htm#agstats>. Retrieved June 8, 2010.

IV. Agricultural Economy

- Provides an economic profile of the area, including types of farms, parcelization, individual land/farm management practices, financial analysis, spin-off benefits

I. Maps

- The document contains numerous maps, including study area, Canada Land Inventory Agriculture Capability Classification, primary land use within the ALR, planning areas, and primary agricultural land use activities.

Purpose Statement:

- No specific “purpose” statement, each section of the report describes an issue and specific objectives.

Highlights:

- *No descriptive section in the document.*

Outlined Issues:

NOTE: Each section of the Salmon Arm AAP names and briefly describes an agricultural issue, provides a brief objective, as well as an in depth discussion (containing background information, history, as well as current and future policies), and a list of recommendations. Included here is a summary of the issues and objectives, with brief descriptions as necessary.

1. Rural - Urban Fringe Issues

1.1. Intensive Agricultural Activities.

Issue: How to address the potential impacts on associated air quality and other environmental conditions.

- Outlines inconsistencies between municipal and provincial policy, regarding setbacks for agricultural land.

Objective: *“Minimize any conflict within Salmon Arm regarding impact on the broader community arising from the pursuit of intensive agricultural operations.”*

1.2. Agricultural Odours.

Issue: Odours caused by agricultural operations, may also include noise and dust issues.

- Discusses issues around odours, stipulates that farmers are protected by the “Right to Farm” Act. Makes suggestions to minimize conflict and create awareness of farm practices.

Objective: *“Minimize community conflicts arising from the presence of odours or other disturbances created by agricultural activities, while ensuring normal farm practices ... are not restricted.”*

1.3. Pesticide and Herbicide Application

Issue: Community concern over the application of pesticides in agricultural areas, and the potential impact on food products and the environment.

- Similar to above odour issues. Recommends for increased capitalization of new farm management practices.

Objective: *“Minimize the potential for any adverse impact on food products and environmental conditions as a result of the application of herbicides and pesticides on agricultural lands”.*

1.4. Rural-Urban Buffering

Issue: The need for establishing adequate buffering at the interface between farming operations and urban development.

- Outlines & discusses current policy (mostly provincial) regarding agricultural buffers. Outlines Salmon Arm zoning bylaw (regarding setbacks, fencing & parcel sizes). Recommends adoption of DPAs for growth areas, covenant titles, and the continuation of *“minimal creation of new urban-rural edge conditions”*.

Objective: *“Minimize adverse impacts , along those edge conditions where urban growth occurs near or adjacent to agricultural activities.”*

1.5. Traffic in Agricultural Areas

Issue: Conflict arises between farm traffic and through traffic on roads in agricultural areas.

- Recommends signage, public, limits on residential development feeder roads.

Objective: *“Optimize traffic safety and efficiency of movement in agricultural areas while minimizing the traffic impacts on agricultural activities.”*

2. Fish & Wildlife Issues

2.1. Fish Habitat Protection

Issue: Streams and ditches that irrigate and drain agricultural lands may also be considered fish-bearing streams.

- Discusses restrictions on farming activities due to drainage streams doubling as fish habitats. Recommends riparian improvement, funding assistance from the Environmental Farm Plan Program, and review of riparian setback regulations.

Objective: *“Reduce the impacts from agricultural operations on fish habitat, and balance the needs of the farming community with the requirements for fish habitat protection”.*

2.2. Wildlife Habitat

Issue: Agricultural lands present opportunities for wildlife, which can be harmful to crops.

- Acknowledges that wildlife management is primarily a provincial and federal responsibility. Recommends working with multiple levels of government and assisting farmers (financially) to best mitigate problems.

Objective: *“Minimize the impacts of local wildlife on agricultural activities.”*

3. Utility Issues

3.1. Irrigation

Issue: Improved irrigation will enhance agricultural capacity in Salmon Arm.

- Discusses the option of a multi-user irrigation system. Many farmers are historically willing to partially fund additional irrigation. Provides history and examples of crop loss due to drought and poor growing season conditions. Recommends opportunities for infrastructure funding, and the exploration of groundwater supply studies.

Objective: *“Explore opportunities for improved irrigation, to ensure greater capacity of production; provide for a broader range of crops; and, improve dependability of crop yields.”*

3.2. Sanitary Sewer

Issue: Liquid Waste Management Planning will enhance agriculture.

- Explores ideas of using wastewater for irrigation. Recommends further public education.

Objective: *“Enhance agricultural opportunities consistent with the objectives of the District of Salmon Arm Liquid Waste Management Plan.”*

4. Recreation Issues

4.1. Linear Parks in Agricultural Areas

Issue: Park users traversing agricultural areas can create conflict between the two interests.

- Recommends that the District [City] ensure signage is in place, and notify farmers to accommodate community planned activities.

Objective: *“Optimize linear park opportunities that traverse both the urban and rural parts of the community, while addressing public safety issues and minimizing any disruptive impact such use may have on agricultural properties and practices.”*

4.2. Commercial Recreation (Agri-Tourism)

Issue: Identify appropriate and viable opportunities for development of commercial recreation amenities.

Objective: *“Encourage development of additional commercial recreation opportunities for resident and visitor use in Salmon Arm’s agricultural areas”* to provide new revenue potential for both farmers and the community.

4. Other Issues

5.1. Farm Bylaw Implementation

Issue: Consideration of the merits and impact of implementing a Farm Bylaw.

- Discusses the Farm Bylaw provisions in the Local Government Act. Recommends future consideration of the establishment of a Farm Bylaw in Salmon Arm.

Objective: To improve overall agricultural conditions and provide clear direction within the agricultural community (with regard to operations, building and equipment requirements, and siting of stored materials).

5.2. Advocacy

Issue: The agricultural industry could benefit from effective forums for the discussion of agricultural issues.

- There is no effective and/or organized forum for the discussion of agricultural issues. Recommends the creation of an Agricultural Advisory Committee.

Objective: *“Develop opportunities for agricultural interests and issues to be discussed and be represented.”*

5.3. Agricultural Economic Enhancement

Issue: *“Changing local and global conditions place continual strain on the ability of agricultural businesses to remain adaptive, competitive and economically healthy.”*

- Acknowledges the importance of agriculture’s contribution to the local economy (as outlined in the Background Report). Suggests numerous economic initiatives to bolster the health of the agricultural economy in Salmon Arm.

Objective: *“Enhance the on-going economic health of agricultural businesses in the District of Salmon Arm, and ensure they remain an essential and integral part of the community.”*

5.4. Non-Farm Rural Development

Issue: Rural areas surrounding the city are attractive for non-farm development.

- Points out that subdivision of rural lands is in contravention of the UGB. Discusses possible development policies within agricultural areas.

Objective: *“Minimize the impact of non-farm rural development on agricultural lands.”*

5.5. Agricultural Land Commission Delegation

Issue: The ALC has legislative authority to delegate limited decision making authority to local government.

- Suggests that decision making regarding ALR should stay with the ALC.

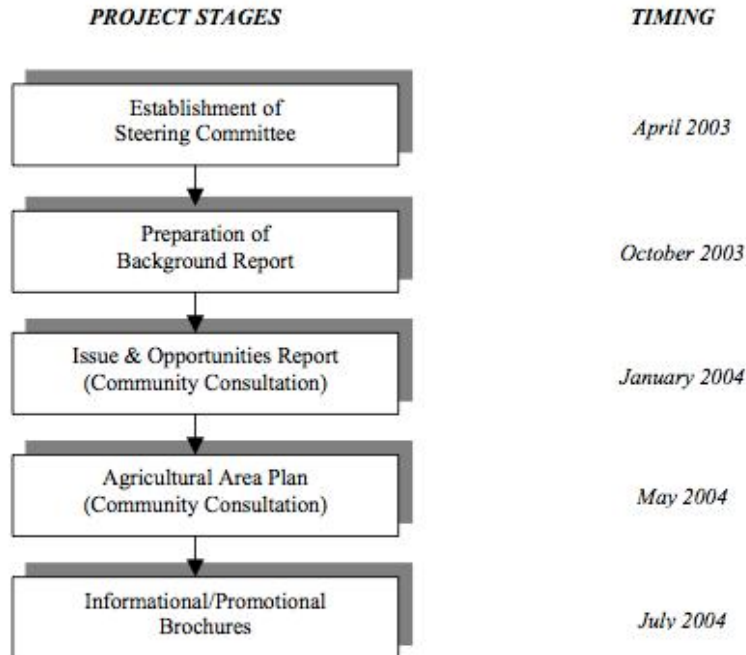
Objective: *“Consider the potential role of the ALC Delegation Agreement in relation to the District of Salmon Arm Agricultural Plan.”*

Objectives & Desired Outcomes:

- See above.

Development Process/Timeline:

1.2 Planning Process



City of Salmon Arm OCP Supporting Statements:

- None. The *District of Salmon Arm OCP (2002)* predates the Agricultural Area Plan; the only direct mention is an “Implementation Action” to consider the development of an Agricultural Area Plan.
- Section 4 (Page 30), titled “Rural and Agricultural”, in the *District of Salmon Arm OCP (2002)* deals with the city’s agricultural policies (30).
- These policies support the continuance of agriculture and discourage subdivision of agricultural lands.
- These policies are not explicit nor specific in nature; no policies addressing common AAP subjects are breached (ie economic development, irrigation/drainage, traffic, buffering, etc).
- The *Agricultural Area Plan Background Report* contains an excellent summary of these policies.
- Salmon Arm has an “urban containment boundary” in place, which closely follows the boundaries of ALR land (10)

AAC Status:

- It appears as though the Steering Committee is no longer active, since the completion of the AAP. “Agricultural Advisory Committee” Searches on the City’s website returned no current/recent hits.

AAP References to Agricultural Land Commission Act:

- Suggests that an AAC can function as a referral agency on applications under the *Agricultural Land Commission Act* (30).
- Agri-tourism accomodations that are allowed as per the *Act* (26)

References to the Right to Farm (Farm Practices Protection) Act:

- As described in 1.2 - Agricultural Odours.

References to Water Rights (Canada Water Act, BC Water Act):

- None.