
THE CORPORATION OF THE DISTRICT OF KENT

BYLAW NO. 1508

"A bylaw to adopt an Official Community Plan"

WHEREAS the Council of the Corporation of the District of Kent has deemed it advisable to adopt an Official Community Plan for the District pursuant to Section 876 of the *Local Government Act*, R.S.B.C. 1996 and amendments thereto;

AND WHEREAS the Council of the Corporation of the District of Kent has undertaken a review of the Official Community Plan by retaining professional planning consultants from Urban Systems to prepare a new Official Community Plan Bylaw;

AND WHEREAS the Council of the Corporation of the District of Kent has adopted a public consultation and referral process in accordance with the *Local Government Act*, Sections 879 and 881;

NOW THEREFORE the Council of the Corporation of the District of Kent in open meeting assembled enacts as follows:

- I. That the document entitled, "District of Kent Official Community Plan", and its associated maps, schedules, tables and figures, all attached as Appendix 'A' to this bylaw and made a part of this bylaw, is hereby designated as the Official Community Plan for the entirety of the area within the District of Kent, as depicted on Schedule B of the Official Community Plan;
- II. That the Official Community Plan for the Corporation of the District of Kent, Bylaw No. 1207, 2001 and all amendments thereto are hereby repealed;
- III. If any schedule, section, subsection, sentence, clause or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Bylaw;
- IV. That this Bylaw may be cited for all purposes as the "Official Community Plan Bylaw No. 1508, 2014".

READ A FIRST TIME this 12th day of May 2014.

READ A SECOND TIME this 12th day of May 2014.

REFERRED TO THE AGRICULTURAL LAND COMMISSION this 15th day of May 2014.

CONSIDERED IN CONJUNCTION WITH THE WASTER MANAGEMENT PLAN UNDER SECTION 882 OF THE *LOCAL GOVERNMENT ACT* this 4th day of June, 2014.

CONSIDERED IN CONJUNCTION WITH THE DISTRICT OF KENT FINANCIAL PLAN UNDER SECTION 882 OF THE *LOCAL GOVERNMENT ACT* this 10th day of June, 2014.

A PUBLIC HEARING WAS HELD on the 24th day of June 2014.

RESCINDED SECOND READING this 21st day of July 2014.

READ A SECOND TIME this 21st day of July 2014.

READ A THIRD TIME this 21st day of July 2014.

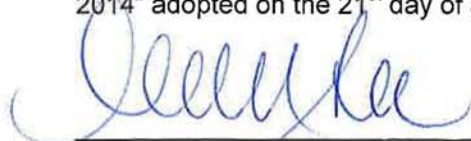
FINALLY PASSED AND ADOPTED the 21st day of July 2014.

CERTIFIED CORRECT:


John Van Laerhoven, Mayor


Wallace Mah, Chief Administrative Officer

CERTIFIED A TRUE & CORRECT COPY
of "Official Community Plan Bylaw No. 1508,
2014" adopted on the 21st day of July 2014.

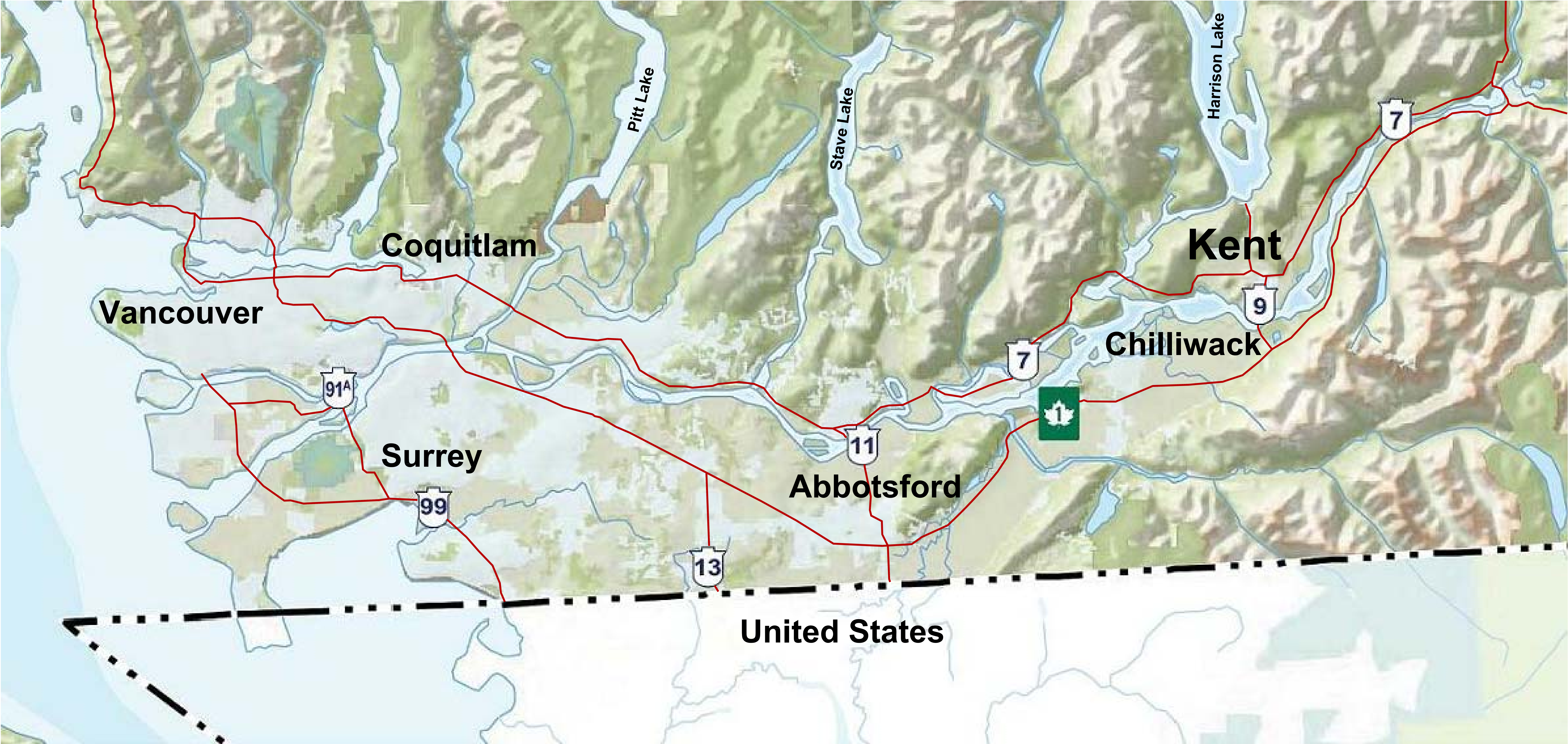

Clair Lee, Director of Corporate Services

REGIONAL CONTEXT

LEGEND:

MAJOR HIGHWAYS

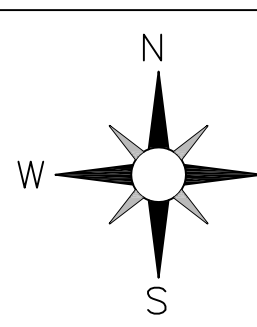
Source: BC Wall Map, Province of British Columbia, 2011



OFFICIAL COMMUNITY PLAN
AMENDMENTS:
None

DISTRICT OF KENT
7170 CHEAM AVENUE
P.O. BOX 70
AGASSIZ, BC CANADA V0M 1A0
PHONE: (604)796-2235
FAX: (604)796-9854
WEBSITE: www.district.kent.bc.ca

DATE: APR/28/2014	SCALE: AS SHOWN
DRAWN BY: H.L.	CHECKED BY: D.K.

	DRAWING NUMBER: Map 1
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LOCATION MAP

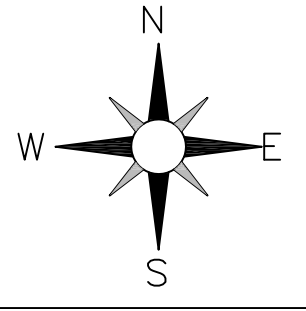
- LEGEND:
- MUNICIPAL JURISDICTION
 - FIRST NATION RESERVE
 - PROVINCIAL HIGHWAY
 - MUNICIPAL / ELECTORAL BOUNDARY
 - LOT LINES
 - RIVER, CREEKS, DITCHES

OFFICIAL COMMUNITY PLAN
AMENDMENTS:
None

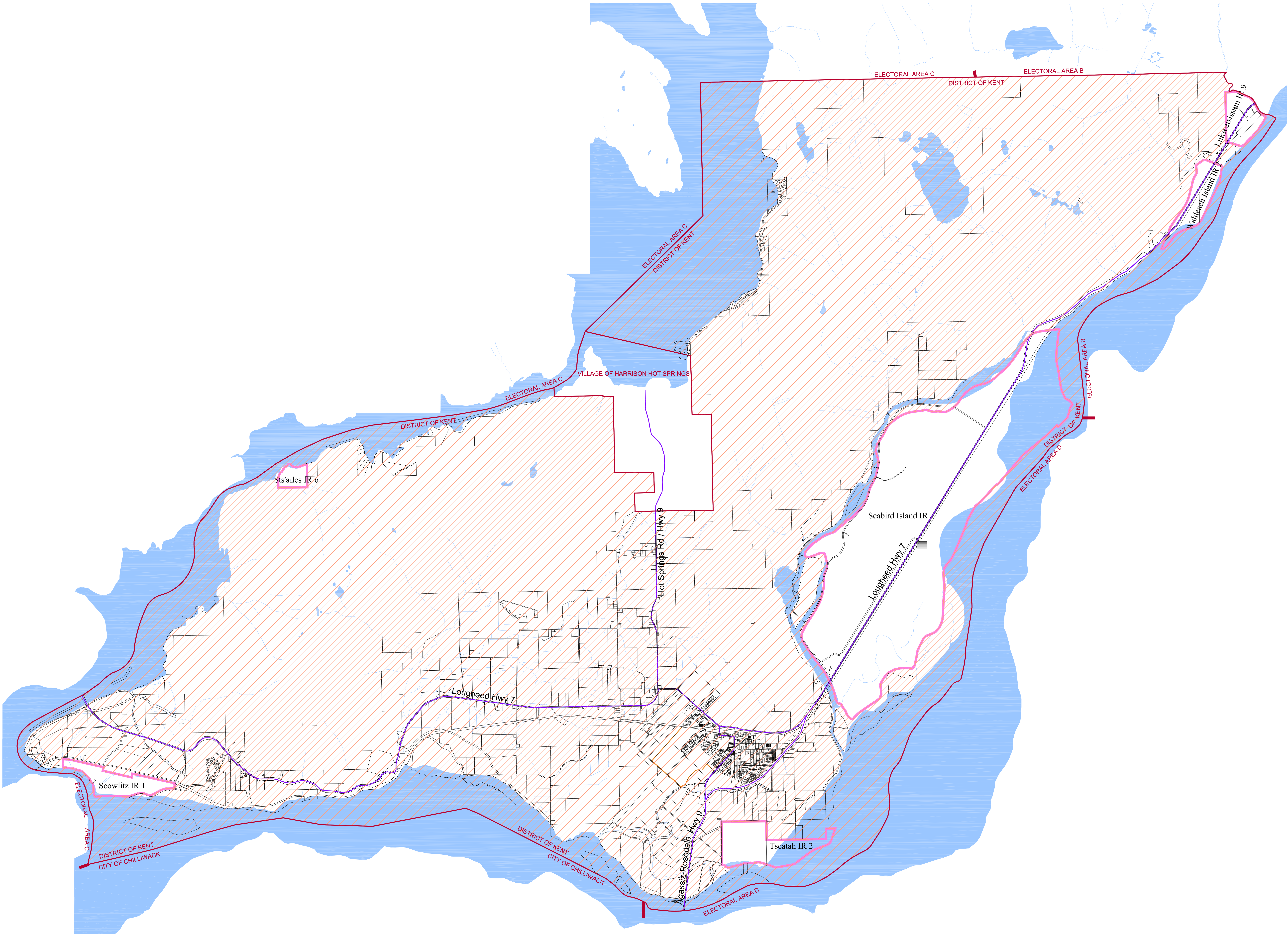


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Map 2



DISTRICT OF KENT
OFFICIAL COMMUNITY PLAN
AGRICULTURAL LAND
RESERVE

- LEGEND:
- AGRICULTURAL LAND RESERVE
 - FIRST NATION RESERVE
 - PROVINCIAL HIGHWAY
 - MUNICIPAL / ELECTORAL BOUNDARY
 - LOT LINES
 - RIVER, CREEKS, DITCHES

Source: Agricultural Land Reserve Commission

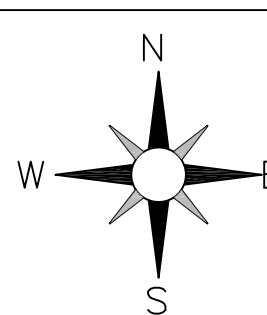
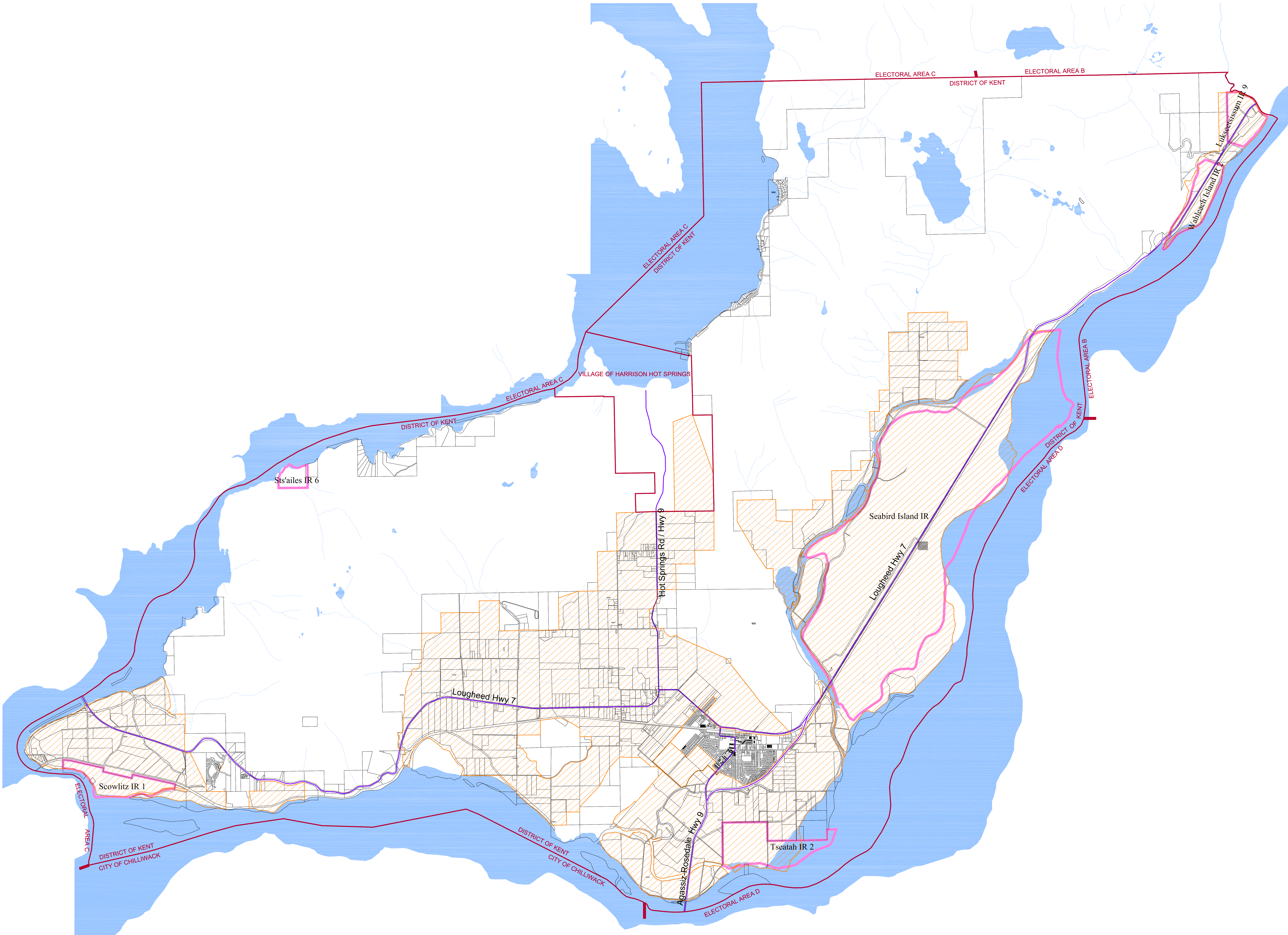
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AMENDMENTS:
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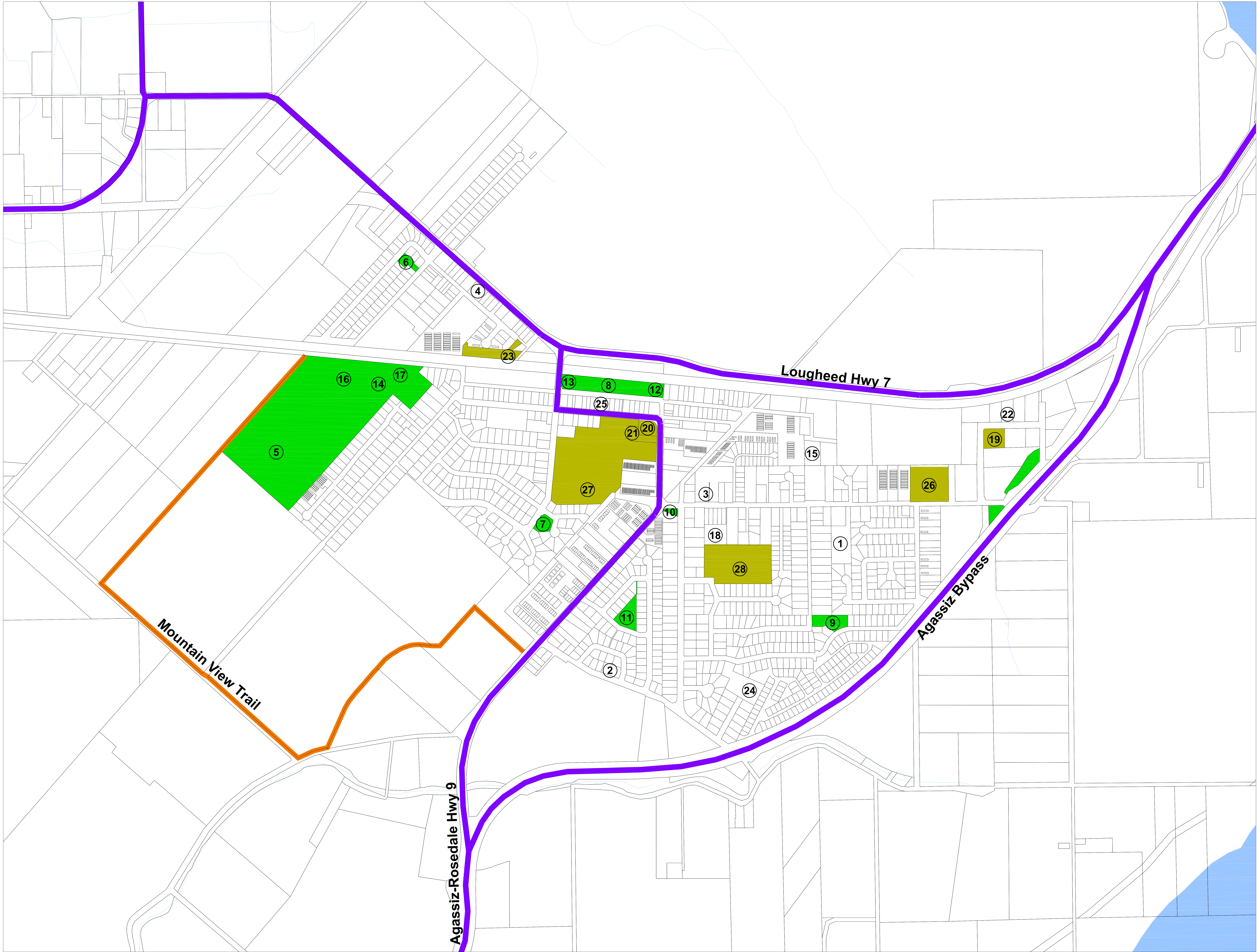
DISTRICT OF
KENT
AGASSIZ

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DISTRICT OF KENT
OFFICIAL COMMUNITY PLAN

**EXISTING PARKS, TRAILS,
RECREATION & PUBLIC USE IN
THE AGASSIZ TOWNSITE**

- LEGEND:
- PARK
 - PUBLIC USE
 - TRAIL
 - PROVINCIAL HIGHWAY
 - LOT LINES
 - RIVER, CREEKS, DITCHES

- Churches**
- ① Agassiz Christian Reformed Church
 - ② Congregation of Jehovah's Witness
 - ③ Roman Catholic Archbishop of Vancouver
 - ④ Synod of the Diocese of New Westminster
- Parks**
- ⑤ Centennial Park (Agassiz Fair Grounds)
 - ⑥ Dr. McCaffrey Park
 - ⑦ Evergreen Park
 - ⑧ Pioneer Park
 - ⑨ Schep Park
 - ⑩ Vimy Park (Cenotaph)
 - ⑪ Westlin Park
- Public Use**
- ⑫ Aberdeen Centre
 - ⑬ Agassiz Harrison Museum
 - ⑭ Agricultural Hall
 - ⑮ Community Garden
 - ⑯ Community Recreation & Cultural Centre
 - ⑰ Ferny Coombe Pool
 - ⑱ Friendship Centre
 - ⑲ Kent Firehall
 - ⑳ Kent Municipal Hall
 - ㉑ Kent Public Library
 - ㉒ Recycling and Bottle Depot
 - ㉓ Public Works Yard
 - ㉔ Seniors Housing
 - ㉕ Youth Centre
- Schools**
- ㉖ Agassiz Christian School
 - ㉗ Agassiz Secondary School
 - ㉘ Kent Elementary School

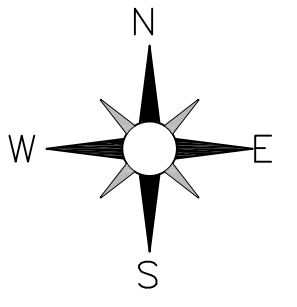
OFFICIAL COMMUNITY PLAN
AMENDMENTS:
None



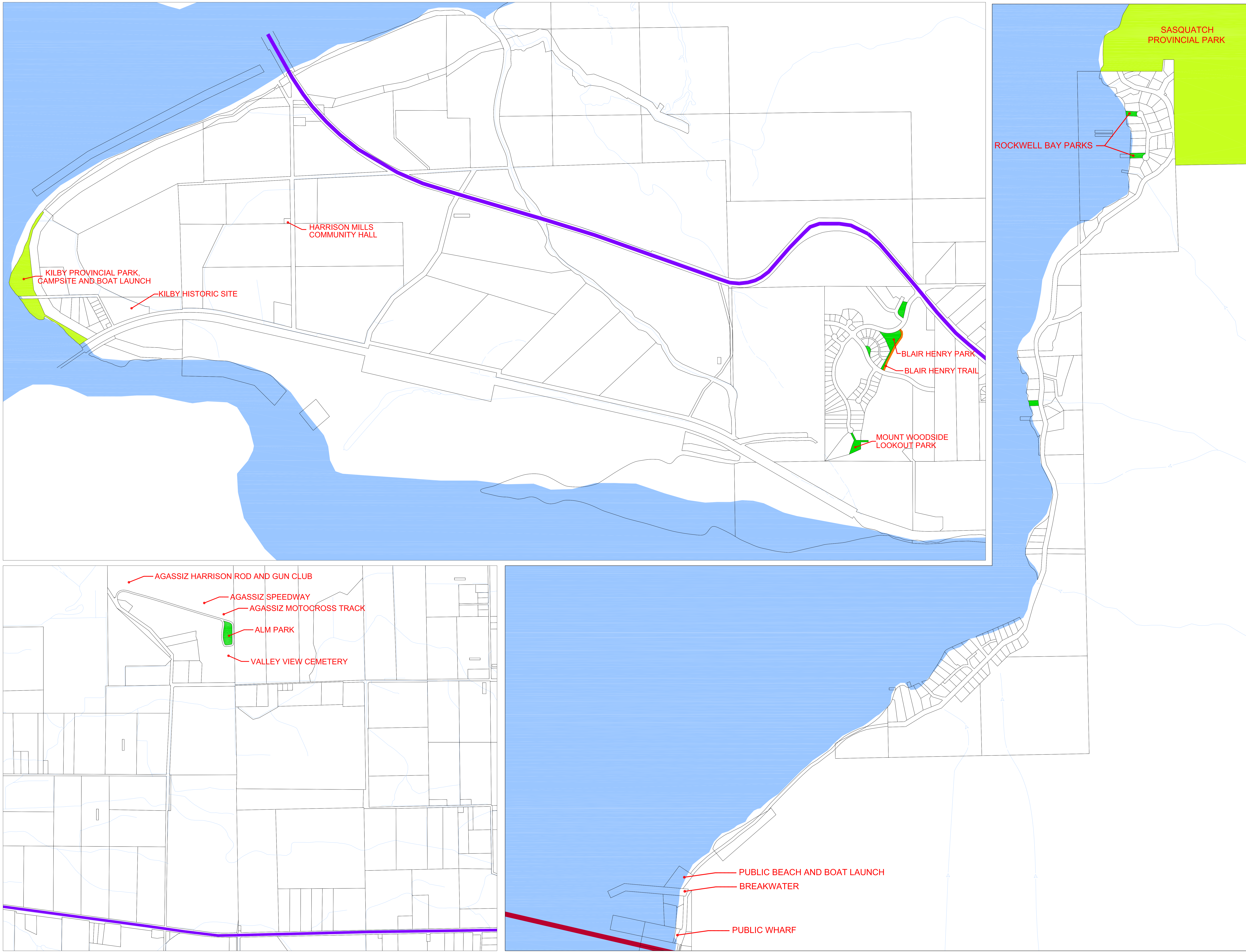
7170 CHEAM AVENUE
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DRAWING NUMBER:	



Map 4



DISTRICT OF KENT
OFFICIAL COMMUNITY PLAN
EXISTING PARKS, TRAILS
RECREATION & PUBLIC USE
OUTSIDE OF THE AGASSIZ
TOWNSITE

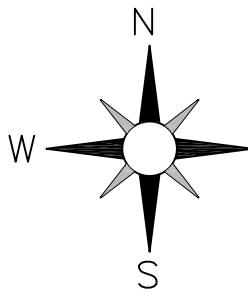
- LEGEND:
- PARK
 - PROVINCIAL PARK
 - TRAIL
 - PROVINCIAL HIGHWAY
 - LOT LINES
 - RIVER, CREEKS, DITCHES

OFFICIAL COMMUNITY PLAN
AMENDMENTS:
None



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Map 5

DISTRICT OF KENT
OFFICIAL COMMUNITY PLAN
**DYKE SYSTEM TRAIL
ROUTE**

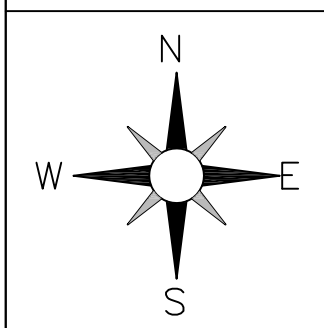
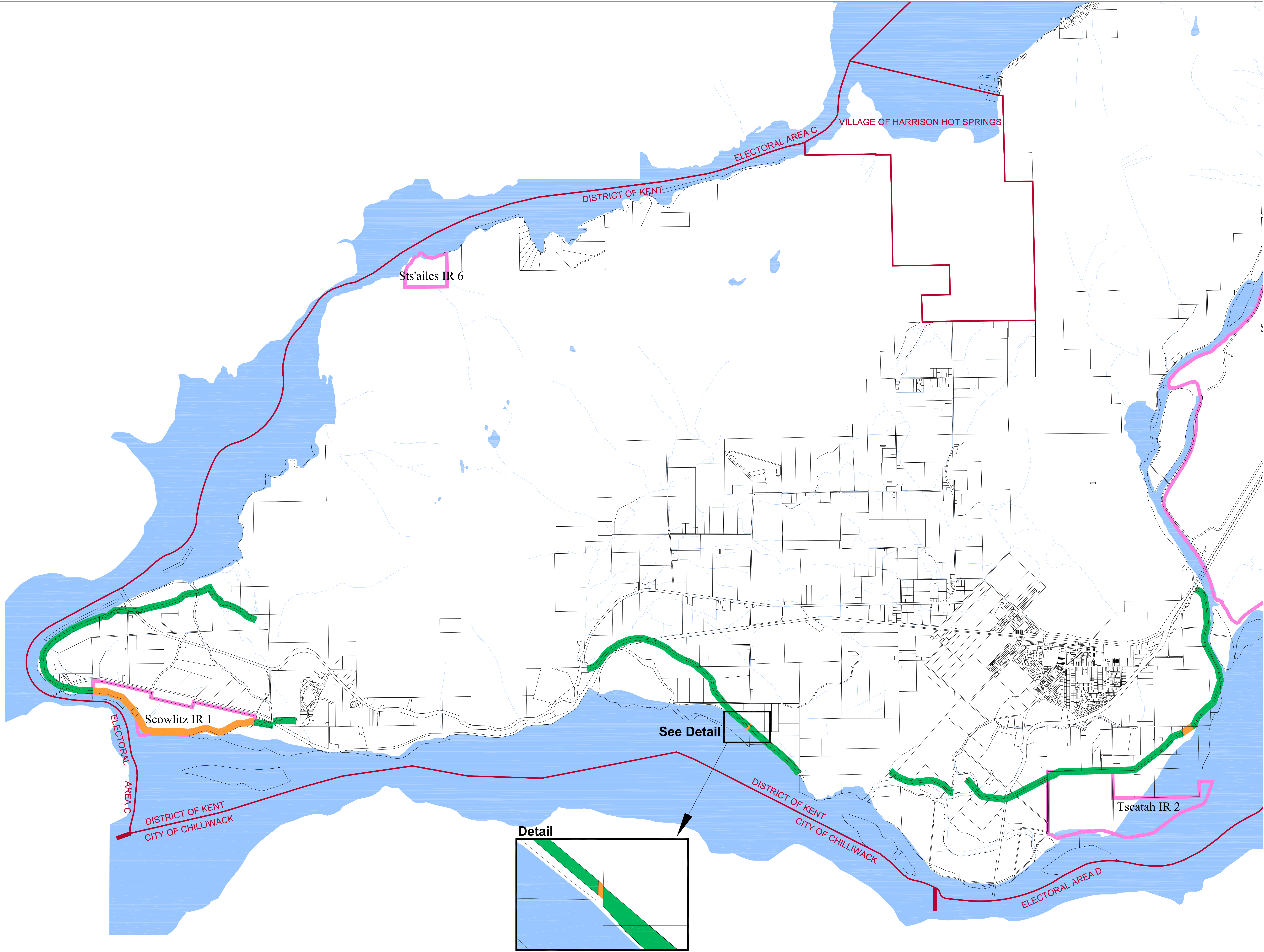
- LEGEND:
- EXISTING DYKE TRAIL
 - PROPOSED DYKE TRAIL
 - FIRST NATION RESERVE
 - MUNICIPAL / ELECTORAL BOUNDARY
 - LOT LINES
 - RIVER, CREEKS, DITCHES

OFFICIAL COMMUNITY PLAN
AMENDMENTS:
None

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DISTRICT OF KENT
OFFICIAL COMMUNITY PLAN
**GEOTECHNICAL
HAZARDS**

- LEGEND:
- Geotechnical assessment generally not required. However, most areas do require floodproofing.
 - Low to moderate probability of hazard occurrence. May require geotechnical hazard assessment for building sites and subdivision.
 - Moderate probability of hazard occurrence. Will require geotechnical hazard assessment for building sites and subdivision.
 - Steep slope / debris flow and other site specific geotechnical problems. Will require geotechnical hazard assessment for building sites and subdivision.
 - Not classified
 - DYKE
 - FIRST NATION RESERVE
 - PROVINCIAL HIGHWAY
 - MUNICIPAL / ELECTORAL BOUNDARY
 - LOT LINES
 - RIVER, CREEKS, DITCHES

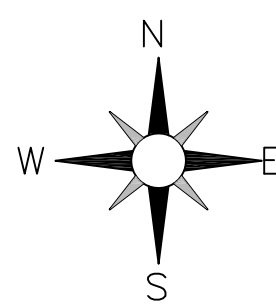
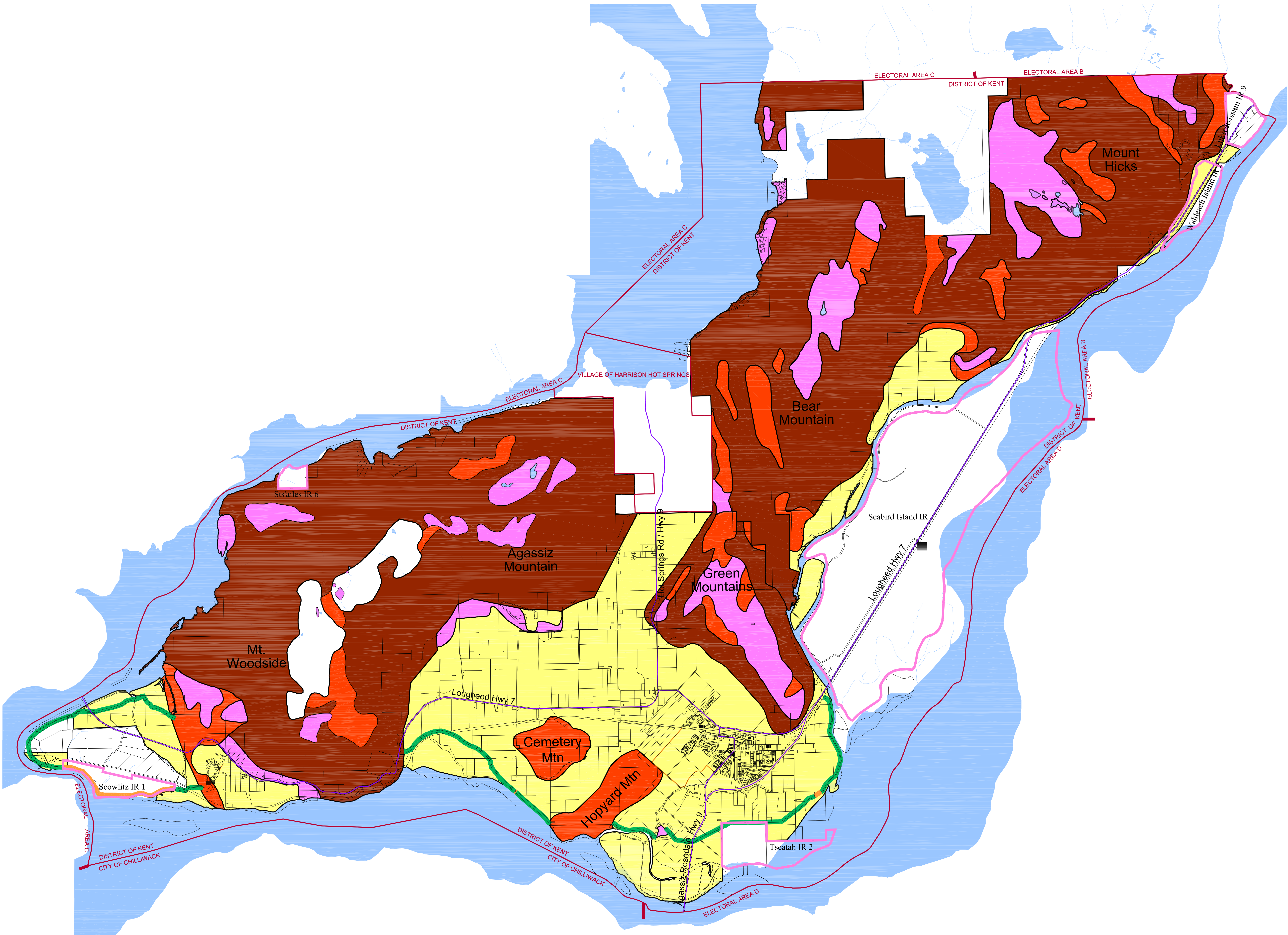
Source: Thurber Engineering, 1994

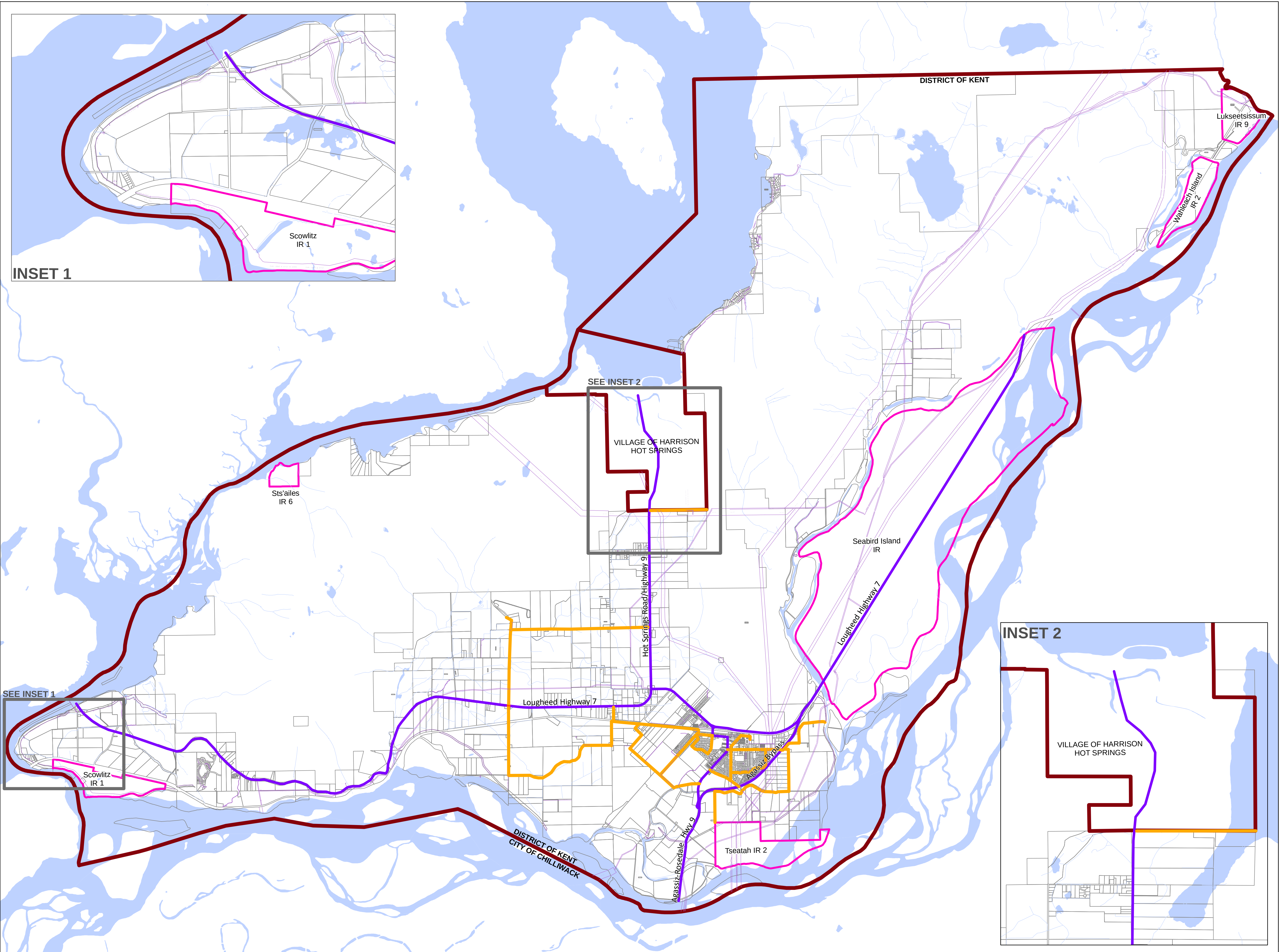
OFFICIAL COMMUNITY PLAN
AMENDMENTS:
None

 7170 CHEAM AVENUE
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**DISTRICT OF KENT
OFFICIAL COMMUNITY PLAN**

**ROAD NETWORK AND
UTILITY CORRIDORS**

LEGEND:

- Collector Road
- Future Collector Road
- Provincial Highway
- Utility Corridor
- Municipal Boundary
- First Nation Reserve
- Lot Lines
- Water Features
- Creeks

**OFFICIAL COMMUNITY PLAN
AMENDMENTS:**



7170 CHEM AVENUE
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PHONE: (604) 796-2235
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WEBSITE: www.district.kent.bc.ca

DATE: APR/30/2014

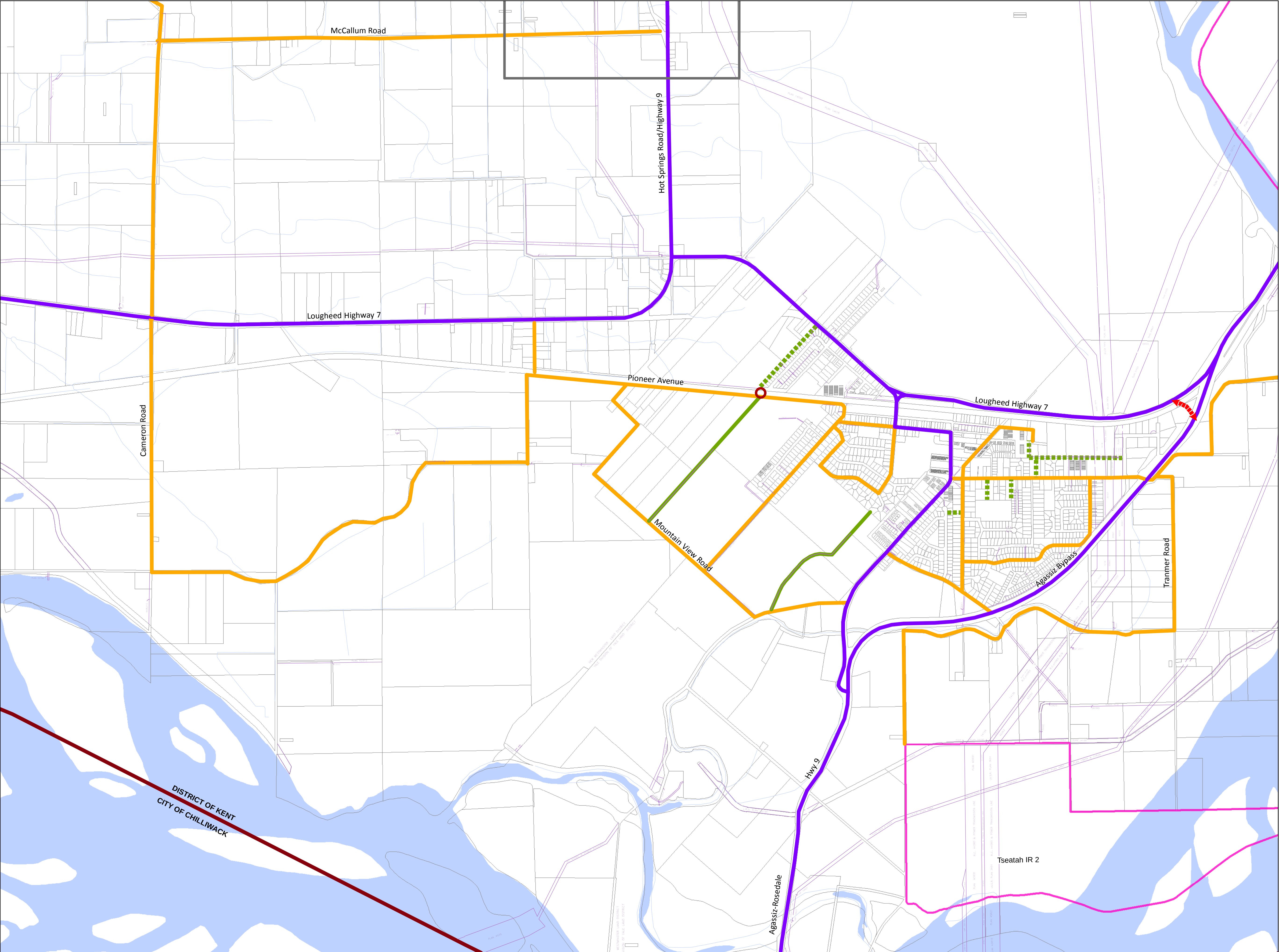
DRAWN BY: M.B.

SCALE: AS SHOWN

CHECKED BY:

DRAWING NUMBER:

Map 8



DISTRICT OF KENT
OFFICIAL COMMUNITY PLAN

ROAD NETWORK,
OFF-ROAD TRAILS AND
UTILITY CORRIDORS

LEGEND:

Future Pedestrian Railway Overpass

Collector Road

Future Collector Road

Provincial Highway

Future Provincial Highway (Long Term)

Existing Trail

Future Trail

Utility Corridor

First Nation Reserve

Municipal Boundary

Lot Lines

Water Features

Creeks

OFFICIAL COMMUNITY PLAN
AMENDMENTS:

DISTRICT OF
KENT
AGASSIZ

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PHONE: (604) 796-2235
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DATE:
APR/30/2014

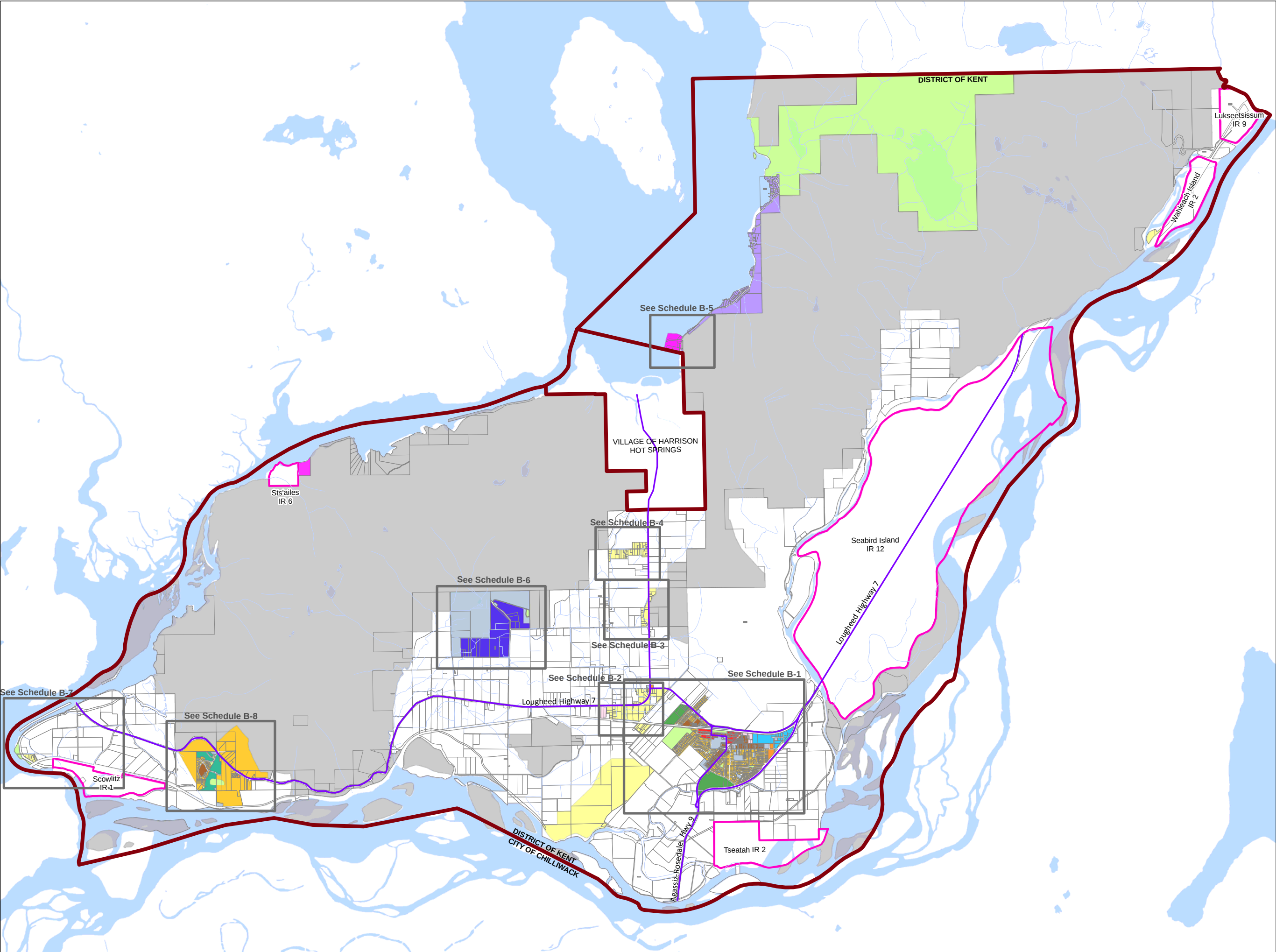
DRAWN BY:
M.B.

SCALE:
AS SHOWN

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DRAWING NUMBER:

Map 9



DISTRICT OF KENT
OFFICIAL COMMUNITY PLAN

LAND USE PLAN

LEGEND:

Commercial - Highway

Commercial - Marine

Commercial - Service

Commercial - Town Centre

Industrial - Heavy

Industrial - Light

Residential - Lake Area

Residential - Multi-Family

Residential - Reserve

Residential - Rural

Residential - Single Family

Mixed Use

Agriculture

Park, Recreation and Open Space

Institutional

Resource Management

First Nation Reserve

Municipal Boundary

Lot Lines

Water Features

Provincial Highway

Creeks

OFFICIAL COMMUNITY PLAN
AMENDMENTS:

DISTRICT OF KENT
AGASSIZ

7170 CHEM AVENUE
P.O. BOX 70
AGASSIZ, BC CANADA V0M 1A0

PHONE: (604) 796-2235
FAX: (604) 796-9854
WEBSITE: www.district.kent.bc.ca

DATE:
JUL/21/2014

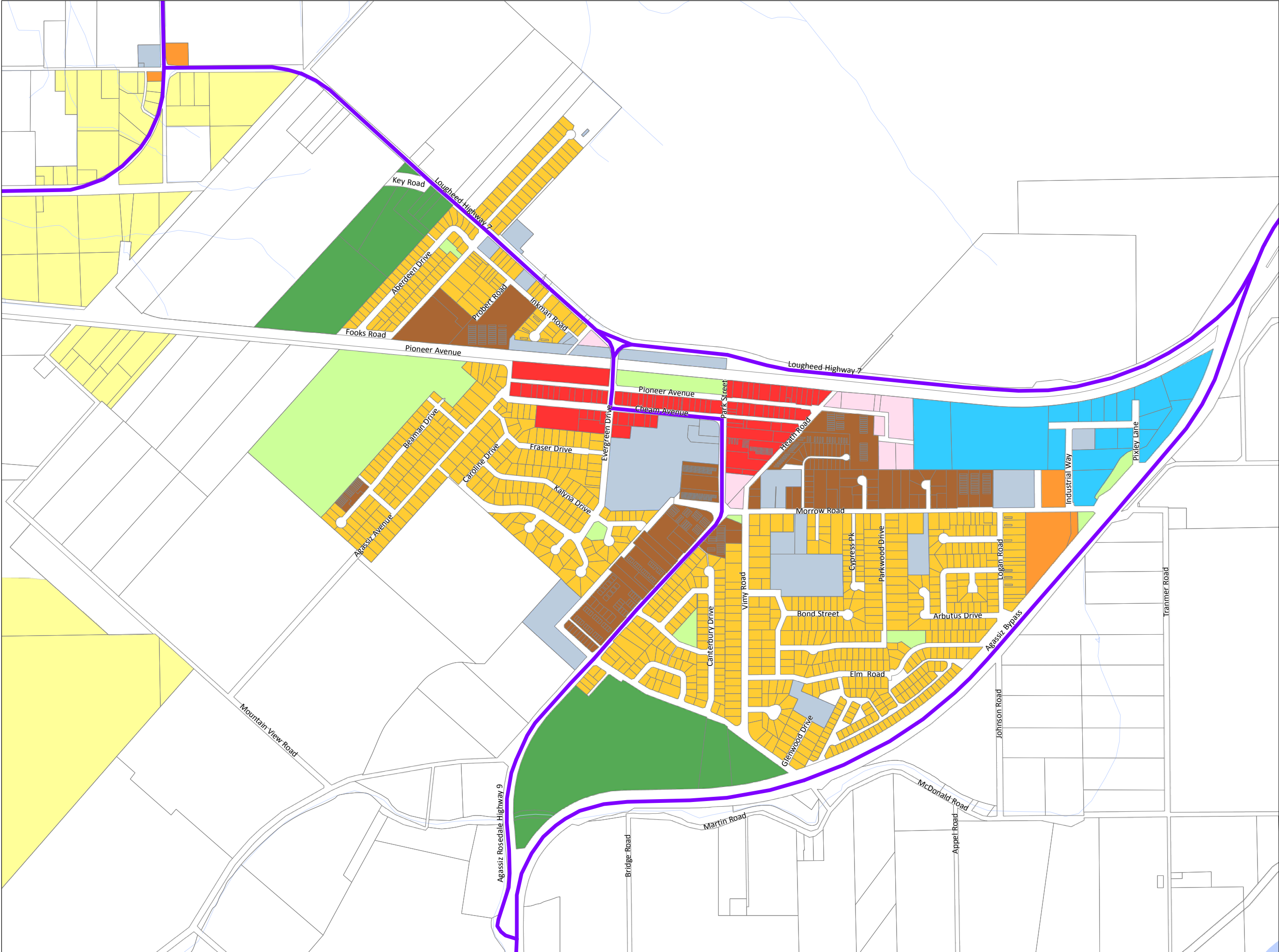
SCALE:
AS SHOWN

DRAWN BY:
M.B.

CHECKED BY:
D.K.

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DRAWING NUMBER:
Schedule B



DISTRICT OF KENT
OFFICIAL COMMUNITY PLAN

AGASSIZ
LAND USE PLAN

LEGEND:

- Commercial - Highway
- Commercial - Marine
- Commercial - Service
- Commercial - Town Centre
- Industrial - Heavy
- Industrial - Light
- Residential - Lake Area
- Residential - Multi-Family
- Residential - Reserve
- Residential - Rural
- Residential - Single Family
- Mixed Use
- Agriculture
- Park, Recreation and Open Space
- Institutional
- Resource Management
- First Nation Reserve
- Lot Lines
- Water Features
- Provincial Highway
- Creeks

OFFICIAL COMMUNITY PLAN
AMENDMENTS:

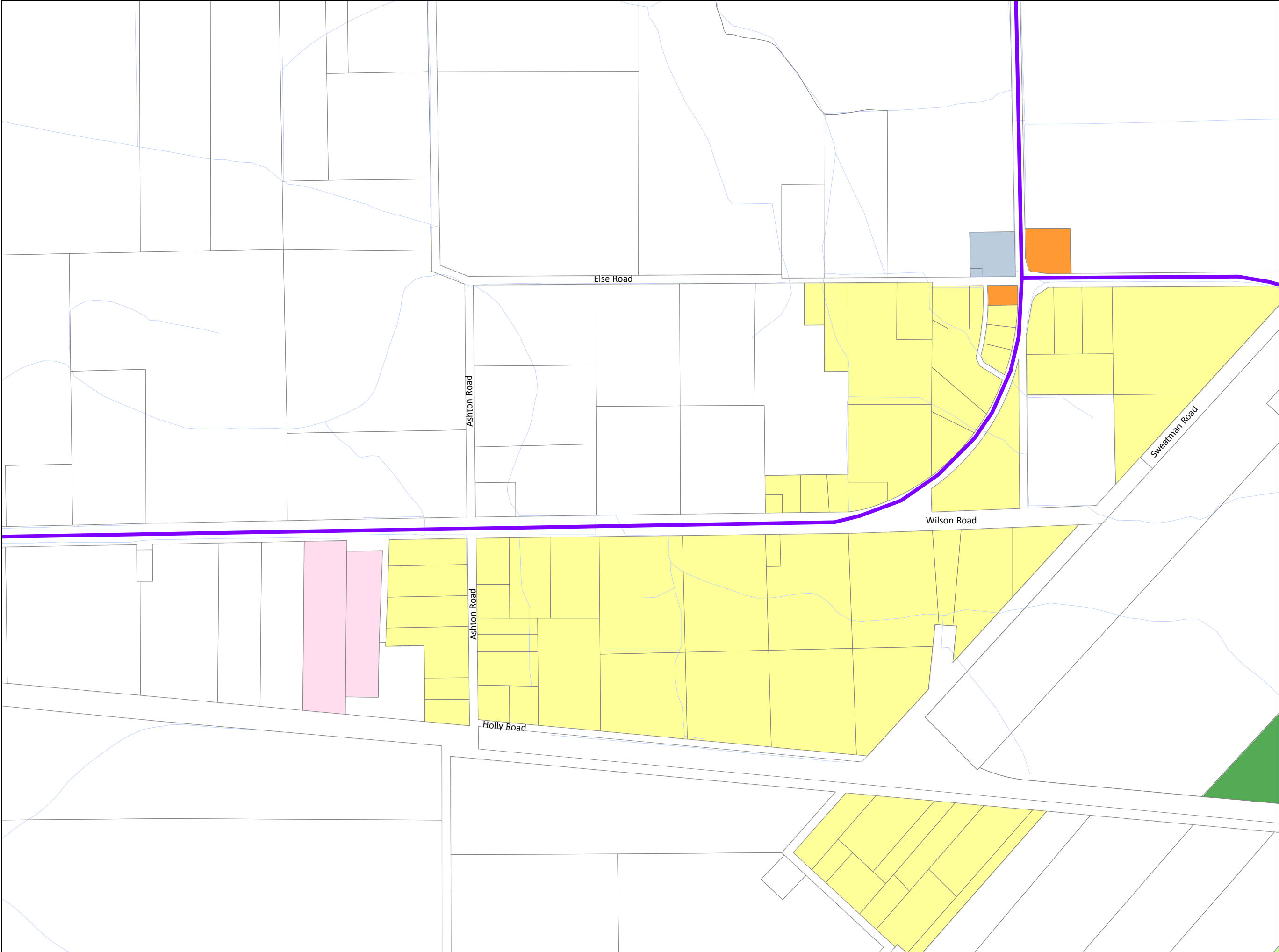


7170 CHEM AVENUE
P.O. BOX 70
AGASSIZ, BC CANADA V0M 1A0

PHONE: (604) 796-2235
FAX: (604) 796-9854
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DRAWING NUMBER: Schedule B-1	





DISTRICT OF KENT
OFFICIAL COMMUNITY PLAN

ELSE/ASHTON ROAD
LAND USE PLAN

LEGEND:

Commercial - Highway

Commercial - Marine

Commercial - Service

Commercial - Town Centre

Industrial - Heavy

Industrial - Light

Residential - Lake Area

Residential - Multi-Family

Residential - Reserve

Residential - Rural

Residential - Single Family

Mixed Use

Agriculture

Park, Recreation and Open Space

Institutional

Resource Management

First Nation Reserve

Lot Lines

Water Features

Provincial Highway

Creeks

OFFICIAL COMMUNITY PLAN
AMENDMENTS:

DISTRICT OF KENT
AGASSIZ

7170 CHEM AVENUE
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PHONE: (604) 796-2235
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WEBSITE: www.district.kent.bc.ca

DATE:
JUL/21/2014

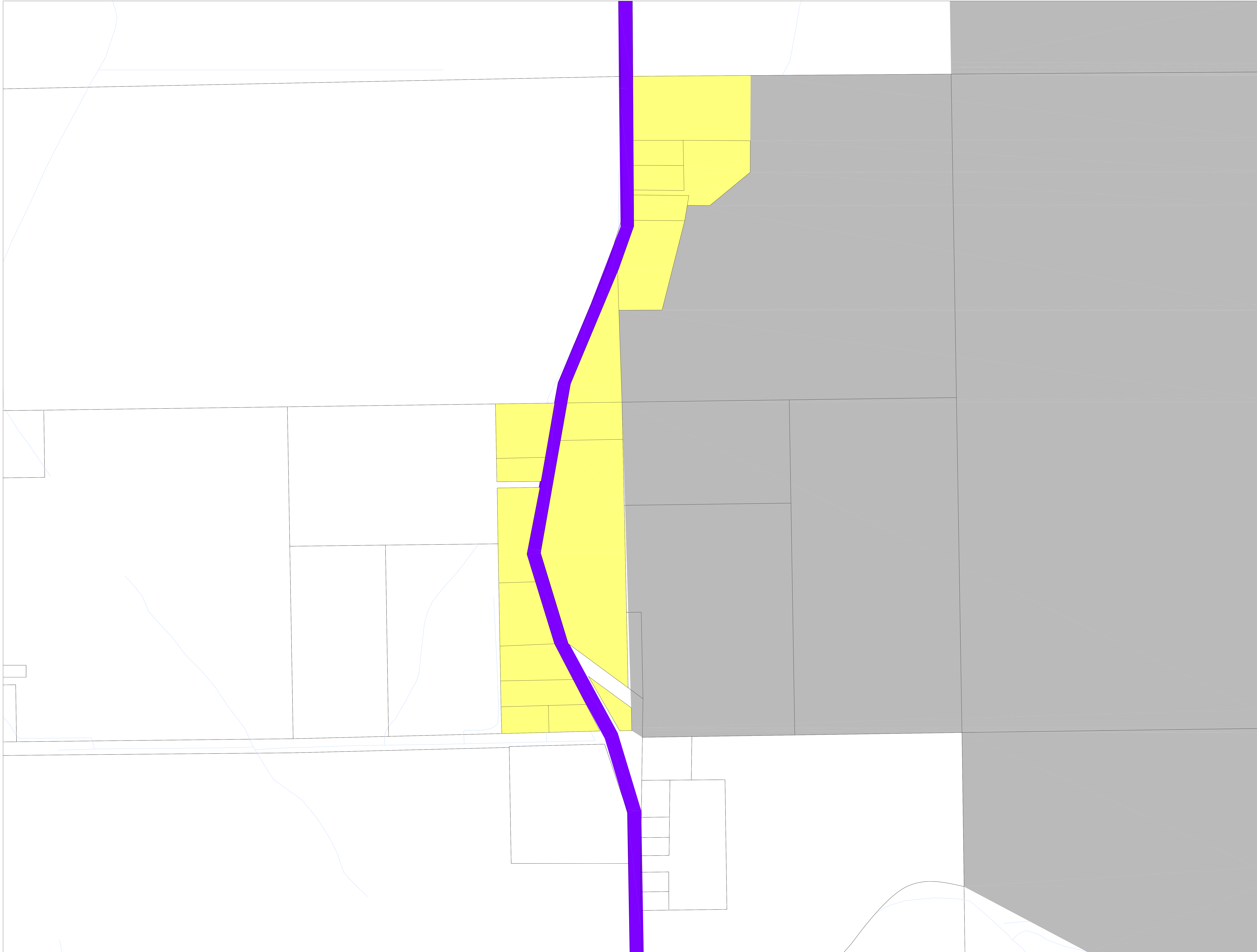
SCALE:
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M.B.

CHECKED BY:
D.K.

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DRAWING NUMBER:
Schedule B-2



LAND USE PLAN
HOT SPRINGS ROAD

LEGEND:

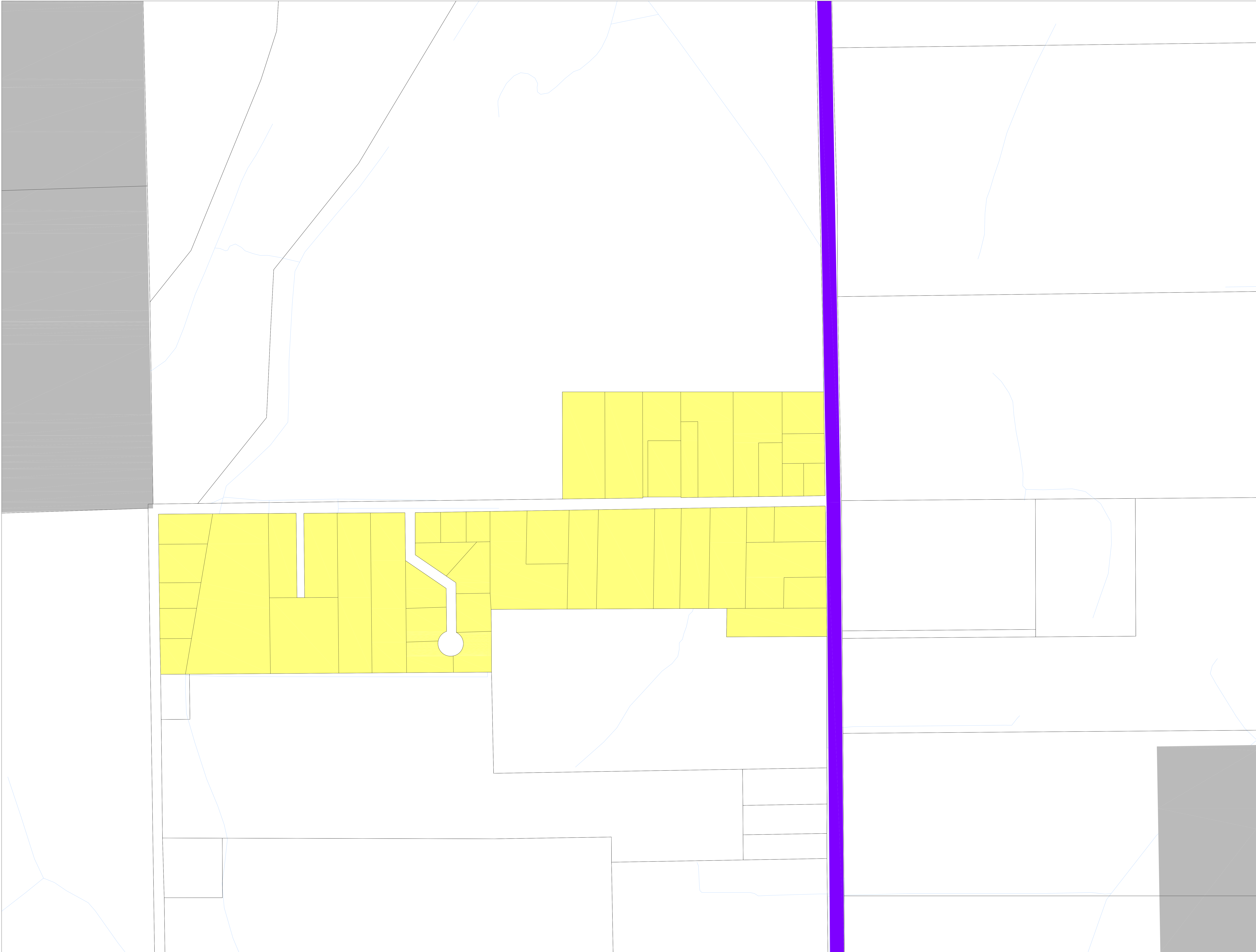
- RESIDENTIAL - RURAL
- AGRICULTURE
- RESOURCE MANAGEMENT
- PROVINCIAL HIGHWAY
- LOT LINES
- RIVER, CREEKS, DITCHES

OFFICIAL COMMUNITY PLAN
AMENDMENTS:
None

7170 CHEAM AVENUE
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	DRAWING NUMBER: Schedule B-3
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DISTRICT OF KENT
OFFICIAL COMMUNITY PLAN

LAND USE PLAN
GOLF ROAD

LEGEND:

RESIDENTIAL - RURAL

AGRICULTURE

RESOURCE MANAGEMENT

PROVINCIAL HIGHWAY

LOT LINES

RIVER, CREEKS, DITCHES

OFFICIAL COMMUNITY PLAN
AMENDMENTS:

None

DISTRICT OF
KENT
AGASSIZ

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DATE:
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SCALE:
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H.L.

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D.K.

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Schedule B-4



HARRISON LAKE

Rockwell Dr

DISTRICT OF KENT
VILLAGE OF HARRISON HOT SPRINGS

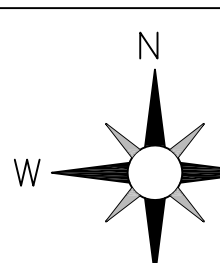
DISTRICT OF KENT
OFFICIAL COMMUNITY PLAN
**LAND USE PLAN
ROCKWELL DRIVE**

- LEGEND:
- COMMERCIAL - MARINE
 - RESIDENTIAL - LAKE AREA
 - RESOURCE MANAGEMENT
 - MUNICIPAL / ELECTORAL BOUNDARY
 - LOT LINES
 - RIVER, CREEKS, DITCHES

OFFICIAL COMMUNITY PLAN
AMENDMENTS:
None

 7170 CHEAM AVENUE
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WEBSITE: www.district.kent.bc.ca

DATE: JUL/21/2014	SCALE: AS SHOWN
DRAWN BY: H.L.	CHECKED BY: D.K.

	DRAWING NUMBER: Schedule B-5
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CEMETERY ROAD LAND USE PLAN

	Commercial - Highway
	Commercial - Marine
	Commercial - Service
	Commercial - Town Centre
	Industrial - Heavy
	Industrial - Light
	Residential - Lake Area
	Residential - Multi-Family
	Residential - Reserve
	Residential - Rural
	Residential - Single Family
	Mixed Use
	Agriculture
	Park, Recreation and Open Space
	Institutional
	Resource Management
	First Nation Reserve
	Lot Lines
	Water Features
	Provincial Highway
	Creeks

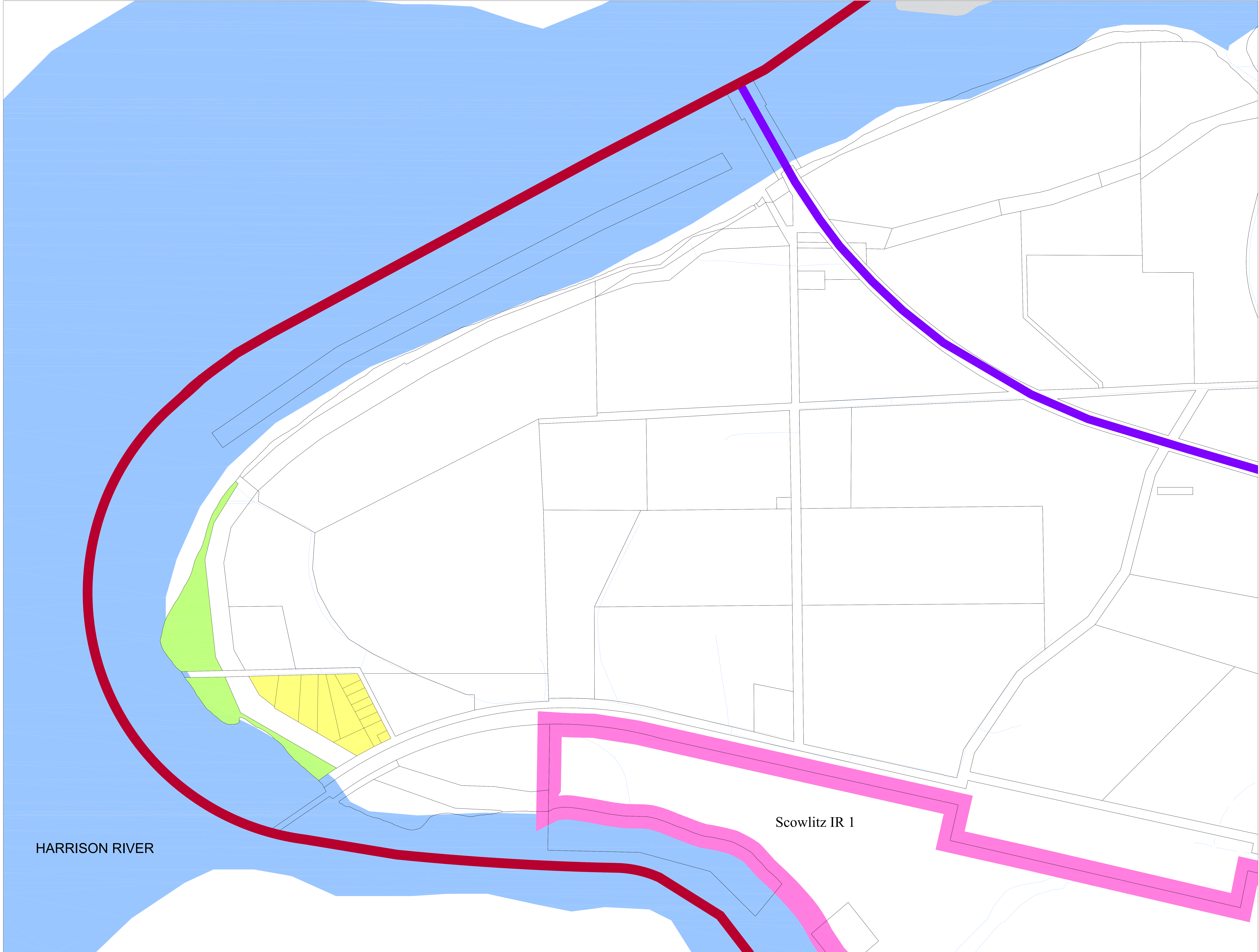
 7170 CHEM AVENUE
P.O. BOX 70
AGASSIZ, BC CANADA V0M 1A0

PHONE: (604) 796-2235
FAX: (604) 796-9854
WEBSITE: www.district.kent.bc.ca

DRAWN BY: M.B.	CHECKED BY: D.K.
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DRAWING NUMBER:
Schedule B-6





DISTRICT OF KENT
OFFICIAL COMMUNITY PLAN

LAND USE PLAN
HARRISON MILLS

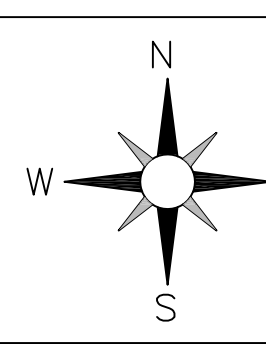
LEGEND:

- RESIDENTIAL - RURAL
- PARK, RECREATION AND OPEN SPACE
- AGRICULTURE
- FIRST NATION
- PROVINCIAL HIGHWAY
- MUNICIPAL / ELECTORAL BOUNDARY
- LOT LINES
- RIVER, CREEKS, DITCHES

OFFICIAL COMMUNITY PLAN
AMENDMENTS:
None

 7170 CHEAM AVENUE
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DATE: APR/28/2014	SCALE: AS SHOWN
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DRAWING NUMBER: Schedule B-7	



MOUNT WOODSIDE LAND USE PLAN

	Commercial - Highway
	Commercial - Marine
	Commercial - Service
	Commercial - Town Centre
	Industrial - Heavy
	Industrial - Light
	Residential - Lake Area
	Residential - Multi-Family
	Residential - Reserve
	Residential - Rural
	Residential - Single Family
	Mixed Use
	Agriculture
	Park, Recreation and Open Space
	Institutional
	Resource Management
	First Nation Reserve
	Lot Lines
	Water Features
	Provincial Highway
	Creeks

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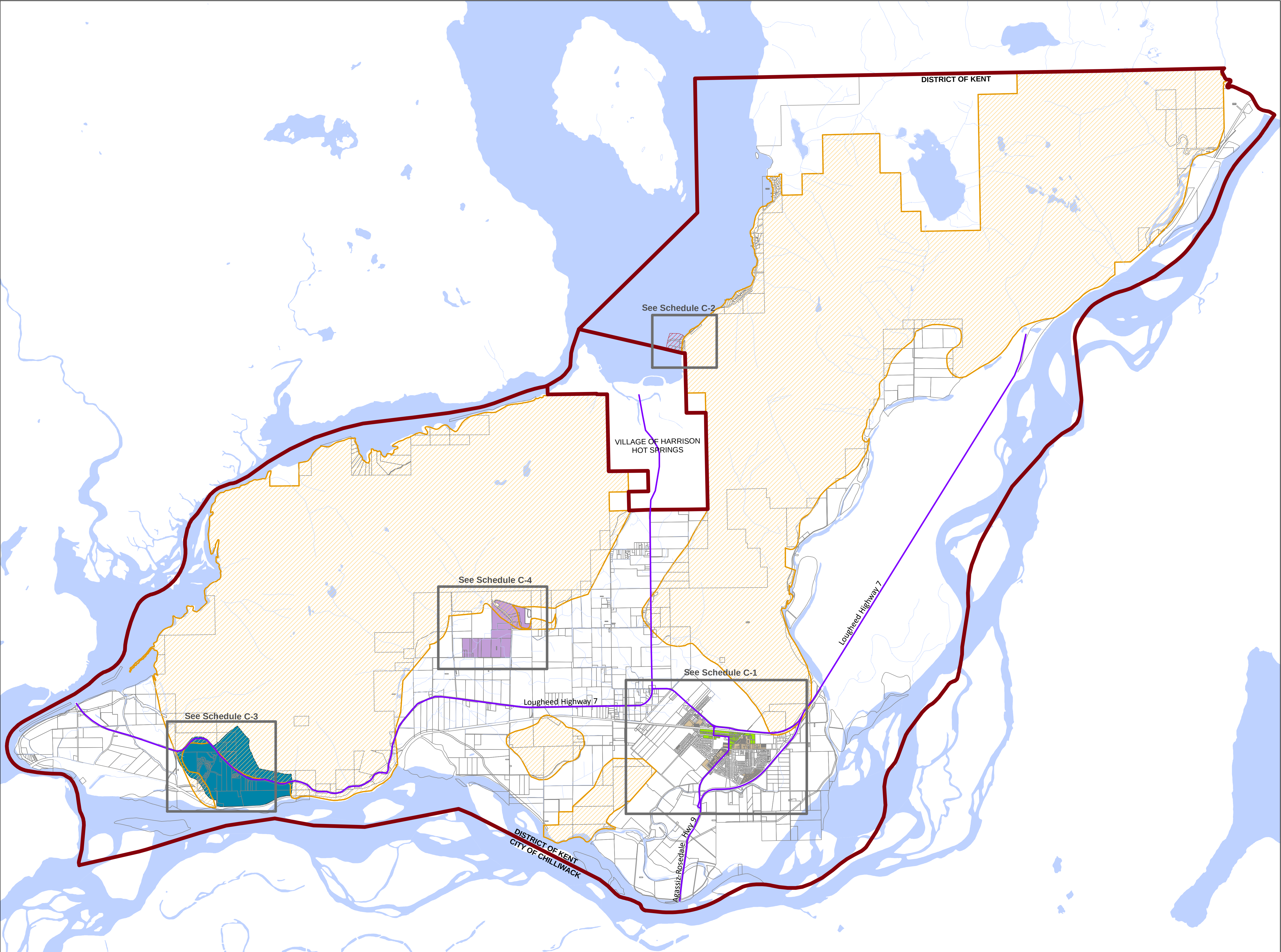
SCALE:
AS SHOWN

CHECKED BY:
D.K.

Schedule B-8



Note: For more detailed information on the Land Use Plan for Mount Woodside, please refer to Map 9 in the Mount Woodside Neighbourhood Plan.



DISTRICT OF KENT
OFFICIAL COMMUNITY PLAN

DEVELOPMENT
PERMIT AREAS

LEGEND:

- HILLSIDE DEVELOPMENT PERMIT AREA (DPA-1)
- MARINE COMMERCIAL DEVELOPMENT PERMIT AREA (DPA-2)
- INTENSIVE RESIDENTIAL DEVELOPMENT PERMIT AREA (DPA-3)
- DOWNTOWN REVITALIZATION DEVELOPMENT PERMIT AREA (DPA-4)
- MOUNT WOODSIDE DEVELOPMENT PERMIT AREA (DPA-5)
- INDUSTRIAL DEVELOPMENT PERMIT AREA (DPA-6)
- Municipal Boundary
- Lot Lines
- Water Features
- Provincial Highway
- Creeks

OFFICIAL COMMUNITY PLAN
AMENDMENTS:

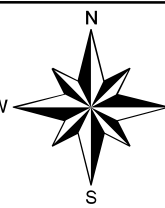
DISTRICT OF KENT AGASSIZ
7170 CHEM AVENUE
P.O. BOX 70
AGASSIZ, BC CANADA V0M 1A0
PHONE: (604) 796-2235
FAX: (604) 796-9854
WEBSITE: www.district.kent.bc.ca

DATE:
APR/30/2014

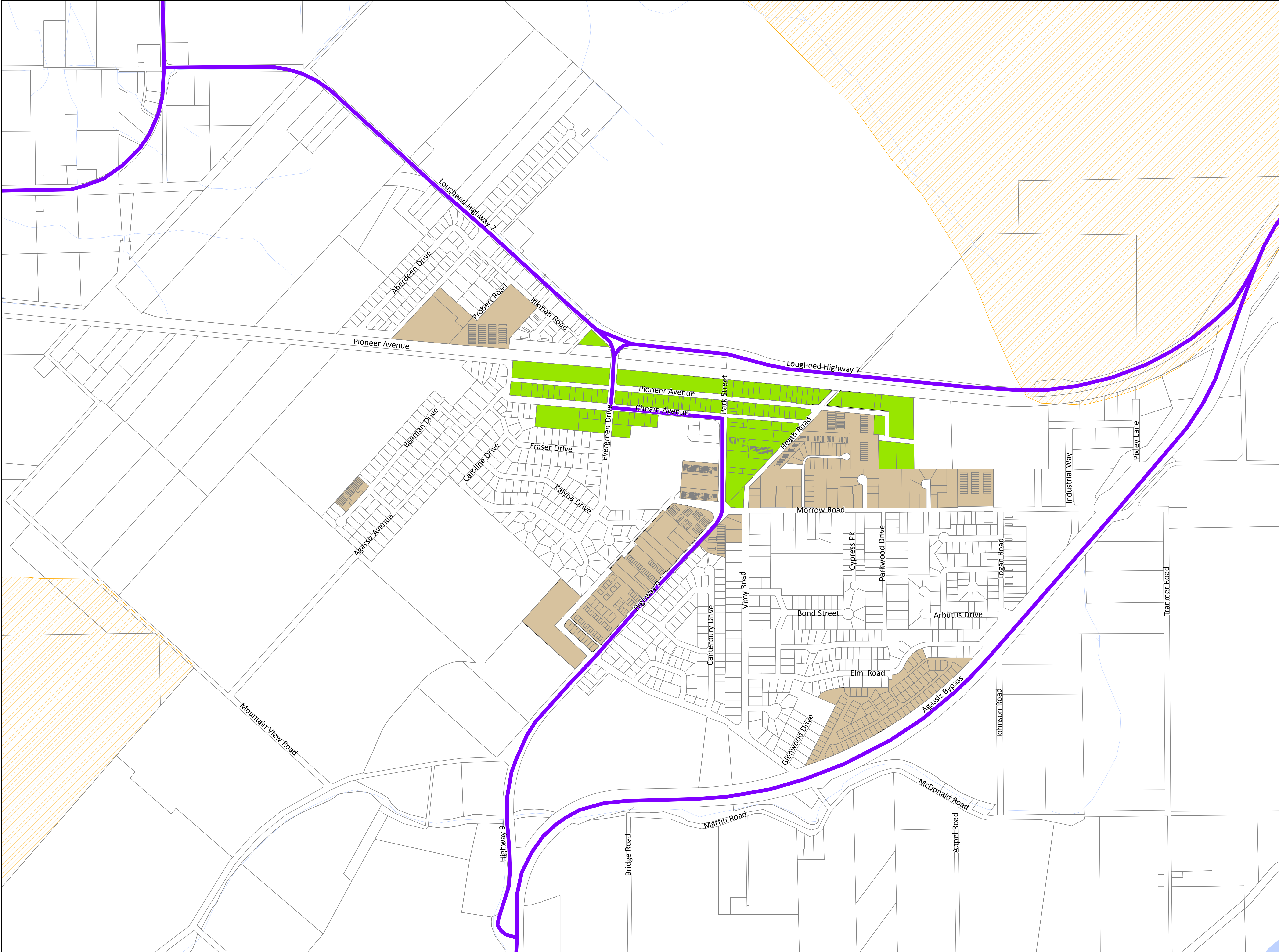
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DRAWN BY:
M.B.

CHECKED BY:



DRAWING NUMBER:
Schedule C



DISTRICT OF KENT
OFFICIAL COMMUNITY PLAN

AGASSIZ DEVELOPMENT
PERMIT AREAS

LEGEND:

HILLSIDE DEVELOPMENT
PERMIT AREA (DPA-1)

INTENSIVE RESIDENTIAL
DEVELOPMENT PERMIT
AREA (DPA-3)

DOWNTOWN REVITALIZATION
DEVELOPMENT PERMIT
AREA (DPA-4)

Lot Lines

Water Features

Provincial Highway

Creeks

OFFICIAL COMMUNITY PLAN
AMENDMENTS:

DISTRICT OF
KENT
AGASSIZ

7170 CHEM AVENUE
P.O. BOX 70
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PHONE: (604) 796-2235
FAX: (604) 796-9854
WEBSITE: www.district.kent.bc.ca

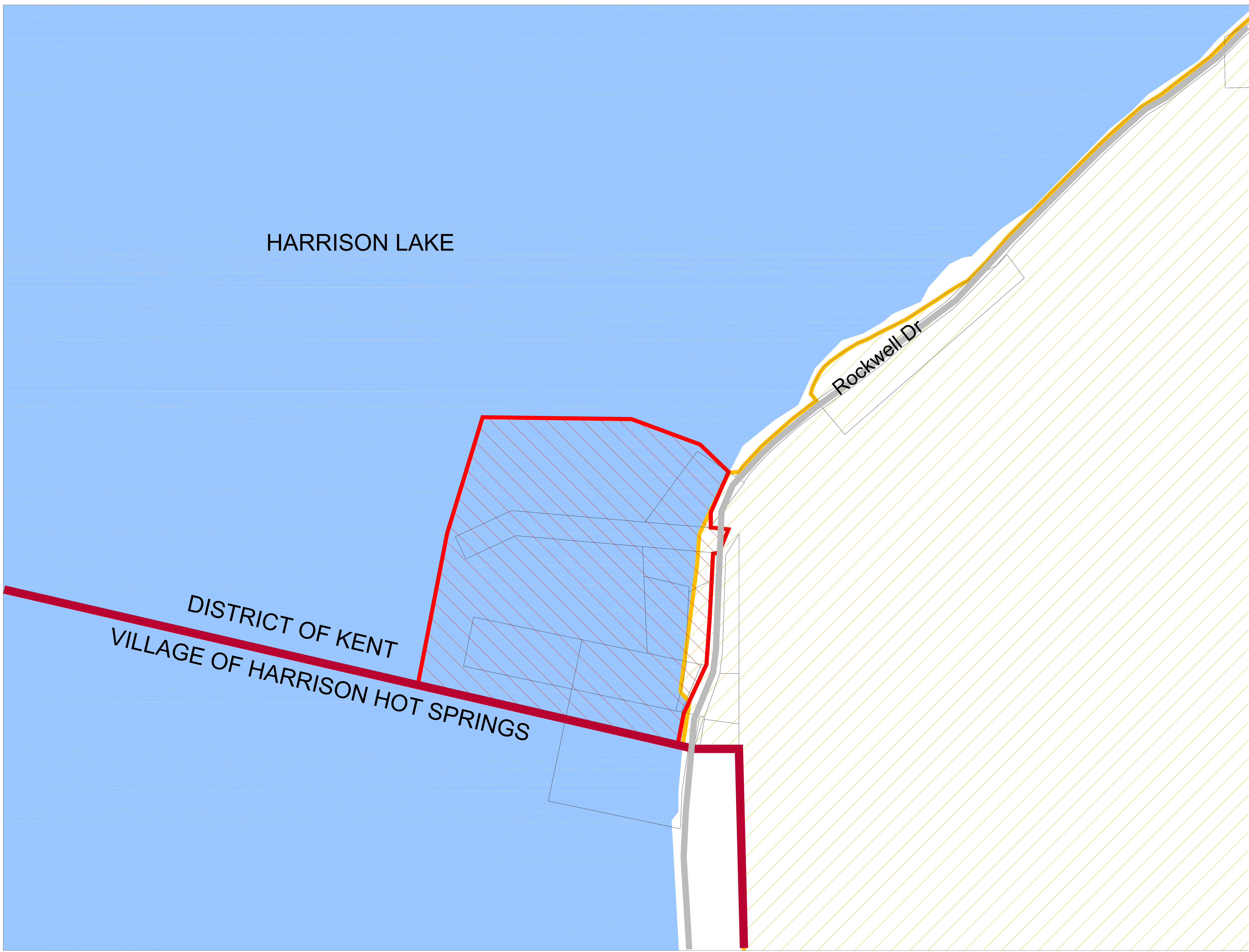
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DRAWING NUMBER:
Schedule C-1



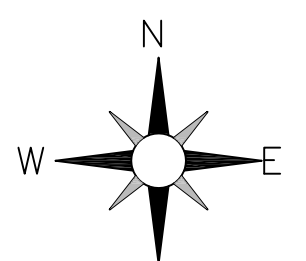
DISTRICT OF KENT
OFFICIAL COMMUNITY PLAN
**MARINE COMMERCIAL
DEVELOPMENT
PERMIT AREA**

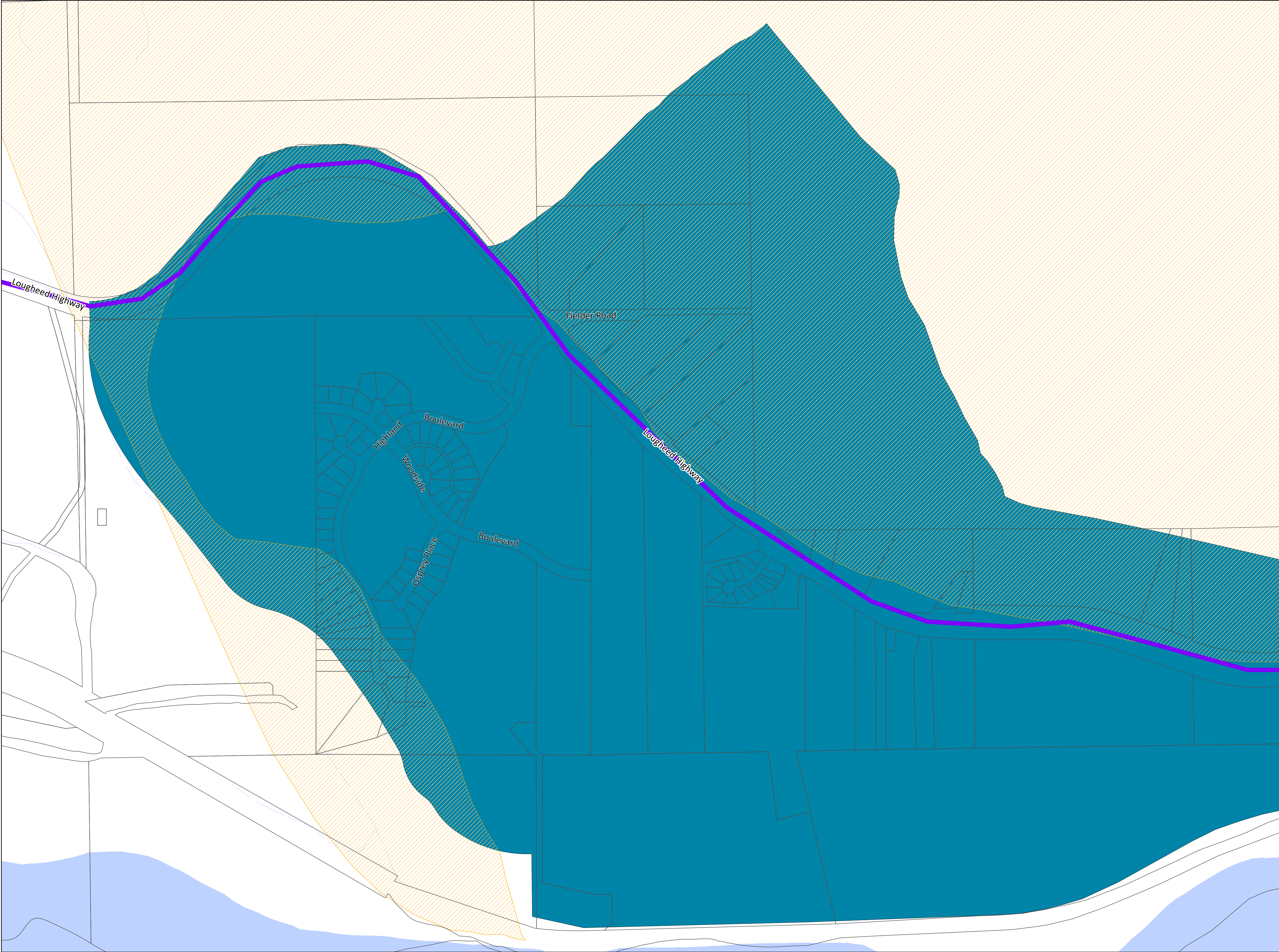
- LEGEND:
-  HILLSIDE DEVELOPMENT PERMIT AREA (DPA-1)
 -  MARINE COMMERCIAL DEVELOPMENT PERMIT AREA (DPA-2)
 -  MUNICIPAL / ELECTORAL BOUNDARY
 -  LOT LINES
 -  RIVER, CREEKS, DITCHES

OFFICIAL COMMUNITY PLAN
AMENDMENTS:
None

 7170 CHEAM AVENUE
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	DRAWING NUMBER: Schedule C-2
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DISTRICT OF KENT
OFFICIAL COMMUNITY PLAN

MOUNT WOODSIDE
DEVELOPMENT
PERMIT AREAS

LEGEND:

- HILLSIDE DEVELOPMENT PERMIT AREA (DPA-1)
- MOUNT WOODSIDE DEVELOPMENT PERMIT AREA (DPA-5)
- Lot Lines
- Water Features
- Provincial Highway
- Creeks

OFFICIAL COMMUNITY PLAN
AMENDMENTS:

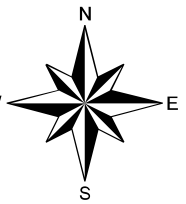
DISTRICT OF KENT AGASSIZ
7170 CHEM AVENUE
P.O. BOX 70
AGASSIZ, BC CANADA V0M 1A0
PHONE: (604) 796-2235
FAX: (604) 796-9854
WEBSITE: www.district.kent.bc.ca

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APR/30/2014

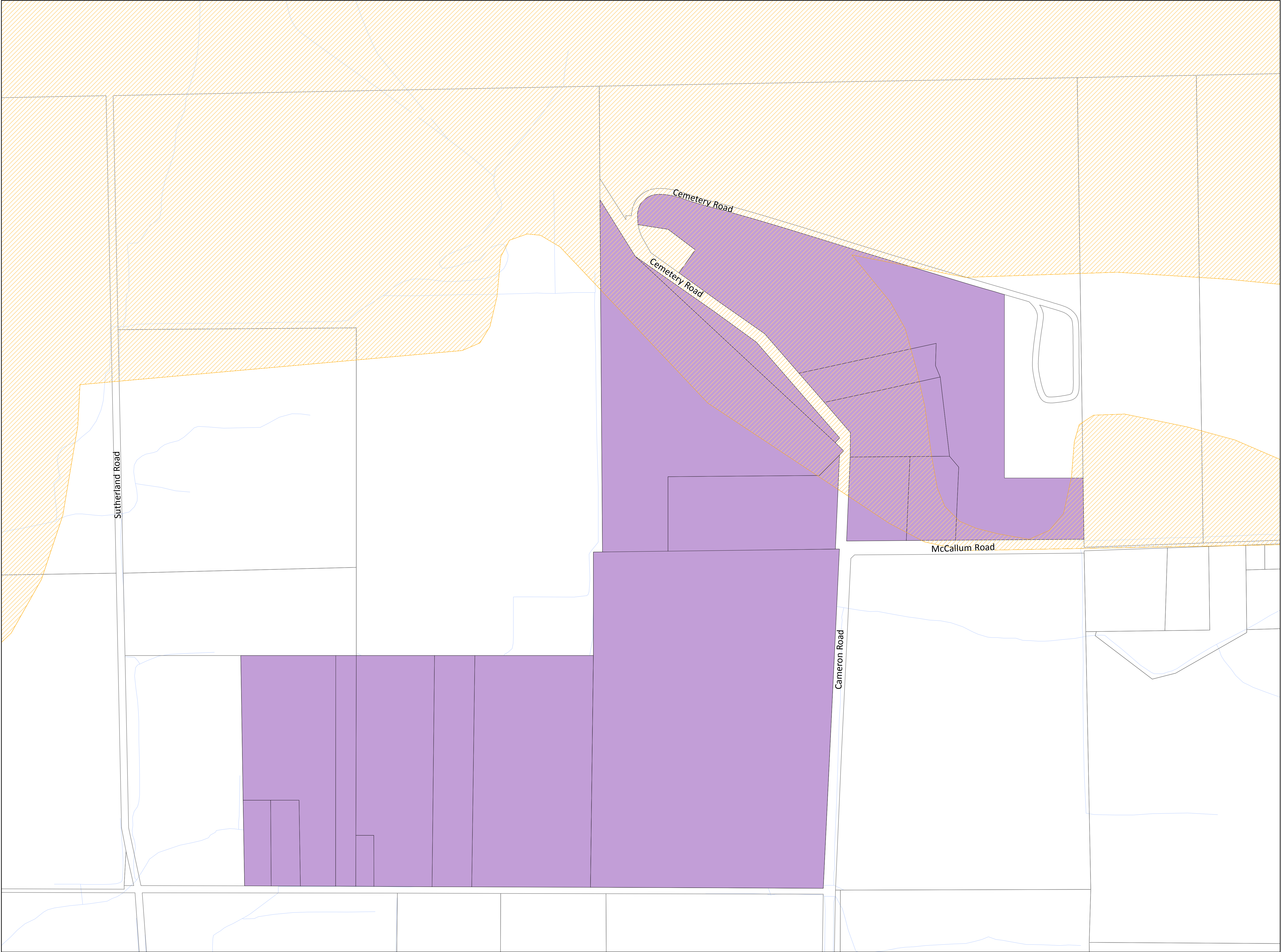
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Schedule C-3



DISTRICT OF KENT
OFFICIAL COMMUNITY PLAN

**CEMETERY ROAD
DEVELOPMENT
PERMIT AREA**

LEGEND:

-  HILLSIDE DEVELOPMENT PERMIT AREA (DPA-1)
-  INDUSTRIAL DEVELOPMENT PERMIT AREA (DPA-6)
-  Lot Lines
-  Provincial Highway
-  Creeks

OFFICIAL COMMUNITY PLAN
AMENDMENTS:



7170 CHEM AVENUE
P.O. BOX 70
AGASSIZ, BC CANADA V0M 1A0

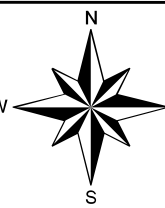
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M.B.

CHECKED BY:



DRAWING NUMBER:
Schedule C-4

SCHEDULE D

(BYLAW NO. 1508)

DISTRICT OF KENT

Mount Woodside

Neighbourhood Plan



Prepared for

District of Kent

Prepared by

UMA Engineering Ltd.
3030 Gilmore Diversion
Burnaby, BC V5G 3B4



C832-009-02-01

May 30, 2003

Mount Woodside

NEIGHBOURHOOD PLAN

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Mount Woodside

NEIGHBOURHOOD PLAN

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Mount Woodside

NEIGHBOURHOOD PLAN

1.0 Introduction

The District of Kent's Official Community Plan (OCP) identified the southwest corner of Mount Woodside as one of the last remaining undeveloped areas in Kent that is not encumbered by steep slopes or within the Agricultural Land Reserve (ALR). It is within good proximity to the services in Agassiz and regional recreation opportunities. The area is relatively flat in most areas, with mature vegetation, and there are a number of outstanding view corridors of the Fraser River basin, mountains and surrounding area. As a result this area has high development potential. The OCP indicates that Mount Woodside is recognized as a potential long-term residential community. It is identified as Residential – Rural, as shown on Schedule B of the OCP. Adjacent area designations include Agriculture and Resource Management.

District Council requires the preparation of a Neighbourhood Plan prior to receiving rezoning applications within the Mount Woodside community. An amendment to the OCP designation from Residential – Rural is necessary prior to advancing land development applications in this area.

By undertaking a Neighbourhood Plan, the District can adopt a planned and orderly approach to future development of Mount Woodside. The Neighbourhood Plan establishes a more detailed land use framework, outlines servicing requirements, and determines strategies to finance infrastructure improvements.

A 1994 planning study conducted by the Fraser Valley Regional District identified two distinct areas in southwest Mount Woodside which could be considered for future development. The area located on both sides of Highway 7 (identified in this document as Phase 1) is the primary focus of this planning review. Phase 2, located north of Highway 7, can be considered long-term development potential and as such will require an amendment to the OCP from Resource Management prior to considering development applications on this Crown Land. A separate Neighbourhood Plan could be developed for Phase 2, should the District wish to consider its development potential. As a result the current Mount Woodside Plan only addresses servicing and linkages between Phase 1 and Phase 2, as a long-term consideration.

1.1 Policy Framework

The Neighbourhood Plan complements the Official Community Plan and provides an opportunity for greater detail to reflect local conditions in the area of the Neighbourhood Plan. Policies that are specific to the Neighbourhood Plan have been highlighted to facilitate reference. These policies appear under appropriate headings throughout the text, and reflect formal Council policy. The balance of the text is intended to provide context and background. The text is further supplemented with a series of maps which also form part of this Neighbourhood Plan.



Mount Woodside

NEIGHBOURHOOD PLAN

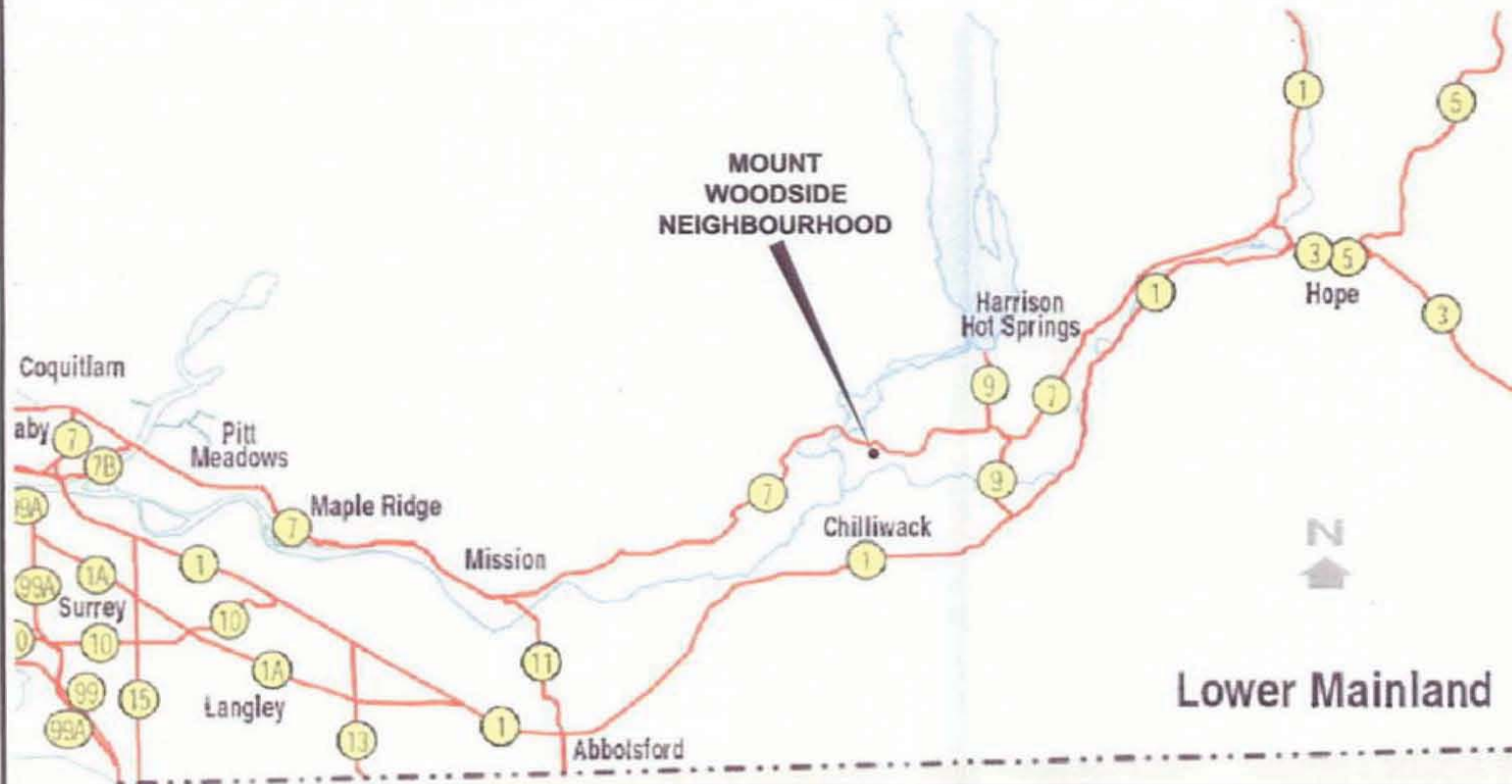
1.2 Regional Context

Mount Woodside is located approximately 12 kilometres west of Agassiz within the District of Kent. Within the region the planning area is approximately a 30 minute drive from Mission (population 33,000) and Chilliwack (population 67,000). Access to the Greater Vancouver District can be either by Highway #7 through Mission or Highway #1 through Chilliwack. Either route is approximately a 2 hour drive to Vancouver.



District of Kent
**MOUNT WOODSIDE
NEIGHBOURHOOD PLAN**

REGIONAL MAP



Mount Woodside

NEIGHBOURHOOD PLAN

2.0 Area Characteristics

The Neighbourhood Plan area lies along the southwest corner of Mt. Woodside in the District of Kent. It is centred on the Lougheed Highway (Highway # 7) and is approximately 12 kilometres west of Agassiz and 3 kilometres east of Harrison Mills. The plan area is bounded by the Fraser River to the south and the Agricultural Land Reserve (ALR) boundary to the west, steep topography to the north and a significant creek to the east.

The CPR mainline rail traverses the southern boundary of the plan area. Towards the east the Scowlitz Nation occupies Scowlitz IR 1.

The access to Agassiz is accentuated by a hazardous, steep, and winding section of Highway #7 which had been considered for relocation in the past by the Ministry of Transportation.

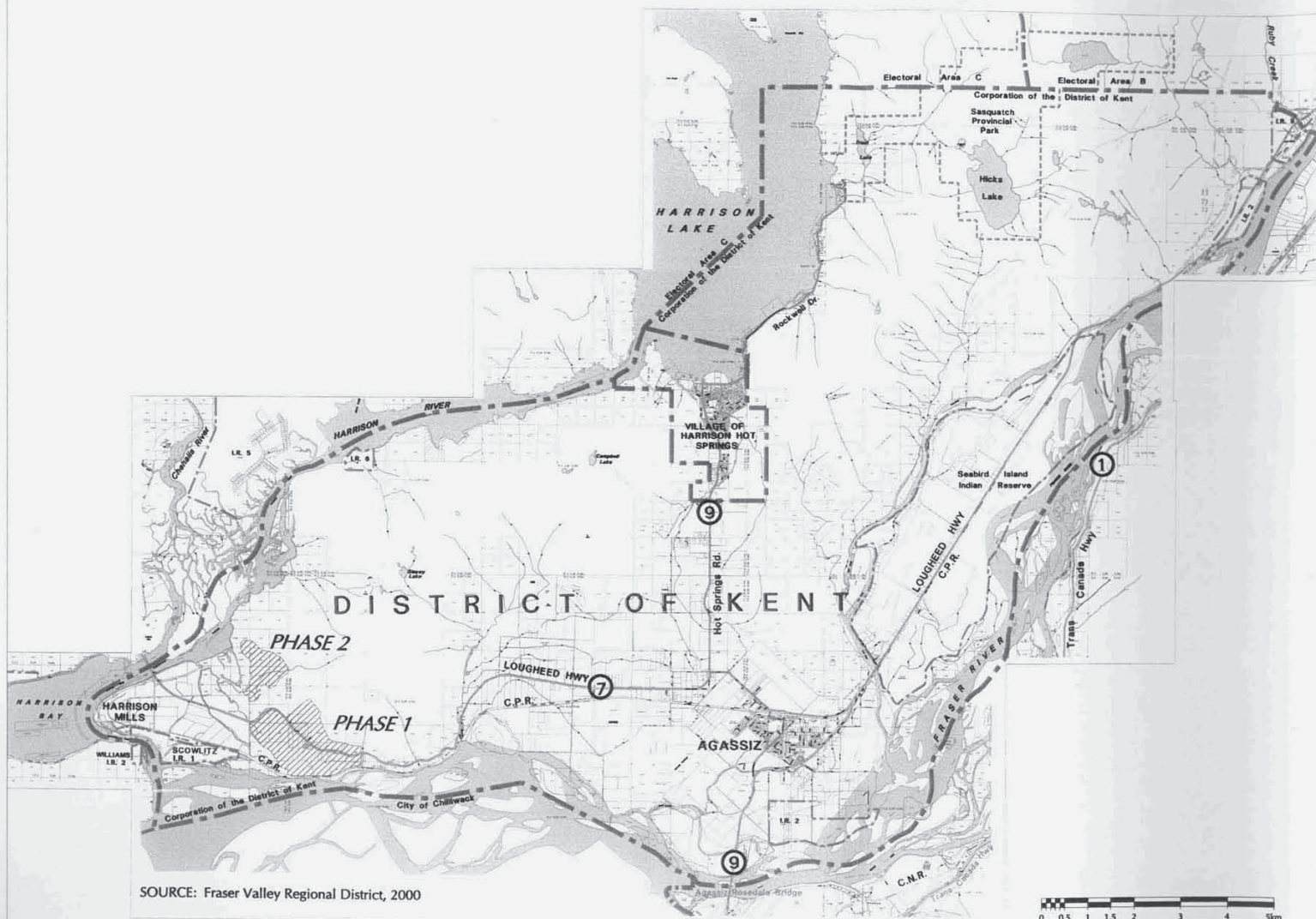
The planning area is somewhat removed from the major populated centre within the District of Kent, which is Agassiz.



District of Kent

**MOUNT WOODSIDE
NEIGHBOURHOOD PLAN**

REGIONAL CONTEXT



-  NEIGHBOURHOOD PLAN PHASING
-  MUNICIPAL BOUNDARY

Map
2

uma

Mount Woodside

NEIGHBOURHOOD PLAN

2.1 Current Land Uses – Mount Woodside

Land uses consist of rural residential, recreation, limited agricultural uses, and natural forest. There is also a small commercial node that includes sleeping accommodations and a coffee shop that is accessible off the Highway. A high portion of the planning area remains open space and undeveloped, which is conducive to a planned, orderly approach to development.

The most dominant features within this area are Highway #7 and the CPR tracks.

Mount Woodside

NEIGHBOURHOOD PLAN

2.2 Existing Policy & Regulations

The OCP objectives for growth management contain the following statements:

- ensure development pays its way and not add to the tax burden;
- encourage infill within the Agassiz townsite;
- provide expanded development opportunities in portions of Mount Woodside;
- maintain the commercial focus within the Agassiz townsite;
- create “complete communities”; and
- provide a variety of housing choices.

This Neighbourhood Plan with its associated policies supports the growth management objectives contained within the OCP. It notes that long-term growth opportunities can be expanded within the Residential – Rural land use designated areas in Mount Woodside if growth opportunities within the Residential – Reserve area are not realized.

A financing strategy for infrastructure improvements has been developed within this Neighbourhood Plan to ensure development is self supporting.

This plan describes suggested limitations on the commercial uses within Mount Woodside to maintain the role of the downtown core in Agassiz, as the focal business centre for the District of Kent.

It also recommends adopting slope guidelines to facilitate geotechnical reviews, investigations and assurances within stability hazard locations in Mount Woodside. These locations have been identified on Map 6. Development Permit Area designations are recommended to protect these potential hazard locations until satisfactory geotechnical investigations take place.

The Neighbourhood Plan recommends adopting a minimum 30 metre leavestrip adjacent to all streams within Mount Woodside subject to a detailed environmental review. Construction practices should be monitored for compliance to the Land Development Guidelines for the Protection of Aquatic Habitat during land clearing and servicing activities. Additionally, the proposed Subdivision and Development Bylaw details sediment and erosion control standards to mitigate the impact of land development activities adjacent to streams in the plan area. The District can also consider a Tree Protection Bylaw to monitor and protect certain trees.

During the planning process for this Neighbourhood Plan consideration should be given to removing up to 46 hectares of land from the ALR. These lands are isolated from other agricultural lands, have difficult access considerations and the general topography is not conducive to agricultural activities. Staff at the Land Reserve Commission is receptive to considering an application to remove the ALR lands identified within this



Mount Woodside

NEIGHBOURHOOD PLAN

neighbourhood plan. A formal application to the Commission preferably endorsed by District Council is required to initiate this process.

The last review of the Official Community Plan (2001) recognized that Mount Woodside has the potential to become a complete community if planned properly. To prevent piece-meal development that would limit the opportunity to have a planned and orderly community, the OCP permitted a 0.8-hectare (2 acres) minimum lot size for properties within the Residential – Rural designation. Furthermore, the OCP indicates that if property owners wish to reduce the minimum lot size to allow further subdivision, a comprehensive development scheme (or in other words a Neighbourhood Plan) would have to be approved jointly by the District of Kent and, if necessary, the Provincial Agricultural Land Commission (ALC). The District will amend the Land Use Plan, Schedule B, in the OCP to reflect this Neighbourhood Plan.

The District's Zoning Bylaw was updated following adoption of the OCP in 2001. In order to comply with the intent of the OCP, the Zoning Bylaw increased the minimum lot size for residential properties in the Mount Woodside area (RR-1) ten-fold from 0.2 ha ($\frac{1}{2}$ acre) to 2.0 ha (5 acres). Once again, this bylaw is used to prevent piece-meal development.

The District shall require each developer/owner to submit a rezoning and subdivision application prior to the development of specific parcels within the Mount Woodside Neighbourhood. Each application shall conform to the intent of this Neighbourhood Plan.

2.3 Land Tenure

Areas on the southwest side of Mt. Woodside consist of privately owned land and Crown Land. Crown land is largely undeveloped and heavily forested and extends up the entire Mount Woodside slopes. With respect to the private land, there are a variety of landowners, both small residential and large holdings.

Some owners of large holdings wish to proceed with rezoning their property to accommodate mixed use developments. Advancing this plan will facilitate these applications.

District of Kent

MOUNT WOODSIDE
NEIGHBOURHOOD PLAN

LAND OWNERSHIP

1. Sharon Villeneuve
2. Birute Vindasius
3. 593144 BC Ltd. Inc.
4. Ken Maher
5. Tebrinke Holdings Ltd.
6. Leo Labelle
7. Maureen Wendt
8. Andzej Baranowski
9. Donald Crowhurst
10. Newgen Harrison Development, Inc.
11. David Doran
12. Lillian Lowie
13. Donald Duncan / Robert Duncan
14. David Hastie
15. Bernice Nancy Riker
16. Daniel Graham
17. Ethel Waldron
18. West Tree Farms Ltd. C/O Scott Paper
19. Darren McDonald
20. William Mulhall
21. Judson Baker
22. Michael Saulnier
23. Daryl Wood
24. Arthur & Veronica Madge
25. Marius & Cornelia DeGroot
26. Koffee Kettle Cafe
27. Abram Reimer & Diana Lucas
28. James Bodner
29. Louise Niessen
30. Constant & Julia Hilckman
31. David & Audrey Arnell
32. Verda Langsford
33. Dennis & Janet Morphy
34. Toni & Arnold Heffell
35. Joseph Vaugois & Rene Armand
36. Clifford Thiessen
37. Andrew & Susan Kreller
38. Fernand St. Laurent
39. Erik Lacey
40. George Denis
41. Percy Drury & Cheryl Monroe
42. Barbara Howe
43. Ronald Millsip
44. Ann Goodwin
45. Donald & Mary McLean
46. Simon & Katrina Ozzard
47. Zoila Arevalo
48. Reginald & Freida Ryder
49. Glenville & Joyce Manning
50. Leslie & Phyllis Johnson
51. John & Jacqueline Perry
52. Rim Mam
53. Jewelray Investment Corp 61
54. Shaw Cablesystems Inc.

NEIGHBOURHOOD BOUNDARY

Project C832-009-01-01 April 2003

Map
4

uma

Mount Woodside

NEIGHBOURHOOD PLAN

2.4 Crown Lands

Portions of Crown Lands have a woodlot tenure controlled by the Scowlitz Nation. This woodlot permit was awarded to the Scowlitz Nation through a competitive bid process. The permit allows the Scowlitz Nation to harvest portions of the woodlot in a controlled manner. The areas currently being harvested are shown on Map 5. A portion of this woodlot is contained within the proposed neighbourhood boundaries for Mount Woodside. A formal process initiated by Land and Water British Columbia Inc. is required to release these lands for development. Negotiations with the Scowlitz Nation will be necessary during this process.

The Boy Scouts of Canada lease a portion of Crown Lands located within proposed Phase 2, however due to the timing and uncertainty of these lands for development this tenure is not considered relevant at this point in time.

Land and Water British Columbia Inc. have also granted a number of surface water licences as shown on Map 5. These water licences will require protection during development of adjacent and up-slope lands until the permit holders connect to a municipal water system.

Policy

The District shall require elimination of the existing water licences, as alternate access to a municipal water system becomes available.

Land and Water British Columbia Inc. Marketing Division have provided input in the preparation of the neighbourhood plan. As the “developer” of Crown Lands this Division supports local government plans which foster development and enhance the value of Crown Lands.



District of Kent

**MOUNT WOODSIDE
NEIGHBOURHOOD PLAN**

**WOODLOT AND
WATER LICENCES**

- WOODLOT LICENCE BOUNDARY
- PROPOSED CUT AREA
- WATER LICENCE
(locations are approximate only)
- NEIGHBOURHOOD BOUNDARY

0 50 100 200 300 400 500m

Project C832-009-01-01 April 2003

Mount Woodside

NEIGHBOURHOOD PLAN

2.5 Surrounding Land Uses

2.5.1 Kilby

Kilby is a small residential community located adjacent to the Fraser River approximately 3 kilometres west of Mount Woodside. It is home to the historic Kilby Museum and Kilby Provincial Park, which are regional attractions within the District of Kent.

2.5.2 Scowlitz Reserve

The Scowlitz Nation occupies three Reserves in the region. The closest Reserve is approximately 69 hectares located on the banks of the Fraser River approximately 0.5 kilometre west of the planning area.

2.5.3 Agricultural Lands

Most of the lands between Harrison Mills and the Scowlitz Reserve are actively farmed.

2.5.4 Recreational Opportunities

This region is heavily influenced by an abundance of recreational opportunities. Both the Fraser and Harrison Rivers offer excellent fishing, boating and picnic activities. The closest public boat launch and day use picnic site is located on the Fraser River adjacent to Harrison Mills in Kilby Provincial Park.

Access to Hemlock Valley downhill and cross-country ski area is located off Highway #7 across the Harrison River. This recreational area is frequented by visitors from the entire Lower Mainland region. The Sandpiper Golf Course is also located here.

Generally, this region has excellent hiking and biking opportunities.

2.5.5 Mount Woodside

Mount Woodside is predominantly forest covered and contains forestry related activities. In addition recreational opportunities, primarily accessed by Mount Woodside Road, include hunting, fishing, hiking and hang-gliding. Currently there are 2 locations along Mount Woodside Road which are used for hang-gliding. A landing zone has been established within the small clearing in the ALR lands adjacent to the Fraser River within the plan area.

Mount Woodside

NEIGHBOURHOOD PLAN

3.0 Development Influences

3.1 Topographical Conditions

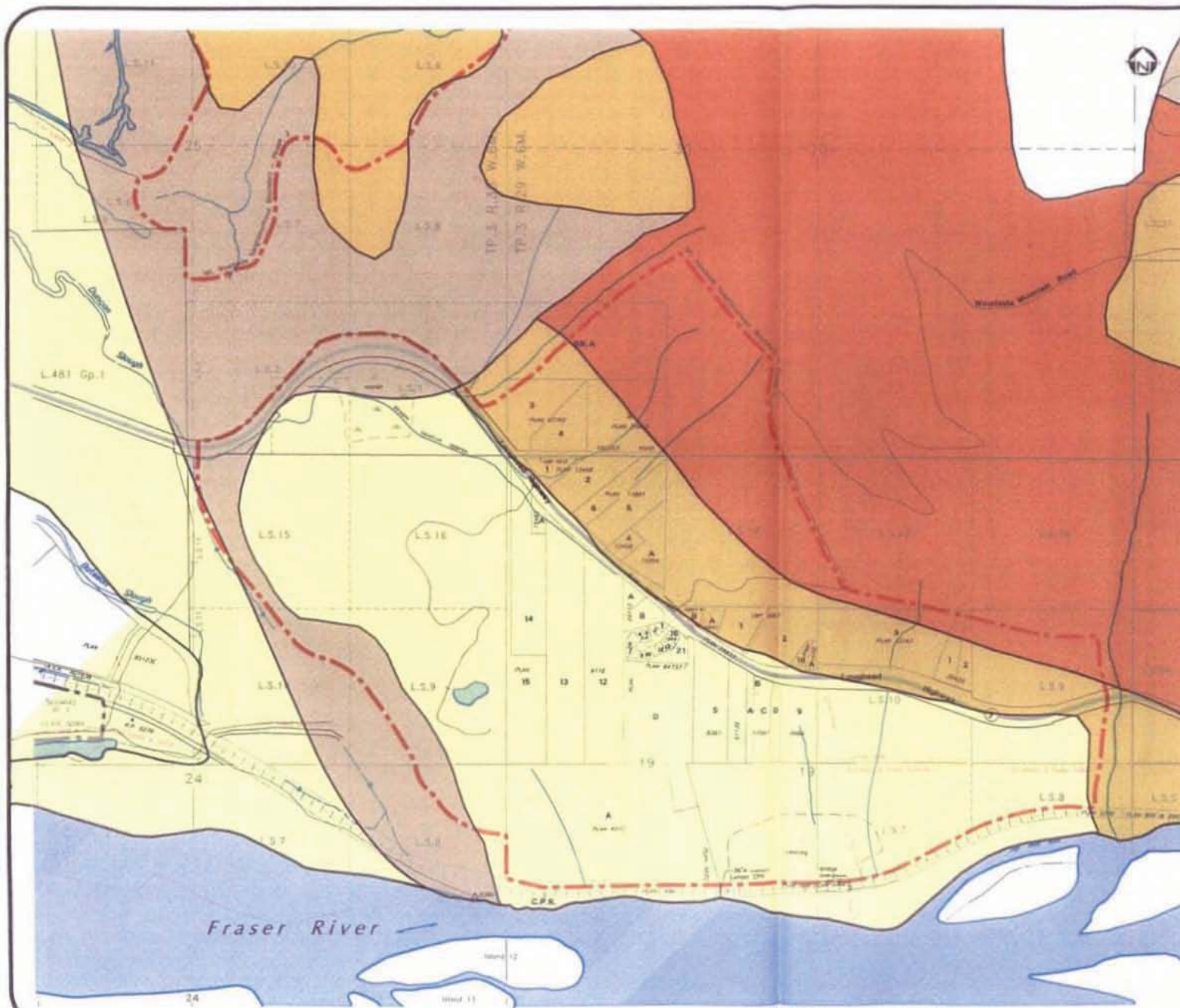
Map 6 provides the topographical contour information obtained from T.R.I.M mapping. The level of accuracy is considered appropriate for neighbourhood planning purposes; however onsite topographic surveys will be necessary in order to establish appropriate zoning boundaries when considering development applications.

The neighbourhood boundary limits will be adjusted through topographic and slope stability reviews. Generally, slopes in excess of 35% shall not be developed and either retained in its natural state or dedicated to the District for environmental reserve during the subdivision process. Slopes also require onsite site specific geotechnical investigations to determine the limits of acceptable development risk.

Policy

Residential land use will be permitted on slopes up to 35%; however the District will develop geotechnical guidelines for hillside developments, and may require development applicants to submit detailed reviews by a qualified geotechnical Engineer.

Topographic constraints impact internal road network grades and relationships between properties. Standards established in the Subdivision and Development Bylaw shall be used to determine acceptable municipal and private road grades and lot grading within the plan area.



District of Kent

MOUNT WOODSIDE NEIGHBOURHOOD PLAN

GEOTECHNICAL HAZARDS

- Geotechnical assessment generally not required. However, most areas do require floodproofing.
- Low to moderate probability of hazard occurrence. May require geotechnical hazard assessment for building sites and subdivision.
- Moderate probability of hazard occurrence. Will require geotechnical hazard assessment for building sites and subdivision.
- Steep slope/debris flow and other site specific geotechnical problems. Will require geotechnical hazard assessment for building sites and subdivision.
- Not classified

--- NEIGHBOURHOOD BOUNDARY

Map
6

0 50 100 200 300 400 500
Project C832-009-01-01 April 2003

uma

BASE MAP SOURCE: Fraser Valley Regional District, 2000
Geotechnical Assessment: 2003

Mount Woodside

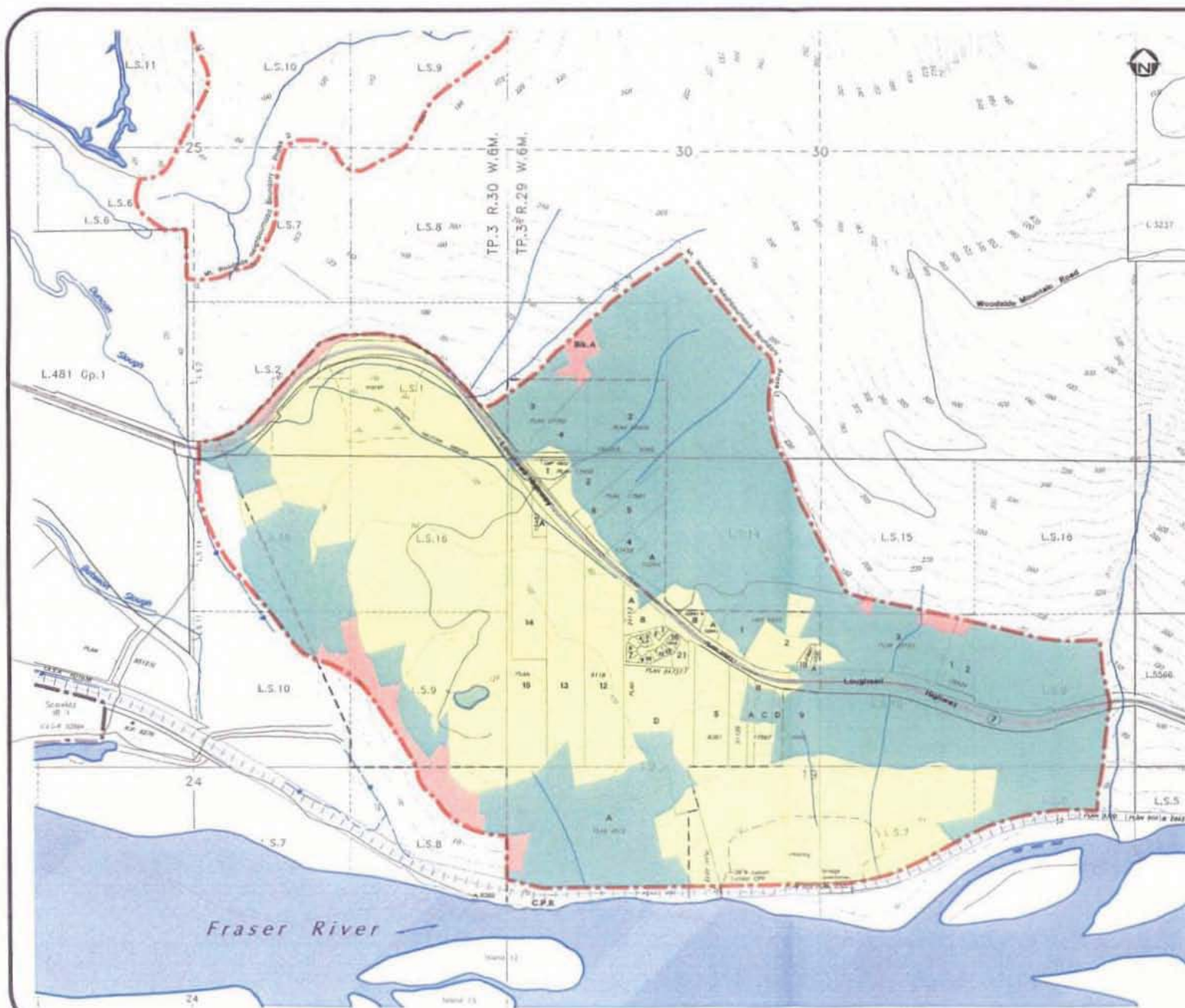
NEIGHBOURHOOD PLAN

Map 7 incorporates the 1994 Thurber Engineering Report describing slope stability issues for the Mount Woodside area. Further detailed onsite geotechnical investigations shall be required with each development application in areas adjacent to the boundaries established by the Thurber Engineering Report.

A slope analysis shown on Map 7 provides a graphic illustration of the grades in the area. Generally slopes 35% or greater should not be developed for urban purposes, unless minor regrading can reduce the grades in small isolated areas. Slopes 20% or greater should consider geotechnical concerns when reviewing development applications within Mount Woodside.

Policy

For properties with slopes 20% or greater, a geotechnical review shall be submitted in conjunction with rezoning applications. Zoning boundaries will be determined through geotechnical analysis of slope stability.



District of Kent
**MOUNT WOODSIDE
 NEIGHBOURHOOD PLAN**

**Phase 1
 SLOPE ANALYSIS**

- 0% TO 20% SLOPE
- 20% TO 40% SLOPE
- 40% SLOPE AND OVER
- NEIGHBOURHOOD BOUNDARY

0 50 100 200 300 400 500m
 Print C832-009-01-01 April 2003

Map
7

uma

Mount Woodside

NEIGHBOURHOOD PLAN

3.2 Vegetation, Wildlife & Fisheries

There is a lack of environmental information for the Mount Woodside area. Department of Fisheries and Oceans and Ministry of Water, Land and Air Protection have provided limited information during the planning process. It is anticipated their input may be received during the rezoning and subdivision application stages. Due to the lack of information, each development application shall provide site specific environmental details or agree to provide details prior to subdivision application.

The study area is comprised of large tracts of heavily forested (coniferous), natural areas. Minor clearing has historically occurred within minor residential pockets and a small tract in the southeast corner on the ALR lands.

There are numerous streams, an existing man-made pond and a marsh area located adjacent to Highway # 7. All of these resources should be protected or require further reviews.

District of Kent
**MOUNT WOODSIDE
 NEIGHBOURHOOD PLAN**

SITE FEATURES



AGRICULTURAL LAND RESERVE

AGRICULTURAL CAPABILITY CLASSIFICATION
 (for ALR within study area only)

- 3TA** Reduced range of crops caused by topography (slope) and soil moisture deficiency
- (3T)** Classification upgraded with improvements to soil moisture deficiency
- 4W (2WT)** Reduced range of crops caused by excess water
 Classification upgraded with improvements to excess water and topography
- UNMAPPED** Soils not classified

--- NEIGHBOURHOOD BOUNDARY

Map
8

uma

0 50 100 200 300 400 500
 Project CB32-009-01-01 April 2003



BASE MAP SOURCE: Fraser Valley Regional District, 2000

Mount Woodside

NEIGHBOURHOOD PLAN

3.3 Watershed Characteristics

The Mount Woodside community is located between the low-lands along the Fraser River and the steep slopes of Mount Woodside. Numerous small to intermediate sized creeks drain the Mount Woodside slopes through the plan area before discharging into the Fraser or Harrison Rivers. The entire catchment area, which drains through the plan area, is estimated at approximately 3,000 hectares.

Replacing current forest areas with hard-surfaced urban forms will require detention and storm water quality measures prior to discharging to the Fraser River or the Harrison River via Duncan Slough. An important consideration will be mitigating impacts of increased run-off with urbanization, both volume and intensity, on the agricultural areas to the west.

Existing drainage courses and creeks must be protected and retained in order to accommodate natural flow paths within the watershed catchment area.

Policy

Streams shall be protected with a minimum 30 metre setback or as determined through a detailed environmental review. Storm water discharge shall not scour or pollute existing channels. The District will require detailed mapping in conjunction with subdivision or development applications.

Protection of the groundwater aquifer is necessary for both existing wells and future water supply needs.

3.4 Archaeological Information

The Ministry of Sustainable Resource Management have indicated current archaeological registry records do not indicate known sites within this area. Further research through the Sto:lo Nation have revealed this area is an archaeological “hot spot” for both the Sto:lo and Chehalis Nations, as a result an overview assessment is required for Mount Woodside prior to development occurring.

Policy

An archaeological assessment shall be prepared in conjunction with subdivision and development applications.

3.5 Agricultural Activities

Issues associated with urban-rural interfaces have been addressed with this Neighbourhood Plan process. Issues, which require consideration include:

- Traffic on rural roads;
- Drainage, both possible flooding of low-lying farmlands and storm water quality;
- Changes to hydrologic regimes which could impact existing water wells and surface water licences;
- Effective method of sewage disposal;
- Agricultural noise and odours; and
- Agricultural pesticide management.

3.6 Summary of Development Influences

The influences noted below have assisted in shaping the density, infrastructure recommendations and policies included in this plan.

- Topographic constraints limit the extent of development on the west, and portions of the south and north boundaries;
- Geotechnical and slope stability issues may preclude some lands from development;
- Existing creeks within the plan area shall be retained in their natural state;
- A portion of the plan area is located within the Agricultural Land Reserve;
- Current forestry and agriculture activities shall be compatible with future residential development;
- Access to Highway # 7 will be constrained by the Ministry. The posted speed of 80 kph may become a safety issue;
- Some concerns with transit opportunities, employment opportunities and access to community facilities may occur due to its location;
- Fragmented ownership could delay subdivision and servicing lands, particularly on the north side of the Highway; and
- General lack of existing infrastructure will require significant offsite expenditures.

Policy

The District shall discourage piecemeal development applications in order to phase infrastructure improvements and provide for public amenities.

Mount Woodside

NEIGHBOURHOOD PLAN

4.0 Development Opportunities

4.1 Neighbourhood Plan Boundary

In order to manage the future development of Mount Woodside, the Neighbourhood Plan proposes two separate phases. The boundary of Phase 1 has been expanded to the south east to include isolated agricultural lands, and to the north to include a portion of Crown lands up to 35% slope. There is some development potential on Mount Woodside north of the Highway # 7, which is outside of the study area. The theoretical population capacity of this area, which can be regarded as Phase 2, has been considered when planning for infrastructure such as sanitary sewer and water; however the development potential of Phase 2 can be considered by District Council at a later date.

Policy

The District shall support removing up to 46 hectares from the ALR; and

Policy

The District will only consider a Phase 2 OCP amendment upon completion of Phase 1.

4.2 Market Opportunities

There is a lack of market analysis available for the Mount Woodside area. It is recommended the District obtain a comprehensive market analysis and strategy in conjunction with the rezoning application. A local realtor provided the following information regarding the Kent market opportunities.

The most active residential market over the last 5 years in Agassiz has been strata projects targeting retired couples, typically 65 to 75 years old. This market currently resides in the GVRD and have decided to move “up the valley” to take advantage of lower real estate pricing and bank the difference in equity. This market sector requires easy access to amenities, is looking for a newer smaller home (1,500 square feet), has room for a double-garage and RV parking, and lower strata fees. This market is not likely to consider Mount Woodside due to its location.

The Mount Woodside market will likely draw from Mission and other communities north of the Fraser River targeting young, working families who do not mind driving to obtain amenities, shopping and services. This market typically seeks a larger single family lot in a rural, private setting. Lower land costs will be a draw for this market. Younger, more mobile retirees (barely 60) with one spouse still working would consider Mount Woodside to move into a larger home. This market sector seeks lower density subdivisions, affordable pricing and is not concerned with significant commuting distances. Access to the West Coast Express in Mission could be a market benefit for this sector.

4.3 Summary of Development Opportunities

A summary of the development opportunities for Mount Woodside include:

- Urban setting in a rural environment, close to nature and agricultural opportunities;
- Excellent access to regional outdoor recreational facilities;
- Outstanding 360 degree view corridors;
- Affordable housing; and
- Low density community.

Policy

In reviewing development applications the District will endeavour to protect significant 360 degree views, where possible. View locations shall be identified on development applications.

Mount Woodside

NEIGHBOURHOOD PLAN

5.0 Conceptual Land Use Plan

5.1 Plan Objectives

Historically Mount Woodside has only received cursory planning reviews. In conjunction with amending the OCP an in-depth analysis of the influences, infrastructure needs and planning policy framework needs to be adopted by District Council. Once adopted rezoning applications can be submitted to the District for consideration. To guide the preparation of a conceptual land use plan, the following objectives were developed. Future rezoning and subdivision plans should consider each objective noted below:

- Create a self sustained community;
- Create a planned community, rather than advancing individual land owner interests;
- Plan for future development applications;
- Protect adjacent existing and future agricultural activities;
- Mitigate commercial influences on Agassiz businesses, and the Scowlitz Nation;
- Create a framework for securing public amenities in the long-term;
- Protect environmental and natural features, including the existing pond;
- Protect and accommodate existing forestry practices;
- Recognize existing transportation corridors, and limitations for access to a controlled access highway and a CPR crossing;
- Develop strategies to finance infrastructure; and
- Protect significant views.

5.2 Land Use Plan

The Land Use Plan on Map 9 can be described as follows:

Residential & Strata:

- Predominantly single family at low densities between 7 – 10 units per gross hectare;
- Specific multi-family, strata and mobile home sites have not been shown, rather criteria will be developed to guide future rezoning applications, in order to attain flexibility;
- Strata located in eastern portion due to difficult terrain and access;
- Social housing needs cannot be effectively accommodated within a community which lacks public transportation options;

Mount Woodside

NEIGHBOURHOOD PLAN

- Small acreage development shall be limited in order to optimize infrastructure operating requirements;
- Maximum multiple family project density shall be 50 units per hectare;
- Architectural form and character guidelines for multiple family shall consider street-front units, blend with single family style and discourage gated communities; and
- Multiple family and mobile home sites shall be located on collector roads and generally conform to Policy 4-27 of the OCP.

Policy

The District will consider the establishment of a comprehensive zone to accommodate flexibility in overall density, while limiting small acreage development. The permitted commercial uses shall consider impacts on Agassiz businesses.

Policy

The District shall consider a Development Permit Bylaw for multiple family and commercial form and character in conjunction with rezoning applications.

Commercial:

- Size shall be limited to 1.0 hectare to mitigate impacts on Agassiz businesses;
- Permitted uses similar to service commercial and service station commercial uses as described within the Zoning Bylaw;
- Located at the major entrance to Mount Woodside, with Highway exposure, but no direct access to the Highway;
- Architectural form and character guidelines shall be prepared;
- Development shall recognize adjoining residential uses through appropriate building siting, architectural treatments and landscaping; and
- Design shall mitigate impact on existing stream at the proposed location.

Policy

Within the Mount Woodside neighbourhood commercial opportunities shall be limited in scope and size to a maximum of 2500 square metres.

Mount Woodside

NEIGHBOURHOOD PLAN

Community Facilities:

- A combined community centre, public works yard and fire hall site in a central location with good access to the Highway;
- One centrally located elementary school, approximately 3.5 hectares; and
- Consider opportunities for places of worship.

Policy

One community, public works and fire hall site shall be provided in a central location with good access to the Highway; and

Policy

One elementary school site approximately 3.5 hectares shall be centrally located adjacent to the community park site.

Parks & Trails:

- Perimeter trails around the site linking both sides of the Highway feeding into the existing bridge over the CPR tracks. Parking area at the bridge on the north side of the tracks. Trails would not be wheel chair accessible due to topographic constraints;
- Limited active park opportunities due to difficult topography on the north side. Small active park north of Highway;
- Recreational opportunities between the CPR railway tracks and Fraser River;
- Central community active park site, approximately 3.5 hectares net of pond, located beside the existing pond, and linked to the school site; and
- Smaller vista park(s) overlooking the Fraser River and views to the north, could be wheel chair accessible. Location(s) to be determined at rezoning applications.

Policy

Perimeter trails, which may not be wheel chair accessible, shall surround the neighbourhood feeding into the existing bridge over the CPR tracks. Parking shall be provided on the north side of the tracks;

Policy

The area between the CPR tracks and the Fraser River shall be retained for park purposes;



Mount Woodside

NEIGHBOURHOOD PLAN

Policy

Council will seek the dedication of one centrally located approximate 3.5 hectare community park, incorporating the existing pond and link to the school site; and

Policy

At least one vista park shall be provided and linked to the trail system.

Environmentally Sensitive Areas:

- Steep slopes shall be designated environmentally sensitive areas;
- Protect environmental attributes of all existing streams and watercourses; and
- Further investigations of the marsh area shall take place.

Policy

The ultimate disposition of the marsh area adjacent to Highway # 7 will be determined in association with an environmental evaluation. This site may require protection from development;

Policy

The District shall require detailed environmental reviews with each subdivision or development application where appropriate; and

Policy

The District will endeavour to retain the existing escarpment and steep slopes in public ownership through the development process.



District of Kent

MOUNT WOODSIDE NEIGHBOURHOOD PLAN

LAND USE PLAN

PLAN HIGHLIGHTS

1. Perimeter trail system - tied to vista park, neighbourhood parks and school
2. Vista park at top of bank - linked to bridge and recreation opportunities at river
3. Environmentally sensitive area provides agricultural buffer
4. Central school/park site linked to each other
5. Public works/firehall/community center at Mt. Woodside Road - access to highway
6. Retain/separate Mr. Woodside Road forestry traffic
7. Park adjacent to firehall/community center
8. Hang glide/vistas park area (offsite)
9. 30m buffer on all streams
10. Retain existing pond and incorporate into park
11. Dedicate environmentally sensitive area
12. Link commercial to school and park with pathway

- RESIDENTIAL
- STRATA RESIDENTIAL
- COMMERCIAL
- COMMUNITY FACILITY
- PARK
- ENVIRONMENTALLY SENSITIVE AREA
- PERIMETER TRAIL
- 30m STREAM SETBACK (from stream top-of-bank)
- NEIGHBOURHOOD BOUNDARY

Mount Woodside

NEIGHBOURHOOD PLAN

5.3 Development Densities

In order to accommodate a flexible development pattern a new comprehensive zone will be created for the Mount Woodside Neighbourhood. The principle advantage from the developer's perspective is flexibility in land use density within an uncertain market sector. It is recommended that the process for creating a separate comprehensive development zone for Mount Woodside be separated from the neighbourhood planning process.

Given the location's attributes and the environmental characteristics, a low density community is most appropriate for this area. A range of densities, but low in an overall context, and associated population projections have been developed for the Mount Woodside Neighbourhood to guide long-term infrastructure and servicing needs for the community. The following table is intended as a guide only; as a result specific zoning densities approved by the District over time shall prevail.

Table 1 – Development Densities

	Size (hectares)	Units(1)	Units (2)	Population(3)	Population(4)
Phase 1 (excluding ALR)	184	1,290	1,840	3,350	5,890
Phase 1 (including ALR)	230	1,610	2,300	4,186	7,360
Phase 2	70	490	700	1,270	2,240
Totals (excluding ALR)	254	1,780	2,540	4,620	8,130
Totals (including ALR)	300	2,100	3,000	5,460	9,600

(1) based on 7 units per gross hectare

(2) based on 10 units per gross hectare

(3) based on 2.6 persons per unit and 7 units per hectare (minimum population)

(4) based on 3.2 persons per unit and 10 units per hectare (maximum population)

Depending upon whether the existing agricultural lands are removed from the ALR, and whether Phase 2 is developed, the range of population projections for Mount Woodside is large, ranging between a minimum of 3,350 people to a maximum of 9,600 people. This large variance creates some difficulty in planning the Mount Woodside community. For the purposes of this plan it is assumed the agricultural designated lands and Phase 2 will be developed in the medium and long-term.

5.4 Interface with adjacent land uses

During the course of developing Mount Woodside a successful interface with the adjacent agricultural and forestry activities are important. Agricultural impacts requiring specific attention include potential degradation of ground water supplies, impacts on existing wells, potential flooding of agricultural lands and potential farm vehicle conflicts with other motorized traffic.

Forestry activities are typically industrial in nature and as such special consideration is necessary to protect those interests. Impacts include potential conflicts with logging trucks and other large forest sector vehicles, dust, smoke and noise concerns in close proximity to residential development. The District could consider placing covenants against the subdivision titles to advise future purchasers of potential impacts from agricultural and forestry activities.

Policy

Provision is required for a suitable buffer to agricultural and forestry lands and activities in the neighbourhood; and

Policy

Covenants are suggested over lots to notify owners of potential nuisances, where appropriate.

5.5 Impact on adjacent communities

The Scowlitz IR 1 is the closest community to Mount Woodside. It currently accommodates four homes on 69.0 hectares. Further residential development on the reserve is prohibitive due to a high water table that fluctuates with the Fraser River levels, and poor quality water wells. Agriculture has been the predominant activity on this reserve, but adequate drainage could improve the agricultural capability of these lands. The Nation is also considering potential greenhouse construction as a long-term goal for Scowlitz IR 1.

Developments contemplated on Williams IR2 and Sqawkum Creek IR 3 include gravel extraction, heritage boat tours, new seafood plant, fish fertilizer production and improvements to the existing Sqawkum Park Campground. Some commercial development fronting Highway # 7 is envisioned to service the Lake Errock and Scowlitz communities.

Harrison Mills is an isolated rural community with historic roots. Development of Mount Woodside can introduce more traffic into this small community with increased use of the Provincial Park, boat launch and visitation to the Kilby Museum and craft shops.

Mount Woodside

NEIGHBOURHOOD PLAN

Across the Harrison River is access to the Hemlock Valley Ski Resort and other recreational opportunities. The Sandpiper Golf Course is located on the banks of the Harrison River in an attractive setting. It is likely residents in Mount Woodside will want to use these excellent recreational facilities.

Agassiz, in the heart of the District of Kent, is the closest urban centre to Mount Woodside. The commercial sector can anticipate greater business opportunities with the development of Mount Woodside. Recreational and cultural facilities should also anticipate growth in their demand.

Mission is located approximately 30 minutes west of Mount Woodside. Some commercial and commuter traffic wishing to utilize the West Coast Express should increase with the development of Mount Woodside.

Chilliwack is the largest urban centre in the region and within a 30 minute drive of Mount Woodside. It is anticipated the majority of larger commercial activities will occur in Chilliwack.

Mount Woodside

NEIGHBOURHOOD PLAN

6.0 Infrastructure & Servicing Plan

The Subdivision and Development Bylaw provides engineering design standards for all onsite servicing requirements. This plan addresses only significant offsite or onsite service requirements. Further servicing details will be determined by the District during the rezoning and subdivision application processes. All cost estimates provided herein require further detailed review, and are not to be relied upon.

Policy

Mount Woodside shall conform to the Subdivision and Development Bylaw standards and each lot shall provide full urban services.

6.1 Sanitary Sewer

Possibly one of the major servicing considerations for the plan area is the review of sanitary sewage disposal. Two main themes were investigated, being onsite treatment or offsite piping to the existing sewage treatment plant located on the Fraser River at the end of Tanmer Road in Agassiz.

6.1.1 Offsite Discharge

Offsite discharge involves constructing a new low-pressure sanitary sewer force main from the site to the Kent Wastewater Treatment Plant on Tanmer Road approximately 13 kilometres away. This alternative would have to consider the long-term potential of Phase 2 development. Due to the uncertain timing of this future phase a separate feasibility analysis should be undertaken to determine whether it's financially advantageous to provide for this additional capacity during the initial force main construction, or defer once Phase 2 becomes more certain.

All options require a large capacity lift station to pump into the offsite force main. This lift station could be located either at the northwest quadrant or the southeast quadrant of the plan area. A second smaller capacity lift station would be required to pump into the force main.

Three options for the alignment of a potential offsite force main include:

- Option # 1 follows the dyke right of way along the Fraser River to Cutler Road, then north to Agassiz. This alignment would require additional land acquisition for a separate sewer right of way adjacent to the dyke right of way. Some economies may be realized by partially combining land right of way requirements with the existing dyke. An added benefit with this option is the long-term development potential on Hopyard Mountain. The total distance to the plant would be approximately 13 kilometres. Additional site investigations should be undertaken to determine the



Mount Woodside

NEIGHBOURHOOD PLAN

feasibility of constructing a force main between the Fraser River and Hopyard Mountain itself with difficult terrain conditions;

- Option # 2 follows the CPR right of way into Agassiz. Land right of way acquisition would be necessary, and depending upon soil conditions, may require some separation from the actual tracks. Hopyard Mountain could be serviced in the long-term, however this alignment is approximately 1 kilometre away and at the highest point on Hopyard Mountain. As a result an onsite sanitary lift station would be necessary to service the Mountain; and
- Option # 3 follows Highway # 7 into Agassiz. This alignment may be slightly longer than either Option # 1 or # 2, however it may be possible to construct the force main within the existing highway right of way, thereby minimizing land right of way acquisition costs.

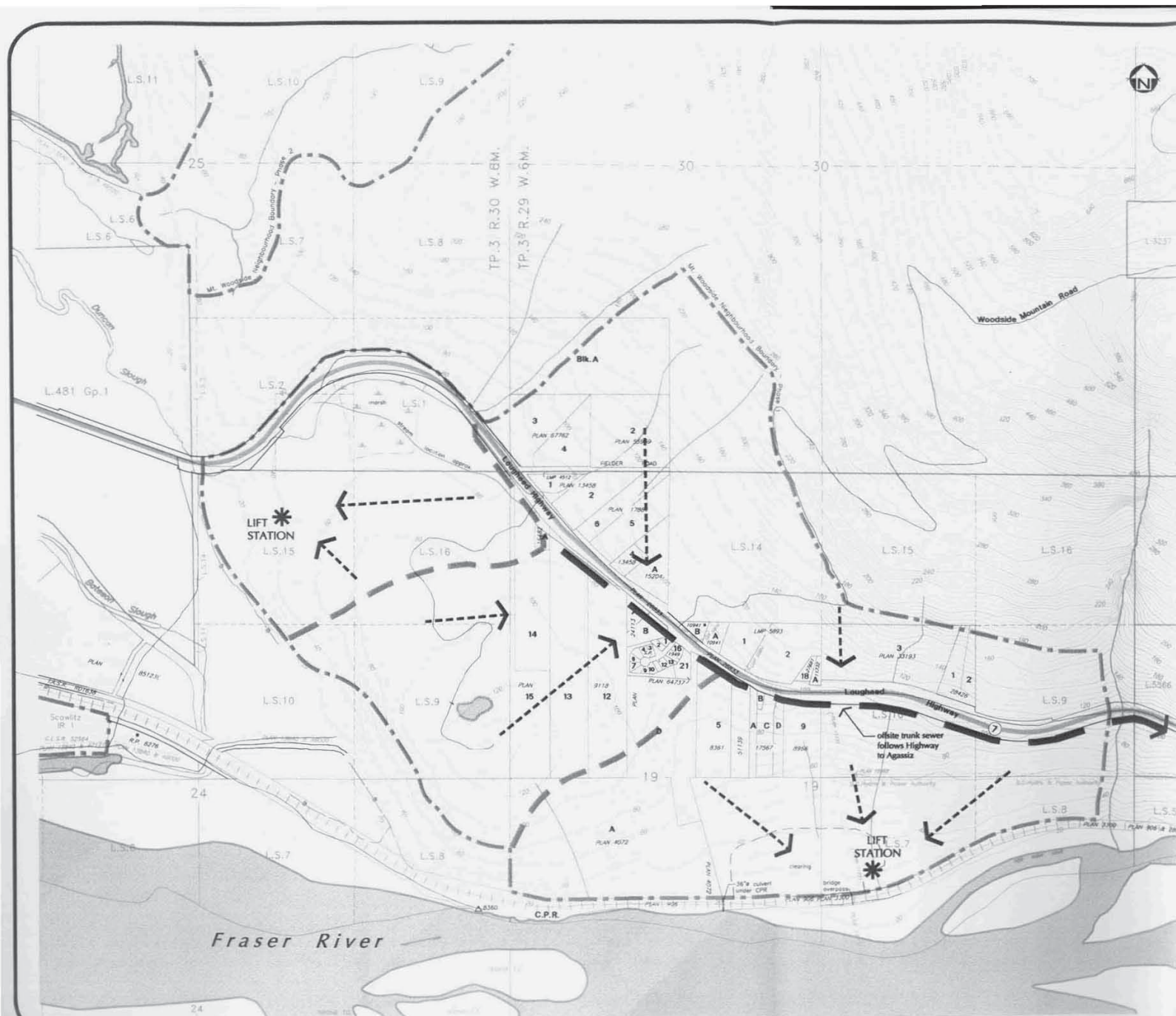
Land acquisition and large front-end costs are the most significant obstacles to offsite discharge of sanitary sewage.

All offsite force main options could provide for an interception of the existing Kent and Mountain Institution flows, which currently directly discharge to the Fraser River. Cost sharing for a portion of the offsite force main with the Federal Government may assist with lowering the high initial front-end costs associated with the offsite discharge option.

District of Kent

MOUNT WOODSIDE NEIGHBOURHOOD PLAN

POSSIBLE SANITARY SEWER SCHEME - OFFSITE DISCHARGE



--- NEIGHBOURHOOD BOUNDARY

0 50 100 200 300 400 500
Project C832-009-01-01 April 2003

Map
10

uma

BASE MAP SOURCE: Fraser Valley Regional District, 2000

Mount Woodside

NEIGHBOURHOOD PLAN

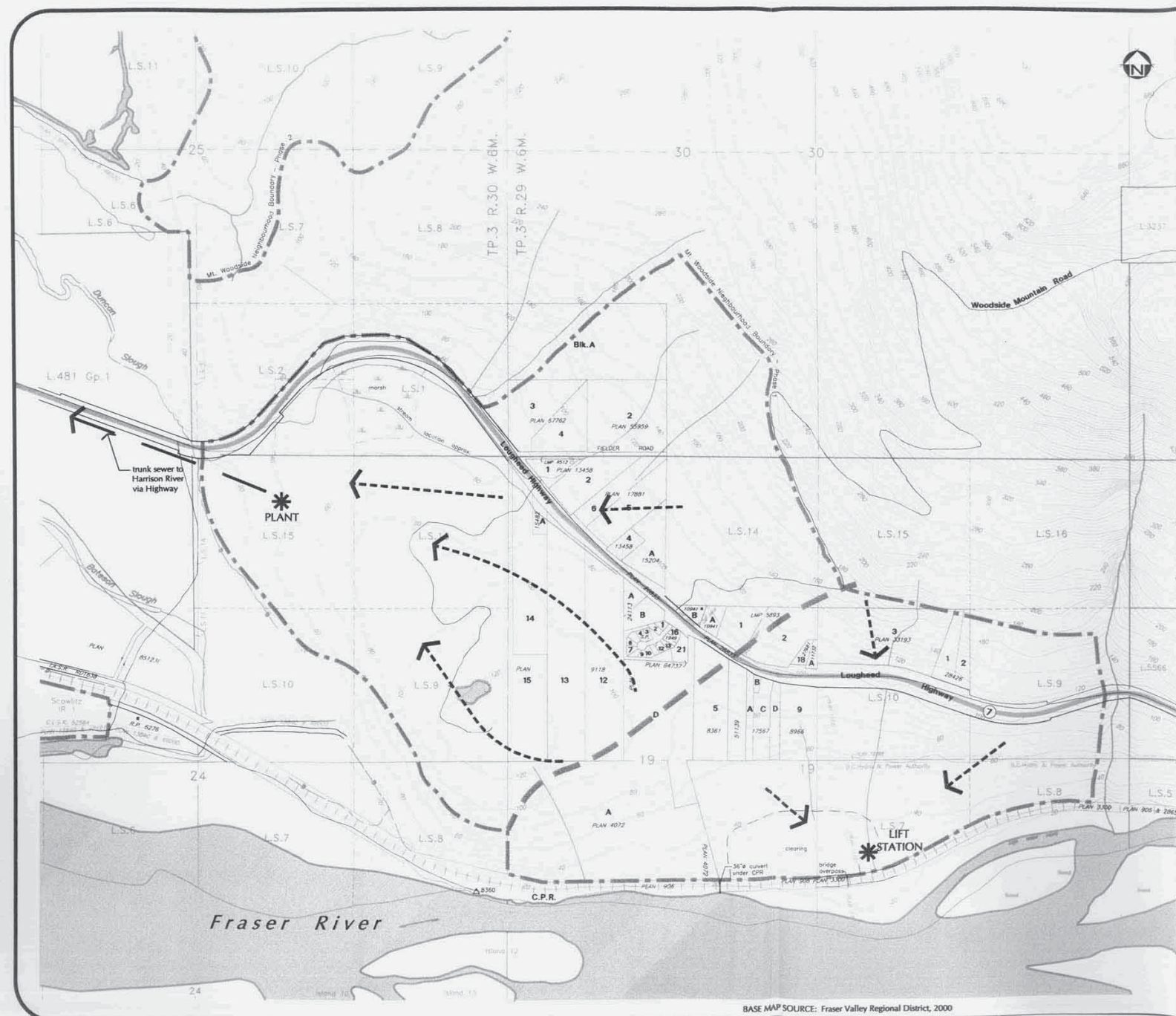
6.1.2 Onsite Treatment

Onsite Treatment involves constructing a sanitary sewer treatment plant on or near the plan area. Four options for plant locations and outfall were investigated:

- Option # 1 locates the sewer plant in the northwest corner of Phase 1 in the vicinity of the marsh area with an outfall to the Harrison River, likely along Highway # 7, some 2.4 kilometres away. An onsite lift station would be required in the southeast corner of the plan area adjacent to the CPR tracks. The principle advantage of this option is ease of servicing to accommodate potential growth opportunities within Phase 2 and only one onsite lift station (Map 11);
- Option # 2 locates the sewer plant outside the plan area possibly south of the CPR tracks adjacent to the Fraser River. Access to this location would have to be secured either through the Scowlitz Reserve or off the end of Kilby Road. Land acquisition or right of access would have to be secured. It is likely three catchment areas with two lift stations would be necessary to serve Phase 1. In addition the lift station located in the northwest quadrant would have to be oversized or upgraded to accommodate Phase 2 sewage flows. The principle advantage of this option is it locates the sewage plant away from future residential development and recreational opportunities along the Fraser River (Map 12);
- Option # 3 locates the sewer plant adjacent to the CPR tracks in the southeast quadrant of the plan area. By locating the plant further eastwards, a lift station for the southeast quadrant may be eliminated, resulting in two catchment areas, as opposed to three under Option # 2. The main disadvantage of this alternative is its location in proximity of residential development and recreational opportunities along the Fraser River (Map 13); and
- Option # 4 locates the sewage plant onsite at the approximate high point south of the Highway. At least two lift stations would be required to pump up to the sewer plant. Discharge to the Fraser River would occur over a steep embankment along the south edge of the study area. This option is the preferred option of the land owner as it is the easiest to implement and requires minimal land acquisition. The principle disadvantage of this option is locating the sewer plant in the “heart” of the residential community on prime development lands. The perception of locating such a facility in the heart of the community requires further consideration (Map 14).

District of Kent
MOUNT WOODSIDE
NEIGHBOURHOOD PLAN

POSSIBLE SANITARY SEWER
SCHEME - OPTION 1



--- NEIGHBOURHOOD BOUNDARY

0 50 100 200 300 400 500m
Project C832-009-01-01 April 2003

Map
11

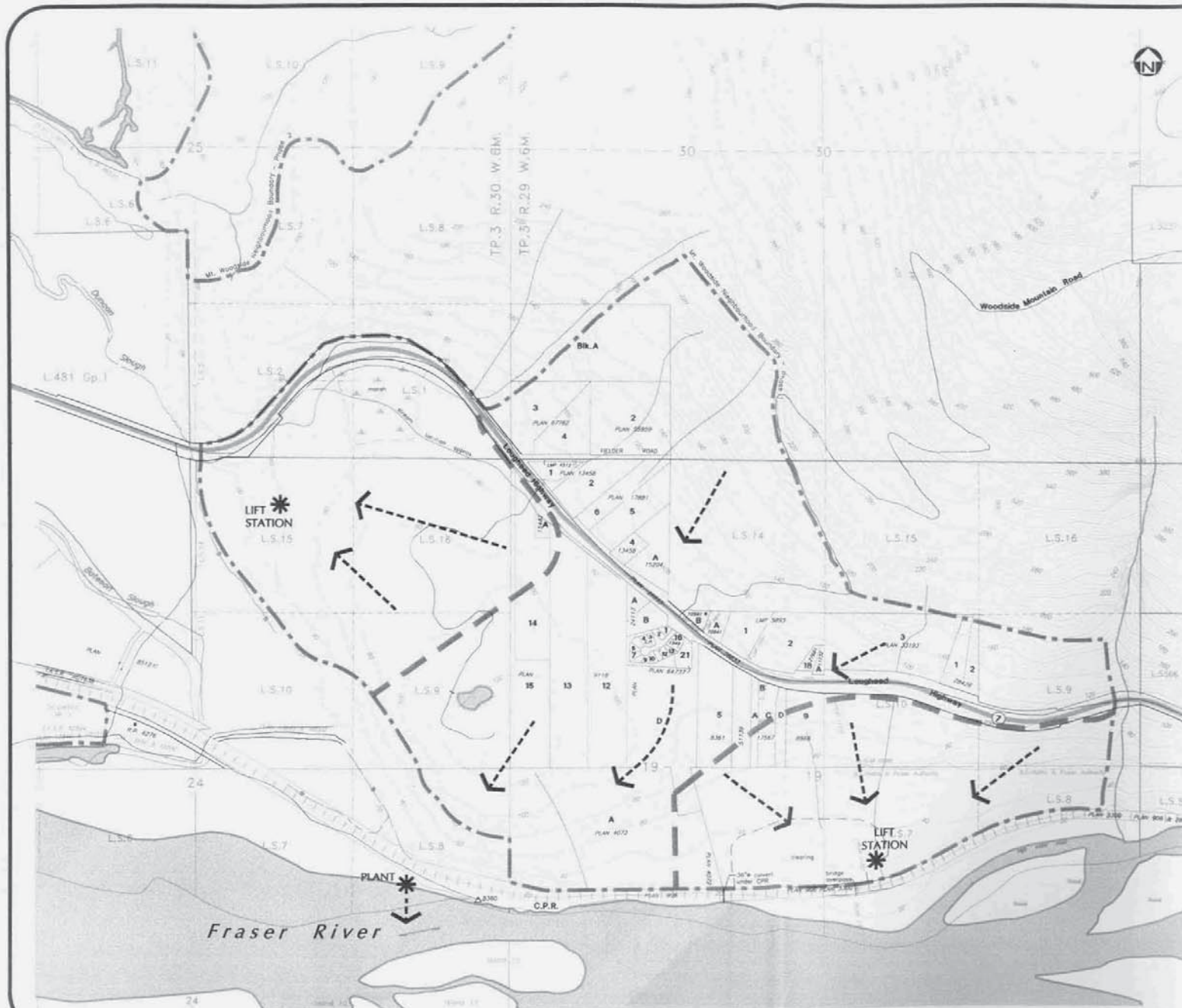
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BASE MAP SOURCE: Fraser Valley Regional District, 2000

District of Kent

**MOUNT WOODSIDE
NEIGHBOURHOOD PLAN**

**POSSIBLE SANITARY SEWER
SCHEME - OPTION 2**

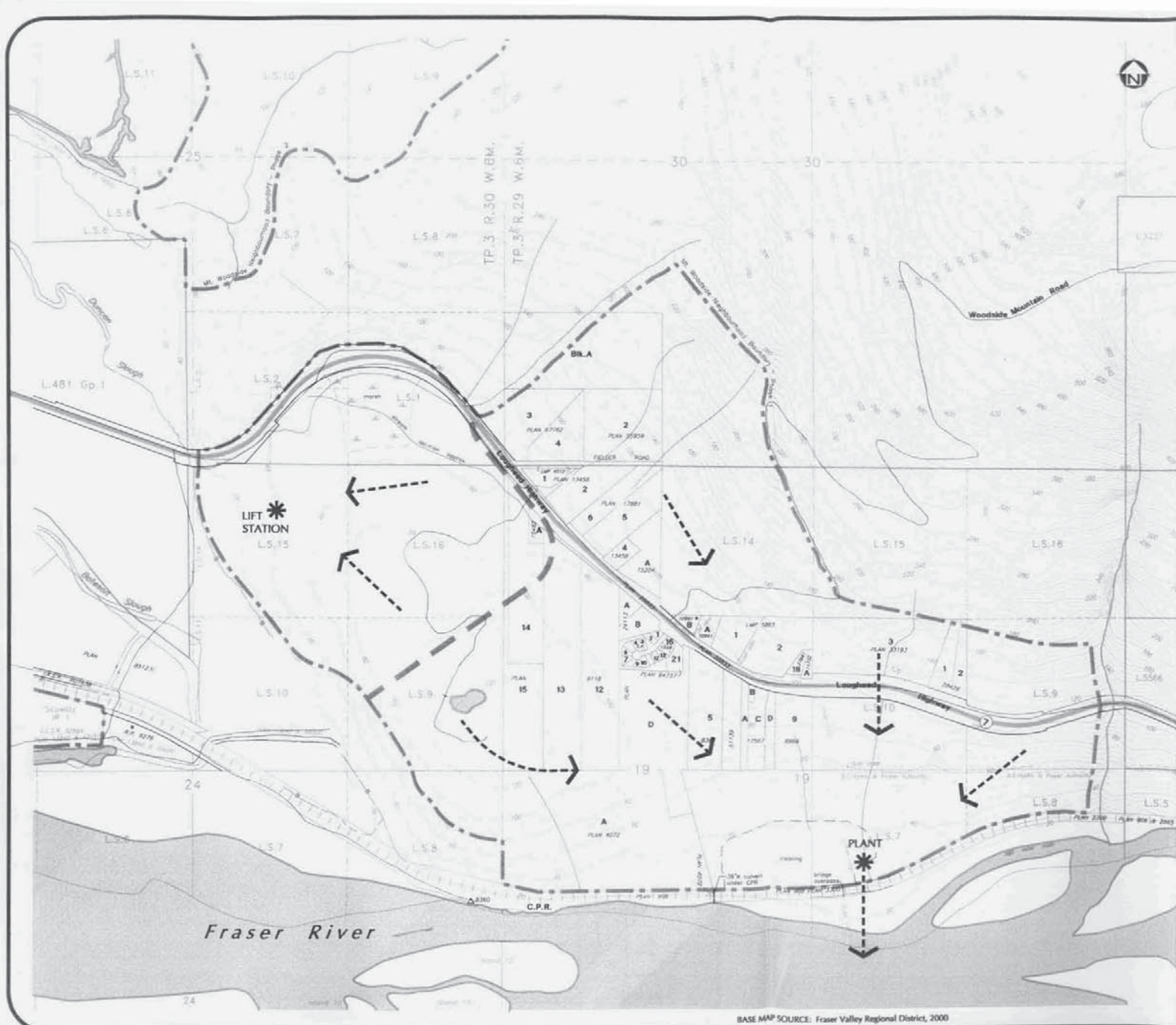


--- NEIGHBOURHOOD BOUNDARY

0 50 100 200 300 400 500m
Project CR32-009-01-01 April 2003

Map
12
uma

BASE MAP SOURCE: Fraser Valley Regional District, 2000



District of Kent

**MOUNT WOODSIDE
NEIGHBOURHOOD PLAN**

**POSSIBLE SANITARY SEWER
SCHEME - OPTION 3**

NEIGHBOURHOOD BOUNDARY



Map
13

uma

BASE MAP SOURCE: Fraser Valley Regional District, 2000

MOUNT WOODSIDE NEIGHBOURHOOD PLAN

PERCENTAGE

NEIGHBOURHOOD BOUNDARY

SHOULD BE CHANGED

SHOULD NOT BE CHANGED

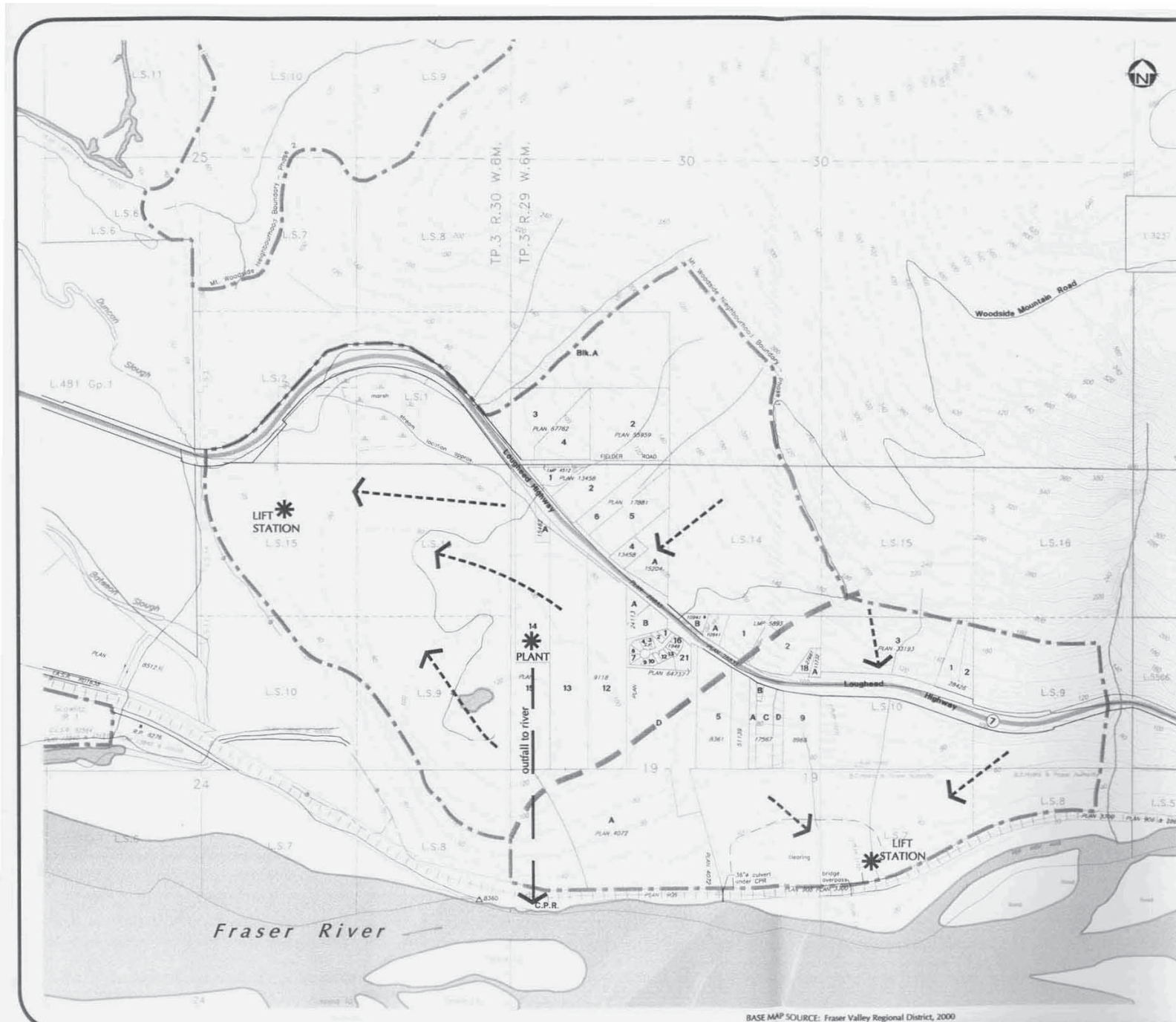
Map
14

uma

0 50 100 200 300 400 500

Project C832-009-01-01 April 2003

BASE MAP SOURCE: Fraser Valley Regional District, 2000



Mount Woodside

NEIGHBOURHOOD PLAN

The design criteria for the ultimate sewer plant for both Phase 1 and 2 include the following:

- Outfall shall be designed and constructed for ultimate design population potential;
- Ministry of Water, Land and Air Protection approval shall accommodate both Phase 1 and 2;
- The Environmental Impact Study (EIS) required under the Municipal Sewage Regulations shall accommodate both Phase 1 and 2 growth potential; and
- Outfall location shall be sensitive to future recreational opportunities along the Fraser River.

The plant can be constructed in stages as growth occurs in the plan area. The recommended phasing for sewer plant construction is:

- Short term up to 3,200 people on approximately 100 hectares;
- Medium term up to 6,400 people on approximately 230 hectares; and
- Long term up to 9,600 people on approximately 300 hectares.

Perpetual sewage plant maintenance costs, estimated at an additional \$100,000 annually, is the principle obstacle to considering the onsite sewer treatment alternative.

An approximate cost comparison of each alternative is outlined below:

Onsite Treatment:

- Total capital cost = \$2.5 million; and
- Extra annual operating costs estimated at \$100,000, escalating at approximately 2% annually.

Offsite Discharge:

- Total capital cost = \$4.0 million for trunk, pump and booster station; and
- No additional operating costs, included in the existing plant operation on Tanner Road.

A net present value analysis was completed comparing the offsite discharge alternative to constructing an onsite treatment plant. The high front end costs associated with the offsite discharge alternative are offset by the additional operating costs for a second sewage treatment plant in the District of Kent. As the present value analysis is roughly equivalent for either alternative, further investigation of the potential costs and recovery of front-end costs is recommended. A principle advantage of the offsite discharge alternative, which had not been factored into the present value analysis, is the potential connection of the Kent and Mountain Institutions and the long-term development potential of Hopyard Mountain.



Mount Woodside

NEIGHBOURHOOD PLAN

Policy

The District will not process any rezoning applications in this neighbourhood until a decision is reached on sewage disposal alternatives;

Policy

The District shall conduct a financial analysis, with assistance of local developers, on the impacts to the municipality of onsite versus offsite sewage disposal;

Policy

If selected, the District shall require onsite sewage treatment plant to accommodate full development potential of Mount Woodside Phase 1 and 2; and

Policy

The District shall require oversizing to provide service for Phase 2.

6.2 Water Distribution

6.2.1 Water Supply

Water supply options include offsite wells with a transmission main to the plan area, or an intake on the Fraser or Harrison Rivers with an onsite water treatment plant. A cost analysis comparing these options was not undertaken due to the uncertainty of the location for the offsite water wells. This plan assumes the cost to provide offsite well water would be significantly less than the water treatment alternative. In addition the annual operating costs for a series of water wells should be significantly lower than a treatment plant.

Preliminary discussions with a hydrogeologist suggestions water wells located along the Harrison River valley should be able to produce sufficient capacity with acceptable quality to service both Phase 1 and Phase 2 in Mount Woodside. Detailed hydrological analysis and test wells are required to locate the water source.

Policy

The District shall not process a rezoning application in this neighbourhood until an acceptable, proven offsite water supply is located.

Recently the Greater Vancouver Regional District (GVRD) and the Fraser Valley Regional District (FVRD) have explored the long-term potential of constructing a supply main from Harrison Lake to the GVRD

Mount Woodside

NEIGHBOURHOOD PLAN

within the 15 to 20 year time horizon. Once this project becomes more certain the District could investigate connecting Mount Woodside to this supply system.

Offsite water well construction must consider the following:

- Sufficient quality and quantity of supply to meet the needs of both Phase 1 and 2 development potential;
- Protection of the groundwater aquifer is crucial to the long-term success of a well system;
- Regular monitoring will be required to meet Ministry of Health drinking (potable) water guidelines;
- Disinfection may be necessary between the offsite water wells and the plan area; and
- A contingency for an alternative water source should be considered in case one or more wells become contaminated or water quality deteriorates.

6.2.2 Onsite Water Reservoir(s) – Phase 1

Onsite water reservoir(s) will be required to service the plan area. The reservoir(s) should provide capacity to accommodate fire protection, equalization storage and emergency storage. The methodology to calculate the size of the reservoir(s) follows:

- Fire protection requirements for a commercial wood-frame structure in the Subdivision and Development Bylaw = 10,000 litres/minute. The Fire Underwriters Survey standard requires 2 hours of storage for this type of fire protection. 10,000 litres * 120 minutes = 1.2 million litres;
- Equalization storage is required to offset the peak water demands so that the supply pumps in the wells can operate at the maximum day demand level. Equalization storage is calculated as:

equivalent population (3,350 to 9,600) * average daily design flow (500 l/c/d)
 * maximum day peak factor (2.0)
 * 25% = 0.84 to 2.4 million litres;

- Emergency storage provides for temporary failure of the supply system or heavier than anticipated demands. Emergency storage is calculated as 25% of the fire protection and equalization storage requirements = 510,000 to 900,000 litres; and therefore
- Total estimated reservoir(s) capacity should be 2.6 to 4.5 million litres (dependant upon population).

The cost to construct a single large reservoir will be much less on a unit basis than two smaller reservoirs. Constructing a single reservoir in the upper portion of Phase 1 on the north side of the Highway together with a pressure reducing station for lands on the south side of the Highway will likely be the most cost effective solution. At least two pressure zones will be necessary to service lands on both sides of the Highway. The water reservoir should be approximately 12 metres higher than the highest building in the pressure zone.

Detailed design calculations will be required to confirm sizing and elevation of the reservoir(s).

Policy

The District shall determine a strategy for water reservoir(s) location and capacity in conjunction with considering the first rezoning application in Mount Woodside.

6.3 Storm Water Drainage

Phase 1 storm water drainage can be accommodated within two roughly equivalent catchment areas of approximately 115 hectares each (Map 15). Detailed storm water analysis will be necessary to determine the extent of offsite up-slope drainage which needs to be intercepted into the subdivision drainage systems and the boundaries of each catchment area. Consideration shall be given to introducing groundwater infiltration systems for lands south of the Highway in order to mitigate offsite storm water flows and maintain a healthy groundwater system in the region. Lands on the north side of the Highway with slopes approximately 30% are considered too steep to deploy groundwater infiltration methods.

The western catchment area drains west to Duncan Slough via an existing creek in the northwest quadrant of the plan area. Duncan Slough is then pumped through the Bateson Pump Station to the Harrison River. A detailed storm water management study is required to design offsite flows in accordance with the Subdivision and Development Bylaw standards. Storm water flows shall be controlled to prevent flooding of the low-lying farmlands adjacent to Duncan Slough, prevent scouring of the existing stream channel which feeds into Duncan Slough and provide water quality parameters associated with discharge into an active fish bearing river. Improvements to the Bateson Pump Station may be necessary to accommodate the full life-cycle of the planned storm sewer system within Mount Woodside.

The eastern catchment area drains south to the Fraser River. An existing 600 mm diameter CMP culvert crosses under the CPR tracks. A storm water management study is required to investigate the feasibility of utilizing the existing culvert and preventing flows from scouring existing creeks and slopes within the catchment area. Water quality parameters should be investigated as this system discharges directly to the Fraser River.

Point or surface discharge of storm water flows over the steep slopes along the western and southern portions of the plan area shall be discouraged in order to mitigate erosion, slope instability and flooding concerns. The existing CPR tracks will have to be protected to ensure flooding or scouring of the rail bed does not occur.

Policy

Storm water detention shall be required to mitigate impacts on the CPR tracks, Fraser River, Duncan Slough and Bateson Pump Station;

Mount Woodside

NEIGHBOURHOOD PLAN

Policy

A Storm Water Management Plan shall be prepared with consideration of the first rezoning application to consider upland drainage requirements, groundwater infiltration opportunities, storm water quality, protection of groundwater aquifer and prevention of flooding on low-lying agricultural lands; and

Policy

Point or surface storm water discharge over steep slopes shall be discouraged.

The existing man-made pond shown on Map 8 could be utilized for some storm water controls; however due to its location its effectiveness may be minimal.

MOUNT WOODSIDE NEIGHBOURHOOD PLAN

NEIGHBOURHOOD BOUNDARY

BASE MAP SOURCE: Fraser Valley Regional District, 2000

Map
15

0 50 100 200 300 400 500m
Project C832-009-01-01 April 2003

Mount Woodside

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6.4 Transportation

6.4.1 Highway # 7

Highway # 7, a controlled access highway, dissects the planning area. This existing high-speed (80 kph) corridor will form a barrier to linking developments on both sides of the Highway. Possibly the most significant impact on residential development within Mount Woodside will be the speed of traffic, and in particular large trucks, which currently traverse this area. Towards the east the Highway narrows, and traverses a steep, winding grade down to the low-lying farmland surrounding Agassiz. This small section of Highway can be difficult during the winter months and extreme caution is necessary at this location.

By controlling the number of access points to Highway # 7 this plan recognizes the importance of maintaining a good transportation connection through the area. Secondly, the existing driveway accesses to the Highway can be eliminated during the course of developing this community.

Policy

No more than two all directional accesses shall be permitted to Highway # 7; and

Policy

The District will seek to eliminate individual Highway accesses as development occurs.

The plan proposes two controlled/signalized all directional intersections with Highway # 7. The extent of additional lane requirements and timing for signalization can be determined during the rezoning process.

A pedestrian overpass may be required to link development and community facilities on both sides of the Highway. The timing and location of a pedestrian overpass can be deferred to future rezoning applications. The need for an overpass will be dependent upon the eventual speed of the highway traffic through this area.

Policy

The District shall plan for a potential pedestrian overpass(s), while limiting desire lines across the Highway.

6.4.2 Internal Collector Road System

An internal collector road system (shown dotted on Map 9) has been developed to limit the grades for the most-part to 12%, reduce the number of access points to Highway # 7 and provide continuity between lands on both sides of the Highway. This collector system is conceptual so as to allow flexibility with individual subdivision applications.

Policy

In order to accommodate future subdivision patterns the District will seek to retain flexibility within the internal collector road system.

The western connection at Fielder Road should align with the access to the lands south of the Highway in a manner that provides a 90 degree crossing of the Highway, safe stopping distances at the bottom of Fielder Road, and minimize the impact on Lot 1 Plan 13458. The existing improvements on Lot 1 are situated along the south-eastern boundary of this parcel; therefore realigning Fielder Road at this intersection could be feasible.

Policy

Align access south of the Highway at Fielder Road in a manner that provides a 90 degree crossing of the Highway.

Grades on Fielder Road approach 20%. Detailed subdivision design shall consider ways to mitigate this excessive grade; however it is recognized a short steep section on this collector may be satisfactory.

The location of the eastern connection is more flexible; however the connection to the Highway should aim towards the mid-point between the Highway curves at this location.

Policy

Development of an eastern road connection across the Highway should aim towards the mid-point between the Highway curves.

As subdivisions occur in Mount Woodside, temporary emergency only access points to the Highway shall be provided until the full collector system has been completed.

Policy

Temporary emergency access only may be provided to the Highway and removed once replaced by the full collector system.

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Existing property improvements shall be considered when locating the collector road system. As improvements in Mount Woodside are relatively sparse, this should not become a significant issue. If the lands in the south-east quadrant currently within the ALR, remain agricultural, an alternative collector road system needs to be developed.

6.4.3 Mount Woodside Road

Mount Woodside Road is currently a Forestry Service road providing access to portion of Mount Woodside. This road is used for logging and recreational purposes. It is anticipated active logging will continue in this area for the foreseeable future, as a result the interface with the future residential development in Mount Woodside requires special planning considerations. It is suggested, in order to separate heavy industrial, logging truck traffic from residential areas, this road remain “as is” with residential lots backing onto it. No direct access to residential lots should occur off Mount Woodside Road. The proposed collector road system should provide right of way to the existing industrial traffic using Mount Woodside Road. Should logging activities in the area cease in the long-term, the existing road corridor could be converted to a recreational hiking/biking trail within the planned subdivision.

Policy

Residential lots shall back onto Mount Woodside Road; and

Policy

Should logging activities be discontinued, portions of the existing Mount Woodside Road corridor are to be converted to a hiking/biking trail.

6.4.4 CPR Crossing

Due to the proximity of the Fraser River, there will be a strong desire to provide pedestrian access to this area. As the CPR tracks forms a barrier between the planned residential lands and the Fraser River, efforts will be necessary to control and limit the number of pedestrian rail crossings. An historic bridge crosses the CPR at the south-eastern boundary of the plan area. The feasibility of using this existing crossing for pedestrian traffic across the CPR should be investigated. Walking trails and direct access to the CPR can be channelled to this location in order to provide a safe crossing of the tracks. Except for maintenance purposes, vehicular access across the tracks shall not be permitted. A parking lot north of the CPR tracks shall be provided for recreational users at this location.

Policy

The District will aim to retain a separation between future residential uses and the CPR railway, by channelling access across the tracks to the existing bridge;



Mount Woodside

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Policy

The District shall require a safety investigation of the existing private bridge crossing the CPR; and

Policy

No vehicle access, except for maintenance purposes, shall be permitted across the CPR tracks.

6.4.5 Ministry of Transportation

Provincial Acts for controlled access highways (Highway # 7) regulate both the zoning and subdivision processes necessary to develop the Mount Woodside community; therefore Ministry of Transportation support is crucial to the development of Mount Woodside. A summary of the Provincial Acts follows:

Highway Act:

Section 54 allows the Minister of Transportation to control or prohibit access to a controlled access highway within an 800 metre radius of the proposed intersection to the highway during the rezoning process.

Land Title Act:

Section 80 regulates subdivisions adjacent to controlled access highways requiring approval of either the Minister of Transportation or the Ministry Subdivision Approving Officer.

Local Government Act:

Section 924 regulates construction of commercial or industrial buildings exceeding 4,500 square metres in gross floor area requiring approval by the Minister of Transportation.

It is important to note most lands within Phase 1 are located within 800 metres of the proposed intersections with Highway # 7. As a result all rezoning applications within Mount Woodside may require Ministry approval. Contingencies should be developed to mitigate the uncertainty of future Ministry requirements as Mount Woodside develops.

Discussion with local Ministry staff can be summarized as:

- Would not support reducing the current posted speed limit of 80 kph;
- Prefer only one all directional intersection with the Highway, while other access points could be limited to right in/right out only;

Mount Woodside

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- Other than potential intersection improvements, no offsite improvements are contemplated;
- Consider a tight diamond, multi-plate interchange design for the primary access to Mount Woodside; and
- No plans to relocate Highway # 7 along the Fraser River.

6.4.6 BC Transit

Currently BC Transit, through Township Transit Services Inc., offers limited scheduled service between Chilliwack, Rosedale, Popkum, Agassiz and Harrison Hot Springs. The cost of this service is shared between the District of Kent, the Village of Harrison Hot Springs, the City of Chilliwack, the Fraser Valley Regional District, BC Transit and passenger fares. A complimentary HandyDart Service provides convenient door-to-door transportation for people with special needs.

The two types of service that might apply to the Mount Woodside Neighbourhood is an extension to the community service offered by the Agassiz-Harrison paratransit system and/or a taxi-based service for commuters to the West Coast Express. Factors affecting the type of transit service, if any, are the communities' desire for transit, the political will to pay for a portion of the service, and the type of market being served. For example a senior's orientated market would warrant a different type of service than a commuter service market.

Transit service to Mount Woodside should not be anticipated until a substantial portion of the community has been developed. Minimal long-term transit centre needs could be accommodated at the planned community centre.

Policy

Long term BC Transit terminal requirements, if any, shall be accommodated at the future community centre.

6.4.7 Phase 2

Access to Phase 2 will be limited to one location at the western boundary. The cost and environmental impact of constructing a road connection between Phase 1 and 2 is considered undesirable. A series of walking trails could be provided to link both areas for pedestrian use only. A proposed second Forestry access road between these phases should be limited to logging and recreational traffic only. No direct access from either Phase 1 or 2 should be provided to this proposed second Forestry access road; however emergency only access for Phase 2 should be considered. Access to Phase 2 will traverse existing agricultural lands before connecting to Highway # 7 at Kennedy Road. This new connection to Phase 2 will require Land



Mount Woodside

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Reserve Commission approval; however as this area is considered a potential long-term expansion of Mount Woodside this issue can be addressed at a future date.

Policy

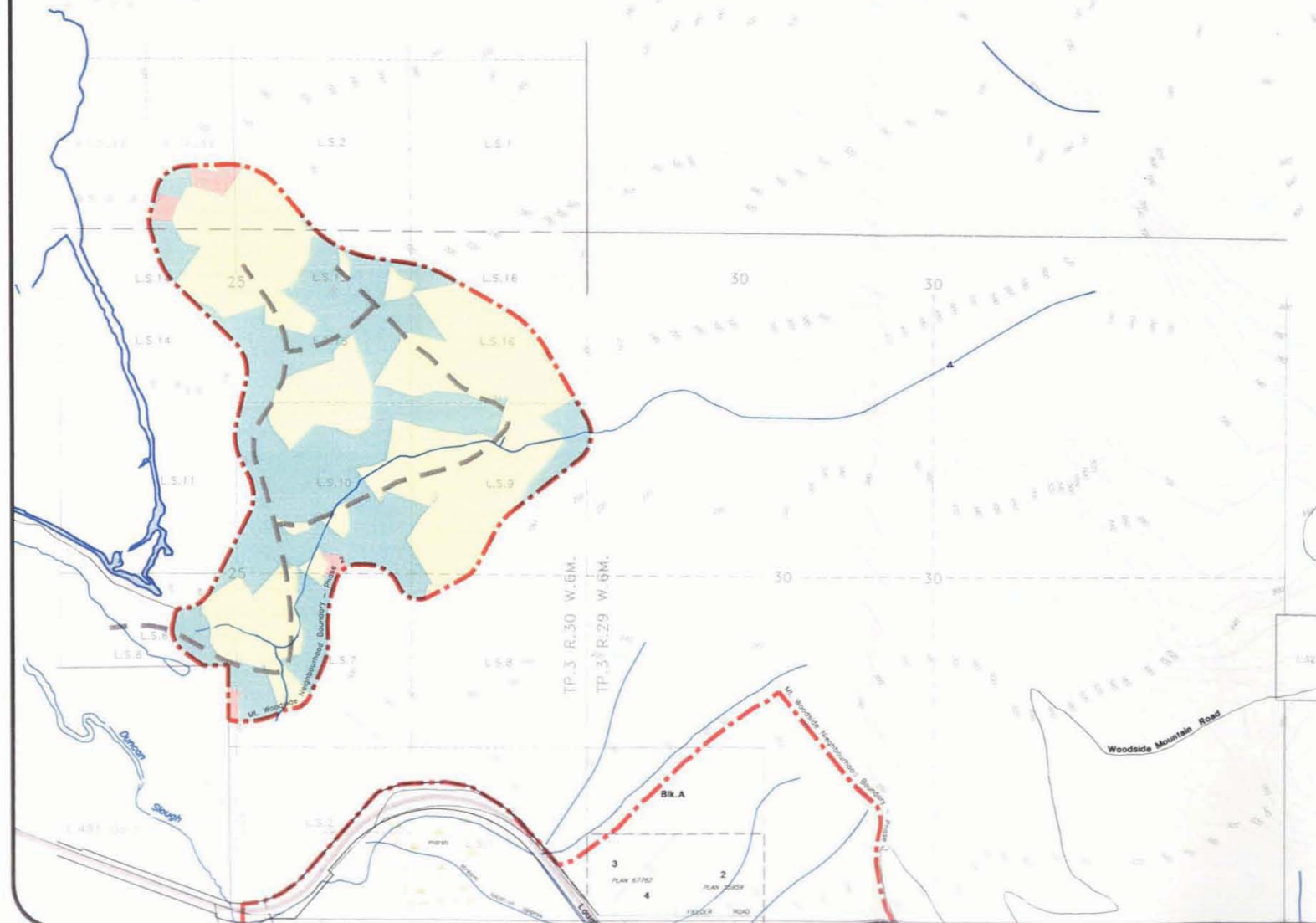
No vehicle access between development slated for Phase 1 and 2.



District of Kent

**MOUNT WOODSIDE
NEIGHBOURHOOD PLAN**

**Phase 2
SLOPE ANALYSIS & ACCESS**



- 0% TO 20% SLOPE
- 20% TO 40% SLOPE
- 40% SLOPE AND OVER
- NEIGHBOURHOOD BOUNDARY

0 50 100 200 300 400 500m
Project CB32-009-01-01 April 2003

Map
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uma

Mount Woodside

NEIGHBOURHOOD PLAN

6.5 Solid Waste/Recycling

The residents of Agassiz currently contract individually with private companies to pick-up both solid waste garbage and recyclable materials. A recycling depot exists in Agassiz. The current level of recycling activity is relatively low in comparison to other Lower Mainland communities. The District is considering ways to improve recycling efforts within Agassiz. Under the current system there is limited incentive for residents to recycle their solid waste and the District does not have a mandatory recycling bylaw. One method would be to have the District contract directly with a disposal firm to manage garbage and recycling materials.

Currently garbage is disposed at the Bailey landfill in Chilliwack. This landfill has a 10 year capacity with the option of expanding onto adjacent lands. Alternatively garbage could be hauled to Cache Creek for disposal.

It is recommended the District consider engaging a private disposal company to manage garbage and recycling needs for Mount Woodside, and recover their costs through a utility assessment. It is also recommended the District consider a mandatory recycling bylaw to reduce the waste deposited in the landfill sites. These actions would enhance Policy 7-37 of the OCP which requires initiatives to reduce, reuse, and recycle within the District. If successful these actions can be adopted within the Agassiz townsite as well.

Policy

The District shall engage a private contractor to collect garbage and recycling materials, recovering costs through a utility assessment and adopting a recycling bylaw.

6.6 Utilities

Terasen Gas

This area is not currently served with natural gas through BC Gas. The closest point of service is located in Agassiz. BC Gas would consider expanding their distribution system to Mount Woodside provided a portion of the offsite costs are funded by developers.

The preliminary estimate to extend the natural gas distribution system from Agassiz to Mount Woodside is \$3,000,000. Due to the extensive offsite costs it may not be feasible to extend the natural gas system in the short-term.

BC Hydro

No comments were received from BC Hydro.



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Shaw Cable

Extensions to the existing system in Agassiz will be necessary to provide service to Mount Woodside. No estimates were provided for this extension.

Telus

Extensions to the existing system in Agassiz will be necessary to provide service to Mount Woodside. No estimates were provided for this extension.

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7.0 Implementation

7.1 Phasing of Development

The Mount Woodside Neighbourhood has been broken down into 2 distinct phases. Phase 1 represents land mostly designated within the OCP as Rural Residential. The proposed neighbourhood boundaries have been expanded from 135 hectares to approximately 230 hectares. Due to the long-term absorption of Phase 1, for planning infrastructure, a further breakdown into short, medium and long term is described below.

Phase 2 represents land designated within the OCP as Resource Management and is considered very long-term development potential. Further investigations are required prior to considering an OCP amendment and this plan recommends Phase 2 development not be considered until most of Phase 1 has been completed.

For the purposes of this document Mount Woodside phasing should consider the following general outline:

- Short term of approximately 100 hectares (700 units) located south of the Highway and outside the ALR;
- Medium term of approximately 50 hectares located south of the Highway and within the ALR. Approval from the Land Reserve Commission is necessary to support development on these lands; and
- Long term of approximately 80 hectares is located north of the Highway within Phase 1.

The timing for build-out of each stage based on an annual absorption rate of 70 units, and assuming an average density of 7 units per hectare* is shown below.

Table 2 – Phasing

Phasing	Area (Hectares)	Total Units*	Build-Out (Years)	Accumulated Time (Years)
Short	100	700	10	10
Medium	50	350	5	15
Long	80	560	8	23

*lower end of the population projection range

Based on the assumptions described above, starting with the first proposed subdivision, it could take approximately 23 years to complete Phase 1 (230 hectares).

7.2 Development Feasibility

A development feasibility proforma was prepared in conjunction with the preparation of this plan. Obviously the assumptions used regarding costs, market revenues and absorption rates all affect the outcome of a proforma. Utilizing the offsite costs noted below in 7.4 Development Financing ample developer's profit margins are anticipated over the course of developing Mount Woodside. Minor differences between properties can be expected due to varying site conditions. Profit margins are dependent upon the developer's successfully creating a market niche for this community.

7.3 Public Amenities

School Site

Under Section 937.2 of the Local Government Act, municipalities in conjunction with the local school district can collect an assessment referred to as School Site Acquisition Charges from developers to wholly or partially fund acquisition of future school sites. This assessment, similar to Development Cost Charges, must be initially established by the School District and then agreed to by the District. This bylaw shall be adopted prior to receipt of subdivision applications in Mount Woodside in order to collect the assessment. The bylaw would be based on the cost to acquire serviced land times an assist factor and divided by the total number of units within the catchment area.

Policy

The District will request the School Board to consider a School Site Acquisition Charges Bylaw.

Based on a range of anticipated densities there could be 1,290 to 2,300 units within Phase 1. If the cost to acquire a serviced 3.5 hectare site is approximately \$700,000, the School Site Acquisition Charge would be approximately \$500 per unit using the lower end of anticipated densities (1,290 units).

Due to the location of this new plan area Mount Woodside residents can anticipate bussing their children to school until sufficient population resides in this area in order to justify a capital expenditure by the Ministry of Education. Alternatively, developers could assist the School District with an initial capital contribution to fund both land acquisition and elementary school construction. This practice was successfully adopted by a developer in the City of Abbotsford, and has proven to offer an amenity for young families not readily available in other new communities.

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Parks

Under the Local Government Act, Section 941 the District can require developers to dedicate up to 5% of their land for park purposes provided the OCP contains policies and designations respecting the location and type of future parks. Alternatively, the District can require cash in lieu; however the value is determined at the date of preliminary approval of the subdivision typically based on raw, un-serviced land value.

Some park land acquisition and development requirements within Mount Woodside can be obtained through the rezoning and subdivision process at no cost to the District. To effectively employ this strategy the District needs to determine their park requirements and its location early in the planning process. By adopting a Mount Woodside Neighbourhood Plan into the OCP, the District will define these requirements. In order to address equity between land owners the District could accept cash-in-lieu of park dedication where parkland is not required, and use the proceeds to acquire lands where more than 5% of the subdivision application requires park land. The disadvantage of accepting cash-in-lieu payments is the funds received from developers is based on un-serviced land values; whereas land acquisition for parks typically includes servicing costs, resulting in a shortfall with the amount of funds collected.

Alternatively, the District could adopt a Development Cost Charge (DCC) Bylaw for park land acquisition and some improvements in Mount Woodside. This method of funding is common practice in the Lower Mainland to satisfy park needs. The disadvantage of this alternative is it will take a number of years to build a parkland DCC reserve sufficient to acquire land and construct improvements.

As most parkland could be located south of the Highway, it is important for the District to consider equitable sharing of the dedication of parkland. This equity is most easily accomplished through a DCC Bylaw. An estimated park DCC could be in the range of \$1,500 per unit.

Policy

The District will establish a Development Cost Charge Bylaw for park land acquisition and park development.

Environmental Reserve

In order to protect environmentally sensitive areas prior to receipt of subdivision applications, the District could designate environmentally sensitive areas as Development Permit Areas under Section 919.1 of the Local Government Act. By doing so, the District can protect the integrity of these areas as the Development Permit (DP) designation prevents grading and site clearing activities prior to the issuance of a DP. Most environmental protection areas could be obtained by the District through the rezoning and subdivision processes. The exact limits of the area to be set aside can be determined through geotechnical and environmental analysis in conjunction with the rezoning or development permit application. The District



Mount Woodside

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could obtain most of the environmental reserve lands at no cost and little if any credit towards parkland dedication requirements.

Policy

The District will establish a Development Permit Bylaw for environmental and hazardous protection in conjunction with the first rezoning bylaw and will require dedication without compensation of environmentally sensitive areas. Private ownership with protection through a covenant may be considered as an alternative.

Alternatively, environmental protection areas can be left in private ownership and a covenant protecting the resource filed during the rezoning process. The principle disadvantage of registering a covenant against the title is enforcement once the homes are constructed and residents wish to “take control” and use their land.

Fire Hall/Public Works Yard/Community Centre

Provision has been made in the plan for a combined fire hall, public works yard and community centre site. The exact size and requirements for this community amenity have not been defined; however the plan recognizes the long-term need for such facilities. Typically land can be provided through a rezoning process provided the developer’s site area is large enough to warrant this type of dedication to the District. It is recommended this facility be located on the north side of the Highway on Crown Lands adjacent to Mount Woodside Road.

A community facility to accommodate a fire hall and community centre could cost between \$3 and \$5 million dollars to construct. It is recommended the District request developers to contribute towards this cost on a unit basis upon considering rezoning applications in Mount Woodside.

Policy

The District will consider provision of a contribution towards development of a Fire Hall, Public Works Yard and Community Centre, as part of new development applications.

One of the significant issues facing the District with the development of Mount Woodside will be fire fighting requirements. It is likely a substantial portion of this community would be developed prior to obtaining sufficient funds through the development process to construct a Fire Hall. Staffing the new fire hall with volunteer fire fighters may also become a challenge.

Policy

Automatic fire sprinklers for all buildings is required until a fully operational Fire Hall is constructed.

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Major Recreation and Cultural Facilities

The major community recreational and cultural facilities for Mount Woodside will be located within Agassiz. The District has considered construction of an ice arena and indoor swimming pool to supplement the existing amenities. A significant capital expenditure will be required for either or both of these facilities. It is recommended Mount Woodside developers partially contribute for major District-wide recreational and cultural facilities.

Policy

The District may seek a contribution for major recreational and cultural facilities as development occurs, in order to minimize the financial impacts on existing taxpayers.

Public Amenity Funding

The following table summarizes public amenity needs and possible funding:

Table 3 – Public Amenity Funding

Amenity	Funded By	Comments
School Site	Developers	Requires a School Site Acquisition Charges Bylaw
School Building	School District/ Ministry of Education	Funding determined by Ministry priorities
Park and Environmental Reserve	Developers	Obtain through rezoning and subdivision processes
Park Development	Developers and District	Requires a DCC Bylaw
Fire Hall/Community Centre	Developers and District	Due to timing likely cost share
Public Works Yard	District	Site improvements only
Major Recreation	Developers and District	Cost share

7.4 Development Financing

A summary of the major infrastructure improvements for Phase 1 only are shown below. Phase 2 improvements require further analysis. Short-term is defined as 0 – 10 years, medium-term as 10 – 20 years and long-term is beyond 20 years.

Financing these improvements over the long-term will require a commitment by the District to establish a program to capture appropriate development fees in order to complete the improvements. Obviously the District has substantial latitude regarding timing for collection of these improvement costs and how that will

be accomplished. This plan sets out one strategy to accomplish that objective. There are other choices available to the District when considering each rezoning application.

Section 939 of the Local Government Act provides cost sharing of major infrastructure improvements front-ended by developers through a latecomer process. Under the current legislation the time limit for collecting a latecomer improvement is 10 years. The following table assumes 700 units will be serviced within a 10 year time-frame (short term), therefore the front-ending developer can anticipate some of their initial capital costs, plus interest, back over a 10 year period. The improvements marked with an asterisks are anticipated to be front-ended by developer(s).

Development Cost Charge Bylaws are suggested for park land acquisition and park development costs. It is anticipated the District will play a lead role in acquiring and developing park sites.

Table 4 – Development Financing – Short Term (0 – 10 Years)

Improvement	Estimated Cost	Funding Source	Estimated Cost per Unit**
Water Supply*	unknown	Developer	unknown
Water Reservoir*	\$1,000,000	Developer	\$1,430
Water PRV*	\$300,000	Developer	\$430
Sewer Plant/Outfall*	\$1,800,000	Developer	\$2,570
Park Land Acquisition	\$350,000	DCC	\$500
Park Development	\$700,000	DCC	\$1,000
School Site Land Acquisition	\$350,000	SSAC	\$500
Fire Hall/Community Centre	\$4,000,000	Developer	\$2,485
Major Recreation/Culture	\$7,500,000	Developer	\$4,660
Total Cost Per Unit			\$13,575+

** based on 700 units, except where the improvement occurs in more than one phase, the estimated cost per unit has been calculated based on the total number of units (1610 units)

* latecomer improvement

It is reasonable to anticipate further unspecified improvement costs will occur over time, therefore the cost for future stages may be greater than what is shown below. One of the difficulties with establishing medium and long term costs is the wide range of potential development densities previously noted. As a result of these considerations, the estimated cost per unit has not been shown for development beyond 10 years. It is recommended the District periodically review development financing alternatives for Mount Woodside as more certainty occurs.

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Policy

Over time the District will develop a funding strategy for medium and long term infrastructure improvements and maintenance as development patterns become more apparent.

Table 5 – Development Financing – Medium Term (10 – 20 Years)

Improvement	Estimated Cost	Funding Source
Sewer Plant Expansion	\$700,000	Developer
Park Land Acquisition	\$350,000	DCC
Park Development	\$700,000	DCC
School Site	\$350,000	SSAC
Fire Hall/Community Centre	\$4,000,000	Developer
Major Recreation/Culture	\$7,500,000	Developer

Table 6 – Development Financing – Long Term (20 – 30 Years)

Improvement	Estimated Cost	Funding Source
Pedestrian Overpass(s)	\$1,000,000	Developer
Park Land	\$350,000	DCC
Park Development	\$700,000	DCC
Fire Hall/ Community Centre	\$4,000,000	Developer
Major Recreation/Culture	\$7,500,000	Developer

7.5 District Costs

During the course of developing Mount Woodside the District can anticipate some additional costs. Examples of these additional costs include:

- Planning costs;
- Development application processing costs;
- DCC assist factor costs;
- Public Works Yard site improvement costs;
- Fire Hall/Community Centre costs;
- Additional park development and major recreation/culture costs; and
- Maintenance costs.



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The School District can anticipate additional costs associated with the construction of a new elementary school, and bussing costs in the interim.

7.6 Development Approval Process

This plan suggests a number of ancillary development related bylaws be considered by the District in conjunction with considering a rezoning application. These are outlined in Section 7.7 Ancillary Bylaws. Some of these bylaws can be considered in conjunction with the Mount Woodside Neighbourhood Plan review.

The next step towards approving development within the Mount Woodside Neighbourhood is adoption of this plan. In conjunction with Council's consideration of the Neighbourhood Plan, further amendments to the Official Community Plan will be necessary. Following adoption of the plan further studies and analysis is recommended to be conducted during the rezoning application process. As Section 939 of the Local Government Act provides a 12 month grand-father allowance for bylaws adopted after receiving a subdivision application, it is recommended the District withhold receiving subdivision applications within Mount Woodside until after third reading of a rezoning bylaw.

Policy

The District as a matter of policy will not accept subdivision applications until third reading of a rezoning bylaw.

Following adoption of this plan new zoning regulations pertaining to comprehensive zoning districts can be considered by the District.

7.7 Ancillary Bylaws and Guidelines

A number of bylaws shall be considered in conjunction with this plan:

- Development Permit Bylaws for protection of the environment and hazardous conditions;
- Development Permit Bylaw for multi-family and commercial form and character guidelines;
- Development Cost Charges Bylaw to assist with financing public amenities;
- Adoption of a Subdivision and Development Bylaw;
- Creation of a new comprehensive zone within the Zoning Bylaw to permit flexible zoning requirement;
- Adoption of a Recycling Bylaw and Utility Rates Bylaw; and
- School Site Acquisition Charge Bylaw.

SCHEDULE E (BYLAW NO. 1508)

Background and Implementation District of Kent Agricultural Area Plan



Prepared by:
Don Cameron Associates
with support from the
Steering Committee for the
Agricultural Area Plan

April, 2010

“Agriculture likes it here”

ACKNOWLEDGEMENTS

Don Cameron Associates and the Steering Committee for the District of Kent Agricultural Area Plan are pleased to present the Agricultural Area Plan.

We wish to acknowledge the financial assistance of Agriculture and Agri-Food Canada and the Investment Agriculture Foundation of BC for making this project possible. Thanks are also extended to the BC Ministry of Agriculture and Lands and Council of the District of Kent for their financial support for this work. To the members of the agricultural industry who opened their farms for tours, attended meetings or interviews, and gave willingly of their time and knowledge, thanks are given. Thanks are also extended to those citizens who may not be directly involved with the agricultural industry but who cared enough about it to participate in the Open House meetings and discussions. The suggestions in this plan are based on the knowledge and experience of producers involved in the industry and others who provided comments and input.

Don Cameron Associates and members of the Steering Committee express their appreciation to the late Corney Klop who contributed immensely to the development of the District of Kent Agricultural Area Plan. Corney Klop will be remembered for his dedication to the Kent Agricultural Advisory Committee and Kent Agricultural Plan steering Committee as well as his numerous contributions to agriculture and to his community, the District of Kent.

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Agriculture and Agri-Food Canada (AAFC) is pleased to participate in this project. AAFC is committed to working with our industry partners and the Investment Agriculture Foundation of BC to increase public awareness of the importance of the agriculture and the agri-food industry to Canada. Opinions expressed in this publication are those of the organization and not necessarily AAFC's.

Funding provided by:



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1 AGRICULTURAL AREA PLAN DEVELOPMENT

The Agricultural Area Plan was based on consultations and discussions with the agricultural community and other interested citizens. It was developed in consultation with a Steering Committee appointed by Council of the District of Kent. By applying the strategies of the Agricultural Area Plan, agriculture's historically important role in the District may be recognized and supported. This recognition and support will be manifested through the adoption of the Agricultural Area Plan as a sub-plan or schedule of the revised Official Community Plan.

1.1 PURPOSE OF THE PLAN

The purpose of the Agricultural Area Plan is to provide for the sustainability, enhancement, development and retention of viable farming and agricultural uses in the District while providing connection between agriculture and the community. The Agricultural Area Plan identifies ways the community and agricultural sector can realize the greatest economic benefit from their agricultural resource.

1.2 THE IMPORTANT PLANNING QUESTIONS

To develop the plan, the following questions were asked:

- Where has agriculture in the District been? Where is it now? (the history)
- Where does it want to go in the future? (the vision)
- How is it going to get there? (the goals, strategies, and recommendations)
- How will the industry know when it has arrived? (the implementation and monitoring strategy)

1.3 RELATIONSHIP AMONG THE PLANNING TERMS

The following relationship among the main planning terms was applied:

- The *guiding principles* for the plan, which relate to the terms of reference prepared by the Kent Agricultural Advisory Committee, provide a broad framework and processes under which the plan was developed.
- The *vision* for the future identifies where the community wants agriculture to be over the long term.
- The *main goals* are the building blocks for the vision.
- The *strategies* are derived from the main goals and the recommendations within each strategy provide the means for achieving the plan's vision and goals.
- The *implementation strategy* provides detail on how the plan's recommendations might be implemented and the time lines for implementation.

1.4 STEPS IN DEVELOPING THE PLAN

The following steps were used to develop the Agricultural Area Plan:

- Meetings with the Steering Committee
- Review of background materials and relevant legislation
- Review of industry issues including the industry in other jurisdictions
- Tours of District farms
- Meetings and interviews with members of the agricultural community
- Meetings with District of Kent staff and others in the community
- Preparation of an initial overview Draft Report for review with the Steering Committee and the community in two open house public meetings
- Preparation of a Draft Agricultural Area Plan in consultation with the Steering Committee
- Review of the Draft Agricultural Area Plan with staff of the BC Ministry of Agriculture and Lands and the Agricultural Land Commission
- Review of the Draft Agricultural Area Plan by members of the Steering Committee, the Kent Agricultural Advisory Committee and members of Council
- Revision of the Plan and presentation to the community in two public meetings
- Further revision and addressing of more than 90 issues from the community
- Presentation to Council for approval of the plan
- Completion of the final plan and Background and Implementation report.

2 BACKGROUND AND CURRENT SITUATION

2.1 DISTRICT OF KENT AGRICULTURE IN PERSPECTIVE

2.1.1 Historical Background

In 1867, Lewis Nunn Agassiz, retired captain of the Royal Welsh Fusiliers, settled in what is now known as the town of Agassiz. By 1892, a lively farming community was established, the main enterprises being potatoes, root crops, and dairy and beef cattle. The District of Kent was incorporated on January 1, 1895.

The District of Kent has some of BC's best land for farming. A moderate climate and fertile soil guaranteed early farmers good crops. Their agricultural products were sold to prospectors attracted to the area by the gold rushes in the 1850's and 1860's. Today, some local farmers still sell their products to area tourists and others visiting the District.

In the early 1900's, the Lower Mainland of BC had heavy population growth, which influenced the development of the District of Kent dairy industry. A special train picked up farmer's milk for Vancouver. Later, trucks replaced the train and production capacity increased. Today, the District dairy industry is progressive and extensive, boasting some of BC's largest and most successful producers.

Hop growing was also a feature of the early history of the District. In 1892, three hop yards were started in the District, one on the west side of Cameron road between Hunt Road and the Fraser River, one at the corner of Else and Hot Springs Road, and the largest at the base of Hopyard Mountain where three hundred acres of hops were grown. The hop harvest started in August, continued to October, and required about 1,000 pickers. From 1939 to 1945, the industry flourished, with marketing occurring across Canada and to England. In 1948 a major flood of the

Fraser River killed the plants. The hop yards were sold in 1952 and the fertile land they used was soon managed by dairy farmers growing hay and corn for cattle.

The Dominion Experimental Farm was established in Agassiz in 1889. Since its inception, several name changes have taken place: it was known as the Agassiz Research Station from 1959 to 1994, then became the Pacific Agriculture Research Centre, and in 1996, was re-named the Pacific Agri-Food Research Centre. The relationship between the District of Kent and this federal facility for agricultural research has been a close one. The District provided land, people and services and the facility provided employment attracting trained, professional residents as well as recognition for Agassiz and the District of Kent, particularly in agricultural circles. It has helped to make the District one of BC's most prominent and successful agricultural regions.

The Pacific Agri-Food Research Centre specialized in horticulture from its beginnings and numerous plant varieties have been under test at the facility. Also, an animal research program was initiated early in its history. Today, the Centre has a land base of 310 hectares and includes poultry research facilities, a feed mill, the Avian Research Centre, greenhouses, and a weather station that has been collecting weather data since 1889. Along with a heritage stone barn built in 1893, the Centre has a modern laboratory and office complex conducting research on a wide range of subjects. The University of British Columbia's Dairy Education and Research Centre is on site providing collaboration on dairy cattle research.

Agriculture has consistently been the main activity of the District of Kent and the importance of agriculture remains to this day.

2.1.2 The District of Kent in Profile

The District of Kent is located 120 km east of Vancouver and 260 km west of Kelowna. Agassiz is the residential hub of the District. There are about 5,000 people currently living in the District and most live in Agassiz. The population has grown slowly and growth rates have been less than for other areas of the Fraser Valley Regional District. Growth rate projections suggest an upward trend but current economic conditions have affected growth in the shorter term. Agassiz is close to the Trans Canada Highway and is served by rail. Air service is provided by Highland Helicopters and the Chilliwack and Abbotsford airports some 30 and 60 km away respectively. The District also includes the communities of Harrison Highlands, Harrison Mills, Ruby Creek and Rockwell Drive. The village of Harrison Hot Springs is not part of the District.

According to Environment Canada, the District of Kent has the warmest year-round climate in Canada with mean temperatures ranging from 3 to 5 degrees Celsius in the winter months and 16 to 19 in the summer. The District gets precipitation every month with the lowest amounts generally occurring in August and September.

Most of the labour force in the District is employed by the following employers: Corrections Canada, Harrison Hot Springs Resort and Spa, Fraser Cascade School District, Britco, Pacific Agri-Food Research Centre, Rimex, the District of Kent, and the RCMP. About 30% of the labour force works in Agassiz. Median family incomes in the District tend to be slightly lower than those in neighbouring areas but the cost of living in the District is also lower. The water supply to the District is plentiful and generally of high quality. Only Agassiz provides residents with sewage

service; all other residents use septic tanks. The Corporation of the District of Kent is governed by a Mayor and four Councilors.¹

2.1.3 Land Status and Jurisdiction

This Agricultural Area Plan deals with District land in the Agricultural Land Reserve. District boundaries include First Nations' reserves, Sasquatch Provincial Park, and Provincial Crown land (including aquatic land) outside local government jurisdiction.

Table 1 presents the land status and regulatory authorities within the District of Kent. Where the ALR is in place, regulation of the use of private land is shared between the local government and the Agricultural Land Commission, an agency of the provincial government and the regulatory authority for the ALR. The shaded box indicates the focus of the Agricultural Area Plan, the private land within the District of Kent that is also within the Agricultural Land Reserve. The land uses on this land are regulated by both the District of Kent and the Agricultural Land Commission. Crown land in the District contains 52 hectares of land in the ALR. This land is regulated by the Agricultural Land Commission and the Integrated Land Management Bureau (ILMB).

Table 1. Land Status and Jurisdiction in the District of Kent

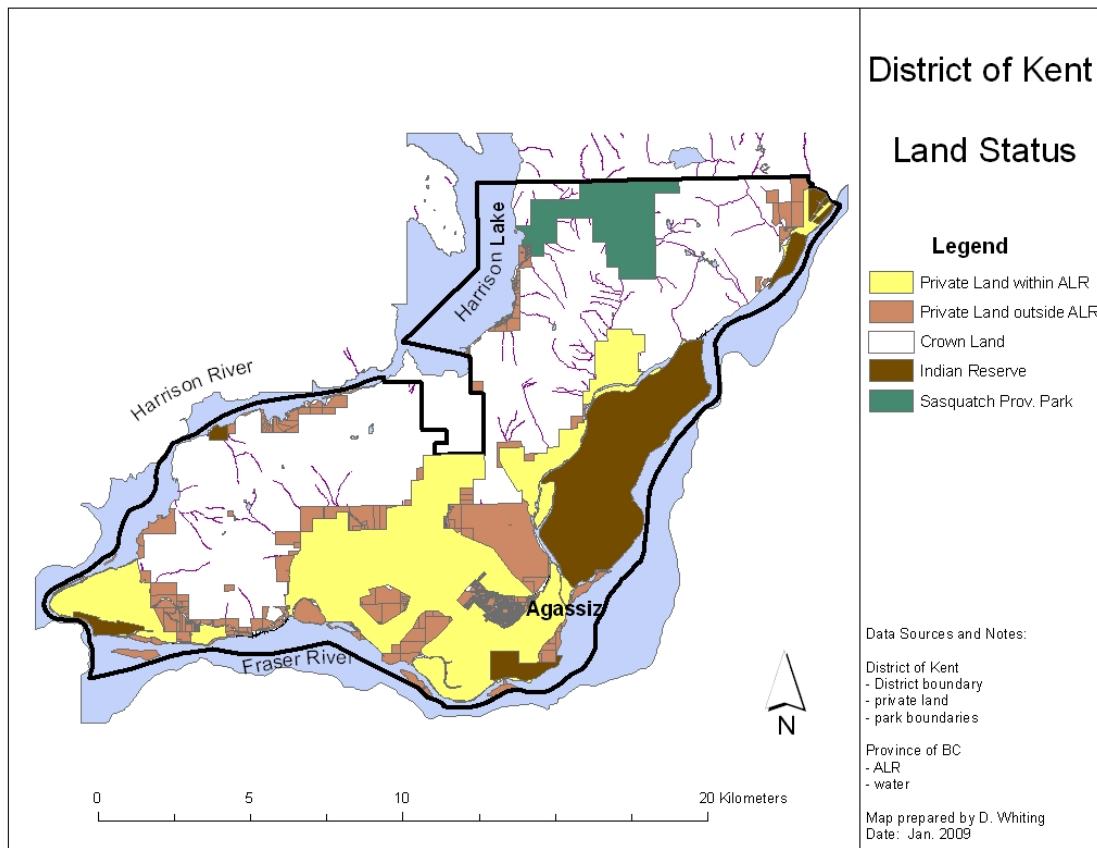
District of Kent (DoK), Total Area = 22,267 ha							
Water area = 5,578 ha Provincial and Federal agencies	Land area = 16,689 ha						
	First Nation reserve area = 1,199 ha Federal Agencies and First Nations	Private land area = 5,204 ha		Crown land area = 9,418 ha		Sasquatch Provincial Park area = 868 ha	
		ALR area = 4,092 ha DoK ALC	Non-ALR area = 1,112 ha DoK	ALR area = 52 ha ILMB and ALC	Non-ALR area = 9,366 ha ILMB	ALR area = 0 ha	Non-ALR area = 868 ha MoE

The Agricultural Land Commission does not have jurisdiction within First Nations reserves but ALR maps and statistics for the District of Kent show portions of First Nations' reserve lands within the ALR. There are six First Nations' reserves located within the boundaries, or adjacent to, the District of Kent: Lukseetissum, Wahleach Island, Seabird Island, Tseatah, Scowlitz, and Chehalis.

As indicated in Figure 1, nearly all land within the ALR is private land. About 80% of the private land in the District is within the ALR.

¹ Much of the data in this section was obtained from District of Kent *Statistical Profile Package*, 2005.

Figure 1. District of Kent Land Status



2.1.4 Farms in the District of Kent

Farm numbers are in constant flux and statistical data compiled by provincial and national bodies is usually out of date. The 2006 Census of Agriculture provided the most recent statistical data for this Agricultural Area Plan, being completed in 2010. Two other sources provided data: an agricultural overview specific to the District of Kent prepared in 2008 by the BC Ministry of Agriculture and Lands² and a detailed survey of farms in Kent, completed in 2004 by the Kent Agricultural Advisory Committee.³

Census data reported 119 farms in the District in 2006. Using the BC average of three persons per farm, the District's farm population was estimated to be 357.⁴ Using these figures, the farm population in the District as a percentage of the total District population is estimated at about 7%, quite a bit higher than the farm population as a percentage of BC's population in general which is about 1.5%.

² Sustainable Agriculture Management Branch, BC Ministry of Agriculture and Lands, District of Kent Agricultural Overview, July 2008.

³ Kent Agricultural Advisory Committee, *Small Lot Agriculture in the District of Kent, BC*, December 2004.

⁴ It should be noted that the KAAC study of small lot agriculture in the District, referred to above, counted 143 farms in 2004. Discrepancies in farm numbers likely relate to different definitions of a "farm". Also, the KAAC study identified 23 farms that were not in production at the time of the survey.

As in most areas of BC and Canada, farm numbers in the District of Kent have been declining. In 1996, 133 farms were reported. Between 1996 and 2006, the District lost 14 farms. But, the number of hectares farmed in the District rose by some 44 hectares over the same 10-year period, leading to an increase in farm size. Most of the District land is in field crops, generally corn for silage or other hay and fodder crops used to feed livestock, primarily dairy cows.

The dairy industry has traditionally been the centrepiece of District agriculture and it remains the most prevalent today. The progressive dairy farmers in the District act in some ways as an anchor for District agriculture. District dairy farms are operated by BC leaders in the industry and their farms are well kept and highly efficient.

Considerable hazelnut production occurs in the District. Hazelnuts are the dominant commercial nut crop produced in BC and about 380 acres produce some 600,000 pounds of hazelnuts. The District has also seen an increase in the number of farms producing strawberries and blueberries. Increased acreage in blueberries has been noted throughout BC during the past decade.

District of Kent farms tend to report higher gross farm receipts than farms in the Fraser Valley Regional District or in BC overall. Forty-eight percent of District farms have total gross farm receipts exceeding \$100,000 compared with 39% in the FVRD and 18% in BC. Most of these high producing farms are dairy farms.

British Columbia has an expanding agricultural industry and growing conditions in the province make possible a wide variety of agricultural products. Such is the case in the District of Kent where a strong direct farm marketing and agri-tourism sector is evolving. Many farmers serve niche markets or produce unique products where demand often exceeds supply. For example,

- Local artisan cheese production has become an important attraction for the District, with sales generated from a retail outlet right on the farm.
- Farmed salmon and crayfish are produced from land-based tanks.
- A local farmer has identified a niche market for pea sprouts and produces more than 60,000 pounds annually.
- A local greenhouse provides specialty crops such as greenhouse peppers.
- There are farms growing wasabi and garlic, products often sold to restaurants or to consumers directly from the farm.
- District farms produce a wide range of other specialty crops, including floriculture, numerous fruits and vegetables and mushrooms, and raise various types of livestock including beef cattle, alpacas, sheep, goats, and pigs.

2.1.5 Soils

Detailed soil surveys of the District of Kent were completed in 1967 and 1981. Within the Agricultural Land Reserve, some 25 soil series were mapped. Table 2 and Figure 2 present the seven major soil series represented. These soils occupy 93% of the ALR within the District.

Table 2. Major Soil Series in the District of Kent

Soil Series	Area (ha)	Soil Moisture Characteristics	Agricultural Productivity
Fairfield	923.5	<ul style="list-style-type: none"> • Imperfectly drained • High water holding capacity • Fluctuating groundwater table is present with height partially dependent on water level in Fraser River. Water table rises into upper soil layers during periods of heavy rain 	<ul style="list-style-type: none"> • Among the best soils in the Lower Fraser Valley • Suitable for most crops except those very sensitive to fluctuating water table and occasional “wet-feet”
Matsqui	838.4	<ul style="list-style-type: none"> • Well to moderately well drained • Relatively low water holding capacity • Temporary groundwater tables often develop in the subsoil during the freshet period on the Fraser River or during heavy, prolonged rain 	<ul style="list-style-type: none"> • Well suited to most agricultural crops • Irrigation is common during the latter stages of most growing seasons to maintain good production
Monroe	528.9	<ul style="list-style-type: none"> • Moderately well to well drained • High water holding capacity • Temporary groundwater tables may develop in the subsoil during the freshet period on the Fraser River or during heavy, prolonged rain 	<ul style="list-style-type: none"> • Well suited to most agricultural crops • Irrigation is beneficial during dry summers to maintain good production
Dewdney	457.1	<ul style="list-style-type: none"> • Imperfectly drained • High water holding capacity in upper part of profile, low in the subsoil • Groundwater table fluctuates with the level of the Fraser River and also rises temporarily during periods of heavy rainfall 	<ul style="list-style-type: none"> • Valuable agricultural soils. • Most crops can be grown productively although droughty conditions may develop during the latter part of most growing seasons unless irrigation is used
Hjorth	417.0	<ul style="list-style-type: none"> • Poorly to moderately drained • Moderately pervious with a high water holding capacity and slow surface runoff • Water tables are near and sometimes at the surface during most of the winter and during the freshet stage of the Fraser River 	<ul style="list-style-type: none"> • Relatively fertile soils used for pasture, hay and some cereal grains • High water tables are the main limitation for these soils. They could be quite productive if water tables were controlled.
Page	316.1	<ul style="list-style-type: none"> • Poorly to moderately poorly drained • Moderately pervious and has a high water holding capacity and slow surface runoff • Water tables are near the soil surface for most of the winter and during the freshet stage of the Fraser River but gradually recede after that 	<ul style="list-style-type: none"> • Page soils are limited by high water tables and poor drainage. Most perennial crops suffer substantially during the winter while high water tables interfere with crop growth during the spring freshet period
Kent	294.8	<ul style="list-style-type: none"> • Moderately poor drainage • Groundwater table fluctuates with the level of the Fraser River and also rises temporarily during periods of heavy rainfall 	<ul style="list-style-type: none"> • Valuable agricultural soil • Water table is usually low enough in growing season to cause slight to moderate restriction to crop growth • During very dry summers, moisture deficiencies may occur

Figure 2. Principal Agricultural Soils in the District of Kent

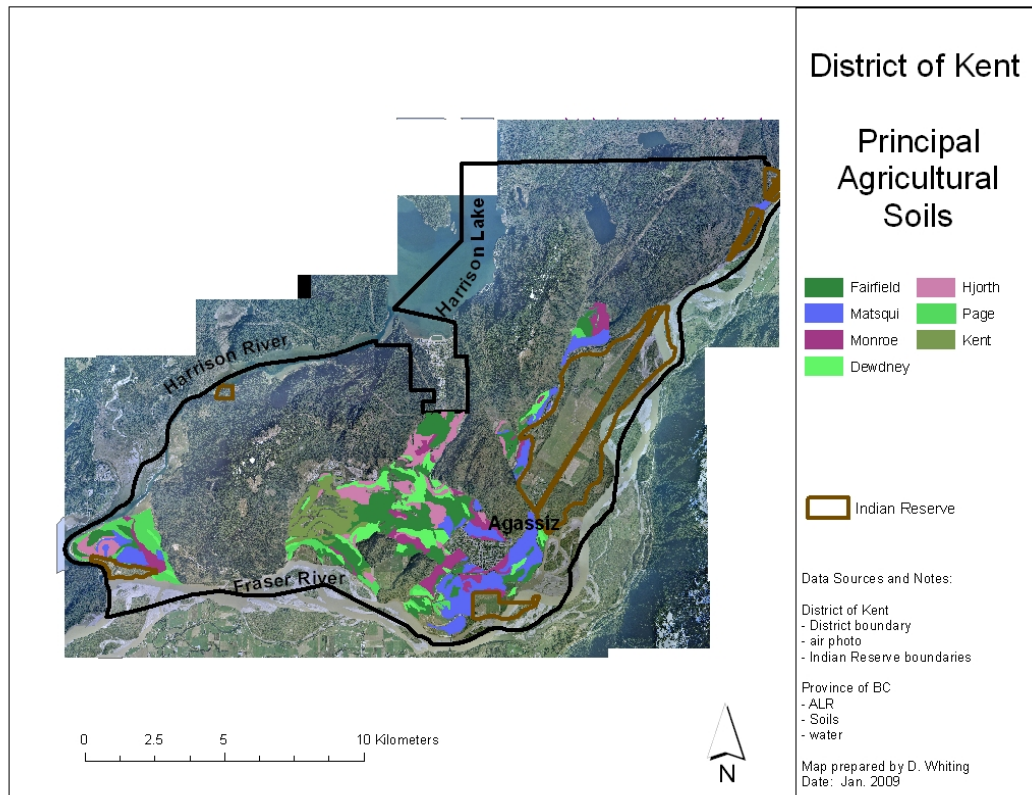
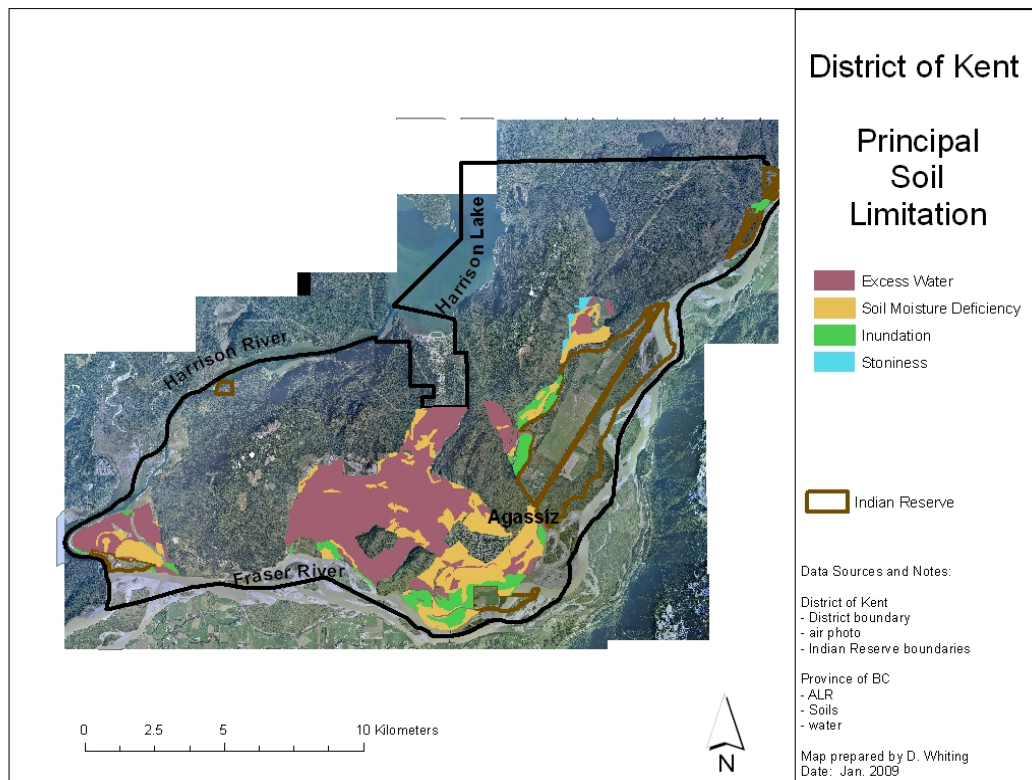


Figure 3. Principal Soil Limitations in the District of Kent



In their unimproved state, all agricultural soils have some limitations that affect agricultural capability. Figure 3 indicates the type and extent of the principal limitations affecting agricultural capability in the District of Kent. Excess water is the main limitation; others are soil moisture deficiency, inundation by the Fraser River, and stoniness.

Over 100 years of agricultural development has led to the improvement of agricultural soils by reducing limitations. This has been accomplished through better drainage (to reduce excess water), irrigation (to reduce soil moisture deficits), dykes (to reduce inundation by the Fraser River), and rock picking (to reduce stoniness). Through these efforts, the agricultural capability rating has increased for District soils. The Agricultural Capability (improved) rating is shown in Figure 4.

Figure 4. Agricultural Capability (Improved) in the District of Kent

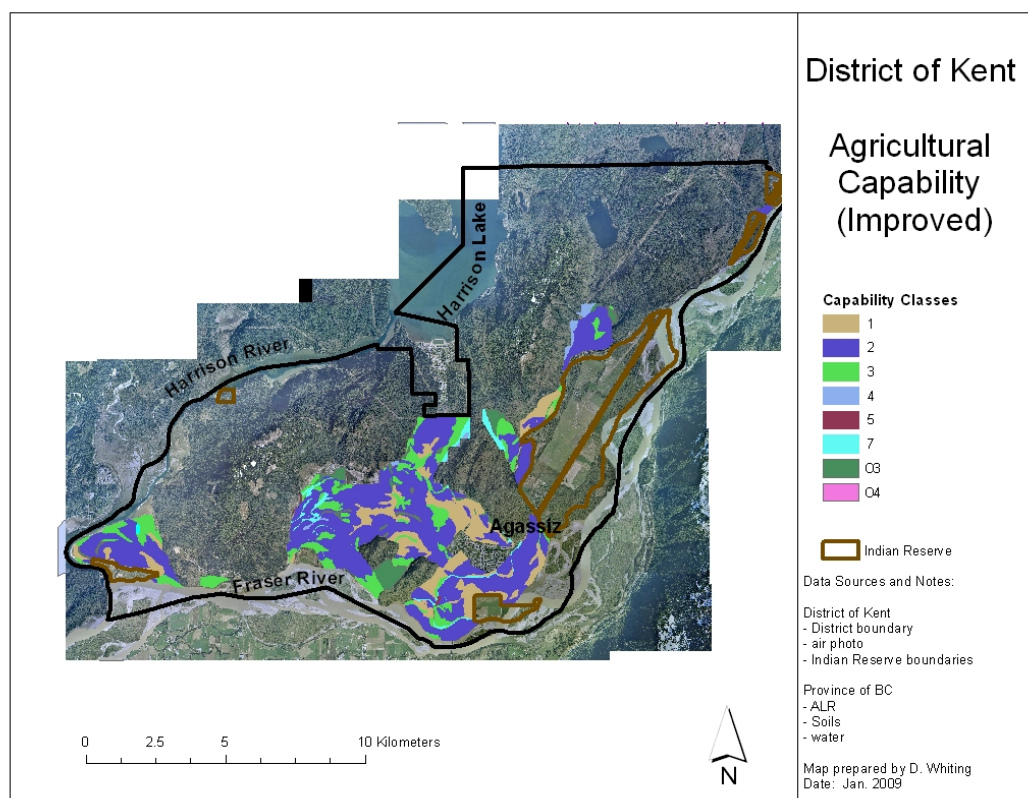


Table 3 outlines the land classes used to describe the improved capability of the land to grow agricultural products and the distribution of these classes within the ALR-land in the District of Kent. Virtually all of the agricultural land in the District (92%) is in Classes 1, 2, or 3.

Table 3. Agricultural Capability Classifications (Improved) in the District of Kent⁵

Class	Description of Capability Class	Distribution within ALR	
1	Land in this class has no or only slight limitations that restrict its use for the production of common agricultural crops	716 ha	17%
2	Land in this class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both.	2445 ha	59%
3	Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.	655 ha	16%
4	Land in this class has limitations that require special management practices or severely restrict the range of crops or both	51 ha	1%
5	Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops	9 ha	na
6	Land in this class is non-arable but is capable of producing native and/or uncultivated perennial forage crops	0 ha	na
7	Land in this class has no capability for arable culture or sustained natural grazing	7 ha	na
O3	Organic Soil - Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.	227 ha	6%
O4	Organic Soil - Land in this class has limitations that require special management practices or severely restrict the range of crops or both	1 ha	na

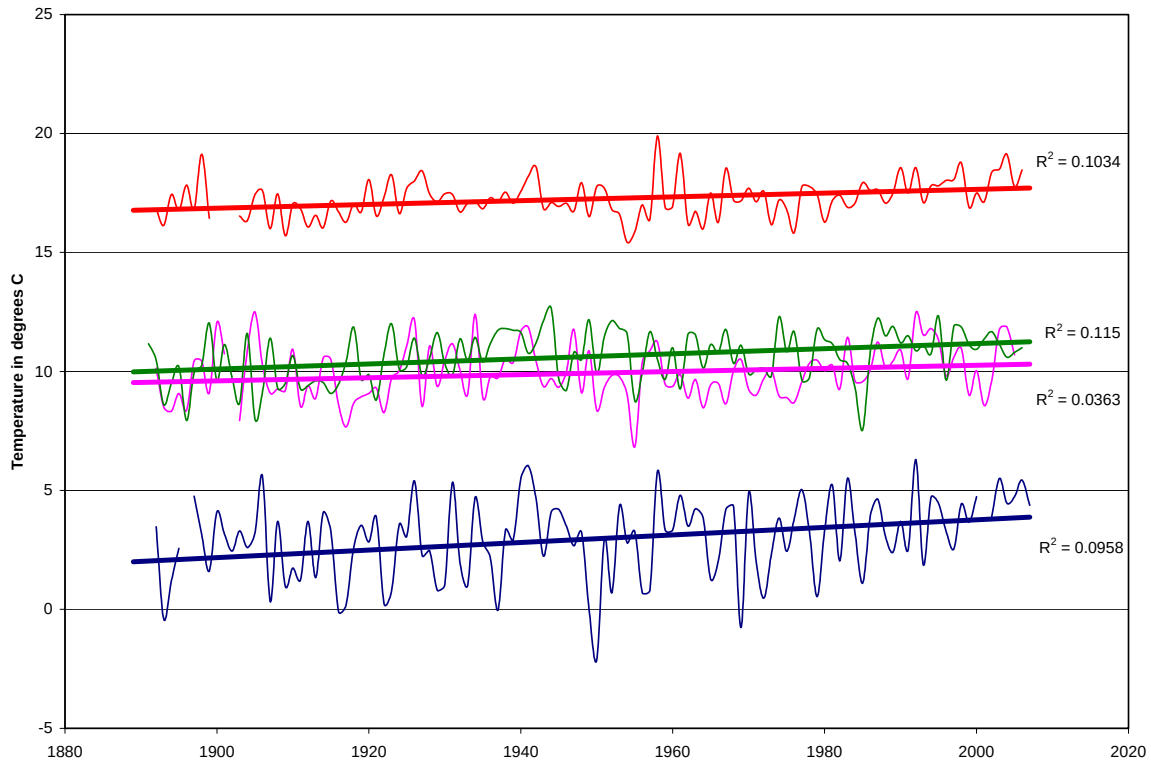
2.1.6 Climate

Considerable debate has been heard on the subject of global warming and its possible impact on our future. Recorded weather readings at the Pacific Agri-Food Research Centre provide over a century of temperature and precipitation records for analysis. Figures 5 to 9 can inform the agricultural industry of both opportunities and challenges that may result from longer term trends.

The climate of the District of Kent has been gradually changing over time but, as expected, there are year-to-year variations in amounts of moisture and temperature that exceed overall trends. Figure 5 indicates the District mean temperature is getting warmer. In each season, the mean temperature has been slowly rising, on average, during the past century. Figure 5 shows from top to bottom, summer in red (June, July, August), fall in green (September, October, November), spring in pink (March, April, May) and winter in blue (June, July, August). Each season has been getting warmer, particularly the winter.

⁵ The percentage of Land distribution within the ALR is based on 4,111 hectares.

Figure 5. Seasonal Mean Temperature at Agassiz (1890 – 2006)



For each of the four seasons, the mean maximum temperature and mean minimum temperature was plotted for each year over the past century. In each season, the mean minimum temperature has risen. In winter, the mean maximum temperature has also risen. In the other three seasons the mean maximum temperature is falling. The warming of all seasons, appears to be an outcome of warmer nights rather than warmer days. This is likely a result of greater cloud cover, day and night. Cloud cover reduces heating during the day providing insulation and reduced night time cooling.

Figure 6. Winter (Dec/Jan/Feb) Mean Temperature at Agassiz (1890 – 2006)

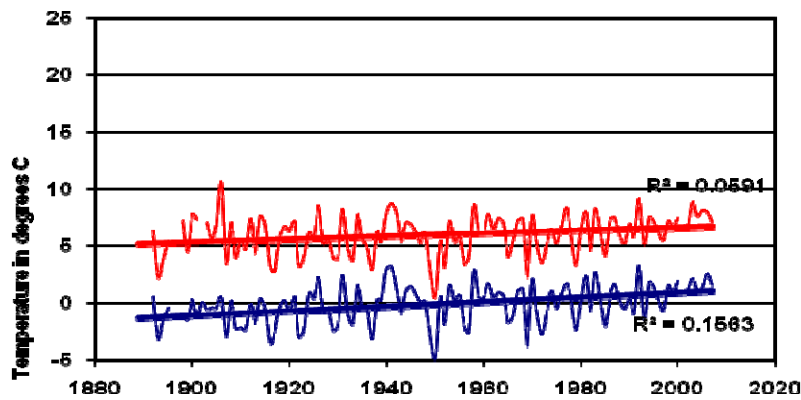


Figure 7. Spring (Mar/Apr/May) Mean Temperature at Agassiz (1890 – 2006)

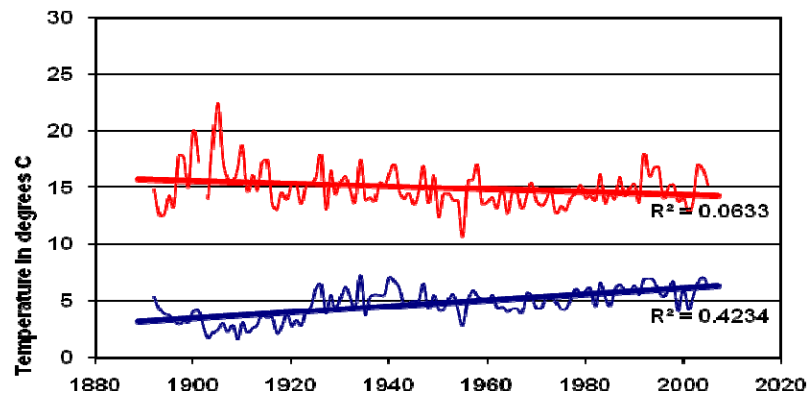


Figure 8. Summer (Jun/Jul/Aug) Mean Temperature at Agassiz (1890 – 2006)

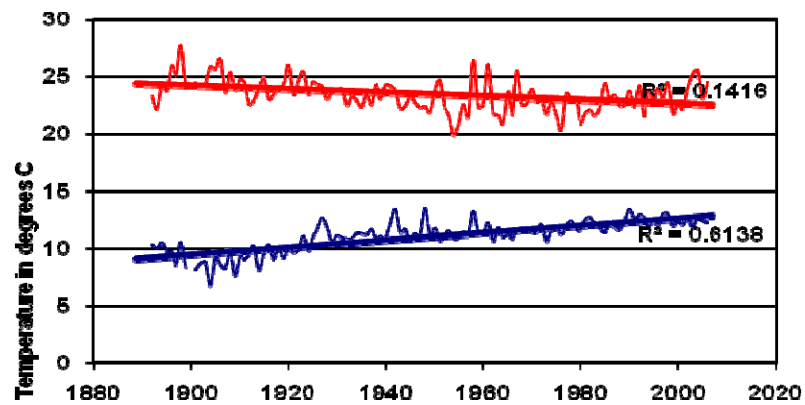
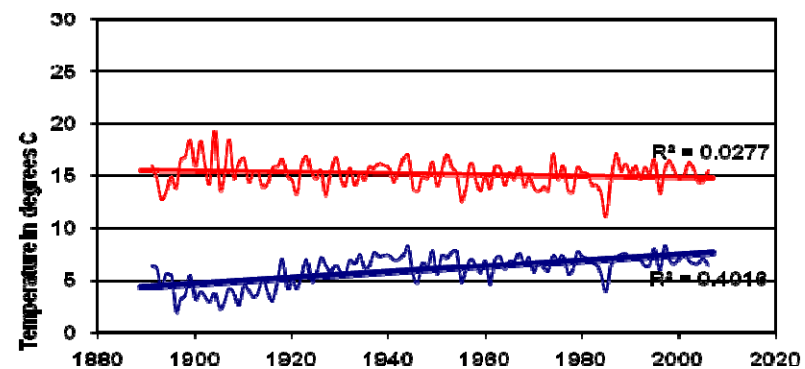
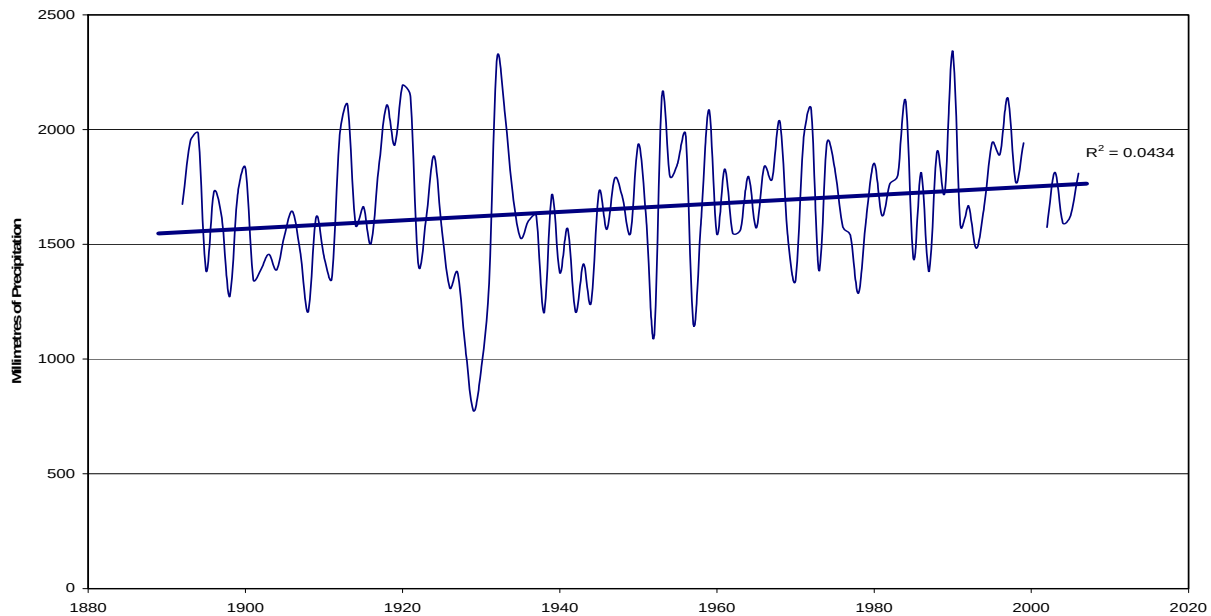


Figure 9. Fall (Sep/Oct/Nov) Mean Temperature at Agassiz (1890 – 2006)



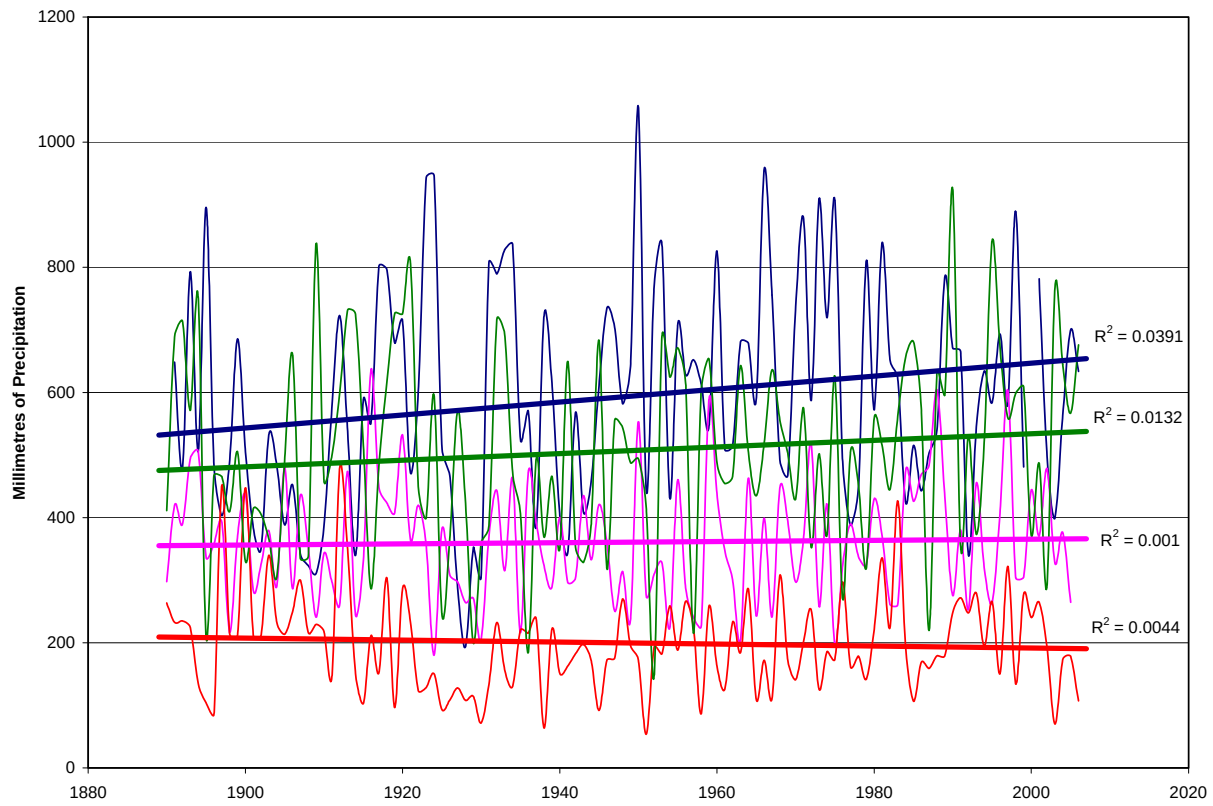
The District is also receiving more moisture but, in all cases, year-to-year variations can exceed changes in longer term trends. Figure 10 shows the annual precipitation at Agassiz for the past century. There is a trend toward higher annual precipitation. Higher precipitation is thought to be a result of higher temperatures resulting in higher rates of evaporation. Associated with the increased evaporation is increased cloud cover (with impacts on temperatures) and precipitation.

Figure 10. Annual Precipitation at Agassiz (1890 – 2006)



It is interesting to note that increasing precipitation is occurring in the fall and winter, not in spring and summer when many seasonal agricultural operations occur, as shown in Figure 11. The farming sector is often considered to be one of the most vulnerable to the impacts of weather but these impacts may be both positive and negative. A general trend to warmer temperatures, for example, could extend the range of crops capable of being grown in the District.

Figure 11. Seasonal Precipitation at Agassiz (1890 – 2006)



2.1.7 Flood Plain and Dykes

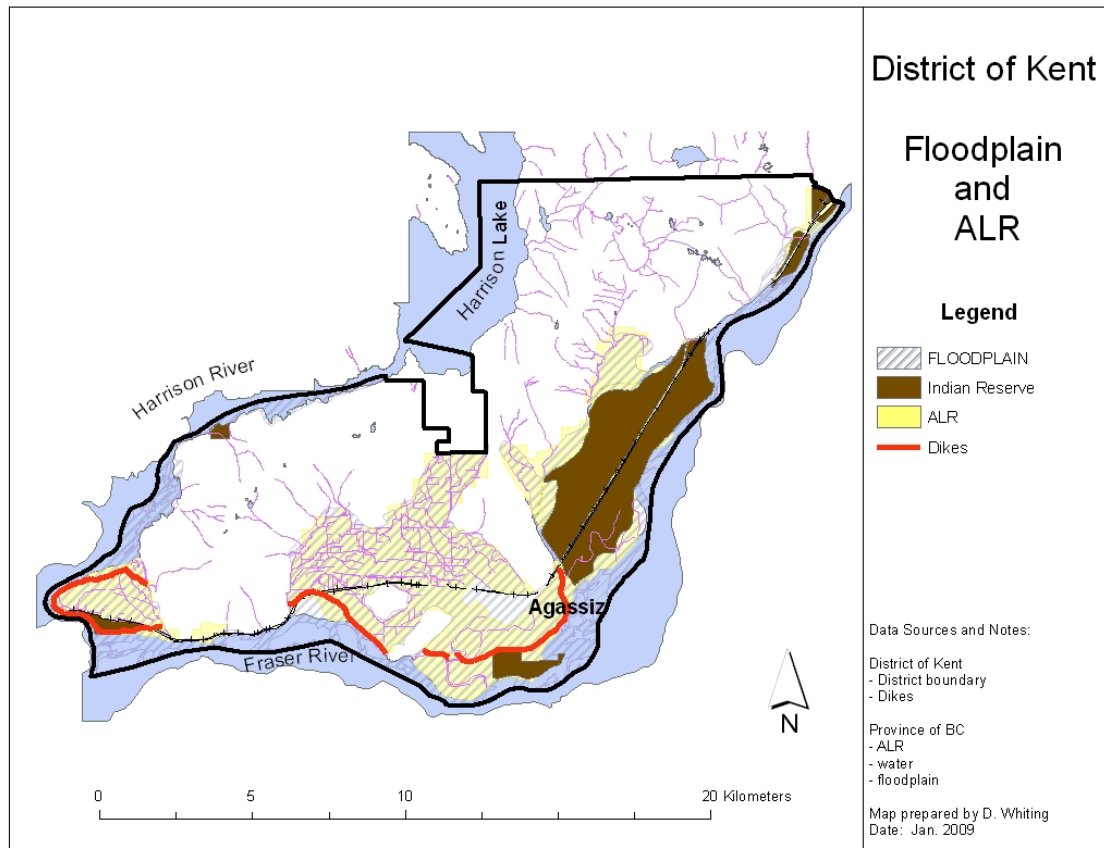
The District of Kent is heavily influenced by the Fraser River and its tributary, the Harrison River. These bodies of water form all but the northern boundary of the District. Most private land used for agriculture in the District is on the fertile agricultural soils that developed on alluvial deposits of the Fraser River during the past 10,000 years and since the retreat of the continental ice sheet.

Much of the District is located on the active floodplain of the Fraser River. The river transports and deposits large quantities of sediment, resulting in the braiding and movement of river channels. This is leading to the erosion of land in some areas and the deposition (or accretion) of land in others.

River levels are subject to significant fluctuation from season to season. Levels are also subject to extreme flood events. Devastating floods have affected the District of Kent in 1894 and 1948. It was the 1894 flood that stimulated the construction of dykes throughout the Fraser Valley.

Figure 12 presents the clear alignment between the Agricultural Land Reserve and the 200 year floodplain. The land with high agricultural value is coincident with low elevation areas susceptible to flooding. The map also shows the dykes.

Figure 12. The Flood Plain and the ALR in the District of Kent



2.1.8 The Establishment of the Kent Agricultural Advisory Committee

The Kent Agricultural Advisory Committee began informally by recruiting members through personal contact and local newspaper solicitation. During the early meetings, terms of reference were developed. The first set of recorded minutes of the Committee were from November, 2002 and some 16 issues to be dealt with by the Committee were arranged into four categories – economic, planning, sustainability (pollution and environmental) and agricultural awareness. Many of these issues have been reviewed and addressed in the Agricultural Area Plan. The terms of reference for the Kent Agricultural Advisory Committee were amended in 2009.⁶

The mandate of the Committee is two-fold:

- To identify and address agricultural issues important to the District of Kent and advise Council on those issues, and
- At Council's request provide information on problems and concerns in the area of agriculture.

⁶ Updated terms of reference for the Kent Agricultural Advisory Committee are provided in the appendix.

The Committee has been active in many aspects of agriculture and has taken its role seriously. For example, the Kent Agricultural Advisory Committee combined with the Fraser Basin Council to complete a project on small lot agriculture development. Partially funded by the Investment Agriculture Foundation through the Small Lot Agriculture Initiative, the project resulted in development of the *Circle Farm Tour* program and *A Taste of Agassiz*, which featured local food products. The Kent Agricultural Advisory Committee was also the driving force behind the development of the Agricultural Area Plan.

2.2 SWOT ANALYSIS FOR THE DISTRICT OF KENT

Despite a strong commitment to the future of agriculture in the District of Kent, the District must ensure policies and strategies are in place to support a profitable industry. There is a need to encourage the agricultural community to make the necessary investments for future growth to maximize the value of the high quality agricultural land in the District.

2.2.1 Strengths of the Industry

As an important strength, the District of Kent has some of BC's highest quality and most productive farm land. Farmers can grow virtually anything in the District's fertile soil.

The District has historically been involved with agriculture and people who live in the area generally recognize the importance of agriculture to the community. The guiding principle for agricultural policy for the District is the promotion of the agricultural industry as a lifestyle choice and profitable economic activity. Over the years, successive Councils have been committed to these ends.

Operating since 2002, the District of Kent has an active Agricultural Advisory Committee with an aggressive mandate.

The dairy industry anchors the agricultural sector in the District. The District has a higher percentage of farms with total gross farm receipts of \$100,000 or more than either the Fraser Valley Regional District or the Province and most of these high-producing farms are dairy operations.

Serving an agricultural community, Agassiz provides some of the necessary infrastructure for the local industry. This infrastructure is expected to improve as more farmers are attracted to the District.

The District of Kent has numerous smaller acreage parcels of land that could be farmed. There is already an active, informal group of local producers, the Agassiz Producers Group, encouraging new farmers to start. Initiated in 2005 to find markets for local agricultural products, primarily through area chefs in higher-end restaurants, the APG provides coordination for product delivery and also offers a "grow to order" program to respond to specific needs of chefs. The APG has been active promoting local agricultural businesses that have been pursuing specialized markets. According to the APG, there are markets available for locally-produced agricultural products that are not being filled and, for some products already on the market, demand is exceeding supply.

The District has an energetic farm community. There is a passion for farming that is supported by an unusually large number (considering the relatively small population) of agricultural professionals living and working in the District. The presence of the Pacific Agri-Food Research Centre and the UBC Dairy Education and Research Centre, and the close proximity of the University of the Fraser Valley agricultural programs at the Chilliwack campus are considered areas of strength for the agricultural industry.

2.2.2 Weaknesses of the Industry

Narrow roads in the District may hamper the safe movement of farm equipment, particularly during times of increased tourist traffic or employee travel to other local businesses such as the federal Kent and Canada Mountain prisons located in the area.

Farmers are concerned about the lack of traffic controls on Lougheed highway and the bridge. Crossing the bridge with large farm equipment requires temporary bridge closing which can be problematic, particularly during times of higher traffic density.

Some parcels of land in the Agricultural Land Reserve are not being used for agricultural production and may be large rural estates. There is concern about the fractured land base, particularly among dairy farmers.

The relentless encroachment of the Fraser River, which gobbles up prime agricultural land as it works, is an issue. Getting rid of water is also a concern. Potential flooding and other water drainage issues are weaknesses for the agricultural industry.

The District, like other areas of BC and Canada, is not immune from rural resident versus urban resident conflict. Farmers report that odours from manure applications are the source of most of the complaints they receive. Some area urban residents are concerned that farmers can start businesses on agricultural land that are in direct competition with other town-based businesses where tax rates may be higher.

2.2.3 Opportunities for the Industry

There are markets for locally-produced agricultural products that are not being filled and there is considerable room for expansion with products that are already being well accepted, such as artisan cheeses, pea shoots, varieties of garlic, and farmed salmon. Local progressive dairy farmers may be in a favourable position to start additional specialty crop development on their larger farms.

Agri-tourism and culinary tourism are opportunities for local farmers who may wish to capitalize on the increasing consumer interest in local agricultural products. There are also opportunities for vertical integration (farmers control more of the steps involved in getting an agricultural product to market) within existing farm operations. There are opportunities for farmers to add more value to the products produced on local farms. There may be opportunities to increase the sales of local products by starting a local farmers' market in the area and some study of the potential for a market has been undertaken. Alternatively, there may be opportunities to retail locally-produced farm products through local retailers in Agassiz.

There are opportunities for farmers selling products directly from the farm gate as tourists visit the area to take advantage of the local tourist attractions such as the Kilby Historic Site, Minter Gardens, and Harrison Hot Springs.

Positive working relationships with First Nations present an opportunity to continue encouraging agricultural production, particularly on Seabird Island. The Island residents have traditionally supported their own agricultural enterprises and have also leased prime farm land to other farmers in the District.

2.2.4 Threats to the Survival of the Industry

The agricultural industry in BC is fluid. It is constantly changing and adjusting as farmers enter and leave. Climatic and other growing conditions in the province make it possible to grow a wide variety of crops – there are more than 200 different commodities being produced in the province. Competition and other market conditions may be opportunities or threats. Recently, BC's large tree fruit industry (particularly apples) was significantly hurt by product dumping from other countries. The District of Kent's dairy farmers keep a watchful eye on their own supply management system and worry about threats to its survival.

The trend to escalating land prices in the Lower Mainland of BC is being observed in the District of Kent. Although some farmers are locating in the District because land prices are relatively lower than other parts of the Lower Mainland, there are farmers leaving the District to take advantage of lower land prices in other parts of Canada. When land prices are too high, it may become commercially unattractive to start a farming operation. There are concerns among existing farmers that there will be no one to succeed them when it is time for them to retire.

Lack of access to land for possible expansion of existing farm operations presents a threat, particularly to the dairy industry. Additional land for expansion may simply not be available. There is a need to continually update and expand in order to remain viable and lack of available land to do so is a threat.

Farmers have had to deal with pests such as insects, birds, wild fowl, deer, squirrels, and bears since farming began. And, generally speaking, they have dealt effectively with these pests so that both the farmer and the animal can co-exist. Lately, farmers have had to deal with increasing levels of pressure from society to consider wildlife habitat and wildlife preservation as one of their responsibilities. Bearing the additional costs of wildlife management and other environmental issues presents a threat to agriculture.

Farmers complain about regulations that impact on their capacity to farm. But, as society evolves and more people come to the area, the volume of regulations is likely to increase. Canadians are concerned about food quality and the environment. But will farmers continue to absorb the growing costs of food production in a more tightly regulated environment? If the answer is "no", then the application of more regulations on the sector is a threat to its survival.

Housing developments, urban growth, and other industrial growth – what is sometimes called "progress" – presents a threat to agriculture. As more people come to an area that is being farmed, there is usually more conflict as normal farm practices affect the lives of non-farmers.

The District is challenged to find a way to “balanced growth”. The failure to find the appropriate balance will be a threat to the survival of the agricultural industry in the District.

2.3 POLICY CONTEXT

2.3.1 The National Agricultural Policy Framework

Growing Forward, the most recent federal, provincial and territorial government agricultural policy agreement, offers strategies that are consistent with this Agricultural Area Plan. The agreement lays the groundwork for coordinated federal-provincial-territorial action over the next five years (2008 to 2012) to help the agricultural sector become more prosperous, competitive, and innovative. The current agreement also contains details of a renewed Business Risk Management program suite launched on April 1, 2008. The *Growing Forward* Framework Agreement will supersede the *Federal-Provincial-Territorial Framework Agreement on Agricultural and Agri-Food Policy for the Twenty-First Century* (also known as the *APF Framework Agreement*), which was signed in June 2002.

The *Growing Forward* agreement includes the following vision for the future of agriculture in Canada:

Our common vision is for a profitable and innovative agriculture, agri-food and agri-based products industry that seizes opportunities in responding to market demands and contributes to the health and well-being of Canadians.

Present programming to achieve this vision is contained in three strategic outcomes:

1. A competitive and innovative sector
2. A sector that contributes to society’s priorities
3. A sector that is proactive in managing risk.

The *Growing Forward* agreement is consistent with the strategies identified in this Agricultural Area Plan including the following main points:

- Placing additional emphasis on profitability in agriculture
- Expanding and encouraging innovation
- Improving government regulatory performance
- Supporting industry-led marketing strategies
- Enhancing food safety and food quality
- Improving environmental performance of the sector.

2.3.2 Fisheries and Oceans Canada

Over the years, Fisheries and Oceans Canada has become increasingly involved with activities on BC farms, namely through policy and legislation related to fish habitat management. Canada’s *Fisheries Act* provisions related to protecting fish and fish habitat apply to the whole of Canada, including private property in every province and territory. Another important piece of legislation administered and enforced by Fisheries and Oceans Canada is the *Species at Risk Act*. This Act

came into force in 2004 and it was primarily created to protect aquatic species, including fish, reptiles, marine mammals, and mollusks.

Fisheries and Oceans Canada operates from six regions across Canada. The Pacific Region includes British Columbia and the Yukon. There are 22 offices in the Region. Fisheries and Oceans Canada works closely with other agencies, including the BC Ministry of the Environment.

2.3.3 Provincial Agricultural Policy

In 2008, the BC Ministry of Agriculture and Lands released *Growing a Healthy Future for B.C. Families*, a new Agriculture Plan for the province. The Agriculture Plan contains 23 strategies articulated within five overarching themes. The five themes for the plan are:

1. Producing local food in a changing world
2. Meeting environmental and climate challenges
3. Building innovative and profitable family farm businesses
4. Building First Nations agricultural capacity
5. Bridging the urban/agriculture divide.

The Agricultural Area Plan for the District of Kent offers strategies that are consistent with the BC Agriculture Plan. The Agricultural Area Plan provides recommendations to encourage local food production and contribute to the strengthening of community food systems.

The Agricultural Area Plan also supports environmental management. There is a specific recommendation in the plan to encourage farmers to complete Environmental Farm Plans. Also, farmers are being encouraged to work with local agricultural professionals to find ways to meet, and to exceed, science-based regulations related to soil, water, and air quality.

The Agricultural Area Plan supports farm profitability. It is the position of the plan that having profitable farm businesses is the best way to ensure sustainable agriculture and future food security.

The District of Kent works with six First Nations reserves: Chehalis, Lukseetisum, Scowlitz, Seabird Island, Tseatah, and Wahleach Island. The District is in a favourable position to encourage First Nations agricultural capacity. The Agricultural Area Plan, under the strategy “foster partnerships and collaboration”, will support First Nations where ever it is practical and possible to utilize their excellent farm land for increased agricultural production.

The Agricultural Area Plan also contains recommendations to bridge the urban/agriculture divide. The Agricultural Area Plan supports partnerships and collaboration and other strategies designed to ensure agricultural development does not adversely affect others.

On a more local level, the BC Ministry of Agriculture and Lands, with an office in Abbotsford, provides a wide range of programs and services to District of Kent farmers. Area staff provide expertise in agricultural renewal, strengthening farming, and various land planning initiatives. Ministry staff advocate for agriculture and for individual farmers. They liaise with other provincial Ministries and federal government staff on health and quarantine issues, slaughter

waste regulation, and meat inspection. Staff monitor application of the various pieces of provincial legislation that impact on farming such as the *Farm Practices Protection Act* (Right to Farm) and other acts affecting farming in BC. They also support farmers with various funding assistance programs.

Studies by the Ministry have addressed the contributions of the agricultural sector to local governments in terms of taxes. Often, non-farming taxpayers think farmland does not provide a fair share of money to the municipal tax base. But the studies demonstrated that rural residents pay the same house taxes whether they are located on farmland or in an urban setting. In addition, fairness in taxation may consider services provided. The cost of local government services to rural areas tend to be lower than services provided in the urban area. When these points are considered, the farming area pays more in taxes than it receives in services so farmland is actually a net contributor of tax revenue to the municipal area.⁷

2.3.4 Edge Planning for Agriculture

Agriculture is particularly vulnerable, and conflict may occur between farmers and others, where active farms interface with other land uses. Farmers are part of the community and they don't enjoy dealing with neighbour complaints. Having appropriate "edge planning" strategies, which often includes some form of buffering, is an important way the District can "protect and enhance" its valuable agricultural land.

The purpose of edge planning is to encourage compatibility with adjacent land uses. Edge planning, done appropriately, can help the District to ensure longer term security for farming along the urban/agriculture edge. The type of strategy used for an effective edge plan will vary, depending on the circumstances and the creativity of the people involved.

The BC Ministry of Agriculture and Lands and the Agricultural Land Commission recently prepared guidelines for edge planning. The rationale behind these guidelines is the concept of shared responsibility for the edge. To accomplish this, the following main guidelines were developed:

- Defining edge planning areas on both sides of the ALR boundary, not just the farmer side or the development side
- Designing communication tools to enhance public awareness of the edge planning objectives
- Amending or adopting bylaws that encourage intensive land use with strengthened land management along the edge planning area.

The guidelines prepared by the BC Ministry of Agriculture and Lands and the Agricultural Land Commission suggest local governments design and manage the edge planning process. The first step is to identify areas of the community where edge planning could be beneficial. Any appropriate edge planning strategy should be developed in consultation with the Kent Agricultural Advisory Committee and the farmers and other citizens involved.⁸

⁷ BC Ministry of Agriculture and Lands, *Direct Financial Contribution of Farming Areas to Local Governments in British Columbia*, October 2005.

⁸ For details on edge planning see BC Ministry of Agriculture and Lands, *Guide to Edge Planning*, 2008.

2.3.5 The Agricultural Land Commission Act

In 1973, the provincial government approved the *Agricultural Land Commission Act* that established a special land use zone to protect land with agricultural potential in the province. The zone is called the Agricultural Land Reserve. The ALR encompasses approximately five percent of the province and almost 50% of the land base of the District of Kent.

The *Agricultural Land Commission Act* is implemented through regulations related to the Act and through the activities of the Agricultural Land Commission, an independent provincial agency. There are uniformed Act enforcement officers in place. The *Agricultural Land Commission Act* takes precedence over, but does not replace other legislation and bylaws that may apply to the land. Local and regional governments, as well as other provincial agencies, are expected to plan in accordance with the provincial policy of preserving agricultural land.

Agriculture is the priority use within the Agricultural Land Reserve. Farming is encouraged and non-agricultural uses are controlled by the legislation and regulations. Provisions involving the definition of farm activities and other non-farm uses permitted in the ALR are important for the implementation of the *Agricultural Land Commission Act*. There are specific requirements for soil removal and placement of fill, for example. The regulations also define procedures for submitting applications for inclusion and removal of land from the ALR and they identify filing requirements and the respective roles of local governments and the Agricultural Land Commission. Land in the ALR is subject to provincial regulation whether private or Crown.

2.3.6 The BC Ministry of the Environment

The Fish and Wildlife Branch of the BC Ministry of the Environment establishes legislation, policies, and procedures for managing fishing and hunting activities, and for the allocation of fish and wildlife resources for recreational and commercial use. The BC Ministry of the Environment may work closely with Fisheries and Oceans Canada in the area of fish habitat management.

The goal of the provincial Fisheries program is to conserve the natural diversity of fish and fish habitat and to sustainably manage freshwater sport fishing in B.C. The province exercises delegated authority, under the federal *Fisheries Act*, for the management of non-salmon freshwater fisheries.

Wildlife Management Programs operated by the Ministry of the Environment maintain and manage wildlife, habitat and sustainable uses and keep a balance between human use of wildlife and conservation. The Ministry of the Environment administers and enforces the *Wildlife Act* of British Columbia.

The Ministry of the Environment would like a Wildlife Management Area in the District of Kent to include some 1,400 hectares of land at the confluence of the Harrison and Chehalis rivers near Harrison Mills. The boundaries of the District of Kent extend to the middle thread of the Harrison River. A portion of the Crown aquatic land to be included in the Wildlife Management Area is within the District of Kent. There is no upland in the proposal within the District of Kent. The only upland is habitat on private land that is owned by the Nature Trust on the other side of the river.

The farm community has been generally uninterested in establishing this Wildlife Management Area, because it may impact on future farming practices. But farmers generally are proud of their consideration for wildlife. It may be possible to achieve the aims of the Wildlife Management Area with a broader focus on biodiversity within the Environmental Farm Plan program. By managing wildlife in this manner, farmers can maintain some control over the processes used. Essential to this approach, however, is the need to effectively promote to the community at large the farmers' activities in wildlife management and habitat protection.

The Riparian Area Regulation managed by the Ministry of the Environment under the *Fish Protection Act* was discussed in the District. The regulation provides protection for the natural maintenance of stream health. Maintenance includes such things as sources of large organic debris (fallen trees and tree roots), areas for stream channel migration, vegetative cover to help moderate water temperature, provision of food, nutrients, and organic matter to the stream, stream bank stabilization, and buffers for streams from excessive silt and surface runoff pollution.

The current Riparian Area Regulation does not apply to agricultural or institutional development. It is important to the agricultural community that this exemption be retained in order to ensure that the extensive network of drainage systems throughout the agricultural lands can be appropriately maintained. It is felt that establishing streamside protection and enhancement areas through the Riparian Area Regulation would create an additional regulatory roadblock on farmers' ability to adequately drain their lands to be usable for efficient production.

2.3.7 Agricultural Waste Control Regulation

Developed under the BC *Environmental Management Act* and *Health Act*, the purpose of the Agricultural Waste Control Regulation is to "describe practices for using, storing and managing agricultural waste that will result in agricultural waste being handled in an environmentally sound manner".⁹ The Regulation requires farmers to avoid manure application on frozen land, on land with standing water or saturated soils, during times of heavy wind, and in amounts exceeding what is required for crop growth.

2.3.8 The Farm Practices Protection Act

The *Farm Practices Protection Act* applies to farmers who operate in the Agricultural Land Reserve or in other areas where farming is permitted by local zoning bylaws. When farmers operate using "normal farm practices", the Act protects the farmer against nuisance actions, court injunctions, or specific nuisance bylaws related to the operation of the farm.

The *Farm Practices Protection Act* established the Farm Industry Review Board as the tribunal that considers complaints from persons aggrieved by odour, noise, dust, or other disturbances resulting from farm operations, and encourages settlement of the complaints. The Board will hear complaints and determine whether the disturbance in question results from normal farm practices.

⁹ *Agricultural Waste Management Regulation*, Part 1, Purpose.

2.3.9 The Land Title Act

The *Land Title Act* gives the approving officer of the District the power to assess potential impacts of proposed subdivisions on farmland. Before subdivision approval is given, the approving officer may require adequate buffering of farmland from the subdivision, or the removal of unnecessary roads directed to the Agricultural Land Reserve, to ensure no unreasonable interference with farm operations.

2.3.10 The Local Government Act

The *Local Government Act*, a provincial Act, provides the legislative framework for local governments. Under the Act, certain provisions address agriculture, such as those covering community planning, zoning, nuisance regulations, the removal and deposit of soil, weed and pest control, and water use and drainage. Particular sections of the Act address planning for agriculture. There may be policy statements in a community's Official Community Plan that respect the maintenance and enhancement of farming on land in a farming area or in an area designated for agricultural use. Also, land use bylaws adopted by a local government are expected to recognize specific planning standards for agricultural operations.

The District of Kent OCP was completed in June, 2001 and there are plans to initiate an update. The current OCP supports agriculture in the District.

2.3.11 The Fraser Valley Regional District

The Fraser Valley Regional District was formed in 1995 by the amalgamation of Central Fraser Valley, Dewdney-Alouette and Fraser Cheam Regional Districts. The FVRD is a partnership of local government members including the Cities of Abbotsford and Chilliwack, the Village of Harrison Hot Springs, eight electoral areas, and the Districts of Mission, Hope, and Kent.

In 2004, the FVRD prepared a regional growth strategy¹⁰ identifying eight growth management goals, the second of which was to “support and enhance the agricultural sector”. The Fraser Valley is one of the most intensively farmed areas in Canada and the FVRD generates more annual farm receipts than any other regional district in BC. The FVRD is committed to the expansion of the agricultural sector while at the same time addressing other regional growth pressures. Providing support for the agricultural sector in the District of Kent is consistent with the FVRD regional growth strategy.

One strategy for balancing urban growth needs with protection of the agricultural land base is sometimes called “grow up not out”. The strategy encourages communities to develop within their existing boundaries, essentially providing accommodation for more people on the same amount of land. Agassiz, for example, has embraced the approach and now boasts the highest urban density figures in the FVRD in terms of people accommodated per hectare. At this point, the District of Kent is exploring ways to accommodate future growth within the town of Agassiz as well as industrial development that may be important for the economic future of the District.

¹⁰ *Choices for Our Future: Regional Growth Strategy for the Fraser Valley Regional District, 2004.*

2.3.12 The Fraser Basin Council

The Fraser Basin – the area drained by the Fraser River and its 13 main watersheds – stretches 1400 km from the Rockies to the City of Richmond. The Basin boasts one of the world's most productive salmon river systems. Its ecosystem supports 65 species of fish and numerous species of birds, mammals, plants, and trees. Eighty percent of BC's economy is generated in the Basin. Almost 70% of all British Columbians live within the Fraser Basin.

In 1997, community groups, business, and four orders of government, including First Nations, came together to create the Fraser Basin Council. Its mandate is to ensure that the decisions we make now will protect and advance the Basin's social, economic, and environmental sustainability into the future. The Fraser Basin Council conducts research, offers a series of programs and services, and is an advisory group to governments and other agencies.

2.3.13 The District of Kent Official Community Plan

The District of Kent's most recent Official Community Plan was adopted in 2001. The intent of the OCP is to guide decisions in relation to policies for land use (including farmland and agricultural activities) and establish a framework for all aspects of land use regarding social, environmental, economic, and growth management objectives. It is anticipated that a review and update of the OCP will be initiated in 2010.

The 2001 OCP reflects the District's support for agriculture and identifies that "the District of Kent's historic roots lie with the agricultural community".¹¹ A series of policies related to agriculture is identified in the OCP.

As a broad statement of direction, the OCP provides the statutory authority for the more detailed and site-specific zoning and subdivision bylaws, development permit system, and other policy instruments designed to ensure that development is appropriate and meets public expectations. These tools provide guidance on siting, building mass, permitted land uses and activities, the character and form of development, and other details. These site-specific tools include land use plans for:

- Agassiz
- Else/Ashton Road
- Hot Springs Road
- Golf Road
- Rockwell Drive
- Cemetery Road
- Harrison Mills
- Mount Woodside (and a neighbourhood plan)

The OCP identified the development of an agricultural area plan as a priority to provide agricultural opportunities while meeting community concerns over the protection of the ground

¹¹ *District of Kent Official Community Plan*, June 2001, p. 42.

water resource and potential conflicts over non-compatible land uses. As part of developing the plan, it was expected there will be further agricultural policy refinements to:

- Protect agricultural areas and enhance farming
- Maintain agricultural activities
- Enhance agricultural viability
- Co-ordinate farming and environmental protection
- Manage water use and drainage
- Increase agricultural awareness and community involvement.

The Agricultural Area Plan is expected to be a sub-plan or schedule of the revised OCP. The Agricultural Area Plan provides more detail on the agricultural sector than the OCP. It must be adopted by Council as part of the OCP bylaw so staff recognize the Agricultural Area Plan as part of the guidelines for managing the community.

2.3.14 Zoning Bylaw 1219, 2002

The District's Zoning Bylaw was adopted in 2002. It regulates the location and use of buildings and structures and the use of land, including the surface of water, within the District of Kent. "For that purpose the District is divided into zones pursuant to the provisions of the Local Government Act, having due regard to the promotion of health, safety, convenience, welfare of the public, overcrowding of land, preservation of the amenities peculiar to any zone, the securing of adequate light, air, and access, the value of the land and the nature of its present and prospective use and occupancy, the character of each zone, the character of the buildings already erected, and the peculiar suitability of the zone for particular uses, and the conservation of property values." ¹²

Under the Zoning Bylaw, the definition of agricultural use means "a use providing for the growing, rearing, producing and harvesting of agricultural products" and specifically includes:

1. The processing on an individual farm of the primary agricultural products harvested, reared or produced on that farm and the storage of farm machinery, implements, and agricultural supplies, and repairs to farm machinery and implants used on that farm;
2. The keeping of dogs, horses, cattle, swine, poultry, pigeons, doves, bees, furbearing animals or other livestock;
3. The operation of stockyards, abattoirs, and composting facilities; and
4. Excludes all manufacturing processing, or storage or repairs not specifically included in this definition.

A definition for intensive agricultural use is also provided in the Zoning Bylaw; it generally refers to larger poultry or livestock operations and larger greenhouse operations. The Zoning Bylaw provides some specific setbacks for intensive agricultural uses.

The purpose of the Agricultural (A) Zone "is to provide for agricultural and related rural development and to protect the agricultural integrity of land within the Agricultural Land

¹² Zoning Bylaw, p. 2.

Reserve.” The existing agricultural zone provides a regulatory tool to manage agricultural uses and activities.

2.4 EDUCATION AND RESEARCH

2.4.1 The Pacific Agri-Food Research Centre

The Pacific Agri-Food Research Centre, with two facilities in British Columbia at Summerland (including the Kamloops Range Research Unit) and Agassiz, is one of Agriculture and Agri-Food Canada's national network of 19 research centres. Research at both sites addresses national agricultural priorities.

Originally established as the Dominion Experimental Farm, today, the Pacific Agri-Food Research Centre in Agassiz has a land base of 310 hectares with a 7.5 hectare field site in Abbotsford. It includes poultry research facilities, a feed mill, the Avian Research Centre, greenhouses and a weather station that has been collecting weather data since 1889. Along with a heritage stone barn built in 1893, the Centre has a modern laboratory and office complex conducting research on a wide range of subjects. In addition, the University of BC's Dairy Education and Research Centre is on site leading to collaboration on dairy cattle research.

Key areas of research currently being conducted at the Agassiz facility are:

- Assessing behaviour and evaluating the welfare of dairy cattle, including feeding behavior, detection of lameness, and behaviours when sick
- Poultry nutrition and nutrition effects in relation to bone strength and welfare
- Identifying, monitoring and preserving poultry stocks for short-term use and long-term availability
- Soil biochemistry and fertility, soil microbiology, soil degradation and environmental quality
- Insect pest control measures for vegetables, berries and greenhouse vegetables
- Strawberry and raspberry varieties that adapt well to Canada's Pacific northwest, with emphasis on natural disease and insect resistance
- Innovative production and post-harvest methods to improve the quality of fruits, berries, nuts and greenhouse vegetables
- Greenhouse vegetables to enhance antioxidant content for human health; ways to increase the tolerance of these vegetables to low storage temperatures and to prolong their shelf life.

2.4.2 The UBC Dairy Education and Research Centre

The University of British Columbia's Dairy Education and Research Centre is on the site of the Pacific Agri-Food Research Centre. This location has paved the way for increased collaborative research between the Pacific Agri-Food Research Centre and the University, particularly on dairy cattle.

The UBC Dairy Education and Research Centre was designed to provide education and technology transfer programs in support of the dairy industry in BC and beyond. The Centre supports a critical mass of scientists and provides sufficient numbers of animals in a well-equipped setting for research.

The Centre is unique in Canada and is one of the largest in the world. It is rapidly developing a leading international reputation for dairy cattle research. The main animal research facility was opened in 2000. This facility contains 300 free-stalls, a 24-cow milking parlor, offices, a dry lab, and public reception areas. In 2005, the Feed Intake Research Facility, which can house up to 120 animals over 15 months of age, was completed. Feed and water intake consumption by individual animals that are group-housed can be measured continuously on a 24-hour per day basis.

The new Heifer Research Facility for calves between 11 weeks and 15 months of age was completed in 2006. This facility is equipped to continuously measure individual animal feed intake in groups of calves.

Also, in 2006, the Westgen¹³ Calf Research Facility for calves to 11 weeks of age was completed. The building contains teaching and research facilities which are equipped to continuously measure milk, water, grain, and forage consumption as well as body weight by individual calves housed in six separate age groups.

The Dairy Education and Research Centre's basic farming operation is financially self-sufficient. Revenues generated from the sale of milk and animals cover the costs of management and farm-worker salaries, animal feeds and care, utilities, and routine maintenance. Research costs are above and beyond the costs of the basic operation of the Centre.

The Centre attracts students and researchers from across the country and internationally. It provides opportunities in training for industry workers and college technical students as well as hands-on practical and research experience for undergraduate students.

2.4.3 The University of the Fraser Valley

The University of the Fraser Valley is a fully accredited public university that enrolls some 11,000 students annually. With campuses in Abbotsford, Chilliwack, and Mission, and regional centres in Hope and Agassiz, the University has begun development of a new 80-acre campus in the Canada Education Park along the Vedder River in Chilliwack. The Chilliwack campus is only about 30 minutes from Agassiz.

The University of the Fraser Valley offers 13 bachelor's degrees, one applied master's degree and more than 80 certificate and diploma programs in applied and academic areas, including trades. Agricultural programs are offered at the Chilliwack campus. Several programs at the diploma and certificate levels are of particular interest to farmers in the District of Kent including the Livestock Production Certificate program and the two-year Agricultural Technology Diploma.

¹³ Westgen (Western Canada's Genetics Centre) provides artificial insemination services to dairy farmers and beef producers in British Columbia, Alberta, Saskatchewan, and Manitoba.

2.5 PERSPECTIVES FROM OTHER JURISDICTIONS

When the Agricultural Area Plan was being prepared, the agricultural industry in Canada was showing some evidence of growth and optimism, despite the downturn in the Canadian and world economies. Sales have been steady, farmers are buying farm equipment, and there has been a surge of interest in food security and the production of food for local consumers.

What are the likely influences on agriculture over the life of this Agricultural Area Plan? What is happening to agriculture in other parts of Canada and around the world? What is the role of agriculture in the future of Canada, British Columbia, and the District of Kent?

In a recent issue of *Country Guide*, Editor Tom Button provided a list of influences on agriculture in the future. He suggested new markets will emerge in specialty areas such as canola oil and soybeans, larger farm corporations will likely continue, and marketing of agricultural products will be even more important in the future. He is worried about whether farmers are doing enough to deal with farm succession, and this is an important concern among District of Kent farmers. Button is confident that Canadian farmers will remain world leaders in adapting to change.¹⁴

Questions about the future of agriculture are being addressed in many jurisdictions besides the District of Kent. For example, in Washington State, many apple growers were unable to compete with lower-cost producers elsewhere and they turned to the development of local markets. Farmers paid attention to local consumers who were seeking quality products and who cared about where their food products were grown. Smaller operators who couldn't compete with prices on a global scale, found themselves unable to keep up with the local demand for their products.

In the District of Kent, farmers on small acreages that are selling within expanding niche markets suggested they could easily sell much more of their product if they could only grow more. The various *Buy Local* and *Support Your Local Farmer* campaigns have assisted the industry with the development of local, and profitable, markets.

Certainly there are many limitations to the future of agriculture when the focus is only on local markets. Encouraging local sales of agricultural products and services is not the panacea for profit troubles in agriculture. Indeed, a recent paper provided by the George Morris Centre at the University of Guelph suggested there are numerous regulatory and other limitations standing in the way of any reliance on only local sales.¹⁵ On the other hand, when it is suggested that some food for an average meal in BC may travel as much as 2,500 km and come from five different countries, it is not surprising that some local farmers are able to encourage, and profit from, local sales of agricultural products.

In other parts of Canada, farmers continue to adapt to changing circumstances. Canadian farmers have successfully maintained their global export markets through innovation and growth. Top farmers have improved their management skills, including studying their more exact costs of production. They have also turned their attention to marketing, finding ways to

¹⁴ *Country Guide*, January 2009, Page 6.

¹⁵ Gooch, Martin, *Local Food-The Untold Story*, George Morris Centre, October, 2007.

attract a higher price for their products despite the competition from regions in the world with lower cost of production.

Top farmers are looking beyond their farms for information and advice. They are building relationships with other sectors of the economy and practicing successful business strategies in the same way that other successful business people do. Top farmers are inquisitive and curious and continuously look for new ways to improve their operations. Sometimes those ways come from advances in technology and other innovations. Sometimes improvement comes from creativity and the capacity to see new applications for older knowledge. Farmers are continually innovating and designing ways to maximize the use of their resources and equipment. Farmers in the District of Kent, through the Agassiz Producers Group, have found creative ways to improve their product marketing.

Progressive farmers recognize the importance of partnerships whether it is with retailers or other marketers, or education and research institutions such as Universities and Colleges that can contribute to their operations with innovative ideas. Farmers spend more of their time interacting with other top business leaders and research institutions seeking new markets for their products based on consumer preferences. In the District of Kent, the opportunities for more of this interaction are extensive. With the presence of the Pacific Agri-Food Research Centre, the UBC Dairy Education and Research Centre, and the close proximity of the University of the Fraser Valley, the District is well-served with education and research facilities.

Diversification, value-added, and vertical integration have become increasingly important strategies in modern agriculture. Many District of Kent farmers are using these strategies. Some have introduced new commodities as part of their production, adding value to the products they produce such as making cheese from their own milk, or sauerkraut from their own cabbage, or retaining more of the steps in getting their product to the consumer. Some District farmers do their own product grading and packaging and find their own markets, both local and national.

Farmers of the future will also be the ones who recognize the changes occurring in the world around them and adapt to those changes. Today, we hear a lot about protection of the environment, about safe food products, and about animal rights and welfare. Many successful farmers have adapted by reducing or eliminating the use of chemicals on their farms and by producing their products with full attention to land rejuvenation and sustainability. Farmers are developing environmental farm plans as a way to practice due diligence and to show consumers how they care about their land and farm practices. On-farm food safety programs are being incorporated and many farmers have willingly adopted Canadian Food Inspection Agency approved best practices for managing animals on their farms.

Today's world is dominated by rapid technological growth in virtually all areas of our economy. It would be naïve to think that agriculture will be impacted by changing technology any less than any other sector. We can expect to see more widespread use of robots even beyond the current robotic milking systems. A local firm, Westcoast Robotics, has established in the District and in their first year of operation sold more than a dozen robotic units. Many progressive farmers may eventually turn to robots or other machines to replace the current reliance on seasonal labour. We can expect ongoing application of computer technology to all farm operations with those unwilling to embrace the changes eventually lagging behind.

3 IMPLEMENTATION STRATEGY

Identifying an appropriate time frame for implementation of an Agricultural Area Plan is difficult. In preparing this Agricultural Area Plan, the time frame of 20 years was considered to be realistic. Regular reviews of the plan are recommended as part of the implementation strategy. Generally, successful implementation of an agricultural area plan can be traced to the early commitment and motivation of Council and the Agricultural Advisory Committee.

Despite mention of a time frame, one principle of an Agricultural Area Plan is the recognition of “agriculture forever”. This principle, relating to the land base for agriculture, is important because quality farm land is always under pressure from other potential uses.

3.1 ROLE OF THE AGRICULTURAL AREA PLAN

The District of Kent Official Community Plan is a legal document for planning and managing the District’s social, economic, and physical future. The OCP provides a long-range vision to reflect community values determined through a public participation process. The OCP is based on a realistic assessment of the District’s existing situation, future prospects, and relationship to the surrounding region.

In addition to the OCP, the District charts its course with other planning or strategic documents such as various Neighbourhood Plans and other Regional District growth strategies and others.

The District recognizes the importance of agriculture as a food source, an environmental resource, a heritage asset, and an important contributor to the local economy. The District is committed to protecting the supply of agricultural lands and to ensuring the viability of farm operations.

It is expected the Agricultural Area Plan will be a sub-plan or schedule of the revised Official Community Plan, and this intent was identified in the 2001 OCP. It is a plan for the agricultural sector that provides more detail for agriculture than the OCP. The Agricultural Area Plan must be adopted by Council and appropriate bylaws implemented where required so staff recognize the Agricultural Area Plan as part of the guidelines for managing the OCP. The Agricultural Area Plan is an important member of the District’s planning and strategic documents.

Implementation of the plan will require some bylaw adjustments and there will be other demands placed on District staff as the plan recommendations are assessed and implemented.

3.2 MONITORING AND REVIEW PROCESS

Various indicators of successful implementation of the Agricultural Area Plan should be developed and monitored on an annual basis. Monitoring will determine the impact of the plan and will provide motivation and support for the implementation process.

In order to provide evidence of increased profitability in the industry and progress with implementation of the plan, some of the following considerations may be monitored:

1. Increase and/or change in marketing channels used by producers, for example:
 - Increases in farm direct marketing opportunities
 - Volume of local sales of local products
 - Evidence of increased Agri-tourism
2. Retention and/or expansion of number of farms in operation, and percentage of land in production, for example:
 - Number of farms sold in the District
 - Average farm size
 - Hectares (acres) of land in the ALR in Kent
 - Number of cows milked in the District
 - Number of beginning farmer start ups
 - Number of experienced farmers recruited to the area
3. Number of applications for removal, approvals, rejections for non-farm use and sub-division in the ALR
4. Number of jobs on farms retained and/or created
5. Increase in diversification of agricultural production and agriculture-related processing mix in the community
6. Increase in agriculture-related on-farm value-added activity
7. Development of a mentoring program or other services and tools for farmers and new entrants to farming
8. Development of new post-secondary agricultural education courses through local Universities and colleges, including business planning courses
9. On-going local employer-employee training
10. Perceptible increase in support for agriculture, for example:
 - Increase in positive agriculture industry media coverage
 - Number of farmer – neighbour complaints
 - Community calls for farmland protection and/or preservation
 - Positive comments about the tour of area farms
 - The establishment of an Agriculture Week in the District.

An appropriate review process for the Plan should be established. Any plan, regardless of how much effort and skill went into its development, must be regularly reviewed and updated to make sure it remains applicable and valid. Regular plan reviews should be conducted by the Kent Agricultural Advisory Committee on a bi-annual basis and a full review of the plan should be done after the fifth year of implementation.

3.3 IMPLEMENTING THE SPECIFIC RECOMMENDATIONS

In order to facilitate the Agricultural Area Plan implementation, the specific recommendations advanced in the plan have been isolated and provided with further details. Where possible, funding options have been identified. Although the Agricultural Area Plan may have a life of some 20 years, the timeline for recommendations to be implemented was tightened to about 10 years. It is recognized that it may be difficult for the District to initiate action on all of the recommendations within a 10-year time frame.

Note: The recommendation numbers refer to those used in the Agricultural Area Plan.

3.3.1 Encourage Industry Profitability

Recommendation	Steps to Implementation	Partners/ Funding Options	Timeline/Results Expected
<i>Recommendation 4.1.1 Commitment to ALR Land</i>	KAAC report to Council Include in OCP	KAAC Council	OCP Review 2010/2011
<i>Recommendation 4.1.2 Inventory non-permitted uses</i>	Staff review Report to Council	Staff Council	Prior to next OCP in 2010/2011
<i>Recommendation 4.1.3 Bring non-permitted uses into compliance</i>	KAAC review Staff plan Report to Council	KAAC Staff Council	Over next 10 years
<i>Recommendation 4.1.4 Determine if further development is an option in Golf Road/Ashton Road area</i>	Staff review Report to Council Consult with neighbourhoods	Staff Council Neighbourhoods	Completed by 2011
<i>Recommendation 4.1.5 Initiate a Golf Road/Ashton Road Neighbourhood Plan</i>	Determine if development required Review with citizens Prepare Neighbourhood Plan	Staff Citizens Council	Completed by 2012
<i>Recommendation 4.1.6 Discourage applications for removal of ALR land (McCaffery)</i>	Review all applications by KAAC Report to Council	KAAC Council	Upon plan acceptance
<i>Recommendation 4.2.1 Consider edge planning strategies to protect farmers from impact of development</i>	Staff review with citizens and farming community Design appropriate edge plans Review with KAAC Report to Council	Citizens Staff KAAC Council	During life of the plan
<i>Recommendation 4.2.2 Ensure covenant to identify agricultural practices</i>	Staff Council	Staff Council	Upon plan acceptance

Recommendation	Steps to Implementation	Partners/ Funding Options	Timeline/Results Expected
<i>Recommendation 4.3.1 Ensure dykes provide protection from river encroachment but encourage recreation trails that do not conflict with farming operations.</i>	Plans developed by Community Recreation and Parks Services in consultation with the agricultural community affected	CRRS Staff KAAC Council	Ongoing
<i>Recommendation 4.3.2 Review plans for recreation trails on dykes with the agricultural community, the Kent AAC and the ALC where required.</i>	Plans developed by Community Recreation and Parks Services Review with agricultural community Review with KAAC Review with ALC if required Report to Council	CRRS Staff KAAC Council	Ongoing
<i>Recommendation 4.4.1 Encourage amalgamation of contiguous parcels of land</i>	Staff identify parcels	Staff Council	Ongoing
<i>Recommendation 4.4.2 Provide information on benefits of farming to non-farming ALR land owners</i>	Staff identify benefits Review with KAAC Report to Council	BCMAL Staff KAAC Council	Ongoing
<i>Recommendation 4.5.1 Discourage applications for additional residences on ALR land</i>	Council	Council	Ongoing
<i>Recommendation 4.5.2 Consider eliminating RR1 and RR 2 zones</i>	Staff review Review with KAAC Report to Council	Staff KAAC Council	During life of the plan
<i>Recommendation 4.5.3 Adopt a homeplate bylaw</i>	Staff review policies in other jurisdictions Review with KAAC Report to Council	Staff KAAC Council	Completed by 2011
<i>Recommendation 4.6.1 Support farmers by working closely with regulatory bodies to make changes for efficient ditch cleaning and allow installation of screens to prevent migration of fish into ditch systems</i>	Review current procedures Meet with regulatory bodies Make changes as required	Staff Council Regulatory bodies	Ongoing
<i>Recommendation 4.6.2 Implement appropriate bank protection and encourage better dredging of the Fraser River</i>	Review situation with regulatory bodies and the FVRD and/or Province	Staff Regulatory Bodies FVRD/Province Council	Ongoing

Recommendation	Steps to Implementation	Partners/ Funding Options	Timeline/Results Expected
<i>Recommendation 4.6.3</i> <i>Update refuge area maps and other strategies for livestock evacuation</i>	Review existing maps Update as required	Staff Council BCMAL	Ongoing
<i>Recommendation 4.7.1</i> <i>Support farmers to make their products available for local purchase</i>	Review situation with farm community Utilize District website	Staff Agassiz Producers Group	Completed by 2011
<i>Recommendation 4.7.2</i> <i>Review ways to encourage a local farmers' market</i>	Review by CRRS Review with Kent Agassiz Chamber of Commerce Review by KAAC Review with agricultural community	CRRS KAAC Agricultural community	Completed by 2011
<i>Recommendation 4.8.1</i> <i>Provide supportive regulatory environment for farm diversification efforts</i>	Monitor all District regulations to ensure support for agriculture	Staff KAAC Council	Ongoing
<i>Recommendation 4.8.2</i> <i>Update existing kitchen to commercial standards</i>	Review with agricultural community Review with business community Obtain cost estimates	Community Agriculture Society KAAC Seek funding from IAF	Completed by 2011
<i>Recommendation 4.9.1</i> <i>Review development cost charges bylaw and establish appropriate development cost charge rates</i>	Review by KAAC Report to Council	Staff KAAC Council	Upon plan acceptance

3.3.2 Enhance Agricultural Capacity

Recommendation	Steps to Implementation	Partners/ Funding Options	Timeline/Results Expected
<i>Recommendation 5.1.1</i> <i>Appoint staff person for agriculture</i>	Ongoing	Staff Council	Upon plan acceptance and ongoing
<i>Recommendation 5.2.1</i> <i>Encourage KAAC to continue to address agricultural issues</i>	Ongoing	Council KAAC	Upon plan acceptance and ongoing
<i>Recommendation 5.2.2</i> <i>Fill KAAC community liaison positions in a timely manner</i>	Identify candidates	Council	Upon plan acceptance and ongoing

Recommendation	Steps to Implementation	Partners/ Funding Options	Timeline/Results Expected
<i>Recommendation 5.3.1</i> <i>Prepare Decision Guidelines form</i>	Prepare Draft form Use form and build and add to it as required	Staff KAAC	Completed by 2011
<i>Recommendation 5.3.2</i> <i>Introduce agricultural impact assessment process</i>	Review other processes used in other municipalities Develop process to suit District	Staff KAAC Council	Completed by 2011
<i>Recommendation 5.3.3</i> <i>Apply agricultural impact assessment process to Cemetery Hill and Mount Woodside</i>	Apply to areas as required	Staff KAAC Council	Completed by 2012
<i>Recommendation 5.4.1</i> <i>Encourage BCMAL to develop business planning and other tools for small acreage farmers</i>	Review by KAAC Write letter to BCMAL	KAAC BCMAL	Completed by 2011
<i>Recommendation 5.4.2</i> <i>Develop an agricultural business profile</i>	Identify components of profile Review with BCMAL staff	Staff KAAC BCMAL	Completed by 2011
<i>Recommendation 5.4.3</i> <i>Encourage BCMAL to initiate a mentoring program</i>	Review by KAAC Write letter to BCMAL	KAAC BCMAL IAF	Completed by 2011
<i>Recommendation 5.4.4</i> <i>Amend Zoning Bylaw lot restrictions for intensive agricultural use</i>	Review by KAAC Report to Council	KAAC Council	Completed by 2011
<i>Recommendation 5.5.1</i> <i>Declare "Agriculture Week"</i>	KAAC review Report to Council	KAAC Council	Upon plan acceptance
<i>Recommendation 5.5.2</i> <i>Continue agricultural area tours</i>	KAAC review	KAAC	Ongoing
<i>Recommendation 5.5.3</i> <i>Incorporate more opportunities to review agricultural issues during farm tours</i>	Review opportunities with farm community	KAAC	Ongoing
<i>Recommendation 5.5.4</i> <i>Expand farm tours to neighbouring areas</i>	Review opportunities with farm community	KAAC	Ongoing

Recommendation	Steps to Implementation	Partners/ Funding Options	Timeline/Results Expected
<i>Recommendation 5.5.5</i> <i>Organize agriculture information seminar on agricultural rules and regulations</i>	Develop list of regulations to include for seminar Contact relevant organizations	KAAC Regulatory bodies	Completed by 2011 and repeat as required
<i>Recommendation 5.6.1</i> <i>Provide information on farm activities, events and normal farm practices on District website</i>	Collect information as required	Staff KAAC	Completed by 2011 and ongoing
<i>Recommendation 5.6.2</i> <i>Emphasize farmers' manure spreading patterns on District website</i>	Collect information as required	Staff KAAC	Completed by 2011 and ongoing
<i>Recommendation 5.6.3</i> <i>Develop website section on current local agricultural products and services</i>	Contact interested farmers Modify website to accommodate	Staff KAAC APG	Completed by 2010 and ongoing
<i>Recommendation 5.7.1</i> <i>Prepare a brochure on agriculture</i>	Review requirements Prepare brochure	Staff KAAC	Completed by 2011
<i>Recommendation 5.8.1</i> <i>Encourage BCMAL to prepare Best Management Guidelines for visual appearance of farming areas</i>	KAAC review Prepare letter to BCMAL	KAAC	Upon plan acceptance
<i>Recommendation 5.8.2</i> <i>Encourage BCMAL to prepare Best Management Guidelines for building placement on farms</i>	KAAC review Prepare letter to BCMAL	KAAC	Upon plan acceptance
<i>Recommendation 5.9.1</i> <i>Develop a signage program to minimize traffic hazards</i>	Review by KAAC Review with Ministry of Transportation	Council Ministry of Transportation	Completed by 2011
<i>Recommendation 5.11.1</i> <i>Retain a dedicated part-time person for implementation of the Agricultural Area Plan</i>	Review by KAAC Review funding options (IAF) Advertise and hire	KAAC IAF	Upon acceptance of plan
<i>Recommendation 5.11.2</i> <i>Review the Agricultural Area Plan after fifth year</i>	KAAC review Establish appropriate monitoring information	KAAC	Completed after fifth year of plan implementation

3.3.3 Foster Partnerships and Collaboration

Recommendation	Steps to Implementation	Partners/ Funding Options	Timeline/Results Expected
<i>Recommendation 6.1.1 Support a Working Group for agriculture in the District</i>	KAAC meet with PARC & UBC staff Consider a first meeting to review possible value and topics Prepare terms of reference for Working Group	KAAC PARC UBC Council	During first year of plan implementation
<i>Recommendation 6.1.2 Encourage relevant research and understanding</i>	Ongoing	KAAC Working Group	To be decided by Working Group
<i>Recommendation 6.1.3 Address environmental and other regulations</i>	Ongoing	KAAC Working Group	To be decided by Working Group
<i>Recommendation 6.1.4 Invite regulatory bodies to Working Group meetings</i>	Staff and KAAC to develop list of people to invite	KAAC Working Group	To be decided by Working Group
<i>Recommendation 6.1.5 Investigate ALUS and similar programs</i>	Ongoing	KAAC Working Group	To be decided by Working Group
<i>Recommendation 6.1.6 Encourage Environmental Farm Plans</i>	Develop list of farms with completed plans Promote value of EFP	KAAC Working Group BCAC	During first year of plan implementation and ongoing
<i>Recommendation 6.1.7 Investigate relevance of an education program to address urban use of chemicals</i>	Review existing programs in other municipalities Consider merits	KAAC Working Group Council	To be decided by Working Group
<i>Recommendation 6.1.8 Foster excellence in agriculture</i>	Review and discuss at meetings	KAAC Working Group	To be decided by Working Group
<i>Recommendation 6.2.1 Maintain positive relationships with First Nations</i>	Invite First Nations to relevant District activities as required	Council	Ongoing
<i>Recommendation 6.3.1 Encourage interested agricultural businesses to join Chamber of Commerce</i>	Contact Chamber Review list of farms already as members Promote benefits to agricultural businesses	KAAC Council	Ongoing
<i>Recommendation 6.4.1 Continue to build positive working relationships with FVRD and the province</i>	Attend meetings as required	Staff Council	Ongoing

4 APPENDIX

4.1 KENT AGRICULTURAL ADVISORY COMMITTEE TERMS OF REFERENCE



THE CORPORATION OF THE DISTRICT OF KENT

Agricultural Advisory Committee TERMS OF REFERENCE

- 1. Mandate:** To identify and address agricultural issues important to the District of Kent and advise Council on those issues.

At Council's request provide information on problems and concerns in the area of agriculture.
- 2. Membership:** Members to be appointed by Mayor in consultation with the Chairman of the Committee to a maximum of ten members at large, five executive members and three non-voting liaison members.
- 3. Executive:** To consist of a Chairman, Vice Chairman, Secretary-Treasurer and two Directors.
- 4. Liaison:** Three non voting members, one representing the Provincial Government and two representing Council to act as a source of information and for regional district and municipal support.
- 5. Term:** Term of membership will be for three years, but reviewed annually.
- 6. Qualifications:** Voting members to be active in the Agriculture Industry, but shall not include District staff or liaison members.
- 7. Quorum:** A quorum will consist of five voting members.
- 8. Minutes:** Minutes shall be taken at each Committee meeting and each Executive meeting and circulated to the membership, Mayor and Chief Administrative Officer.

Resolutions requiring consideration by Council shall be given to the Mayor along with a supporting statement.

- 9. Remuneration:** Members shall service without remuneration.
- 10. Annual Budget:** Executive to prepare an annual budget for submission to CAO by January 31.

Considered and Approved by Council on the 13th day of March 2006. Amended February 6, 2009 – Approved February 9, 2009.

4.2 THE CONSULTANT TEAM

The Consultant Team – Don Cameron Associates District of Kent Agricultural Area Plan

Don Cameron, MSc., P.Ag. has over 30 years of experience in management, consulting, teaching, research, and organizational development. He has worked in a consulting role with farmers in most agricultural commodities in BC and with people in governments, the private sector, and with not-for-profit organizations and volunteers. He has 12 years of formal teaching experience and holds a M.Sc. degree from the School of Agricultural Economics and Extension Education at the University of Guelph. He has extensive experience with group facilitation and conducting focus sessions

Kari Huhtala, MCIP has over 25 years of policy planning experience in social and community planning, community participatory projects, project/program review and assessment, and budgeting planning and review. He has worked as a professional planner with the City of Richmond, the City of Vancouver, and the Corporation of Delta on development and municipal land use policies in B.C. Kari worked with Don Cameron to develop the City of Richmond Agriculture Viability Strategy.

Dave Whiting P.Ag, MCIP has over 30 years experience as a land use planner, agrologist, and educator, and teaches agriculture and land/resource planning at Thompson Rivers University on a part-time basis. He is a member of three professional organizations - the Canadian Institute of Planners, the BC Institute of Agrologists, and the BC College of Teachers.

James Rahe, Ph.D received his Ph.D from Purdue University in biochemistry and biological science and is Professor Emeritus in plant pathology at Simon Fraser University, recently retired. Dr. Rahe has extensive experience with soils and agricultural land capability with a specific specialty in herbicidal activity in diverse agricultural soils.

Rod MacLean, M.Sc. P. Eng. is a Project Manager and Agricultural Engineer with Associated Engineering in Kelowna, BC. His current role is as private consultant, acting as design engineer for utilities in the Okanagan. Rod's 18 years of experience include being a soil conservation and irrigation specialist, as well as engineering manager with UMA Engineering Ltd., and senior manager with the Irrigation Branch of Alberta Agriculture, Food and Rural Development.

Albert Anderson is a Doctor of Veterinary Medicine who practiced in the Fraser Valley for many years while also developing, with his family, one of the most successful agri-tourism operations in BC. Operated as Aldor Acres Limited, the farm features an educational dairy operation as well as farm tours and the direct sale of a wide range of agricultural products.

Jyl Singh is the current accreditation inspector with the BC AgriTourism Alliance and she is heavily involved with agriculture and agricultural opportunities in the province, particularly as they relate to the "experience economy". Jyl is a past President of the Fraser Valley Farm Direct Marketing Association and, with her husband Tim, developed a highly successful farm market, specialty greenhouses, and an important agri-tourism destination in the Lower Mainland.

SCHEDULE E (BYLAW NO. 1508)

District of Kent Agricultural Area Plan



Prepared by:
Don Cameron Associates
with support from the
Steering Committee for the
Agricultural Area Plan

April 2010

“Agriculture likes it here”

ACKNOWLEDGEMENTS

Don Cameron Associates and the Steering Committee for the District of Kent Agricultural Area Plan are pleased to present this Agricultural Area Plan.

We wish to acknowledge the financial assistance of Agriculture and Agri-Food Canada and the Investment Agriculture Foundation of BC for making this project possible. Thanks are also extended to the BC Ministry of Agriculture and Lands and Council of the District of Kent for their financial support for this work. To the members of the agricultural industry who opened their farms for tours, attended meetings or interviews, and gave willingly of their time and knowledge, thanks are given. Thanks are also extended to those citizens who may not be directly involved with the agricultural industry but who cared enough about it to participate in the Open House meetings and discussions.

The suggestions in this plan were prepared using the knowledge and experience of producers involved in the industry and others who provided comments and input.

Don Cameron Associates and members of the Steering Committee express their appreciation to the late Corney Klop, who contributed

immensely to the development of the District of Kent Agricultural Area Plan. Corney Klop will be remembered for his dedication to the Kent Agricultural Advisory Committee and Kent Agricultural Plan Steering Committee, as well as for his numerous contributions to agriculture and to his community, the District of Kent.

Please direct comments and enquiries about this plan to:

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The following are the Steering Committee members for the Agricultural Area Plan:

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Martin Dinn
Lorne Fisher
Laurens Van Vliet
Kim Sutherland

Agriculture and Agri-Food Canada (AAFC) is pleased to participate in this project. AAFC is committed to working with our industry partners and the Investment Agriculture Foundation of BC to increase public awareness of the importance of the agriculture and the agri-food industry to Canada. Opinions expressed in this publication are those of the organization and not necessarily of AAFC.

Funding provided by:



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This Agricultural Area Plan is supported by a Background and Implementation document providing background information on the plan's development process, information about agriculture in the District, the policy context in which the plan was developed, and an implementation strategy. The document is available on the District website at: www.district.kent.bc.ca

THE FUTURE OF AGRICULTURE IN KENT

1 OVERVIEW

The District of Kent has some of British Columbia's highest-quality farm land, and that factor, coupled with a favourable climate, makes this District one of BC's most productive agricultural areas. The Agricultural Area Plan has the protection and enhancement of this valuable land resource for agriculture as its most important goal.

With increasing parcelization and other non-farm uses evident, the District decided to prepare an Agricultural Area Plan. The Agricultural Area Plan was developed prior to the anticipated revision of the District's Official Community Plan. It is expected the Agricultural Area Plan will be a sub-plan or schedule of the revised Official Community Plan. The OCP revision is expected to be underway in 2010.

The purpose of the Agricultural Area Plan is to provide for the sustainability, enhancement, development and retention of viable farming and agricultural uses in the District. The Agricultural Area Plan was developed using input from both the farming and general community.

District residents view their community as a farming community. Despite some tensions noted between the rural and more urban sectors of the District, most people have traditionally supported the protection of the District's agricultural base. Historically, people of the District have been supportive of the agricultural industry "as an economic activity, a lifestyle choice, and as a community characteristic."¹

¹ *District of Kent Official Community Plan*, June 2001, page 43.



Based on a total District land area that excludes First Nation reserves, forest reserve, Crown land, and roads and highways, about 50% of the District land lies within the Agricultural Land Reserve. The town of Agassiz is the residential hub of the District.

The District wants to keep its farmers producing profitably and attract new entrants to ensure that the productive agricultural land is being used most effectively for agriculture.

Some recommendations in the Agricultural Area Plan were prepared to encourage profitability in the agricultural industry. Consistent with other agricultural strategies at the provincial and federal levels, a profitable agricultural sector is one way to ensure that farmers remain in business and new farmers are attracted to the area.

Expansion of the agricultural industry may be encouraged by preserving and enhancing the land base for agricultural purposes. Preserving and enhancing the land base will involve adequate drainage for existing agricultural land. It also involves working with the Fraser Valley Regional District and provincial and federal governments to limit the encroachment of the Fraser River on land being currently used, or potentially available, for agriculture.

The District of Kent, like most areas of BC, has numerous smaller land parcels of five acres or less. Many successful farmers operate on smaller acreages. With current support for more locally produced food, there are reasons to believe in a healthy future for smaller-acreage farmers. For these reasons, the Agricultural Area Plan has recommendations for farmers planning to diversify or add value to their products and services even though they may be farming on a smaller-acreage land base.

The District of Kent is reluctant to support and enhance the agricultural industry if there are consequent impacts on other residents. To this end, the plan has recommendations to increase understanding and awareness of normal farming practices. Also, compliance with existing regulations governing any expansion of agricultural businesses is emphasized. For example, farm businesses are allowed to have retail sales from the farm. However, farmers must ensure that at least 50% of the retail sales area is limited to the sale of farm products produced on the farm, and the total area, both indoors and outdoors, used for the retail sales of all products must not exceed 300 m².²

The Agricultural Area Plan also contains recommendations to foster partnerships and collaboration among farmers and others interested in agriculture, as well as among agriculture and other residents and businesses in the District and beyond. These recommendations are rooted in the belief that, when people work together, the resulting benefits outweigh benefits that might be achieved through conflict.

2 GUIDING PRINCIPLES OF THE PLAN

There are eight guiding principles identified as part of the developmental process of the Agricultural Area Plan. The purpose of the guiding principles is to ensure that the plan meets the needs of both the agricultural community and other citizens. The guiding principles were established in consultation with the project steering committee and were based on the original terms of reference.

The plan will:

1. Be an integral part of the overall planning objectives in the District Official Community Plan
2. Ensure that the main use of District land in the Agricultural Land Reserve will be for a vibrant and profitable agricultural industry
3. Ensure that the stability and integrity of the ALR boundary is supported and maintained
4. Provide for agriculture's access to land and water resources
5. Support agricultural opportunity on large and small acreages and address urban-edge issues
6. Provide for public awareness and understanding of the important role of agriculture in the District
7. Address the need for effective communication with all affected farmers and residents in the development and implementation of the strategies identified in the Agricultural Area Plan
8. Connect favourably with Regional District, Provincial and Federal government planning and development strategies and initiatives.

² *Agricultural Land Reserve Use Subdivision and Procedure Regulation, Part 2, Permitted Uses.*

3 VISION AND GOALS

The following is the **vision** for the future of agriculture in the District of Kent:

The District of Kent, with some of BC's most productive land for agriculture, will protect and enhance this valuable resource. Using strategies emphasizing cooperation and communication, the District will support its agricultural sector in becoming increasingly vibrant and profitable.

The **main goals** for the Agricultural Area Plan are to:

- Encourage industry profitability by providing commitment to the protection and enhancement of agricultural land for agricultural uses and other related and supportive measures for the agricultural industry
- Enhance agricultural capacity with organizational processes and procedures and through the provision of appropriate industry promotion within the District and Region
- Address agricultural issues, water and drainage and other regulatory concerns, through the establishment of partnerships, collaboration and information sharing.

The main goals lead to three strategies. Within each of the strategies, specific recommendations emerged. The recommendations are directed mainly to District of Kent Council or the Kent Agricultural Advisory Committee. The strategies, mirroring the three goals, are:

1. Encourage industry profitability
2. Enhance agricultural capacity
3. Foster partnerships and collaboration.

4 STRATEGY – ENCOURAGE INDUSTRY PROFITABILITY

Farmers, like other business people, make future decisions based on opportunity and risk. Consistent with other agricultural strategies developed at both the provincial and federal levels of government, the Agricultural Area Plan contends that one of the best ways to ensure the future of agriculture and farming, and to maintain effective and appropriate land stewardship and a sustainable agricultural industry, is to make sure it is profitable for farmers to work there. Farmers will continue farming as long as they can make a reasonable return on their invested dollars and their time.

One way to encourage farmers to continue farming is to provide commitment to protection of the land they use to do it. Recommendations in this strategy protect the existing land committed to agriculture and ensure that the land is available and used for agricultural purposes.

Addressing water-related issues in the District is also important for industry profitability. The District abuts the Fraser River, which has a wide flood plain. In addition to adequate drainage, there is a need to reduce river encroachment, protect groundwater supplies and protect local residents from flooding.



This strategy also includes recommendations to encourage local sales of agricultural products and services.

Farmers themselves are ultimately responsible for the profitability of their own farm businesses. They need to be aware of changes occurring in their industry and be open to opportunities. These opportunities may lie in diversification, value-added, or forms of vertical integration, or specific marketing strategies. To the extent that the District can assist farmers in this way, recommendations were prepared to encourage diversification and support for increased local sales.

4.1 Commitment to Agricultural Land

Agricultural land is good land for everything. It is usually flatter and accessible. It may be less expensive to develop than alternative land less suitable for agriculture. For this reason, land designated for agriculture is under continual pressure to be used in other ways besides farming.



Given reasonable market and financial conditions, the more good land there is available for development and housing, the more growth will occur. To further protect and enhance the agricultural land in the District, limits to land-base growth for the town of Agassiz are in place. Future growth of the town is expected within the existing townsite boundaries using the approach of “grow up, not out.” The town of Agassiz has done well to date with densification and currently boasts one of the highest populations per hectare of all communities in the Fraser Valley Regional District. To facilitate densification, a municipal water system was built, and plans are in place

to upgrade and expand the municipal sewer system. The District has observed lower than expected population growth in the past but does anticipate “balanced growth” over the next 20 to 30 years. Population growth is expected to be accommodated without the need to use land currently designated for agricultural purposes.

Support for using agricultural land for other uses may result when the land is not being farmed. Parcelization—creating smaller parcels from larger land parcels—may contribute to the land not being farmed. When land is not farmed, other uses are promoted. Small land pieces have non-farm uses and are more easily removed from the ALR. Agricultural land is lost, not necessarily in big pieces but more likely in smaller ones. Other growth surrounds agricultural land, discouraging farmers and making it more difficult to farm. Death to farm land occurs “from a thousand cuts.”³

District residents have shown support for protection of the agricultural land in the District of Kent. There are some existing land situations in the District requiring attention to further protect and enhance valuable agricultural land.

Recommendation 4.1.1

It is recommended the District of Kent continue to confirm commitment in future Official Community Plans to the protection and enhancement of land within the Agricultural Land Reserve for agricultural purposes.

a) Non-permitted Uses

There are non-permitted uses occurring on agricultural land in the District of Kent. These uses involve any activity not currently included under “agricultural use” in Zoning Bylaw 1219

³ This reference to a thousand cuts comes from the Imperial Chinese form of slow torture, but the expression “death by a thousand cuts” is often used to describe the tactic of making small and gradual changes over time so that nobody notices or complains.

and any non-permitted uses under the *Agricultural Land Commission Act*. These non-permitted uses are inconsistent with the vision of the Agricultural Area Plan, which has as its most important goal to “protect and enhance” agricultural land in the District.

Some of the existing non-permitted uses have been in place for a considerable length of time, and it may be inappropriate to suggest they be eliminated without due consideration for the people involved. Nonetheless, future non-permitted uses should not be allowed, and existing non-permitted uses should be phased out as appropriate.

Recommendation 4.1.2

It is recommended the District of Kent direct staff to prepare an inventory of all current non-permitted uses on agricultural land in the District.

Recommendation 4.1.3

It is recommended the District of Kent develop a plan to address all non-permitted uses in the ALR, with the intent of ensuring that the non-permitted uses are brought into compliance with the District Zoning Bylaw and the *Agricultural Land Commission Act*.

b) The Teacup Property

This property, shaped like a teacup, was designated in the existing Official Community Plan (OCP) as an area for future residential development.⁴ With an OCP designation of “Residential Reserve,” the property is prime agricultural land and is located adjacent to Highway 9 in Agassiz. The teacup property and what to do with it has been a stimulant for debate among District of Kent citizens.

The teacup property was included within the Urban Growth Boundary of the Fraser Valley

⁴ *District of Kent Official Community Plan*, June 2001, page 30.

Regional District (FVRD) *Choices for Our Future: Regional Growth Strategy for the Fraser Valley Regional District*. This growth strategy was supported by the FVRD in 2004. The urban



growth boundaries in the *Choices for Our Future* document were taken from municipal official community plans (OCPs). Because the FVRD document was published in 2004,

it reflected content from the District of Kent OCP done in 2001.

It is likely the future of the teacup property will continue to be discussed in the District. Because the Official Community Plan will be reviewed and updated shortly, the OCP forum of discussion was considered most appropriate for this issue. It is the position of the Agricultural Area Plan that the land should not be removed from the Agricultural Land Reserve and should not be considered for future residential development.

c) The Golf Road and Ashton Road Area

The Golf Road and Ashton Road areas present a challenge to District planners should municipal sewer services become available to either of the two areas. Land in these areas is within the Agricultural Land Reserve, but most of the properties are two acres or less and many were subdivided prior to December 21, 1972. Under the terms of the *Agricultural Land Commission Act*, Section 23 (1), restrictions on the use of agricultural land do not apply to land that, on December 21, 1972, was, by separate certificate of title issued under the *Land Registry Act*, R.S.B.C. 1960, c.208, less than two acres in area. Some properties in the area may have had other non-farm uses prior to December 21, 1972. Should this be the case, the non-farm use

may continue but only on the land upon which the non-farm use was operating. The non-farm use does not extend to the entire land parcel.

If sewer-main construction in either of these two areas occurred, it is possible that sewer services would be made available to the Golf Road and/or Ashton Road residents. With available sewer services, it is likely that some property owners would apply for non-farm use development such as higher-density housing.

Smaller parcels of land in the ALR that are not being farmed are generally considered to be areas of potential conflict with adjacent farms, particularly if the smaller parcels become even smaller through further subdivision.

Should sewer projects with the Golf Road or Ashton Road areas reach construction stage, the District should determine whether it is receptive to the development of adjacent lands not restricted by the Agricultural Land Commission regulations. If the District is receptive to further development in these areas, such development should be appropriately planned to avoid haphazard development that may lead to issues with neighbouring farms.

Recommendation 4.1.4

It is recommended that, prior to construction of sewer mains within the Golf Road and Ashton Road areas, the District determine whether it is receptive to further development of lands in these areas that are not restricted by Agricultural Land Commission regulations.

Recommendation 4.1.5

It is recommended that, if additional development is supported, the District of Kent initiate a Neighbourhood Plan for the Golf Road or Ashton Road areas, and this plan ensure that permitted non-agricultural development does not unreasonably interfere with adjacent farming operations.

d) The McCaffery Road Property

Identified in the 2001 Official Community Plan, it was suggested this parcel be removed from the Agricultural Land Reserve to accommodate new homes. Some new homes have already been built, and discussions have been held about additional housing in the area.

The Kent Agricultural Advisory Committee has reviewed this issue and recommended no further housing be approved for the area. The housing already established has experienced drainage problems, with residents expressing concerns to the District. Drainage problems have also been observed by staff of the UBC Dairy Education and Research Centre. Despite some buffering, current residents are exposed directly to adjacent farming activities occurring on the UBC site. An active dairy farm operates on the site, and although the herd is primarily for research purposes, the management is consistent with normal farming practices occurring on other dairy farms in the area.

Recommendation 4.1.6

It is recommended the District of Kent discourage any applications for removal of additional land from the Agricultural Land Reserve at the north end of McCaffery Road.

4.2 Appropriate Edge Planning

Agriculture is particularly vulnerable, and conflict may occur between farmers and others, where active farms interface with non-agricultural land uses. One strategy for mitigating potential conflict in these instances is “edge planning.” Having appropriate edge-planning strategies, which often include some form of buffering, is a way the District can “protect and enhance” its valuable agricultural land. The type of strategy used for an effective edge plan will vary depending on the circumstances and the creativity of the people involved.

There may be District areas where edge planning becomes an important tool for the District. Education about the benefits of edge planning and strategies for edge plans that take into account the concerns of both farmers and other citizens generally work best for everyone. Recent guidelines prepared by the BC Ministry of Agriculture and Lands, in consultation with the Agricultural Land Commission, and identified in the Background section of this plan, suggest “edge planning areas” be established in situations where appropriate edge planning can occur.⁵

When edge planning is working best, farmers are able to operate their farms without the pressure of neighbour complaints, and the farms are freer from vandalism, rainwater runoff and other factors that could lead to financial loss.

Recommendation 4.2.1

It is recommended the District of Kent, in situations where development may impact farm operations in any way, consider edge-planning strategies as an effective option for protecting farmers from possible impact on their operations.

Recommendation 4.2.2

It is recommended that, as part of a development process, the District of Kent require all property owners with land bordering, or adjacent to, agricultural land to have an appropriate covenant, under Section 219 of the *Land Title Act*, attached to their properties identifying agricultural practices that may occur and ensuring that respect for buffering and other edge-plan strategies is given.

⁵ For details on edge planning, see BC Ministry of Agriculture and Lands, *Guide to Edge Planning*, 2008.

4.3 Dyke Areas and Trails for Recreation

Although much of the District of Kent land base is a working landscape for farmers, there are dyke areas and trails for recreation.

Dyke lands are mostly located on private property. The District of Kent has access to the dykes through a land access agreement with the landowners. The upper surface of the dykes is attractive for walkways, bicycle paths and other recreational uses. These other uses may be in conflict with farming activities if they lead to land damage, littering, crop vandalism or theft, and they may create liability issues for the farmer-owner.

The dykes in the District of Kent are mainly located in the southern and western parts of the District, where agricultural land is protected from the Fraser River on the south side, and in the area at the confluence of the Fraser and Harrison Rivers. The Agricultural Land Commission must give permission for any recreational use of dykes in the Agricultural Land Reserve.

The dykes are already used by some responsible citizens, and, if used appropriately, the dykes can contribute to quality of life in the District. Some Lower Mainland municipalities have found ways to use their dykes for recreational purposes and avoid conflict with farmers. Indeed, the presence of active farm businesses may add further appeal for urban users. There may be opportunities for farmers to contribute to dyke users’ agricultural education and awareness using appropriate signage. Worries about vandalism and theft may be mitigated with appropriate gating to prevent motorized vehicles, and with fencing to limit access to farm land. Worries about litter and possible crop damage may be avoided with appropriate garbage receptacles and proper maintenance schedules performed by District staff.

Recommendation 4.3.1

It is recommended the District of Kent ensure dykes be used for their primary purpose of providing protection from river encroachment, but a secondary use for recreational trails should be encouraged. Dyke-trail development planning and operation must include appropriate strategies to allow recreational use of the dykes without creating conflict with adjacent farming activities and must include consultation with the Agricultural Land Commission.

The District of Kent has other recreational trails that are enjoyed by residents and visitors. The “District of Kent Active Transportation Plan 2009” addressed active transportation networks to encourage development and enhancement of trails and recreation corridors. Other recreational trails and amenities will be considered by the District from time to time. There is considerable value to the community in terms of healthy, active living to have these recreational trails and services, and their development should be encouraged by the Agricultural Area Plan.⁶

Recommendation 4.3.2

It is recommended the District of Kent, in all cases where recreational trails may be considered in, or adjacent to, agricultural land, have plans reviewed by the Kent Agricultural Advisory Committee and the Agricultural Land Commission where required, and involve the agricultural community in the planning and implementation of design standards and maintenance or operation plans, to take into consideration concerns of the agricultural community and to minimize conflict.

⁶ For detail on the issues and opportunities when developing trails in farm and ranch areas, see BC Ministry of Agriculture and Lands, *A Guide to Using and Developing Trails in Farm and Ranch Areas*, 2005.

4.4 Parcel Amalgamation

Amalgamation of smaller parcels of agricultural land into larger units does not occur frequently. Most people opt to keep intact land that is already in smaller parcels, even though farming may be occurring on contiguous parcels in a manner consistent with the parcels being amalgamated. If farming occurs on these parcels in that way, there are limited negative impacts on farming.

British Columbia is considered to have the most heavily parcelized agricultural land base in Canada. Pressure to use smaller parcels for non-agriculture purposes is intense because BC’s best agricultural land is also located in its areas of greatest population density. Larger parcels of land are more suitable for the sustainability of agriculture over the longer term. Larger parcels also provide for a broader range of agricultural uses.

If amalgamation of parcels can be encouraged, then it is a benefit for the future of agriculture as it ensures future use of the land; and future owners of the land will have a parcel most appropriate for agricultural use. Normally, amalgamation of existing contiguous parcels can be done at the local District level. However, although amalgamation of parcels is desirable, it should not be obtained if conditions of amalgamation include additional residential or industrial or other non-agricultural uses. In other areas of the Lower Mainland where amalgamation attempts have been initiated, conditions for amalgamation have generally been advanced.

Recommendation 4.4.1

It is recommended the District of Kent encourage amalgamation of contiguous parcels owned by one land owner to the extent possible, but not if any non-agricultural use of any part of the parcels is proposed as a condition of amalgamation.

Recommendation 4.4.2

It is recommended the District of Kent and the Kent Agricultural Advisory Committee make a special effort to provide land owners with parcels in the Agricultural Land Reserve, but who may not be actively farming those parcels, with available information about the benefits of farming as a source of income and the tax benefits that may be available when the land is being actively farmed.

4.5 Additional Residences and Homeplate Bylaw

When agricultural land is occupied by additional residences, the value of the land for agricultural purposes may be impacted over the longer term. Adding another home, possibly for a retiring family member, may eventually lead to more people who are not actively farming living on agricultural land. This can occur either on the death of a family member or when health or other reasons force a family member to move. Depending on where the additional residence is situated, future farming practices may be compromised.

Another situation that can lead to additional residences on farm land is the building of a new residence for the farm family while they are living in the existing residence. After finishing the new residence, another home remains that may still be quite acceptable as a rental home. The District will consider appropriate means to ensure there remains only one residence on the property, consistent with the *Agricultural Land Commission Act*.

Mobile homes located on ALR parcels as a second dwelling, if not on a permanent foundation, are generally supported by the Agricultural Land Commission. Additional dwellings for farm help may also be approved, but the dwellings must be necessary for farm use. Some additional dwellings on agricultural land have been erected for farm use, but later,

when the farm use is no longer needed, have evolved to other non-farm uses.

Although the District may approve additional dwellings on farm land, local approving officers are advised to seek input on the decision from the BC Ministry of Agriculture and Lands and officers of the Agricultural Land Commission.

Recommendation 4.5.1

It is recommended the District of Kent, as a matter of policy, discourage applications for additional residences in the Agricultural Land Reserve.

The District of Kent currently has two Rural Residential zones. These zones, Rural Residential 1 Zone (RR1) and Rural Residential 2 Zone (RR2) both suggest “residential use” as a principal use within the zone. The District of Kent would like to encourage that the principal use of its agricultural land be for agriculture. This principal use in the RR1 and RR2 zones may suggest that the parcel in question is not on land where the use is expected to be farming. According to the *Agricultural Land Commission Act*, “a person must not use agricultural land for a non-farm use unless permitted by the ALCA, the regulations or an order of the Commission.”⁷

Eventually, as the number of additional dwellings on agricultural land is reduced and farm uses for smaller parcels increase, there may be valid reasons to remove the RR1 and RR2 zones.

Recommendation 4.5.2

It is recommended the District of Kent, after discouraging applications for additional permanent dwellings on agricultural land, consider removing the Rural Residential 1 and Rural Residential 2 zones from the Zoning Bylaw so that all agricultural land has as its

⁷ *Agricultural Land Commission Act*, Section 20, subsection 1.

main purpose to provide for agricultural and related rural development.

Also, discussion of land parcels of five acres or less in BC suggests that homes on parcels that are not being actively farmed are actually rural estates being developed at significantly less cost than equivalent homes placed in a more densely inhabited urban core. Often, rural areas on agricultural land are the only place where oversize residences can still be built.

Some BC municipalities have considered, or have introduced, measures designed to ensure that the agricultural values of land in the Agricultural Land Reserve are considered when the land is used for residential purposes. Agricultural values are affected if the placement and size of residences have a negative impact on the future agricultural potential of the land.

Municipal measures to address these concerns are referred to as a “homeplate policy” or bylaw. The City of Abbotsford is considering such a bylaw, and the corporation of Delta has already adopted one. The “homeplate” is set up in such a way that the house and any accessory buildings are included. Maximum homeplate areas may be established, and square footage allowed for principal residences may be identified. The homeplate area may be restricted to a reasonable distance from the access road or street, thus avoiding placement of a large house in the middle of a land parcel. The placement of the homeplate should be site-specific so that the productive agricultural land can be maximized.

Homeplate regulations within the District of Kent can protect agricultural values and future agricultural potential while recognizing residential activity that may occur on existing parcels within the ALR. The District of Kent

already has a number of smaller parcels of prime agricultural land that could be used for rural estates at the expense of future agricultural uses. The homeplate bylaw should limit the impact of this use on agricultural land.

Recommendation 4.5.3

It is recommended the District of Kent, upon the review of homeplate policies and bylaws in other jurisdictions, adopt an appropriate homeplate bylaw for the District of Kent.

4.6 Appropriate Drainage and Floodplain Protection

The District of Kent, unlike some BC municipal areas where the adequacy of the water supply is the major concern, is more concerned about getting rid of excess water. This issue extends to concerns about the floodplain. Almost all of the District’s excellent agricultural land is in the floodplain of the Fraser River and is protected by a system of dykes.

Some areas of the District have been identified as environmentally sensitive, where natural drainage streams and watercourses require stream and habitat stewardship.



Considerable work has been done to develop appropriate ditch-maintenance procedures for the District of Kent. This work was undertaken by the District’s Drainage Committee working with Fisheries and Oceans Canada and the then BC Ministry of Water, Land and Air Protection.

The District has also undertaken comprehensive drainage studies to develop ditch-maintenance procedures that take into consideration flooding and farm drainage as well as fish-habitat needs. The District of Kent accepts the stewardship and responsible management of the drainage system in cooperation with Fisheries and Oceans Canada and the BC Ministry of the Environment.

Drainage-ditch maintenance concerns farmers, because limited ditch maintenance may lead to longer periods of water accumulation on farm land and possible increased miring of farm equipment. Poorly drained soils may exhibit less bacteriological activity and nutrient recycling. Longer periods of visible water on the land, or saturated land, also affect farmers' ability to spread manure. Under the Agricultural Waste Control Regulation, farmers cannot apply manure to their land if the land is saturated or has areas of water pooling. The regulation provides other limitations on farmers who must spread manure on their land.

The farming community of the District of Kent has continually expressed concern over the way in which ongoing changes in environmental regulations have hampered ditch-cleaning operations, particularly since many of these ditches have been treated as habitat areas. Farmers contend that they cannot afford to support maintenance techniques, such as hand-cleaning, in ditches that favour habitat development over effective drainage procedures. Effective maintenance of ditches involves regular, full machine-cleaning and clipping of both banks so that the ditch is not blocked with debris and rotting grass. It is critical to the farming community that the ditches retain their original purpose, which is to drain the farm lands. The restrictive ditch-maintenance regulations and the costs associated with the inability to effectively farm agricultural land that has been compromised by poor drainage is prohibitive to farmers. The agricultural community has repeatedly argued a need for regulation changes that will permit the

re-establishment of the ditch systems as farm drainage and allow the implementation of necessary screening structures to prevent fish from migrating back into the ditch systems from sloughs and streams.

It is important for the District of Kent to continue a regular ditch-cleaning program in cooperation and consultation with area farmers that follows generally accepted procedures for ditch maintenance.

In addition to difficulties establishing cleaning and maintenance protocols, the District of Kent is concerned about streamside setback regulations and the impact they may have on farm land. Many of the drainage ditches in the District were originally engineered to provide drainage for agricultural land. These ditches were extended and upgraded in the late 1970s and early 1980s under the Agri-Food Regional Development Agreement. In this context, the ditches were primarily established for the purpose of farm drainage and were not intended to be natural streams or part of the natural watercourse.

It is important for the District to work closely with regulatory bodies to ensure that farmers are meeting, and exceeding where possible, the requirements of legislation and regulations that affect ditches and other natural watercourses.

Recommendation 4.6.1

It is recommended the District of Kent continue to support farmers by working closely with the BC Ministry of Agriculture and Lands, Fisheries and Oceans Canada, and the BC Ministry of the Environment to make necessary regulatory changes that will allow cleaning procedures that achieve greater efficiency in ditch cleaning and ditch maintenance and will allow installation of screens to prevent the migration of fish into the ditch systems.

The recent Agassiz Slough Drainage Study⁸ suggested the District will need to upgrade its capacity for stormwater removal to meet an anticipated 10-year storm event. Significant updates would be necessary to meet the 100-year storm event. In addition, there is a need to ensure that the District of Kent remains alert to possible flooding of the Fraser River. The flooding of agricultural land would have serious impact on farm crops and livestock. There is considerable livestock inventory in the District, mainly dairy cows.

Protection of the existing floodplain is an issue of concern to farmers. Concerns were expressed about the continuous and relentless work of the Fraser River to reclaim the productive land in the floodplain, and there may be need to consider shoreline protection, often referred to as “riprapping,” where rock or other material is used to provide shoreline protection. In addition, inadequate dredging to remove gravel and sediment from the river leads to a shallower river and increases the likelihood of flooding. However, dredging to remove gravel from the river may impact salmon numbers, as salmon deposit their eggs in the gravel during spawning season. This limits when dredging can occur.

Recommendation 4.6.2

It is recommended the District of Kent work closely with Fisheries and Oceans Canada, the Fraser Valley Regional District, and the Province as required, to implement appropriate bank protection and encourage better dredging of the Fraser River.

⁸ Water Management Consultants, Agassiz Slough Drainage Study, October 2007.

Recommendation 4.6.3

It is recommended the District of Kent continue to work closely with the agricultural community, the Kent-Harrison Joint Emergency Program committee, the Fraser Valley Regional District and the BC Ministry of Agriculture and Lands to continually update refuge-area maps and other strategies for community and livestock evacuation in the event of flooding.

4.7 Encouraging Local Sales

Many District farmers sell in a provincial marketplace where their quality products are sold for profitable returns. Other farmers have

found ways to develop niche and local markets for their products.

When it is suggested that food for an average meal in BC may travel 2,500 kilometres and come from five different countries, it is not surprising to hear more about encouraging local sales. Encouraging local consumers to “Buy Local” or “Eat Local” has

potential benefits for the District economy and can help sustain and improve profits for local farm businesses.

There are reasons to believe that the interest in local sales of locally produced agricultural products is not temporary. There are worldwide local-food movements, fuelled in part by such successful books as *The 100 Mile Diet*, written by local BC authors,⁹ which was preceded by Barbara Kingsolver’s *Small Wonder*.¹⁰ An internationally popular author, Kingsolver has



⁹ Smith, Alisa and J. B. MacKinnon, *The 100 Mile Diet: A Year of Local Eating*, Toronto: Random House Canada, 2007.

¹⁰ Kingsolver, Barbara, *Small Wonder*, Thorndike Press, 2002.

since released a second book documenting the story of her family seeking to live for one complete year with food produced on their own farm or on those of their neighbours.¹¹

It may be feasible for local dairy farmers to more aggressively position themselves as the providers of the quality milk and dairy products being consumed in the District of Kent and the Lower Mainland of BC. Indeed, established dairy farmers may find it beneficial to have additional specialty crop development on their larger farms.

Farmers may sell their products to local consumers either from the farm gate through a sales outlet of some type, in other retail establishments in the area or through local farmers' markets.

Recommendation 4.7.1

It is recommended the District of Kent make every effort, in cooperation with the Kent Agricultural Advisory Committee, the local agricultural community and the Harrison Agassiz Chamber of Commerce where appropriate, to support District farmers in making their products available for local purchase either from the farm gate or through a farmers' market or in cooperation with other local retailers.

A farmers' market is being considered for the District of Kent. There are some 100 farmers' markets listed with the BC Association of Farmers' Markets, and they are expanding in BC. They can stimulate local farm sales and encourage community spirit. Successful markets can become tourist destinations, providing additional returns to the community and often helping sales for other local merchants.

Farmers' markets also help satisfy consumer demand for local food and farm-fresh products. They are popular because of consumer health

concerns caused by "food scares" and the wish of consumers to know more about where their food is coming from. Farmers' markets have benefited from the impact of celebrity chefs and others who have been promoting the value and quality of local food. Farmers' markets may be a marketing opportunity for new entrants to the industry.

Having a farmers' market in the District of Kent is supported by District staff through Community, Recreation and Park Services. Some stimulus for a market could come from the provision of local facilities designed to assist with market outreach.

Farmers' markets, however, are difficult to start: there is considerable cost to farmers when they participate, and there must be a sufficient volume of consumers to make the market worthwhile for farmers. Getting key farmers to participate in a farmers' market in the District may be problematic.

Recommendation 4.7.2

It is recommended the District of Kent, in cooperation with interested local farmers and the local business community, and the Harrison Agassiz Chamber of Commerce if appropriate, review ways to encourage development of a local farmers' market in the Agassiz and Harrison area.

In addition to encouraging local sales at farmers' markets, through other local retailers or from the farm gate, there may be merit in fostering further connections between local farmers and restaurateurs seeking to feature local products. The Agassiz Producers Group, an informal group of local producers, began in 2005 to find markets for local agricultural products, primarily through area chefs in higher-end restaurants. According to the Agassiz Producers Group, there are markets available for locally produced agricultural products that are not being filled. For some products already on the market, demand is exceeding supply.

¹¹ Kingsolver, Barbara, *Animal, Vegetable, Miracle: A Year of Food Life*, HarperCollins, 2007.

Specialty products available in the District, such as artisan cheeses, crayfish and pea sprouts, for example, are featured in restaurants and other food outlets. Support from the District may help to encourage more featuring of local food products. The strategy in this Agricultural Area Plan to “enhance agricultural capacity” provides additional recommendations for promoting and encouraging local sales and value-added products.

4.8 Diversification and Value-Added

The agricultural industry faces pressures for economic viability similar to those faced by any other dynamic industry. To support profitability in the agricultural community, farmers need to take advantage of business opportunities as they present themselves.

There are options available to farmers wishing to diversify or add value to their products. Adding value need not be difficult. It can be as easy as husking some of your own corn before selling it, or locating a sales outlet where your products can be more easily accessed by the travelling public.¹² Farmers may consider direct farm marketing (selling products directly to the consumer) or more agri-tourism or culinary tourism options that may attract customers to their farms. Diversification may include vertical integration, where farmers take on more of the steps in producing finished products for consumers.

Recommendation 4.8.1

It is recommended the District of Kent support farmers considering value-added, vertical integration, agri-tourism, culinary tourism or other diversification efforts by continuing to provide a supportive regulatory environment for this to occur.

¹² Morton, Gary, *Building Added Value Through Farm Diversification*, Canadian Farm Business Management Council.

A supportive regulatory environment can be fostered using a later recommendation assigning a staff member to provide liaison between the agricultural community and the community at large. By having a staff person identified as a contact for the agricultural community, understanding of the various regulations affecting local agricultural businesses will be improved.

Other forms of value-added that could be initiated in the District of Kent may be facilitated by an area kitchen that meets the requirements of a commercial kitchen. The



Agricultural Hall has a quality kitchen that could be updated to meet commercial kitchen standards. The kitchen update may benefit other businesses in the non-agriculture sector of the District. There has been increased interest in other areas of BC for courses on canning and pickling and making preserves. Courses offered in these subject areas may stimulate use of a commercial kitchen in the District of Kent.

Recommendation 4.8.2

It is recommended the Kent Agricultural Advisory Committee, in cooperation with the local Agriculture Society and interested area farmers and others, obtain cost estimates for updating the existing Agricultural Hall kitchen to commercial kitchen standards and seek appropriate funding for this update to be undertaken.

4.9 Development Cost Charges

More local sales of agricultural products or services may create more pressure on local service infrastructure. It is reasonable that a building erected on agricultural land for the purpose of retailing agricultural products from the farm should have appropriate development cost charges applied to it. The intent of the building is to retail farm products; getting those sales is expected to cause more traffic on area roads, for example, and other District services may be impacted. Similarly, a farmer who erects another barn or storage shed on agricultural land may also be contributing to increased use of road infrastructure or other District services, often through the increased use of heavy farm equipment or larger trucks coming to the farm.

Bylaw 1306 identifies Development Cost Charges for the construction and upgrading of collector roads and intersections within the District.

Recommendation 4.9.1

It is recommended the District of Kent review its current development cost charges bylaw to address the impact of farm buildings on District infrastructure and to establish appropriate development cost charge rates.

5 STRATEGY – ENHANCE AGRICULTURAL CAPACITY

About one-half of the land in the District of Kent is in the Agricultural Land Reserve. More than 90% of the land available for agriculture is being farmed. However, the percentage of people farming this land is much less than one-half of the District population. In 2006, there were 119 farms reported in the District, and the farm population (based on the BC average of three persons per farm) was estimated to be under 400 (actually 357). With the District population

at about 5,000, one-half of the District land base is operated by 7 percent of the people.¹³

The agricultural industry provides a contribution to the District by supporting local service infrastructure and businesses and contributing to District tax revenue. In the District of Kent, 5% of the tax revenue is derived from farms, excluding tax revenue from farm homes and buildings. Recent studies by the BC Ministry of Agriculture and Lands suggest the agricultural sector is a net contributor of tax revenue when the housing and buildings component of the farm, and the reduced supply of municipal services to the agricultural sector, are taken into account.

This strategy includes a recommendation that a staff member be identified as a first point of contact for the agricultural industry and to liaise with the Kent Agricultural Advisory Committee. The strategy also provides recommendations to encourage new entrants to the agricultural industry and addresses issues concerning local traffic and safe movement of farm equipment. Finally, it recommends resources be obtained to implement the Agricultural Area Plan.

5.1 Designated Staff Member

A recent study by the American Farmland Trust, although focused on farmers in Nebraska, concluded that farmers will more likely be positive about the future of agriculture if they regard local government as supportive, particularly when dealing with potential conflicts with the non-farm community.¹⁴ Having a designated staff member as a first point of contact for the agricultural industry will indicate support for farmer efforts to farm in a manner that reduces conflict with their neighbours.

¹³ Data obtained from *District of Kent Agricultural Overview*, BC Ministry of Agriculture and Lands, July 2008.

¹⁴ American Farmland Trust, *Sustaining Agriculture in Urbanizing Counties*, 2008.

The Kent Agricultural Advisory Committee is an important Committee of Council. In order to make responsible recommendations to Council, the Committee must have the necessary background information for their meetings.

Recommendation 5.1.1

It is recommended the District of Kent continue to appoint a staff person as the designated first point of contact for agricultural issues and concerns, to attend all meetings of the Kent Agricultural Advisory Committee, and to prepare the background material and other items necessary for those meetings.

5.2 The Kent Agricultural Advisory Committee

Appropriate communications and decision-making structures are important for implementation of the Agricultural Area Plan. Currently, there is an Agricultural Advisory Committee with terms of reference and members appointed by Council.

The terms of reference for the Kent Agricultural Advisory Committee were accepted by Council in March 2006 and further amended and approved in February 2009. Since its establishment, the Committee has been active in many aspects of agriculture and has taken its role seriously. The Kent Agricultural Advisory Committee was the impetus for the development of an Agricultural Area Plan.

As farmer numbers have declined, and more specific commodity organizations and associations have appeared, general farm organizations to deal with local farmer issues have almost disappeared. The revised terms of reference for the existing Kent Agricultural Advisory Committee provide for adequate input to Council on behalf of the agricultural sector. By providing some focus for leadership within the District, more specific attention can be paid to local agricultural issues.

Recommendation 5.2.1

It is recommended the District of Kent encourage the Kent Agricultural Advisory Committee to continue to identify and address agricultural issues in the District and, where appropriate, provide information on problems and concerns in the area of agriculture.

Another component of the vision for the future of agriculture in the District of Kent involved cooperation with the rest of the community. The revised terms of reference for the Kent Agricultural Advisory Committee provide for three liaison members for the Committee. One of the liaison members represents the provincial government, and the other two are community members representing Council. These appointments are not for people active in the agricultural industry.

There are benefits to having views heard at the committee level from citizens interested in agriculture but not actively farming. This provides active farmers with different viewpoints and may promote broader discussion at committee meetings.

Recommendation 5.2.2

It is recommended the District of Kent make every effort to ensure that Kent Agricultural Advisory Committee positions for liaison members from the community are filled in a timely manner.

5.3 Decision Guidelines and Agricultural Impact Assessment

When the Kent Agricultural Advisory Committee addresses local issues, it is important to ensure that all background information is provided. Also, the Committee should ensure a level of consistency in the advice being provided to Council. Decision guidelines would ensure that the Kent Agricultural Advisory Committee has appropriate, consistent information for their meetings, regardless of staff changes or other interruptions. A decision guidelines form should

consist of, but not be limited to, the following main considerations:

- Provision of appropriate maps for locating the land in question
- Background to the issue, including related decisions
- Letters received and relevant reports
- Regulations and other legislation that may impact the decisions.

Recommendation 5.3.1

It is recommended the Kent Agricultural Advisory Committee, in consultation with the designated staff member, prepare a Decision Guidelines Form to identify the main information required as background for their meetings.

The Kent Agricultural Advisory Committee provides recommendations to Council on any land-use applications or other changes that may impact agriculture in the District. Recommendations should be consistent and fair. Consideration should be given by Council to the development of appropriate policy-defining processes for dealing with these land-use applications, minor Agricultural Land Reserve boundary adjustments, or other changes to land in the Agricultural Land Reserve.

Some municipalities, such as the City of Surrey, have developed policies for considering these applications. The policies reflect the reality that, even though the District is committed to protecting its agricultural land, applications for removal of land from the Agricultural Land Reserve, or boundary adjustments within it, will be received from time to time.

With such a policy in force, the District of Kent and the Kent Agricultural Advisory Committee would be able to more consistently apply processes for considering applications affecting the Agricultural Land Reserve. In some cases, the District may wish to involve a qualified third

party to advise the District on the agricultural impact of the decision.

The agricultural impact assessment process should include, but not be limited to, the following considerations:

- Minor boundary adjustments
 - ✓ Size of the parcel adjusted
 - ✓ Location of the parcel
 - ✓ Impact on the ALR boundary
 - ✓ Topographical or natural features implicated
 - ✓ Compensation considerations if relevant
- Alternate land-use applications
 - ✓ Agricultural and soil capability
 - ✓ Present land use
 - ✓ Adjacent land use
 - ✓ Proposed use and other areas where use could be located
 - ✓ Amount of land involved
 - ✓ Compatibility with area agricultural uses
 - ✓ Water runoff affecting drainage patterns
 - ✓ Air quality and noise implications
 - ✓ Traffic volume and safety considerations
 - ✓ Buffers or other physical barriers from agricultural operations
 - ✓ Overall impact on agriculture
 - ✓ Impact on wildlife and livestock
 - ✓ Compensation considerations where relevant

Recommendation 5.3.2

It is recommended the District of Kent, with input from the Kent Agricultural Advisory Committee and other appropriate bodies such as the BC Ministry of Agriculture and Lands and the Agricultural Land Commission, prepare an appropriate agricultural impact assessment process so that all situations involving land-use

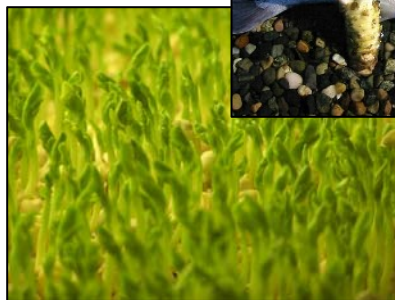
applications or other issues affecting agricultural land in the District of Kent may be addressed through a consistent process.

When reviewing the land in the Agricultural Land Reserve in the District, it was noted that there was at least one boundary issue under discussion with the Agricultural Land Commission and at least one other area that may require attention.

The boundary established for the ALR around Cemetery Hill was being reviewed with the Agricultural Land Commission and may require some modest adjustment. The Mount Woodside area was identified as a residential zone primarily for single-family residential purposes. However, the Mount Woodside Neighbourhood Plan, completed in 2003, identified some potential issues with land situated in such a way as to make it very difficult to be farmed, and that land may lie within the Agricultural Land Reserve.

Recommendation 5.3.3

It is recommended the District of Kent, in consultation with the Kent Agricultural Advisory Committee and with appropriate consultation and review with the Agricultural Land Commission, consider the Agricultural Land Reserve boundary in the Cemetery Hill area and the Mount Woodside land that may lie within the Agricultural Land Reserve as two situations for applying the agricultural impact assessment policy.



There are a number of advantages available to potential District farmers. The quality of the land and climate of the area are highly suited for agricultural

production of

virtually any crop. Land prices in the area remain competitive and are still lower than elsewhere in the Lower Mainland.

However, starting a new farm operation is difficult, and new entrants must be cautious. Niche-market agriculture can be competitive, and short-term success may not ensure longer-term profitability. Future market potential, marketing strategies, and investment or capital-cost requirements must be considered. Most crops being started may not be ready for market until at least several growing years, adding even more risk to the venture.

Members of the Agassiz Producers Group have considerable personal and anecdotal evidence to suggest there are unfilled markets for more

5.4 Encouraging New Entrants

When land committed to agriculture is not being actively farmed, pressure increases for other uses. There are smaller parcels in the District of Kent that could be actively farmed. Discussions with some farmers suggested there is a potential market for agricultural products that could be produced on smaller parcels. As local consumers continue to place emphasis on food security and the availability of local food products, it is expected these factors will drive an escalation in demand for local food. The District of Kent would like to do whatever is possible to encourage smaller parcels to be actively farmed.

locally produced agricultural products. They have conducted area surveys to support this evidence. There are active farmers in the District who are willing to assist other interested potential farmers to start local businesses on smaller land parcels. Despite markets being available and other farmers willing to provide support, potential farmers may still require additional business planning and other start-up tools.

New entrants may require information about other resources available to them, including support for business and financial planning, where to get farm labour, and various programs and services available from provincial farm organizations, the British Columbia Agriculture Council and the BC Ministry of Agriculture and Lands.

Recommendation 5.4.1

It is recommended the Kent Agricultural Advisory Committee encourage the BC Ministry of Agriculture and Lands to identify and develop the most appropriate business planning and other tools to support potential smaller-acreage farmers in the province.

In other recommendations below, the District of Kent website was identified as a source for more complete agricultural information for residents and visitors on normal farming practices and agricultural events and products available for sale. There is an appropriate section on the website for this information, currently called “Business in Kent,” which could also feature an agricultural profile for the District of Kent.

Recommendation 5.4.2

It is recommended the Kent Agricultural Advisory Committee, in cooperation with the Circle Farm Tour participants and the BC Ministry of Agriculture and Lands, develop an agricultural business profile providing information on agriculture as a business opportunity for use on the District website and as a component of a brochure on agriculture.

The agricultural industry in the District of Kent expressed concern about its capacity to attract young people and new entrants. It was felt that people who may be considering farming simply do not have access to the knowledge, or do not have the skills, to make the move.

Commonplace among other industries, mentoring programs are beginning to catch on with farmers. Mentors can be recruited from the active and experienced farmers who are already farming in the District and are willing to share their knowledge and experience with others. A mentoring program is currently being offered by the Canadian Farm Business Management Council, which has produced a background resource on mentoring programs in agriculture.¹⁵

Recommendation 5.4.3

It is recommended the Kent Agricultural Advisory Committee encourage the BC Ministry of Agriculture and Lands to initiate an organized mentoring program to assist new farmers to begin agricultural operations and to assist existing farmers seeking help to expand their operations.

An issue related to new entrants is ensuring that the capacity exists for farmers to make their own choices

about the type of operation they wish to have. The District of Kent Zoning Bylaw currently restricts intensive agricultural uses to lot sizes of 10 acres minimum (4 hectares). Although it may be desirable to encourage intensive agricultural use on larger parcels, it is unlikely the Zoning Bylaw, because of the provincial



¹⁵ Communications Tour du Lac Inc., *Farm Mentoring: A Community Mentorship Handbook*, Canadian Farm Business Management Council, Ottawa, 2006.

Farm Protection Act, could prevent a potential farmer from choosing an intensive agricultural use on a parcel of less than 10 acres.

Recommendation 5.4.4

It is recommended the District of Kent amend the Zoning Bylaw regulations, Agricultural Zone, to remove any lot-size restrictions for intensive agricultural use.

5.5 Agricultural Awareness and Industry Public Identity

Increasing non-farmer understanding of the agricultural industry may reduce the number of incidents of rural-urban conflict. More agricultural awareness and understanding for local citizens may support the local industry through increases in local purchasing of agricultural products and services.

People in most communities generally want to know more about agriculture. Having a progressive and active agricultural community in the District is considered by many to improve the quality of their lives.

Recommendation 5.5.1

It is recommended the District of Kent declare an “Agriculture Week” in the District to place emphasis on the active agricultural industry and the importance of agricultural operations to the preservation of green space and enhancement of the quality of life in the District of Kent.

Some municipalities in BC have had success with helping others to better understand agriculture by providing regular farm tours. The District of Kent Agricultural Advisory Committee has been conducting such tours since 2005. The press, local politicians and other interested people are invited to participate. Generally, a meal is served during, or after, the tour, featuring local products as much as possible. The farm tour encourages agricultural awareness by providing agricultural information to others through the local farm press and

other information sources. This annual tour may be part of the “Agriculture Week” mentioned above.

The agricultural tours are also of value to participating farmers, as they provide new ideas for their existing operations. Government extension specialists were once regularly present on BC farms, but during the last 15 years or so, the province, like most provinces in Canada, has reduced its services in extension and technology transfer. Farmers have turned to other information sources such as fertilizer and equipment suppliers, bankers and accountants, agricultural consultants, the internet and other farmers.

Recommendation 5.5.2

It is recommended the Kent Agricultural Advisory Committee continue to organize and conduct agricultural area tours in order to highlight agricultural operations in the area and promote the contributions of the local agricultural industry.

During meetings with the agricultural community, it was mentioned there were not enough opportunities for farmers and others interested in agriculture to meet and discuss the impact of local issues and other trends in agriculture. There may be value to District of Kent farmers in having their tours include, from time to time, opportunities for discussion and review of local agricultural issues and concerns.

Recommendation 5.5.3

It is recommended the Kent Agricultural Advisory Committee, where possible, consider ways to incorporate more opportunities for discussion and review of local agricultural issues into their farm tour programs.

In order to provide farmers with even more ideas and options for their farm operations, and for perspective on agricultural issues and concerns, there may be merit, from time to time, in having the farm tour include other areas of BC.

Recommendation 5.5.4

It is recommended the Kent Agricultural Advisory Committee expand their tours to include, from time to time, neighbouring and other areas of BC.

Some members of the community suggested that various rules and regulations affecting agriculture are not widely understood. A difference of opinion about the role of Riparian Area Regulations was one area noted. Regulations change. Interpretations of policies continually change. There is a need to regularly review the regulations that are in place and how they may apply to farming in the District of Kent.

Recommendation 5.5.5

It is recommended the Kent Agricultural Advisory Committee in cooperation with the area agricultural community and selected members of various regulatory bodies, such as the BC Ministry of the Environment, the BC Ministry of Agriculture and Lands, the Agricultural Land Commission, and Fisheries and Oceans Canada, organize and present an information seminar for the community on agricultural rules and regulations.

5.6 The District Website

The District has an effective website that is being used by District residents to access current information about District activities and services. Websites are an important communication tool, and the website may be a communication tool of considerable value in support of the District's efforts to improve agricultural awareness and understanding and to address issues that may create rural-urban conflict. Often, effective communication can mitigate conflict.

Recommendation 5.6.1

It is recommended the District of Kent develop a specific section on the District website to provide citizens and others with information

about current agricultural activities and events in the District and with information about normal farm practices that may be underway on District farms. This section of the website may be most appropriately located within the "Business in Kent" heading and may involve an expansion of information currently contained under the subheading "Agricultural Land Reserve Information."

Some farmers indicated that most of the complaints they receive from the non-farming public relate to the normal farm practice of spreading manure. These complaints arise even though farmers follow Best Management Guidelines for manure spreading and management. Anything that can be done to reduce complaints in this area will contribute positively to a more attractive and acceptable farm community.

Recommendation 5.6.2

It is recommended farmers' manure spreading patterns be one of the normal farm practices emphasized on the District website.

When communicating on the website about normal farm practices, farmers also have an opportunity to better inform their neighbours about their farm businesses. Some additional information that could be available on the website includes:

- The extent of provincial, national and local sales
- What the agricultural business is doing to improve food safety and food quality or for the environment or wildlife
- The availability of local products for sale to consumers, where relevant
- Hours of operation of the businesses, where relevant
- More details about the business, such as customers reached.

During the farm tours held prior to the preparation of the Agricultural Area Plan, farmers who sell agricultural products and services from their own retail centres indicated there is value to be gained from better promotion of local products.

Recommendation 5.6.3

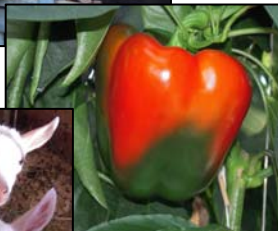
It is recommended the District of Kent, in cooperation with the Kent Agricultural Advisory Committee, develop a section on the website to provide District citizens and other visitors with information about current local agricultural products and services available for purchase. Updates for this information should be the responsibility of the farmers involved.

5.7 A Brochure on Agriculture

The agricultural industry is the largest single industry in the District, and it operates on close to one-half of the District's entire land base. The District is committed to the protection and enhancement of this valuable land base for agricultural purposes.

A brochure on agriculture in the District of Kent may be an additional tool to assist the District to explain its commitment to agriculture. The brochure may also be important for attracting potential farmers to the District.

It is difficult to predict whether there will be a continuing requirement for hard-copy brochures and other similar promotional tools, particularly as wider use of electronic communication continues. It is expected the brochure will be updated on a limited basis.



Recommendation 5.7.1

It is recommended the District of Kent prepare a brochure on agriculture. The brochure should highlight the various types of farming opportunities and advantages of farming in the District, and identify normal farm practices while addressing steps being followed for the maintenance of good-neighbour relations.

5.8 Best Management Guidelines for an Attractive Farm Community

The visual attractiveness of the farming area encourages citizens to support agriculture in the District of Kent. Well-kept, progressive and productive farms dotting the landscape in the District impress visitors and are a source of pride for non-farm residents. As new farms get started, and other farms in the District expand and develop, it is important to maintain the high standards for quality, clean and attractive farmsteads in the District.

Recommendation 5.8.1

It is recommended the Kent Agricultural Advisory Committee encourage the BC Ministry of Agriculture and Lands to prepare Best Management Guidelines for contributing to the visual appearance of a farming area.

With almost all of the agricultural land in the District improved to Class 1, 2 or 3, there is some merit in encouraging limited use of the land for buildings and other structures. In

a recommendation above, a homeplate bylaw was suggested to limit house size and location. There is merit in providing guidelines to farmers for locating farm buildings in a manner that will preserve the land for future agriculture.

Recommendation 5.8.2

It is recommended the Kent Agricultural Advisory Committee encourage the BC Ministry of Agriculture and Lands to prepare Best Management Guidelines for building placement on farms to minimize their impact on the agricultural land.

5.9 Traffic in Farm Areas

Many District of Kent roads are narrow. Because of ditches or other impediments, road widening is not practical. Local residents generally have no problems with the narrow roads, and they exercise caution when farmers move farm equipment from farm to farm or field to field. Farmers are also careful to follow appropriate guidelines for the safe movement of farm equipment.

Residents and farmers have complained about more traffic on District roads. At some times of the day, particularly when workers with Corrections Canada are beginning or ending their shifts, high volumes of traffic on the District's narrower roads have been observed. Also, owners of smaller parcels of agricultural land not presently being farmed are being encouraged to farm their land. Some may choose value-added and marketing options that encourage even more visitors, and traffic, to the District.

Higher-than-normal traffic volume creates potential hazards for farmers and their families. It may be difficult for the District to influence driver habits and patterns. Traffic-calming strategies and other approaches may yield desirable results, but these strategies usually create additional inconvenience for those who live in the area.

Recommendation 5.9.1

It is recommended the District of Kent, in consultation with the Kent Agricultural Advisory Committee, develop a signage program for the District to ensure that appropriate signs are placed in farming areas to warn drivers about slower-moving vehicles, to indicate when drivers must yield to farm vehicles, and to identify normal farming practices that may be occurring in the area.

5.10 Moving Farm Equipment

Moving farm equipment on the heavily travelled Agassiz-Rosedale Bridge on Highway 9 was identified as an issue. The bridge is the only

option farmers have for moving their equipment to leased or owned farms on the south side of the Fraser River. Movement of larger farm equipment across the Fraser River can be problematic, as the bridge is not wide enough to maintain normal traffic flow.



Normal farming practices, which are often heavily influenced by weather and other unforeseen events, make it difficult for farmers to predict when the movement of a larger piece of equipment may be necessary.

The Ministry of Transportation and the Insurance Corporation of BC have prepared a booklet to assist farmers with the safe movement of their farm equipment. Farmers in the District should obtain a copy of the booklet to guide them on the safe movement of their farm equipment.¹⁶

¹⁶ BC Ministry of Transportation and ICBC, *Farm Vehicles on the Move: A Guide to Licensing and Insuring Farm Vehicles in British Columbia*.

5.11 Resources for Implementation

Implementing the recommendations in the Agricultural Area Plan assumes some involvement and commitment from the local farm community. There will also be a need for resources to coordinate the implementation of the recommendations and to maintain some momentum for enhancing the relationships between the agricultural community and the community as a whole.

It is understood some additional resources may be available from the BC Ministry of Agriculture and Lands and the Investment Agriculture Foundation to districts in BC attempting to implement the recommendations of an Agricultural Area Plan. Funding support for a part-time position may be shared among the District, other governmental agencies, agricultural stakeholders and other appropriate funding agencies. It is suggested the budget assigned for this component of the Agricultural Area Plan be in the range of \$36,000 to \$42,000 over the three years.

Recommendation 5.11.1

It is recommended the District of Kent retain a dedicated part-time person for the first three years of implementation of the Agricultural Area Plan to ensure that some resources are in place to coordinate the implementation process, that decisions are recorded, that the monitoring process for the Plan is established and operating, and that liaison with Council, the agricultural community and the general public is being carried out.

Any plan, regardless of the care taken in its development, must be continually reviewed to ensure it remains relevant. Circumstances change, and it is important to assess progress and review directions. The Implementation Strategy provides some suggestions for statistical records that might be managed.

Recommendation 5.11.2

It is recommended the Kent Agricultural Advisory Committee conduct, in cooperation with the agricultural community, a review of the Agricultural Area Plan after the fifth year of implementation.

6 STRATEGY – FOSTER PARTNERSHIPS AND COLLABORATION

The District of Kent, with an active and innovative agricultural industry, can expect situations to arise that cause conflict with external and regulating bodies or non-farming residents of the District. Studies in various jurisdictions have repeatedly demonstrated the merits of developing partnerships and working together to achieve greater benefits for everyone. A recent study commissioned by the Agricultural Institute of Canada, for example, identified “relationship building” as one of the important characteristics of leading farmers.¹⁷



With both the Pacific Agri-Food Research Centre and the UBC Dairy Education and Research Centre within its boundaries, there is a strong cadre of agricultural professionals in the District willing to engage even more closely with the local agricultural industry. Within this strategy are recommendations to create an active Working Group for agriculture that will assist

¹⁷ Saskatchewan Agrivision Corporation Inc., *Re-Defining Agriculture*, prepared for the Agricultural Institute of Canada, February 2007.

the industry to address issues of conflict with regulatory bodies and others.

Farmers prefer to farm undisturbed and unregulated. But they are responsible for almost one-half of the District's land base, and their management of that land is of concern to non-farm residents. Public interest in food safety and quality and environmental protection has resulted in many of the regulations currently faced by farmers. This strategy of the Agricultural Area Plan provides recommendations for reviewing soil, air and water regulations and the farmer's role as a land steward.

The strategy concludes with recommendations addressing the need to continue collaboration with other levels of government and with the numerous First Nations in the District.

6.1 A Working Group for Agriculture

The District of Kent is well supplied with agricultural professionals and active and knowledgeable farmers. District farmers are leaders in agricultural groups and associations in the province. The District contains the Pacific Agri-Food Research Centre and the UBC Dairy Education and Research Centre.

Agricultural professionals are interested in working with farmers to help support and enhance the District's agricultural industry. Also, agricultural professionals benefit in their own work from close contact with practical and knowledgeable farmers. There may be very important contributions to be made to District agriculture by continuing to foster relationships between area agricultural professionals and farmers. During the development of the Agricultural Area Plan, the number of agricultural professionals living in the District, or in close proximity, was considered an important advantage for District farmers that could be enhanced. The District of Kent, and its staff, may be in a position to encourage the agricultural industry to foster these

relationships for the benefit of both farmers and the agricultural professionals. These relationships may best be strengthened by creating a Working Group to address agricultural issues and concerns. A modest amount of funding to provide refreshments and meeting amenities may be all that is required for this process to begin.

Recommendation 6.1.1

It is recommended the District of Kent continue to encourage the Kent Agricultural Advisory Committee to work with staff of the Pacific Agri-Food Research Centre and the University of British Columbia Dairy Education and Research Centre to establish a Working Group to review issues and concerns affecting agriculture and to make suggestions and recommendations to the appropriate bodies for addressing these issues and concerns.

Several areas were identified during the development of the Agricultural Area Plan where such a Working Group could make some useful contributions to the agricultural sector in the District.

a) Relevant Research for the District

It is important for the agricultural community to continue strong connections with the education, training and research institutions located in the area. Liaison with the progressive people at the Chilliwack campus of the University of the Fraser Valley or the UBC Dairy Education and Research Centre is important to assist the industry to remain current with research advancements. These research topics may extend well beyond the technical and production considerations of agriculture. During the development of the Agricultural Area Plan, the need for continual creativity and innovation was heard. How can we encourage more farmers to come to the District? How can we ensure future farming by addressing succession planning? Are there creative ways to ensure the farms we already have can continue?

Considerable research is already being done by the Pacific Agri-Food Research Centre and the UBC Dairy Education and Research Centre that has direct application to agriculture in the District. Topics for research follow mandated requirements directed by the research bodies and will include consultation with the farm community.

Recommendation 6.1.2

It is recommended the Working Group, in cooperation with the agricultural community, continue to encourage relevant research and assist District of Kent farmers with awareness and understanding of research advancements and other factors that may impact their businesses.

b) Input to Farm Regulations

Most people prefer to conduct their businesses undisturbed, as do farmers. But farmers in the District of Kent are now operating in an increasingly regulated environment. More rules and regulations have been put in place, driven by public demand for higher levels of food safety and food quality and concerns about environmental issues involving soil, air and water. Farmers are also impacted by regulations affecting how they handle their livestock and how they deal with wildlife that use their farms as habitat. Since most British Columbians are removed from direct involvement with farming, farm people may sometimes feel isolated and threatened by increasing levels of regulation. The unspoken implication is that they are abusing their land and animals.

Farmers opposing regulations are not necessarily against the broader intent of the regulations. Generally speaking, farmers oppose regulations when they are not being properly involved in their development and are not given credit for how much they are doing already to ensure their farm practices protect and enhance the land, air and water.

Are there ways to mitigate farmers' negative reactions to regulations? Can District of Kent farmers, along with the Working Group recommended above, provide the leadership needed to place farmers directly in front of the move to ensure food safety and to protect and enhance agricultural land, air and water quality? The District of Kent farming community may be "branded" as industry leaders in environmental stewardship. Farmers in the District could be identified as examples where positive relationships exist between industry regulators and farmers.

Recommendation 6.1.3

It is recommended the Working Group consider ways the agricultural industry can more effectively address environmental and other regulations impacting the industry by encouraging the industry to meet, and to exceed wherever possible, all science-based regulatory requirements for agriculture in the areas of air quality, land use and water use; by seeking ways to adequately measure and communicate these efforts to the public at large; and by positioning the industry as a strong and vibrant leader and an industry example for all areas of BC.

When there has been confrontation between farmers and regulatory bodies, it is difficult for farmers to maintain positive attitudes. The Working Group can assist farmers to discuss regulatory issues in a more neutral setting.

Recommendation 6.1.4

It is recommended local officials of Fisheries and Oceans Canada and the BC Ministry of the Environment, for example, be invited to participate in meetings of the Working Group to share their perspectives and viewpoints on efforts by the agricultural industry in the District of Kent to protect and enhance the agricultural land and to ensure food quality and environmental responsibility in the District.

c) The Farmer as a Land Steward

Farmers are, for the most part, quality land stewards. Operating from self-interest to some extent, farmers know the importance of ensuring their land is kept healthy and productive. But farmers resent being told what to do with their land when the implication is they are not following appropriate management practices.

There are some signs in other jurisdictions that farmers, when invited to participate in programs to protect the environment, and when compensated in some way for their efforts, respond positively and enthusiastically. Paying farmers to care for the environment (for the good of everyone) is an idea that should be embraced by the Agricultural Area Plan.

The Canadian Senate's Standing Committee on Agriculture and Forestry has officially endorsed the concept that paying farmers to care for the environment is the right and appropriate thing to do and there should be "incentives for producers as providers of social benefits beyond food production, such as environmental benefits."¹⁸ In Prince Edward Island, the government has become the first one to offer every farmer on the Island the opportunity to earn money for taking action on environmental efforts such as grassing waterways or preserving wildlife habitat on their farms.

The Environmental Farm Plan program, funded by Agriculture and Agri-Food Canada through the National Agricultural Policy Framework, *Growing Forward*, and offered through the BC Agriculture Council, offers farmers the opportunity for cash support for environmental actions they may take on their farms.

¹⁸ Standing Senate Committee on Agriculture and Forestry, *Agriculture and Agri-Food Policy in Canada: Putting Farmers First*, Interim Report, June 2006, p. 7.

Pilot projects in other parts of Canada have demonstrated the value of supporting farmers in this way. Norfolk County in Ontario has a pilot project under the banner of Alternative Land Use Services. ALUS is an ecological goods and services program that is unique in that it was designed by farmers, for farmers. Originating in the United States, and prepared to protect duck habitat for duck hunters, the program recognizes the value of conserving Canada's natural habitat while respecting and rewarding the important role that farmers play in environmental management.

One of the principles upon which ALUS is based is that farmers and ranchers are in the best position to deliver environmental goods and services on their land. The ALUS program also allows farmers to lead the environmental agenda and develop workable solutions in cooperation with their communities, farm organizations, governments, non-government agencies and the Canadian public. Another principle of the ALUS program is that a mix of public and private ownership of resources exists on private land, so the stewardship of natural habitat and environmental resources must be a shared responsibility of governments and landowners. Because of this shared nature, environmental services should be cost-shared with producers. Farmers should receive annual payments or other forms of compensation to deliver and maintain environmental services.¹⁹

Recommendation 6.1.5

It is recommended the Working Group further investigate programs and services similar to the Alternative Land Use Services Program and seek ways to involve farmers more extensively in land stewardship programs and help find ways to ensure that some compensation is provided for farmer efforts in these programs.

¹⁹ Further information about Alternative Land Use Services is available at <http://www.deltawaterfowl.org/alus/>

Many of the Environmental Farm Plan program principles are consistent with the role of the farmer as a land steward suggested in this Agricultural Area Plan. Having an environmental farm plan may be one of the few ways farmers can demonstrate due diligence in the environmental management of their farms. In addition, completion of an environmental farm plan may provide opportunities for farmers to be partially compensated for their activities in this area.

Recommendation 6.1.6

It is recommended the Working Group make every effort to encourage farmers in the District of Kent to complete an Environmental Farm Plan.

The Agassiz Slough Drainage Study mentioned earlier also identified possible issues with fish and endangered species habitat. The agricultural industry's nutrient runoff, more specifically runoff from the intensive dairy farms operating in the District, was identified as a contributor to lower-than-acceptable stormwater quality in the slough. Farmers have traditionally been active in providing effective land stewardship on their farms, and their use of fertilizers, for example, is controlled. Urban residents, on the other hand, may inadvertently be contributing more nutrients to the Slough as they fertilize their lawns and gardens, and do so uncontrolled.



Some municipalities have considered, and adopted, bylaws designed to regulate the use of selected fertilizers, herbicides and pesticides by urban dwellers. These bylaws may also extend to golf courses and other areas where chemicals

may be used to support greener lawns and fewer weeds.

Recommendation 6.1.7

It is recommended the Working Group review the possible application and value of an appropriate education program for the District of Kent to address urban use of chemicals including herbicides and pesticides.

d) The Concept of Quality and Excellence

District farmers understand the importance of producing quality agricultural products and services. Some of the province's best dairy farms are located in the District. District farmers developed the Circle Farm Tour to encourage people to come to their farms and buy their quality products and services. The Working Group could review ways of fostering continued excellence in this area. Suggestions for discussion include:

- The extent of education and training programs that support the local agricultural industry
- The extent of research related to the local agricultural industry
- The extent of strategizing for the future being done on a regular basis
- Improving the relationships between the agricultural industry and funding agencies such as the Investment Agriculture Foundation
- Improving linkages between the agricultural industry and interested educational institutions, including increased levels of cooperation and industry involvement on education advisory committees
- Enhancing the spirit of cooperation and collaboration between the agricultural industry and interested educational institutions
- Increasing levels of recruitment of students from the local educational

institutions as part of the normal agricultural industry recruitment patterns

- The extent of communication and publishing vehicles that are in place
- The extent of attention given to the requirements of environmental responsibility and sustainable agricultural practices.

Recommendation 6.1.8

It is recommended the Working Group review ways to foster excellence in Kent agricultural products and services.

6.2 Collaboration with First Nations

The recently completed BC Agriculture Plan provides support for the province to “facilitate First Nations participation in agriculture initiatives.”²⁰

First Nations have traditionally been land stewards, and much of their background and history supports the protection and enhancement of agricultural land. First Nations’ farmers participate in a wide range of agricultural sectors in BC, including cattle ranching, grape growing and market gardening. First Nations’ farms exist in every region of the province. The District of Kent has six First Nations within, or adjacent to, its boundaries. Seabird Island Indian band, for example, has considerable productive agricultural land, and District of Kent farmers have a history of leasing that land to support their own agricultural operations.

Agriculture may be a way for First Nations to further build and develop their communities. Encouraging agricultural development on productive agricultural land that is owned and managed by First Nations is in the best interests of the agricultural industry in the District of

Kent. The District of Kent has maintained positive working relationships with First Nations in their area.

Recommendation 6.2.1

It is recommended the District of Kent continue to maintain positive relationships with First Nations communities by inviting representatives to participate in agricultural tours and other appropriate District agricultural events.

6.3 Collaboration with the Business Community

Town of Agassiz businesses have experienced considerable business turnover. Attracting businesses with potential to survive and prosper is important for town residents as well as those in the farming community. There is a need for farmers to work closely with others in the District of Kent to find ways for all business people, agricultural and other, to grow and develop their businesses in the best interests of the overall economy of the District.

The Harrison Agassiz Chamber of Commerce is an existing organization designed to advocate on behalf of the business community in the District of Kent and Harrison Hot Springs. The mission of the Harrison Agassiz Chamber is “to strengthen business and community through leadership, advocacy and support. We will accomplish this by providing services of value to business, by working closely with all levels of government and by acting as a catalyst for economic development.”²¹

Many agricultural businesses in the District of Kent might benefit from working closely with other businesses through the local Chamber.

²⁰ BC Agriculture Plan, page 28.

²¹ Harrison-Agassiz Chamber of Commerce, www.harrison.ca.

Recommendation 6.3.1

It is recommended the District of Kent continue to encourage interested agricultural businesses to join the Harrison Agassiz Chamber of Commerce.

6.4 Collaboration with the FVRD and the Province

One of the guiding principles for developing the Agricultural Area Plan was that it should “connect favourably with Regional District, Provincial and Federal government planning and development strategies and initiatives.” The recommendations in the Agricultural Area Plan should be consistent with guidelines and objectives in place within the Fraser Valley Regional District and the province.

District of Kent Council members are actively involved with the FVRD, serve on various Committees and attend regional meetings.

Recommendation 6.4.1

It is recommended the District of Kent continue its practice of working closely with the Fraser Valley Regional District and the Provincial Government to build positive working relationships that will serve the needs of the agricultural industry in the District.



End of document



SCHEDULE F

(BYLAW NO. 1508)

REGIONAL CONTEXT STATEMENT



This addendum to the 2001 Official Community Plan for the District of Kent provides a brief summary of the geography, infrastructure and statistical description of the Municipality.

Primarily this context statement describes the progress of growth of the municipality in terms of meeting the objectives of the 2001 OCP as related to the Regional Growth Strategy for the Fraser Valley Regional District.

2.1 GEOGRAPHICAL AND HISTORICAL SETTING

Geography

The District of Kent is located along the north side of the Fraser River and extends from the community of Harrison Mills, 22 kilometers north east to Ruby Creek.

“The District of Kent provides a scenic background for diverse cultural and economic activity.”



The Village of Harrison Hot Springs is a separate municipality and is carved out of the Kent District at the south end of Harrison Lake. The District of Kent includes 19,374 hectares (47,870 acres) consisting of the upper northern segment of the Fraser Valley flood plain and includes the area surrounding the lower end of Harrison Lake. First Nation Reserves that are located within the boundaries or adjacent to the District of Kent include Lukseetissum, Wahleach Island, Seabird Island, Tseatah, Cheam, Scowlitz and Chehalis. The earliest records of settlement indicated transient First Nations habitation of the Agassiz and Maria Slough drainage areas which were used for fishing and camping spots.



Harrison Hot Springs Village
(View from the lake)

The first permanent North American settlers to come to the area arrived in the 1880s following the influx of gold seekers of the 1860s. The construction of the Canadian Pacific railway in 1885 resulted in the establishment of the Village of Agassiz with road connections to the south end of Harrison Lake where the attraction of the hot springs stimulated the development of a resort hotel. Agriculture, beginning with hop farming, became the major industry and employer in the area, followed later by the logging industry.

District of Kent



Agassiz-Rosedale Bridge

The District of Kent was incorporated in 1895. The bridge over the Harrison River was completed in 1926 which provided the first road connection to areas west of Kent on the north side of the river. The Agassiz Rosedale Bridge was not completed until 1956. Prior to that access to the south side of the river was by ferry which had its irregularities during times of high water, low water and freeze ups.

The main economic driving force in the Municipality remains agriculture, led by the dairy industry, with employment in the forestry industry dropping significantly in the past decade. The major employers in the District include the Kent Maximum Security Prison and Mountain Medium Security Prison, Agriculture Canada's Research Centre comprised of the Pacific Agriculture Research Centre and University of British Columbia's Dairy Education Centre. Industries that have located in the District include Britco Mobile home construction (100 employees), Rimex wheel rim manufacturer (approximately 30 employees) and Cheam Village Extended Care Facility (approximately 65 employees). Fraser Cascade School District operates two schools in the municipality and the area is also served by the University of the Fraser Valley.

2.2 REGIONAL CONTEXT STATEMENT

The Local Government Act (Section 866) requires that Official Community Plans include a regional context statement. The objective of a Regional context statement for the OCP of a Municipality is to illustrate the policies of the OCP that support the goals of the Fraser Valley Regional District (FVRD) Regional Growth Strategy and if it is at variance with the concepts of the Regional growth strategy then it needs to specify the changes required in the OCP to make it consistent with the FVRD growth strategy.

The goals of the FVRD Regional Growth Strategy are to:

- 1) Increase transportation choice and efficiency.
- 2) Support and enhance the agriculture sector.
- 3) Manage urban land responsibly.
- 4) Develop a network of sustainable communities.
- 5) Protect the natural environment and promote environmental stewardship.
- 6) Protect and manage rural recreational lands.
- 7) Achieve sustainable economic growth.
- 8) Manage water, energy resources and waste responsibly.



Sheep Farming



Corn on the Cob



Dairy Farming

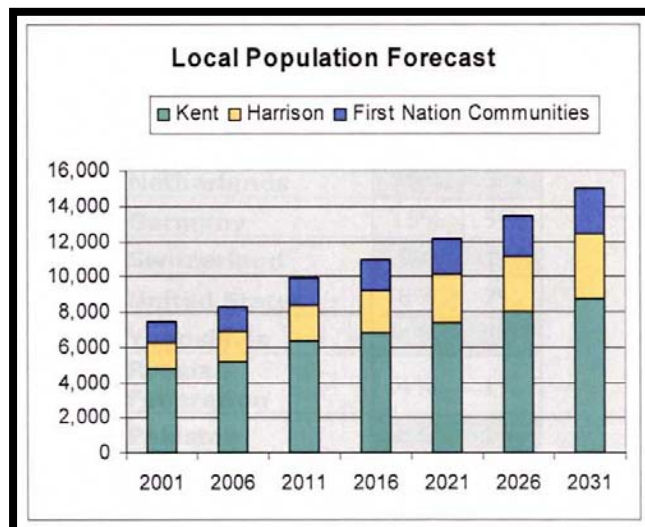
Consistency with the FVRD Regional Growth Strategy

This Regional Context Statement briefly describes the manner in which the District of Kent's OCP anticipated and conformed to FVRD's Regional Growth Strategy and should be read in conjunction with the complete District of Kent OCP. This OCP of 2001 views Agassiz as the primary service and market town for the area, with a clearly defined edge between urban and rural land uses. Providing more housing choice through infilling within the town site, protecting agricultural land, downtown revitalization, increasing recreational facilities, economic development and establishing more walking/cycling trails throughout the community have been identified as goals of the guiding principles stated in the OCP.

There were nine subject areas identified: Growth management, environment, agriculture, residential, commercial, industrial, infrastructure, parks, recreation and community facilities and social well being. A number of policies in these various subject areas deal directly or indirectly with the goals set out in the Regional Growth Strategy.

District of Kent Population Forecasts

	Agassiz	Mt. Woodside	Rural Areas	Total
2005	2,999	103	1,707	4,809
2010	3,512	951	1,751	6,214
2015	3,746	1,157	1,795	6,698
2020	3,996	1,407	1,840	7,243
2025	4,263	1,712	1,887	7,862
2030	4,547	2,083	1,934	8,564





Library

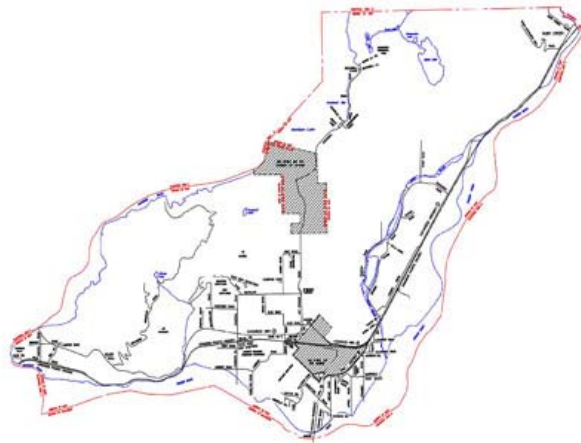


Aberdeen Information Centre

The prediction of population growth for the District of Kent is somewhat lower than the population figures presented in the Regional Growth Strategy because of District of Kent emphasis on preserving ALR land.

Goal 1. Increase Transportation Choice and Efficiency

The District of Kent transportation needs are addressed by two highway systems. The Trans Canada Hwy #1 connecting to Agassiz via #9 Hwy and the Agassiz-Rosedale Bridge and the Lougheed Hwy #7 on the north side of the Fraser River connecting to Hwy. #1 and #3 and #5 in Hope. It is also located on the main CPR line although at present only limited eastbound passenger service through VIA rail is provided. Bus services are limited to Rosedale and Chilliwack via BC Transit commuter buses.



Schematic Road Map of the District

The District of Kent OCP policies related to transportation needs are limited to Policy 4-3, updating and improving traffic flow on existing streets, Policy 4-36, concern for traffic links to external areas and internal links including vehicle traffic, bicycles and pedestrian movement as well as potential transit provisions, Policy 5-6, in order to improve the access, amount and availability of parking in the Commercial Town Centre area, a comprehensive downtown parking plan shall be conducted. Safe vehicle, bicycle and pedestrian access and traffic safety shall be a priority. The Municipality has put in place (2007) a select committee to discuss and make recommendations on issues concerning traffic and safety.

“The Municipality promotes the Agriculture Industry as a lifestyle choice and a profitable economic activity.”

B.7.3 Transportation Policies

Driveway access along #9 Highway shall be reduced (Policy 7.2) by providing shared access and egress for new multi-family housing development and extended care facility.

Development cost charges.(Policy 7.5) have been adopted to ensure that money is available to provide sidewalks, etc. for new residential areas and areas where pedestrian traffic has increased by densification.

Policy 7-7 and Policy 7-8 encourages development of a district wide cycling network; however a study co-funded by the District of Kent and Village of Harrison identified costs, logistical problems and possible liability issues associated with such a bike path network.

Improvement of transit services to provide access by seniors and youth to health, education and recreational facilities in Chilliwack has been recognized as a need and monies have been allocated to improve the inter-community bus service.

General improvements to the infrastructure serving traffic have been undertaken and major improvements, particularly at intersections have been made. Improvements have also been made to Rockwell Drive recognizing that it is an important road subject to natural hazards. In cooperation with the Village of Harrison Hot Springs and the emergency preparedness committees, political efforts are being made to provide emergency egress from the Village of Harrison and Rockwell Drive area of the District of Kent and Provincial Parks to the Lougheed Highway at Ruby Creek so that there is a second way out of the Harrison Lake area.

Goal 2. Support and Enhance the Agriculture Sector

The District of Kent through its Agricultural Advisory Committee has prepared an Agricultural Plan which documents the economic and social importance of the agriculture industry to the well being of the Municipality and provides future planning to sustain the agriculture industry.

The present Chairman of the FVRD’s Agricultural Advisory Committee is a member of the Kent Agricultural Advisory Committee.

District of Kent



Drainage ditch

The District of Kent Council seeks to ensure (Policy 2-8) that ditches engineered to provide drainage for agriculture land should not be subject to streamside setback regulations.



Map of ALR lands within the District of Kent

The guiding principle of agriculture policy for the Municipality is the promoting of the industry as a lifestyle choice and a profitable economic activity. The District of Kent Land Use Inventory conducted in 2004 estimates that only 89 hectares or 2% of arable farm land is unused. The economic importance of agriculture in Kent cannot be underestimated, with annual farm receipts of over 21 million per year. There is a growing trend towards the creation of agri-businesses and the production of value added products, particularly on small lot parcels of agricultural land.



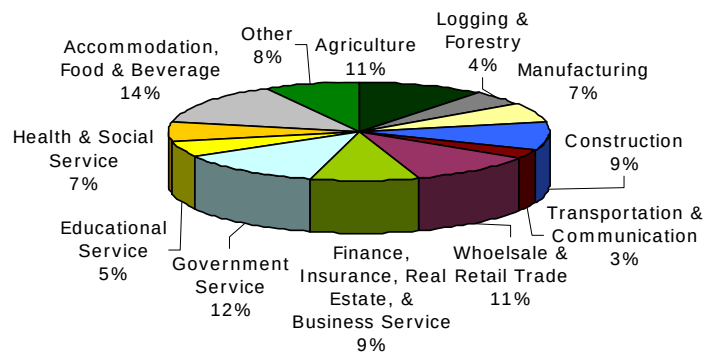
Drainage ditch

Within the ALR designated land in the municipality are enclaves of settlement which exist as rural residential nodes. These areas are partially surrounded by active farms and in many instances provide an opportunity for a rural lifestyle choice, but also provide



Water System Reservoir

an opportunity for more intensive agriculture production. The suggestion by the District of Kent OCP (2001) that these enclaves may be further subdivided once sewer and water services are provided municipally is counter productive to the maintenance of a rural atmosphere and does not support the goal of small lot agriculture as promoted by the Circle Farm Tour concept. This initiative along with the promotion of Farmer's Markets to provide outlets for farm produce further stimulates the productive use of rural residential lots, as well as providing recreation and a preferred lifestyle.



Labour Force by Industry Kent-Harrison 2001

Goal 3. The Responsible Management of Urban Land

The present OCP for the District of Kent has stressed the need for in-filling or densification. To facilitate densification, a municipal water system has been built and plans are in place to upgrade and expand the municipal sewer system. Land which was initially scheduled for development has remained in the ALR, and instead, residential areas are being planned for Mt. Woodside, an uplands area that overlooks the Fraser River and Harrison Mills.

Developments that are presently under way are associated with in-filling the present urban area and strengthening the rural-residential areas so that there is a decrease in urban-rural conflict issues.



Sewage Treatment Plant

Goal 4. Develop a Network of Sustainable Communities

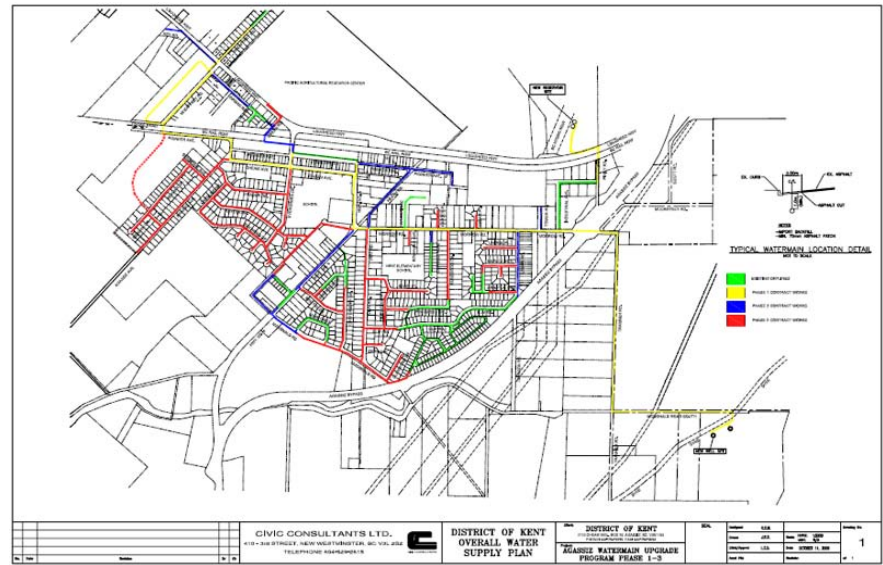
The District of Kent OCP, through infilling of the Agassiz town site has been instrumental in allowing the town to grow, while meeting the action requirements of Policy 4.3. The building of a residential area on Mt. Woodside as a satellite village will provide a

“The Municipality continues to encourage gravel removal from the river to reduce the risk of flooding.”



Gravel bar at the mouth of Harrison River

considerable amount of land for residential growth without compromising agriculture land or interfering with agriculture enterprises. The gradual development of a heavy industrial area adjacent to the Federal Institutions will provide well paid jobs which will stimulate employment in the area and provide the impetus for residential growth. Its OCP has endeavoured to promote new residential development which will be self supporting.



Water system schematic

Goal 5. Protect the Natural Environment and Promote Environmental Stewardship

The guiding principle of the Kent OCP (B.2) is to protect the environment and properly manage land and water resources. The objectives are to minimize the loss of property and infrastructure from natural disasters, floods and erosion, maintain good air quality, protect environmentally sensitive areas and monitor the impact of Provincial environmental protection policies on the productivity of the land and the integrity of the dykes and drainage systems.

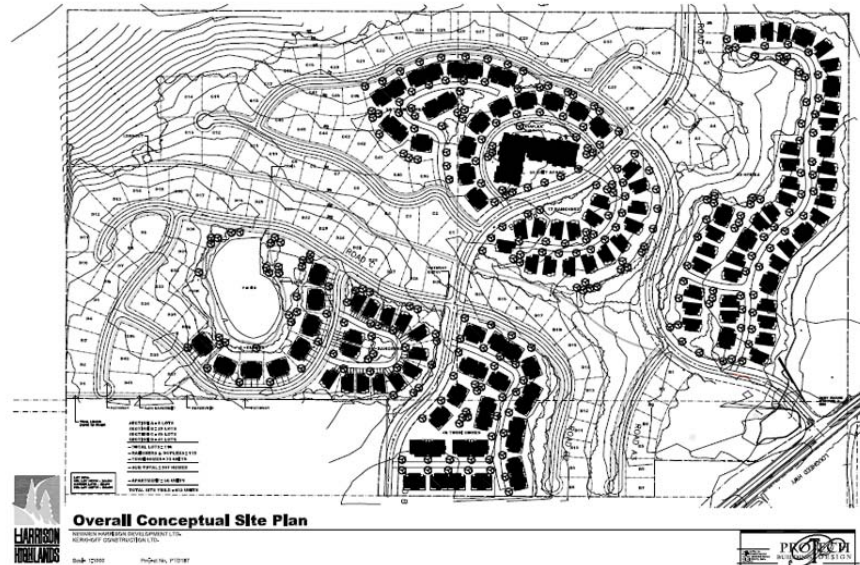
Precautionary setbacks have been established for new construction in the vicinity of steep slopes. The new residential area on Mt. Woodside has been designed to reduce the incidence of hazards and has been approved by professional geotechnical investigations. The establishment of a heavy industrial park and the opening of a new gravel pit were preceded by an environmental impact study. The

District of Kent



Mt.Woodside view

District continues to strive to have large amounts of gravel removed from the Fraser River annually in order to reduce the threat of flooding. It also strives to maintain the 135 kilometers of drainage ditches so they are effective in preventing local flooding. Council continues to insist that engineered drainage ditches should not be subjected to streamside setback regulations. The Municipality strives to maintain it's 135 kms of drainage ditches so that they are effective in preventing local flooding (Policy 2-10; B2.3.3.).



Mt.Woodside Development

Planning is under way for major renovation of the sewage collection and treatment infrastructure, which will collect sewage from the two Federal Prisons and Seabird Island Reserve and treat it in a central system before discharging it into the Fraser River. This initiative meets the action 5.7 outlined in the Regional Growth Strategy.



Mt.Woodside -
looking SouthWest over the
Fraser River



Skateboard park

***“The District of Kent
and the Village of
Harrison Hot Springs
are planning to rebuild
hiking trails”***



Fitness Centre

Goal 6. Protect and Manage Rural and Recreational Lands

In 1998 a Parks, Recreation and Cultural Master Plan was submitted to the District of Kent and the Village of Harrison Hot Springs by Professional Environmental Recreation Consultants Ltd. (PERC). The goal of that study which was commissioned jointly by the two municipalities, was to provide guidance and direction for delivery of park, recreation and cultural services within the two municipalities. This spirit of cooperation in providing recreation opportunities continues with the activities of the Spirit of BC 2010 Committee which looked for funding support for development of recreational and cultural resources.

Objective of the District of Kent OCP B.8.2 has resulted in the construction of a skateboard park and a basketball court at the fairgrounds as well as expansion and lighting of the ball fields. The recreation centre has been expanded providing more activities for all age groups.

It is of interest that a joint Council meeting of the District of Kent and the Village of Harrison Hot Springs (Nov.2006) a committee was set up to rebuild the Campbell Lake trail. There is a possibility that this trail could be extended to the Mt. Woodside area (Policy 8.3) and provide a 20 km parkland trail that would connect the Village of Harrison Hot Springs to the new Mt. Woodside development.

The new version of the Mt. Woodside development plan is also supportive of walking trails and open areas that are less environmentally intrusive than the original plan. In reference to Policy 8.5 of the OCP, the dedicated park land area exceeds the recommended 5% of the subdivision.

The provision of recreational trails that would provide a resource for horseback riding and cyclists has not been achieved and remains a challenge. Policy 8.6 failed to recognize that even horses or cyclists can be damaging to the integrity of the dyking system as well as challenging the privileges of privately held property. The District policy 8.8 of developing trails for non-motorized conveyances continues to be supported.

The Municipality continues its efforts to maintain drainage systems to preserve productivity of agriculture and to encourage removal of gravel bars that impede the flow of the river.



Farm overlooking Mt.Cheam

***“There is a continuing
need to protect Harrsion
Lake as a source of
potable water”***

Goal 7. Achieve Sustainable Economic Growth

Sustainable economic growth in the Municipality is supported by the agriculture industry, with milk production being the leading contributor. Further economic growth has been achieved through value added products such as cheese production, dairy goat production and specialty crops such as green-house peppers, cranberries, filberts and blueberries.

All available light industrial land has been taken up and an expansion of the heavy industrial park (Policy B 6.3.2) is being planned in vicinity of Federal Institutions. This expansion assures maintenance of a gravel supply for the municipality as outlined in Policy B 6.2 of the District of Kent OCP. The present plans for the heavy industrial park do not include uses that would result in noxious byproducts.

The sustainable economic strategies for the District, particularly in the area of agriculture, do rely on the infrastructure provided by other communities in FVRD (Growth Strategy 7.3). Certainly the District of Kent supports the initiative of FVRD regional growth strategy to protect and expand industrial lands; however, it is not intended to do this by sacrificing prime agricultural land.

Goal 8. Manage Water, Energy Resources and Waste Responsibly

The District of Kent recognizes the potential of Harrison Lake as a source of potable water for the lower mainland and to support that objective and in collaboration with the Village of Harrison Hot Springs and FVRD, has provided funding of a sani-station on Harrison Lake so that boaters have available to them a facility which protects the lake from pollution.

The District of Kent recognizes the importance of a supply of high quality water which has always been available through shallow sand points. As we meet the objectives of densification within this townsite the disadvantages of increased requirements on shallow sources of water has become apparent. Therefore, the Municipality has, notwithstanding the failure of a referendum, but consistent with the Regional Growth Strategy, developed a municipal water system. The system will allow an increase in housing density in the Agassiz townsite, provide adequate water for fire protection and encourage business development in the town centre.



Waste Water Treatment Plant

“The District of Kent plans to expand and modernize both solid and liquid waste handling systems”

The Municipality has encouraged energy conservation by the use of geothermal heating systems in Aberdeen Place being developed by Kingma Construction Ltd. The laboratory/office complex of the Pacific Agriculture Research Centre is also temperature and humidity controlled by a geothermal system. In terms of improving efficiency of energy use, this appears to be the most cost effective form of alternate energy for this District.

There are presently plans to expand and modernize both solid and liquid waste handling systems to reduce the amount of partially treated waste that is transferred to the Fraser River. Separation of solid waste, the effect of recycling of solid waste and composting of organic wastes are all part of an overall program which should reduce by 50% the solids going into landfills, thereby meeting the objectives of the Regional Growth Strategy.

In summary, the Context statement relating the OCP (2001) of the District of Kent to the FVRD regional growth strategy describes the progress that has been made towards achieving the objectives of the OCP while remaining consistent with the goals of the Regional Growth Strategy.